



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 6225 University Avenue (District 19 – Alder Furman)  
**Application Type:** Zoning Map Amendment, Demolition Permit, and Conditional Use  
**Legistar File ID #** [58472](#) and [58231](#)  
**Prepared By:** Colin Punt, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

## Summary

**Applicant:** Joe Krupp; 6225 University Ave LLC Madison; 2010 University Ave. #201; Madison, WI 53704

**Contact:** Kevin Burow; Knothe & Bruce Architects, LLC; 7601 University Ave #201; Middleton, WI 53562

**Requested Action:** The applicant requests approval of a zoning map amendment changing the zoning of a parcel at 6225 University Avenue from NMX (Neighborhood Mixed Use district) to TR-U2 (Traditional Residential – Urban District 2), a demolition permit to raze an existing office building, and conditional use approval for a multi-family dwelling greater than eight units. The development is also in Urban Design District 6.

**Proposal Summary:** The applicant proposes to demolish a two-story office building to construct a four-story, 53-unit apartment building at 6225 University Avenue.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Zoning Map Amendments [§28.182(5) M.G.O.], Demolition Permits [§28.185(7) M.G.O.], and Conditional Uses [§28.183(6) M.G.O.]. This proposal is also subject to the standards for Urban Design District 6 [§33.24(13) M.G.O.].

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

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward ordinance 28.022-00413 to rezone the property at 6225 University Avenue from NMX to TR-U2 to the Common Council with a recommendation to **approve**. Further, the Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish a two-story office building to construct a four-story, 53-unit apartment building on said lot. These recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

## Background Information

**Parcel Location:** The 42,661-square-foot (0.98-acre) subject property is located on the southwest side of University Avenue, approximately 200 yards northwest of Allen Boulevard. The site is in Aldermanic District 19 (Alder Furman) and is within the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site zoned NMX (Neighborhood Mixed Use district) and is currently occupied by a 17,824-square foot, two-story office building constructed in 1961.

**Surrounding Land Use and Zoning:**

- Northeast: Single-family homes zoned Neighborhood Mixed Use(NMX) and 16-24 unit apartment buildings zoned Traditional Residential – Urban District 2 (TR-U2) owned by the Applicant;
- Southeast: St. Dunstans Church, zoned SR-C1;
- Southwest: Single-family residences, zoned SR-C1; and
- Northwest: Two- and three-story ten-unit apartment buildings zoned SR-V2.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) recommends Neighborhood Mixed Use for the subject site. The subject site is not within any adopted neighborhood planning area.

**Zoning Summary:** The property is zoned Neighborhood Mixed Use (NMX).

Requirements	Required	Proposed
Lot Area (sq. ft.)	500/d.u. (26,500)	42,650
Lot Width	50 ft	214 ft.
Front Yard Setback	15 ft	
Max. Front Yard Setback	30 ft	
Side Yard Setback	10 ft	
Rear Yard Setback	20 ft	
Usable Open Space	140 sq ft/d.u. (7,420)	12,221 sq ft
Maximum Lot Coverage	75%	67%
Maximum Building Height	4 stories/52 ft	4 stories/47 ft

Site Design	Required	Proposed
Number Parking Stalls	1 per dwelling (53)	61
Accessible Stalls	3	2 (see Zoning comment 1)
Loading	No	No
Number Bike Parking Stalls	58	59
Landscaping	Yes	Yes
Lighting	Yes	Yes
Building Forms	Yes	Large Multi-Family Building

<b>Other Critical Zoning Items</b>	Urban Design District 6, Utility Easements
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*Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator*

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

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

**Project Description**

The applicant proposes to demolish a 17,824-square foot, two-story office building, and build a four-story, 53-unit apartment building with underground parking.

[Photos](#) provided by the applicant show the existing wood and brick multi-tenant office building, built in 1961, exhibits interior wear and has some vacant areas stripped to the structural elements. Much of the site surrounding the existing building, with the exception of the University Avenue side, is currently paved for surface parking.

Several trees around the perimeter of the site will be removed, many of these are shown to be replaced on the landscape plan provided by the applicant.

Upon removal of the building, the applicant proposes to build a new building with 53-unit four-story apartment building over 48 enclosed underground parking spaces. The building's 53 units include 11 efficiencies, 32 one-bedroom units, and 10 two-bedroom units. A fourth-floor rooftop patio at the western corner of the building is adjacent to and accessed via a community room. The exterior facade materials include a manufactured cut stone, a combination of masonry types on the lower levels, and composite siding on the upper levels. Colors are primarily a range of light and dark grays, with some dark cherry accent materials. Structured underground parking is available for 48 vehicles, accessed from the drive on the west side of the building. Another 13 parking stalls are provided as surface parking. A landscaped plaza within the interior angle of the building is to be built on top of the subsurface parking. While there are numerous mature trees within the right of way and the St. Dunstons Church property surrounding the subject site, there are relatively few trees on the lot. Additional trees are proposed along the north (University Avenue) and east facades of the building, along with ground-level landscaping along all edges of the building and within the outdoor plaza. A fenced dog run planted with grass is proposed for the far southeast portion of the site, adjacent to the houses on Countryside Lane.

The applicant has indicated that, if approved, construction will begin in Spring of 2020 and be completed by Spring of 2021.

## Project Analysis

The applicant requests approval of a zoning map amendment changing the zoning of a parcel at 6225 University Avenue from NMX (Neighborhood Mixed Use district) to TR-U2 (Traditional Residential – Urban District 2), a demolition permit to raze an existing office building, and conditional use approval for a multi-family dwelling greater than eight units in Urban Design District 6. This section will analyze this proposal and these requests individually. It begins with a review of adopted plans; an analysis the zoning map amendment, demolition permit, and conditional use standards; and ends with a summary of the Urban Design Commission's review.

### Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Neighborhood Mixed Use (NMU) for this area. The Neighborhood Mixed Use land use category includes small activity centers that include residential uses, as well as retail, restaurant, service institutional, and civic uses primarily serving nearby residents. Buildings in NMU area are generally recommended to be two to four stories, with a residential density of less than 70 dwelling units per acre. While the proposal does not include a non-residential component, the Comprehensive Plan's Growth Framework section states that "not every building in a mixed-use district needs to include both residential and non-residential uses." The [Comprehensive Plan](#) does recommend that private off-street parking be placed primarily behind buildings or underground, and that buildings be oriented towards streets, and close to public sidewalks.

### Zoning Map Amendment Standards

The proposal is subject to the standards for Zoning Map Amendments [§28.182(6) M.G.O.]. Map amendments such as this one are legislative decisions of the Common Council, and must be based on public health, safety, and welfare. Further, they must be consistent with the [Comprehensive Plan](#), and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's [Comprehensive Plan](#). 2010 Wisconsin Act 372 clarified "consistent with" as "further or does not contradict the objectives, goals and policies

contained in the comprehensive plan.” The proposal’s use, and scale, and design can be found to be consistent with the recommendations of the Comprehensive Plan’s Neighborhood Mixed Use (NMU) designation.

The development of a four-story building with an approximate density of 54 du/ac are, as proposed, is within the recommended development parameters established for NMU designated areas in the Comprehensive Plan, which is for buildings between 2-4 stories at densities up to 70 du/ac. A rezoning to a different district is necessary to facilitate the development, as proposed. While the TR-U2 district will implement the adopted plan recommendations in this situation, this district also allows for development that could exceed height and density recommendations; multi-family buildings in the TR-U2 district are allowed up to a maximum height of six stories with a maximum possible density of approximately 87 du/ac. Note that unlike a conditional use approvals, zoning map amendments do not expire and if approved; it would take a separate action of the Common Council to rezone to a different district. However, conditional use approval is necessary for any development over eight units in a TR-U2 district. While Staff does not believe that the TR-U2 district would be appropriate in all NMU-recommended areas, Staff also believes that considering various site-specific considerations, this is the least intensive conventional zoning district that could be used to implement this development. Other districts would allow significantly less density than what is recommended or introduce other commercial uses, some of which are more intensive than what is typically intended for neighborhood mixed-use areas.

### **Demolition and Removal Standards**

The existing office building is proposed to be demolished. As noted in MGO Section 28.185(7), in order to approve a demolition permit, the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the zoning districts. The Traditional Residential-Urban (TR-U) Districts are established to stabilize and protect and encourage the essential characteristics of high-density residential areas and to accommodate a full range of life-cycle housing. Among other things, these districts are also intended to ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features; maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner; Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening; and facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

Furthermore, the proposal should be compatible with adopted plans. The Plan Commission shall consider and give decisive weight to any relevant facts, including but not limited to impacts on normal and orderly development, efforts to relocate the existing building(s), and the limits that the location of the building(s) would place on efforts to relocate it/them. The Plan Commission shall also consider any reports from the Landmark Commission and Historic Preservation Planner when determining whether the demolition standards are met.

At their October 14, 2019 meeting, the Landmarks Commission found that the building requested for demolition has historic value related to the vernacular context of Madison’s built environment, but the building itself is not historically, architecturally, or culturally significant.

Staff believes the Plan Commission can find the demolition standards are met with this proposal.

### **Conditional Use Approval Standards**

This proposal is also subject to the standards for Conditional Uses as multifamily dwelling with greater than eight units are a conditional use in the TR-U2 district. 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 §28.183(6) M.G.O. are met. Plan recommendations have been discussed above, so this section will focus on the approval standards.

Staff believe the applicable standards can be found met, but wish to briefly discuss standard three, which requires that "the uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner." While the proposed building is larger than the existing and surrounding development. On balance, staff believes the Plan Commission can find this standard met. First, University Avenue's unusually wide right of way at this location results in a wider inherent setback from the street than usually occurs in this zoning district, pulling the mass back from the street, while maintaining the required maximum front yard setback. Second, a large stand of mature trees is located just over the east property line on the St. Dunstons Church property. The plans provided show additional trees are proposed along the north and east sides of the building, further screening it. Finally, the shape of the lot has resulted in the applicant designing and placing the building so most of the mass and height is closest to University Avenue. The development well exceeds the required rear yard setback (20 feet), providing approximately 20 additional feet of setback to the more forward western rear lot line, and nearly 100 additional feet of setback to the deeper eastern rear lot line. The rear portion of the lot is thereby left mostly vacant, to be primarily used for surface parking and dog walking. This has the effect of keeping bulk of the development away from the single-family houses to the south.

Regarding standard of approval five, while the parking proposed (48 structured stalls and 13 surface stalls), is at the lower end of the range typically proposed and approved for multi-family buildings, parking is provided at a ratio of 1.15 stall per unit, or 0.97 stalls per bedroom. This is greater than the minimum of one stall required per dwelling per the Zoning code.

Staff believes the Plan Commission can find all other applicable conditional use approval standards to be met.

### **Urban Design Commission**

The subject site is within Urban Design District 6. The Urban Design Commission granted the proposal initial approval at its December 11, 2019 meeting. The Urban Design Commission granted the proposal initial approval with suggestions regarding the trees proposed for the southern lot line, tree preservation, paving and striping, and retaining wall materials. The proposal will be required to obtain final approval from the Urban Design Commission before obtaining any necessary permits.

### **Public Input**

Staff is aware of communications to the Urban Design Commission, but at time of report writing Staff has not received any public input regarding this proposal.

## Conclusion

The applicant is requesting approval of a zoning map amendment changing the zoning of a parcel at 6225 University Avenue from NMX to TR-U2, a demolition permit to raze the existing office building, and conditional use approval for a multi-family dwelling greater than eight units. On balance, and as discussed in the report, Planning Division Staff believes it is possible to find the standards for zoning map amendments, conditional uses, and demolition permits met.

## Recommendation

### Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission forward ordinance 28.022-00413 to rezone the property at 6225 University Avenue from NMX to TR-U2 to the Common Council with a recommendation to **approve**. Further, the Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish a two-story office building to construct a four-story, 53-unit apartment building on said lot. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

### **Recommended Conditions of Approval**

Major/Non-Standard Conditions are Shaded

### Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

1. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.141(4)(e) which includes all applicable State accessible requirements, including but not limited to:
  - i. Provide a minimum of 3 accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8 feet wide with an 8 foot wide striped access area adjacent.
  - ii. Show signage at the head of the stalls. Accessible signs shall be a minimum of 48" between the bottom of the sign and the ground.
  - iii. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required
2. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
3. 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.
4. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

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

5. This site currently accepts off site drainage and shall continue to convey offsite drainage from the south and east. An easement for grading and shared drainage (subsurface and surface drainage) with the adjacent property shall be required.
6. Obtain a Street Terrace permit for the proposed work (installation of the driveway apron, landscaping, etc.) This permit application is available and must be completed on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO 10.08)
7. 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))
8. Obtain a permit to Excavate in the Right-of-Way for the connection and/or installation of utilities required to serve this project and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO 10.05(6)), MGO 35.02(4)(c)(2)), and MGO 37.05(7)
9. 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))
10. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
11. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
12. 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.
13. 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)
14. 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.
15. 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.

16. 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, or Daniel Olivares (east) at 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.
17. 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(2))  
TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.  
Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.
18. 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.
19. 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).



**Engineering Division – Mapping Section (Contact Jeff Quamme, (608) 266-4097)**

20. Upon approval of the proposed storm sewer lying within the City of Madison Easement for Sanitary Sewer per Doc No.2766591, a Consent to Occupy Easement document shall be drafted and recorded by City of Madison Office of Real Estate Services defining responsibilities and requirements in conjunction with the proposed improvements. Coordinate with Jeff Quamme at jrquamme@cityofmadison.com
  21. Provide for review, comprehensive reciprocal easement(s) and agreement(s) including, but not limited to, access, fire access, retaining walls, utilities, storm sewers and surface drainage that are necessary to accomplish the land division or site development as proposed prior to final sign off. This may include an amendment / replacement of the Ingress and Egress Easement per Doc No 2579445 with the Church to the east due to the requirement of fire access over church lands and the change of use of this site. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance.
  22. The retaining wall protruding into the public right of way of University Avenue shall be removed from the right of way and turned westerly and placed between the proposed sidewalk and the right of way. Also, the stairway shown on the architectural site plans (not shown on Civil site plans) shall be removed from the public right of way.
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23. The address of 6225 University Ave will be retired and archived with the demolition of the office building. The address of the new apartment building is 6223 University 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.
  24. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the final application submittal for the 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, (608) 266-5987)

25. 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.

26. 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.
27. 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.
28. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
29. 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.
30. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
31. 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 City Traffic Engineering.
32. 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.
33. 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.
34. 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.
35. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
36. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

37. 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 University 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.

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

38. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at [tburrus@cityofmadison.com](mailto:tburrus@cityofmadison.com) or (608)266- 5959.
39. Provide roof access from one of the enclosed exit stairs.

**Parks Division** (Contact Kathleen Kane, (608) 261-9671)

40. 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 West Park -Infrastructure Impact Fee district. Please reference ID# 19051 when contacting Parks about this project.

**Forestry Division** (Contact Brad Hoffman, (608) 267-4908)

41. 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 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.
42. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266- 4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.
43. Additional street trees are needed for this project. All street tree planting locations and trees 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
44. City Forestry will issue a removal permit for 5 trees (1 due to grading & 4 due to condition) located behind the sidewalk within the ROW. Please contact City Forestry (608) 266-4816 to obtain the street tree removal permit.

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

45. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.
46. The proposed development may require the installation of a fire protection/automatic sprinkler system (see also Madison Fire Department review comments); subsequently, a higher capacity water service lateral may be required to meet required flow rates. If a new water service will be required, contact Madison Water Utility Engineering Section to evaluate service connection options, confirmation of water meter size, or any applicable customer account revisions.
47. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

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

48. The City of Madison funds daily bus service along Capital Avenue at University Avenue, approximately two-thirds of a mile east of the project site. The City of Middleton funds additional weekday and Saturday bus trips, that serve the intersection of Allen Boulevard and University Avenue just east of the project site.