



Project Address: 801 Williamson Street
Application Type: Demolition Permit
Legistar File ID # [48154](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Brandon Cook; 465 N. Baldwin Street; Madison.

Contact Person: Jim Glueck, Glueck Architects; 116 N. Few Street; Madison.

Requested Action: Approval of a demolition permit to demolish a former residence and construct a three-story mixed-use building with 1,000 square feet of commercial space and four apartments at 801 Williamson Street.

Proposal Summary: The applicant is seeking approval to demolish a converted former residential building. In its place, a three-story mixed-use building is proposed with 1,000 square feet of first floor commercial space and four apartments on the floors above. No automobile parking is proposed. The project is scheduled to commence as soon as all regulatory approvals have been granted, with completion of the project anticipated in September 2018.

Applicable Regulations & Standards: Dwelling units in a mixed-use building up to three stories and 40 feet in height are a permitted use in the TSS (Traditional Shopping Street) zoning district subject to supplemental regulations in Section 28.151. Section 28.185 provides the process and standards for the approval of demolition and removal permits.

Review Required By: Plan Commission.

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to demolish a former residence and construct a three-story mixed-use building at 801 Williamson Street subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6 of this report.

Background Information

Parcel Location: The subject site is a 2,198 square-foot (0.05-acre) parcel located at the southeasterly corner of Williamson and S. Livingston Streets; Third Lake Ridge Historic District; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The site is developed with a 1.5-story building constructed in 1884 as a residence, which was later converted into an office use according to City records. The site is zoned TSS (Traditional Shopping Street District).

Surrounding Land Uses and Zoning:

North: Two- to four-story mixed-use and multi-family buildings, zoned PD;

South: Single- and multi-family dwellings, zoned TSS (Traditional Shopping Street District), TR-V1 (Traditional Residential–Varied 1 District) and TR-V2;

West: Two- and multi-family dwellings, zoned TR-V1;

East: One- and two-story mixed-use, office, and multi-family buildings, zoned TSS.

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and properties on the both sides of the 800-block of Williamson Street for Community Mixed-Use and Transit-Oriented Development.

The subject site is also located within the boundaries of the 1994 Marquette-Schenk-Atwood Neighborhood Plan. The south side of the 800-block of Williamson Street is identified as part of a “downtown commercial district” that recognizes the western end of Williamson Street as a commercial gateway adjacent to downtown that is distinct from the more intimate, neighborhood-oriented commercial uses located further east along Williamson Street. In this western commercial area, the plan suggests that a broader audience for commercial spaces is allowable; that residential units should be constructed above the ground floor; and new buildings should reflect the character, aesthetics and scale of the surrounding historic buildings.

The 2004 Williamson Street Design Guidelines and Criteria for Preservation – 600-1100 Blocks include numerous design guidelines and criteria applicable to the site, including a recommendation that new construction on this site generally be limited to 2.5 stories. A full analysis of the design recommendations applicable to this project follows.

Zoning Summary: The subject property is zoned TSS (Traditional Shopping Street District):

Requirements	Required	Proposed
Front Yard	None	2'
Side Yard: Where proposed or abutting buildings have window openings in side wall(s) within 6' of lot line	Lot width less than 40': 10% lot width (3.3')	3' 4" (northeast)
Side Yard Setback: Other cases	None unless needed for access	2' 0" (southwest) (See conditions)
Rear Yard: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback	10' 5"
Usable Open Space	40 sq. ft. per unit (160 sq. ft.)	Adequate
Maximum Lot Coverage	85%	Less than 85% (See conditions)
Building Height	3 stories/ 40'	3 stories (See conditions)
Building Form	Commercial Block Building	Will comply (See conditions)
Automobile Parking	None	None
Accessible Parking	None	None
Bicycle Parking	Multi-family dwelling: 1 per unit up to two-bedroom units, (4); 1 guest space per 10 units (0); General retail, service business, office: 1 per 2,000 sq. ft. floor area (2 minimum)	2 (See conditions)
Loading	None	None

Other Critical Zoning Items	
Yes:	Landmarks Commission (Third Lake Ridge), Utility Easements, Barrier Free
No:	Urban Design, Wellhead Protection, Floodplain, Waterfront Development
<i>Prepared by: Jenny Kirchgatter, Asst. Zoning Administrator</i>	

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

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

Project Description

The applicant is seeking approval of a demolition permit to raze a one and a half-story building to construct a three-story mixed-use building on an approximately 2,200 square-foot parcel located at the southeasterly corner of Williamson Street and S. Livingston Street. The site is zoned TSS (Traditional Shopping Street District) and is located in the Third Lake Ridge [Local] Historic District.

The existing building was originally constructed circa 1884 as a residence according to City records, but was in recent years converted to an office. The City Assessor estimates that the building has approximately 1,100 square feet of finished floor area and a full basement. The exterior of the building is characterized by wood-sided walls, a stone foundation, and a porch that extends across the front elevation facing Williamson Street. The building is in poor condition, and has been the subject of a number of code enforcement actions since 2002, including being posted “No Occupancy” by the Director of Building Inspection in December 2007. Conditions noted in the various code enforcement activities include significant deterioration of the front porch, rotted siding and roofing, water damage on the interior, and issues with the electrical service. Photos of the exterior of the building included with the application highlight some of these conditions. **It is important to note that the condition of the building is almost entirely attributed to the previous owner of the property, and not to the current owner and applicant, who purchased the property in October 2015 and has been working with the Building Inspection Division to remedy the situation.** The outstanding orders against the property are in abeyance pending the outcome of this land use request. However, if the requested demolition permit is not approved, the applicant may be required to repair the building.

Following demolition, the proposed mixed-use building will occupy most of the 33-foot wide and 66-foot deep parcel, with a two-foot setback proposed from both Williamson and S. Livingston Streets, respectively. The commercial space will occupy most of the first floor, with the primary entrance located along a chamfered corner wall adjacent to the intersection. Above the first floor, the floorplans call for a studio and a two-bedroom apartment to be located on each of the second and third floors. The applicant proposes to use the grade of the site, which falls seven feet from the rear property line northerly towards Williamson Street, to provide access to the second and third floor residential units from a terraced sidewalk from S. Livingston Street and a stairwell at the southeasterly corner of the building. Bike parking and a trash enclosure will be located in the rear yard. No automobile parking is proposed to serve the new building.

Two exterior alternatives were submitted for the front and street side elevations of the new building. The first alternative calls for a mostly brick façade facing Williamson and S. Livingston Streets accented by a projecting bay element clad in smooth fiber cement panels on each façade. The second façade option proposes an all-brick exterior facing both streets and no projecting elements. In both alternatives, the two-story rear wall is clad in brick, the non-street side wall is clad primarily with fiber cement siding, and the first floor commercial space is

enclosed with a metal storefront glass system. The window pattern is the same on both street faces with or without the projecting bays.

Supplemental Regulations

The supplemental regulations in Section 28.151 for Dwelling Units in Mixed-Use Buildings (as applicable in the TSS zoning district to the proposed facility) are:

- (c) In the TSS, CC-T and MXC Districts, more than twenty-four (24) dwelling units requires conditional use approval.
- (d) In the LMX, NMX, TSS and CC-T Districts, for buildings with a street-facing width of forty (40) feet or less, the entire ground floor frontage facing the primary street shall be non-residential. Less non-residential frontage requires conditional use approval.
- (e) In the LMX, NMX, TSS and CC-T Districts, for building with a street-facing width greater than forty (40) feet, at least 75% of the ground-floor frontage facing the primary street, including all frontage at a street corner, shall be non-residential. Less non-residential frontage requires conditional use approval.
- (f) In the LMX, NMX, TSS and CC-T Districts, at least 75% of the ground floor area shall be non-residential use(s). Less than 75% non-residential ground floor area requires conditional use approval.

Analysis

The proposed building is a permitted use in the TSS–Traditional Shopping Street zoning district, and no conditional uses are required at this time (some uses for the first floor commercial space may require conditional use approval later, but the future use of that space is unknown at this time.)

In order for the requested demolition permit to be approved, the Plan Commission is required to find that both the requested demolition and the proposed use are compatible with the purpose of Demolition or Removal section of the Zoning Code, Section 28.185, and with the intent and purpose for the TSS zoning district in which the property is located. The proposed use following demolition or removal should be compatible with adopted neighborhood plans and the Comprehensive Plan. The Commission shall consider and may give decisive weight to any relevant facts, including but not limited to the effects the proposed demolition and proposed use of the subject property would have on the normal and orderly development and improvement of surrounding properties; and the reasonableness of efforts to relocate the building, including but not limited to the costs of relocation and the structural soundness of the building. Because the property is located in the Third Lake Ridge Historic District, Landmarks Commission approval of the demolition or removal and any subsequent building proposed to be built on the site is required prior to Plan Commission consideration.

The Planning Division believes that the Plan Commission can find the standards for demolition met with the request to raze the existing building and construct the three-story mixed-use building in its place. The existing building is in poor condition and has been the subject of numerous code enforcement activities over the last 15 years. The Landmarks Commission approved a Certificate of Appropriateness to demolish the existing building on June 5, 2017.

Per Section 28.065 of the Zoning Code, the TSS zoning district is established “to encourage and sustain the viability of Madison’s mixed-use corridors, which sustain many of the City’s traditional neighborhoods” and to encourage diversification of uses, including residential, commercial, and civic uses, in order to enhance the vitality and appeal of these areas; maintain the viability of existing residential buildings located within or

adjacent to these corridors; encourage appropriate transitions between higher-intensity uses within TSS districts and adjacent lower-density residential districts; and facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the [Comprehensive Plan](#) and of adopted neighborhood, corridor or special area plans.

Staff believes that the proposed mixed-use building is largely consistent with the plan recommendations applicable to the site, including two neighborhood plans. The proposed building also complies with the bulk requirements of the TSS zoning district, including the required yards, height allowed by right, and usable open space; no automobile parking is required by code.

The 1994 [Marquette-Schenk-Atwood Neighborhood Plan](#) identifies the south side of the 800-block of Williamson Street as part of a “downtown commercial district” that recognizes the western end of Williamson Street as a commercial gateway adjacent to downtown that is distinct from the more intimate, neighborhood-oriented commercial area located further east along Williamson Street closer to S. Baldwin Street. In the western commercial area that includes the subject site, the neighborhood plan suggests that commercial uses targeted to the both the neighborhood and broader community are allowed. Residential units are recommended to be constructed above the ground floor, with new buildings encouraged to reflect the character, aesthetics and scale of the surrounding historic buildings.

The relative intensity of development recommended in the [Marquette-Schenk-Atwood Neighborhood Plan](#) influenced the Community Mixed-Use (CMU) land use designation recommended for the subject site by the [Comprehensive Plan](#). Community Mixed-Use districts are recommended for a relatively high-density mix of residential, retail, office, institutional and civic uses in a compact urban setting. Such areas are intended to include a wide range of non-residential activities, and are recommended to be located adjacent to Medium- and High-Density Residential areas and along existing or planned high-capacity public transit routes. Detailed neighborhood or special area plans may provide specific recommendations on allowed types of non-residential uses. Buildings in CMU districts should be well-designed and placed close to the sidewalk and street, with parking located primarily behind the buildings or underground, with on-street parking where sufficient right of way is available. Generally, buildings in CMU districts should be at least two stories in height. Specific standards for height, gross square footage of commercial buildings or establishments, and floor area are recommended to be established in neighborhood or special area plans and should be compatible with the scale and intensity of the district as a whole and the context of the surrounding neighborhood. The 800-block of Williamson Street also includes a Transit-Oriented Development (TOD) node; developments in areas recommended for TOD tend to amplify the intensity of mixed-use development that they typically coincide with.

The 2004 [Williamson Street Design Guidelines and Criteria for Preservation – 600-1100 Blocks](#) also include numerous design guidelines and criteria applicable to the site. Of particular note, the design guidelines include most of the Williamson Street frontage in Zone 1, which recommends new construction generally be limited to 2.5 stories of height, including the subject site. The guidelines also recommend two-foot front yard setbacks, a minimum side yard on corner lots of four feet and a combined side yard of not less than ten feet, and a 35-foot rear yard. Open space for residential units is recommended to be a minimum of 70 square feet per bedroom. The guidelines recommend facades on mixed-use buildings incorporate traditional design elements, including angled entrances on corner buildings, flat roofs for commercial and mixed-use buildings, and vertically oriented window patterns.

Following a referral of consideration of the proposed three-story mixed-use building at its June 5 meeting, the Landmarks Commission approved a Certificate of Appropriateness for new construction in the Third Lake Ridge Historic District at its July 31, 2017 meeting. Conditions of the Landmarks Commission approval included that

there be a side bay and not a front bay, that the brick should be extended to windows on the side, that the building not exceed 33 feet in height, and that the applicant should work with Planning staff to review colors for the project. The June 5 and July 31 Landmarks Commission reports are included with the materials for this project.

Conclusion

The applicant is requesting approval of a demolition permit to allow a one and a half-story building to be demolished and a three-story mixed-use building to be constructed at the southeasterly corner of Williamson Street and S. Livingston Street in the Third Lake Ridge [Local] Historic District. The proposed building is permitted in the TSS zoning of the site, and no conditional use approvals are required.

Staff believes that the existing structure can meet the standards to allow its demolition. Further, the three-story building proposed following demolition is consistent with the form of development recommended for the site by the Marquette-Schenk-Atwood Neighborhood Plan and Comprehensive Plan, and is consistent with many of the design guidelines applicable to the site by the Williamson Street Design Guidelines and Criteria for Preservation – 600-1100 Blocks. While the proposed building is a half-story taller than recommended for the south side of the 800-block of Williamson Street and does not meet all of the recommended yard and open space requirements, the design of the building will reflect many other design recommendations, including an angled entrance for the corner building, a flat roof, and vertically oriented window patterns. The modestly scaled is generally well designed and has been granted a Certificate of Appropriateness by the Landmarks Commission subject to final approval of design details by staff.

As a condition of approval for the demolition permit, the Planning Division recommends that the Plan Commission require that the applicant provide proof of financing and other mechanisms to ensure that the proposed mixed-use building is built as proposed, which is allowed pursuant to Section 28.185(8)(a) of the Zoning Code. While the existing building may merit demolition due to its poor condition, staff is concerned that the subject site on a key corner along Williamson Street not be left undeveloped for any length of time once the existing building has been razed. The condition is intended to ensure to the greatest extent possible that, once started, the project can be seen through to completion.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to demolish a former residence and construct a three-story mixed-use building at 801 Williamson Street subject to input at the public hearing and the following conditions:

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

Planning Division

1. That the developer submit proof of financing and executed contracts with construction firms for the entire scope of the project, which provide assurances that the entirety of the project will be completed once started, in a form acceptable to the Director of the Department of Planning and Community and Economic Development prior to the issuance of any razing or building permits. For the purposes of this condition, the “entire scope of the project” shall include, but not be limited to: contingency; all excavation; site utility

construction; construction of improvements in the public right of way and on the zoning lot; structural, electrical, plumbing and mechanical construction, and; any other building improvements and furnishings required by the Director of the Building Inspection Division for the issuance of a Certificate of Occupancy for the project. For the first floor commercial space, the scope need only be limited to a “white box” level of completion.

2. The final plans shall dimension the height of all sides of the building to top of cornice. Per the Zoning Code, height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. The final height of the building shall be as approved by the Landmarks Commission.
3. The final plans shall clearly identify the area of the commercial space on the first floor; if the area adjacent to the rear stairs is not part of the 1,000 square feet commercial space, the floorplans shall be revised to identify the intended use of this space (unexcavated, storage, etc.).
4. The floorplans shall clearly identify the demising walls between the studio and two-bedroom units on the second and third floors, and include labels with the type of unit (“Studio/Efficiency,” Two-Bedroom”) and the square-footage of the units on the final plans.

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

5. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees.
6. The site plans shall be revised to show the location of all rain gutter down spout discharges.
7. Current plan shows less than 4,000 square feet of disturbed area. If plans are not revised, no erosion control or stormwater management permits will be required.
8. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
9. All work in the public right of way shall be performed by a City-licensed contractor.
10. All damage to the pavement on Ann Street adjacent to this development shall be restored in accordance with the City’s Pavement Patching Criteria.

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

11. The address of 801 Williamson Street will be retired with the demolition of the existing building. The new commercial tenant space address is 803 Williamson Street. The apartments will have a base address of 403 S. Livingston Street.
12. 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.

13. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

14. The applicant shall submit a waste removal plan for review. This shall include vehicular turning movements.
15. The applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.
16. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
17. 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.
18. All parking facility design shall conform to the standards in MGO Section 10.08(6).
19. 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.

Fire Department (Contact Bill Sullivan, 261-9658)

20. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact Capt. Jerry Buechner of the MFD Training Division to discuss this possibility at (608) 516-9195.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

21. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and MGO Section 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.
22. 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.

23. 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.
24. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

Parks Division (Contact Janet Schmidt, 261-9688)

25. Park Impact Fees will be due as part of the permitted use approval for this project. 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(6) 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# 17135 when contacting Parks Division staff about this project.

26. 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. 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.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

27. 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). Section 28.185(10) requires that 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. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
28. On the site plan, show the proposed bump-out at the second and third floors on the S. Livingston Street side of the building with the distance to the property line.
29. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
30. Show the height of the proposed building on the elevations. The maximum permitted height is 40 feet. Height is the average of the height of all building facades. For each facade, height is measured from the

midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than 15% higher than the maximum height of the zoning district.

31. Provide the minimum required number of bicycle parking spaces distributed as both *Short Term* and *Long Term* bicycle parking for the residential and commercial uses, as required per Sections 28.141(4) and 28.141(11). A minimum of four (4) long-term resident bicycle parking spaces are required. Required long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck, patio areas, or private storage areas accessory to dwelling units. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5)-foot access aisle for wall mount parking. A minimum of two (2) short-term bicycle stalls shall be required for the commercial uses. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. Provide a detail of the bicycle rack design.
32. Submit the landscape plan identifying and labeling proposed landscaping and landscape worksheet showing that proposed landscaping meets City of Madison landscape requirements.
33. Submit the final elevations as approved by the Landmarks Commission.
34. Provide details showing that the primary street facing façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least 60% of the length and at least 40% of the area of the ground floor of the primary street facade. At least 50% of windows on the primary street facade shall have the lower sill within three (3) feet of grade. On upper stories, window or balcony openings shall occupy a minimum of 15% of the upper-story wall area.
35. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop equipment shall be screened from view from adjacent streets and public rights-of-way per Sections 28.060(2)(f) and 28.142(9)(d). Screens shall be of durable, permanent materials that are compatible with the primary building materials.
36. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material.
37. Per Section 28.186(4)(b) of the Zoning Code, 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 for this project/ site.
38. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Metro Transit (Contact Tim Sobota, 261-4289)

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