



**Project Address:** 636 W. Washington Avenue (4<sup>th</sup> Aldermanic District – Verveer)  
**Application Type:** Demolition Permit and Conditional Use  
**Legistar File ID #** [57810](#)  
**Prepared By:** Chris Wells, Planning Division  
 Report includes comments from other City agencies, as noted

**Summary**

**Applicant & Property Owner:** Gary Schmerler; Greenway Real Estate, LLC.; 2292 CTH AB; McFarland, WI 53558  
**Contact:** Jeff Lee; Greenway Real Estate, LLC.; 57 Fuller Drive; Madison, WI 53704

**Requested Actions:** Consideration of a demolition permit to demolish an auto service station and mixed-use building; and consideration of a conditional use for a new building in the UMX District greater than twenty thousand (20,000) square feet and more than four (4) stories; to construct a new building in the Urban Mixed-Use (UMX) District to construct a six-story mixed-use building with 7,500 square feet of commercial space and 51 apartments.

**Proposal Summary:** The applicant wishes to demolish the existing gas station and two-story, mixed-use building (containing a convenience store associated with the gas station on the ground floor, and office space above), to construct a six-story, mixed-use building containing roughly 7,500 square feet of commercial space and 51 apartment units. The project is scheduled to commence construction in spring 2020, with completion anticipated in spring 2021.

**Applicable Regulations & Standards:** This proposal is subject to the approval standards for Demolition Permits [MGO §28.185(7)] and the UMX (Urban Mixed-Use) District [M.G.O. §28.064]. It is also subject to the approval standards for Conditional Uses [MGO §28.183(6)], the General Provisions for Downtown and Urban Districts [M.G.O. §28.071], and the [Downtown Urban Design Guidelines \(2012\)](#), as Section 28.076(4)(c) states, “All new buildings and additions in the UMX District greater than twenty thousand (20,000) square feet or that have more than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in Section 28.071(3), if applicable, and the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.”

**Review Required By:** Urban Design Commission and Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission **approve** a demolition permit and conditional use (for a new building in the UMX District greater than twenty thousand (20,000) square feet and more than four (4) stories) to allow to allow an auto service station and mixed-use building at 636 W. Washington Avenue to be demolished and a five-story, mixed-use building with 7,500 square feet of commercial space and 51 apartment units to be constructed, subject to the conditions recommended by the Urban Design Commission, input at the public hearing, and the conditions from reviewing agencies beginning on Page 8 of this report.

**Background Information**

**Parcel Location:** A 0.87-acre (33,168-square-foot) parcel located along the northwest side of W. Washington Avenue, between N. Bedford Street and the Southwest Commuter Path; within Aldermanic District 4 (Verveer); and within the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site is developed with a Mobil gas station (pumps and canopy) located along the site’s W. Washington Avenue frontage, behind which is a two-story, roughly 8,800-square-foot, mixed-use building, which contains a convenience store associated with the gas station on the ground floor, and office space above. City Assessor’s records note that the building was constructed in 2000. The site has 29 surface automobile parking stalls and is almost entirely paved.

**Surrounding Land Uses and Zoning:**

Northwest: Two residential building containing 58 units, zoned in the UMX (Urban Mixed-Use) District;

Northeast: A UHaul Moving and Storage Center, zoned UMX;

Southwest: The Motorless Motion Bicycle Shop (a City of Madison Designated Landmark Building), zoned UMX;

Southeast: A two-story office building; a private parking facility; and a building with personal, indoor storage; all zoned UMX.

**Adopted Land Use Plans:** The 2018 [Comprehensive Plan](#) recommends Downtown Mixed-Use development for the subject parcel.

The 2002 [Downtown Plan](#) also recommends Downtown Mixed-Use development for the subject parcel. It notes that the subject site is located within the West Rail Corridor which is defined by Regent Street to the west; the Southwest Commuter Path, N. Francis Street and W. Dayton Street to the north; Bedford Street to the east; and Main Street to the south. The Plan recommends employment uses in addition to district-serving commercial uses that may incorporate some residential development for the district. It states, *“the overriding concept for this district is to create a dynamic area that, while focused on employment uses, integrates eating, drinking and retail uses. Although some residential uses are encouraged, single-use apartment or condominium buildings should not be allowed.”* It also notes *“taller buildings closer to the railroad corridor...could provide the flexibility for the variety of uses and accommodate change over time.”* Finally, it states that Landmark buildings *“must be preserved.”*

Regarding specific building height, the Plan recommends a maximum building height of eight (8) stories and notes the parcel is located in an *Additional Building Height Area* which allows an additional two (2) stories for a total of 10.

**Zoning Summary:** The site is zoned UMX (Urban Mixed-Use):

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	33,291 sq. ft.
Lot Width	30’	204’
Front Yard Setback	10’ maximum	4.0’
Side Yard Setback	0’	8.3’ northeast side 34.9’ southwest side
Rear Yard Setback	10’	49.9’
Usable Open Space	10 sq. ft. per bedroom (740 sq. ft.)	Adequate (See Comment #50)

Maximum Lot Coverage	90%	Less than 90% <i>(See Comment #49)</i>
Minimum Building Height	2 stories	6 stories
Maximum Building Height: Downtown Height Map	8 stories	6 stories

Site Design	Required	Proposed
Number Parking Stalls	Central Area: No minimum required	12 surface 70 garage (82 total)
Accessible Stalls	Yes	5
Loading	Not required	None
Number Bike Parking Stalls	<b>Multi-family dwelling:</b> 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (53) 1 guest space per 10 units (5) <b>General retail; service business; office:</b> 1 per 2,000 sq. ft. floor area (4) (62 total)	4 surface 59 garage (63 total)  <i>(See Comments #51 &amp; #52)</i>
Landscaping and Screening	Yes	Yes <i>(See Comment #53)</i>
Lighting	Yes	Yes
Building Forms	Yes	Flex building <i>(See Comments #54 &amp; #55)</i>

<b>Other Critical Zoning Items:</b>	Urban Design (UMX); Historic District (Adjacent to a Landmark) Barrier Free (ILHR 69); Utility Easements
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*Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**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 W. Washington Avenue.

## Related Approvals

On November 20, 2019, the Urban Design Commission reviewed the proposal and gave the project a recommendation of initial approval with conditions. Please see below for the list of recommended conditions.

On August 26, 2019, the Landmarks Commission determined that the proposed development is not so large or visually intrusive as to adversely affect the historic character of the adjoining landmarks.

## Project Description

The applicant is requesting approval to demolish the existing gas station and two-story, mixed-use building in order to construct a six-story, mixed-use building containing roughly 7,500 square feet of commercial space and 51 apartment units.

The subject site is an 0.87-acre parcel with approximately 210 feet of frontage along W. Washington Avenue. Gas station pumps and canopy are situated near the frontage, behind which is the roughly 8,800-square-foot, two-story, mixed-use building. The building, according to City Assessor's records, was constructed in 2000. Photos of the interior and exterior of the building are included in the Plan Commission materials for this project. They can also be viewed online at the following website:  
<https://madison.legistar.com/View.ashx?M=F&ID=7809437&GUID=993CF024-9AEB-435B-AEFB-0EDD0B6517CE>. There are currently 29 surface automobile parking stalls, located on site.

Plans for the proposed six-story, mixed-use building call for the roughly 7,500 square-feet of first floor commercial space to extend along nearly the entire building's W. Washington Avenue façade. Plans show the commercial space to be divided into two tenant spaces – a larger, roughly 6,200-square-foot space occupying almost the entire eastern half of the ground floor, and a smaller, roughly 1,500-square-foot tenant space located to the west, along the street-facing façade. Both tenant spaces will have direct access from the W. Washington Avenue sidewalk and each will have an additional entrance located off of the vestibule and hallway which divides the two spaces and is located at the center of the W. Washington Avenue façade. While the residential portion of the building will also be able to be accessed from this central hallway, the primary residential entrance will be located along the building's western façade. It will provide access to a common sitting area, mail area, leasing office, as well as stairwell and elevator, which serve the rest of the building. Plans also show a bicycle storage room, fitness room, trash room, and three studio units in the northwestern portion of the ground floor. Note, these three ground-floor units will have direct access from the exterior as well as interior.

The building's upper floors will be entirely residential. Floors two through four will each house 13 units. The fifth floor will step back 30 feet from W. Washington Avenue and house nine units and a community room. While the three units and community room will access out on to the large patio (created by the aforementioned step back), the five units located along the rear (northern side) of the building will each have lofts which will provide access to small, north-facing decks. In total, the 51 apartments will consist of seven studios, 25 one-bedroom units, 15 two-bedroom units, and four three-bedroom units.

Regarding exterior materials, the building will effectively be a combination of two differing palettes. The southern, four-story portion will be clad with cast architectural stone on the ground floor, beige in color (with a taller, more block-like cast architectural stone deployed along the commercial entrances, shared W. Washington Avenue entrance, and primary (western) residential entrance. The upper three floors will be clad with a medium-brown brick and have beige-colored, stone lintels above the windows. In contrast, the northern, six-story portion will be more simplified and modern in appearance. The ground floor will be clad with a black brick, though the three residential entrances along the western façade will also have brown-colored metal composite wall panel inserts. The upper five floors will be clad with a "Rich Espresso"-colored fiber cement lap siding. The commercial entrances and stormfront windows will be aluminum with dark bronze trim while the residential windows and patio doors will be fiberglass with dark bronze trim.

Parking for the proposed development will consist of 12 surface stalls located at the rear of the lot, behind the building, and 70 under-building, automobile parking stalls located on two levels of below-building structured parking. The ramp which accesses the structured parking is also located at the rear of the parcel. Bicycle parking for the project will include 34 covered stalls on the lower parking level, 13 covered stalls in the ground floor bicycle storage room, and four surface stalls located along the western property line. Note, the applicant will need to increase the number of long-term (i.e. covered) bicycle parking stalls to 53 and the number of outdoor stalls to five, in order to satisfy Section 28.141 of the Zoning Code.

Regarding landscaping, two Locust trees will be planted along the western property line, along with perennials such as Switch Grass and Feather Reed Grass. Two American Elms, a Japanese Lilac, and a number of shrubs such as Creeping Juniper, Sumac, and Korean Lilac will be planted along the rear property line. Finally, a number of foundation plantings and shrubs will be added along the W. Washington Avenue sidewalk, including Blue Stem Grass, Arborvitae, Spirea, and Prairie Dropseed.

## Analysis

The proposed project is subject to the standards for Demolitions [M.G.O. §28.185(7)], Conditional Uses [MGO §28.183(6)], 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.

### Conformance with Adopted Plans

The 2018 [Comprehensive Plan](#) recommends Downtown Mixed-Use development for the subject site.

The 2002 [Downtown Plan](#) also recommends Downtown Mixed-Use development for the subject site. It notes that the subject site is located within the West Rail Corridor which is defined by Regent Street to the west; the Southwest Commuter Path, N. Francis Street and W. Dayton Street to the north; Bedford Street to the east; and Main Street to the south. The Plan recommends employment uses in addition to district-serving commercial uses that may incorporate some residential development for the district. It states, *“the overriding concept for this district is to create a dynamic area that, while focused on employment uses, integrates eating, drinking and retail uses. Although some residential uses are encouraged, single-use apartment or condominium buildings should not be allowed.”* It also notes *“taller buildings closer to the railroad corridor...could provide the flexibility for the variety of uses and accommodate change over time.”* Finally, it states that Landmark buildings *“must be preserved.”*

Regarding specific building height, the Plan recommends a maximum building height of eight (8) stories and notes the parcel is located in an *Additional Building Height Area* which allows an additional two (2) stories for a total of 10.

The Planning Division believes the project plans to be consistent with both adopted plan recommendations.

### Demolition Permit Standards

In order to approve a demolition, the Plan Commission must find that both the requested demolition or removal and the proposed use are compatible with the purpose of the demolition section and the intent and purpose expressed in the UMX (Urban Mixed-Use) Zoning District. The purpose of the Demolition section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving the buildings. These standards further state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. The demolition standards also state that the proposed use should be compatible with the [Comprehensive Plan](#) and any adopted neighborhood plans.

The Planning Division believes the proposal to be consistent with adopted plans as well as the Urban Mixed-Use (UMX) District's Statement of Purpose (Section 28.076(1)) which states, "*This 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.*" While the photos provided by the applicant show a building in average to above-average shape, Staff believe the demolition may be supported because the mixed-use redevelopment proposed to replace it will be more consistent with the statement of purpose for the UMX District, given the development's high-density residential component.

Finally, these standards also 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. At their September 17, 2019 meeting, the Landmarks Commission informally reviewed the proposed demolition and found that the building has no known historic value. The Planning Division believes the demolition standards could be found met.

### **Conditional Use Standards**

This proposal requires conditional use consideration for all new buildings 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) as well as Conditional Use Standard #9, which pertains to creating an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the UMX zoning district, Staff note that the Urban Design Commission (UDC) reviewed this request on an informational basis at their September 4 and October 2, 2019 meetings and at their November 20, 2019 meeting. The UDC gave the project a recommendation of initial approval with the following conditions:

- Landscaping conditions:
  - Replace the annual areas shown on Plan North and Plan East with perennial plantings per the recommended list below:
    - Smaller ornamental grasses;
    - Colored small Dogwoods (Arctic Fire);
    - Smaller Hydrangeas (Little Lamb/Little Lion).
  - Add additional Diervilla on the far west side, it's not the greatest plant to have singles.
  - Assure container plantings on the roof terrace.
- Expand the patio hardscape at entry areas on West Washington Avenue.
- Look at the window alignments on the front and backside of the building.
- Further study the material types and placements. Concerns regarding too much siding and too dark on the backside of the building.
- For the next meeting, bring more renderings of the sides of the building and show material details.

The Planning Division believes the downtown design standards can be considered met with the conditions listed by the UDC in addition to those 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)), which requires a 30-foot stepback in building massing at the fifth story level along W. Washington Avenue, the proposed design requirement appears to be met. However, the applicant will provide verification (dimensions) to Zoning Staff before final sign off, in order to satisfy this requirement.

Per §28.071(3)(e)(1), which states, *“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”*, the applicant will provide verification (calculation and details) to Zoning Staff before final sign off, in order to satisfy this requirement.

Related particularly to Conditional Use Standard #9, Planning Staff have also included two additional conditions related to the appearance of the building – 1) assuring that no HVAC "wall-pack" penetrations/louvers will be located on the street-facing façade and 2) clarifying the massing of the elevator override. With these conditions, in addition to the conditions listed by the UDC and those conditions of approval included with this report, Staff believe this standard is met.

In all, Staff believe that the conditional use request meets the standards for approval. Staff also note that Traffic Engineering does not believe that construction of the development will impede the normal and orderly development or improvement of surrounding properties given that they have accepted the Traffic Control Plan which was subsequently submitted by the applicant and shows their street occupancy plan which includes a covered walkway over the public sidewalk.

### **Public Input**

At the time of report writing, staff have received two public comments which expressed concern related to the removal of the convenience store due to the resulting scarcity of such stores in the neighborhood as well as concern for more large apartment buildings in Madison. These comments have been included in the Plan Commission’s packet of materials.

## **Conclusion**

The Planning Division does not object to the demolition of the existing gas station and mixed-use building. The Landmarks Commission informally reviewed the proposed demolition at its September 17, 2019 meeting and found that the building has no known historic value.

The Planning Division believes that the proposed mixed-use redevelopment can meet the standards for approval for demolition permits and conditional uses. The proposed development is consistent with the statement of purpose for the UMX zoning district, which was established 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 project is also consistent with the adopted plan recommendations for the site in the 2018 [Comprehensive Plan](#) and 2002 [Downtown Plan](#).

## Recommendation

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

The Planning Division recommends that the Plan Commission **approve** a demolition permit and conditional use (for a new building in the UMX District greater than twenty thousand (20,000) square feet and more than four (4) stories) to allow to allow an auto service station and mixed-use building at 636 W. Washington Avenue to be demolished and a five-story, mixed-use building with 7,500 square feet of commercial space and 51 apartment units to be constructed, subject to the conditions recommended by the Urban Design Commission, input at the public hearing, and the conditions from reviewing agencies:

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

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

1. No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facade. Any HVAC penetrations in the building shall be perpendicular to the main facade, and provided within the recessed balcony spaces. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.
2. The applicant shall show the elevator overrides in the elevation drawings.
3. Prior to final sign-off, the applicant shall receive a recommendation of final approval from the Urban Design Commission.

#### Urban Design Commission (Contact Janine Glaeser, (608) 267-8740)

4. The applicant shall amend the landscape plan as follows:
  - a. Replace the annual areas shown on Plan North and Plan East with perennial plantings per the recommended list below:
    - i. Smaller ornamental grasses;
    - ii. Colored Small Dogwoods (Artic Fire);
    - iii. Smaller Hydrangeas (Little Lamb/Little Lion)
  - b. Add additional Diervilla on the far west side, it's not the greatest plant to have singles.
  - c. Assure container plantings on the roof terrace.
5. Expand the patio hardscape at entry areas on West Washington Avenue.
6. Look at the window alignments on the front and backside of the building.
7. Further study the material types and placements. Concerns regarding too much siding and too dark on the backside of the building.



8. For the next meeting, bring more renderings of the sides of the building and show material details.

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

9. The proposed sanitary sewer lateral is 6" diameter while the existing sanitary sewer lateral is also 6" diameter (built in 2018) in close proximity to the proposed lateral. Applicant shall verify elevation/slope of existing lateral if existing 6" diameter lateral is to be utilized.

10. This site has a private drainage system and accepts some water from adjacent properties – acceptance of water from adjacent properties needs to continue to be accommodated though the method of accommodation can be altered.

11. 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. (MGO 16.23(9)c)

12. Construct sidewalk to a plan as approved by City Engineer

13. 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))

14. 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. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

15. Obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))

16. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

17. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.

18. 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. (POLICY)

19. The proposed development proposes to construct underground parking. The applicant shall provide at a minimum of one (1) foot of rise from overflow elevation before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation.

20. 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-yr design storm that is current in Madison General Ordinance 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.
21. The applicant shall show storm water "overflow" paths that will safely route runoff during the 100-year 24-hour design storm when the storm sewer is at capacity. (POLICY)
22. 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.
23. This project will disturb 20,000 sf 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](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances 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. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

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. (POLICY)

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.

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.

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 Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

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

**Electronic Data Files:** 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. (POLICY and MGO 37.09)

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

**Oil/Grease Control:** Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window.

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

25. The Applicant shall Dedicate on the face of the pending Certified Survey Map any additional Right of Way along W Washington Avenue being required by City of Madison Traffic Engineering.
26. Addressing plan approved 10/29/2019. Applicant will add internal addresses to permit review submittal floor plans.  
The commercial base address is 622 W Washington Ave.  
The apartment base address is 624 W Washington Ave.  
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.

27. The note on C101 for the Pedestrian Ingress and Egress per Doc No. 2136358 shall be modified to note that it benefits properties at 619 and 699 W. Mifflin Street. Note - this is a private non-exclusive easement and the applicant/owner is responsible to determine if the proposed Transformer, Bicycle Stalls and landscaping are permitted within the easement.

An amendment or release of the easement is recommended to accommodate the improvements as planned.

28. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.

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

29. The applicant shall be required to construct an 8' terrace and 7' sidewalk and dedicate the appropriate Right of Way for an additional 1' behind future sidewalk, if necessary.

30. 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; vision triangles; 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.

31. 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.
32. 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.
33. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
34. The applicant(s) shall maintain a 5 foot wide, Americans with Disabilities Act (ADA) compliant, pedestrian walkway for the duration of the project on all street frontages classified as a collector or higher. The applicant shall also maintain a 5 foot wide bicycle lane for the duration of the project on all street frontages with existing bicycle facilities. Exceptions to this requirement may be granted by Traffic Engineering on a limited term basis if and when the applicant can show a public safety concern and they also provide a clear date when the pedestrian/bicycle facilities are to be restored. All closures shall be designed by the applicant, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), to be submitted and approved by Traffic Engineering.
35. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
36. 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.
37. 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.
38. The applicant shall provide a clearly defined 5' 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.
39. 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, ((608) 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.
40. 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.

41. "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.
42. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
43. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
44. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on West Washington Avenue 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.
45. The applicant shall remove existing bus pads in the terrace and replace them with grass terrace.

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

46. 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 at [streets@cityofmadison.com](mailto:streets@cityofmadison.com).
47. 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.
48. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
49. 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 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 (5) feet, pervious pavement, green roofs and decks.
50. Provide a calculation for useable open space and clearly show the useable open space areas on the final plans. A minimum of ten (10) sq. ft. of useable open space is required per bedroom. Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities. Show the structured useable open space areas on roof decks, porches, and balconies, and identify each qualifying at-grade usable open space area.
51. Bicycle parking 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 53 resident bicycle stalls are required plus a minimum of five (5) short-term guest stalls. At least 90% of required resident bicycle parking shall be designed as long-term parking. Up to twenty-five percent (25%) of bicycle parking may

be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. 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.

52. Provide a minimum of four (4) short-term bicycle parking stalls for the commercial uses 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. As each tenant space is leased, the entire development must reflect compliance in the required number of bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.
53. 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 ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
54. Show the fifth floor step back distance on the fifth floor plan. A minimum step back of 30 feet is required above the fourth floor.
55. Provide details showing that the street-facing façade 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. Upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.
56. 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.
57. 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.

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

58. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Tracy Burrus of the MFD Training Division to discuss this possibility at [tburrus@cityofmadison.com](mailto:tburrus@cityofmadison.com) or (608) 266- 5959.
59. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Provide fire sprinkler protection in accordance with NFPA 13 and standpipes in accordance with NFPA 14.
60. Provide roof access directly from (1) of the exit stair enclosures via a ships ladder.

**Metro Transit** (Contact Tim Sobota, (608) 261-4289)

This agency reviewed the request and has recommended no conditions of approval.

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

61. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin 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. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

**Parks Division** (Contact Sarah Lerner, (608) 261-4281)

62. 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# 19047 when contacting Parks about this project.

**City Forestry Section** (Brad Hofmann, (608) 267-4908)

63. 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](mailto:bhofmann@cityofmadison.com) or (608) 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 prior to the approval of the site plan.

64. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*. <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72-hour waiting period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

65. Additional street trees are needed for this project. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – [bhofmann@cityofmadison.com](mailto:bhofmann@cityofmadison.com) or (608) 266-4816. Tree planting specifications can be found in Section 209 of *City of Madison Standard Specifications for Public Works Construction*.