



Project Address: 115 West Doty Street & 118 West Wilson Street (4th Aldermanic District – Ald. Verveer)

Application Type: Zoning Map Amendment

Legistar File ID # [60917](#)

Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted

Reviewed By: Kevin Firchow, Principal Planner

Summary

Applicant: Todd Draper; Dane County Public Works; 1919 Alliant Energy Center Way; Madison, WI 53713

Contact: Jan D Horsfall; Potter Lawson, Inc; 749 University Row #300; Madison, WI 53705

Owner: Greg Brockmeyer; Dane County Department of Administration; 210 MLK Jr Blvd, Room 425; Madison, WI 53703

Requested Actions: Approval of a request to rezone 115 West Doty Street and 118 West Wilson Street from PD-GDP-SIP (Planned Development – General Development Plan – Specific Implementation Plan) to amended PD-GDP-SIP.

Proposal Summary: The applicant is requesting approval of amended Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP) zoning for the renovation of the Dane County Public Safety Building and construction of an six-story, 148,000 square-foot jail addition.

Applicable Regulations & Standards: Section 28.182 M.G.O. (Madison General Ordinances) provides the process and standards for Zoning Map Amendments. Section 28.098 M.G.O. describes process and standards for Planned Development Districts.

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

Summary Recommendation: Planning Division staff recommends the Plan Commission it forward Zoning Map Amendment IDs 28.022–00452 to approve an amended General Development Plan (PD-GDP) and 28.022–00453 to **approve** a Specific Implementation District (PD-SIP) for 115 West Doty Street and 118 West Wilson Street to the Common Council with a recommendation of approval. This recommendation is subject to input at the public hearing and the conditions recommended in this report beginning on page 6.

Background Information

Parcel Location: The 51,206-square foot (1.18-acre) subject site is generally located at the south corner of the intersection of West Doty Street and South Carroll Street, and extends through the block to West Wilson Street.

Existing Conditions and Land Use: The subject site currently houses the Dane County Public Safety Building and is zoned PD-GDP-SIP (Planned Development District – General Development Plan – Specific Implementation Plan). The southeast portion of the site is used for parking and loading.

Surrounding Land Uses and Zoning:

Northwest: Across West Doty Street, residential condominium buildings, zoned DC (Downtown Core District) and PD (Planned Development District);

Southwest: The Dane County Courthouse, zoned PD (Planned Development District);

Southeast: Across West Wilson Street, an apartment building and surface parking lot, zoned UMX (Urban Mixed Use District); and

Northeast: A house and residential condominium building, zoned UMX, and across South Carroll Street, the City County Building, zoned DC.

Adopted Land Use Plans: The [Comprehensive Plan](#) (2018) recommends Downtown Core for the site. The [Downtown Plan](#) (2012) recommends Downtown Core Mixed-Use for the site.

Zoning Summary: The site is currently zoned PD-GDP-SIP and the applicant is requesting amended PD-GDP-SIP zoning.

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans.	As per submitted plans.
Lot Width	As per approved plans.	As per submitted plans.
Front Yard Setback	As per approved plans.	As per submitted plans.
Side Yard Setback	As per approved plans.	As per submitted plans.
Rear Yard Setback	As per approved plans.	As per submitted plans.
Maximum Lot Coverage	As per approved plans.	As per submitted plans.
Floor Area Ratio	As per approved plans.	As per submitted plans.
Building Height	As per Downtown Height Map: 10 stories	7 stories
Stepback	As per Downtown Stepback Map: None	None

Site Design	Required	Proposed
Number Parking Stalls	As per approved plans.	As per submitted plans.
Accessible Stalls	Yes	As per submitted plans.
Loading	As per approved plans.	As per submitted plans.
Number Bike Parking Stalls	Public safety facilities: As determined by Zoning Administrator	12
Landscaping and Screening	Yes	None
Lighting	Yes	None
Building Forms	As per approved plans.	As per submitted plans.

Other Critical Zoning Items	Urban Design (Planned Development), Barrier Free (ILHR 69), Utility Easements
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Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The applicant, representing Dane County Public Works, is requesting approval of an amended Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP) zoning to allow for renovation of the Public Safety Building (PSB) and construction of a south jail tower addition for Dane County Jail consolidation. This application is to amend the existing PD (GDP/SIP) that was approved April 7, 1992 and stated that any future expansion of the facility shall require review and approval of the SIP and a public hearing. The original approval planned that the future expansion for additional housing would be located on top of the PSB. After review of the existing structure, it was determined that expansion would not be structurally feasible. Therefore, the County is moving forward with an adjacent addition to keep the Jail downtown as originally approved. The Dane County Jail Consolidation plans provide a facility that will combine all inmates from two existing locations (the Public Safety Building (PSB) and City-County Building (CCB)) into one building. Through this project, Dane County intends to reduce the total number of beds, improve inmate and staff security, provide appropriate medical and mental health housing and services, provide additional program, educational and recreation spaces, greatly reduce solitary confinement, provide visitation improvements, provide multi-purpose space to meet the spiritual needs of the inmates, and provide a downtown location next to the Courthouse and close to public transportation.

The site for the south tower addition currently accommodates a surface parking lot, a loading dock and two vehicular ramps, one that accesses the Dane County Courthouse garage to the southwest, and another that accesses the lower level garage of the PSB. The loading dock serves the PSB and is located on the upper level of the surface parking lot. The footprint of the South Tower Addition will extend over the ramps, requiring the ramps to be removed and reconfigured. The South Tower site includes frontage on West Wilson Street, and is adjacent to privately owned properties at the corner of West Wilson Street and South Carroll Street. The project includes about 148,000 GSF of jail housing and associated program space.

The proposed design physically separates primary entries for the public, staff, building services, and secure inmate movement. The existing vehicular sally port will remain, with an entry from West Doty Street and exit to South Carroll Street. On South Carroll Street, a new public entry will be provided for individuals reporting for outstanding warrants, inmates being released, and public drop-off to Jail. Public access for Inmate Visitation, Initial Appearance Court, Jail Diversion, and the Dane County Sheriff's Office will remain at the PSB's primary historically identified public entry at the existing West Doty Street lobby. The PSB sub-basement contains parking for 55 vehicles in a card access-controlled secure parking area limited to specified court/law enforcement functions. Parking for general staff or visitors will occur in available nearby parking facilities. The utilitarian functions of the loading and waste collection docks on the West Wilson Street façade will reside behind closed doors, the garage doors are recessed away from the sidewalk to provide better visibility and safety for truck movements. Building utilities and facilities services are to occur at a new level, Sub-Basement 2, which is accessed from a parking garage access ramp. Two enclosed interior docks from West Wilson Street will be provided. One dock will be used for loading of material and bulk foodservice, the other for trash and recycling collection. Both loading docks are designed for dock level delivery adjustable for various sized vans, trucks or semi-trailers. The loading docks are large enough to allow deliveries to be conducted internally with the garage doors closed.

According to the applicant, one of the driving factors of the exterior building design is to provide an increase in the amount of daylight that is provided for the residents. The façade is a mix of translucent glass curtain wall and opaque terracotta panels. The vertical panels of glass and terracotta are broken up with horizontal metal bands that express every other floor slab. The seemingly random pattern of glazing, vertical terracotta panels and

mechanical louvers provides the flexibility to allow each floor layout to be different if required by the internal spatial functions. The composition of the panels create strong solid corners while the center of the building becomes more open with more transparency. The larger glass openings in the middle of the volume responds to the interior spatial organization of the common areas at the center of the building floors. The terracotta panels are intended to provide a long lasting durable exterior façade appropriate for a civic building. The natural red clay panels are intended to relate back to the existing PSB's red brick. The lower level of the building is clad with a warm gray brick. The metal at the horizontal bands, louvers, and window framing will be a dark charcoal gray, intended to relate to the dark window mullions on the PSB. The terracotta panels will have a smooth and ribbed texture to create a subtle variation. The concrete columns along West Wilson Street will be illuminated and soffit down lighting will be provided at the recessed base of the building to light the ramps, loading aprons, and pedestrian entrances. The roof will utilize a green and a blue roof system to provide storm water management for the new addition. New mechanical areas on the existing PSB roof will be screened by a louver screen wall similar to the existing louvers. The loading dock and service doors along West Wilson Street are set back from the sidewalk to provide separation from pedestrian traffic. No portion of the building will exceed the Capitol View Height Preservation limit.

Construction is expected to commence in August 2023 with the completion of the South Tower project anticipated to be August 2025 with the completion of the renovation of the PSB anticipated to be August 2026.

Two previous larger versions of this proposal were submitted for land use approvals in 2020 and 2021, but were both withdrawn. A related certified survey map combining the underlying parcels and creating the lot that encompasses the current proposal was approved by Common Council on April 21, 2020.

Analysis

These requests are subject to the Zoning Map Amendment [Section 28.182(6)] and Planned Development standards [Section 28.098(2)] of the Zoning Code. The analysis below begins with a summary of the adopted plan recommendations as the specific approval standards reference these documents. This section will then analyze the standards for Zoning Map Amendments and for planned developments before concluding with the Urban Design Commission's review of the proposed Planned Development district.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Downtown Core for the site. The Downtown Core land use accommodates a wide variety of employment, service, retail, government, residential, and other uses in large scale buildings that comprise the most intensely developed part of the city. The [Downtown Plan](#) (2012) recommends Downtown Core Mixed-Use for the site and places it within the Downtown Core District, which includes government buildings as a recommended use type. The Downtown height map recommends a maximum height of ten stories for this site.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), M.G.O. state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall 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

“furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.” As describe above, the request and its uses are generally consistent with the land use recommendations for this area in the Comprehensive Plan and the Downtown Plan.

Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. The resultant development should feature high-quality architecture and building materials. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Zoning Code Section 28.098(1) for further information. The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, staff believes the standards of 28.098(2) can be found met subject to the conditions from reviewing agencies found at the end of this report, and provides additional discussion on the following standards.

Standard (a) states, in part, that, the applicant shall demonstrate that *“No other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the PD objectives”* of Section 28.098(1). As this request is already part of a larger multi-property PD-GDP, the Planning Division believes it is appropriate to maintain PD zoning.

Standard (e) states that *“The PD District Plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.”* The overall scale and configuration of the upper-floor facades is consistent with surrounding development, particularly the adjacent Dane County Courthouse. Early on in the development process, staff expressed concerns regarding the lack of ground floor activation and pedestrian friendliness of the West Wilson Street façade due to the applicant’s need for two vehicle entrances with large overhead doors, but the applicant has included pedestrian entrances, vision glass, and landscaping elements were possible. Further, the Urban Design Commission has reviewed the architectural style, building forms, and site design of the proposal, and has provided a recommendation of final approval without conditions. Considering this recommendation, on balance Staff believes that this standard can be found to be met.

Urban Design Commission Approval

Per 28.098(5)(c)1. M.G.O., the Urban Design Commission shall review the General Development Plan and make a recommendation to the Plan Commission. At its December 14, 2022, meeting, the Urban Design Commission granted final approval of for this proposal as a public building and made an advisory recommendation to the Plan Commission to approve the building and landscape plan, finding that the PD standards are met. The UDC did not recommend any conditions of approval.

Public Input

Staff have received public comment for previous versions of this proposal, which have been attached to [Legistar 60917](#), but are unaware of recent public comment.

Conclusion

The applicant is requesting approval of amended Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP) zoning for the renovation of the Dane County Public Safety Building and construction of a six-story, 280,000 square-foot south jail tower addition for Dane County Jail consolidation. Considering the location and scale in an area dominated by large civic buildings and the recommendations of the Comprehensive and Downtown Plans, Staff believes Plan Commission can find the standards of approval for Zoning Map Amendments and Planned Developments can be found met.

Recommendation

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

Planning Division staff recommends the Plan Commission it forward Zoning Map Amendment IDs 28.022–00452 to approve an amended General Development Plan (PD-GDP) and 28.022–00453 to approve a Specific Implementation District (PD-SIP) for 115 West Doty Street and 118 West Wilson Street to the Common Council with a recommendation of approval. This recommendation is subject to input at the public hearing and the following conditions:

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

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

1. Work with Zoning and Planning staff for final approval of the Zoning text.
2. Provide details demonstrating that the proposed jail addition will comply with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. Identify which glass areas will be treated, and provide a detail of the specific treatment that will be used.
3. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Work with Zoning staff to determine an adequate amount of bicycle parking for employees and visitors to the building. Submit a detail of the proposed bike rack.
4. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Identify existing trees and plantings to remain on the site as well as proposed landscape plantings. 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.
5. Provide details of the green roof and blue roof areas.
6. 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.

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

7. Applicant shall revise the sanitary sewer lateral plans to connect to either an existing manhole(recommended) or provide new manhole for the laterals. Laterals 8" and larger are required to connect to a manhole at the City sewer main. 10" X 10" wyes will not be accepted.
8. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation. 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.
9. 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)
10. Construct sidewalk, terrace, curb & gutter and pavement to a plan as approved by City Engineer
11. 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))
12. Provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system. (POLICY)
13. 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))
14. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
15. 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.
16. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement 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 (DPS) is required as the City of Madison Building Inspection Department is an approved agent for DPS.

18. Provide the City Engineer with a survey indicating the grade of the existing sidewalk and street and hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. Building entrance grades must be approved by the City Engineer prior to signing off on this development. (POLICY)
19. Remove all permeable pavement out of Existing Right of Way, this will expand sidewalk by ~1 foot.
20. 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)
21. 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. (POLICY AND MGO 10.29)
22. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))
23. Revise plan to show the location of all rain gutter down spout discharge locations. Downspouts shall be directed to drain to public Right of Way (ROW). (POLICY)
24. 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.
25. 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.

26. 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))
- Rate Control Redevelopment: 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 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.
- 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.
27. 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).

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

28. The site plans shall clearly show with distinct lines the Lot lines of the parcel. The upper levels of the building addition along W Wilson building extents above grade shall be shown and building ties shown on the site plan confirming no encroaches into the public right of way.
29. The site plans shall clearly show and label any of the proposed planter walls along W Wilson Street. Planter walls shall not encroach into the public right of way.

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

30. 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 W. Wilson Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff. Applicant shall also be made aware that there is a 2023 Public Works project planned for this section of W. Wilson Street which may result in logistical issues.

31. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale 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.
32. 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.
33. 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.
34. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
35. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
36. 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.
37. The applicant shall provide a clearly defined 5' 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 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.
38. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
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 three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (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.

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. 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.

Forestry Division (Contact Brad Hofmann, 267-4908)

43. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
44. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
45. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.
46. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.
47. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan

sets.

48. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
49. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.
50. The Developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the Developers Agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.
51. 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 (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) - 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.

Water Utility (Contact Jeff Belshaw, 261-9835)

52. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

The Planning Division, Fire Department, Parks Division, and Metro Transit have reviewed this request and recommended no conditions of approval.