

PLANNING DIVISION STAFF REPORT

April 24, 2017



PREPARED FOR THE PLAN COMMISSION

Project Address: 201-215 N Blount St. (District 2 – Ald. Zellers)
Application Type: Zoning Map Amendment, Demolition Permit
Legistar File ID # [46548](#) and [46286](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Michael Matty; Renaissance Property Group; 2132 Fordem Ave., Suite 1300; Madison, WI 53704

Contact: Chris Oddo; InSite Consulting Architects, LLC; 115 E Main St., Suite 200; Madison, WI 53703

Requested Action: The Applicant requests approval of:

- A Zoning Map Amendment to rezone 201-215 N Blount St. from Traditional Residential-Varied 2 (TR-V2) to Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP); and
- A Demolition Permit to demolish the existing residential building located at 201 N Blount St.

Proposal Summary: The Applicant is requesting to rezone the properties located 201-215 N Blount Street from Traditional Residential-Varied 2 (TR-V2) to Planned Development-General Development Plan-Specific Implementation Plan (PG-GDP-SIP) to establish a residential building complex comprised of:

- The three existing two-story multi-family residential buildings located at 207 (two units), 209-211 (three units), and 213-215 (two units) N Blount St.;
- The relocated two-unit residential building from 711-713 E Johnson St. to E Dayton St.; and
- A newly constructed two-story, eight-unit residential building located at 201 N Blount St.

As part of the development proposal that Applicant is also requesting a Demolition Permit to demolish the existing two-story, single-family residential building located at 201 N Blount St. for the purpose of constructing the proposed eight-unit two-story multi-family building.

The development proposal includes various site improvements, including landscaping and screening, common refuse area, excess bike parking, and a shared ten-stall surface parking lot located in the rear yard.

As part of the development proposal, by separate application, the Applicant has also requested an administrative CSM to combine the existing three lots that currently comprise the project site into one lot.

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments pursuant to Section 28.182(6), MGO; the approval standards for the Planned Development District pursuant to Section 28.098, MGO, and the approval standards for Demolition Permits pursuant to Section 28.185(7), MGO.

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

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the approval standards for:

- Zoning Map Amendments are met, the Plan Commission should **forward** Zoning Map Amendment creating Sections 28.022 – 00276 and 28.022 - 00277, rezoning 201-215 N Blount St. from TR-V2 to PD-GDP-SIP for the purpose of establishing a residential building complex, to the Common Council with a recommendation to approve; and
- Demolition Permit are met the Plan Commission should **approve** the request to demolish the existing residential building located at 201 N Blount St. for the purpose of constructing a two-story eight-unit residential building subject to Common Council approval of the Zoning Map Amendment.

This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located at the intersection of N Blount and E Dayton streets, on the north side of N Blount Street. The project site is comprised of approximately 21,867 square-feet (0.50 acres).

The site is in Aldermanic District 2 (Zellers), the Tenney-Lapham Neighborhood, and the Madison Metropolitan School District.

Existing Conditions and Land Use: The project site consists of three separate lots, 201 N Blount St. (8,712 square-feet) located at the corner of N Blount and E Dayton streets, 207-211 N Blount St. (8,712 square-feet) located mid-block on N Blount Street, and 213-215 N Blount St. (3,963 square-feet) located adjacent to the Caribou Tavern and laundromat.

201 N Blount St. is currently comprised of a two-story single-family residence that was constructed in the 1864 according to the City Assessor's records.

The two buildings located at 207 and 209-211 N Blount St., located mid-block on N Blount Street, are both two-story residential buildings comprised of two and three units respectively. According to the City Assessor's records, the buildings were constructed in the 1925.

Finally, the building located at 213-215 N Blount St. is a two-story residential building comprised of two units that was, according to the City Assessor, constructed in 1909.

The three lots comprising the project site are all currently zoned Traditional Residential-Varied 2 (TR-V2).

Interior and exterior photos of the existing buildings have been included as part of the Applicant's plan set materials, but can also be found at the following web link:

https://www.cityofmadison.com/dpced/planning/documents/201-215nbs_photos.pdf

Also present on the project today is a non-conforming parking gravel, surface parking lot.

Surrounding Land Use and Zoning:

North: Single-family residential; TR-V2 zoning;

South (across N Blount Street): Multi-family residential; Planned Development zoning;

East (across E Dayton Street): Multiple multi-family residential; Planned Development zoning; and

West: Restaurant-tavern (Caribou Tavern) and commercial (Laundromat); Neighborhood Mixed-Use (NMX) zoning.

Zoning Summary: The Applicant is proposing to rezone the project site from Traditional Residential-Varied 2 to Planned Development-General Development Plan-Specific Implementation Plan.

PD-GDP-SIP Zoning Criteria		
Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans.	As per submitted plans.
Lot Width	As per approved plans.	As per submitted plans.
Front Yard Setback	As per approved plans.	As per submitted plans.
Side Yard Setback	As per approved plans.	As per submitted plans.
Rear Yard Setback	As per approved plans.	As per submitted plans.
Usable Open Space	As per approved plans.	As per submitted plans.
Maximum Lot Coverage	As per approved plans.	As per submitted plans.
Maximum Building Height	As per approved plans.	As per submitted plans.
Site Design	Required	Proposed
Number Parking Stalls	As per approved plans.	10
Accessible Stalls	Yes	1 (See Zoning Condition No. 7)
Loading	None	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add't bedroom (8); 1 guest space per 10 units (1) Two-family dwelling – two-unit: (0) Three-family dwelling: 1 per d.u. (3) (12 total)	16 (See Zoning Condition No. 6)
Landscaping and Screening	Yes	Yes (See Zoning Condition No.'s 8, 9, and 11)
Lighting	Yes	No (See Zoning Condition No. 12)
Building Forms	As per approved plans.	As per submitted plans.

Other Critical Zoning Items	
Yes:	Urban Design (PD), Barrier Free (ILHR69), Utility Easements, Wellhead Protection (WP-24)
No:	Historic District, Floodplain, Adjacent to Park, Wetlands

Zoning Table prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Adopted Land Use Plan: The Comprehensive Plan recommends the project site for Medium Density Residential (MDR) development. The Comprehensive Plan identifies MDR districts as being primarily for dense multi-family housing types, including larger apartment buildings and complexes. The MDR recommendation is mainly applied

to portions of established neighborhoods that are composed of primarily “house-like” residential buildings. The Comprehensive Plan identifies an average density of 16-40 units per acre for the MDR area as a whole. Non-residential uses, including day cares, schools, civic facilities, places of worship and small-scale neighborhood serving retail and service uses, especially in mixed-use buildings are identified as being appropriate in the MDR districts. The MDR areas are areas intended to be the supporting development for larger-scale activity centers, providing housing en-mass, *“generally should be located around and near more-intensively development areas, such as mixed-use, general commercial or employment district in order to provide convenient access to these activity centers...”* (Page 2-82, Comprehensive Plan).

Adopted Neighborhood Plan: The project site is located within the Tenney Lapham Neighborhood Plan (the “Plan”) planning area. The Plan recommends as Medium Density Residential 1 (MDR1) land uses and development for the project site (refer to Map 5, Tenney-Lapham Neighborhood Plan Land Use Recommendations). Within the Plan, the MDR1 district is defined as development at 16-25 units per acre with housing types and design standards being the same as those identified for the Low Density Residential designation, including detached houses, two and three flats, row houses, and small apartment buildings (max. four units). The Plan recognizes that while tear down and rebuilding can be acceptable in context, design guidelines have been provided to ensure the compatibility of new buildings within the framework of the existing built environment.

The design guidelines for replacement structures include: maintaining small front yards and large back yards, limiting height to three stories, maintaining footprint-to-lot-size ratios, encouraging front porches and maintaining consistency in scale, spacing and general architectural vernacular (Page 15, Tenney-Lapham Neighborhood Plan).

Environmental Corridor Status: The subject site not within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The Applicant is requesting to rezone the properties located 201-215 N Blount Street from Traditional Residential-Variied 2 (TR-V2) to Planned Development-General Development Plan-Specific Implementation Plan (PG-GDP-SIP) to establish a residential building complex comprised of:

- The three existing two-story multi-family residential buildings located at 207 (two units), 209-211 (three units), and 213-215 (two units) N Blount St.;
- The relocated two-unit residential building from 711-713 E Johnson St. to E Dayton St.; and
- A newly constructed two-story, eight-unit residential building located at 201 N Blount St.

As part of the development proposal that Applicant is also requesting a Demolition Permit to demolish the existing two-story, single-family residential building located at 201 N Blount St. for the purpose of constructing the proposed eight-unit three-story multi-family.

The development proposal includes various site improvements, including site landscaping and screening, establishing a common refuse area, excess bike parking (12 required, 16 proposed), and updating the shared ten-stall surface parking lot located in the rear yard to meet current code standards regarding signing, striping and paving.

The proposed eight-unit residential building is comprised of two stories and roughly 7,500 square-feet with four one-bedroom garden units, and four two-bedroom units on the first and second floors. The building resembles the vernacular architecture already present on the block in rhythm, mass and scale with a gabled roof configuration and rectangular building footprint. Residential architectural features and details have been included in the building's design, including front and rear porches and window trim. The building material palette echoes similar materials that are present throughout the neighborhood's existing structures, including asphalt shingles and hardi-plank siding.

As part of the development proposal the Applicant is proposing to relocate the existing two-story, two-unit residential building currently located at 711-713 E Johnson St. to E Dayton St. Various improvements to the building are also proposed, including painting and replacing the front and side porches. A condition of approval has been recommended in order maintain consistency with the historic architectural detailing that currently exists on the building today with regard to the stippling in the front and side porch fascia and embellished wood trim on the windows.

Analysis and Conclusion

This request is subject to the approval standards for Zoning Map Amendments, Planned Developments, and Demolition Permits. This analysis begins with a review of conformance with adopted plan recommendations.

Conformance with Adopted Plans

The project site is located within the Tenney-Lapham Neighborhood Plan (the "Plan") planning area. The plan identifies the continued growth of commercial uses already present on the west end of the 700 block of E Johnson as a desire of the neighborhood: "*Replacement of existing structures with structures specifically designed for neighborhood mixed-use is also encouraged*" (Page 18, Tenney-Lapham Neighborhood Plan). The Land Use Map in the Plan identifies the desire to extend the Neighborhood Mixed Use (NMU) land use district along the 700 block of E Johnson. As such, the proposed NMX zoning was found to be consistent with that recommendation.

The neighborhood plan identifies a density range within the MDR1 land use recommendation as 16-25 dwelling units per acre, which is below the density identified in the Comprehensive Plan recommendation of 40 dwelling units per acre. The proposal, at 34 dwelling units per acre slightly exceeds the density recommendations identified in neighborhood plan. Although in excess of the density identified in the neighborhood plan, the scale and character of the proposed development is consistent many of the design guidelines identified in the Plan with regard to height, building rhythm along the street, and building footprint-to-lot size ratio.

Planning Division staff believes that the proposed development is generally consistent with both the Comprehensive Plan and Tenney-Lapham Neighborhood Plan recommendations.

Zoning Map Amendment Standards

The Applicant is requesting a Zoning Map Amendment to rezone the project site from TR-V2 to NMX. Pursuant to Section 28.182(6), MGO, "*Text amendments or map amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law.*"

Staff believes that the broad standards for Zoning Map Amendments can be met. Such standards state that amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part)

enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan."

Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Section 28.098(1), MGO for further information.

Typically the Planned Development zoning district designation is utilized as a zoning 'tool' when a conventional zoning district designation does not achieve a desired development pattern. Planned Development zoning is a tool that allows for more flexibility in terms of development parameters. In this case, conventional zoning districts were found to be problematic in terms of maintaining the existing buildings, especially the two-family-two-unit buildings, and in satisfying the useable open space and lot area requirements of the residential zoning districts that would be comparable to those of the surrounding development (Traditional Residential-Variied districts). Consideration was also given to Traditional Urban zoning districts. Where the TR-U conventional zoning designation would have worked for the development proposal in maintaining the existing residential buildings, it would have resulted in a considerable 'up-zoning' that could have resulted in a future level of intensity beyond what is recommended in the Comprehensive Plan for the Medium Density Residential designation and adopted neighborhood plan. Given the preservation of the existing buildings, ability to accommodate the relocation of the 711-713 E Johnson to E Dayton Street, coupled with the consistency and general compatibility of the proposed new eight-unit building with the adopted neighborhood plan, the Planned Development zoning designation was found to appropriate for this development proposal.

With regard to the proposed construction of an eight-unit multi-family residential building, the building while larger than others on the same block, is designed in a manner that is sensitive to the building rhythm, mass and scale present along the street with a gable roof configuration and front porch. The building material palette is consistent with those present in the area, including hardi-plank siding and asphalt shingles.

The specific approval standards for Planned Developments are provided in Section 28.098(2), MGO. In summary, the compatibility of the new construction, coupled with the site improvements and preservation of the existing residential building and accommodation of the relocated structure from 711-713 E Johnson St., staff believes the standards can be met, with the recommended conditions.

Finally, staff notes that all Planned Developments are required to have a site-specific zoning text. The Planning Division has recommended modifications that are listed in the Recommendation section of this report under Planning Condition. In order to maintain the architectural character and design aesthetic within the Planned Development with respect to future modifications of the existing buildings (207, 209-211, and 213-215 N Blount Street), the Zoning Text will need to be amended to include language to ensure that future alterations to the exteriors of the buildings, including front porches, materials, dormers, etc. are consistent and compatible with the existing historic architecture and character.

Demolition Permit Standards

The intent of the Demolition Permit review is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic resources, encourage reuse and/or relocation of existing buildings and to give a property owner a decision on a proposed use prior to demolishing or moving an existing building.

Demolition Permit requests, are reviewed for consistency with the:

- The adopted neighborhood plan;
- The city's Comprehensive Plan; and
- The report from the City's Historic Preservation Planner.

The standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts, including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. The demolition standards also state that the proposed use should be compatible with adopted plans, which are discussed above.

Historic Preservation staff and the Landmarks Commission reviewed the proposed demolition at its January 30, 2017 meeting. The Landmarks Commission found that collectively, with those along the 707-709 and 711-713 E Johnson Street, the buildings have historic value that contributes to the larger vernacular context of Madison's built environment, but that, individually, the buildings themselves are not known to have historic, architectural or cultural significance.

Although the Applicant is proposing to demolish the existing building at 201 N Blount Street, as part of the development proposal, the Applicant is also proposing to relocate the existing structure located at 711-713 E Johnson Street to E Dayton Street (LNDUSE-2017-00022, Legistar ID#[46546](#) and [46285](#)). The proposed relocation coupled with the new construction and its consistency and compatibility with adopted neighborhood plan, with regard to mass, scale and building rhythm present along the N Blount Street, the Planning Division believes that the Demolition Permit standards can be found met.

Urban Design Commission

At its April 5, 2017 meeting, the Urban Design Commission unanimously granted final approval of the subject development proposal with the following recommendations included as part of the motion:

- Revisit the details on the front porches, including the architectural detailing and the entries into the garden units of the eight-unit building;
- Give consideration to incorporating the comments provided by the TLNA Steering Committee with regard to plantings; and
- Work with Traffic Engineering staff to minimize the proposed parking lot paved area as much as possible.

A copy of the Draft UDC Report is attached to this memo for reference.

Public Comment

It is important to note that as part of the public process the Applicant has worked diligently with the TLNA to maintain communications, including attending several neighborhood meetings and steering committee meetings.

At the time of report writing, public comment from the Tenney-Lapham Neighborhood Association (TLNA) had been received and is attached to this report. The TLNA Council voted to support the subject development proposal recognizing the retention of one of the existing houses (711-713 E Johnson), which is being relocated to E Dayton Street and the general conformity of the proposal to the Tenney-Lapham Neighborhood Plan as reasons for doing so. As part of the neighborhood association's support for the project, the TLNA wanted to acknowledge that while the subject development proposal includes the demolition of existing structures, a rezoning and an exception to the neighborhood plan with regard to density, the TLNA wanted to also recognize

that their support for the proposal should not be seen as precedent setting, nor as a signal for larger scale development as being desirable by the TLNA.

As part of the TLNA letter of support, the neighborhood identified several considerations for the commission in their review of the proposal. Those pertaining to this project have been acknowledged by the Applicant and included in the development plans or as conditions of approval, including:

- Making cosmetic repairs to and ensuring the future alterations to the existing structures, please refer to the Planning Conditions for specific language regarding cosmetic repairs and future alterations to the existing buildings;
- Retaining street trees;
- The TLNA Steering Committee did have the opportunity to provide input to the landscape plan that was discussed and informed the Urban Design Commission discussion regarding the Applicant’s proposed landscape plan; and
- If possible, maintaining the RP3 parking permits for the existing units, which is included in the Planning Conditions as noted below.

Recommendation

Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

The Planning Division recommends that the Plan Commission find that the approval standards for:

- Zoning Map Amendments are met, the Plan Commission should **forward** Zoning Map Amendment creating Sections 28.022 – 00276 and 28.022 - 00277, rezoning 201-215 N Blount St. from TR-V2 to PD-GDP-SIP for the purpose of establishing a residential building complex, to the Common Council with a recommendation to approve; and
- Demolition Permit are met the Plan Commission should **approve** the request to demolish the existing residential building located at 201 N Blount St. for the purpose of constructing a two-story eight-unit residential building subject to Common Council approval of the Zoning Map Amendment.

This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

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

Planning Division (Contact Jessica Vaughn, (608) 267-8733)

1. The Applicant shall revise the plan set to clearly dimension the building setbacks.
2. At Site Plan Review, the Applicant shall provide elevations and floor plans that document the existing three structures, including materials, building height and interior space.
3. The existing building located at 711-713 E Johnson comprised of two residential units will be relocated to E Dayton Street.

Porches: The existing building has two porches; a front porch and a side porch located on what is currently the north side of the building. Original porches and features shall be retained and rehabilitated unless that is

not possible. If replacements in whole or in part are necessary, the replacement porch(es) shall be constructed in a manner that is consistent and compatible with the historic vernacular architecture of its time and reflect the existing detailing.

Window Trim: Window trim shall be in like and kind with regard to materials, and shall restore the historic window frame detailing that is present on many of the existing windows.

4. With regard to the existing buildings located at 207, 209-211, and 213-215 N Blount Street:

Cosmetic repairs and routine maintenance, including but not limited to those related to porches and windows, that does not result in a replacement, but that may include painting and replacement of individual failing components (trim, fascia, floor boards, etc.) shall be completed two years from the date of Common Council approval May 2, 2017, for the newly constructed eight-unit building located at 201 N Blount Street. All repairs and maintenance shall be completed in like and kind with regard to materials to the extent feasible/available, and shall be consistent with the existing historic architecture in detailing and design.

5. The Applicant shall revise the Zoning Text to include the following with regard to the future maintenance of the existing buildings located at 207, 209-211 and 213-215 N Blount Street:

There are three existing buildings (207, 209-211, and 213-215 N Blount Street) that will be located within the Planned Development. The building located at 207 N Blount is comprised of two units, 209-211 N Blount Street, three units, and 213-215 N Blount Street two units. If the exterior front porches, windows, dormers, or materials including but not limited to, wood and masonry elements are replaced in the future on any of these existing buildings, the replacements shall be consistent and compatible with the existing historic architecture and character, including detailing, materials, size and scale, so long as such consistency/compatibility requirements are not inconsistent with the then-current State of Wisconsin building code requirements. If any of the foregoing exterior alterations are made to the existing buildings, the alterations shall be reviewed by the City's Historic Preservation Planner as part of the Site Plan Review/Building Permit process. Nothing in this provision shall require the owner of the property to undertake any of the foregoing alterations, and this section shall only apply if the owner elects to do so in the future.

6. The Applicant shall revise the Zoning Text to also note that the surface parking shall be as shown on approved plans.

7. The Applicant shall work with City of Madison Parking Utility to retain the existing residential parking permits currently afforded the existing units.

City Engineering Division (Contact Brenda Stanley, (608) 261-9137)

1. 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 POLICY).
2. The Applicant shall be required to discharge any run-off to the public ROW. The rear of the properties has an enclosed depression that does not drain - no discharge shall be allowed to that area.

3. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the

owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (Section 35.02(14), MGO).

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 (POLICY).
5. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
6. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement (POLICY).
7. The Applicant shall submit, prior to plan sign-off, but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
 - k) Private on-site storm sewer utilities (including all connections to public storm)All other levels (contours, elevations, etc) are not to be included with this file submittal.

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

8. The Applicant shall submit, prior to plan sign-off, but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or tstroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and Section 37.09(2), MGO).

PDF submittals shall contain the following information:

- 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 or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Stormwater Management Facilities
 - k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
9. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files
 - b) RECARGA files
 - c) TR-55/HYDROCAD/Etc
 - d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided (POLICY and Section 37.09(2), MGO).
10. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer (POLICY AND Sections 10.29 and 37.05(7)(b), MGO for developments over 10,000 square feet of impervious area).
11. The Applicant shall submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
12. The Applicant shall demonstrate compliance with Section 37.07 and 37.08, MGO, regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
13. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, 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 (NOTIFICATION).

14. Prior to approval, this project shall comply with Chapter 37, MGO, regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
15. The Applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction (Section 37.05(7), MGO). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
16. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
17. All work in the public right-of-way shall be performed by a City licensed contractor (Sections 16.23(9)(c)(5) and 23.01, MGO).
18. All damage to the pavement on N Blount, E Dayton & E Johnson Streets, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
19. The construction of this project will require that the Applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The Applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum (Section 16.23(9)(c), MGO).

Traffic Engineering Division (Contact Eric Halvorson, (608) 266-6527)

1. The Applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semi-trailer movement and vehicle routes; dimensions of radii; and percent of slope.
2. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
3. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
4. All parking facility design shall conform to the standards, as set in Section 10.08(6), MGO.
5. The ADA ramp appears to be obstructed by the ADA parking stall; the Applicant shall provide a plan clearly show a compliant ADA route for review prior to final plan sign-off.

6. The Applicant shall provide a clearly defined 5-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
7. The Applicant shall modify the site plan to clearly show a convenient pedestrian walkway from the parking area to each unit. This will provide orderly passage from an occupant's vehicle to their domicile in less than ideal conditions.
8. The Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.
9. The Applicant shall adhere to all vision triangle requirements as set in Section 27.05, MGO (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways). If Applicant believes public safety can be maintained they shall apply for a waiver of Section 27.05(2)(bb), MGO - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

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| <ol style="list-style-type: none">1. Submit complete plan sets for the final review, including a fully dimensioned site plan with building setback distances to the property lines. |
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2. Section 28.185(7)(a)(5), MGO requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
 3. Pursuant to Section 28.185(10), MGO, every person who is required to submit a reuse and recycling plan pursuant to Section 28.185 (7)(a)(5), MGO shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
 4. Pursuant to Section 28.185(9)(a), MGO, a demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
 5. The Applicant shall work with Planning and Zoning staff to finalize the Zoning Text.
 6. The Applicant shall revise the plans to provide the minimum required number of bicycle parking spaces distributed as both Short Term and Long Term bicycle parking as required per Sections 28.141(4) and 28.141(11), MGO. A minimum of 11 resident bicycle parking spaces are required plus one (1) guest stall. A minimum of 90% of the resident stalls shall be designed as long term parking, and the guest stalls shall be short term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5)-foot access aisle for wall mount parking. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. Provide a detail of the bicycle rack design.
 7. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e), MGO. Final plans shall show the required van accessible stall. A van accessible stall is a minimum of 8-feet wide with an 8-foot wide striped access aisle or 11-feet wide with a 5-foot wide access aisle. Show the required signage at the head of the stall.

8. The Applicant shall submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3), MGO, "Landscape Plan and Design Standards," landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
9. The Applicant shall submit a detail of the trash enclosure. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6)-feet and not greater than eight (8)-feet.
10. The Applicant shall submit floor plans and elevations for the existing two and three-unit dwellings located on the site and the two-unit dwelling that will be relocated to the site. Submit elevations for the proposed 8-unit building.
11. The Applicant shall submit a rooftop plan for the proposed 8-unit building showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d), MGO.
12. Exterior lighting provided shall be in accordance with Section 10.085, MGO. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
13. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
14. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

1. Provide fire apparatus access as required by IFC 503 2015 edition, Section 34.503, MGO, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Section 34.503, MGO /IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, if any part of the building is over 30 feet in height. It is the project designer's responsibility to coordinate fire access with Zoning, Traffic, Forestry, and neighborhood requirements to achieve an acceptable design meeting everyone's needs.
2. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner at jbuechner@cityofmadisonn.com or (608)516-9195.

Parks Division (Contact Janet Schmidt, (608) 266-4714)

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| <ol style="list-style-type: none">1. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per Sec. 16.23(8)(f) and 20.08(6), MGO, will be required for all new residential development |
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associated with this project. This development is within the North Park -Infrastructure Impact Fee district. Please reference ID# 17115 when contacting Parks about this project.

- Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of City of Madison Standard Specifications for Public Works Construction -

<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>

Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

- The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.
- This property is in a Wellhead Protection District–Zone (WP-24). The owner shall provide the Madison Water Utility with evidence that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Adam Wiederhoeft at awiederhoeft@madisonwater.org for additional information, including a summary of the submittal requirements.
- A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility’s Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications.

For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646

Metro Transit (Contact Timothy Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions or approval.

City Engineering Review Mapping (Contact Jeff Quamme, (608) 266-4097)

1. The proposed lots within this development are dependent on each other for overland and subsurface stormwater drainage. A private Storm Sewer/Drainage Easement/Agreement for all lots within this development shall be drafted, executed and recorded prior to building permit issuance.
 2. The Applicant shall provide for review reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the development as proposed between the two proposed lots that will be adjacent to each other and proposed for redevelopment. The document(s) shall then be executed and recorded and copies provided prior to building permit issuance
 3. The various proposed plan sheets do not match each other. There is a duplicate of sheet A1.01 showing a site from different submittal.
 4. Note, the house that is being relocated to this location from a site on E Johnson Street is being reviewed on a separate LNDUSE-2017-00022. The site plan for the current location of the proposed house to be moved shouldn't be included with this application.
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5. The proposed new building will cross an underlying platted lot line. Current fire code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.
 6. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
 7. The site plan shall include all lot/ownership lines, existing building locations (including the garages), proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
 8. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
 9. Remove the reference to 700 E Dayton St for the proposed moved house on all sheets.
 10. Provide full frontal view elevation drawings. The current elevation drawings are from various degree views.
 11. Submit a PDF of all floor plans for the proposed 8 unit to lzenchenko@cityofmadison.com so that a preliminary building and interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
 11. Submit a PDF of all floor plans for the proposed relocated house to lzenchenko@cityofmadison.com so that an addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.