



Project Address: 222 S. Hamilton Street (4th Aldermanic District – Ald. Verveer)

Application Type: Demolition Permit & Conditional Use

Legistar File ID # [52573](#)

Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Contact: Christopher Gosch; Populance, LLC.; 104 King Street; Madison, WI 53703

Property Owner: Romanov Holdings, LLC.; Jim Stopple, MPM; P.O. Box 5603; Madison, WI 53705

Requested Action: Approval of a demolition permit to demolish a three-story office building and a conditional use – for a new building greater than 20,000 square feet in size or that has more than four stories in the UMX District – to construct a six-story, mixed-use building containing 1,341 square feet of commercial space and 19 residential units (condominiums) at 222 S. Hamilton Street.

Proposal Summary: The applicant proposes to demolish an existing 3-story office building and construct a six story, 42,000-gross-square-foot, mixed-use building with 1,341 square feet of ground floor commercial space and 19 condominiums with structured parking for 19 automobiles. The applicant proposes to commence construction in October 2018, with completion anticipated by the summer of 2019.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolitions [M.G.O. §28.185(7)], the UMX (Urban Mixed-Use) District [M.G.O. §28.064], the General Provisions for Downtown and Urban Districts [M.G.O. §28.071], and the [Downtown Urban Design Guidelines \(2012\)](#). It is also subject to the standards for Conditional Uses [M.G.O. §28.183(6)], as M.G.O. §28.076(4)(c) states that all new buildings and additions greater than 20,000 square feet in size or that have more than four stories shall obtain conditional use approval in the UMX District.

Review Required By: Urban Design Commission and Plan Commission.

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use – for a new building greater than 20,000 square feet in size or that has more than four stories in the UMX District – to demolish a three-story office building and construct a six-story, mixed-use building with 1,341 square feet of commercial space and 19 residential units (condominiums) at 222 S. Hamilton Street. This recommendation is subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6 of this report.

Background Information

Parcel Location: The roughly 7,867-square-foot (0.18-acre) subject site is located to the north of the intersection of S. Henry and S. Hamilton Streets. It is located in Aldermanic District 4 (Ald. Verveer); Tax Increment Finance District #25; and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is developed with a three-story, roughly 9,840-square-foot office building, which, according to the City Assessor’s data, was constructed in 1960. There is on-site parking for approximately six cars. The site is zoned UMX (Urban Mixed-Use) District.

Surrounding Land Uses and Zoning:

North: A 4-unit apartment building and a 2-story office building, both zoned UMX (Urban Mixed-Use District);

Southwest: A single-family residence and 2- & 5-unit apartment buildings, all zoned DR2 (Downtown Residential 2 District); and a 3-unit residence, zoned PD (Planned Development District); and

East: The Dane County Courthouse, zoned PD.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) places the site within the ‘(a) Downtown Core’ downtown mixed-use sub-district. The Plan describes this district as one which “includes high-quality urban building designs and urban design amenities that foster pedestrian and transit activity and create an attractive, vibrant, unique destination.” One of the recommended land uses listed are *mixed-use buildings with first story retail/dining/entertainment/service/office and upper-story residential uses*. It also recommends a 2-story minimum building height, the Capitol View maximum height limit at the Capitol Square, and a maximum height step down away from the Square to reflect the underlying topography of the central Isthmus.

The [Downtown Plan \(2012\)](#) identifies the subject site within the Downtown Core District, for which it recommends that uses “*should generally possess the highest intensity of development. A mix of office, employment, retail, government, residential, cultural, entertainment, and other uses should be pursued to retain the area’s vibrancy, including beyond normal business hours.*” It recommends a maximum building height for the subject site of six stories and a 15-foot building setback above four stories along the S. Hamilton Street frontage.

Zoning Summary: The subject property is zoned UMX (Urban Mixed Use District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	7,847 sq. ft.
Lot Width	30’	128’
Front Yard Setback	Nonresidential or mixed-use buildings: 0	2’
Max. Front Yard Setback	10’	2’
Side Yard Setback	0	Adequate
Rear Yard Setback	10’	10’
Usable Open Space	10 sq. ft. per bedroom (380 sq. ft.)	Adequate
Maximum Lot Coverage	90%	Less than 90% (See Comment #39)
Minimum Building Height	2 stories	6 stories
Maximum Building Height	See Downtown Height Map: 6 stories	6 stories
Stepback	See Downtown Stepback Map: 15’ setback above 4 stories adjacent S. Hamilton St.	15’ setback at 5 th floor

Site Design	Required	Proposed
Number Parking Stalls	Central Area: no minimum	19 garage
Accessible Stalls	Yes	None <i>(See Comment #40)</i>
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (19) 1 guest space per 10 units (2) General retail; service business; office: 1 per 2,000 sq. ft. floor area (2 minimum) (23 total)	21 garage 4 surface (25 total)
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Building Forms	Yes	Flex building <i>(See Comments #34, #35 & #41)</i>

Other Critical Zoning Items	Urban Design Review (UMX Zoning), Utility Easements, Barrier Free (ILHR 69)
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Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit service

Project Description

The applicant proposes to demolish an existing 3-story office building in order to construct a six story, 42,000-square-foot, mixed-use building with roughly 1,341 square feet of ground floor commercial space and 19 residential condominium units with structured parking for 19 automobiles. In addition to a demolition permit, the applicant requests conditional use approval for a new building greater than 20,000 square feet in size or that has more than four stories in the UMX District.

The proposed building will have roughly 1,000 square feet of office space at its southern end of its lower level. While the upper floors extend all the way to the southernmost tip of the site, the façade at the southern corner of the lower level has been pushed back to create a roughly 5-foot-wide covered alcove with the entry located along S. Hamilton Street.

A 10-stall parking deck occupies the majority of the rest of the level. It is accessed via a drive aisle, which leads along the western façade of the office space from the curb cut off of S. Henry Street. A storage room with 15 long-term bicycle stalls, a mechanical room, stairs, and an elevator are all located off of the parking deck. A second parking deck, this one with nine stalls (and six long-term bicycle stalls), is located on the floor above (i.e. the first floor). It is accessed from the north via a drive aisle, which takes access off of S. Hamilton Street and runs along the northern side of the building. This parking deck is also at grade, due to the fact that there is 10 feet of grade change across the site, north to south.

The main entrance to the residential portion of the building is located at the northwest corner of first floor. Like with the lower level office space, the façade has been pushed in at this location to create a roughly 500-square-foot covered triangular alcove. Passing the six short-term bicycle parking stalls located in the landscaped alcove area, adjacent to the main entrance, residents and their guests will use this entrance to access the lobby. From there, one can access the building’s elevator, stairs, mailboxes, and a room for refuse.

The building's other office space is located along the S. Hamilton Street façade on the first floor level, disconnected from the other uses. This narrow, roughly seven-foot by 45.5-foot (340-square-foot) space has an entrance at its northern end (located within a recessed area at the northeast corner of the building) and a bathroom at its southern. The space was included in order to comply with M.G.O. §28.071(3)(a)1 which, for new buildings in the downtown, states, "*Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office or retail uses along all street-facing facades.*"

Located at the southern end of the first floor level is a two-bedroom unit which is accessed from the adjacent parking garage. The building's upper five floors all have four units save for the sixth floor, which has three. All units have two bedrooms, two bathrooms, and a private balcony, roughly 130-140 square-feet in size, which more than satisfies the low usable open space requirement for the UMX District of 10-square-feet per unit. The 19 total units will result in a density of 105 units per acre. The ratio of parking stalls to units is 1:1.

The façades have a predominance of glass (in both clear and dark grey (for the spandrel panels). Composite wood panels – in yellow teak as well as brown – and dark grey slate panels are used to add visual interest to the modern, rectilinear composition. A band of corrugated metal provides a visual cap to the building. Both the windows and garage doors will be a black, anodized aluminum.

The landscape plan includes foundation plantings – such as Riverbank Grape, Reed Grass, and Groove Bamboo – around the building, with a Japanese Maple added at the northwest and southern corners of the site.

Analysis & Conclusion

The proposed project is subject to the standards for Demolitions [M.G.O. §28.185(7)], the UMX (Urban Mixed-Use) District [M.G.O. §28.064], the General Provisions for Downtown and Urban Districts [M.G.O. §28.071], and the [Downtown Urban Design Guidelines \(2012\)](#). This analysis begins with an analysis of adopted plan recommendations.

Adopted Plan Recommendations

The proposal is being reviewed against the [2006 Comprehensive Plan](#) as that was the adopted plan in place at the time of submittal. In regards to adopted plan recommendations, '(a) *Downtown Core*' is the land use designation recommended within the Downtown land use district for the subject site by the [Comprehensive Plan](#). This recommendation includes "*high-quality urban building designs and urban design amenities that foster pedestrian and transit activity and create an attractive, vibrant, unique destination.*" One of the recommended land uses listed are *mixed-use buildings with first story retail/dining/entertainment/service/office and upper-story residential uses.*" It also recommends a 2-story minimum building height, the Capitol View maximum height limit at the Capitol Square, and a maximum height step down away from the Square to reflect the underlying topography of the central Isthmus.

The [Downtown Plan \(2012\)](#) identifies the subject site within the Downtown Core District, for which it recommends that uses "*should generally possess the highest intensity of development. A mix of office, employment, retail, government, residential, cultural, entertainment, and other uses should be pursued to retain the area's vibrancy, including beyond normal business hours.*" It recommends a maximum building height for the subject site of six stories and a 15-foot building setback above four stories along the S. Hamilton Street frontage.

As such, Staff believe the proposed development is consistent with the recommendations of both adopted plans.

Demolition Approval Standards

In order to approve a demolition request, M.G.O. §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the UMX (Urban Mixed-Use) Zoning District. Per §28.076 of the Zoning Code, the UMX zoning district is "intended to provide opportunities for high-density residential and office uses in combination with limited retail and service uses designed to serve the immediate surroundings." The demolition standards also 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. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the Comprehensive Plan. Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. The City's Historic Preservation Planner, in his demolition staff report dated October 1, 2018, stated: *"On behalf of the Landmarks Commission, the Preservation Planner determined that there is no known historic value attributed to the existing building at 222 S. Hamilton Street."*

Given the consistency of the proposed building with the adopted plans (as noted above), the Planning Division believes that the Plan Commission can find the standards for demolition met with the request to raze the existing, 3-story, office building and construct the 6-story, mixed-use building with 1,341 square feet of commercial space and 19 residential units (condominiums) in its place.

Conditional Use Standards

This proposal requires conditional use consideration for a new building greater than 20,000 square feet in size or that has more than four stories in the UMX District. The language also specifically notes that the Urban Design Commission shall review such projects for conformity to the design standards in M.G.O. §28.071(3), if applicable, and the Downtown Urban Design Guidelines (2012) and shall report its findings to the Plan Commission. In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of M.G.O. §28.183(6) are met.

Regarding conformity to the design standards in §28.071(3), Staff note that the Urban Design Commission, meeting in regular session, granted the project final approval on September 26, 2018, indicating their belief that the project adequately conformed to said standards. The Planning Division also believes the downtown design standards can be considered met with the conditions of approval included with this report, and provides the following analysis:

Per the adherence with the Downtown Stepback Map (M.G.O. §28.071(2)(c)), the proposed building, with its 15-foot stepback at the fourth story level along S. Hamilton Street satisfies this requirement.

Per §28.071(3)(a)1, which states, *"Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office or retail uses along all street-facing facades"*, as noted previously in this report, the atypical 45-foot-wide by 7-foot-deep, first floor office space was included specifically to satisfy this requirement.

Per §28.071(3)(b)3, which states, *"Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features"*, Staff believe should consider better distinguishing the entrance to the first floor office space at the northeast corner of the building, perhaps with material changes similar to the treatment of the lower level office space.

Per §28.071(3)(d)3, which states, “For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor”, the applicant has met with Staff and will be revising their drawings to increase the height of the first floor by approximately 14 inches. They will be able to keep the overall building height the same by absorbing the height change in the upper floor heights.

Per §28.071(3)(d)4, which states, “For non-residential uses, the average ground story floor elevation shall not be lower than the front sidewalk elevation nor higher than eighteen (18) inches above the sidewalk elevation”, the applicant will provide verification (calculation and details) to Zoning Staff before final sign off, in order to satisfy this requirement.

Public Input

A time of report writing, staff has only received written comments from the Capitol Neighborhoods Neighborhood Association who noted their overall support for the proposed building’s massing and architecture, the minimal project impact on the adjacent street trees, and construction staging.

Conclusion

The applicant is seeking a demolition permit to demolish a three-story office building and a conditional use – for a new building greater than 20,000 square feet in size or that has more than four stories in the UMX District – to construct a six-story, mixed-use building containing 1,341 square feet of commercial space and 19 residential units (condominiums) at 222 S. Hamilton Street.

Staff believe the proposed building is consistent with recommendations in the adopted plans. Given the approval granted by the Urban Design Commission at their meeting on September 26, 2018, Staff also believe the approval standards for both demolition permits and conditional uses could be found met, subject to the conditions recommended by reviewing agencies and input at the public hearing.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use – for a new building greater than 20,000 square feet in size or that has more than four stories in the UMX District – to demolish a three-story office building and construct a six-story, mixed-use building with 1,341 square feet of commercial space and 19 residential units (condominiums) at 222 S. Hamilton Street. This recommendation is subject to input at the public hearing and the conditions from reviewing agencies in this report.

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

Planning Division (Contact Chris Wells, (608) 261-9135)

1. The applicant shall consider better distinguishing the entrance to the first floor office space at the northeast corner of the building, perhaps with material changes similar to the treatment of the lower level office space. (MGO §28.071(3)(b)3)

City Engineering Division (Contact Timothy Troester, (608) 267-1995)

2. 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. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
3. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
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. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 24-hr, 100-yr design storm. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
6. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit application and plan. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
7. 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)
8. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
9. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity. (POLICY)
10. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. (MGO 16.23(9)(d)(6))

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. (POLICY)
12. The Applicant shall Construct street and sidewalk improvements to a plan approved by the City
13. 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. (MGO 16.23(9)c)

City Engineering – Mapping (Contact Jeffrey Quamme, (608) 266-4097)

14. A portion of the building containing the stairwell and part of the underground parking per the drawings appear to encroach into the S. Henry Street right of way. If so, the building shall be moved to not encroach into the public right of way.
15. The site plans shall accurately dimension all building setbacks from the property lines.
16. The site plan shall identify lot and block numbers of recorded Plat.
17. The site plan shall include existing and proposed topography and existing and proposed utilities within and adjacent to this site.
18. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
19. All street names shall show the full official street name (S Hamilton St, S Henry St). The base address of the apartments is 211 S Henry St. 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.
20. Apartment numbers on submittal are not valid for addressing. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

21. Items in the Right-of-Way are not approvable through the site plan approval process. Included in the plan set is a proposed Traffic Control Plan, this is not reviewable at this time. Once the developer has secured a construction contractor, they can submit a Traffic Control Plan to Traffic Engineering to be reviewed by the Traffic Control Specialist (Mike Duhr).
22. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
23. 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.
24. 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.
25. All parking facility design shall conform to MGO standards, as set in Section 10.08(6).
26. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on S. Hamilton Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.
27. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
28. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
29. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.

30. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4766) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
31. "Stop" signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
32. Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.
33. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

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

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| <ol style="list-style-type: none">34. Increase the height of the first floor elevation to a minimum of twelve (12) feet in height. The minimum ground story height is twelve (12) feet measured from the sidewalk to the second story floor.35. Provide a calculation and details showing that the ground story floor elevation is not more than eighteen (18) inches above the sidewalk elevation. For non-residential uses, the average ground story floor elevation shall not be lower than the front sidewalk elevation or higher than eighteen (18) inches above the sidewalk elevation. |
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36. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
 37. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
 38. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
 39. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 90%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
 40. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required accessible stalls. A minimum of one of the stalls shall be a van accessible stall eight (8) feet wide with an eight (8) foot wide striped access aisle adjacent. Show the required signage at the head of the stalls.

41. Provide details showing that the street-facing façades meets the door and window opening requirements of Section 28.071(3)(e). For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area. Garage doors and opaque service doors shall not count toward this requirement. Upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.
42. 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.
43. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

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

Parks/Forestry Review (Contact Sarah Lerner, (608) 261-4281)

44. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 18161 when contacting Parks about this project.
45. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
46. 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 prior to the start of construction. 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/2018/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)

47. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.
48. The Utility/Site Plan(s) shall be revised to show current existing public water mains, valves, hydrants and service laterals in the project area as well as identify the diameters of the existing water mains and laterals. The existing 4-IN water main in Hamilton St was replaced with a 12-IN water main in 2018.
49. Cut off and cap existing 1.5-IN water service lateral at/near existing water main connection when installing new lateral.
50. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/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. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
51. 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.
52. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

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

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