



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 613-621 W. Doty Street & 222 S. Bedford Street (District 4 – Ald. Verveer)  
**Application Type:** Zoning Map Amendment, Demolition Permit, and Conditional Use  
**Legistar File ID #:** [42317](#) and [42145](#)  
**Prepared By:** Kevin Firchow, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Jay Wendt, Principal Planner

## Summary

**Applicant | Owner:** Brad Binkowski / Anne Morrison; Urban Land Interests; 10 E. Doty St; Suite 300; Madison, WI 53703

**Contact:** Doug Hursh; Potter Lawson, Inc; 749 University Row, Suite 300; Madison, WI 53705

**Requested Actions:** There are three requests before the Plan Commission: 1) The applicant requests approval of a zoning map amendment for 613-621 West Doty Street, from Downtown Residential 2 (DR-2 District) to Urban Mixed Use (UMX District). 2) The applicant next requests approval of a demolition permit to raze an existing office building for the purpose of constructing a new 88-unit apartment building. 3) Finally, the applicant requests conditional use approval to construct a multi-family dwelling with more than eight (8) units.

**Proposal Summary:** The applicant proposes to demolish an existing office building for the purpose of constructing a four-story, 88 unit apartment building with 110 bedrooms and 60 parking stalls.

**Applicable Regulations & Standards:** This request is subject to the approval standards for Zoning Map Amendments [MGO 28.182], Demolition Permits [MGO 28.185], and Conditional Uses [MGO 28.183]. This request is also subject to the Downtown Design Standards of Section 28.071(3) and the Downtown Design Guidelines. New buildings proposed within the UMX zoning district must also be approved by the Urban Design Commission (UDC) based on the aforementioned standards and guidelines. The UDC Granted Final Approval at their April 27, 2016 meeting.

**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 standards for zoning map amendments are met and forward Zoning Map Amendment 00230 rezoning 613-621 West Doty Street, from DR-2 (Downtown Residential-2 District) to UMX (Urban Mixed Use) District to the Common Council with a recommendation of **approval**. The Planning Division further recommends that the Plan Commission find that the conditional use and demolition standards are met and **approve** the request to demolish an office building for the purpose of constructing an 88-unit multi-family dwelling. These recommendations are subject to input at the public hearing and the conditions recommended by reviewing agencies.

## Background Information

**Parcel Location:** The 37,839-square-foot (0.87-acre) property is located at the intersection of West Doty and South Bedford Streets. The site is within Aldermanic District 4 (Ald. Verveer) and is located within the limits of the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The property is currently developed with a two-story, 8,950 square foot office building and surface parking. City Assessor records indicate the structure was constructed in 1982.

**Surrounding Land Use and Zoning:**

**North:** Four-story condominium development and radio station, zoned PD (Planned Development) and UMX (Urban Mixed Use), respectively;

**South:** Office Building, zoned UMX;

**East:** Four-story apartment building, zoned PD; and

**West:** Five-story apartment building, zoned PD.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) includes this site within the “Findorff Yards” Downtown District. Recommended uses include 2-4 story multi-unit residential buildings with up to 60 dwelling units per acre. The Downtown Plan (2012) includes the site within the “Tobacco Warehouse” Downtown District, which is recommended to “continue its revitalization as a residential and office area blending new buildings and restoration of historic structures. Future emphasis should be on strengthening connections to surrounding areas and enhancing the streetscape and open spaces.” The Bassett Neighborhood Plan (1996) also includes this property within the “Tobacco Warehouse District and recommends a density of 40-60 du/ac.

**Zoning Summary:** The applicant requests approval to rezone the property to the UMX District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	37,839 sq. ft.
Lot Width	30'	Adequate
Front Yard Setback	Residential buildings: 5'	6.1' (W Doty St)
Max. Front Yard Setback	10'	6.1'
Side Yard Setback	0	5.0' (south side)   6.0' (S Bedford St)
Rear Yard Setback	10'	Adequate
Usable Open Space	10 sq. ft. per bedroom (1,100 sq. ft.)	14,980 sq. ft.
Maximum Lot Coverage	90%	66%
Minimum Building Height	2 stories	4 stories
Maximum Building Height	See Downtown Height Map: 5 stories	4 stories
Stepback	See Downtown Stepback Map: None	None
Number Parking Stalls	None	60 (See Comment # 36)
Accessible Stalls	Yes	2
Loading	None	1 (10' x 50') (See Comment # 38)
Number Bike Parking Stalls	Multi-family residential: 1per unit up to 2-bedrooms, ½ space per add'l bedroom; (90) 1 guest space per 10 units (9) (99 total)	91 enclosed 9 surface (100 total) (See Comment # 39)
Landscaping and Screening	Yes	Yes (See Comments # 40 & 41)
Lighting	No	Yes
Building Forms	Yes	Yes, Large Multi-Family Building (See Comment # 37)
<b>Other Critical Zoning Items</b>	Urban Design, Barrier Free (ILHR 69), Utility Easements	

**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

There are three requests included with this proposal. The applicant first requests approval to rezone a portion of the site from DR-2 (Downtown Residential-2 District) to UMX (Urban Mixed Use District). Over half of the site is already zoned UMX. The second request is a demolition permit for the existing building. The third request is for a conditional use for a multi-family building with more than eight (8) units. The letter of intent also requests conditional use approval to modify the number of loading zones, however, there is not a minimum number and therefore, such a conditional use is not required.

The existing building is a two-story 8,950 square foot office building. City Assessor’s records indicate that the structure was constructed in 1982. No further descriptions on the building condition are provided, however, the applicant has provided interior and exterior photos of the building proposed for demolition. These are provided in the packet and are online at [https://www.cityofmadison.com/dpced/planning/documents/222sbs\\_photos.pdf](https://www.cityofmadison.com/dpced/planning/documents/222sbs_photos.pdf)

The proposed building is a four-story, 88-unit structure. The building includes a mix of one, two, and three-bedroom units as summarized below:

	Units	Bedrooms
One-Bedroom	70	70
Two-Bedroom	8	16
Two-Bedroom Plus Den	6	12
Three Bedroom	4	12
<b>TOTAL</b>	<b>88</b>	<b>110</b>

Parking is provided beneath the building, with a total of 60 stalls proposed. This results in an onsite parking ratio of about 0.68 stalls per unit. The applicant notes that they manage 400 parking stalls in the immediate vicinity and that this parking supply is currently 86% occupied. The letter of intent further indicates that this excess parking could be utilized for tenants of this building. The Zoning Administrator notes that further zoning approvals may be required to legally establish such off-site parking, depending on the “receiving” site’s zoning. A total of 100 bicycle parking stalls are proposed, provided as either floor or wall-mounted stalls. Note, the Zoning Code does not allow the Plan Commission to waive or modify the bike parking standards in UMX zoning. A bicycle parking reduction could be approved by the Zoning Administrator per Section 28.141(5).

As proposed, the setback on West Doty Street about 6.2 feet at its closest point. The distance to the back of sidewalk is 7 feet. Along South Bedford Street, the building is set closer, at about 5.3 feet to the property line and about 6.4 feet from the back of the sidewalk at its closest point. Please note, during the review of this project, the City Engineering Mapping office noted that the property line along South Bedford Street was not accurately depicted.

Comments from the City Forester indicate that due to the proposed building’s size and setback, four street trees along South Bedford Street would need to be removed as they are not anticipated to survive the construction. The four street trees along West Doty Street are anticipated to be preserved.

The building is primarily clad in brick with metal and fiber cement panel accents. Since the initial submittal, the applicant has revised the plans to add brick along the building's rear side. The facades include HVAC louvers that are architecturally integrated into the façade recesses. Several street-facing units along both West Doty and South Bedford include street-oriented entrances, accessed from side-loaded stairs as shown.

Recent modifications by the applicant have lowered the building, decreasing the exposed lower level walls by at least a foot. This also assumes a rebuilt sidewalk elevation where the abutting terrace has an increased 8% slope to raise the sidewalk level.

\*Please note that the Plan Commission packets include a "Supplemental Package" dated May 4. These sheets reflect the Plans presented to and approved by the UDC. Key differences include the reduced exposed height of the building base, additional masonry on the rear of the façade, landscape plan, and minor alterations to the street-facing stairs. Please note, there are some small dimensional discrepancies, which are primarily the result of the aforementioned property line correction.

## Analysis and Conclusion

This request is subject to the approval standards for Zoning Map Amendments [MGO 28.182], Demolition Permits [MGO 28.185], and Conditional Uses [MGO 28.183]. This request is also subject to the Downtown Design Standards of Section 28.071(3) and the Downtown Design Guidelines. New buildings proposed within the UMX zoning district must also be approved by the Urban Design Commission (UDC) based on the aforementioned standards and guidelines.

Staff's analysis begins with a summary of adopted plan recommendations.

### Conformance with Adopted Plans

The Comprehensive Plan (2006) includes this site within the "Findorff Yards" Downtown District. Recommended uses include 2-4 story multi-unit residential buildings with up to 60 dwelling units per acre, with density ranges and dwelling unit types defined in adopted neighborhood or special area plans.

The Downtown Plan (2012) includes the site within the "Tobacco Warehouse" district of Downtown, which is recommended to "continue its revitalization as a residential and office area blending new buildings and restoration of historic structures. Future emphasis should be on strengthening connections to surrounding areas and enhancing the streetscape and open spaces." This site is further identified as a "Potential Redevelopment / Infill Site" with the current building identified as an "underutilized site" and/or "obsolete building." This plan also recommends a maximum building height of five stories. No specific density recommendations are included within this plan.

The Bassett Neighborhood Master Plan (1996) also includes the site within the "Tobacco Warehouse Zone," recommended for a mix of "low" to "very high density" housing defined as having overall block average of 40-60 du/ac. The plan noted that there was limited residential development in that area at that time, though recognized the opportunity to substantially increase residential density within this area.

With a calculated density of about 101 dwelling units per acre (du/ac), this proposal exceeds the general recommended density range in the Comprehensive Plan and Bassett Neighborhood Master Plan. However, recently approved residential apartment developments within this areas have densities exceeding this recommendation, ranging from about 70-116 du/ac. While in excess of the recommended densities, the

proposed project is within the range of other approved projects. The Planning Division believes the project to be generally consistent with these adopted recommendations.

### **Zoning Map Amendment Standards**

The subject site is currently split-zoned between the UMX and DR-2 Zoning Districts. The Zoning Administrator has stated that the site should be developed under a common zoning district. As such, the applicant requests to develop the project under the UMX district. While that district has slightly more flexible setbacks than DR-2 (for example 5-foot vs. 10-foot front yard and 5-foot vs. 0 foot side yard setbacks) the UMX district requires additional design review that would not be required if developed under the DR-2 district. In terms of context, the surrounding blocks include a combination of UMX, DR-2, and PD Zoning. Front yard setbacks for nearby larger buildings generally vary between about five (5) and 10 feet. The Fourth Ward Condominiums, across West Doty Street to the north, is set back just over 10 feet while the Bedford Crossing project, located across South Bedford Street to the east is set back five (5) feet. Staff also notes that the DR-2 District would have required more two and three-bedroom units.

The Planning Division believes that the Zoning Map Amendment standards can be met. These standards state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law.

Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." Staff believes that this project could be found consistent with the Comprehensive Plan, as noted above.

### **Downtown Design Guidelines**

As the applicant requests rezoning to the UMX district, the Downtown Urban Design Guidelines (Adopted December 2012) also apply to this request. These are intended to provide additional guidance on the design qualities of buildings within the Downtown Core and Urban Mixed Use Zoning Districts. These are considered to be expectations that must be addressed, but may be achieved in numerous ways. They are also intended to serve as a checklist to staff, the Urban Design Commission (UDC), and Plan Commission of the primary elements to be evaluated when reviewing development proposals.

On a split 5-2 vote, the UDC granted FINAL approval of this request. The UDC is an approving body on this request and is not just advisory to the Plan Commission.

Prior to the UDC meeting, the Planning Division raised concerns regarding consistency with some adopted guidelines and specifically, the building's relationship with South Bedford Street. Concerns related to both the height of the exposed building base above grade and the resulting stair, landing, and guardrails, which are located in close proximity to the sidewalk due to the proposed setback.

Prior to the proposed alterations, staff previously noted its opinion that the following guidelines were not met:

- 1c. "Orientation." The street level of a building should be designed with active uses and architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building architecture and the landscape architecture. (Site Design and Building Placement, p. 5)

- 2a. "Access and Site Circulation." Parking facilities beneath a building should not be considered a valid reason to establish an occupiable first floor more than three (3) feet above the grade of the sidewalk along any adjacent street, nor to include long segments of blank wall. (Site Design and Building Placement, p. 6)
  
- 2a. "Building Components." The lower levels of street facing facades should generally incorporate a higher level of visual interest and richer architectural detailing. One way to achieve this is to locate active use areas on lower level street side spaces within a building, which could be reflected in the exterior architecture of the corresponding facades. (Architecture, p. 12)

Based on staff's feedback, the applicant revised plans prior to UDC and reduced the height of the exposed lower level, which is now over a foot lower than as previously presented. The Planning Division believes that reducing the height of the building has improved its relationship with the street. Staff would conclude the revised project could now be found consistent with the "Access and Site Circulation" guideline.

The Planning Division still has some concerns regarding the relationship of the landing/balcony guardrails. With two exceptions, these will be located about two (2) feet from the edge of the sidewalk. The two southern-most balconies are approximately one (1) foot off the sidewalk. Minimally, staff recommends modifications to increase the separation between these closest balconies and the sidewalk. Staff previously met with the applicant to discuss the concerns and the possibility of providing a deeper setback along South Bedford Street. While increased setbacks could potentially improve this relationship, the applicant raised concerns that even moving the building back a foot to match the proposed Doty Street setback was concerning to them from a programmatic and financial standpoint. The Planning Division notes that the project, with the attached revisions, received final approval from the Urban Design Commission.

### **Conditional Use Standards**

The Planning Division believes that the conditional use standards can be met. The Planning Division's primary concern with this development is related to the above building-to-street relationships as outlined above. In addition to the aforementioned guidelines, this also relates to Conditional Use Standard 9:

When applying the above standards to any new construction of a building...the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the Zoning District...

As noted above, the Planning Division has also recommended that at a minimum, the applicant increase the distance between some balconies and sidewalk to meet both the aforementioned design guidelines and the above standard. Considering the action of the Urban Design Commission, the Planning Division believes the above standard could be found met.

### **Demolition Permit Standards**

The Planning Division believes the Demolition standards can be found to be met. Prior to approving a demolition permit, the Plan Commission must find that the demolition is both 1) consistent with the intent and purpose of the zoning district and 2) that the proposed future use is compatible with the purpose of the demolition section of the ordinance. As noted above, this proposal has been submitted concurrently with a request to rezone a portion of this split-zoned site from DR-2 (Downtown Residential 2 District) to UMX (Urban Mixed Use district). Numerous demolition permits have been approved in conjunction with zoning map amendments. The statement of purpose for the UMX district is to provide opportunities for high-density

residential and office uses in combination with limited retail and service uses designated to serve the immediate surroundings. The Planning Division believes that a four-story apartment building could be found compatible with the statement of purpose.

Regarding the second finding, the standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts, including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. The demolition standards also state that the proposed use should be compatible with adopted plans, which are discussed above. In regards to normal and orderly development, staff acknowledges the applicant's efforts to improve the building's relationship with the street. The demolition standards also state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property, as well as any report submitted by the Landmarks Commission. The Preservation Planner forwarded the comments of the Landmarks Commission who found that there is no known historic value of the building proposed for demolition.

### **Neighborhood Comments**

The development team has participated in several neighborhood steering committee meetings. Comments from the steering committee are attached.

### **Conclusion**

The applicant proposes to demolish an existing office building for the purpose of constructing a four-story, 88 unit apartment building with 110 bedrooms and 60 parking stalls. This request is subject to the approval standards for Zoning Map Amendments [MGO 28.182], Demolition Permits [MGO 28.185] and Conditional Uses [MGO 28.183]. This request is also subject to the Downtown Design Standards of Section 28.071(3) and the Downtown Design Guidelines.

The Planning Division believes that the approval standards can be found met with the recommended conditions. There are many positive aspects to the project's design and staff believes that the building would be complementary in character to the surrounding residential and office structures in the surrounding area. As noted in this report, the Planning Division has raised concerns regarding the building's physical relationship with the street and proximity of some projections to the sidewalk. In response, the applicant has made design improvements including the lowering of the building to reduce the amount of exposed lower level. This and other modifications have better aligned the project with the adopted design guidelines and approval standards. The Planning Division notes that the Urban Design Commission granted final approval of this request at their April 27 meeting.

## **Recommendation**

### **Planning Division Recommendation** (Contact Kevin Firchow, 608-267-1150)

The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments are met and forward Zoning Map Amendment 00230 rezoning 613-621 West Doty Street, from DR-2 (Downtown Residential-2 District) to UMX (Urban Mixed Use) District to the Common Council with a recommendation of **approval**. The Planning Division further recommends that the Plan Commission find that the conditional use and demolition standards are met and **approve** the request to demolish an office building for the purpose of constructing an 88-unit multi-family dwelling. These recommendations are subject to input at the public hearing and the conditions recommended by reviewing agencies.

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

**Planning Division** (Contact Kevin Firchow, 608-267-1150)

1. That the plans provided for final sign-off resolve all dimensional discrepancies between plan sheets. This information shall be approved by staff. Unless specified by condition or ordinance requirement, all setbacks shall not be less than those depicted in the "Bedford Street Sectional Diagrams" dated May 4, 2016.
2. That the applicant shall reduce the depth of the two most southern balconies (labeled as section "D" and "E" in the applicant's supplemental materials) to provide a minimum distance of two feet between the edge of the balcony and railing to the back of sidewalk.
3. The applicant is advised that the possible off-site shared parking arrangements discussed in the letter of intent may require additional zoning approvals. The applicant shall provide the Zoning Administrator of list of possible properties and clarify whether further steps are needed for each property.

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

4. 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))
5. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
6. 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)
7. 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.
8. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)
9. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))



10. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
11. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required. (NOTIFICATION)
12. 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.
13. 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)
14. 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)
15. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
16. All damage to the pavement on S. Bedford St & W. Doty 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. Based on 1942 Sanborn maps, the property was operated by the Madison Fuel Co. and stored significant quantities of coal and other fuel. The property may contain residual contaminated soil. If contaminated soil is encountered as part of this redevelopment, all WDNR and DSPS regulations must be followed for proper handling and disposal.
18. The construction of this project will require the applicant to enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)

**City Engineering Review Mapping** (Contact Jeff Quamme, 608-266-4097)

19. There is a storm sewer box culvert in close proximity to the southwest right of way of S. Bedford Street. A 5' Wide Public Storm sewer easement shall be granted on the face of the pending Certified Survey Map to allow maintenance and replacement of the box culverts. Special property restoration condition language will be required for the easement. Contact Jeff Quamme for the required language to be placed on the Certified Survey Map.
20. City staff are aware of an Offer to Use permit granted by the Wisconsin Dept of Transportation for the existing private improvements within the adjacent Railroad right of way. Applicant shall coordinate with the Wisconsin Dept of Transportation to terminate the permit and obtain any other required permits/approvals for the proposed demolition of the improvements lying within the Railroad right of way.
21. 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. The address of the proposed apartment building is 202 S Bedford St.
22. Submit a PDF of all floor plans to [zenchenko@cityofmadison.com](mailto:zenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
23. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record

**Traffic Engineering** (Contact Eric Halvorson, 608-266-6527)

24. As ramp to covered parking approaches the sidewalk the applicant shall provide 20 feet at 5 percent grade or less to allow adequate vision of the Right-of-Way. Approval or denial of the waiver shall be the determination of the City Traffic Engineer.
25. 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.
26. 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.

27. 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.
28. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
29. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
30. 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.
31. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2) (bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer.
32. Applicant shall submit for review a plan demonstrating the use of the proposed loading zone. This plan will include vehicle size and all related turning movements.

**Zoning Administrator** (Contact Jenny Kirchgatter, 608-266-4569)

33. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
34. Section 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.
35. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
36. Show the width of the parking garage opening and distance from the front property line. Per Section 28.071(3) (a)3. parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line.
37. Provide details showing that the street facing facades meet the door and window opening requirements of Section 28.071(3)(e). For street-facing facades, ground story window and door openings shall comprise a minimum of 15% of the façade area. The upper story openings shall comprise a minimum of 15% of the façade area per story. Garage doors and opaque service doors shall not count toward the above requirements.
38. Provide details of screening for the outdoor loading area. Outdoor loading areas or mechanical equipment are not permitted in the front yard. When visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material.
39. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141.11 and shall be designated as short-term or long-term bicycle parking. A minimum of 90 resident bicycle stalls are required plus a minimum of 9 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5)

foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike racks to be installed, including both ground mounted and wall mounted or structured style bike racks.

40. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
41. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible per Section 28.071(3)(h).
42. 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.

**Fire Department** (Contact Bill Sullivan, 608-261-9658)

43. 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.

**Parks/Forestry** (Contact Janet Schmidt, 608-261-9688)

44. 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 sign off on the rezoning. This development is within the Vilas-Brittingham impact fee district (SI 27). Please reference ID# 16110 when contacting Parks about this project.
45. The Parks Division will be required to sign off on the pending CSM prior to the issuance of building permits for the development.
46. Under the current plan four Honeylocust trees, ranging from 19" – 25" in diameter, are marked for removal on S. Bedford Street. All four trees are in good condition and are very healthy. The reason for the removal of these trees is solely related to the size and setback of the proposed building. These four trees will not be able to withstand the root cutting and severe pruning that will need to occur to build this building. Professional arborists have standard pruning practices that need to be followed when pruning all trees. These pruning standards are created by the American National Standard Institute (ANSI ) A300 (Part 1 ) under standard pruning practices. When pruning mature trees, no more than one-fourth of a tree's foliage may be removed in routine tree care. All four of the Honeylocust trees on S. Bedford St. will need more than one-fourth of the trees foliage removed to create enough room for this four story building. The amount of root cutting for this new building can only be determined at the time of construction, but with the depth of the proposed excavation, it appears that the root cutting could be substantial.

47. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brian Meiller – [bmeiller@cityofmadison.com](mailto:bmeiller@cityofmadison.com) or 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.
48. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install and maintain 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>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

**Water Utility** (Contact Dennis Cawley, 608-261-9243)

49. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21. The Madison Water Utility shall be notified to remove the water meter prior to demolition.

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

The agency reviewed this request and has recommended no conditions or approval.