

PLANNING DIVISION STAFF REPORT

DECEMBER 9, 2015 URBAN DESIGN COMMISSION

JANUARY 11, 2016 PLAN COMMISSION



Project Address: 2230 W. Broadway

Application Type: Conditional Use

Legistar File ID # [40590](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Jay Wendt, Planning Division and
Natalie Erdman, Director, Dept. of Planning and Community & Economic Development

Summary

Applicant: David Porterfield, Movin' Out, Inc.; 206 E. Olin Avenue; Madison.

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

Property Owners: City of Madison Community Development Authority

Requested Actions: Approval of a conditional use to allow a mixed-use building with 14,000 square feet of commercial space and 36 apartments to be constructed at 2230 W. Broadway.

Proposal Summary: The applicant wishes to construct a three-story, 58,200 gross square-foot mixed-use building with 14,000 square feet of first floor commercial space and 36 apartments to be located above one level of under-building parking. The first floor commercial space has been identified as the potential future home of a new, larger Bridge-Lake Point-Waunona Neighborhood Center, which is currently located in a converted residential building at 1917 Lake Point Drive. The applicant is seeking affordable housing tax credits for the project from the Wisconsin Housing & Economic Development Authority. If awarded those tax credits, the applicant proposes to commence construction in fall 2016, with completion anticipated by the fall of 2017.

Applicable Regulations & Standards Section 28.067(4)(a) states that any mixed-use or multi-tenant building over 40,000 square feet of gross floor area in the CC-T (Commercial Corridor–Transitional) district requires approval of a conditional use. Section 28.151 states that any mixed-use building with more than 24 dwelling units in the CC-T district requires conditional use approval. Section 28.183 provides the process and standards for the approval of conditional use permits. The criteria for new development in Urban Design District 1 are found in Section 33.24(8) of the Urban Design Commission ordinance.

Review Required By: Urban Design Commission and Plan Commission.

Summary Recommendation: The Planning Division believes that the proposed three-story mixed-use building at 2230 W. Broadway can meet the requirements for Urban Design District 1 and recommends that the Urban Design Commission grant the project **initial approval**, and that the Plan Commission find the standards met and **approve** a conditional use for the project, all subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: An approximately 1.14-acre parcel located at the northeastern corner of W. Broadway and Fayette Avenue; Aldermanic District 14 (Carter); Urban Design District 1; Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned CC-T (Commercial Corridor–Transitional District).

Surrounding Land Uses and Zoning:

North: Single-family residences, zoned TR-C1 (Traditional Residential–Consistent 1 District);

South: South Towne Mall commercial complex in the City of Monona;

West: PDQ, zoned CC-T (Commercial Corridor–Transitional District); two-family residence along Lake Point Drive, zoned TR-C4 (Traditional Residential–Consistent 4 District);

East: Antler’s Tavern, zoned CC-T.

Adopted Land Use Plans: The Comprehensive Plan recommends the subject site, adjacent tavern, and auto service station/ convenience store for Neighborhood Mixed-Use development, with the residential properties to the north recommended for Low-Density Residential uses.

The 1986 Broadway-Simpson-Waunona Neighborhood Plan identifies the W. Broadway frontage on either side of Fayette Avenue in the City of Madison for neighborhood commercial uses.

Zoning Summary: The site is zoned CC-T (Commercial Corridor–Transitional District):

Requirements	Required	Proposed
Front Yard	0’ Minimum, 25’ Maximum	3-6’
Side Yards	6’ for interior; 0’ along Fayette Ave.	1.3’ from west; 32.8 from east
Rear Yard	Lesser of 20% of lot depth or 20’	79.7
Useable Open Space	N/A for residential-only buildings	---
Maximum Lot Coverage	85%	74%
Floor Area Ratio	N/A	---
Maximum Building Height	5 stories / 68’	3 stories / 30’
Auto Parking	To be determined by Zoning	76
Bike Parking	1 per dwelling unit + 1 visitor stall per 10 res. units + parking for ground floor comm. (TBD) = Minimum of 36	52 (See conditions)
Loading	0	0
Building Forms	Flex Building	Complies with requirements
Other Critical Zoning Items		
Yes:	Urban Design (Urban Design Dist. 1), Barrier Free, Utility Easements	
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Tim Parks, Planning Division</i>		

Environmental Corridor Status: The property is not located in a mapped environmental corridor (see CARPC Map F10).

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service.

Project Description

The applicant is requesting approval of a conditional use to allow construction of a new three-story mixed-use building on the southern half of a vacant 1.14-acre parcel located at the northeastern corner of W. Broadway and Fayette Avenue. The proposed mixed-use building will contain an approximately 14,000 square-foot commercial space on the first floor and 36 apartment units. The first floor commercial space has been identified as the potential future home for a new, larger Bridge-Lake Point-Waunona Neighborhood Center, which is currently located at 1917 Lake Point Drive. Entrances into the commercial space are proposed to face W. Broadway near the corner of Fayette Avenue and from a 22-stall surface parking lot to be located behind the building, which will be accessed from a driveway from Fayette. Elsewhere on the first floor, the applicant proposes a common room for building residents and 2 accessible apartment units, which will be located on the north wall of the building east of the residential lobby. The residential lobby will face a separate, second parking area with surface parking for 8 autos, which will be accessed from a driveway from W. Broadway shared with the adjacent tavern. The eastern driveway will also provide access to an underground garage that will include 46 auto parking stalls, 12 bike parking stalls, and 20 storage closets. Above the first floor, the proposed building will provide 6 one-bedroom apartments and 30 two-bedroom units on the second and third floors as shown on the floorplans submitted with the application materials.

The applicant has submitted preliminary elevations for the proposed building that suggests a simple, contemporary aesthetic, with an exterior to be comprised of a combination of masonry and metal panels. Partially recessed balconies are proposed for most of the dwelling units, which will also provide articulation for the nearly 300-foot long north and south walls of the building. The preliminary elevations and floorplans have been provided to give a sense of the bulk and mass of the proposed building. The applicant is seeking Section 42 affordable housing tax credits for the project from the Wisconsin Housing & Economic Development Authority. If awarded those tax credits, the applicant anticipates submitting more detailed elevations for final approval prior to seeking building permits for the project.

Analysis

Any mixed-use or multi-tenant building over 40,000 square feet of gross floor area in the CC-T zoning requires approval of a conditional use. Additionally, any mixed-use building with more than 24 dwelling units in the CC-T district requires conditional use approval. The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present."

The Planning Division generally believes that the conditional use standards can be met for the proposed mixed-use building. Staff believes that the proposed development should not have an adverse impact on the uses, values and enjoyment or normal and orderly development of surrounding properties, should not create an

adverse impact on the City's ability to provide services to the site, or create an undue impact on traffic, circulation or parking in the surrounding area.

The proposed redevelopment of the site is consistent with the statement of purpose for the CC-T zoning district, which was established to recognize the many commercial corridors in the City that are largely auto-oriented, and encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. Staff also believes that the project is also consistent with the Neighborhood Mixed-Use (NMU) development recommended for the site by the Comprehensive Plan. NMU districts are recommended locations for clusters of relatively small convenience shopping and service uses that serve as pedestrian-oriented activity centers and gathering places for the surrounding neighborhoods or districts located along relatively important streets within or adjacent to residential districts. Buildings in NMU areas are recommended to be 2-4 stories tall and placed close to the sidewalk and street, with parking located primarily behind the buildings or underground. Neighborhood-serving commercial buildings and uses, housing with no fixed maximum number of dwelling units per building developed at a density up to 40 units per acre, and non-commercial residential support uses similar to Low-Density Residential districts are recommended elements for new developments in areas with the NMU designation. Staff believes that the building placement, use mix, site plan and 31- unit per acre density of the proposed development are consistent with the NMU district recommendations.

The project is also generally consistent with the neighborhood commercial recommendation applied to the site and adjacent commercial properties at the W. Broadway-Fayette Avenue intersection by the 1986 Broadway-Simpson-Waunona Neighborhood Plan, which was developed to create a neighborhood stabilization and redevelopment vision for the area of the City located west of Monona between Lake Monona and the then new South Beltline Highway. The neighborhood commercial recommendation was the antecedent for the NMU recommendation applied to a similar geographic area by the Comprehensive Plan.

Staff believes that the mixed-use building can also meet the requirements for new development in Urban Design District (UDD) 1 sufficiently for the Urban Design Commission to grant the project initial approval. UDD 1 was established to "make John Nolen Drive and the South Beltline Highway and adjacent properties, a most visually attractive approach to the City, to establish requirements and guidelines for aesthetically pleasing future development, and to assure that future development in the district will preserve and enhance the property values..." and "to foster a sense of personal and civic pride among the property owners, particularly as it relates to the appearance of their area, and the corresponding promotion of the commercial enterprises therein." The initial plans for the proposed mixed-use building appear to provide the effective screening of parking required in UDD 1, with the parking located at the rear of the building as recommended by the district. Further, the preliminary architecture of the building suggests that it can meet the district goal of contemporary architecture, although the Urban Design Commission will need to find that the project satisfies the UDD 1 requirements that the materials and colors of new buildings are durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood and that metal not be used as an exterior material except as an "integral part of a design of exceptional merit" prior to granting final approval to the project prior to issuance of building permits.

Staff believes that the project can also be designed to meet the general requirements for mixed-use and commercial buildings in Section 28.060 of the Zoning Code. The proposed building is considered a Flex Building as described in Section 28.173(7) of the Code, which calls for a variable building type of at least two stories of height designed to accommodate a variety of uses, including combinations of office, retail, lodging, and/or residential. A principal entrance should be oriented to the primary abutting street, with one or more ground floor entrances from the primary abutting street. However, in order to obtain final staff approval of the project

prior to receiving building permits, the applicant will need to demonstrate that the final plans for the proposed building meet the significant façade articulation requirements for flex buildings, which require vertical articulation at a minimum of 40-foot intervals for buildings greater than 160 feet in length. New buildings of more than 40 feet in width shall be divided into smaller increments through some combination of facade modulation; vertical divisions using different textures or materials; division into storefronts with separate display windows and entrances; variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation; and arcades, awnings, and window bays at intervals equal to the articulation interval. For non-residential uses at ground floor level, windows and doors or other openings shall comprise at least 60% of the length and at least 40% of the area of the ground floor of the primary street facade. At least 50% of windows on the primary street facade shall have the lower sill within 3 feet of grade.

Conclusion

The applicant is proposing to develop a long-vacant property located along the north side of W. Broadway opposite South Towne Mall at the western entry to the Bridge-Lake Point-Waunona neighborhood with a three-story mixed-use building. The Planning Division believes that the proposed building can meet the standards of approval for the conditional use required and that the building can be designed to meet the requirements for new development in Urban Design District 1 and for new buildings in the Mixed-Use and Commercial districts in the Zoning Code.

Staff is supportive of the applicant's request for affordable housing tax credits for the project, and looks forward to working with the project team on the final details of this important gateway project should it be awarded the tax credits it is seeking. Among the details of the project that will need further refinement prior to the issuance of permits for the new building include the articulation of the length of the building, its architecture and materials, and the permeability of the first floor facing W. Broadway. However, staff believes that the site plan, use mix, density, and general scale and mass of the proposed development are sufficient to receive *initial* approval from the Urban Design Commission and conditional use approval by the Plan Commission to allow the project to proceed.

Recommendation

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

The Planning Division believes that the proposed three-story mixed-use building at 2230 W. Broadway can meet the requirements for Urban Design District 1 and recommends that the Urban Design Commission grant the project **initial approval**, and that the Plan Commission find the standards met and **approve** a conditional use for the project, all subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

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

1. That prior to obtaining building permits for the proposed mixed-use building, the applicant receive final approval from the Urban Design Commission. In order to obtain final approval, the applicant shall provide final site and landscaping plans, floorplans, and building architecture to sufficiently address any conditions of the Urban Design Commission's granting initial approval and the requirements of Urban Design District 1. As part of granting final approval of the new development in UDD 1, the Urban Design Commission shall find

that the materials and colors of the new building are durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood and that metal to be used is an “integral part of a design of exceptional merit”.

2. The final plans for the project shall be approved by the Planning Division and Zoning Administrator prior to issuance of building permits as follows:
 - a.) the proposed building shall meet the significant façade articulation requirements in Sections 28.060 and 28.173(7) of the Zoning Code, which require vertical articulation at a minimum of 40-foot intervals for buildings greater than 160 feet in length through some combination of facade modulation; vertical divisions using different textures or materials; division into storefronts with separate display windows and entrances; variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation; and arcades, awnings, and window bays at intervals equal to the articulation intervals;
 - b.) demonstrate compliance with the requirements for nonresidential uses on the ground floor level per Section 28.060, including that windows and doors or other openings comprise at least 60% of the length and at least 40% of the area of the ground floor of the primary street façade (W. Broadway), with at least 50% of windows on the primary street facade having a lower sill within 3 feet of grade.
3. Provide bike parking in a safe and convenient location on an impervious surface. Final bike parking shall be approved by the Zoning Administrator. Stalls shall be distributed as both *Short Term* and *Long Term* bicycle parking, as required per MGO Sections 28.141(4) and 28.141(11). Provide a detail of the bike rack design including any wall mounts on the final plans. Identify and dimension required stalls on the final plan. Bike parking for the apartments shall equal 1 stall per unit up to two-bedrooms, plus an additional half space per additional bedroom, plus 1 guest space per 10 units. Short-term parking for residential guests shall be within 100 feet of principal entrance. Required bike parking stalls for the commercial/ retail component of the project shall comply with the requirements in Sections 28.141(4)(g) and 28.141(11) and future tenants shall be calculated at the time building permits for occupancy are requested. NOTE: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area.

The following conditions have been submitted by reviewing agencies:

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

4. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity. The applicant shall include a stamped pumping plan (PE or Master Plumber) for the area draining to the ramp to the underground parking. The pumping plan shall be capable of managing the 100-year event.
5. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing 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.
6. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark

Moder (261-9250) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.

7. 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.
8. This project falls in the Rock River TMDL Zone and is subject to increased erosion control enforcement as authorized by Resolution 14-00043 passed by the Common Council on January 21, 2014. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department Natural Resources (WDNR).
9. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). The CAD file will only be required prior to final plan review so that multiple files do not need to be supplied or reviewed. The party responsible for the CAD file e-mail transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
10. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
11. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
12. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City

Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. The draft SWMA document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict (East) at jbenedict@cityofmadison.com. The final document and fee should be submitted to the City Engineering Division.

13. This site appears to disturb over 1 acre of land and requires a permit from the Wisconsin Department of Natural Resources (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 Water Resources Application for Project Permits (WRAPP) or Notice of Intent Permit (NOI) permit process.
14. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: Reduce TSS by 80% off of the proposed development when compared with the existing site; and 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 MGO.
15. 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.
16. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
17. 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
18. All work in the public right of way shall be performed by a City-licensed contractor.
19. All damage to the pavement on W. Broadway and Fayette Avenue adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
20. 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
21. The applicant shall construct sidewalk along Fayette Avenue according to a plan approved by the City.

22. The approval of this development 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.

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

23. The proposed new building will cross several underlying platted lot lines. Current City enforcement of Building and Fire codes and requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.

24. Note: The applicant had discussed the possibility of requesting the discontinuance/vacation of the unimproved 14-foot wide alley along the north side of this site. If this interest still exists, contact Jeff Quamme (jrquamme@cityofmadison.com - 266-4097) to coordinate any possible discontinuance/ vacation.

25. The address of the commercial space is 5329 Fayette Avenue. The base address of the proposed apartments is 2230 W. Broadway.

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

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

27. The applicant shall add a pedestrian connection from W. Broadway to the pedestrian connection to the north along Fayette Avenue.

28. Along any public right-of-way classified as an arterial or a collector street, the applicant can expect to be required to maintain a public walkway past the job site (e.g. via use of pile/lagging or other vertical shoring method).

29. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet–25 feet behind the property line at streets and 10 feet at driveways). If applicant believes public safety can be maintained they shall apply for a waiver of MGO Section 27.05(2)(bb)–Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer.

30. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light

poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

31. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
32. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
33. "Stop" signs shall be installed at a height of 7 feet at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
34. All parking facility design shall conform to the standards in MGO Section 10.08(6).
35. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang.
36. All bicycle parking adjacent pedestrian walkways shall have a 2-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
37. Note: As of October 2, 2015, Traffic Engineering will no longer be accepting paper plans; to ensure a timely review, all submittals shall include an electronic copy (PDF preferred).

Metro Transit (Contact Tim Sobota, 261-4289)

38. In coordination with public works improvements, the applicant shall maintain or replace the concrete passenger boarding pad at the existing Metro bus stop on the north side of W. Broadway, east of Fayette Avenue (#3624).
39. The applicant shall install and maintain a trash receptacle as well as a bench or other seating amenity in the adjacent property landscape plan, ideally taking advantage of any building overhang or canopy to provide the seating amenity some shelter from the elements.
40. The applicant shall coordinate with Traffic Engineering and City Engineering staff to either install public sidewalk, or shall provide a private walkway, running north along the east side of Fayette Avenue from the existing bus stop location on W. Broadway to the building entrance (and connecting to the existing terminus of public sidewalk at the north property line).
41. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design. [See attached document "2230wb_METRO.pdf"]

Zoning Administrator (Contact Matt Tucker, 266-4569)

This agency did not provide comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

42. Provide fire apparatus access as required by IFC 503 2012 edition, MGO Section 34.503.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency submitted a response with no comments or conditions for this request.

Parks Division/ City Forestry (Contact Janet Schmidt, 261-9688)

43. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff of the rezoning request. This development is within the Olin-Turville Impact fee district (SI28). Please reference ID# 15163 when contacting Parks Division staff about this project.

44. 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*.