



PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

Project Address: 502-504 West Main Street
Application Type: Rezoning and Demolition
Legistar File ID #: [33675](#) and [33845](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact: E. Edward Linville; Linville Architects, LLC; 408 E. Wilson, Madison, WI, 53703

Property Owner: Keller Real Estate Group; 448 W. Washington Ave., Madison, WI 53703

Requested Action: Approval of a rezoning of property at 504 West Main Street from DR2 to UMX and the demolition of buildings at 502 and 504 West Main Street for construction of a four-story, 18,000 square foot mixed-use building.

Proposal Summary: The applicant proposes to demolish two existing buildings at 502 and 504 West Main Street for the construction of a four-story mixed use building with 3832 square feet of ground floor commercial space and 18 residential units on upper levels

Applicable Regulations & Standards: This proposal is subject to the standards for zoning map amendments (MGO 28.182) and demolition (MGO 28.185).

Review Required By: Urban Design Commission (UDC), Plan Commission (PC), Common Council (CC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition and rezoning standards can be met for the property at 504 West Main Street. However, it is unclear as to whether the demolition standards are met for the existing building at 502 West Main Street.

If the Plan Commission finds that the demolition standards can be met for 502 West Main Street, staff recommends that the Plan Commission forward the request to the Common Council with a recommendation for **approval**. If the Plan Commission cannot find that the demolition standards are met for 502 West Main Street, the Plan Commission should **refer** the request to a future meeting to provide time for the applicant to pursue and report on options to relocate the building.

This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: 502-504 West Main Street is located on the northwest corner of West Main and South Bassett Streets; Aldermanic District 4 (Verveer); DR2 (Downtown Residential 2) and UMX (Urban Mixed Use) Districts; Madison Metropolitan School District.

Existing Conditions and Land Use: The subject property is currently two separate parcels. 502 West Main Street is developed with a two-story mixed use building in the UMX zoning district, and 504 West Main Street is developed with a two-story single-family home in the DR2 zoning district.

Surrounding Land Use and Zoning:

Northeast: Across South Bassett Street to the northeast, a three-story mixed-use building with ground floor restaurant and twelve residential units in the PD (Planned Development) District.

Southeast: Diagonal across both streets, a two and a half story apartment building with five units in the UMX (Urban Mixed Use) District. Across West Main Street to the southeast, a three-story apartment building with three units in the UMX (Urban Mixed Use) District and a two-story, two unit building in the DR2 (Downtown Residential 2) District.

Southwest: Immediately adjacent to the site at 508 West Main Street, a three-story two-unit building in the DR2 District.

Northwest: Immediately adjacent to the site at 20 South Bassett Street, a two and a half story, two-unit building in the UMX District.

Adopted Land Use Plan: The Comprehensive Plan (2006) includes this property in the Mifflin-Bassett residential subarea, where two to four-story mixed-use buildings are among the uses generally recommended. The Downtown Plan (2012) recommends this area (properties near the intersection of West Main Street and South Bassett Street) as one of two neighborhood mixed-use nodes within mid-scale residential areas. The Plan recommends that commercial uses be concentrated at these nodes, rather than being dispersed throughout the surrounding residential area, and that enhanced streetscape amenities should be provided at these nodes. Finally, the Plan also recommends a maximum of four stories, which is also reflected in the zoning code.

Zoning Summary: This property lies within both the DR2 and UMX Districts, but is proposed to be rezoned to UMX.

Dimensional Requirements	Required	Proposed
Lot Area	3,000 sq. ft.	5,696 sq. ft.
Lot width	30	66'
Front Yard Setback	0	0
Side Yard Setback	0	0'- RS 8'- LS
Rear Yard	10'	10'
Maximum lot coverage	90%	TBD
Minimum Height	2 stories	4 stories
Maximum Height	4 stories (see Downtown Height Map)	4 stories
Usable open space	10 sq. ft. per bedroom (180 sq. ft.)	TBD
Site Design	Required	Proposed
Number parking stalls	0	0
Loading	0	0
Number bike parking stalls	1 per unit (90% structured) (18) 1 guest space per 10 units (2) <u>Retail Stalls (2)</u> 22 Total	Structured (24) <u>Surface (5)</u> 29 Total
Landscaping	Yes	Yes
Lighting	Yes	Yes
Other critical zoning items: Urban Design (UMX District, Sec. 28.076(4)(c), Utility Easements, Barrier free (ILHR 69)		

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

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

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicant proposes to demolish two small buildings and combine two properties for the construction of a four-story mixed-use building with 1,764 square feet of ground floor commercial space and 18 residential units on upper levels.

Existing Buildings - The existing building at 504 West Main Street is a two-story, single-family home constructed in 1904. According to the City Assessor's data, the 1,586 square foot home has five bedrooms and one bathroom. The 2,805 square foot property is currently zoned DR2 (Downtown Residential 2), but is proposed to be rezoned to UMX (Urban Mixed-Use). The Landmarks Commission noted that the building has no known historical significance.

The corner building at 502 West Main Street is a two-story mixed use building with a small retail space on the ground floor, a small first floor apartment, and a second floor apartment. The building was constructed in 1866 as a residence and store, and a rear addition was added in 1875. The first floor has been utilized through the decades as a shoe shop, grocery and liquor store, and most recently a florist's shop. The property, zoned UMX, is also 2,805 square feet in size. The Landmarks Commission on March 17 shared concerns about the demolition of this building (see attached report).

Proposed Building - The proposed building is similar in scale to the Tuscan, a three-story mixed-use building across South Bassett Street to the east, which was developed by the applicant in 2003. As proposed, the building is 48 feet tall at the top of the parapet, and sits 2.4 feet from property lines along South Bassett Street and West Main Street. The corner is set back by eight or nine feet at the ground floor to provide space for vision clearance and a potential corner entrance.

The first floor includes a 3,832 square foot retail space, and the building has 9 efficiency units and 9 one-bedroom units on upper levels with a residential density of 140 dwelling units (and bedrooms) per acre. None of the units have balconies. There is no automobile parking proposed for the site, but the basement level includes 12 standard bicycle parking stalls and 12 larger "bike storage" stalls. Space for five additional bicycle parking stalls is provided outside the building, spread among three locations.

The main entrance to the commercial space is in the middle of the building along South Bassett Street. The applicant has indicated that if the tenant space is divided into two spaces at some point in the future, a corner entrance could be added, although it would require steps. The main residential entrance is located along West Main Street, with additional entrances and exits on the northwest and southwest sides of the building. It is unclear how bicyclists would conveniently access the parking area, and staff has requested further information on this aspect of the site circulation.

The exterior of the building includes a cement block base, with brown brick "bookends" on all four corners, gold to light brown rustic cement block on the middle portions of all facades, gold to light brown EIFS proposed for the fourth floor. A bluish metal grid is proposed in the center of the Main Street and Bassett Street facades, framing the first through third floors. This same metal material is carried over on the corner of the first floor of the building. Most recent plans submitted shown that window openings meet or exceed the minimum requirements in the UMX Zoning Districts on all sides of the building, including the less visible south and west sides of the building.

Landscaping for the site includes shrubs and grasses in the narrow area between the building and the sidewalk. A small "bistro table" is shown on pavers on the western corner of the site as a small usable open space for tenants. This area will need to be designed and built with pervious pavers in order for it to count as the 180 square foot usable open space required for the site.

Project Analysis and Conclusion

Beyond the need to meet the requirements of the UMX Zoning District, the proposal must meet the standards for zoning map amendments and demolition, and must also be evaluated by the Urban Design Commission against the Downtown and Urban Design Guidelines. This analysis includes a brief staff response to each applicable standard or guideline.

Standards for Zoning Map Amendments

The request to rezone property at 504 West Main Street from DR2 (Downtown Residential 2) to UMX (Urban Mixed-Use) to accommodate the proposed redevelopment is consistent with land use recommendations in the Comprehensive Plan (2006) and the Downtown Plan (2012), and staff believes it meets the standards for zoning map amendments.

The proposal is generally consistent with land use recommendations in the Downtown Plan (2012), where properties surrounding the intersection of Main and Bassett Streets are shown as a neighborhood mixed-use node within a broader residential area. Four stories is the maximum building height recommended for this area. Recommendation 46 and Objective 4.5 in the Downtown Plan relate specifically to this proposal.

Mix of Land Uses – Recommendation 46: Concentrate ground floor commercial uses at neighborhood mixed-use nodes identified on the Generalized Future Land Use Map, rather than dispersing them throughout the area.

Bassett District- Objective 4.5: The Bassett neighborhood should continue its predominantly residential nature, with an evolving mix of new higher density buildings carefully integrated with existing older structures that are compatible in scale and character. Neighborhood-serving commercial uses in mixed-use developments would be appropriate at specified locations, such as the intersection of West Main and Bassett Streets.

This property lies within one of two areas where the Downtown Plan recommends a neighborhood mixed-use node within a predominantly residential area. Commercial spaces such as the one ground floor of the proposed building are consistent with this recommendation.

Demolition Standards

Standards for approval of demolition can be found in MGO Section 28.185(7)(a). The requested demolition and the proposed use are generally compatible with the purpose for the UMX zoning district, and the proposed use, building massing, and design should continue to support normal and orderly development and improvement of surrounding properties. The proposal is consistent with the land use and design recommendations of adopted plans.

However, the demolition of the building at 502 West Main may be inconsistent with Objective 7.1 in the Downtown Plan, which reads as follows: “Preserve historic buildings and groupings of buildings that contribute to the essential character of Downtown and its neighborhoods”. In this case, the corner building is not a part of a larger group of historic buildings, but may merit saving, even in a new location. Staff believes that the relocation of at least the original 1866 portion of the corner building at 502 West Main Street should be thoroughly pursued. As a relatively small building, this should be technically feasible, so long as the structure is sound enough and so long as a suitable site nearby can serve as a receiving property.

Following a March 17 review of these and other buildings proposed for demolition, the Landmarks Commission found that the single-family home at 504 West Main Street has no known historic value, but discouraged the demolition of the building at 502 West Main Street, noting regret for the continuing loss of the architectural and

cultural history of the neighborhood (see attached items from the Landmarks Commission). Staff agrees that the existing building at 502 West Main Street is unique and historically significant, despite the fact that it has not been identified as a Landmark Building. The Landmarks Commission will not formally review this proposal, but as noted in the demolition standards, the Plan Commission shall consider their report when making a decision.

Despite maintaining and improving the building since he took ownership in 1999, the applicant is concerned that the building is not structurally sound, and may not withstand relocation (see attached report from third party architect). However, the applicant has indicated a willingness to pursue relocation of the building, and staff will assist with this by providing expedient responses to inquiries regarding potential receiving properties. Staff will provide relevant updates to the Plan Commission, and expects that the applicant will report to the Plan Commission on June 9 regarding this issue.

Downtown and Urban Design Guidelines

Site Design and Building Placement

1. *Orientation*- The proposed building is well-oriented to both Main and Bassett Streets, sited 2.4 feet from both streets. Despite having no definite corner entrance, it does have a unique corner design element, and could potentially have a corner entrance, if the commercial space were to be divided.
2. *Access and Site Circulation*- Staff believes that the goals and guidelines in this section can be met, but would like to see more information in final plans regarding the intended pathway for bicyclists to access the underground bicycle parking area.
3. *Usable Open Space – Residential Development*-Aside from a small paved area in the western corner of the property with a table that could be utilized by tenants, the proposal has no usable open space, as none of the units have balconies associated with them. However, this area is generally well served by public parks, with a small portion of Brittingham Park (dog park and tennis courts) just 0.2 miles to the southeast, and the main portion of the park approximately 0.4 miles to the southwest. This park has open fields, lakefront access, a canoe and kayak rental facility, and community gardens.
4. *Landscaping*- In the small area available for landscaping between the building and the sidewalk, staff believes that these guidelines are met.
5. *Lighting*- Detailed lighting plans have not been provided for review, but the elevations indicate the intent to backlight the metal grids in the center portion of the building facing both streets. The plan set also includes specifications for small wall-mounted lighting, although it is unclear where these will be placed on the building. Staff has recommended that the applicant provide further information to the UDC so that this aspect of the design can be adequately reviewed.

Architecture

1. *Massing*- Staff believes that these guidelines are met. The building has a very similar mass as the “Tuscan” across the street to the east, and fits in well with the wide variety of building sizes in this part of the Downtown area.
2. *Building Components*- Staff believes that these guidelines can be met, but will require a rooftop plan with details on any rooftop equipment to be submitted for final staff review and approval.
3. *Visual Interest*- Staff believes that these guidelines are met.
4. *Door and Window Openings*- Staff believes that these guidelines are met. The locations of the commercial entrance along South Bassett Street and the residential entrance along West Main Street

are optimal for breaking up the mass of the relatively small building, and for providing focal points on these two prominent facades. The window proportions and amount of openings on each facade are optimal.

5. *Building Materials*- Staff believes that these guidelines are generally well met, and that the proposed building composition, while unique, fits in nicely at this location. The brick, stone and metal grid dominate the building, and the EIFS upper story meets the standard that this material only be utilized on the top of buildings or as an accent material. Staff notes that on the submitted plans, it is difficult to see whether there is a sufficient change in plane to support the change from brick to stone on the Main Street side of the building. Final plans submitted for staff review and approval should be internally consistent, and include more detail on the changes in plane.
6. *Terminal Views and Highly-Visible Corners*- Staff believes that these guidelines are met with the recessed first floor and metal column at the corner.
7. *Awnings and Canopies*- Staff believes that these guidelines are met with the proposed blue awnings above the first floor on both Main and Bassett Streets.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition and rezoning standards can be met for the property at 504 West Main Street. However, it is unclear as to whether the demolition standards are met for the existing building at 502 West Main Street.

If the Plan Commission finds that the demolition standards can be met for 502 West Main Street, staff recommends that the Plan Commission forward the request to the Common Council with a recommendation for **approval**. If the Plan Commission cannot find that the demolition standards are met for 502 West Main Street, the Plan Commission should **refer** the request to a future meeting to provide time for the applicant to pursue and report on options to relocate the building.

This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for staff review and approval shall include a clearly marked path for bicyclists to access the underground parking area from the streets. If stairs are to be used, a bicycle ramp shall be included if stairs are to be used for bicycles. The bicycle parking areas shall include at least the minimum number of bicycle parking stalls required in the zoning code.
2. Final plans submitted for staff review and approval shall include a rooftop plan and details for any equipment area screening.

City Engineering Division (Contact Janet Schmidt, 261-9688)

3. Currently, the two tax parcels comprising this proposed site are owned by the same entity. Applicant shall provide a written request to Sally Sweeney of the Assessor's office to combine the two tax parcels and create a new tax id parcel prior to issuance of building permits (ssweeney@cityofmadison.com - 267-8747) Current Parcel No's 0709-231-3206-6 and 0709-231-3205-8.
4. The addresses of 502 W. Main St and 504 W. Main St. will be retired with the demolition of the buildings. The new apartment building will use the address of 506 W. Main St. The commercial tenant shall use the address of 36 S. Bassett St.
5. Roof drainage shall be reconnected to the storm sewer directly.
6. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer 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. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project (MGO 16.23(9)c).
7. 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.
8. Submit a PDF of all floor plans to izenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. 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.
9. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
10. The approval of this rezoning 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. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester (MGO 16.23(9)(d)(6)).
11. 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).
12. 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).

13. The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system (POLICY).
14. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c5) and MGO 23.01).
15. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan (POLICY).
16. All damage to the pavement on W. Main St., S. Bassett St., 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).
17. 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.
18. The site plans shall be revised to show the location of all rain gutter down spout discharges (POLICY).
19. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used (POLICY AND MGO 10.29).
20. 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 7.5-tons per acre per year.
21. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by Chapter 37 of the Madison General Ordinances.
22. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:
 - a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)
23. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

24. 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. 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).

Zoning Administrator (Contact Pat Anderson, 266-5978)

26. Sec. 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).
27. Sec. 28.185(10)- Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
28. Section 28.185 (9)(a)- A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
29. Provide a minimum of 22 bicycle parking spaces (1 per dwelling unit plus one visitor space per 10 units) and 2 for the retail space distributed across the site, both interior of the building and surface locations near entrances. Visitor stalls shall be surface stalls. Work with zoning staff to locate these facilities. Call out and dimension bike stalls. Bike stalls shall be (2) feet by (6) feet and a (5) foot clear access aisle. Provide details of bike rack to be installed. Final plan shall clearly denote bicycle parking in storage units. Provide details of bike racks in these units.
30. Usable open space shall be called out and shown on final plans. Sec. 28.076 (3) (c) provides that usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities. UMX requires 10 sq. ft. per bedroom, of the total amount 75% may be on roof decks and balconies and a minimum of 25% at ground level pursuant to sec. 28.140. Call out and dimension UOS on final plans. Although not required, for the patio to qualify it must be constructed of permeable pavers.
31. Pursuant to Section 28.142 (8): Provide screening along district boundaries. Screening shall be consist of a solid wall, solid fence, or hedge with year-around foliage, between six (6) and eight (8) feet in height. Provide details of screening.
32. Provide details of lot coverage as defined in Section 28.211.
33. Provide building elevations including a detailed cross section of floor to ceiling heights.
34. 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.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

35. Loading zones in the public right of way are approved by the Pedestrian Bicycle and Motor-vehicle commission and the common council. The existing loading zone as shown on the submitted plans may be removed at a future date.
36. A condition of approval shall be that no residential parking permits shall be issued for 502 W Main St, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility requirement in their apartment leases. In addition, the applicant shall submit for 502 W Main St a copy of the lease noting the above condition.
37. 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.
38. 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.
39. 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.
40. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Parks Division (Contact Kay Rutledge, 266-4714)

41. 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 in this subdivision. The developer must select a method for payment of park fees before signoff on the rezoning. This development is within the Vilas Brittingham park impact fee district (SI27). Please reference ID# 14126 when contacting Parks about this project.

Existing Properties

502 W. Main (2 SF/duplex units)
504 W. Main (single-family residence)

New Development:

Fees in lieu of dedication = (18 MF @ \$1,799) = \$ 32,382.00
Park development fees = (18 MF @ \$662.95) = \$ 11,933.10
Subtotal = \$ 44,315.10

Existing Development:

Fees in lieu of dedication = (3 SF @ \$2,827) = \$ 8,481.00
Park development fees = (3 SF @ \$1,031.27) = \$ 3,093.81
Subtotal = \$ 11,574.81

Total Fees= \$32,740.29

42. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
43. 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>.

Fire Department (Contact Bill Sullivan, 261-9658)

44. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
45. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503, as follows: MGO 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire land 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.
46. 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.

No other agencies submitted conditions of approval for this request.