



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 920 E Main Street  
**Application Type:** Conditional Use, Conditional Use Alteration, and Plan Amendment  
**Legistar File ID #** [62082](#) and [62381](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

## Summary

**Applicant:** Curtis V. Brink, Archipelago Village, LLC; 701 E Washington Avenue, Suite 105; Madison.

**Contact Person:** Doug Hursh, Potter Lawson, Inc.; 749 University Row, Suite 300; Madison.

**Property Owner:** Archipelago Village, LLC; PO Box 512; 505 N Carroll Street; Madison.

### Requested Actions:

ID 62082 – Consideration of a conditional use in the Traditional Employment (TE) District for a building exceeding 68 feet in height; consideration of a conditional use in the TE District for dwellings in a mixed-use buildings; consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, and; consideration of a major alteration to a conditional use-planned multi-use site containing a hotel, all to allow the construction of a ten-story mixed-use building containing 5,500 square feet of commercial space and 75 apartments in a planned multi-use site containing a 144-room hotel, an approved eleven-story, approximately 208,000 square-foot office building, an approved five-story, 92,000 square-foot office building, and a shared 718-stall parking structure.

ID 62381 – Amending the East Washington Avenue Capitol Gateway Corridor Plan to revise the land use recommendation for the block bounded by E Washington Avenue, S Brearly Street, E Main Street, and S Paterson Street from “Employment” to “Employment/Residential.”

**Proposal Summary:** The applicant is seeking approval to construct a ten-story mixed-use building containing approximately 5,500 square feet of commercial space and 75 apartments on the E Main Street frontage of the “Archipelago Village” development, a planned multi-use site that occupies most of the block bounded by E Washington Avenue, S Paterson Street, E Main Street, and S Brearly Street, which includes the 144-room Hotel Indigo and Palette Restaurant at the E Washington-Paterson corner, an approved eleven-story, 208,000 square-foot office building planned for the middle of the E Washington frontage (929 E Washington Avenue), and a five-story, 92,000 square-foot office building at the northeasterly corner of E Main and S Paterson streets (908 E Main Street). The block will be served by a 718-stall garage approved with the 929 project.

The applicant wishes to begin construction of the mixed-use building in March 2021, with completion anticipated in May 2022. Construction of the five-story 908 E Main Street building and parking structure are scheduled to commence this fall, with completion scheduled by December 2021. Construction of the eleven-story “929” building and remaining parking is scheduled to be completed in spring 2022.

**Applicable Regulations & Standards** Table 28F-1 in Section 28.082(1) of the Zoning Code identifies dwelling units in mixed-use buildings as a conditional use in the TE district. Section 28.084(3)(c) requires that building exceeding five (5) stories and 68 feet in height in the TE district may be allowed with conditional use approval. Section

28.141(5) states that an automobile parking reduction of more than 20 spaces and 25% or more of the required parking requires conditional use approval. Section 28.183 provides the process and standards for the approval of conditional use permits. The criteria for new development in Urban Design Dist. 8 are found in Section 33.24(15) of the Urban Design Commission ordinance.

**Review Required By:** The conditional use require approval by the Urban Design Commission and Plan Commission; the East Washington Avenue Capitol Gateway Corridor Plan amendment requires Plan Commission and Common Council approval.

**Summary Recommendations:** The Planning Division recommends that the Plan Commission recommend **approval** of the proposed amendment to the East Washington Avenue Capitol Gateway Corridor Plan to the Common Council and find the standards met and **approve** conditional uses to construct a ten-story mixed-use building at 920 E Main Street, all subject to input at the public hearing, the conditions of the Urban Design Commission approval, and the conditions from reviewing agencies beginning on page 8 of this report.

## Background Information

**Parcel Location:** The overall “Archipelago Village” site is an approximately 4.27-acre parcel generally located at the southeasterly corner of E Washington Avenue and S Paterson Street; Aldermanic District 6 (Rummel); Urban Design District 8; Madison Metropolitan School District. The site does not include the City Employees Credit Union at 949 E Washington Avenue.

**Existing Conditions and Land Use:** The site is developed with the converted five-story Kleuter Wholesale Grocery Warehouse at the northwesterly corner of the block, which has been redeveloped and expanded as Hotel Indigo, and the one-story Telephone Building at 946 E Main Street. The rest of the site is currently vacant. The entire site is zoned TE (Traditional Employment District).

### Surrounding Land Uses and Zoning:

North: Breese Stevens Field, zoned PR (Parks and Recreation District);

South: Madison Water Utility storage facility and garage, and Common Wealth Development’s Main Street Industries multi-tenant industrial facility, zoned TE (Traditional Employment District);

West: One- and two-story multi-tenant commercial building, Madison Moving & Storage, zoned TE;

East: City Employees Credit Union and multi-tenant commercial buildings along E Washington Avenue, zoned TE.

**Adopted Land Use Plans:** The 2018 Comprehensive Plan recommends the subject site and the E Washington Avenue frontage for Employment uses.

The East Rail Corridor Plan identifies the site for commercial and industrial uses consistent with the historic use of the property as part of a larger employment corridor that is centered along E Main Street and generally extends from E Washington Avenue to E Wilson Street.

The East Washington Avenue Capitol Gateway Corridor Plan currently recommends the subject block for employment, with opportunities for commercial along the entire E Washington Avenue frontage. The pending amendment proposes to allow for the inclusion of residential uses as part of a comprehensive employment

development. The Plan includes specific recommendations for height, building placement, and design which have been codified in MGO Section 33.24(15) as Urban Design District 8.

**Zoning Summary:** The site is zoned TE (Traditional Employment District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	186,035 sq. ft.
Lot Width	50'	597'
Front Yard	5-20' Minimum per UDD 8	5'
Side Yards (Per UDD 8)	0-10' along Paterson, 0' on interior	16'
Rear Yard	None – Through Lot	---
Maximum Lot Coverage	85%	70%
Minimum Building Height	22' measured to building cornice	10 stories/ 110.75'
Maximum Building Height	5 stories / 68' per zoning; 12 stories along E Washington Ave.; 8 stories on E Main St. per UDD 8	
Auto Parking	[See Table "Archipelago Village Parking Summary" below]	
Bike Parking	<b>Multi-family dwelling:</b> 1 per unit up to two-bdrms, half space per add. bdrm (75); 1 guest space per 10 units (7); <b>General retail/service/office:</b> 1 per 2,000 sq. ft. floor area (3) (85)	85 bike storage room, 6 surface (91 total) (See Zoning conditions)
Loading	2 (10' x 50')	2 (10' x 50')
Building Forms	Flex Building	Will Comply
<b>Other Critical Zoning Items</b>		
Yes:	Urban Design (Urban Design Dist. 8), Barrier Free, Utility Easements, Wellhead Protection (WP 24)	
No:	Floodplain, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

**Archipelago Village Automobile Parking Summary:**

Building Address	Vehicle Parking Required	Vehicle Parking Proposed
920 E Main Street: Proposed mixed-use building	<b>Multi-family dwelling:</b> 1 per unit (75); <b>General retail; service business; office:</b> 1 per 400 sq. ft. floor area (14) (89 total)	None
901 E Washington Avenue: Existing Hotel Indigo	<b>Hotel:</b> .75 stalls per bedroom (108); <b>Restaurant-tavern:</b> 15% of capacity of persons (38) (146 total)	None
908 E Main Street: WHEDA office building under review	<b>Office:</b> 1 per 400 sq. ft. floor area (232 total)	None
929 E Washington Avenue: Office building and shared parking structure under review	<b>Office:</b> 1 per 400 sq. ft. floor area (492); <b>General retail; service business; office:</b> 1 per 400 sq. ft. floor area (28) (520 total)	718
<b>Total</b>	<b>987 required</b>	<b>718 provided</b>

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

**Public Utilities and Services:** The site is served by a full range of urban services, including seven-day Metro Transit service along E Washington Avenue, with stops in the Paterson Street intersection (Stop ID 1565).

## Previous Related Requests

On September 18, 2017, the Plan Commission approved a demolition permit and conditional uses to demolish three commercial buildings and an existing building addition to construct a new five-story addition to the historic five-story Kleuter Wholesale Grocery Warehouse at 901 E Washington Avenue as part of the conversion of the building into a 144-room “Hotel Indigo.”

On August 20, 2018, the Plan Commission did not find the standards met and placed on file without prejudice a request to demolish 924 E Main Street and an alteration to an approved conditional use for a hotel at 901 E Washington Avenue, which would have created a revised parking layout following demolition of the building.

On March 25, 2019, the Plan Commission approved an alteration to an approved conditional use for the hotel at 901 E Washington Avenue to provide an amended parking plan with tandem surface parking for approximately 75 autos. The Plan Commission recommended to the Transportation Commission and Common Council that a related request by the applicant to lease 50 stalls from 6:00 PM to 7:00 AM seven nights a week in the City’s nearby South Livingston Street Ramp for use by the hotel be placed on file.

On May 6, 2019, the Plan Commission approved a demolition permit and conditional uses to demolish commercial buildings at 945 E Washington Avenue and 924 E Main Street to construct an eleven-story, approximately 252,600 square-foot office building and 626-stall parking garage along the E Washington frontage, including the removal, salvage, and storage of the building at 924 E Main Street for use in a future project on-site.

Subsequent minor alterations to the approved eleven-story building at 929 E Washington Avenue have increased the parking for the planned multi-use site from 626 automobile stalls to 718 and reduced the commercial/office space from 252,600 square feet to 208,000 square feet.

On June 8, 2020, the Plan Commission approved conditional uses and a parking reduction to construct a five-story, approximately 92,000 square-foot office at 902-908 E Main Street.

## Project Description

The applicant, Archipelago Village, LLC, is requesting approval to construct a ten-story mixed-use building in the middle of the E Main Street frontage of the 4.27-acre “Archipelago Village” development. The multi-building planned multi-use site occupies most of the block bounded by E Washington Avenue, S Paterson Street, E Main Street, and S Brearly Street and includes the 144-room Hotel Indigo and Palette Restaurant at the E Washington-Paterson corner, an approved 11-story, approximately 208,000 square-foot office building planned for the middle of the E Washington frontage (929 E Washington Avenue), and a recently approved five-story, 92,000 square-foot office building that will occupy the southwesterly corner of the block at E Main and S Paterson streets (908 E Main Street). The block will be served by a 718-stall garage to be built in phases. The Archipelago Village site also includes the one-story brick Wisconsin Telephone Building located at 946 E Main Street. Sheet L100 of the plan

set best shows the relationship between the existing and proposed buildings, and the parking structure that will serve the block.

The proposed mixed-use building will be located between the southerly façade of the 718-stall parking structure and E Main Street. The façade adjacent to E Main Street will be set back between 5 and 10 feet from the right of way line consistent with the requirements in Urban Design Dist. 8 for setbacks from E Main Street in this block. A 16-foot setback is proposed adjacent to the one-story Telephone Building.

The building will include approximately 5,500 square feet of ground floor commercial space and 75 apartments. The commercial space is broken into two distinct areas to be located on either side of a residential lobby, tenant fitness room, and leasing office at the middle of the first floor facade. The eastern 2,415 square feet of commercial space will be located in a suite that will be partially composed of brick reclaimed from the former 924 E Main Street building; reclamation of the brick was a condition of 2019 approval to allow demolition of the building for the 929 E Washington project. The western commercial space will be 3,021 square feet in area; the building elevations suggest that the space could be divided for more than one tenant. Access to all of the first floor spaces will be from a plaza that will be slightly raised above the E Main Street sidewalk. The remaining nine floors of the building will contain 70 one-bedroom apartments and five two-bedroom apartments. Bike parking for the project will be provided in a mezzanine-level bike storage room with 85 spaces as well as in six surface stalls.

The proposed building is designed to reflect a classic industrial warehouse motif evocative of other industrial buildings in the East Rail Corridor. The lower eight stories of the building will be clad with brick, including the reclaimed brick from the demolished building, with ribbed metal panel proposed to clad the top two floors. The building features large replica historic windows to reinforce the architectural motif. The E Main Street façade will extend up four stories at the front setback before stepping back 15.67 feet at the fifth floor, with a green roof proposed in the setback. A mechanical penthouse is proposed on the roof above the tenth floor.

## Analysis

Any building taller than five (5) stories and 68 feet in height in TE zoning requires conditional use approval, in part to assess any impacts that may be created by a taller development (traffic, parking and circulation; aesthetics, etc.). Dwelling units in a mixed-use building are also a conditional use in the TE district. The project also requires Plan Commission approval of a conditional use for a parking reduction. Finally, the proposal requires Plan Commission approval of a conditional use alteration to the approved planned multi-use site.

### Proposed Plan Amendment

The south side of E Washington Avenue is planned for primarily employment uses and development in the East Washington Avenue Capitol Gateway Corridor Plan, with opportunities for supporting commercial uses at specific locations along the E Washington Avenue frontage (including on the subject block). The corridor plan “permits a mix of integrated uses within areas designated as employment to support the needs of employees and employers (such as small-scale retail, personal and business services, and, possibly, limited residential or live-work spaces) but discourages free-standing commercial and residential development.” The corridor plan also identifies the Wisconsin Telephone Building and Kleuter Wholesale Grocery Warehouse (now part of Hotel Indigo) as eligible for local landmark designation.

The employment land use recommendation in the corridor plan is a continuation of the office or industrial employment uses recommended for the southerly side of E Washington Avenue by the 2004 East Rail Corridor

Plan, which recommends that the south side of E Washington Avenue primarily be developed with employment uses as part of a larger employment corridor centered on E Main Street and generally extending from E Washington to E Wilson Street. The East Rail Corridor Plan includes accommodations for a limited amount of small-scale retail and service uses to serve the planned employment corridor. The Employment land use recommendation for the block is also reflected on the 2006 and 2018 Comprehensive Plan future land use maps.

Although dwelling units in a mixed-use building are allowed by the existing TE zoning of the block when approved as a conditional use, an amendment to the East Washington Avenue Capitol Gateway Corridor Plan was sponsored by Ald. Marsha Rummel, District 6, to change the recommended land use for the 900-Block from “Employment” to “Employment-Residential” to facilitate the proposed mixed-use development with 75 dwelling units (ID [62381](#)). In addition to changing the Future Land Use Map in the plan, the plan text will be amended to state that residential uses should be considered to “complement significant, large-scale employment development on the same block.”

With approximately 300,000 square feet of office space approved for the 900-block between the approved five-story building at 908 E Main Street and the eleven-story building at 929 E Washington Avenue, staff feels that “significant, large-scale employment” will be present on the block to support the introduction of housing. The inclusion of the 75 apartments on the subject site with the plan amendment and proposed building is also consistent with a broader goal for the corridor to include opportunities for housing for workers within close proximity to their places of employment, albeit for the first time on the south side of E Washington Avenue compared to the historic recommendation for those uses to be developed across the avenue on the north side.

#### Urban Design Commission

The East Washington Avenue Capitol Gateway Corridor Plan includes specific recommendations for height, building placement, and design for the corridor, which have been codified in MGO Section 33.24(15) as Urban Design District 8. The plan and UDD 8 generally allow up to an eight-story building to be built along the E. Main Street frontage of the 900-Block, with the potential for two additional bonus stories to be approved if specific criteria are met. The Urban Design Commission found that the project is consistent with the requirements and guidelines in Urban Design Dist. 8 and granted **final approval** of the building at its October 7, 2020 meeting, including the request for two bonus stories. A draft report from the Urban Design Commission is attached to the conditional use file for the proposed development (ID 62082).

#### Conformance with Standards for Approval

The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: “The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met].”

When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall also consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

Staff believes that the conditional use request to construct the proposed mixed-use building in excess of the five-story, 68-foot height limit in the TE zoning district can meet the standards for approval. The uses, values and enjoyment and normal and orderly development of surrounding properties should not be substantially impaired or diminished in any foreseeable manner by the establishment of the building. As noted above, the southern half of the 900-Block is planned for up to ten-story buildings if the bonus height criteria in Urban Design District 8 are met, which the Urban Design Commission approved as part of its recent approval of the proposed building.

Also, as noted in the parking data table above, parking for the Archipelago Village development will be provided by the 718-stall garaged to be built in phases in the middle of the block. With the addition of the ten-story mixed-use building and in consideration of the alterations that have been approved to the 929 E Washington Avenue building, the Zoning Administrator has determined that 987 automobile parking stalls to serve the existing or proposed office, hotel, and residential uses on the block, which results in a 269-stall deficit between zoning-required parking and provided parking. [Additional parking may be required for any food and beverage uses that may occupy the ground floor of the proposed and 929 E Washington buildings.] Like was required for the five-story building at 908 E Main Street in June 2020, a conditional use parking reduction is required in order for the proposed ten-story building to be approved.

Staff believes that the Plan Commission may also find the conditional use standards met for the proposed parking reduction required for this next phase of the Archipelago Village development. To address the parking demand for the Archipelago Village development and to meet conditional use standards 5 and 6 related to transportation impacts, a Transportation Demand Management Plan (TDMP) was submitted with the 908 E Main Street project, which was approved by the Plan Commission on June 8, 2020. While the parking proposed for the overall development represents only 72% of the parking required by the Zoning Code, staff feels that the strategies in the approved TDMP should adequately off-set the proposed parking condition, particularly if are implemented to the fullest extent. Staff notes that the site's access to transit, proximity to the Capital City Trail, and location in a high-density area of the City should afford the opportunity for some future tenants, residents, and guests of the development to walk or bike in lieu of driving to the site and parking. Planning and Traffic Engineering staff feel that the approved TDMP is adequate to address the proposed addition of 75 apartments. However, prior to final approval of the conditional use plans and issuance of permits for the ten-story building, the approved TDMP will need to be revised to include an updated inventory of uses and building data for the Archipelago Village development, including the proposed residential units.

## Conclusion

In general, the Planning Division believes that the proposed building and parking reduction can meet the standards for conditional use approval. Further, staff supports the proposed amendment to the East Washington Avenue Capitol Gateway Corridor Plan to change the recommended land use for the 900-Block of E Washington Avenue and E Main Street from Employment to Employment-Residential to support the introduction of residential uses within the Archipelago Village development. Staff feels that the 75 units proposed will complement the approximately 300,000 square feet of employment approved for the block, as well as add to the unique character along E Main Street. Overall, the proposed building is well designed and should contribute positively to the built environment emerging within the Capitol Gateway Corridor.

## Recommendation

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

The Planning Division recommends that the Plan Commission recommend **approval** of the proposed amendment to the East Washington Avenue Capitol Gateway Corridor Plan to the Common Council and find the standards met and **approve** conditional uses to construct a ten-story mixed-use building at 920 E Main Street, all subject to input at the public hearing, the conditions of the Urban Design Commission approval, and the conditions from reviewing agencies that follow.

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

1. The applicant shall receive final approval of the Transportation Demand Management Plan (TDMP) by the City Traffic Engineer and Director of the Planning Division prior to approval of final plans and issuance of building permits. The final TDMP shall include an updated inventory of uses and building data for the Archipelago Village development, including the proposed residential units.

### Urban Design Commission

The Urban Design Commission granted **final approval** of the project on October 7, 2020 subject to the following condition:

2. The landscaping plan shall include a replacement species for the *Acer ginnala* 'Flame'.

### **The following conditions have been submitted by reviewing agencies:**

#### City Engineering Division (Contact Brenda Stanley, 261-9127)

3. The property is an open contaminant site with the WDNR (BRRTS #03-13-001608), and a closed site with continuing obligations (BRRTS# 03-13-101143, 03-13-002513). Submit proof of coordination with the WDNR to remediate the site and address residual contaminant concerns associated with the proposed site plan (e.g. vapor mitigation, dewatering) to Brynn Bemis (608.267.1986, [bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com)).
4. Utility plans show a proposed sanitary sewer lateral connecting to the parking ramp but does not show how the proposed apartment building is to be provided sanitary sewer service. Applicant shall revise to utility plan to indicate how the proposed apartment building is to be provided sanitary sewer service.
5. There appear to be two private sanitary sewer mains extending off E Main Street with utility plan. If private sewer facilities are to be used by multiple buildings on separate lots (block is divided with a CSM), applicant shall submit a recorded ownership/maintenance agreement for the sewer main connected to. Private sewer easements will also be required if the block is divided with a CSM.
6. The applicant shall enter into a City/ Developer agreement for the improvements required for this development. 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. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
7. Construct sidewalk, curb and gutter, terrace, and pavement according to a plan approved by the City Engineer.



8. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
9. An Erosion Control Permit is required for this project.
10. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Wisconsin Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
11. Revise the site plan 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.
12. The area adjacent to this development is subject to backwater flooding from Lake Monona. Minimum entrance elevations for ramps to underground parking and to entrances shall be set at elevation 852.00. Structure exposed below this elevation shall be constructed of water resistant materials such as concrete or brick.
13. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation.
14. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
15. This project will disturb 4,000 square feet or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
16. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
17. The applicant shall demonstrate compliance with Sections 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
18. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public

Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.

19. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify the City Engineering Division at 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
20. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
21. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
22. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

**City Engineering Division – Mapping Section** (Contact Jeff Quamme, 266-4097)

23. An Amendment to Archipelago Village Condominium Declaration and plat shall be recorded and the tax parcel information created by the City Assessor's Office prior to final sign-off. The amendment shall address the change in unit boundaries and all easements (common elements) necessary between the units for utilities, storm sewer and stormwater surface drainage, access between and through units, and any other common or reciprocal uses between the units. Also, address shared parking, pedestrian skywalk and fire lanes.
24. Clearly show and denote the unit boundaries of the condominium units to be re-defined with the required condominium amendment.
  25. The Telephone Building is showing as an odd address number (945), correct the address on all sheets to 946. 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.
  26. Submit a Floor Plan in PDF format to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) that includes a floorplan 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 Division** (Contact Sean Malloy, 266-5987)

27. Note: The applicant has submitted the requested Traffic Impact Analysis study; the study has been reviewed and accepted by the Traffic Engineering Division.
28. The applicant shall be financially responsible for the installation of pedestrian-level lighting on the E Main Street frontage of their property.
29. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing 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.
30. 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.
31. 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.
32. All parking facility design shall conform to the standards in MGO Section 10.08(6).
33. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
34. Per Section MGO Section 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.
35. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet–25 feet behind the property line at streets and 10 feet at driveways.). 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.
36. The applicant shall provide a clearly defined five-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.
37. 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 main City of Madison Traffic Engineering office with final plans for sign off.

- 38. "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.
- 39. The applicant shall provide a recorded copy of any joint driveway ingress/egress and cross-access easements and shall be noted on face of plan.

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

40. Provide a phasing plan for the entire Archipelago Village development on the 900-Block of E Washington Avenue and E Main Street.

41. Depending on future use, the commercial tenant spaces may require subsequent conditional use approval(s).

- 42. Provide a calculation and plan detail for lot coverage for the entire planned multi-use site with the final submittal. The lot coverage maximum is 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five feet, pervious pavement, green roofs and decks.
- 43. Clearly show the useable open space areas on the final plans. In addition to showing structured useable open space at roof decks, porches, and balconies, identify each qualifying at-grade usable open space area. Roof decks, porches, and balconies may be used to meet up to 75% of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
- 44. Per Section 28.134(3) Capitol View Preservation, show the height of the building per City Datum. No portion of any building or structure located within one (1) mile of the center of the State Capitol Building shall exceed the elevation of the base of the columns of said Capitol Building or 187.2 feet, City datum. Provided, however, this prohibition shall not apply to any church spires, flagpoles, communication towers, elevator penthouses, screened air conditioning equipment and chimneys exceeding such elevation, when approved as conditional uses. For the purpose of this subsection, City datum zero (0.00) feet shall be established as 845.6 feet above sea level as established by the United States Coast and Geodetic Survey.
- 45. Bicycle parking for the commercial tenant spaces shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11). The bicycle parking requirements for the commercial tenant spaces will be reviewed prior to obtaining zoning approval for each use. Provide a minimum of three short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike racks.

46. Bicycle parking for the multi-family dwelling units shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 75 resident bicycle stalls are required plus a minimum of seven short-term guest stalls. Up to 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. Show the dimensions of the bicycle stalls and the access aisles within the bicycle parking storage room on the mezzanine floor plan. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. Submit a detail showing the model of bike rack to be installed.
47. Provide detailed floorplans for each floor of the building.
48. 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.
49. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and MGO Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

Note: The Madison Fire Department does not have concerns with the overall design approach. Additional conversations maybe necessary to address specific fire and life safety details.

**Water Utility** (Contact Jeff Belshaw, 261-9835)

50. This property is in a Wellhead Protection District–Zone (WP-24). The owner/applicant shall provide the Madison Water Utility with confirmation 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](mailto:awiederhoeft@madisonwater.org) for additional information, including a summary of the submittal requirements.
51. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Section 13.21.
52. Update the utility plan to show the size of the water service and type of connection to the existing public water main. The utility plan indicates the water service material will be PVC. Note that PVC is not permitted in the right of way.
53. 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/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. 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 and 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 266-4646. The 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 Tim Sobota, 261-4289)

This agency has reviewed the project and did not submit any conditional of approval.

**Parks Division** (Contact Ann Freiwald, 243-2848)

54. 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 East Park-Infrastructure Impact Fee district. Please reference ID# 20039 when contacting Parks Division staff about this project.

**Forestry Section** (Contact Brad Hofmann, 267-4908)

55. The contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. The contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or belowground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.

56. As defined by the Section 107.13 of the *City of Madison Standard Specifications for Public Works Construction*: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the contractor shall contact City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the plan set.

57. Additional street trees are needed for this project. Tree planting specifications can be found in Section 209 of the *City of Madison Standard Specifications for Public Works Construction*. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted City Forestry for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note to plan: "At least one week prior to street tree planting, the contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper."

58. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.

59. Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.

60. Section 107.13(g) of the *City of Madison Standard Specifications for Public Works Construction* addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on the plan set.
61. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within whose district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the plan set.
62. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.