



Department of Planning & Community & Economic Development

Planning Division

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January 21, 2016

Jonathan Parker
Eppstein Uhen Architects
309 W Johnson St, Ste 202
Madison, WI 53703

RE: Approval for demolition of commercial buildings and a conditional use to construct an 11-story mixed-use building in the Traditional Employment (TE) District.

Dear Mr. Parker:

At its December 7, 2015 meeting, the Plan Commission **approved** your client's request to demolish three existing commercial buildings at 1002-1046 East Washington Avenue for construction of an 11-story mixed-use building with 203 residential units, approximately 50,000 square feet of office space, and 20,000 square feet of ground floor commercial space to include general retail use and an auto-repair facility. At its January 19 meeting, given a positive recommendation by the Urban Design Commission on January 13, the Common Council approved an associated amendment to Madison General Ordinance Section 33.24 to allow for the eleventh story of the building as proposed. In order to receive final approval of the rezoning, demolition, and conditional use requests, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have questions related to these 15 items:

1. Approval of this conditional use, with the eleventh floor element, is contingent on subsequent approval by the Common Council of an amendment to MGO 33.24(15) to allow for additional height on a small portion of this block.
2. Prior to final review and approval by staff, a management plan shall be provided by the applicant including the following elements:
 - a) Details for management of the parking stalls, and an example lease reflecting parking expectations for the site
 - b) Trash management
 - c) Snow removal
 - d) Management of common open spaces, including the raised garden beds on the third floor rooftop
 - e) Management of the 11th floor rooms, including details on availability for occasional use by the public
 - f) Plans for move-in and move-out
3. Prior to final review and approval by staff, the applicant shall provide staff and the Urban Design Commission further detail on the groundcover, landscaping, and amenities in the usable open spaces, and a pedestrian-scale lighting plan, including on-building lighting, along East Mifflin Street, North Brearly Street, and East Washington Avenue.

4. In final plans submitted for review and approval by staff, the applicant shall make necessary revisions to demonstrate that there is a safe and convenient mid-block pedestrian path along the east side of the building.
5. Prior to review by the Plan Commission, the applicant shall submit to staff a Transportation Demand Management (TDM) Plan for the proposed building.
6. The applicant is encouraged to dedicate a parking space for a shared car, and to incorporate additional bicycle parking above basic zoning requirements by utilizing space in units, in front of residential automobile stalls, or in other areas as approved by Planning and Zoning staff.
7. Prior to final review and approval by staff, the Urban Design Commission must grant final approval for the design, and the applicant shall meet any conditions of approval recommended by the Urban Design Commission.
8. This conditional use approval includes the proposed ground floor retail use and auto-repair facility, as shown in submitted plans. Any future expansion of these uses, or the addition of a restaurant use or outdoor eating area, would require further review as an alteration to the conditional use or a new conditional use, as determined by the Zoning Administrator.

Note: Conditions 9-15 were added by the Plan Commission on January 11, 2016

9. In final plans submitted for staff review and approval, the applicant is encouraged to incorporate a dog-waste disposal station, if the tenants are allowed to have dogs.
10. Final plans submitted for staff review and approval shall include at least two (2) electric car charging stations.
11. The applicant is encouraged to explore the feasibility of incorporating rooftop solar panels in areas not utilized for usable open space.
12. The applicant will strive to provide approximately one hundred (100) stalls for occasional public use for evening events at Breese Stevens. Following coordination with Parks Division staff, but prior to final signoff by staff, the applicant shall provide further information on the number of events per year and a strategy for the collection of any fees for event parking. This shall be prepared as part of the parking management plan.
13. The applicant shall work with Lapham Elementary School staff to inform them of the construction schedule and to respond to special needs to the extent practicable.
14. Final plans submitted for staff review and approval shall be internally consistent.
15. No residential parking permits shall be issued for 82 S. Park Street et al. The applicant shall inform all tenants of this restriction in their leases. In addition, the applicant shall submit a copy of the lease for the project noting the above condition when requesting final sign-off.

Please contact Jeff Quamme, Engineering Mapping, at 266-4097 if you have questions related to the following 8 items:

16. 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.

17. The Site Plan indicates private storm sewer that will encroach laterally along and within the East Washington Ave right of way. The Applicant shall also confirm any other portions of the proposed building and/or any private site improvements that will encroach into the adjacent right of ways. This includes (not limited to) balconies and roof overhangs. All improvements that are to ultimately encroach into the right of way, the Applicant shall make an application with City of Madison for a privilege in streets administered by the City of Madison Office of Real Estate Services. Use the following link for application information.
<http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm>
An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way. Applicant shall first consider moving the storm sewer onto the private site prior to requesting a privilege in streets.
18. Applicant shall provide for review reciprocal easements and agreements including, but not limited to, access, parking, bicycle parking, utilities, common areas and storm water drainage/management between lots that are necessary to accomplish the development as proposed. The document(s) shall then be executed and recorded and copies provided prior to building permit issuance.
19. The base address of the residential (& upper floor commercial) is 1010 E Washington Ave. The base address of the residential entering from N Brearly St is 33 N Brearly St. The retail addresses are TBD with the creation of the addressing plan.
20. All site plans shall identify lot and block numbers of the proposed Certified Survey Map. Also, show all of the proposed lot lines and easements per the pending CSM. Show all existing easements that will not be released that encumber the site.
21. Proposed Lot 3 of the pending CSM, being the lot along East Washington Avenue lying to the east of the proposed Lot 1 to be developed per the current plans is subject to a restriction (over current Lots 10-13, Block 170, Doc No. 3853677). Any future accesses or access permits for future Lot 3 are subject to approval by the City of Madison in order to adequately provide for the need to cite future bus shelter facilities along that Lot.
22. Submit a PDF of all floor plans to Izenchenko@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.
23. 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.

Please contact Brenda Stanley, City Engineering, at 261-9127 if you have questions related to the following 25 items:

24. 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. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14)).
25. 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)).

26. The site plan shall be revised 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).
27. Applicant shall provide a land use breakdown (# bedrooms) and a projected wastewater flow for the proposed development.
28. The construction of this project will require the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c).
29. The property is an open contaminant site with the WDNR (BRRTS #03-13-000314). A digital copy of the site investigation report and remedial actions report shall be submitted to Brynn Bemis (608.267.1986, bbemis@cityofmadison.com). Applicant shall submit proof of coordination with the WDNR to remediate/close the site and address residual contaminant concerns associated with the proposed site plan (i.e. vapor mitigation, dewatering).
30. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
31. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY).
32. 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 Misc 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 (East) or 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.

33. 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)).
34. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit.
35. This project appears to require permanent dewatering. A permit to connect to the public stormwater system shall be required from City Engineering. Additionally, a permit for non-storm discharge to the storm sewer system from the City/County Health Department shall be required.
36. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b)).
37. 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, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
38. 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.
39. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION).
40. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office (POLICY).

41. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
42. 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 MGO Chapter 37.
43. 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>.
44. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. (MGO 16.23(9)(d)(6)).
45. 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).
46. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which 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 (POLICY).
47. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
48. All damage to the pavement on E. Mifflin St., N. Brearly St., E. Washington Ave., adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).

Please contact Eric Halvorson, Traffic Engineering at 266-6527 if you have any questions regarding the following 13 items:

49. Facility parking is not dimensioned and as such not reviewable at this time; Traffic Engineering reserves the right to make any comment up to and including comments that may require a redesign and cause the applicant to return to Plan Commission for approval. The applicant should be aware standard parking stalls are 9 feet by 18 feet with 24 foot of back-up, stall widths shall not be encroached upon by any items including building columns.
50. Development may increase traffic on the Mifflin Street Bike Boulevard. Applicant shall provide a 15,000 deposit to be used for traffic calming on the Bike Boulevard.
51. 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; 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.

52. 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.
53. 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.
54. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
55. Traffic Engineering will no longer be accepting paper plans; to ensure a timely review all submittals will include an electronic copy (.pdf preferred).
56. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Dave Nachreiner, (266-4899) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
57. "Stop" signs shall be installed at a height of seven (7) feet 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.
58. 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.
59. All bicycle parking adjacent public Right-of-Way shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
60. The applicant shall prepare a TDM to be reviewed and approved by the City Traffic Engineer. As a part of the TDM a Parking Management Plan for site and building operations shall be included.
61. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
62. Applicant shall be aware that phase 2 may require additional right of way dedication and reconstruction of intersections to accommodate increased transportation demand.
63. 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 – 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer.
64. The applicant shall prepare a TIA to be reviewed and approved by the City Traffic Engineer.

Please contact Janet Schmidt, Parks Division at 261-9688 if you have questions regarding the following 5 items:

65. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees

before signoff of the rezoning request. This development is within the Tenney, Law, James Madison Impact fee district (SI26). Please reference ID# 15162 when contacting Parks about this project.

66. The Parks Division will be required to sign off on the pending CSM prior to the issuance of building permits for the development.
67. Forestry will permit the removal of the 14" & 15" Locust terrace trees on N. Brearly Street and one 9" Ash tree on N. Ingersoll Street as shown on the demolition plan. Any other tree removals will need to be reviewed and evaluated by Forestry. Contractor shall contact City Forestry at least one week prior to construction, to obtain a tree removal permit.
68. Additional street trees are needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a site plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.
69. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.

Please contact Dennis Cawley, Water Utility, at 266-4651 if you have any questions regarding the following item:

70. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Please contact Bill Sullivan, Fire Department at 261-9658 if you have questions regarding the following 4 items:

71. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
72. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503. Aerial access, Urban Design District requirements, landscaping and street trees shall be coordinated by the project developer.
73. Additional comments regarding building construction, exiting, and fire protection systems may be warranted as the project design continues to evolve.
74. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt Scott Bavery (608) 576-0600.

Please contact Tim Sobota, Metro Transit at 261-4289 if you have any questions regarding the following 4 items:

75. In coordination with public works improvements, the applicant shall maintain or replace the concrete passenger boarding pad and shelter pad at the existing Metro bus stop on the north side of East Washington Avenue, west of North Ingersoll Street (#1650).
76. Due to operational requirements, including bus driver shift changes that occur daily at this site opposite the Metro bus garage facility, the existing public sidewalk and bus stop zone shall be maintained in an accessible condition at all times during adjacent construction.
77. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design. [See attached document "1002ewa_METRO.pdf"].
78. Metro Transit operates daily transit service along East Washington Avenue through the North Ingersoll Street intersection. Bus stop ID #1650 is adjacent the proposed project site along the north side of East Washington Avenue, with the bus stop zone encompassing the area from the existing bus stop sign pole and concrete pad surfaces east back to the North Ingersoll Street intersection.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-4569 if you have questions regarding the following 17 items:

79. Staff is anticipating that future Conditional Uses will be sought as tenants are indentified for spaces in the building. These Conditional Uses will require additional approvals from the Plan Commission.
80. As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.
81. 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, Mr. George Dreckmann (608-267-2626).
82. 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.
83. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
84. The eastern half of the site is not proposed for development at this time. Approval of the demolition permit will require the removal of all structures including asphalt and concrete areas, driveways and driveway aprons. Driveway openings shall be closed and replaced with curb and gutter and the balance of the site shall be graded and seeded per City of Madison Engineering and Traffic Engineering requirements.
85. Future development on the eastern half of the site including the future 45 degree parking stalls will require appropriate approvals. The site shall be maintained with grass and landscaping until future development is approved.
86. The use/uses of the Maker Space have not been identified. A future Conditional Use may be required once the use is proposed and determined.
87. Any future use or development will require approvals from the Madison Water Utility, as a portion of the site is located within Wellhead Protection District No. 24.

88. Clearly show the useable open space areas on the final plans. In addition to showing structured useable open space at balconies or rooftop areas, identify each qualifying at-grade usable open space area on the final plans. Roof decks and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
89. A vehicle parking reduction will be required per Section 28.141(5). Submit a request for a parking reduction with the final plan submittal including information to support the argument for reducing the required number of spaces. A reduction of more than 20 spaces but less than 25% of the required parking may be approved by the Director. As the commercial tenant spaces are leased, the entire development must reflect compliance in the required amount, type and number of vehicle parking spaces, to be reviewed prior to obtaining zoning approval for each future tenant space use. Future parking reductions may be required prior to obtaining zoning approval for future tenant uses.
90. Bicycle parking for this project shall be provided per Section 28.141(4) and Table 28I-3 as uses are established for the various spaces in the development. Per Section 28.141(11), required bicycle parking shall comply with short and long-term bike parking requirements for both residential and non-residential uses, to be shown on the final plan sets. Show the dimensions of the bicycle stalls and the access aisles. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike rack including any structured or wall mount bike racks.
91. Required loading facilities shall comply with MGO sec. 28.141(13). Provide three 10' x 50' loading areas with 14' vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space. The required number of loading spaces may be reduced through conditional use approval. NOTE: The submitted plans do not clearly indicate the number of loading spaces, or their size.
92. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect with the final plan submittal. 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.
93. Show the height of the building on the final plan elevations per City datum. No portion of any building or structure located within one (1) mile of the center of the State Capitol Building shall exceed the elevation of the base of the columns of said Capitol Building or one hundred eighty-seven and two-tenths (187.2) feet, City datum.
94. 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.
95. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes and Chapter 33 Urban Design Districts of the Madison General Ordinances. Sign permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No demolition or building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter. Please now follow the procedures listed below for obtaining your demolition and conditional use permits:

1. Please revise your plans per the above conditions and submit nine (9) copies of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or valid building permits are issued.

If you have any questions regarding obtaining the demolition and conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Matt Tucker, Zoning Administrator
Bill Sullivan, Fire Department
Brenda Stanley, City Engineering
Jeff Quamme, Engineering Mapping
Janet Schmidt, Parks Division
Eric Halvorson, Traffic Engineering
Tim Sobota, Metro Transit
Al Martin, Urban Design Commission

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit.

Signature of Applicant

Signature of Property Owner (if not applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Metro Transit
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Real Estate