



Project Address: 105-113 S. Mills Street and 1020-1022 Mound Street

Application Type: Demolition Permit and Amended Planned Development (PD) District- Specific Implementation Plan

Legistar File ID # [30983](#), [31425](#) and [31306](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Katherine Cornwell, Planning Division Director

Summary

Applicant: Steven Kieckhafer, Plunkett Raysich Architects, LLP; 2310 Crossroads Drive, Suite 2000; Madison on behalf of Craig Enzenroth, Gallina Corporation.

Property Owner: Meriter Hospital, Inc.; 202 S. Park Street; Madison.

Requested Actions: Approval of a demolition permit and a major amendment to the PD-SIP zoning for 105-113 S. Mills Street and 1020-1022 Mound Street to allow 5 existing residences to be demolished and a new 74-unit apartment building to be constructed. [A sixth residence at 1018 Mound Street was previously approved for demolition.]

Proposal Summary: The Gallina Corporation proposes to acquire the subject site from Meriter Hospital, Inc. and construct a four-story, 74-unit apartment building with parking for 71 automobiles (20 surface and 51 below grade) and 74 bicycles. Construction of the development will commence in December 2013, with completion anticipated in August 2014.

Applicable Regulations & Standards: The approval process and standards for Planned Development districts is outlined in Section 28.098 of the Zoning Code. The decision process for the approval of or major amendments to Planned Development districts is the same as set forth in Section 28.182 of the Zoning Code for zoning map amendments. Section 28.185 of the Zoning Code provides the process and standards for the approval of demolition and removal permits.

Review Required By: Urban Design Commission, Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00072, amending the PD-SIP zoning for 105-113 S. Mills Street and 1020-1022 Mound Street, to the Common Council with a recommendation of **approval**, and **approve** the related demolition permit, all subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6 of this report.

Background Information

Parcel Location: The subject site is a 0.85-acre parcel located at the northeastern corner of S. Mills and Mound streets, Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with 5 residential structures zoned PD-SIP:

- 105 S. Mills Street: A 2-story single-family residence constructed in 1911;
- 107 S. Mills Street: A 2-story two-family residence constructed in 1915;
- 113 S. Mills Street: A 2.5-story three-unit multi-family residence constructed in 1920;
- 1020 Mound Street: A 2-story former three-unit multi-family residence constructed in 1952 that has been used by Meriter recently as office and daycare space related to the hospital; and
- 1022 Mound Street: A 2-story, two-family residence constructed in 1894.
- The proposed development proposes to use a portion of the property addressed as 1018 Mound Street, which until recently was developed with a two-family residence that was razed to create open space for a nearby Meriter daycare.

Surrounding Land Use and Zoning:

North: Single-family residence at 101 S. Mills Street, zoned TR-V1 (Traditional Residential–Varied 1 District);

South: Recently completed daycare Meriter Hospital facility at the southeastern corner of S. Mills and Mound streets and Longfellow School (Meriter administrative uses, a staff daycare and staff gym), zoned PD-SIP;

West: Village Co-housing, zoned PD-SIP; single- and two-family residences, zoned TR-V1;

East: College Station Apartments and McConnell Hall (Meriter administrative offices, Bolz Auditorium), all zoned PD-SIP.

Adopted Land Use Plans: The Comprehensive Plan recommends the S. Mills Street frontage of the Meriter campus for Low-Density Residential uses, including the subject site.

The subject site is located within the boundaries of the 2008 Greenbush Neighborhood Plan, which generally identifies the properties in the 1100-1300 blocks of Mound Street and 100-200 blocks of S. Mills Street including the subject site, for preservation and rehabilitation of selective existing housing stock (Area IV) at a density between 0-15 units an acre. In general, new construction should be of high quality building design, materials and landscaping that is reflective of the historic architectural features of the neighborhood and low-density residential uses. Buildings and site designs are recommended to be welcoming to pedestrians, with street/ground level architectural features that make the building interesting and engaging to people walking, biking or driving by.

The site is also included in the Greenbush-Vilas Neighborhood Housing Revitalization Plan, which was adopted in 2010 with a number of strategies to increase the affordability and desirability of those neighborhoods for University and hospital employees, graduate students, and young families; introduce a range of housing options; and enhance the qualities that make the neighborhoods unique, including public spaces, tree-lined streets, and variety of established homes. The subject site was specifically identified as a site for large-scale redevelopment as workforce housing in response to the neighborhood transition zone included in the 2009 general development plan. A concept in the adopted plan called for a four- to five-story multi-family complex including apartments, condominiums and townhouses with underground parking.

Zoning Summary: The property will be zoned Amended PD-SIP. The project will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Utility Easements, Barrier Free
No:	Urban Design District, Floodplain, Wellhead Protection, Waterfront Development, Landmark
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map D9).

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service along S. Mills Street.

Previous Approvals

On May 5, 2009, the Common Council approved a request to rezone the 13.2-acre Meriter Hospital campus generally addressed as 202 S. Park Street and generally bounded by Milton Street on the north, S. Mills Street on the west, Chandler Street on the south and S. Park Street on the east from R4 and R6 (General Residence Districts) and C2 (General Commercial District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to establish a 10-year master general development plan for the campus and a specific implementation plan to recognize existing uses and approve two small projects within the campus area, subject to conditions.

The approved general development plan identified the subject site as part of the neighborhood transition zone, which called for the future development of up to four-story, 42-foot tall buildings along the east side of S. Mills Street (referred to as District One in the 2009 GDP). The general development plan focused on new construction in the transition zone being primarily residential in nature, though child and adult daycare facilities are also identified as permitted uses within that zone. New construction in the transition zone was required to observe a 10-foot minimum setback from S. Mills Street.

On November 29, 2011, the Common Council approved an Amended PUD-SIP for 113 S. Mills Street and 1022 Mound Street to allow the demolition of 2 residential buildings and the construction of a daycare facility for Meriter Hospital. The Plan Commission approved the demolition permit and recommended approval of the Amended PUD-SIP to the Common Council on November 21, 2011.

On June 3, 2013, the Plan Commission approved a demolition permit and alteration to an approved Planned Development-Specific Implementation Plan to allow a two-family residence at 1018 Mound Street to be demolished and a playground for a nearby daycare to be constructed.

Project Description

The Gallina Corporation is proposing to acquire a 0.85-acre parcel owned by Meriter Hospital and located at the northeastern corner of S. Mills and Mound streets to construct a four-story, 74-unit apartment building following the demolition of 5 residences that currently occupy the site. The proposed development site also includes a portion of 1018 Mound Street, which was developed with a two-family residence that was recently demolished to create open space for the new Meriter Hospital daycare located across Mound Street from the subject site.

The 74 units proposed will consist of 3 studios, 47 one-bedroom apartments and 24 two-bedroom apartments. Parking for 71 automobiles will be provided below and at the rear of the building, with access to be provided by a driveway from Mound Street at the southeastern corner of the site. Twenty of the auto stalls will be located in a partially sunken courtyard between the eastern wall of the building and eastern property line, with the remaining 51 stalls to be located below the footprint of the L-shaped structure. Parking for 74 bicycles is proposed, including stalls to be located in the enclosed parking garage and in a surface corral located adjacent to the driveway from Mound Street. A trash enclosure will be accessed from the parking courtyard below the bike corral and driveway.

The proposed building will extend 247 feet along the S. Mills Street frontage of the site. To reduce the mass opposite the mostly two-story residences located across S. Mills Street, the building will feature two distinct four-story sections separated by a deeply recessed lobby set back 25 feet from the western facade. The two sections have been designed to transition the mass of the building from south to north in response to the approximately 10 feet of grade change present from south to north along S. Mills Street. A second entrance to the lobby is proposed from the courtyard parking area. The exterior of the building will feature a uniform brick veneer and hip roofs, with contrast provided for the building sections by two-toned horizontal siding on vertical reveals, on the face of projecting bays, and on horizontal bands along the fourth floors. Upper floor units will include balconies, while lower floor units will feature partially sunken walkout patios to be located within the 10-foot setbacks proposed along both street frontages. The effect of the sunken patios will be continued along the southern portion of the western facade as light wells for the under-building garage.

Analysis and Conclusion

The subject site is located in a neighborhood transition zone established along the east side of S. Mills Street generally between Milton and Chandler streets in the general development plan approved in 2009 as a 10-year master plan for Meriter Hospital's land holdings. The zone was created to transition the scale and mass from the existing hospital core and 4-8-story buildings proposed in the master plan along the west side of S. Brooks Street to the two- to three-story residential buildings along and west of S. Mills Street in the Greenbush neighborhood. The general development plan suggests that a series of up to four-story, 42-foot tall buildings would be erected along the east side of S. Mills in this transition zone (referred to as District One in the 2009 GDP; excerpts attached). The general development plan focused on new construction in the transition zone being primarily residential in nature, though child and adult daycare facilities are also identified as permitted uses within that zone. New construction in the transition zone was required to observe a 10-foot minimum setback from S. Mills Street.

Staff believes that the proposed 74-unit apartment building is largely consistent with the recommended development pattern called for in the neighborhood transition zone. The building will fall within the four-story, 42-foot maximum height called for along S. Mills Street and provides the 10-foot setbacks required along both street frontages. While the general development plan did not establish a minimum or maximum density for residential uses within the neighborhood transition zone, the 87 dwelling units per acre does not seem unreasonably high given the building mass allowed in the general development plan and the proposed unit mix, which calls for two-thirds of the units to have a single bedroom. A similar mass with a greater number of bedrooms per unit would only serve to artificially lower the density of the development.

The buildings to be demolished with this request were identified for removal as part of the general development plan, and it was anticipated that most of the wood-frame buildings along the east side of S. Mills Street would be demolished in order for the types of development anticipated in the transition zone to be fully implemented. Photos of the interior and exterior of the buildings to be razed are included with the Plan Commission materials.

Staff did not conduct an inspection of the interior of the existing buildings but has observed them from the public streets and believes that the buildings are in average to below average condition commensurate with their age and primary tenancy as student housing in the last few decades.

On April 15, 2013, the buildings to be demolished were informally presented to the Landmarks Commission, which noted that the two-family residence at 1022 Mound Street has historic value as an exemplary example of the Stick Style. The Landmarks Commission strongly urged the Plan Commission to condition a demolition approval on encouraging the relocation of 1022 Mound Street, and that the Plan Commission also consider the expanded housing options for the Greenbush Neighborhood. The other buildings have no known historic value. The applicant is working with the Madison Trust for Historic Preservation to market the residence at 1022 Mound for relocation to another site. The 1894 residence is being offered for \$1.00, and the applicant has offered to contribute the cost of demolishing the structure toward the cost of its relocation.

As noted in the preceding section of this report, the subject site is located within the boundaries of the Greenbush Neighborhood Plan, which was adopted by the Common Council in 2008. The plan generally identifies the properties in the 1100-1300 blocks of Mound Street and 100-200 blocks of S. Mills Street including the subject site, for preservation and rehabilitation of selective existing housing stock. The plan also encourages the development of a phased campus plan for Meriter with neighborhood involvement that achieves both neighborhood and hospital goals, which the 2009 general development plan for Meriter Hospital's 13.2-acre campus represents.

The site is also included in the Greenbush-Vilas Neighborhood Housing Revitalization Plan, which was adopted in 2010 with a number of strategies to increase the affordability and desirability of those neighborhoods for University and hospital employees, graduate students, and young families; introduce a range of housing options; and enhance the qualities that make the neighborhoods unique, including public spaces, tree-lined streets, and variety of established homes. The subject site was specifically identified as part of a "large-scale" redevelopment site for workforce housing. A concept in the adopted plan suggested the potential development of a four- to five-story multi-family complex extending along S. Mills Street from Milton to Mound streets. The development in the conceptual plan included 88 units of apartments, condominiums and townhouses served by 74 parking spaces below ground on a 0.8-acre parcel, with a net density of 110 units an acre.

In closing, the Planning Division believes that the standards for approval for demolition permits and Planned Developments can be met with the proposal. The four-story, 74-unit apartment building reflects the density and scale of development generally recommended adjacent to Meriter Hospital in the Greenbush Neighborhood Plan, the Greenbush-Vilas Neighborhood Housing Revitalization Plan and the 2009 general development plan, and will create an appropriate, well-designed transition to the two- to three-story residential buildings to the west across S. Mills Street.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00072, amending the PD-SIP zoning for 105-113 S. Mills Street and 1020-1022 Mound Street, to the Common Council with a recommendation of **approval**, and **approve** the related demolition permit, all subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

1. The development plans shall be revised for final Planning Division approval prior to recording and the issuance of building permits as follows:
 - 1a. Provide a detail of how the 20% required open space in Section 28.098 of the Zoning Code is being provided for this development, including all applicable yard spaces and all porches and balconies, but not including the surface parking area;
 - 1b. Provide bike parking for the entire development for final approval by Planning staff and the Zoning Administrator in accordance with the Zoning Code, including the minimum number of spaces required in Section 28.141(4) Table 28I-3 and the design and location requirements of Section 28.141(11);
 - 1c. If moped parking is proposed for the development, it shall be shown on the final plans and provided in accordance with Section 28.141(12) of the Zoning Code.
2. The zoning text shall be revised for final Planning Division approval prior to recording and the issuance of building permits as follows:
 - 2a. Permitted uses for this development shall be limited to Multi-family residences as shown on the approved plans and any accessory uses related thereto, including parking, storage and management offices;
 - 2b. The family definition for the one- and two-bedroom development shall be the same as for the TR-C3 zoning district, which would limit the occupancy of each dwelling unit to a family plus one additional roomer, or a maximum of two unrelated individuals;
 - 2c. Signage for the development shall be limited to the maximum permitted in the TR-V1 zoning district, and as approved by the Urban Design Commission or its secretary, and the Zoning Administrator.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

3. The 5-foot wide Landscape and Driveway Easement along the northerly half of the east side of the property shall be recorded prior to building permit issuance.
4. There are two site plans on sheets 200 and C-102. Sheet C-102 contains the required information for a site plan. Sheet 200 shall reference Sheet C-102 for additional information. Also, Sheet 200 has a property boundary that does not match Sheet C-102 or the proposed CSM and shall be revised appropriately.
5. If the final design for retaining wall on the east line of the site requires any retention system that crosses onto Outlot 1, an appropriate easement for construction, maintenance and replacement of the wall system shall be recorded at the Dane County Register of Deeds prior to building permit issuance.
6. The proposed new building will cross the underlying platted lot lines. Current State building code requires that the underlying platted lot lines be dissolved by a recorded Certified Survey Map (CSM) prior to issuance of building permits.
7. The alley in the middle of Block 4 (St. James Court) has been vacated/ discontinued per Resolution 13-00597. The City Clerk is to record the resolution with the Dane County Register of Deeds. The site plan shall note the document number once recorded.
8. The applicant shall provide information on how the loading dock shall be protected from backwater flooding as it is below sidewalk grade and the storm sewer that it is being connected to can be expected to reach capacity.

9. It appears the retaining wall on the east side of the project will cut off drainage from the adjoining properties to the east. The applicant shall show how this is being accommodated.
10. The base address of the proposed apartment building is 115 S. Mills Street.
11. It should be noted that the existing sanitary sewer laterals stubbed into the property are likely to already be 6" diameter. The Contractor shall field verify the existing laterals.
12. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer 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. The developer shall sign the Developer's Acknowledgement prior to the City Engineering Division signing off on this project.
13. In accordance with 10.34 MGO, Street Numbers, submit a PDF of each floorplan to Lori Zenchenko (lzenchenko@cityofmadison.com) at Engineering-Mapping so that a preliminary interior addressing plan can be developed. 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.
14. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
15. The approval of this development 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. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
16. 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.
17. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
18. 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.

19. All work in the public right of way shall be performed by a City-licensed contractor.
20. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the Parks Division (dkahl@cityofmadison.com or 266-4816). Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to final approval of the site plan.
21. All damage to the pavement on Mound, S. Mills and Milton streets adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
22. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
23. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity
24. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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 7.5-tons per acre per year.
25. For commercial sites less than one acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than one acre and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
26. 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 off of the proposed development by 80% when compared with the existing site; provide oil & grease control from the first 1/2" of runoff from parking areas, and; 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 MGO.
27. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the City Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc.) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
28. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building

footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

29. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
30. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
31. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing 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: New plugging procedures and permit fees are in effect as of January 1, 2013.
32. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
33. 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.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

34. The applicant shall relocate bollards currently shown in the public right of way along S. Mills Street onto private property behind the sidewalk.
35. Existing S. Mills Street is a No Parking area in front of the proposed development. Not providing an onsite loading area is likely to result in vehicles blocking the travel way on S. Mills Street. The applicant shall provide an onsite loading zone, possibly in the rear parking lot. Final plans when submitted for approval shall demonstrate how service vehicles (example: delivery vehicles, moving vehicles, garbage trucks, etc.) access the site without creating negative impacts to the public right of way, including blocking the sidewalk or travel lanes on S. Mills Street or Mound Street.
36. A condition of approval shall be that no residential parking permits shall be issued for the project, as would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the restriction in their apartment leases and record in the zoning text. The applicant shall note in the zoning text that no residential parking permits shall be issued. In addition, the applicant shall submit a copy of the lease for the 105-113 S. Mills Street and 1020-1022 Mound Street project noting the above condition in the lease when submitting plans for City approval.

37. When the applicant submits plans for approval, the applicant shall show the following on one contiguous plan: existing items in the terrace (e.g., signs and street light poles), type of surfaces, percent of slope,

existing and proposed property lines, addresses, all easements, all pavement markings, building placement, adjacent driveway approaches to lots on either side and across the street, signage, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, parking stall dimensions including the 2 feet overhang on a scaled drawing at 1" = 20'. Contact the Traffic Engineering Division if you have questions.

38. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit/ handholes, including labor, engineering and materials for both temporary and permanent installations.
39. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
40. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by the Traffic Engineering Division to accommodate the microwave sight and building. The applicant shall submit grading plans and elevations if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

Zoning Administrator (Contact Pat Anderson, 266-5978)

41. Provide a detail of how the 20% required open space in Section 28.098 of the Zoning Code is being provided for this development.

42. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. Section 28.185(7)(a)5 of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

43. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Section 31, Sign Code prior to sign installations.

Fire Department (Contact Bill Sullivan, 261-9658)

44. Provide fire apparatus access as required by IFC 503 2009 edition, MGO Sec. 34.503, as follows:

- a. The site plans shall clearly identify the location of all fire lanes.
- b. IFC 503 Appendix D105: Provide an aerial apparatus access fire lane that is at least 26 feet wide, with the near edge of the fire lane within 30 feet and not closer than 15 feet from the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
- c. Fire lanes shall be unobstructed; there are obstructions shown on the fire lane, remove all obstructions. Examples of obstructions: including but not limited to; parking stalls, loading zones, changes in elevation, power poles, trees, bushes, fences or posts.

45. Please consider allowing the Madison Fire Department to conduct training sequences in the buildings prior to demolition. Please contact Captain Ron Blumer of the MFD Training Division at 558-4198 to discuss this possibility.

Water Utility (Contact Dennis Cawley, 261-9243)

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

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

47. The developer shall pay approximately \$174,151.60 for park dedication and development fees for the 74-unit multi-family development proposed less a credit of \$18,439.80 for the 5 existing single- or two-family residential units to be demolished and \$14,120.40 for the 6 existing or former multi-family units to be demolished. The developer must select a method for payment of park fees before signoff on the PD-GDP-SIP approval. This development is within the Vilas-Brittingham park impact fee district (SI27).

Fees in lieu of parkland dedication in 2013 are \$1,708.00 per multi-family unit and \$2,684.00 per single- and two-family unit. Park development fees in 2013 are \$645.40 per multi-family unit and \$1,003.96 per single- and two-family unit, for a combined impact fee of \$2,353.40 per multi-family unit and \$3,687.96 per single- and two-family unit. Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.

48. 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 Dean Kahl, dkahl@cityofmadison.com (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.

49. Additional street trees may be needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, dkahl@cityofmadison.com (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.

50. 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.

51. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.