



**Project Address:** 810-814 W. Olin Avenue (13<sup>th</sup> Aldermanic District – Ald. Arntsen)  
**Application Type:** Demolition Permit and Conditional Use  
**Legistar File ID #** [54131](#)  
**Prepared By:** Colin Punt, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

## Summary

**Applicant:** Chris Farley House; Hope Haven-Rebos United, Inc.; 810 W. Olin Ave; Madison, WI 53715

**Contact:** Jackson Fonder; Catholic Charities, Inc., Diocese of Madison; 702 S. High Point Road, Suite 201; Madison, WI 53719

**Owner:** HHI Inc.; 702 S. High Point Road, Suite 201; Madison, WI 53719

**Requested Action:** Approval of two demolition permits to demolish a two-unit house at 814 West Olin Avenue and a 4-unit apartment at 810 West Olin Avenue and a conditional use to construct a 20-bed community living arrangement in a Traditional Residential – Consistent 4 (TR-C4) zoning district. This request is subject to two conditional uses from 28.032(1), MGO: conditional use for a community living arrangement with greater than 15 residents and conditional use for a building or structure exceeding 10,000 sq. ft. in floor area.

**Proposal Summary:** The applicant is seeking the approvals to demolish a two-unit house at 814 West Olin Avenue and a four-unit apartment at 810 West Olin Avenue and construct a 20-bed community living arrangement on the combined properties.

**Applicable Regulations & Standards:** Section 28.185 M.G.O. provides the process for demolition and removal permits. Section 28.183 M.G.O. provides the process and standards for the approval of conditional uses. This conditional use is also subject to the supplemental regulations in Section 28.151 M.G.O.

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

**Summary Recommendations:** The Planning Division recommends that the Plan Commission find the standards met and **approve** the demolition permits and conditional uses to construct a 20-resident community living arrangement at 810-814 W. Olin Avenue subject to input at the public hearing and the conditions from reviewing agencies in this report.

## Background Information

**Parcel Location:** The subject site is two 7,500-square-foot parcels totaling 0.34 acres located at north side of W. Olin Avenue, approximately 100 feet east of South Park Street. It is within Aldermanic District 13 (Ald. Arntsen), Urban Design District 7, and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** 810 W. Olin Avenue is currently occupied by a two-story, four-bedroom, four-unit apartment building built in 1956 and operated as the Chris Farley House by Catholic Charities/Hope Haven.

814 W. Olin Avenue is currently occupied by a two-story, two-unit house built in 1875. The site is zoned TR-C4 (Traditional Residential-Consistent 4 District).

**Surrounding Land Uses and Zoning:**

North: Single-family homes zoned TR-C2 (Traditional Residential-Consistent 2) District;

West: A gas station zoned CC-T (Commercial Corridor-Transitional) District, with South Park Street beyond;

South: Across West Olin Avenue, a one-story hardware store zoned CC-T and single family homes zoned TR-C4;

East: A four-unit dwelling and a two-unit dwelling, both zoned TR-C4.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) identifies the subject site and the adjacent properties, except those to the west along South Park Street, as Low Residential. The [Bay Creek Neighborhood Plan](#) (1991) does not provide any specific recommendations for this site. The [South Madison Neighborhood Plan](#) (2005) recommends rezoning the West Olin Corridor for predominantly 1- and 2-family dwellings.

**Zoning Summary:** The subject property is zoned TR-C4 (Traditional Residential-Consistent 4 District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	14,967 sq. ft.
Lot Width	40'	100'
Front Yard Setback	20'	20.8'
Max. Front Yard Setback	30' or up to 20% greater than block average	20.8'
Side Yard Setback	6'	6.7' East 6.9' West
Rear Yard Setback	Lesser of 30% lot depth or 30'	Adequate
Usable Open Space	750 sq. ft. per d. u. (3,000 sq. ft.)	TBD (Zoning Comment 2)
Maximum Lot Coverage	65%	69% (Zoning Comment 1)
Maximum Building Height	2 stories/ 35'	2 stories/ Less than 35'

Site Design	Required	Proposed
Number Parking Stalls	Community living arrangement: As determined by Zoning Administrator based on number of rooms/employees- 1 space per 10 dwelling units or lodging rooms; 1 per 5 beds (6)	9
Accessible Stalls	Yes	1
Loading	Not required	None
Number Bike Parking Stalls	Community living arrangement: 1 per dwelling unit plus 1 per 3 rooms: (6)	6 (Zoning Comment 6)
Landscaping and Screening	Yes	Yes (Zoning Comment 7)
Lighting	Yes	Yes
Building Forms	Yes	Civic or institutional building

<b>Other Critical Zoning Items</b>	Urban Design District 7, Utility Easements, Barrier Free (ILHR 69)
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*Table prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**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 a demolition permit for two buildings at 810 and 814 West Olin Avenue and a conditional use to build a 20-bed community living arrangement to replace an existing community living arrangement at 810 West Olin Avenue. The Chris Farley House, operated by Catholic Charities Madison, has been located in a former four-unit apartment building at 810 W. Olin Avenue for approximately 20 years. The Chris Farley house is a 14-bed licensed residential and outpatient treatment facility for people struggling with drug or alcohol addiction. After demolition of the existing Chris Farley House and the adjacent two-dwelling house, Catholic Charities intends to construct a two-story, 12,537-square foot, 20-bed residential and outpatient treatment facility. The new Chris Farley House is intended to be open and operated 24 hours per day year round. The facility will staff 19 employees and five contractors.

All six existing tree on site will be removed as part of the demolition. In addition to the two structures, all concrete, asphalt, and gravel parking surfaces, walkways, and patios will be removed. The applicant has provided [photos](#) of the existing buildings to be demolished.

The proposed replacement structure will be a two-story, 12,537-square foot, 20-bed community living arrangement. Offices, meeting rooms, and shared living space occupy the first floor. The second floor includes 12 one-bed rooms and four two-bed rooms and four bathrooms. The front façade features three gables, with two insets between the three gables. The gable ends are sheathed in a white lap siding on the first floor and a blue-green lap siding on the second floor, with green paneling dividing the levels, plus green trim. The same materials and colors wrap all sides of the building. Lighting will be building-mounted on the front façade and near all entrances. The roof features gray asphalt shingles. Two inset portions of the front façade are faced in brick and have railings and columns that evoke a front porch character. However, due to the sensitive nature of the population housed here, most residential activity areas are within or behind the building.

The landscaping plan features three new canopy trees in the front yard, evergreens screening the rear yard from the residence to the east, shrubs and perennials planted around the base of the building, and a rain garden. A walkway will lead from the Olin Avenue sidewalk to the front door and another door on the west façade of the building. A second walkway from Olin Avenue will go along the eastern lot line, and access an east façade door, a rear patio and door, and the small rear parking lot. The rear yard features a small paved patio with pergola, a lawn, rain garden, garden, and shed. The nine-stall lot, which includes a bicycle rack and ADA accessible parking, as well as a trash enclosure, is accessed off the public alley to the rear of the property.

The anticipated project schedule is to demolish the two structures in late spring or early summer 2019, with construction starting summer 2019 and completing by the end of the year.

## Analysis & Conclusion

This request is subject to the standards for demolition permits and conditional uses. This section begins with adopted plan recommendations, and then analyzes demolition and conditional use approval standards.

## **Adopted Plan Recommendations**

The [Comprehensive Plan](#) (2018) identifies the subject site and the adjacent properties except those to the west along South Park Street as Low Residential. While the Low Residential designation includes primarily one- and two-dwelling units, smaller multi-family buildings are acceptable, especially near major corridors like South Park Street, especially if they are constructed to fit within the general “house-like” context of the area. The nearby properties adjacent to South Park Street are designated for Neighborhood Mixed-Use. The [Bay Creek Neighborhood Plan](#) (1991) does not provide any specific recommendations for this site. The [South Madison Neighborhood Plan](#) (2005) recommends rezoning the West Olin Corridor for predominantly one- and two-family dwellings.

## **Demolition Permit Standards**

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the TR-C4 (Traditional Residential-Consistent 4) Zoning District. Per MGO §28.041(1), the Traditional Residential-Consistent districts are established to “stabilize, protect and encourage throughout the City the essential characteristics of the residential areas typically located on the Isthmus, near East and near West portions of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life-cycle housing.”

The demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the [Comprehensive Plan](#). The proposed. The demolition standards also state that the Plan Commission shall consider the report of the City’s Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At its October 10, 2018 meeting, the Landmarks Commission found that the existing house at 814 W Olin Avenue has historic value related to the vernacular context of Madison’s built environment, but is itself not historically, architecturally, or culturally significant; and that the building at 810 W Olin Avenue is not historically, architecturally, or culturally significant.

The Planning Division believes that the Plan Commission can find the standards for demolition met with the request to raze the two existing buildings to construct two-story community living arrangement in its place.

## **Conditional Use Standards**

This request includes two proposed conditional uses: 1) Conditional use for a community living arrangement with greater than 15 residents and 2) Conditional use for a building or structure exceeding 10,000 sq. ft. in floor area. The Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of M.G.O. §28.183(6) are met.

This conditional use request for a community living arrangement (CLA) serving more than 15 residents is also subject to the supplemental regulations in Section 28.151. No community living arrangement may be located within 2,500 feet of an existing community living arrangement, the total capacity of all CLAs within an aldermanic district (District 13) shall not exceed one percent of the district population (12,452), and the bulk requirements for multi-family uses in the zoning district (TR-C4) apply to the proposal. The closest CLA to Chris

Farley House, and only other licensed community-based residential facility in aldermanic district 13, is the Bayside Care Center at 702 West Main Street, over 4,000 feet from the Chris Farley House. The Bayside Care Center has a capacity of 12 residents, so the total capacity of all CLAs within district 13 would be less than 0.3% of the district population.

Notably, in relation to the supplemental requirements, approval standard 8 applies specifically to community living arrangements (CLAs). This standard instructs the Plan Commission to bear in mind the general intent to accommodate CLAs, while exercising care to avoid their over-concentration, which could create an institutional setting and strain the existing social structure of a community. Planning Division staff is not aware of concerns serious issues that have arisen during the approximately 20 years of this existing use. As such, staff believes that the requested for expansion can be found to meet this standard.

While the proposed building is larger than either existing structure on either of the existing lots, it has been designed to visually fit within the predominantly residential context, and provides a transition from the commercial development pattern of South Park Street into the lower-intensity residential development pattern of the neighborhood. As such, staff believes approval standard 4 (normal and orderly development) is met. Likewise, with a track record of 20 years within the neighborhood, the pattern of management at the Chris Farley house raises no concerns regarding standards 1 (endangerment to public health, safety, or general welfare) or 3 (uses, values, and enjoyment of other property for purposes already established).

Staff believes all other standards can be found met or are not applicable to this proposal.

### **Urban Design District No. 7**

The subject site is also located in Urban Design District 7 (“UDD 7”). The Urban Design Commission (UDC) is an approving body on this request. The district map shows a small portion of the development site, a western edge of 814 West Olin Avenue, is within the boundaries of UDD 7. The Urban Design Commission reviewed the proposal at its January 16, 2019 meeting, where the Urban Design Commission granted its final approval.

### **Conclusion**

On balance, staff believes that the applicable approval standards can be found to be met. Staff believes the proposal’s scale amongst neighboring properties and Hope Haven Chris Farley House’s track record within the neighborhood should be considered in relation to the standards. A time of report writing, staff has received no written comments.

## **Recommendation**

### **Planning Division Recommendations** (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** the demolition permits to demolish two residential buildings at 810 and 814 West Olin Avenue and the conditional uses to construct a two-story 20-bed community living arrangement building 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. Reduce the proposed lot coverage to a maximum of 65%. 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.
2. Identify qualifying usable open space areas on the site plan. A minimum of 3,000 sq. ft. of useable open space is required. Usable open space shall be at ground level in a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%). Usable open space shall be located outside of the required front yard setback. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet and pervious pavement may be included as usable open space.
3. 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).
4. 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.
5. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
6. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of six (6) bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Show the dimensions of the bicycle stalls and the access aisles on the site plan. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
7. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
8. Provide elevations for the proposed accessory shed.
9. 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)

10. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which 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. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

11. All outstanding 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. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
13. The site plans shall be revised to show the location of all rain gutter down spout discharges.
14. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
  - a) Building Footprints
  - b) Internal Walkway Areas
  - c) Internal Site Parking Areas
  - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e) Right-of-Way lines (public and private)
  - f) Lot lines or parcel lines if unplatted
  - g) Lot numbers or the words unplatted
  - h) Lot/Plat dimensions
  - i) Street names
  - j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
  - k) Private on-site storm sewer utilities (including all connections to public storm)All other levels (contours, elevations, etc) are not to be included with this file submittal.  
NOTE: Email CAD file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.
15. The applicant shall 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](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2))PDF submittals shall contain the following information:
  - a) Building Footprints
  - b) Internal Walkway Areas
  - c) Internal Site Parking Areas
  - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

- e) Right-of-Way lines (public and private)
- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names
- j) Stormwater Management Facilities
- k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

16. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files
  - b) RECARGA files
  - c) TR-55/HYDROCAD/Etc
  - d) Sediment loading calculations. 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. (POLICY and MGO 37.09(2))
17. 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. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com), or Daniel Olivares at [DAOlivares@cityofmadison.com](mailto:DAOlivares@cityofmadison.com) final document and fee should be submitted to City
18. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
19. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required. (NOTIFICATION)
20. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.
21. Complete an erosion control plan and 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.



22. The applicant shall be aware that the alley behind this parcel is located in an enclosed depression and has experienced flooding in the past. First floor and lowest opening elevation review will be conducted at time of final plan verification submittal.
23. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
24. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development. (POLICY)
25. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. (MGO 16.23(9)(d)(6) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
26. The grades on Olin Ave may be raised in a future reconstruction project. Applicant shall raise first floor elevation such that the east lot line sidewalk slope is raised to 5% from side entrance to the sidewalk.

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

27. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel- Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record
28. The proposed building and trash enclosure will encroach into the existing 8' wide retaining wall maintenance easement along the west side of this site. Applicant shall provide a recorded amendment to the agreement allowing the encroachment within the easement and any new related conditions.
29. Sleeping rooms shall follow apartment addressing standards. Submit a Floor Plan in PDF format to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto: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 application submittal for the final 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, 266-5987)

30. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
31. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
32. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
33. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
34. 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.
35. 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.
36. 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.

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

37. 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 burrus@cityofmadison.com or (608)266- 5959.

**Madison Metro** (Contact Timothy Sobota, 261-4289)

38. Metro Transit operates daily transit service at least once an hour (typically on the half-hour) along South Park Street and West Olin Avenue. These routes have bus stops on either South Park Street north of Olin Avenue, or on West Olin Avenue east of South Park Street.
39. Metro Transit operates additional transit service along Fish Hatchery Road, at least once an hour (typically on the hour), in the Midland Street intersection. The bus stops are located just past the

Midland Street intersection, in each direction of travel - roughly 1/4 mile from the proposed development.

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

40. 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 Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.
41. 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.
42. The proposed 6-IN PVC water lateral must be constructed out of Class 52 ductile iron where located within the right-of-way.
43. 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/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. 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.
44. 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.