

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of August 15, 2007**

RE: I.D. # 07230: Zoning Map Amendment I.D. 3282 To Rezone 625 E. Mifflin Street from PUD-GDP-SIP to Amended PUD-GDP-SIP

1. Requested Actions: Approval of a request to amend the previously approved PUD-GDP-SIP (Planned Unit Development, General Development Plan; Specific Implementation Plan) for 625 E. Mifflin Street to allow construction of a 33-unit condominium building.
2. Applicable Regulations: Section 28.07 (6) of the Zoning Ordinance provides the framework and requirements for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments.
3. Report Prepared By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant & Property owner: Mike Fisher & Karl Madsen, Great Dane Development; 2249 Pinehurst Drive; PO Box 620800; Middleton.

Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.
2. Development Schedule: The applicants wish to commence construction in fall 2007 with completion scheduled for summer 2008.
3. Location: Approximately 0.72 acres located at 625 E. Mifflin Street, Aldermanic District 2; Madison Metropolitan School District.
4. Existing Conditions: A one-story auto repair and storage garage, zoned C3 (Highway Commercial District).
5. Proposed Land Use: A three-story, 33-unit condominium building.
6. Surrounding Land Use and Zoning:
North: One and two-family residences, zoned R5 (General Residence District) and C3 (Highway Commercial District), Coachyard Square and Dayton Row townhouses, zoned PUD-SIP;

South: Goodyear Tire and Salvation Army, zoned C3;

W&E: Surface parking lots, zoned C3.

7. Adopted Land Use Plan: The Comprehensive Plan identifies the 600 and 700 blocks of E. Washington Avenue as Community Mixed-Use. The opposite two blocks on the north side of E. Mifflin Street are recommended for High-Density Residential Uses. The draft East Washington Avenue BUILD Capitol Gateway Corridor Plan recommends Employment uses on the E. Washington Avenue frontage of these blocks, and Residential/Employment on the E. Mifflin Street frontage. The draft of the new Tenney-Lapham Neighborhood Plan recommends high-density residential uses between 41-60 units an acre on the E. Mifflin Street frontage of these blocks, with a note identifying the 600-block of E. Washington Avenue as a conceptual location for a transit-oriented development.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the demolition standards of Section 28.04 (22) and the Planned Unit Development District standards.

PREVIOUS APPROVAL

On June 20, 2006, the Common Council approved rezoning of the subject site from C3 (Highway Commercial District) to PUD-GDP-SIP to demolition of the one-story auto repair and storage garage and construction of a five-story, 66-unit condominium building with two levels of underground parking. The PUD-GDP-SIP was recorded in October 2006; demolition of the former garage has not yet occurred.

PLAN REVIEW

The applicants are requesting approval of a major amendment to the previously approved PUD-GDP-SIP for The Colony residential condominium project approved in June 2006, which called for a five-story, 66-unit building to be constructed in place of an existing one-story auto repair garage. The applicants now propose to reduce the scale and density of the project to a three-story, 33-unit condominium project on the 0.72-acre site located on the south side of E. Mifflin Street, approximately 200 feet east of N. Blair Street.

The site is generally surrounded by a mix of land uses, including surface parking lots occupying the remainder of the south side of this block of E. Mifflin Street between Blair and Blount streets. Lands to the south of the site along E. Washington Avenue are non-residential in nature, with the Salvation Army headquarters and Goodyear Tire Center located south of the subject site. Properties north of the site across E. Mifflin Street are exclusively residential in nature, with a mix of one and two-family residences and the two-story Coachyard Square and Dayton Row townhouse developments.

The amended planned unit development proposes a building that follows the footprint of the 66-unit building previously approved. The building will be oriented towards the western property line of the parcel, with a 22 to 26-foot wide driveway to extend the length of the eastern property line to serve one level of under-building parking with 36 spaces at a ratio of 1.1 parking spaces per unit. The revised building program now calls for 15 one-bedroom and 18 two-bedroom units. A trash enclosure will be provided inside the building adjacent to the parking entrance. No off-street loading will be provided for this building, and a waiver to providing off-street loading was granted with the approval of the previous iteration of the condominium project.

The building will be faced primarily with brick veneer atop a concrete masonry base with various precast and brick reveals and ornamental metal roof overhangs used to create visual interest along the E. Mifflin Street elevation. Primary public access to the building will be through an entrance located at the end of a landscaped courtyard created by the U-shape of the building. The building continues to evoke a townhouse style, with four entry doors facing the street leading to four units located between the front wall of the building and the under-building garage. Fifteen units will be located on the second floor and fourteen units on the third floor. Units on the second and third floors will have a mixture of recessed patios or balconies, with units at the rear of the second floor provided with walkout patios located on the roof of the first floor parking garage.

The new building will occupy the majority of the site, with a 14-foot setback from the street property line and approximately a 10.5-foot setback from the western, side property line and 12-foot setback to the southern, rear property line. Most of the yard space will be landscaped with canopy trees planted at 30 to 40-foot intervals along the western and southern sides of the building, while the area between the front of the building and sidewalk and courtyard will be densely planted with an array of perennials and small shrubs. Small roof gardens will be installed on the roof of the first floor parking garage between the patios for the second floor rear units.

Inclusionary Zoning

The applicants have submitted an Inclusionary Dwelling Unit Plan (IDUP) indicating their intent to comply with the inclusionary zoning provisions of the Zoning Ordinance. The IDUP indicates that 5 of the 33 units will be constructed to meet the affordability criteria, with all 5 of the units

to be available to families earning 80 percent of the area median income (AMI). Three of the affordable units will be two-bedroom units, with the two remaining affordable units to contain one bedroom. The proposed unit breakdown represents 15% of each unit type in conformance with ordinance requirements as well as 15% of the overall project. A dispersion plan submitted with the IDUP shows three affordable units located on the second floor of the building and two affordable units located on the third floor.

The applicant is requesting funds from the Inclusionary Zoning Special Reserve Fund. A report from the Community Development Block Grant Office regarding the project's conformance with the inclusionary zoning provisions is attached. The CDBG report notes that the project is not eligible for the requested subsidy because none of the affordable units will be sold to families earning 60% of the area median income and the building will not be at least four stories in height, both of which are criteria for Fund reimbursement.

Though the applicants have not specifically requested one, the project is also receiving a density bonus. The project proposes a density of 45.8 units per acre based on the 33 units proposed on the 0.72-acre site. The benchmark density for consideration of a density bonus is based on the previous zoning, or C3 in this case, which has a benchmark density of 38 units per acre. The 38-unit per acre density would result in 27 units being built on the 0.72-acre parcel. The 45.8-unit per acre density of this project equals a density bonus of approximately 29 percent, though staff will note that the earlier iteration of the project was approved with a density of nearly 92 units an acre.

ANALYSIS & CONCLUSION

As noted in the "General Information" section, the Comprehensive Plan recommends the area bounded by Blair, E. Mifflin and Livingston streets and E. Washington Avenue for Community Mixed Use development—a recommendation that would support both residential and commercial buildings, as well as mixed-use buildings. There are no fixed height or bulk standards established for Community Mixed Use districts, and the design recommendations for these districts need to be specified in more detailed neighborhood or special area plans. It is generally expected that residential densities in Community Mixed Use districts would not exceed 60 units per acre, but smaller areas of higher density may be recommended in detailed neighborhood or special area plans provided that the development is also compatible with the scale and character of the surrounding uses and neighborhood. Currently, there are two separate small-area plans being prepared that include this block, but neither have been formally adopted at this time.

The East Washington Avenue BUILD Capitol Gateway Corridor Plan was introduced in February 2007 following the approval of the earlier PUD-GDP-SIP for the subject site. The plan makes broad land use recommendations and more detailed design recommendations for the

blocks along both sides of E. Washington Avenue between Blair Street and First Street. The Capitol Gateway Corridor Plan recommends the subject block for Community Mixed-Use development and further specifies "Residential/Employment" uses on the E. Mifflin Street frontage. Design recommendations in the draft plan include a minimum building height of three stories along E. Mifflin Street and a maximum height of eight stories limit on the interior of the block, with a "45-degree" step-back for all stories above the third story at the street, and a lesser step-back on the E. Washington Avenue frontage. The plan notes that the scale of developments should be compatible with new residential buildings on the west side of E. Mifflin Street. A setback between five and twenty feet is recommended along the length of E. Mifflin Street. The three-story building now proposed appears to comply with the draft plan recommendations, with a 14-foot setback off of E. Mifflin Street also proposed.

The project is also located within the limits of Tenney-Lapham neighborhood, which has recently submitted a substantial revision to its 1995 neighborhood plan for review by the City. The new Tenney-Lapham Neighborhood Plan recommends community mixed use development on the E. Washington Avenue frontage of the subject block and high-density residential uses between 41-60 units per acre along the south side of E. Mifflin Street. The plan calls for maximum building heights along E. Washington Avenue not to exceed eight stories, stepping down to three stories along E. Mifflin Street to better relate to the lower-scale buildings to the north. Front setbacks along E. Mifflin Street should mirror similar setbacks elsewhere along the street. The plan also recommends that parking be limited to 1-1.5 spaces per unit. In general, the Planning Division believes that the density, height, off-street parking ratio and the setback along E. Mifflin Street for the revised development proposal conform to the provisions of the draft Tenney-Lapham Neighborhood Plan.

The recommendations for this block made in both the draft Capitol Gateway Corridor Plan and the draft Tenney-Lapham Neighborhood Plan are generally consistent with the Community Mixed-Use recommendation in the Comprehensive Plan. While neither plan has been adopted at this time, the Planning Division considers the recommendations in both draft plans to be supportive of the three-story, 33-unit project now proposed for the site. The residential use along E. Mifflin Street is consistent with both the Residential/Employment recommendation in the draft Capitol Gateway Corridor Plan, as well as the Residential recommendation in the draft Tenney-Lapham Neighborhood Plan. The three-story building height and 14-foot setback of the building from the sidewalk are also consistent with both draft plans.

In closing, the Planning Division considers the revised project to be well designed and to provide a good transition to the lower-scale buildings that exist or may be developed on the north side of E. Mifflin Street in the future. The three-story version of the condominium project captures, in essence, the best aspects of the five-story project previously approved for the site, namely the architectural rhythm and setback of the building along E. Mifflin Street, while bringing the

ID #07230
625 E. Mifflin St.
August 15, 2007
Page 6

density of the project into significantly greater alignment with the density recommended for the site in the draft Tenney-Lapham Neighborhood Plan and the Comprehensive Plan. Staff believes that the project will meet all of the standards for planned unit developments found in the Zoning Ordinance.

The Urban Design Commission (UDC) reviewed the revised planned unit development for the site and recommended final approval on July 11, 2007 (see attached report).

RECOMMENDATION

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3282, rezoning 625 E. Mifflin Street from PUD-GDP-SIP to Amended PUD-GDP-SIP to the Common Council with a recommendation of **approval**, subject to input at the public hearing and comments from reviewing agencies.

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 11, 2007
TITLE: 625 East Mifflin Street - Amended PUD-GDP-SIP for a 33-Unit Condominium Building, 2nd Ald. Dist. (06902)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 11, 2007	ID NUMBER:

Members present were: Paul Wagner, Lou Host-Jablonski, Richard Slayton, Todd Barnett, Michael Barrett, Joan Bachleitner, and Marsha Rummel.

SUMMARY:

At its meeting of July 11, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-GDP-SIP located at 625 East Mifflin Street. Appearing on behalf of the project was J. Randy Bruce. Appearing neither in support nor opposition was Ald. Brenda Konkel. It was noted to the Commission that the project as previously approved was for a 5-story building and three stories at Mifflin Street with a stepback of the fourth and fifth stories. Due to market conditions the project is now being downsized to provide for only three stories where elements of both the site and landscape plan are similar as to that previously proposed including architecture. Proposed green roofs above the third floor level will be replaced with larger rear balconies and rooftop gardens featuring the same level of green amenities.

ACTION:

On a motion by Host-Jablonski, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required that the roof overhang on upper portions of the northeast elevation abutting the property's Mifflin Street frontage overhang and wrap around by two-feet. In addition, the utilization of providing a greater variety of deciduous trees by utilizing more Carpinus in place of Ostrya in numbers of 3 and 5 respectively.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 7, 7, 7, 7.5 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 625 East Mifflin Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6/7	5/6	-	-	-	6	6
	7	8	8	7	-	-	-	
	-	7	-	-	-	-	7	7
	-	-	-	-	-	-	-	7
	6	7	6	-	-	6	8	7
	8	8	8	8	-	8	8	8
	7.5	8	-	-	-	-	7.5	7.5

General Comments:

- Provide greater tree variety: 5 Ostrya + 3 Carpinus.
- Less density actually resulted in an improved building. The site now breathes!
- The softening of the market has resulted in a better building.
- Nice project even nicer.
- The prior 5-story project was very good. This incarnation is arguably even better, as it doesn't push the bulk envelope so hard.

**The Colony (Revised Development Plan)
Staff Review of the Inclusionary Development Unit Plan:
(August 9, 2007)**

Name of Development	The Colony
Address	625 E. Mifflin St.
Developer/owner	Mike Fisher, Karl Madsen Great Dane Development
Contact Person	Mike Fisher
Contact Phone	608.836-2923
Fax	608.836-8021
Contact-mail	fisherco@chorus.net

SYNOPSIS:

This project is a revision to a previously approved project includes involves the demolition of an existing building and the construction of a new site with a total of 33 condo units rather than 66 units previously approved. There is a LURA in place from the prior approval which will need to be satisfied if this new application is approved.

THE IDUP as submitted states that 5 of the 33 units will be IZ units. 2 - 1 bedrooms and 3 - 2 bedrooms.

Proposal is to price the units in order to meet the inclusionary zoning requirements of the ordinance at the time the marketing period for each unit begins based on the projected phasing of the project. Pricing model submitted shows the units would meet the current IZ pricing.

Request is for \$25,000 of subsidy funds for the IZ units. Request does not meet the cash subsidy requirement of 4 or more stories or sale to families at 60% AMI or less. Recommend disapproval.

They are not "requesting" a density bonus but the project as described is receiving a density bonus. The unit locations are similar to the prior submittal although the 1 bedroom units are smaller and located only in the core of the building at this point.

CONCLUSION:

The project as proposed, based upon the available information furnished by the developer,		
X	Will comply with MGO 28.04 (25)	But not eligible for the cash subsidy
	Will comply with MGO 28.04 (25) if the following conditions or changes are met:	
	Does not comply for the following reasons:	

Reviewed by	Barbara Constans, CD Grants Administrator Hickory R. Hurie, CD Grants Supervisor
	Date: August 9, 2007

1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

Number of units	At Market	At 80%	At 70%	At 60%	At 50%
for-sale units	28	5			
rental units					

Number of units	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedroom
For-sale: Market-rate		13	15		
For-sale: Inclusionary units		2	3		

2. TABLE TO CALCULATE POINTS

THIS PROJECT:

E Mifflin	At Market	At 80% of AMI	70%	60%	50%
5%					
10%					
15%		2			
20%					
TOTAL for project					2

Per Ordinance

For-sale: Per cent of dwelling units	At Market	At 80% of AMI	70%	60%	50%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

3. ISSUES RELATED TO DESIGN, PRICING, OR TERMS OF IZ UNITS

Standards for Inclusionary dwelling units (IDUs)	Complies	Does not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate	TBD		Developer will need to review again with City staff as plans are developed.
Proportion of attached and detached IDU units is similar to Market rate.	Yes		
Mix of IDUs by bedroom size is similar to market rate	Yes		
IDUs are dispersed throughout the project	Yes		
IDUs are to be built in phasing similar to market rate	Yes		
Pricing fits within Ordinance standards	Yes		
Developer offers security during construction phase in form of deed restriction	Yes		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction	Yes		Standard terms will apply.
Developer describes marketing plan for IDUs	Yes		Standard terms will apply.
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification	Yes		
Terms of sale or rent	Sale		
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations	No		no arrangements made; developer will handle marketing.
Developer has requested waiver for off-site or cash payment	No		No request for waiver
Developer has requested waiver for reduction of number of units	No		No request for waiver
Other:			

4. INCENTIVES REQUESTED

A) Density bonus of 10% (except developments of 4 or more stories and >75% of parking is underground, or has 30 or fewer detached units, then density of 20% per point) (limited to 3 points)

B) Reduction in Park development fees (limit of 1 point)

C) Reduction in Park Dedication requirements (limit of 1 point)

D) 25% reduction in parking requirements (limit of 1 point)

E) Non-city provision of street tree landscaping

F) Cash subsidy from IZ fund, \$5,000/IZ unit for units designated for families at 60% AMI or less (for owner occupied units) and 40% AMI or less for rental units (Limit of 2 points)

G) Cash subsidy from IZ fund, \$2,500/IZ unit for projects with 49 or fewer detached dwelling units or developments with 4 or more stories and at least 75% of parking is underground. (Limit of 2 points)

H) One additional story in downtown design zones, not to exceed certain height requirements

I) Eligibility for residential parking permits equal to number of IZ units in PUD

J) Assistance in obtaining other funds related to housing

K) Preparation of a neighborhood development plan from non-city sources (if development located in Central Services Area, is contiguous to existing development and no such plan exists.

L) Other : _

5. ISSUES OF PROCESS

Are there issues in any of the following steps that should be identified now for closer attention?

Step	Standard Step Activity	Special Issues
<u>Pre-conference</u> with City Planning Staff	February 2006	None identified
Presentation of <u>Concept</u> to City's Development Review Staff Team	March 7, 2006	
Submission of Zoning Application and <u>IZ Dwelling Unit Plan</u>	April 12, 2006, June 20, 2007	
<u>Formal Review</u> by City's Development Review Staff Team	April 20, 2006, Aug. 2, 2007	
Formal Review by <u>Plan Commission</u>	June 5, 2006, Aug 20, 2007	
<u>Appeal</u> Plan Commission Decision to Common Council (optional)		
<u>Compliance</u> with Approved Inclusionary Dwelling Unit Plan	Deed restriction will be recorded for construction phase when PUD recorded	
<u>Construction</u> of development according to Inclusionary Dwelling Unit Plan	To be done at the same time as market rate units	
Comply with any continuing requirements	Sample 5% of IDU annually for compliance review.	



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

- Deputy City Engineer**
Robert F. Phillips, P.E.
- Principal Engineers**
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.
- Facilities & Sustainability**
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.
- Operations Supervisor**
Kathleen M. Cryan
- Hydrogeologist**
Joseph L. DeMorett, P.G.
- GIS Manager**
David A. Davis, R.L.S.

DATE: August 2, 2007
 TO: Plan Commission
 FROM: Larry D. Nelson, P.E., City Engineer
 SUBJECT: 625 East Mifflin Street Rezoning

MRO

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Any damage to the new asphalt surface course will require restoration in accordance with the City Engineering Patching Criteria.
2. Limits of sidewalk and drive replacement, within the right-of-way, shall be shown on the site plan.
3. All work in the right-of-way shall be coordinated with City Engineering Project No. 53B2120 and City Contract No. 2120.
4. Owner/Applicant shall coordinate assignment of an approved address plan for final approved plans with Engineering Division Program Specialist Lori Zenchenko. Submittal of PDF plans for the 1st, 2nd and 3rd floors will be required. Email transmittal of these plans are preferred, lzenchenko@cityofmadison.com or coordinate other methods by calling Ms. Zenchenko at 266-5952.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 625 East Mifflin Street Rezoning

General

- 1.1 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 Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.



- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 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.
- 1.6 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko zenchenko@cityofmadison.com or (608) 266-5952
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:
 - 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

4

- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
- b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
- b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

Streets and Sidewalks

3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.

3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____

4

- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____ . The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along ____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____
- 3.10 The approval of this Conditional Use 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.
- 3.11 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.
- 3.12 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 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.
- 4.3 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.

- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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 7.5-tons per acre per year.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, 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.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 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.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain 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 Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines
 - g) Lot numbers
 - h) Lot/Plat dimensions
 - i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.
- PDF submittals shall contain the following information:
- a) Building footprints.
 - b) Internal walkway areas.
 - c) Internal site parking areas.
 - d) Lot lines and right-of-way lines.
 - e) Street names.
 - f) Stormwater Management Facilities.
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
- 4.15 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.
- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 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 and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

May 25, 2006

Rev: August 9, 2007

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **625 East Mifflin Street – Rezoning – PUD (SIP) to Amended PUD (SIP) - 32 Condominium Units**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. A condition of approval shall be that no residential parking permits will be issued for 625 East Mifflin Street, this would be consistent with projects. In addition, the applicant shall inform all owners and/or tenants of this facility of the requirement in their condominium documentation, apartment leases and zoning text; however, the designated inclusionary dwelling units at 625 East Mifflin Street, shall be eligible for residential parking permits according to the inclusionary zoning. The applicant shall provide addresses and apartment numbers for designated inclusionary dwelling units, eligible for residential parking permits to City Traffic Engineer/Parking Manager. The applicant shall note in the Zoning Text the inclusionary zoning dwelling units.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

4. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
5. 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 and handholes, including labor, engineering and materials for both temporary and permanent installations.
6. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: J. Randy Bruce
Fax: 608-836-6934
Email: rbruce@knothebruce.com

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 9th 2007

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 625-629 E Mifflin St

Present Zoning District: PUD-GDP(SIP)

Proposed Use: Demolish vacant garage building & build 3 story, 33 unit condo building

Proposed Zoning District: Amended PUD-GDP (SIP)

Conditional Use: 28.04(22) Demolition of a principal building requires PC approval

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved plan for recording prior to zoning sign off of the plans.
2. Show building setbacks on the site plan, as measured to cantilevered portions of the building on the site plan.
3. Show the height of the building per City Datum. No portion of any building or structure located within one mile of the center of the State Capitol Building shall exceed the elevation of the base of the columns of the Capitol Building or one hundred eighty-seven and two-tenths (187.2) feet, City datum. Except this prohibition shall not apply to elevator penthouses, and chimneys exceeding such elevation, when approved as a conditional use. For the purpose of this subsection, City datum zero (0.00) feet shall be established as eight hundred forty-five and six-tenths (845.6) feet above sea level as established by the United States Coast and Geodetic Survey.
4. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of two accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60"

- between the bottom of the sign and the ground/floor.
- c. Show the accessible path from the stalls to the elevator. The stalls shall be as near the elevator as possible.
5. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	73,800 sq. ft.	31,400 sq. ft. *
Lot width	50'	adequate
Usable open space	8160 sq. ft.	5063 sq. ft. + balconies *
Front yard	20'	12.1' (2)
Side yards	13'10 ½" right, 8' left	10.5' right, 26' left
Rear yard	30'	12.0'
Building height	187.2' City Datum	3 stories (3)

Site Design	Required	Proposed
Number parking stalls	46 (If in conventional zoning)	36 (garage)
Accessible stalls	2	1 (4)
Loading	1 (10' x 35') area	0 ¹
Number bike parking stalls	33	(19 surface, 14 garage)
Landscaping	As shown	adequate
Lighting	Yes	(5)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **R-5** district, because of the surrounding land uses.

¹ The applicant has not provided a designated loading area for this project, and asks for a waiver of said requirement with this request.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: August 8, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **625 E. Mifflin St.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
 - a. 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 of the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height and not over 8% grade change.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
2. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan