



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

****BY E-MAIL ONLY****

March 28, 2023

Darrin Jolas
Vermillion Acquisitions, LLC
121 W Wacker Drive, Suite 400
Chicago, Illinois 60601

RE: Consideration of a demolition permit to demolish a two-story commercial building at 1617 Sherman Avenue; consideration of a request to rezone 1601 and 1617 Sherman Avenue from SE (Suburban Employment District) to TR-U2 (Traditional Residential–Urban 2 District); and consideration of a conditional use in the TR-U2 District for multi-family dwelling containing more than 60 units; consideration of a conditional use in the TR-U2 District for a residential building complex containing approximately 310 apartments in two five-story buildings; consideration of a conditional use in the TR-U2 District for a single-family attached dwelling with greater than eight (8) units; and consideration of a conditional use in the TR-U2 District for a residential building complex containing 20 townhouse units in three two-story buildings. (LNDUSE-2023-00003; ID 75711, 76309 and 75712)

Dear Darrin;

On March 21, 2023, the Common Council approved your request to rezone 1601 and 1617 Sherman Avenue from SE to TR-U2. On March 13, 2023, the Plan Commission found the standards met and **approved** your demolition permit and conditional use requests. Prior to issuance of demolition or building permits for your project, the conditions of approval in the following sections shall be satisfied:

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have any questions regarding the following twenty-five (25) items:

1. The applicant shall provide projected wastewater flow calculations for the proposed development to Mark Moder, mmoder@cityofmadison.com, (608)261-9250. Off-site sewer improvements by the developer may be required as a condition for development.
2. This site is creating a new public street that requires stormwater treatment. Runoff from that street shall not be "intermixed" with private water from the site for the purpose of stormwater treatment. The developer shall dedicate lands to treat the public runoff and get that discharge from that system to the public stormwater main on the south side of the subject property.
3. The public stormwater system and easement on the south side of the property does not overlap with the property line of the proposed development in all locations. Further, the existing storm system has limited capacity. The applicant is encouraged to pursue a new discharge to the river across

parklands. An easement or dedication to the public of part of the proposed storm system would be needed.

4. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement.
5. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the CSM.
6. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the CSM.
7. 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.
8. Obtain a permit to plug each existing storm sewer.
9. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division 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.
10. An Erosion Control Permit is required for this project.
11. A Storm Water Management Report and Storm Water Management Permit is required for this project.
12. 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 its permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at (608) 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or the Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
13. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
14. Confirm that adequate sight distance exists where public streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance

is achieved or make the mitigating improvements as required by the City. Caution - The improvements indicated may require right of way outside of the project limits.

15. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.
16. 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 to buildings shall be set at elevation 852.00. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The developer/ owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
17. 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 100-year design storm that is current in MGO Chapter 37. 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.
18. 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.
19. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" 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.
20. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
21. 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, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
22. 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 City Engineering (608) 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
23. 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.

24. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan & Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering.

This site is a mix of redevelopment and new development stormwater standards.

Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in MGO Chapter 37.

By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first half-inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first half-inch of rainfall, either green or non-green infrastructure may be used.

Provide infiltration of 90% of the pre-development infiltration volume.

Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Reduce TSS by 80% off of the proposed development when compared with the existing site.

Treat the first half-inch of runoff over the proposed parking facility.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

25. 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 ttroester@cityofmadison.com (West).

Please contact Julius Smith of the City Engineering–Mapping Section at (608) 264-9276 if you have any questions regarding the following ten (10) items:

26. Grant a 20-foot wide public sidewalk and bike path easement(s) to the City from the proposed public street to the Madison Parks parcel. Staff recommends a location along the eastern property line.

27. The applicant shall dedicate right of way or grant a public sidewalk easement for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along Sherman Avenue, where needed with the concurrent proposed CSM.
28. Dedicate the adjacent existing 33-foot limits of Sherman Avenue and the proposed new east-west street in a location as approved by City Engineer and Traffic Engineering Division with the proposed concurrent CSM.
29. The proposed new building crosses an underlying platted lot line. The related CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building or early start permit.
30. Show a temporary limited easement for a temporary cul-de-sac as required by City Traffic Engineer.
31. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the CSM.
32. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance.
33. Identify on the plans the lot and block numbers of recorded Certified Survey Map or plat.
34. Submit a site plan and a complete set of building Floor Plans (for each individual building) in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of an interior and building addressing plan for the proposed multi-building complex. Each building page should include a key locator and north arrow. Also, include a unit matrix for the apartment buildings. 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 Verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering. Per MGO Section 34.505, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. 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.
35. Provide proposed street name suggestions for the future public street to Lori Zenchenko (LZenchenko@cityofmadison.com).

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following twenty-two (22) items:

36. The applicant has submitted the requested Transportation Demand Management Plan (TDMP); the plan has been reviewed and accepted by the Traffic Engineering Division.

37. The applicant has submitted the requested Traffic Impact Analysis study; the study has been reviewed and accepted by the Traffic Engineering Division.
38. The applicant shall submit a waste removal plan to be reviewed and approved by the City Traffic Engineer prior to final approval, which shall include vehicular turning movements.
39. The applicant shall dedicate right of way or grant a public sidewalk easement for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along Sherman Avenue, as needed.
40. The applicant shall work with the City Engineering and Traffic Engineering Divisions on the final configuration, design and alignment of the new public street, including the temporary cul-de-sac/turnaround area.
41. The applicant shall work with City Engineering and Traffic Engineering Divisions to provide a public pedestrian connection from the new public street to the Madison Parks parcel to the south.
42. The applicant shall enter into a developers agreement through City of Madison Engineering prior to sign-off.
43. 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.
44. 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.
45. 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.
46. All parking facility design shall conform to the standards in MGO Section 10.08(6).
47. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
48. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by the Traffic Engineering Division.

49. Per 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.
50. The applicant shall provide a clearly defined five-foot walkway from the front door to the public right of way clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair 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.
51. 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 three stories prior to sign-off to be reviewed and approved by Andrew Oliver, ((608) 267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign-off.
52. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
53. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign 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.
54. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
55. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
56. Secure parking facility: This is usually done with continuous six-inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.
57. The applicant shall adhere to all vision triangle requirements as set in MGO Section 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 Section 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.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have questions about the following nine (9) items:

58. Section 28.185(9) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9) shall submit documents showing compliance with the plan within 60 days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
59. Show the building setback distances as measured to the front, side and rear property lines.
60. Provide electric vehicle stalls per Section 28.141(8)(e), Electric Vehicle Charging Station Requirements for the proposed townhouse units on Lot 3. A minimum of 10% of the residential parking stalls (3 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (1 stall) must be electric vehicle installed. Identify the locations of the electric vehicle ready and installed stalls on the plans.
61. On the landscape plan, label and number the proposed trees and plantings with the planting code and number in addition to the identification symbol. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
62. Provide details for the rooftop courtyards, including resident amenities, landscaping, green roof details, and pergola details for the two multi-family dwellings.
63. Submit a detail of the trash enclosure to serve Lot 3. 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.
64. Provide details demonstrating compliance with the bird-safe glass requirements in Section 28.129. For building façades where the first 60 feet from grade are comprised of greater than or equal to 50% glass, at least 85% of the glass must be treated. All glass within 15 feet of a building corner must be treated when see through or fly through conditions exist. For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. All glass railings must be treated. Identify which glass areas will be treated, and provide a detail of the specific treatment product that will be used.
65. 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.
66. 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.

Please contact Bill Sullivan of the Madison Fire Department at (608) 261-9658 if you have any questions regarding the following five (5) items:

67. Provide a fire sprinkler system in accordance with NFPA 13 2022 edition.
68. Ensure the proposed tree canopies would not grow over the proposed aerial access lanes.
69. Provide details that a Madison Fire Department 100-foot aerial ladder can reach 6 feet above and 6 feet past the parapet with the aerial lane located more than 30 feet from the face of the building.
70. Provide access to the roof from a ship's ladder located in one of the exit stair enclosures.
71. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Jeff Larson of the MFD Training Division at jtlarson@cityofmadison.com or (608) 266-5946 to discuss possibilities.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have any questions regarding the following two (2) items:

72. The developer shall construct the public water distribution system and services required to serve the proposed CSM per MGO 16.23(9)(d)(3).
73. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City- Developer agreement. The applicant shall contact the City Engineering Division to schedule the development of plans and the agreement.

Please contact Kathleen Kane of the Parks Division at (608) 261-9671 if you have any questions regarding the following four (4) items:

74. The developer shall grant the City a 30-foot wide restrictive covenant and landscaping easement, and enter into a landscape buffer agreement with the City to preserve a 30-foot wide buffer along the southwestern boundary of the parcel that is immediately adjacent to Tenney Park and the Yahara River Parkway. The restrictive covenant, easement and agreement will be in effect for 20 years and will establish maintenance standards during this period of time.
75. The proposed development is located adjacent to Tenney Park–Yahara River Parkway, which are designated on the National and State Registers of Historic Places since 1999 based on the Historic Landscape Plans developed by O.C. Simonds and modified by John Nolen (Reference No. 9900117). The Historic Landscape Plans feature Prairie School design, which emphasized the use of native tree, shrub and prairie species. Due to the proximity of the proposed development, the City of Madison Parks Division has reviewed the proposed project and considered impact of the development on park users. To mitigate the impacts of the proposed development and ensure it is not so visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark, the Parks Division has requested a 30-foot wide undisturbed buffer along the southwestern property line of the project adjacent to Tenney Park and the Yahara River. This buffer will be created and maintained through an easement, restrictive covenant and a landscape buffer agreement.
76. The easement will be the southwestern most thirty-feet of the property, starting at a point that is 50 feet from Sherman Avenue. During development, the property owner shall not clear or plant

vegetation, utilize for staging or construct improvements within the buffer area without the permission of the Parks Division. The easement, restrictive covenant and landscape buffer agreement will include the following criteria:

- They will be in effect for twenty years, and terminate at that time.
- The agreement will specify agreed upon maintenance standards for the buffer area.
- The agreement will identify a phased approach to replace invasive species and improve the buffer vegetation quality in accordance with, and generally consistent with, the historical landscape plans of O.C. Simonds and John Nolen.
- Pre-authorization from Parks Division will be required prior to implementation of any improvements in the buffer area.

77. 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 North Park-Infrastructure Impact Fee district. Please reference ID# 23004 when contacting Parks Division staff about this project.

Please contact Bradley Hofmann of the City Forestry Section at (608) 267-4908 if you have any questions regarding the following item:

78. Additional street trees are needed for this project. Tree planting specifications can be found in Section 209 of *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 and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: At least one week prior to street tree planting, 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.

Please contact my office at (608) 261-9632 if you have questions about the following four (4) items, including the condition added by the Plan Commission on March 13, 2023 for the demolition permit (#82):

79. That in order for the development to meet Conditional Use Standard 9 in Section 28.183(6) of the Zoning Code, the Plan Commission finds, based on the recommendations and comments of the Urban Design Commission on March 1, 2023, that the following modifications and additional information are necessary as specified below. Prior to final sign-off and the issuance of building permits, a complete plan set with the following modifications and supplemental information shall be presented to the Urban Design Commission for their final review. The Urban Design Commission shall confirm that the modifications satisfy the intent of their initial recommendation and meet the applicable approval standards of Section 28.183(6)(9) and Section 28.151 as it pertains to residential building complexes. The Urban Design Commission final review shall be limited to these specified items and any modifications to the previously reviewed plans falling under Urban Design Commission's purview. Following this review, the plans shall be revised to reflect the Urban Design Commission final review comments and information shall be incorporated into final sign-off plans to be approved by

the Planning Division Director and Urban Design Commission Secretary. Plans determined not consistent with this recommendation shall require a conditional use alteration as specified in Section 28.183(8). The items for final review by the Urban Design Commission are as follows:

- a) More development of the townhouses. Revisit the material choices on the smaller structures, especially Building B2, to limit the boxy appearance of the townhouses. The lap siding should be replaced with an alternate material.
- b) How the Buildings A and C address the new street. The architecture of Buildings A and C shall be revised to activate the new proposed street more by whatever means appropriate.
- c) Provide pedestrian connectivity throughout the site, connecting to the dog park from all of the buildings.
- d) Include potential traffic calming on the new street (especially as it approaches Sherman).
- e) More activation for Building A on Sherman.
- f) The applicant shall submit more detail of the roof terraces.
- g) The applicant shall provide rendered drawings in more detail.
- h) The applicant shall provide a more detailed landscape plan, including details regarding the amenity areas, including landscape plans and plant details throughout, as well as more information about what trees have been identified as possibly being able to be saved in this process, an updated plant palette to include more flowering perennials and hardwood shade trees.

80. The final plans shall be revised prior to final approval and issuance of building permits to show a 30-foot reservation for a future public street parallel to the easterly property line and the 20-foot wide pedestrian-bike path easement being requested by the City Engineering and Traffic Engineering Divisions.

81. An existing conditions survey/plan and demolition plan shall be submitted with the final plan set.

82. That, prior to the issuance of permits to raze the structure, the building [at 1617 Sherman Avenue] be professionally photographed and documented to the standards of the Wisconsin Historical Society.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

A letter containing the conditions of approval for the related Certified Survey Map for the project will be sent separately.

Please now follow the procedures listed below for obtaining permits for your project:

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to sprapplications@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.

2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
3. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature block on last page]
4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the conditional use standards. This approval shall become null and void two (2) years after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within 6 months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,



Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
Julius Smith, City Engineering Division
Sean Malloy, Traffic Engineering Division
Jenny Kirchgatter, Asst. Zoning Administrator
Bill Sullivan, Madison Fire Department
Kathleen Kane, Parks Division
Jeff Belshaw, Madison Water Utility
Bradley Hofmann, Forestry Section
Jessica Vaughn, Secretary, Urban Design Commission
Heather Bailey, Secretary, Landmarks Commission

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.</p> <hr/> <p><i>Signature of Applicant</i></p> <hr/> <p><i>Signature of Property Owner (If Not Applicant)</i></p>

LNDUSE-2023-00003			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coordinator
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Forestry Section
<input checked="" type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: