



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 755 Braxton Place (District 13 – Alder Evers)  
**Application Type:** Demolition Permit, Conditional Use, and Certified Survey Map Referral  
**Legistar File ID #** [82942](#), [82943](#), and [82976](#)  
**Prepared By:** Chris Wells, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

**Summary**

**Applicant & Contact:** Anastasia Callaghan; Potter Lawson; 749 University Row; Madison, WI 53705  
**Property Owner:** Madison Revitalization and Community Development Corporation or Affiliate; 215 Martin Luther King Jr. Boulevard, Suite 161; Madison, WI 53703

**Requested Actions:** There are three requests before the Plan Commission:

- ID [82942](#) – Consideration of a demolition permit to demolish a ten-story, 164-unit apartment building at 755 Braxton Place;
- ID [82943](#) – Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units and for offices for human service programs to allow construction of three (3) five-story interconnected apartment buildings containing 344 total units at 755 Braxton Place; and
- ID [82976](#) – Consideration of a Certified Survey Map of property owned by Community Development Authority of the City of Madison located at 755 Braxton Place.

**Proposal Summary:** The applicant is requesting approval to allow the demolition of the ten-story, 164-unit Community Development Authority (CDA)-owned Brittingham Tower apartment building in order to construct three 5-story interconnected apartment buildings containing 344 total units. The applicant proposes to commence demolition of the existing structure and begin construction of the development in the fall of 2024, with completion anticipated roughly four years later.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Demolitions [MGO Section 28.185(7)]. It is also subject to the standards for Conditional Uses [MGO §28.183(6)] as Table 28C-1 in MGO Section 28.032(1) notes that *multi-family dwellings with greater than 60 units* and *Offices for Human Service Programs* are both conditional uses in the Traditional Residential-Urban 2 (TR-U2) District. The Supplemental Regulations [MGO §28.151] contain further regulations for the later use. Lastly, MGO Section 16.23(5)(g) provides the process and standards of approval for certified survey maps.

**Review Required By:** Plan Commission and Common Council (CSM only).

**Summary Recommendation:**

- That the Planning Division recommends that the Plan Commission find the demolition standards of approval met and **approve** the demolition of a ten-story, 164-unit apartment building at 755 Braxton Place;

- The Planning Division recommends that the Plan Commission find the conditional use standards of approval met and **approve** the two requests in the Traditional Residential-Urban 2 (TR-U2) District – for a multi-family dwelling with greater than 60 units and for Offices for Human Service Programs – to allow construction of three (3) five-story interconnected apartment buildings containing 344 total units at 755 Braxton Place; and
- Finally, should the other aspects of the proposal be approved, the Planning Division believes the technical standards for land divisions can be found met and recommends the Plan Commission should forward the Certified Survey Map at 755 Braxton Place with a recommendation of **approval**.

Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning on **page 9** of this report for the land use requests, and on **page 20** for the CSM.

## Background Information

**Parcel Location:** The development site is 160,468 square-feet (3.68 acres) in area and is located to the northwest side of W Washington Avenue, between S Park Street and Regent Street. It is located within Alder District 13 (Alder Evers) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The site is developed with the ten-story, 164-unit Community Development Authority (CDA)-owned Brittingham Tower apartment building located at the south end of the site. Records note it was constructed in 1975. A parking lot and playgrounds are located at the north end of the site. The site takes access from Braxton Place, via a drive aisle located at the northwest corner of the site. It is zoned Traditional Residential-Urban 2 (TR-U2).

### Surrounding Land Uses and Zoning:

North: Across Braxton Place are the 60-unit Gay Braxton Apartments in the Traditional Residential-Urban 2 (TR-U2) District);

Southeast: Across W Washington Avenue is the City of Madison Brittingham Park, zoned Parks and Recreation (PR) District;

East: The Bayview Townhome Complex (and Community Center) with a total of 130 units in the Traditional Residential-Urban 1 (TR-U1) District); and

West: The 20-unit Karabis Apartments and Parkside Tower (82 units) and Townhomes (12 units) zoned Regional Mixed-Use (RMX) District and a four-story medical office building zoned Traditional Employment (TE) District.

**Adopted Land Use Plan:** The 2018 [Comprehensive Plan](#) and [Triangle Monona Bay Neighborhood Plan](#) (2019) both recommend High Residential (HR) uses for the subject property which is described as 4-12 stories and 70+ units per acre. The Triangle Plan also recommends the extension of the East Campus Mall, an off-street, multi-use path to run north-south through the block (and just to the west of the subject site's west property line.) These plans provide the most contemporary development guidance for the site.

**Zoning Summary:** The site is in the Traditional Residential-Urban 2 (TR-U2) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	350 sq. ft./d.u. (120,400 sq. ft.)	160,468 sq. ft.
Lot Width	50'	>50'
Front Yard Setback	15'	16.5'
Max. Front Yard Setback: TOD	20'	16.5'
Side Yard Setback: Street side yard	10'	10.7'
Max. Street Side Yard Setback: TOD	20'	10.7'
Side Yard Setback	10'	32.5'
Rear Yard Setback	Lesser of 25% lot depth or 20'	26.4'
Usable Open Space: TOD	No minimum required	Adequate
Maximum Lot Coverage	80%	<80% <i>(See Comment #61)</i>
Minimum Building Height: TOD	2 stories	5 stories/<78'
Maximum Building Height	6 stories/78'	5 stories/<78'

Site Design	Required	Proposed
Number Parking Stalls	No minimum required: TOD	110 garage stalls 8 site stalls (118 total)
Electric Vehicle Stalls	10% EV Ready: 12	4 EV 12 EV Ready
Accessible Stalls	Yes	6
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom; Building B1 (164) Building B2 (87) Building B3 (96) 1 guest space per 10 units (34) (381 total)	346 garage stalls 38 site stalls  (384 total)
Landscaping and Screening	Yes	Yes <i>(See Comment #63)</i>
Lighting	Yes	Yes
Building Form and Design	Yes	Large multi-family building <i>(See Comment #62)</i>

Other Critical Zoning Items	
Yes:	Utility Easements; Barrier Free (ILHR 69), TOD Overlay
No:	Urban Design, Historic District; Floodplain, Adjacent to Park, Wetlands, Wellhead Protection

*Tables 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, including Metro Transit service which operates daily all-day transit service along South Park Street adjacent this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays). Additional service operates along Regent Street near this property - with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays).

## Project Description

The applicant is requesting approval of a demolition permit to raze the ten-story, 164-unit Community Development Authority (CDA)-owned Brittingham Tower apartment building, and conditional uses (for a multi-family dwelling with greater than 60 units and for offices for human service programs), in order to construct three 5-story interconnected apartment buildings containing a total of 344 total units. The applicant is also requesting approval of a one-lot certified survey map to remove the underlying lot lines and vacate portions of land located within the public (Braxton Place) right-of-way.

The subject site is 160,468 square-feet (3.68 acres) in area and is located to the northwest side of W Washington Avenue, between S Park Street and Regent Street.

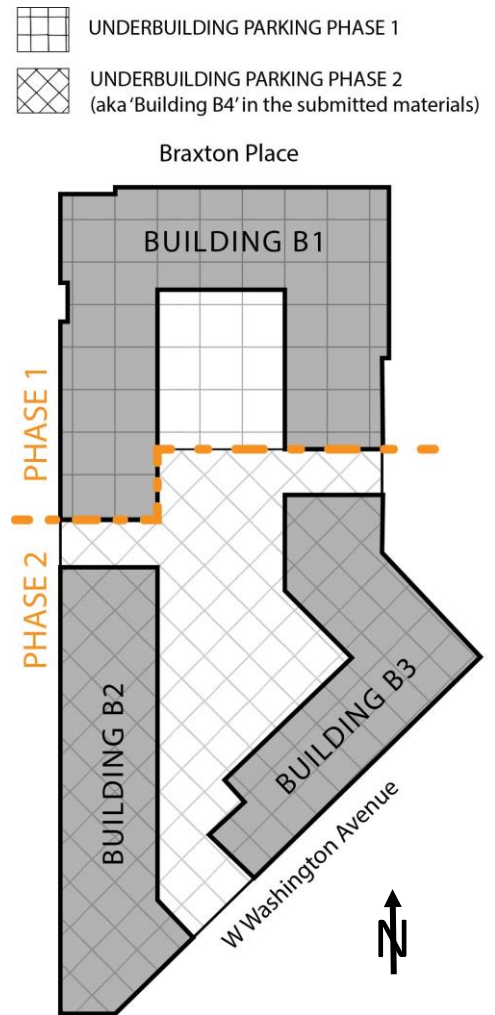
The ten-story building proposed for demolition is located at the south end of the subject site and was constructed in 1975. [Demolition photos](#) have been submitted by the applicant. Planning Division staff is not aware of structural issues with the building.

After demolishing the subject building, the applicant proposes to construct three 5-story apartment buildings (above ground) which will share a single level of underground parking. (While the development is referred to as three buildings in this report, it is technically a single building given this shared, interconnected lower level of structured parking). The sizable development will be constructed in two phases:

Phase 1: Construction of a five-story, 164-unit northerly building (labelled as 'Building B1' in submitted materials) and a portion of the underbuilding parking level (which will contain 38 automobile stalls and 160 bicycle stalls).

Phase 2: Construction of the five-story, 86-unit 'Building B2' at the site's southwest corner and five-story, 94-unit 'Building B3' at the southeast. The rest of the underbuilding level, containing 75 automobile stalls and 186 bicycle stalls and extending below the two southern masses, will also be constructed.

As noted in the submitted materials, the purpose of the 344 proposed affordable units is to serve as replacements for the current residents who live in the CDA Triangle properties – both on the subject site (i.e. the 164-unit Brittingham Apartments), as well as the other residential buildings on the adjacent parcels (the 60-unit Gay Braxton Apartments to the north (702 Braxton Place), and the 20-unit Karabis Apartments and Parkside Tower (82 units) and Townhomes (12 units) to the west, at 201 and 301 S Park Street respectively. "The intent is that the proposed unit mix matches what is currently in the CDA's inventory at the Triangle. Please note that currently there are 32 studio apartments in the CDA Triangle portfolio, in the proposed development, those studios will be replaced with one-bedroom units." In total, the proposed unit breakdown across the three building masses will be: 308 one-bedroom, 30 two-bedroom, and 4 three-bedroom units.



**Image 1: The breakdown of the development's building masses and under-building parking by construction phase.**

The entirety of the three buildings will be residential save for roughly 9,800 square-feet of office space, which will occupy roughly the eastern half of Building's B1's ground floor. This space will contain various offices which will provide such services as CDA management, CDA service coordination, a police resource officer, health office, and food pantry. While the main entrances - to the office space as well as to the apartments in Building B1 - will both be located on the building's north (Braxton Place) side, the office entry will be located near the northeast corner while the apartment entry will be near the northwest corner.

Regarding exterior building materials, the three share a common palette - primarily brick and grey metal paneling. Building B1 is clad with brick primarily on the lower floors and grey metal paneling on the upper floors. Metal paneling of various dark colors serve as accents next to the majority of the windows and doors. Building B2 is clad almost entirely brick save for a similar use of inset metal paneling around/next to the windows and doors. Building B3 is clad primarily brick and dark bronze metal paneling.

As for site amenities, the central courtyard between the three buildings will contain pergolas, raised garden beds, a patio with furniture and grills, a lawn, and landscaping. Ample additional landscaping is proposed around the exterior of the three buildings.

Staff note that as part of this proposal, a number of changes located within the public right-of-way, are proposed and are included as a reference. Staff note that such improvements are not approved by the Plan Commission. Since they are located in public right-of-way, they will go through a separate approval process and require approvals by the Board of Public Works and Common Council. The right-of-way modifications include redesigning several street configurations – such as that of the existing Braxton Place; designing the new street (La Mariposa Lane) which will run along the eastern property line and connect the eastern terminus of Braxton Place with W Washington Avenue; and a portion of the street proposed along the southern portion of the site's western property line (labelled as 'Drive C' in the submitted materials). There is a meandering multi-use path shown running just west of the west property line. This is the proposed extension of the East Campus Mall. Staff note that Traffic Engineering have recommended that the applicant work with TE to reconfigure 'Drive C' and shift it to the west to allow the East Campus Mall path to stay on the east side of the drive and not have to cross over unnecessarily.

## Analysis and Conclusion

This proposal is subject to the standards for Demolitions [MGO Section 28.185(7)]. It is also subject to the standards for Conditional Uses [MGO §28.183(6)] as Table 28C-1 in MGO Section 28.032(1) notes that *multi-family dwellings with greater than 60 units* and *Offices for Human Service Programs* are both conditional uses in the Traditional Residential-Urban 2 (TR-U2) District. The Supplemental Regulations [MGO §28.151] contain further regulations for the later use. Lastly, MGO Section 16.23(5)(g) provides the process and standards of approval for certified survey maps. This analysis begins with a summary of the adopted plan recommendations.

### Conformance with Adopted Plans

The 2018 [Comprehensive Plan](#) and [Triangle Monona Bay Neighborhood Plan](#) (2019) both recommend High Residential (HR) uses for the subject property which is described as 4-12 stories and 70+ units per acre. The Triangle Plan also recommends the extension of the East Campus Mall, an off-street, multi-use path to run north-south through the block (and just to the west of the subject site's west property line.) These plans provide the most contemporary development guidance for the site.

## Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. The Plan Commission shall consider the seven approval standards in §28.185(9)(c) M.G.O. when making a determination regarding demolition requests and find them met in order to approve. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. The statement of purpose in Section 28.185 states, in part:

*“The purpose of this section is therefore to ensure the preservation of historic buildings, encourage applicants to strongly consider relocating rather than demolishing existing buildings, aid in the implementation of adopted City plans, maximize the reuse or recycling of materials resulting from a demolition, protect the public from potentially unsafe structures and public nuisances...”*

In regards to Standard 1 related to the possible building relocation efforts, the Plan Commission is required to consider any information provided related to possible relocation activities. The applicant has noted in communications with staff that the relocation of a 10-story building was considered but ultimately deemed neither physically or financially feasible.

In regards to Standard 6 related to the condition of the buildings proposed for demolition, Planning Division staff have not received any comments from City Building Inspection, Fire, or Police. In the submitted information, the applicant provides [photos](#) of the existing structure and notes that the building is “obsolete” and “does not meet the current and future needs of the residents.” Staff is not aware of significant structural issues. though this standard does not specify that a certain structural condition or level of disrepair is necessary in order to approve a demolition.

Related to the historic value of the structures, staff notes Standard 4 states:

*“The Plan Commission has received and considered the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.”*

The Landmarks Commission reviewed the demolition of the building at its February 12, 2024 meeting, and at that meeting found that the building at 755 Braxton Place “has no known historic value but a portion of the property has archaeological and tribal significance relating to the Mound Street mound group.” Staff note that a condition of approval has been recommended requiring the applicant to contact both the Wisconsin Historical Society to secure a Request to Disturb and also notify the Ho Chunk Tribal Historic Preservation Office.

Standard 7, which includes references the standards 1-6 states that “The Plan Commission shall consider the factors and information specified in items 1-6 and find that the proposed demolition or removal is consistent with the statement of purpose of this section and with the health, prosperity, safety, and welfare of the City of Madison.”

Staff believe the Demolition Permit standards can be found met subject to input at the public hearing and comments from reviewing agencies.

## **Conditional Use Standards**

The Conditional Use approval standards state that 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 MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation. Staff provides additional discussion on the following standards.

Standard 5 states, "*Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*"

As noted previously in this report, there are a number of changes proposed in the public right-of-way. These are not being approved by the Plan Commission but will instead require a separate review and approval process involving the Board of Public Works and Common Council. With all the conditions of approval submitted by reviewing agencies, including the applicant working with Traffic Engineering on the alignment of the East Campus Mall path to stay on the east side of 'Drive C', staff believe this condition can be found met.

Standard 6 states, "*The conditional use conforms to all applicable regulations of the district in which it is located.*"

Zoning compliance must be determined by Zoning staff. Based on the submitted comments, the proposal meets all the various zoning setbacks save for the fact that the main entrance of Building B2 (located at the south end) will need to be shifted closer to W Washington Avenue in order to meet the requirement in Section 28.104(7)(b) that principal building entrances on all new buildings shall be oriented to their primary abutting street and be located within the maximum setback.

Staff believes that the Conditional Use Standards can be found met subject to input at the public hearing and comments from reviewing agencies.

## **Supplemental Regulations**

According to Table 28C-1 in MGO Section 28.032(1), *Offices for Human Service Programs* must adhere to the following Supplemental Regulations found in MGO §28.151:

- a) The office shall be operated by a governmental or non-profit entity.
- b) The office shall be located in a building with more than one unit and no single unit building shall be converted to multiple units for such use.
- c) The office shall serve the neighborhood(s) where it is located.

Per supplemental regulation (a), Staff note that the office on the ground floor of Building B1 will be occupied by the CDA as well as local non-profit service providers and entities. Regarding (c), these offices will serve the CDA residents. Therefore, Staff believe that these Supplemental Regulations are met.

## Land Division

The applicant has submitted a one-lot certified survey map to remove the underlying lot lines and vacate portions of land located within the public (Braxton Place) right-of-way. M.G.O. Section 16.23(5)(g) provides the process for certified survey maps. Staff believe that all applicable standards for land divisions can be found met, subject to the comments recommended by reviewing agencies.

## Public Input

At time of writing, no public comments have been received regarding this proposal.

## Conclusion

The applicant is requesting approval of a demolition permit to raze the ten-story, 164-unit Community Development Authority (CDA)-owned Brittingham Tower apartment building, and conditional uses (for a multi-family dwelling with greater than 60 units and for offices for human service programs), in order to construct three 5-story interconnected apartment buildings containing a total of 344 total units. The applicant is also requesting approval of a one-lot certified survey map to remove the underlying lot lines and vacate portions of land located within the public (Braxton Place) right-of-way.

Staff believe that the standards for demolition permits and conditional uses can be found met, and recommends that they be approved by the Plan Commission. Staff also believes the technical standards for land divisions can be found met and recommends the Plan Commission should forward the Certified Survey Map to the Common Council with a recommendation of approval. These recommendations are subject to input at the public hearing and comments from reviewing agencies.

## Recommendation

### Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

- That the Planning Division recommends that the Plan Commission find the demolition standards of approval met and **approve** the demolition of a ten-story, 164-unit apartment building at 755 Braxton Place;
- The Planning Division recommends that the Plan Commission find the conditional use standards of approval met and **approve** the two requests in the Traditional Residential-Urban 2 (TR-U2) District – for a multi-family dwelling with greater than 60 units and for Offices for Human Service Programs – to allow construction of three (3) five-story interconnected apartment buildings containing 344 total units at 755 Braxton Place; and
- Finally, should the other aspects of the proposal be approved, the Planning Division believes the technical standards for land divisions can be found met and recommends the Plan Commission should forward the Certified Survey Map at 755 Braxton Place with a recommendation of **approval**.

Approval of the project should be subject to input at the public hearing, and the recommended conditions **on the following page** for the land use requests, and on **page 20** for the CSM.



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

**The following conditions have been submitted by reviewing agencies:**

***Land Use Request – Demolition Permit and Conditional Use***

**Planning Division Review** (Contact Chris Wells, (608) 261-9135)

1. The property at 755 Braxton Place is located within the boundary of Mound Street mound group (DA-135, BDA-0447). As such, any ground-disturbing work will need to secure a Request to Disturb permit from the Wisconsin Historical Society. <https://www.wisconsinhistory.org/Records/Article/CS3129>. As part of securing the required Request to Disturb from the Wisconsin Historical Society, also copy the submittal to the Ho-Chunk National Tribal Historic Preservation Office. Contact at The Ho-Chunk Nation's National Tribal Historic Preservation Office: William Quackenbush. P. O. Box 667, Black River Falls, WI 54615. Phone: 715-284-7181. Email: [bill.quackenbush@ho-chunk.com](mailto:bill.quackenbush@ho-chunk.com).

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

2. Proposed stairs over the public sanitary sewer main on south end of site development will not be allowed unless improvements are made to the sanitary sewer (relocate sanitary sewer into West Washington Ave. right of way).
3. City has limited sanitary sewer capacity on West Washington Ave. sewer. Applicant shall provide projected wastewater flows to the sanitary sewer on West Washington. Applicant may be required to replace the sewer on West Washington Ave. with a larger diameter sanitary sewer as a condition for development. There are no capacity limitations on the sanitary sewer west of the site (proposed bike path corridor).
4. The area adjacent to this proposed development has been determined by City Engineering to have a known flooding risk. Engineering has set the minimum protective lowest entrance elevation opening at an elevation of 852.00. This standard is not intended to be protective in all cases. The Developer is strongly encouraged to complete their own engineering analysis to determine and meet a protective elevation which they are comfortable with. In no case shall the protective elevation be set below the minimum threshold determined by City Engineering.
5. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
6. Construct Madison Standard street, multi-use path, and sidewalk improvements for all streets within the plat/csm. (MGO 16.23(9)(d)6)
7. Construct E Campus Mall Path to a plan as approved by City Engineer
8. Deconstruct W Wash ped/bike bridge to a plan as approved by City Engineer. Construct a new at-grade crossing as required by City Traffic Engineer.

9. Make improvements to Braxton Place to facilitate reconfiguration of boulevard to standard street as required by City Engineer.
10. Make improvements to W Washington & S Park St in order to facilitate ingress and egress to the development as required by City Traffic Engineer
11. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
12. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
13. Obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))
14. The proposed sewer connection to the MMSD sewer access structure shall conform to all MMSD connection specification criteria. Contractor is responsible for taking out the MMSD connection permit as well as the permit connection fee if applicable. Add the following note to the plans: Contractor shall notify Ray Schneider (608)347- 3628, [rays@madsewer.org](mailto:rays@madsewer.org), 5 days prior to making the connection to the MMSD manhole to arrange for inspection of the connection.
15. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
16. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
17. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
18. 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>.

The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

19. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer. (MGO 16.23(9)(d)(2) and 16.23(7)(a)(13))
20. Confirm that adequate sight distance exists where public streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make the mitigating improvements as required by the City. Caution - The improvements indicated may require right-of-way outside of the plat/csm.
21. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
22. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)
23. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-yr design storm that is current in Madison General Ordinance Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
24. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

25. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10- year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

26. 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).

**City Engineering – Mapping** (Contact Julius Smith, (608) 264-9276)

27. Grant a 33' Public Easement for Storm and Sanitary Sewer and for Public Sidewalk and Bike Path to the City on the face of the concurrent Certified Survey Map to extend the existing portion of the 33' wide easement along the westerly line of the portion of Braxton Place that is being vacated.
28. Grant a Public Water Main Easement to the City on the face of the concurrent Certified Survey Map. This easement should be extended to the westerly edge of the parcel to the end of the existing water facility at the parcel limits. The final width location and size of the easement shall be approved by the Madison Water Department.

29. Any portion(s) of a public easement that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jule Smith of Engineering Mapping ([jsmith4@cityofmadison.com](mailto:jsmith4@cityofmadison.com), 608-264-9276) to coordinate the Real Estate project, and associated information and fees required. If any release is required prior to recording of the plat, acknowledgement of the release and document number shall be noted on the face of the plat. The Public Easement for Storm and Sanitary Sewer, Walk and Private Utilities shall be released per documents 1417473 and 1220391 at the southerly triangular widening. provide legal and exhibit for area to be released. Note this area of release is over existing storm ducts which record locations are not well known. Utility Line Opening Locations will be required to determine the location of the existing storm sewer facilities underground and the ultimate allowable limits of the release of the easement area. Additional a real estate document will be required to release the access restriction along W. Washington Ave. per Document 1417473. Prepare exhibit and legal description showing the area to be released for access.
30. The Developer shall have the City petition for the street discontinuance and vacation of Braxton Place. Provide a legal description and sketch of the right of way to be vacated and other required materials after first consulting with Engineering Mapping staff. Contact Jule Smith [Jsmith4@cityofMadison.com](mailto:jsmith4@cityofmadison.com)
31. The Site Plan indicates Curb Planters and Stone Benches encroaching into the Relocated Braxton Place right of way. The Applicant shall confirm and note on the plans all encroachments, including, (but not limited to) balconies, roof overhangs and underground vaults. Make an application with City of Madison Real Estate for a privilege in streets agreement. Link as follows - <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.
32. Upon approval of the proposed Bike Racks along W. Washington Ave. and Concrete Walls, Benches, Access Drive, Extensive Landscaping along what is know as Murry Mall lying within both the City of Madison Easement for Sanitary and Storm Sewer Along W Washington Ave. and the Public Easement Storm & Sanitary Sewer, Walk per Doc Nos. 1220391 and 1417473 a Consent to Occupy Easement document shall be drafted and recorded by City of Madison Office of Real Estate Services defining responsibilities and requirements in conjunction with the proposed improvements. Coordinate with Jule Smith at [jsmith4@cityofmadison.com](mailto:jsmith4@cityofmadison.com) Note: the Concrete Stairs shown lying over the existing Sanitary Sewer facilities along W. Washington Ave. may not be permitted. Contact City of Engineering Main Office, Mark Moder with Questions. These are assumed to be to permanent and tied into the main proposed structure to exist over the existing line.
33. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, utilities, common areas, storm management that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance. The proposed private drive in the overall greater plan "Drive C" Will require an Ingress Egress, Access and Fire Access Easement across Lot 1 and to Lots 1 and 2 of CSM 2049

34. Provide for review, comprehensive easement agreement to Madison Metropolitan Sewer District (MMSD) to give proper access and maintenance rights over the existing Sanitary line(s) that retained rights via SS 66.1005(2) and the discontinuance of Murry Street. This agreement shall coordinate their rights with the proposed improvements. The document(s) shall be executed and recorded immediately subsequent to the required CSMs recording and prior to building permit issuance.
35. Coordinate and request from the utility companies serving this area the easements required to serve this development.
36. Depict the prior limits of Murry Street as previously dedicated and note that the existing MMSD facilities at the time of discontinuance retained easement rights within the Right-of-Way per SS 66.1005(2). Note that the Right-of-Way has been discontinued per Documents 1120631, 1120632 and 1159271.
37. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.
38. Submit a site plan and a complete set of building Floor Plans (for each individual building) in PDF format to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) that includes a floor plan of each floor level on a separate sheet/page for the development of an interior and building addressing plan for the proposed multi-building complex. Each building page should include a key locator and north arrow. Also, include a unit matrix for the apartment buildings.

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 Verification submittal stage of this LNDUSE with Zoning.

The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering.

Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.

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.

**Traffic Engineering** (Contact Sean Malloy, (608) 266-5987)

39. The applicant shall work with Traffic Engineering on determining final location and configuration of multi-use path (East Campus Mall extension). The current proposed location is not acceptable to Traffic Engineering due to the drive aisle crossing.
40. The applicant shall be responsible for the construction of a new at-grade pedestrian crossing of W. Washington Avenue at the new path crossing (East Campus Mall extension) and the removal of the existing crossing of W. Washington Avenue. New crossing will include new pedestrian ramps, continental crosswalks, signs and rectangular rapid flashing beacons (RRFBs).

41. The applicant shall work with Traffic Engineering and Engineering on determining the final configuration of Braxton Place.
42. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
43. 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.
44. 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.
45. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
46. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
47. 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.
48. 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.
49. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) – Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
50. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.

51. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, [aoliver@cityofmadison.com](mailto:aoliver@cityofmadison.com)) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
52. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, [aoliver@cityofmadison.com](mailto:aoliver@cityofmadison.com)) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
53. Items in the Right-of-Way are not approvable though site plan approval, work with City Real Estate to start the 'Privilege in Streets' process to obtain an Encroachment Agreement for items in the Right-of-Way (bicycle racks, planters, etc.)
54. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
55. 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.
56. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
57. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
58. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

**Parking Review** (Contact Trent W Schultz, (608) 246-5806)

59. The applicant shall submit a Transportation Demand Management (TDM) Plan to [tdm@cityofmadison.com](mailto:tdm@cityofmadison.com). The TDM Plan is required per MGO 16.03. Applicable fees will be assessed after the TDM Plan is reviewed by staff.



**Zoning Administrator** (Contact Jenny Kirchgatter, (608) 266-4429)

60. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at [streets@cityofmadison.com](mailto:streets@cityofmadison.com) prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
61. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 80%. 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.
62. Reduce the setback of the principal building entrance for building B2 to not more than the 20-foot maximum building setback. Principal building entrances on all new buildings shall be oriented to their primary abutting street and be located within the 20-foot maximum setback.
63. Provide details for the pergola structures and garden shed shown in the landscape plans.
64. 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.
65. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Madison Fire Department** (Contact Matt Hamilton, (608) 266-4457)

66. Provide fire apparatus access as required by IFC 503 2021 edition, MGO 34.503, as follows: MGO 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter. Consider equivalency guide or verification that MFD aerial apparatus can reach roof eaves 6' above and 6' beyond where required for aerial apparatus access. Reach out to Matt Hamilton at the Madison Fire Department for further discussion for equivalencies.
67. MFD anticipates that the building will have multiple addresses based on street frontages. Comply with the requirements of MGO 34.501 When buildings or a complex of buildings are protected with a single or common fire protection system, a fire department connection and fire alarm annunciator shall be provided for each address in a location approved by the Chief. The fire alarm system shall transmit signals for each address to the central alarm station. In addition to the fire protection components, a key box or vault shall be installed for each address in a location approved by the Chief.

**Parks Division** (Contact Ann Freiwald, (608) 243-2848)

68. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 24023 when contacting Parks about this project.
69. Pursuant to the authority established under Wis. Stat. § 66.0617(7), and in the interests of promoting the development of low-cost housing in the City, low-cost housing is exempt from the park impact fees beginning January 1, 2017. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.
70. The park impact fee will be exempt for developments that meet the “low-cost housing” requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). The determination whether a proposed development will create low-cost housing, and how much low-cost housing it will create, shall be made by the Community Development Division

**Forestry Division** (Contact Bradley Hofmann, (608) 267-4908)

71. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
72. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
73. City Forestry will issue a street tree removal permit for 9 trees 8", 8", & 10" diameter Maple, 3-24" Locust, 14" & 15" Fir and 20" Spruce tree due to street geometry changes along Braxton Place. The Contractor shall contact City Forestry at (608)266-4816 to obtain permit. Add as a note on both the demolition and street tree plan set.
74. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.

75. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.
76. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
77. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
78. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608) 266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.
79. The Developer shall submit a Street Tree Report performed by International Society of Arboriculture Certified Arborist for City Forestry's review of project. This report shall identify all street trees on proposed project site, species type, canopy spread, tree condition, proposed tree removals, the impacts of proposed construction, and any requested pruning.
80. The Developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the Developers Agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.
81. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.
82. On this project, the installation of a pavement support system (Silva Cell®, GreenBlue® or equivalent as approved by city) surrounding tree grate locations is required where the terrace is concrete. The Contractor shall contact City Forestry at (608) 266-4816 to identify and locate underground conflicts (utilities, vaults, conduit) or other underground obstructions and determine grate locations before support system installation. Add as a note on both the site and street tree plan set.

83. No later than five business days prior to forming concrete and constructing tree grate sites, the Contractor shall contact City Forestry at (608) 266-4816 to identify and locate underground conflicts (utilities, vaults, conduit) or other underground obstructions and determine grate locations. The Contractor will be required to obtain the grate, matching frame and/or tree guard. Tree grate type and matching frame: Neenah 4x8 (R-8815-A). Tree guard Neenah (R-8501-4818). Add as a note on both the landscape and street tree plan set.

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

84. Developer shall be responsible for relocating Madison Water Utilities facilities into the new ROW of Braxton Place.

85. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

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

86. Metro Transit operates daily all-day transit service along South Park Street adjacent this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays). Additional service operates along Regent Street near this property - with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays).
87. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 97 Weekday & 65 Weekend. Please contact Metro Transit if additional analysis would be of interest.

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**Certified Survey Map**

**Planning Division Review** (Contact Chris Wells, (608) 261-9135)

88. Add the following note: The property at 755 Braxton Place is located within the boundary of Mound Street mound group (DA-135, BDA-0447). As such, any ground-disturbing work will need to secure a Request to Disturb permit from the Wisconsin Historical Society. <https://www.wisconsinhistory.org/Records/Article/CS3129>. As part of securing the required Request to Disturb from the Wisconsin Historical Society, also copy the submittal to the Ho-Chunk National Tribal Historic Preservation Office. Contact at The Ho-Chunk Nation's National Tribal Historic Preservation Office: William Quackenbush. P. O. Box 667, Black River Falls, WI 54615. Phone: 715-284-7181. Email: [bill.quackenbush@ho-chunk.com](mailto:bill.quackenbush@ho-chunk.com).

**Engineering Division (Main Office)** (Contact Timothy Troester, (608) 267-1995)

89. Based on WDNR BRRS #07-13-591684, the property contains residual soil and groundwater contamination. If contamination is encountered, follow all WDNR and DSPS regulations for proper handling and disposal.
90. Per the conditions outlined in the March 22, 2023 Liability Clarification and "No Action Required" Determination Letter for BRRS #07-13-591684, WDNR permission must be obtained prior to developing on a historic fill site. Please submit proof of coordination with the WDNR to Brynn Bemis ([bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com), 608.695.1385).
91. The lots being created will be interdependent for drainage purposes and a shared stormwater agreement shall be created and recorded for the lots.
92. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
93. Construct Madison Standard street, multi-use path, and sidewalk improvements for all streets within the plat/csm. (MGO 16.23(9)(d)6)
94. Construct E Campus Mall path to a plan as approved by City Engineer
95. Deconstruct W Wash ped/bike bridge to a plan as approved by City Engineer. Construct a new at-grade crossing as required by City Traffic Engineer.
96. Make improvements to Braxton Place to facilitate reconfiguration of boulevard to standard street as required by City Engineer.
97. 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)
98. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 ([ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com)) or Brenda Stanley (East) at 608-261-9127 ([bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com)) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

**City Engineering – Mapping** (Contact Julius Smith, (608) 264-9276)

99. Grant a 33' Public Easement for Storm and Sanitary Sewer and for Public Sidewalk and Bike Path to the City on the face of this Certified Survey Map with to extend the existing portion of the 33' wide easement along the westerly line of the portion of Braxton Place that is being vacated. Similar to what is shown. Do not include private utilities as part of this easement. Contact Jule Smith of Engineering Mapping ([jsmith4@cityofmadison.com](mailto:jsmith4@cityofmadison.com), 608-264-9276) for the final required language to be included for these easements.

100. Grant a Public Water Main Easement to the City on the face of this Certified Survey Map. The easement that is currently being shown as a private watermain easement should be relabeled as Public Water Main Easement and should be extended to the westerly edge of the parcel to the end of the existing water facility at the parcel limits. The final width location and size of the easement shall be approved by the Madison Water Department. Contact Jule Smith of Engineering Mapping ([jsmith4@cityofmadison.com](mailto:jsmith4@cityofmadison.com), 608-264-9276) for the final required easement language.
101. Any portion(s) of a public easement that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jule Smith of Engineering Mapping ([jsmith4@cityofmadison.com](mailto:jsmith4@cityofmadison.com), 608-264-9276) to coordinate the Real Estate project, and associated information and fees required. If any release is required prior to recording of the plat, acknowledgement of the release and document number shall be noted on the face of the plat. The Public Easement for Storm and Sanitary Sewer, Walk and Private Utilities shall be released per documents 1417473 and 1220391 at the southerly triangular widening. provide legal and exhibit for area to be released. Note this area of release is over existing storm ducts which record locations are not well known. Utility Line Opening Locations will be required to determine the location of the existing storm sewer facilities underground and the ultimate allowable limits of the release of the easement area. Additionally, a real estate document will be required to release the access restriction along W. Washington Ave. per Document 1417473. Prepare exhibit and legal description showing the area to be released for access.
102. The Developer shall have the City petition for the street discontinuance and vacation of Braxton Place. Provide a legal description and sketch of the right of way to be vacated and other required materials after first consulting with Engineering Mapping staff. Contact Jule Smith [Jsmith4@cityofMadison.com](mailto:jsmith4@cityofmadison.com)
103. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, utilities, common areas, storm management that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance. The proposed private drive in the overall greater plan "Drive C" Will require an Ingress Egress, Access and Fire Access Easement across Lot 1 and to Lots 1 and 2 of CSM 2049
104. Provide for review, comprehensive easement agreement to Madison Metropolitan Sewer District (MMSD) to give proper access and maintenance rights over the existing Sanitary line(s) that retained rights via SS 66.1005(2) and the discontinuance of Murry Street. This agreement shall coordinate their rights with the proposed improvements. Provide this agreement prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance.
105. In accordance with Chapter 236, Wisconsin Statutes, the Applicant must show the type, location and width of any and all easements on a Plat or CSM. Clearly identify the difference between existing easements (cite recording data) and easements which are being conveyed by the land division. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by this land division. Easements not parallel to a boundary or lot line shall be shown by center line distance, bearing, and width or by easement boundary bearings and distances.
106. Release the 33' Access Easement over Lot 1 of CSM 1596 benefiting lot 2 of CSM 1596 as they will be joined and no longer need this easement and the easement will no longer extend up to the new right-of-way

107. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
108. Show Access restriction as remaining after release area and cite area releasing it and dimension area released. Cite both document no. one for the access restriction per 1417473 and then the release area per \_\_\_\_\_
109. On Sheet 2 show dotted or dashed prior dedicated area of Lots 1 and 2 in doc 5913998 and label it as such.
110. Verify prior to record and showing on CSM and provide Document confirming if Temporary Easement per Doc 57356685 and 5931966 has been extended or expired.
111. Remove notes 1 and 2 from Sheet 2.  

Note 1 does not need to be released as it was a release of a 0.3' area of the easement itself.

Note 2 this should be released prior to the CSM being recorded and the easement will be revised to show the proper easement area and note the release
112. Note that the Existing 33' Public Easement for Storm & Sanitary sewer, Walk and Private Utilities Per Doc 1417473 is also per document 1220391. It was also set forth in the Triangle Plat.
113. Note that the Existing 10' Utility Easement is actually a Public Easement for 10' Storm, Sanitary and Private Utilities Per Doc 1417473. It is also per document 1220391 as it was set forth in the Triangle Plat as well.
114. Depict the prior limits of Murry Street as previously dedicated and note that the existing MMSD facilities at the time of discontinuance retained easement rights within the Right-of-Way per SS 66.1005(2). Note that the Right-of-Way has been discontinued per Documents 1120631, 1120632 and 1159271.
115. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of any required U.S. public land survey monument record provided to the County Surveyor's Office, or, in instances where a public the monuments and witness ties area recovered under A-E 7.08(1g), the Surveyor shall provide to the City of Madison monument condition reports (with current tie sheet attached) for all Public Land Survey monuments, including center of sections of record, used in this survey, to Julius Smith ([JSmith4@cityofmadison.com](mailto:JSmith4@cityofmadison.com)) of City Engineering, Land Information.
116. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.
117. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jule Smith ([jsmith4@cityofmadison.com](mailto:jsmith4@cityofmadison.com)) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

- 118. Abbreviate West for the street name W. Washington Avenue.
- 119. Per AE 7.05(11) state the datum and adjustment for the coordinate system used. Example NAD 83(2011)
- 120. Per 236.34(1m)(d)2. A clear and concise description of the land surveyed, divided, and mapped by government lot, recorded private claim, quarter-quarter section, section, township, range and county; and by metes and bounds commencing with a monument at a section or quarter section corner of the quarter section that is not the center of a section...

Revise the legal description to commence from the West 1/4 corner.

- 121. Per 236.34(1m)(c) "CERTIFIED SURVEY MAP" shall be printed on the map in prominent letters with the location of the land by government lot, recorded private claim, quarter-quarter section, section, township, range and county noted.

Note the Government Lot of Section 23, Government Lot 3, Prior to the quarter-quarter in the caption on the header of each sheet and in the legal description Per 236.34(1m)(d)2

- 122. Submit to Jule Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
  - a) Right-of-Way lines (public and private)
  - b) Lot lines
  - c) Lot numbers
  - d) Lot/Plat dimensions
  - e) Street names
  - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

**Traffic Engineering** (Contact Sean Malloy, (608) 266-5987)

- 123. The applicant shall work with Traffic Engineering and Engineering on determining the final configuration of Braxton Place.
- 124. The applicant shall be responsible for the construction of a new at-grade pedestrian crossing of W. Washington Avenue at the new path crossing (East Campus Mall extension) and the removal of the existing crossing of W. Washington Avenue. New crossing will include new pedestrian ramps, continental crosswalks, signs and rectangular rapid flashing beacons (RRFBs).



125. The applicant shall work with Traffic Engineering on determining final location and configuration of multi-use path (East Campus Mall extension). The current proposed location is not acceptable to Traffic Engineering due to the drive aisle crossing.

**Parks Division** (Contact Ann Freiwald, (608) 243-2848)

126. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 24023 when contacting Parks about this project.

127. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."

128. The Parks Division shall be required to sign off on this CSM.

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

129. Developer shall be responsible for relocating Madison Water Utilities facilities into the new Braxton Pl. ROW.

**The Office of Real Estate Services is still reviewing the CSM and title report and may have comments to address prior to final sign off and recording of the CSM.**

**The following agencies have reviewed this CSM request and has recommended no conditions of approval:**

Planning, Zoning, Assessor's Office, Fire, Forestry, Parking, and Metro