

PLANNING DIVISION STAFF REPORT

October 20, 2025

PREPARED FOR THE PLAN COMMISSION



Project Address: 3222-3238 East Washington Avenue and 3229 Ridgeway Avenue
(District 12 – Alder Matthews)

Application Type: Conditional Use, Certified Survey Map

Legistar File ID # [89774](#) & [90015](#)

Prepared By: Colin Punt, AICP, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Travis Fauchald; Volker Development; 464 S Hickory St, Ste C; Fond du Lac, WI 54935

Contact: Kevin Burow; Knothe & Bruce Architects; 8401 Greenway Blvd, Ste 900; Middleton, WI 53562

Owner: Wayne Shult; 302 SE 31st Terrace; Cape Coral, FL 33904 & Kristin Oines; PO Box 456; Wisconsin Dells, WI 53965

Requested Action: The applicant is seeking approval of:

- The following conditional uses:
 - Sec. 28.051(1): 91 dwelling units in a mixed-use building in the TR-U2 zoning district.
 - Sec. 28.051(1): An office for human service programs in the TR-U2 zoning district.
- A certified survey map to create one new parcel

Proposal Summary: The applicant is seeking approvals to construct a five-story mixed-use building with 91 dwelling units and a small commercial space for a human services program on one new lot.

Applicable Regulations & Standards: Standards for conditional use approval are found in §28.183(6) MGO. Standards for certified survey maps are found in §16.23 M.G.O.

Review Required By: Urban Design Commission (Urban Design District 5), Plan Commission (conditional use), Common Council (CSM)

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 3222-3238 East Washington Avenue and 3229 Ridgeway Avenue. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies beginning on page 6.

- That the Plan Commission find that the standards for conditional uses are met and **approve** the conditional uses for the proposed five-story mixed-use building; and
- That the Plan Commission find the standards for land divisions are met and forward the certified survey map to Common Council with a recommendation to **approve**.

Background Information

Parcel Location: The subject site, composed of four existing parcels, is 1.2 acres and located southwest of Carpenter Street between East Washington Avenue and Ridgeway Avenue. The site is within Alder District 12 (Alder Matthews), Urban Design District 5, and the Madison Metropolitan School District.

Existing Conditions and Land Use: The table below describes the existing development on each of the four parcels. All four properties have been previously rezoned to TR-U2 and all three of the existing structures have demolition permits previously approved by Plan Commission.

Address	Zoning	Parcel Size	Building Size	Stories	Dwelling Units	Year Built
3222 E Washington Ave	TR-U2	13,626 SF	2,283 SF	2	1	1923
3230 E Washington Ave	TR-U2	14,340 SF	1,376 SF	2	1	1926
3238 E Washington Ave	TR-U2	14,292 SF	1,249 SF	1.5	1	1923
3229 Ridgeway Ave	TR-U2	10,224 SF	-	-	-	-

Surrounding Land Uses and Zoning:

Northeast: Across Carpenter Street, single-family residences zoned TR-C1;

Northwest: Across Ridgeway Avenue, one- and two-family residences zoned TR-C1;

Southwest: One- and two-family residences zoned TR-C1; and

Southeast: Across East Washington Avenue, an auto repair garage and a multitenant commercial building, both zoned CC-T (Commercial Corridor – Transitional district).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Medium Residential (MR) for the site. The [Northeast Area Plan](#) (2024) generally includes the same recommendations for this site.

Zoning Summary: The subject property is zoned TR-U2 (Traditional Residential – Urban 2 district):

Requirements	Required	Proposed
Lot Area (sq. ft.)	350/dwelling unit = 31,850	52,227
Lot Width	30 ft	220 ft
Front Yard Setback	15 ft	20 ft
Max. Front Yard Setback	20 ft (TOD Overlay)	20 ft
Side Yard Setback	10 ft	10 ft
Rear Yard Setback	20 ft	22 ft
Maximum Lot Coverage	80%	75%
Minimum Building Height	2 stories (TOD Overlay)	5 stories
Maximum Building Height	6 stories/78 ft	5 stories

Site Design	Required	Proposed
Number Parking Stalls	None	104
Electric Vehicle Stalls	10% EV Ready = 10	10
Accessible Stalls	3	4
Loading	None	1 (see Zoning comment 2)
Number Bike Parking Stalls	102	103
Landscaping and Screening	Yes	Yes (see Zoning comment 3)
Lighting	Yes	Yes
Building Form and Design	Yes	Commercial Block Building

Other Critical Zoning Items	Urban Design (UDD 5), Utility Easements, TOD Overlay
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Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services.

Previous Approvals: The existing residential buildings at 3222-3238 East Washington Avenue and 3229 Ridgeway Avenue have previously been approved for demolition by the Plan Commission on March 3, 2025 (ID [86735](#)). The same parcels were also rezoned to TR-U2 by Common Council on March 11, 2025 (ID [86992](#)).

Project Description

The applicant is seeking approvals to construct a five-story mixed-use building with 91 dwelling units and a 340-square foot office for human service programs. Because of the substantial grade change across the site, sloping up from East Washington Avenue to Ridgeway Avenue, the building is five stories along the East Washington Avenue frontage and three stories along Ridgeway Avenue. The 91 dwelling units are composed of 51 one-bedroom units and 40 two-bedroom units, for a total of 131 bedrooms.

The primary pedestrian entrance and main building lobby with access to resident amenities and the community service office are located at the corner of East Washington Avenue and Carpenter Street. Ground floor units on East Washington Avenue with private entrances. Because of the slope up from East Washington Avenue to Ridgeway Avenue, most of the third-floor units that front on Ridgeway include private at-grade entrances.

The building is designed with a U-shaped footprint with the opening, which houses a structured courtyard, oriented toward the southwest. This structured plaza above the first story within the U-shaped building faces toward the southwest. The patio space features a number of seating areas and outdoor kitchen and grilling areas. The building's second floor includes an exercise room and commons room that opens onto the roof plaza. In addition to dwelling units, each of the three upper floors also includes a small resident amenity lounge. The northern arm of the 'U' steps back at the top floor along Carpenter Avenue away from the smaller-scale residential uses to the southwest.

Structured parking is provided on two separated levels without access between them. A vehicular entrance to the lower level is located on East Washington Avenue and the upper parking level entry is located on Carpenter Street. A small parking area at southernmost corner with five stalls tucked under the building is accessed from East Washington Avenue. This same driveway opens into the lower level of underground parking with 67 vehicle parking stalls and 84 bicycle stalls. An additional 52 vehicle parking stalls and 7 bicycle parking stalls are located in the structured parking accessible from Ridgeway Avenue. The building includes a total of 91 indoor long-term bicycle parking stalls, 12 outdoor short-term bicycle parking stalls, 99 structured vehicle parking stalls, and 5 surface vehicle parking stalls.

Principal façade materials are a brown composite lap siding, black composite panel, and cream-colored brick veneer. Accent and trim materials include rust colored, grey, and white composite panels, grey brick veneer, splitface masonry, cast stone bands and sills, black composite windows, black aluminum storefront systems, railings, and handrails, and limestone block for retaining walls.

Plans show approximately 13,000 square feet of green roof above the top floor. The roof plan also shows a substantial field of photovoltaic solar panels. In addition to the green roof, the landscape plan includes deciduous overstory trees along the Ridgeway Avenue frontage and a variety of ornamental trees along the Carpenter Street and East Washington Avenue frontages. Around the perimeter of the whole building and site is a combination of deciduous and evergreen shrubs, perennials, and decorative grasses. The plantings along Carpenter Street are predominantly within a system of retaining walls due to the slope of the site.

If approved, the applicant intends to begin construction in 2026, with project completion by autumn 2027.

Analysis

This request is subject to the standards for conditional uses and land divisions (certified survey maps). This section begins with a summary of adopted plan recommendations, then reviews the conditional use standards, which includes a description of Urban Design Commission findings, then reviews land division standards, and ends with a review of public input.

Consistency with Adopted Plans

The [Comprehensive Plan](#) (2023) recommends Medium Residential (MR) for the site. MR areas include a variety of relatively intense housing types, including rowhouses and both small and large multifamily buildings. New development is generally expected to be two to five stories with residential densities between 20 and 90 dwelling units per acre. The [Northeast Area Plan](#) (2024) generally includes the same recommendations for this site. Staff believes the proposal can be founded to be generally consistent with the recommendations in the City's adopted plans.

Conditional Use Standards

The applicant is requesting approval of conditional uses for the number of dwelling units in a mixed-use building and for an office for human service programs in the TR-U2 zoning district. Regarding conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) MGO are met. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

Staff notes considerations with regard to standards 3, which reads "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner," that the proposal includes a setback of the upper floor along Ridgeway Avenue. If the property in question was in a mixed use or commercial zoning district, such a setback would be required, but is not required in the TR-U2 district. Nevertheless, the applicant has included the setback to minimize the impact on the neighboring residential properties.

Staff wishes also to provide the comments regarding Condition Use approval standard 8: "...the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission (UDC) for comment and recommendation." This proposal has already been reviewed by the UDC as required by requirements of Urban Design District 5, and the findings and recommendations of the UDC in regard to standard 8 are discussed below. Additionally, staff recommend that if added later, "wall packs" on street-facing walls will require approval of an alteration to the conditional use. Other issues related to standard 8 are further discussed in the Urban Design Commission section below, but staff believe that if the conditions of approval recommended by UDC are addressed satisfactorily, the Plan Commission can find standard 8 to be met.

Urban Design Commission

Staff provide the following comments regarding Condition Use approval standard eight (8): This proposal has been reviewed by the UDC as it is located with Urban Design District 5 and UDC is an approving body for this request. In the [staff report to the UDC](#) staff provided comments regarding building design and composition, specifically minimizing or screening blank walls, utilizing the same level of design across all elevations, and minimizing the visual impact of garage openings; the simplification and cohesiveness of the color and material palette; HVAC louvre orientation; and landscape and screening. At its October 8, 2025 meeting, the UDC granted final approval with the following recommended conditions, to be approved administratively by the Secretary of the Urban Design Commission:

- The elevations shall be revised to treat all entrances the same to show consistent orange accent panels and canopies over all entries.
- The west elevation shall be revised to reflect a consistent masonry datum line similar to the rest of the building and limiting the overlap of horizontal lap siding into the masonry.
- The landscape plan shall be revised to include a vertical ornamental or deciduous trees (slender silhouette sweetgum) or upright shrubs along the west elevation as permitted by City Engineering and MG&E utility.
- The retaining walls shall be revised to reflect a material that is consistent with the building material (at least color match so that it coordinates with something on the building material palette).
- The landscape plan shall be revised to shift the tree located at the corner of Ridgeway and Carpenter to be more in line with the blank wall.

Please see Legislative [86815](#) for more information about the UDC review and action.

Land Division Standards

Staff believes that the Plan Commission may find the standards for land divisions (16.23 MGO) approval met for the proposed Certified Survey Map with the staff-recommended conditions. The proposed lot will meet the dimensional requirements in the TR-U2 district, and staff believes that the proposal is consistent with the recommendations for the site in the [Comprehensive Plan](#).

Public Input

A neighborhood meeting regarding this proposal was held on November 29, 2024. At time of report publication, staff have received one written public comment, which has been posted to the legislative file for this request. Any additional comments will be added as they are received.

Conclusion

When considering the recommendations of the [Comprehensive Plan](#) and Area Plan, the findings and conditions of the UDC, and the discussions regarding conditional use standards 3 and 8, Staff believes that all applicable standards of approval for conditional uses and land divisions can be found to be met.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends the following to the Plan Commission regarding the applications for 3222-3238 East Washington Avenue and 3229 Ridgeway Avenue. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies below.

- That the Plan Commission find that the standards for conditional uses are met and **approve** the conditional uses for the proposed five-story mixed-use building; and
- That the Plan Commission find the standards for land divisions are met and forward the certified survey map to Common Council with a recommendation to **approve**.

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

Land Use (Conditional Use)

Planning Division (Contact Colin Punt, 243-0455)

1. No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

2. A portion of the loading zone appears to be between the building and the street. Sec. 28.104(7)(b)1: Automobile infrastructure shall not be located between the primary public or private street and the plane of the principal building's primary street-facing façade. Revise the plans to show the loading zone behind the front plane of the building.
3. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
4. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. All glass railings must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.

City Engineering Division (Contact Brenda Stanley, 261-9127)

5. Projected wastewater flows required to be submitted by the applicant. It is anticipated that offsite sewer improvements by developer will be required as a condition for development with the developer agreement.

6. The Developer shall work with City Engineering to install a stormwater pipe in an newly dedicated easement along the West property line of the site. This shall be done in advance of the development and is a condition of approval.
7. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
8. Construct sidewalk, terrace, curb, gutter, and pavement along entire property frontage on Ridgeway Avenue and Carpenter Street to a plan as approved by the City Engineer.
9. Construct sidewalk and terrace along entire property frontage on E. Washington Avenue and replace curb, gutter, and pavement damaged by construction activities or as needed to serve the development. Construction of these improvements are to be made per plans approved by the City Engineer.
10. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
11. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
12. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
13. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
14. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
15. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.
16. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.
17. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

18. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
19. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>
Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
20. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.
The Storm Water Management Plan & Report shall include compliance with the following:
Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.
TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.
100-year Overflow: The applicant shall demonstrate that water can leave the site and reach the public ROW without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.
Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.
21. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeff Quamme, 608-266-4097)

22. Grant a 15' wide Public Storm Sewer Easement over the southwest 15' of this site to the City on the face of the pending Certified Survey Map. Contact Jeff Quamme for the required terms and conditions. The terms shall include Consent to Occupy Easement text for the proposed private improvements within the Easement Area.
23. Show on the site plan the proposed MG&E Easement along the Southwesterly and Northwesterly sides of this site. The MG&E Easement shall not be recorded until after the CSM has been recorded granting the new Public Storm Sewer Easement. Coordinate a separate Consent to Occupy Easement with Jeff Quamme and the Madison Office of Real Estate Services for MG&E to have facilities within the new Storm Sewer Easement. The document is required to clarify responsibilities between the City and MG&E to assure there are not conflicts between the facilities.
24. Grant a Public Sidewalk and Bike Path Easement(s) to the City on the face the pending CSM of adequate width as required by Traffic Engineering along the side abutting E Washington Ave. Contact Jeff Quamme for the required easement terms and conditions.
25. The existing Storm Sewer Easement per Document No 2436140, the temporary Public Storm Water Drainage Easement and the 10' Construction Easement per Document No. 1592723 (CSM 2971) shall be released by separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. The easement shall be released immediately after the recording of the pending CSM to assure there is no gap of easement rights for the storm sewer.
26. Applicant shall release the private sanitary sewer easement per Doc No. 1592723 (CSM 2971) prior to the final approval of the pending Certified Survey Map.
27. The Applicant shall Dedicate 6' foot wide strip of Right of Way for Carpenter Street over the northeasterly side of this site on the pending CSM. The corner radius shall be of sufficient length to accommodate the required raps and walks required at the intersections. A minimum of 15' at both corners are required per Ordinance.
28. The final Utility plan shall show the final configuration of the proposed public storm sewer to be constructed over the northwesterly side of this site.
29. The landscape plan shall show the new right of way of Carpenter Street as required after the dedication.
30. The address of the proposed apartment building is 3226 E Washington Ave. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
31. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.

32. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall be provided for additional review and approval by Engineering. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Traffic Engineering Division (Contact Sean Malloy, 608-266-5987)

33. Traffic Engineering has not received the requested Traffic Study for this project. The applicant shall submit a Traffic Study to be approved by Traffic Engineering prior to final sign-off. Results from the Traffic Study may result in additional improvements required by this development to be completed with an Engineering Developer's Agreement. Any additional improvements to be determined by City Traffic Engineer.

34. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of East Washington Avenue.

35. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Ridgeway Avenue.

36. The applicant shall dedicate six (6) feet of right of way along their frontage of Carpenter Street for a total of 31 feet from the center-line.
37. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
38. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
39. The City Traffic Engineer may require public signing, marking and street lighting related to the development; the Developer shall be financially responsible for such signing, marking and street lighting.

40. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
41. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
42. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
43. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
44. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
45. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
46. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
47. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
48. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
49. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
50. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

51. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

Parks Division (Contact Brian Kowalski, 608-243-2848)

52. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25072. Visit <https://www.cityofmadison.com/parks/about/impactFees.cfm> for information about Park Impact Fee rates, calculations, and payment process.

53. Low-cost housing is exempt from Park Impact Fees. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.

54. The park impact fee will be exempt for developments that meet the “low-cost housing” requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). A low-cost housing certification from the Community Development Division is required for Park Impact Fee exemptions. For projects that do not receive funding from the Community Development Division, a Land Use Restriction Agreement (LURA) with the

55. Parks Division is required. If a Parks-LURA is required, requests can be emailed to parkimpactfees@cityofmadison.com

56. Pursuant to MGO 20.08 (2)(c)2.d. the park impact fee may be reduced for multi-family dwelling units that are limited to occupancy by persons fifty-five (55) years of age or older by appropriated recorded restriction for a period of not less than thirty (30) years. For the recorded restriction requirement, a Land Use Restriction Agreement (LURA) with the Parks Division is required. Requests can be emailed to parkimpactfees@cityofmadison.com.

57. The Parks Division shall be required to sign off on this CSM.

Water Utility (Contact Jeff Belshaw, 261-9835)

58. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility’s Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

59. Metro Transit operates daily all-day rapid transit service along East Washington Avenue near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays). Metro Transit operates additional daily all-day transit service along East Washington Avenue near this property - with trips at least every 75 minutes.
60. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 80 Weekday & 60 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Parking Utility (Contact Trent Schultz, 246-5806)

61. A Transportation Demand Management (TDM) Plan is required for the project, per MGO 16.03. The applicant shall submit a TDM Plan to tdm@cityofmadison.com. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

The Fire Department has reviewed this request and has recommended no conditions of approval.

Land Division (Certified Survey Map)

City Engineering Division (Contact Brenda Stanley, 261-9127)

1. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Environmental Review (environmentalreview@cityofmadison.com).
2. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
3. Construct sidewalk, terrace, curb, gutter, and pavement along entire property frontage on Ridgeway Avenue and Carpenter Street to a plan as approved by the City Engineer.
4. Construct sidewalk and terrace along entire property frontage on E. Washington Avenue and replace curb, gutter, and pavement damaged by construction activities or as needed to serve the development. Construction of these improvements are to be made per plans approved by the City Engineer.
5. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
6. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the

previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

7. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

City Engineering Division – Mapping Section (Contact Jeff Quamme, 608-266-4097)

8. Grant a 15' wide Public Storm Sewer Easement over the southwest 15' of this Certified Survey Map to the City instead of the new 5' Easement shown on the map. The terms of the easement shall include Consent to Occupy Easement text as already noted on the CSM.
9. The existing Storm Sewer Easement per Document No 2436140, the temporary Public Storm Water Drainage Easement and the 10' Construction Easement per Document No. 1592723 (CSM 2971) shall be released by separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. The storm sewer easement shall be released immediately after the recording of this CSM to assure there is no gap of easement rights for the public storm sewer.
10. There will not be any vacation of street right of way as shown on the CSM at the intersection of Carpenter St and E Washington Ave.
11. The Owner's and Consent of Corporate Mortgagee Certificates do not match the current title report. Provide an up to date title report and modify the certificates as necessary prior to the final sign off of this CSM.
12. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)
13. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
14. Conditions of approval noted herein are not intended to be construed as a review determining full compliance with City of Madison Ordinances and State of Wisconsin Statutes. The licensed professional preparing the land division is fully responsible for full compliance with all Ordinances and Statutes regulating this proposed land division.
15. The proposed 15' corner radii shall be changed as necessary to not cross the existing external boundary of the lands included in this Certified Survey Map. The point of curvature shall match the existing point of curvature along the E Washington Ave right-of-way. The minimum radius appears to be approximately 18.88 feet to create a tangent curve with the new Carpenter Street right-of-way. Ultimately, the corner radius shall

be of sufficient length to accommodate the required ramps and walks at the intersection as determined by City Engineering.

16. The intersection of the proposed right-of-way of Carpenter Street and Ridgeway, a corner radius of 15' shall be required per Ordinance and additional area dedicated.
17. Add text to the dedication that it is Dedicated to the Public "for Public Street Purposes". Also replace the R.O.W. text with "Carpenter Street".
18. Add "M-M" for monument to monument and "COMP" for computed dimension to the legend.
19. The bearing reference refers to the 2011 adjustment but the coordinate values for the Section Corners reference 1997. Please revise as necessary the reference.
20. Add the following text to the page and legal description headers: ... Brigham Plat, recorded in Volume 2 "of Plats", on page 8A
21. The reference line per Right of Way Plat for Project U5204(14) & F017-2(24) USH 151 is 60.7 feet from the southeast line of this CSM and the total width of the right of way is 120.7 feet. The CSM shall acknowledge the correct widths.
22. This pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.
23. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
 - a) Right-of-Way lines (public and private)
 - b) Lot lines
 - c) Lot numbers
 - d) Lot/Plat dimensions
 - e) Street names
 - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

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| 24. The applicant shall dedicate six (6) feet of right of way along their frontage of Carpenter Street for a total of 31 feet from the center-line. |
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25. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Ridgeway Avenue.
26. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of E. Washington Avenue.

Parks Division (Contact Brian Kowalski, 608-243-2848)

27. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25072. Visit <https://www.cityofmadison.com/parks/about/impactFees.cfm> for information about Park Impact Fee rates, calculations, and payment process.
28. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."
29. The Parks Division shall be required to sign off on this CSM.
30. Low-cost housing is exempt from Park Impact Fees. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.
31. The park impact fee will be exempt for developments that meet the "low-cost housing" requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). A low-cost housing certification from the Community Development Division is required for Park Impact Fee exemptions. For projects that do not receive funding from the Community Development Division, a Land Use Restriction Agreement (LURA) with the
32. Parks Division is required. If a Parks-LURA is required, requests can be emailed to parkimpactfees@cityofmadison.com
33. Pursuant to MGO 20.08 (2)(c)2.d. the park impact fee may be reduced for multi-family dwelling units that are limited to occupancy by persons fifty-five (55) years of age or older by appropriated recorded restriction for a period of not less than thirty (30) years. For the recorded restriction requirement, a Land Use Restriction Agreement (LURA) with the Parks Division is required. Requests can be emailed to parkimpactfees@cityofmadison.com.

Office of Real Estate Services (Contact Trent Milliken, 608-266-5940)

34. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the

ownership interest(s) reported in the most recent title report. If any of the land within the CSM boundary is under contract for sale or purchase, and said transfer will be conducted at the time of CSM recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of CSM signoff. When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

35. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).
36. If a mortgage or other financial instrument is reported in record title but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.
37. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language ...surveyed, divided, mapped and dedicated....
38. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).
39. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.
40. Madison Common Council Certificate: Please update City of Madison Common Council Approval Certificate signature line to reflect the new City Clerk, as follows:

Lydia A. McComas, City Clerk
City of Madison, Dane County Wisconsin

41. The lands within the CSM boundary are partially located within TID 52, a Tax Incremental Financing District. Discussions with Joe Gromacki, the City of Madison's tax increment financing coordinator, may be necessary before recording the CSM if a TIF application is required. Mr. Gromacki can be reached at 608-267-8724 or jgromacki@cityofmadison.com. Please inform ORES staff (tmilliken@cityofmadison.com) if a TIF Loan has been authorized for the for the project.
42. As of 10/9/2025, the 2024 real estate taxes are NOT paid for parcels in the subject property.
 - Parcel Number 081032305056 (3222 E Washington Ave) has delinquent taxes and a delinquent municipal services bill due.
 - Parcel Number 081032305072 (3238 E Washington Ave) has delinquent real estate taxes due.
 - Parcel Number 081032305155 (3229 Ridgeway Ave) has delinquent taxes and a delinquent municipal services bill due.

Per 236.21(3) Wis. Stats. and 16.23(4)(f)(3) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes

property tax bills for the prior year that are distributed at the beginning of the year. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to:

City of Madison Treasurer
210 Martin Luther King, Jr. Blvd.
Madison, WI 53701

43. As of 10/9/2025, there are special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(4)(f)(3). In lieu of this requirement, the owner may present written documentation from the City's Board of Public Works that the special assessments may be continued to be paid on the installment basis authorized by the Board of Public Works. However, if lands within the CSM boundary are to be dedicated, the special assessments levied against the dedicated lands are to be paid in full.
44. Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (xx-xx-xx) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.
45. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.

The Planning Division, Fire Department, Water Utility, Metro Transit, City Assessor, and Parking Utility have reviewed this request and recommended no conditions of approval.