



Department of Planning & Community & Economic Development

## Planning Division

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March 30, 2016

Michael Campbell  
MMP CCG Madison, LLC  
5887 Glenridge Dr. NE, Ste 360  
Sandy Springs, GA

RE: Approval for a rezoning from IL to TE, for the demolition of buildings, and for a conditional use to construct a mixed-use building with 228 residential units and 20,000 square feet of commercial space.

Dear Mr. Campbell:

At its March 29, 2016 meeting, the Common Council **approved** your request to rezone property at 1801 East Washington Avenue from Industrial Limited (IL) to Traditional Employment (TE) to construct a mixed-use building with 228 residential units and 20,000 square feet of commercial space.

At its March 21, 2015 meeting, the Plan Commission approved the related demolition and conditional use requests, contingent on Council approval of the rezoning mentioned above. In order to receive final approval of the rezoning, demolition, and conditional use requests, and for any necessary permits to be issued for your project, the following conditions shall be met:

**Please contact my office at 266-5974 if you have questions related to these 12 items:**

1. Prior to final review and approval by staff, a management plan shall be provided by the applicant including the following elements:
  - a) Details for management of the parking stalls
  - b) Trash management and commercial deliveries
  - c) Snow removal
  - d) Management of common open spaces
  - e) Plans for move-in and move-out
2. The management plan shall include a commitment to handle trash loading vehicles from the East Washington Avenue driveway entrance.
3. The management plan shall include limitations on late night use of the third floor rooftop balcony to minimize noise impacts on nearby residential properties.
4. Prior to the submittal to the UDC for final approval of the design, the applicant shall meet with staff from Planning, the Fire Department, Traffic Engineering, and Forestry (Parks Division) to revise the planting plan for street trees based on spacing requirements for adequate fire safety and street lighting. Additional fire safety measures within the building may be needed in order to meet Urban Design District 8 requirements regarding canopy tree spacing.
5. The submittal to the UDC for final approval of the design shall include detailed elevation drawings with material schedules for all facades of the building, including the eastern side and all courtyard

elevations. Materials on all sides of the building and within the courtyards shall be consistent with those proposed for exterior elevations, or as otherwise approved by the UDC.

6. Final plans submitted for review and approval by staff shall include a detailed bicycle parking plan for the site to meet or exceed zoning requirements for the number and design of bicycle parking spaces. Revisions to the bicycle parking may result in a loss of a number of automobile parking stalls and/or bedrooms, but shall not result in a loss of space dedicated for commercial use along E Washington Avenue.
7. No residential parking permits shall be issued for the subject property. *(NOTE: This is now required by ordinance for all multi-family residential development with over three units. Since the submittal of this application pre-dated the ordinance change, staff recommends this condition.)*
8. Staff understands that exact locations of the nine proposed commercial entrances may shift as tenant spaces are identified. However in order to provide an active commercial street frontage in this area, no fewer than three commercial entrances shall be distributed along the East Washington Avenue side of the building, even if multiple entrances to a single tenant space result.
9. Prior to final review and approval by staff, the Urban Design Commission must grant final approval for the design, and any conditions of approval by the UDC shall be addressed.

*Note: Conditions 10-13 were added by the Plan Commission on March 21, 2016*

10. Final plans of the parking structure submitted for staff review and approval shall include at least one shared car space and at least two electric vehicle charging stations. These spaces shall be maintained on the property over time.
11. Prior to submittal of final plans for staff review and approval, the applicant shall further investigate the addition of a glass treatment (i.e. bird glass) at the primary corner along East Washington Avenue and provide potential solutions to staff.
12. Prior to submittal of final plans for staff review and approval, the applicant will further develop the site's drainage system in terms of water quality.
13. The applicant shall work with staff to ensure the sufficiency of the vision triangles where the driveway exists onto East Main Street.

**Please contact Brenda Stanley, City Engineering, at 261-9127 if you have questions related to the following 32 items:**

14. Applicant shall provide projected wastewater flows to each of the City sanitary sewers being connected to. Applicant shall provide calculations to Mark Moder [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com) or Brenda Stanley [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) prior to plan signoff.
15. The Applicant shall Construct Sidewalk to a plan approved by the City along E. Main St. Entrances to units may be required to be set back and/or stepped to allow for sidewalk drainage. Applicant shall coordinate design with Forestry Dept.
16. Applicant shall raise building floor at corner of East Washington Ave. and Yahara River to provide positive drainage from building to East Washington Ave and eliminate railing as much as possible. *(NOTE: The current plans reflect the changes required and satisfy this comment.)*
17. Applicant shall dedicate a 5' public sidewalk easement along the Yahara River frontage from the connection point to the East Washington Underpass ramp to East Main Street. Sidewalk shall be type 4 sidewalk, maintained by property owner.

18. The applicant shall be required to install new storm sewer from the discharge point at the Yahara River back to their property. The existing storm shown as being connected to is not as indicated a 24" but rather a 12". Further, the storm sewer systems on both E. Wash and Main Street are at or near capacity. The applicant shall direct as much internal water to the new discharge point to the Yahara as possible.
19. The construction of this project will require the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c).
20. All outstanding 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)).
21. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14)).
22. The site plan shall be revised 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)
23. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
24. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
25. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)
26. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
  - a) Building Footprints
  - b) Internal Walkway Areas
  - c) Internal Site Parking Areas
  - d) Other Misc. Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e) Right-of-Way lines (public and private)
  - f) Lot lines or parcel lines if unplatted
  - g) Lot numbers or the words unplatted
  - h) Lot/Plat dimensions
  - i) Street names

- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

27. The applicant shall 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](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2))

PDF submittals shall contain the following information:

- a) Building Footprints
  - b) Internal Walkway Areas
  - c) Internal Site Parking Areas
  - d) Other Misc Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e) Right-of-Way lines (public and private)
  - f) Lot lines or parcel lines if unplatted
  - g) Lot numbers or the words unplatted
  - h) Lot/Plat dimensions
  - i) Street names
  - j) Stormwater Management Facilities
  - k) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans).
28. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files
  - b) RECARGA files
  - c) TR-55/HYDROCAD/Etc
  - d) Sediment loading calculations. 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 (POLICY and MGO 37.09(2))
29. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit.
30. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer. (POLICY and MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b)).
31. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
32. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil

Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

33. 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> (NOTIFICATION).
34. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
35. Complete an erosion control plan and 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.
36. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.
37. Per the WDNR closure letter, this property was closed with residual soil and/or groundwater contamination (BRRTS #03-13-01377). Proof of coordination with the WDNR shall be submitted to Brynn Bemis (608-267-1986, [bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com)).
38. Foundation and / or utility excavation along the Southwest property line may encounter an abandoned 12" sanitary sewer main. If encountered, the main shall be removed and thoroughly capped at any points that removal is terminated.
39. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. (MGO 16.23(9)(d)(6).
40. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development (POLICY).
41. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
42. The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system (POLICY).
43. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).

44. All damage to the pavement on East Washington Ave., East Main St., adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:  
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
45. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).

**Please contact Jeff Quamme, Engineering-Mapping at 266-4097 if you have questions regarding the following 5 items:**

46. The proposed new building(s) will cross underlying platted lot lines. Current fire code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.
47. Note that the current building addresses will all be retired with the demolitions. New commercial and residential addresses will be determined after the detailed PDF floor plans are received.
48. The applicant shall be responsible to coordinate with the Railroad regarding the spur removal as part of this project.
49. Submit a PDF of all floor plans to [Izenchenko@cityofmadison.com](mailto:Izenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
50. A Public sidewalk easement will be required along East Main Street to be granted on the pending Certified Survey Map

**Please contact Bill Sullivan, Fire Department at 261-9658 if you have questions regarding the following 3 items:**

51. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503, as follows:
  - a) The site plans shall clearly identify the location of all fire lanes.
  - b) MGO 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.
  - c) Provide a fire lane that extends to within 250-feet of all exterior portions of the structure for fully sprinklered buildings.
  - d) Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.
  - e) Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
  - f) Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan

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submittal; the form is available at [www.madisonfire.org](http://www.madisonfire.org).

52. At this point, MFD is expecting a significant change will be required to the proposed site plan in order to comply with the building and fire code requirements for fire department access.
53. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner (608)516-9195).

**Please contact Janet Schmidt, Parks Division at 261-9688 if you have questions regarding the following 13 items:**

54. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff of the rezoning request. This development is within the Tenney, Law, James Madison Impact fee district (SI26). Please reference ID# 15165 when contacting Parks about this project.
55. Provide a detailed unit count summary on the plans.
56. Any work or access necessary to the park lands located on the Yahara River shall be coordinated with the Parks Division staff and may require a right of entry or access easement. No construction staging or grading shall be allowed on the park property unless specifically granted.
57. The existing 24" storm sewer shown on the plans within the park property does not appear in the City's records. The storm sewer connection shall be made to the existing inlet located near the pedestrian ramp near E. Washington Avenue or shall be made within the E. Main Street right of way to the existing 29"x45" HERCP.
58. The Parks Division will be required to sign off on the pending CSM prior to the issuance of building permits for the development.
59. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
60. City Forestry will permit the removal of four pre-emptive Ash trees on E. Main Street. All four trees are marked with a yellow dot on the trunk facing E. Main Street. The approximate locations for these four trees: 1st, 2nd, 5th, and 7th trees NE of the westerly driveway next to the Yahara River Parkway.
61. City Forestry would be willing to permit the removal of three other Ash trees on E. Main St. and one Ash tree on E. Washington Ave. if needed for the future construction of this building.
62. The Developer shall submit plans for the new sidewalk installation on E. Main St. to review potential root cutting impacts and any potential tree removals due to severe root cutting.
63. Additional street trees are needed for this project. All street tree planting locations and tree species within the right of way shall be reviewed by City Forestry. Please submit a site plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.
64. Modify the site plans to move the proposed trees that are shown adjacent to the property line shared with the Yahara River Parkway so the trees are within the owner's property by a minimum of 3 feet.
65. Final placement of street trees will be coordinated with City Forestry. The current terrace planting plan will need to be modified and coordinated with City Engineering, Traffic Engineering and Fire Department for the location, spacing and species.
66. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5



feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.

**Please contact Eric Halvorson, Traffic Engineering at 266-6527 if you have any questions regarding the following 12 items:**

67. The development is likely to increase pedestrian desire to cross East Washington Avenue. Applicant shall provide a connection from the development to the bottom of the existing ADA Ramp along the west side of the building to provide direct access to both residents and retail customers to utilize the pedestrian/bike crossing underneath East Washington Avenue along the Yahara River.
68. 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 – 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. (It is unclear from the site plan but there may be a major alteration to the entrance on Main Street to meet this ordinance.)
69. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on East Washington Avenue will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.
70. Along any public right-of-way classified as an arterial or a collector street the applicant can expect to be required to maintain a public walkway past the job site (e.g. via use of pile/lagging or other vertical shoring method).
71. The applicant shall shift the entrance and driveway adjacent East Washington Avenue 10 feet to meet the Vision Triangle ordinance.
72. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; 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.
73. 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.
74. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
75. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

76. Traffic Engineering will no longer be accepting paper plans; to ensure a timely review all submittals will include an electronic copy (.pdf preferred).
77. The applicant shall submit for a review a commercial delivery plan. Included in this plan shall be vehicular turning movements demonstrating the use of on-site loading zones.
78. Applicant shall submit for review a residential moving plan. This plan will include all parking regulations near the site as well as how a new resident may apply to receive city issued No Parking signs and Meter Hoods. (This plan will not include the use of East Washington Avenue.

**Please contact Tim Sobota, Metro Transit at 261-4289 if you have any questions regarding the following 4 items:**

79. Metro Transit operates daily transit service along East Washington Avenue through the First Street, and Yahara River Path, intersections.
80. The applicant may wish to investigate the potential to construct an accessible connection between the terrace running adjacent the building's waterfront, and the existing ramp of the Yahara underpass along the east shore, that would provide an added alternative for pedestrians using the bus stop location on the north side of East Washington Avenue. [See attached document "1801ewa\_METRO.pdf"].

**Please contact Dennis Cawley, Water Utility, at 266-4651 if you have any questions regarding the following item:**

81. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21. The Madison Water Utility shall be notified to remove the water meter prior to demolition.

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-4569 if you have questions regarding the following 13 items:**

82. Staff is anticipating that future Conditional Uses will be sought as tenants are identified for commercial spaces in the building. These Conditional Uses will require additional approvals from the Plan Commission.
83. As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.
84. Provide the following information to assess the impact of proposed development on natural resources, drainage patterns, pedestrian traffic and recreational uses of the adjacent Yahara River Parkway:
  - a) A complete inventory of vegetation in any area proposed for development within one hundred (100) feet of the park boundary.
  - b) Any proposed cutting of trees or removal of vegetation within one hundred (100) feet of the park boundary. Removal of vegetation may be limited within thirty-five (35) feet of the park boundary.
  - c) Grading and drainage within thirty-five (35) feet of the park shall be reviewed for its effect on drainage patterns and vegetation within the park.
85. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).

86. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
87. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
88. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 85% in the Traditional Employment district. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
89. Bicycle parking for this project shall be provided per Section 28.141(4) and Table 28I-3 as uses are established for the various spaces in the development. Per Section 28.141(11), required bicycle parking shall comply with short and long-term bicycle parking requirements for both residential and non-residential uses, to be shown on the final plan sets. At least 90% of the required resident bicycle parking shall be designed as long-term parking. Up to 25% of bicycle parking may be structured, vertical or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. The residential guest bicycle stalls and commercial bicycle stalls shall be designed as short-term parking. Required short-term bicycle parking spaces shall be located in a convenient and visible area within 100 feet of a principal entrance. Show the dimensions of the bicycle stalls and the access aisles on the plans. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike rack including any structured or wall mount bike racks.
90. Required loading facilities shall comply with MGO Section 28.141(13). Provide one (10' x 50') loading area with 14' vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space. The required number of loading spaces may be reduced through conditional use approval.
91. 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.
92. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).
93. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
94. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No demolition or building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter. Please now follow the procedures listed below for obtaining your demolition and conditional use permits:**

1. Please revise your plans per the above conditions and submit nine (9) copies of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or valid building permits are issued.

If you have any questions regarding obtaining the demolition and conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP  
Planner

cc: Matt Tucker, Zoning Administrator  
Bill Sullivan, Fire Department  
Brenda Stanley, City Engineering  
Jeff Quamme, Engineering Mapping  
Janet Schmidt, Parks Division  
Eric Halvorson, Traffic Engineering  
Tim Sobota, Metro Transit  
Al Martin, Urban Design Commission

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit.

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*Signature of Applicant*

\_\_\_\_\_

*Signature of Property Owner (if not applicant)*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Metro Transit
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Real Estate