



PREPARED FOR THE PLAN COMMISSION

Project Address: 2921 Landmark Place
Application Type: Conditional Use
Legistar File ID # [42747](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Bradley Hutter, MIG Commercial Real Estate; 3001 W. Beltline Highway, Suite 202; Madison.

Contact Person: James Moravec, Potter Lawson, Inc.; 749 University Row, Suite 300; Madison.

Requested Actions: Approval of a conditional use to allow construction of an office building exceeding 68 feet in height in SE (Suburban Employment District) zoning at 2921 Landmark Place.

Proposal Summary: The applicant and property owner proposes to construct a five-story, 105,000 square-foot office building with a combination of underground and surface auto parking on a 6.44-acre parcel located at the end of Landmark Place, a public street that extends south from the W. Beltline Highway frontage road. The applicant wishes to commence construction as soon as all regulatory approvals have been granted, with completion anticipated in July 2017.

Applicable Regulations & Standards: Section 28.085(3) of the Zoning Code limits the height of buildings in the SE (Suburban Employment) zoning district to 5 stories and 68 feet; building heights exceeding the maximum may be allowed with conditional use approval. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use allow construction of an office building exceeding 68 feet in height SE zoning at 2921 Landmark Place subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: An approximately 6.44-acre site located at southern end of Landmark Place, approximately 650 feet south of W. Beltline Highway; Aldermanic District 14 (Carter); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned SE (Suburban Employment District).

Surrounding Land Uses and Zoning:

North: Multi-tenant office buildings, zoned SE (Suburban Employment District);

South: Single-family residences in the Nottingham Addition to Arbor Hills subdivision, zoned SR-C1 (Suburban Residential–Consistent 1 District);

West: Countryside Apartments in the Town of Madison;

East: Arbor Hills Apartments, zoned SR-V2 (Suburban Residential–Varied 2 District).

Adopted Land Use Plans: The Comprehensive Plan recommends that the subject site and nearby commercial properties be developed with Employment uses. Residential properties to the south and southwest of the site are recommended for Low-Density Residential uses.

The subject site is also located within the boundaries of the Arbor Hills–Leopold Neighborhood Plan, which includes the site and other properties along Landmark Place in the “Arborview Employment/ Commercial Corridor.” Recommendations for this portion of the corridor recognize the existing and future employment uses recommended for the area in the Comprehensive Plan and include general recommendations for land use and design. Those recommendations include building façade treatments with design elements that contribute to an iconic theme and identity; higher density, mixed-use development that utilizes more compact building forms; and street-fronting, compact building forms that contribute to a more pedestrian-friendly, attractive and sustainable built environment. However, the plan does not include site-specific bulk recommendations for the subject site or surrounding properties.

Zoning Summary: The site is zoned SE (Suburban Employment District):

Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	280,597 sq. ft.
Lot Width	65'	Adequate
Front Yard	N/A	Adequate
Side Yards	15' or 20% building height	19' to north, 68' to east
Rear Yard	30'	Will exceed
Maximum Lot Coverage	Maximum 75%	50.7%
Minimum Building Height	22' to cornice	Will exceed
Maximum Building Height	5 stories / 68'	5 stories, 80'
Auto Parking: Offices	Maximum 1 per 250 sq. ft. floor area (420)	45 underground, 313 surface = 358 total
Bike Parking	1 per 2,000 sq. ft. floor area (52)	18 underground, 34 surface = 52 total (See Zoning conditions)
Loading	2 (10' x 50')	2 (10' x 50')
Building Forms	Flex Building	Will comply
Other Critical Zoning Items		
Yes:	Barrier Free, Utility Easements	
No:	Urban Design, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Wetlands	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

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

Public Utilities and Services: The site is served by a full range of urban services. Metro Transit operates daily transit service nearby along the W. Beltline Highway frontage road.

Project Description

The applicant and property owner is seeking approval of a conditional use to allow construction of a five-story, 105,000 square-foot office building on a mostly undeveloped 6.44-acre parcel located at the end of Landmark Place, a public street that extends 650 feet south from the W. Beltline Highway frontage road and provides access to 4 other multi-tenant office buildings located north of the site in the City of Madison, and an apartment complex located to the northwest of the site in the Town of Madison. Presently, the improved section of Landmark Place ends at a private driveway adjacent to the northwestern corner of the subject site. Parcel records show that an un-built cul-de-sac bulb sits on the subject site in that corner, although it does not appear to have been dedicated to the public and has not been improved.

The proposed building will be located in the northeastern quadrant of the subject site, which is characterized by significant grades that fall from a ridge located near the center of the site primarily towards the north and east, including 50 feet of grade change from the ridge to the southeastern corner of the site and 40 feet of grade change from the ridge to the northeastern corner. The site is also characterized by considerable tree cover, including areas of large diameter trees in the center of the site and along most of the northern and western property lines. Improvements on the site are currently limited to 2 carport structures located in the northeastern corner of the site, which serve the adjacent office building to the north of the property at 2909 Landmark Place and are accessed through its parking lot. These carports and related pavement will be removed during site preparations for the proposed office building.

Plans for the office building call for an approximately 21,000 square-foot footprint to be repeated on the 5 stories above grade, with one level of parking for 43 autos proposed below grade. Including the underground parking, the proposed building will contain 125,910 square feet of gross floor area. The building will be clad in a combination of metal panel, brick, and fiber cement panel, with stone accents and a precast concrete base. The building will be oriented to the northeast, with the primary building entrance located along the southerly façade and oriented towards a 313-stall surface parking lot that will occupy most of the remaining site. Access to the under-building parking level and loading and service functions for the building will be located along the exposed easterly façade, with access to these functions through the parking lot. The letter of intent and site plans indicate that an additional 27 surface parking stalls could be added at the southwestern corner of the property based on future need.

Analysis and Conclusion

General and professional offices are permitted uses in the SE (Suburban Employment) zoning district. Buildings up to 5 stories and 68 feet in height are permitted by right in SE zoning, with additional height allowed when approved as a conditional use. The proposed five-story building meets the height in stories allowed in the zoning district, but is between 3 and 14 feet taller than the 68-foot height allowed as a permitted use as measured to the cornice above the fifth floor (not including the mechanical penthouse). Therefore, conditional use approval is required. The applicant indicates in the letter of intent that floors with greater floor-to-floor heights than what would be allowed by SE zoning are needed to satisfy market demand for new class "A" office space (14-foot proposed versus 13.5 feet allowed for five-story building (68/5)), as well as the need to elevate the site and expose more building wall as the factors driving the height of the proposed building and need for conditional use approval.

The Planning Division believes that the Plan Commission can find the standards met to approve the conditional use requested to exceed the 68-foot height threshold in the SE zoning district, including standard 12:

When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

The Planning Division believes that the Commission can find standard 12 met. The proposed building and use are consistent with the Employment land use recommendations in the Comprehensive Plan and Arbor Hills–Leopold Neighborhood Plan, and with the existing development pattern along most of Landmark Place and nearby along the south side of the W. Beltline Highway, which features similar three- and four-story general/ professional office buildings to the north between the site and freeway. Further, there are no specific height or other bulk recommendations in either plan that would preclude consideration of the building height proposed. The applicant has submitted a shadow study illustrating the impacts the proposed building would have on surrounding residential and commercial properties at the height proposed as well as at the 68-foot permitted height threshold, which indicate minimal impacts on adjacent properties in both scenarios and no shadowing of any existing adjacent buildings. Due to both the topography of the subject site and its relative isolation at the end of a public street with no relationship to most surrounding properties, staff does not believe that the building’s height will contribute negatively to its surroundings. Finally, staff feels that the proposed building is well designed overall and cannot find that it would be in the public interest to not approve the proposed height above 68 feet. The additional height above 68 feet of the proposed building should be indiscernible from surrounding properties, and the project overall should have little or no impact on the uses, values and enjoyment or normal and orderly development of surrounding properties.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction of an office building exceeding 68 feet in height in SE zoning at 2921 Landmark Place 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

Planning Division

1. The final building elevations shall be revised to include a height measurement to the top of the mechanical penthouse for future reference.

The following conditions have been submitted by reviewing agencies:

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

2. The applicant shall provide a path to the City sanitary sewer manhole where the proposed development is being connected to on the northeast corner of the property.

3. The storm treatment facilities in both the northeast and southeast corners of the site appear to discharge onto private property. The applicant shall provide documentation of an easement allowing this discharge or shall revise the drainage plan so all water discharges to the public right of way.
4. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division 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.
5. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to Sanitary Connection charges for the Arbor Hills Pumping Station District.
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.
7. 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).
8. 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. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
9. 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).
10. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM DAT files; b) RECARGA files; c) TR-55/HYDROCAD/etc.; and d) sediment loading

calculations. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided.

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. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.
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 NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
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: control 80% TSS off of the proposed development when compared with the existing site; detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates, and; provide infiltration in accordance with Chapter 37 of Madison General Ordinances.
15. 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 Madison General Ordinances.
16. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
17. Provide detail of the proposed storm basin in the northeast corner, in relation to the existing sanitary sewer. The City Engineer shall review for conflict or adequate cover over existing sanitary. If this development causes the sanitary structure to be adjusted, the developer shall obtain a permit to perform said adjustment.
18. The construction of this project will require the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
19. The approval of this project 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.

20. 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.
21. All work in the public right of way shall be performed by a City-licensed contractor.
22. All damage to the pavement on Landmark Pl, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.
23. The applicant shall make improvements to Landmark Place. The improvements shall consist of extending the sidewalk on the east side of Landmark Place through the new driveway and installing new cul-de-sac street.

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

24. 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 the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.
25. The storm treatment facilities in the northeast and southeast corners site discharge storm water onto the adjacent multi-family site. The applicant shall provide a recorded easement / agreement acknowledging and accepting the discharge of stormwater from this proposed development.
26. The portion of the proposed cul-de-sac over the parcel to the north (2909 Landmark Place) shall be dedicated and a temporary sloping and grading easement provided prior to the recording of the pending Certified Survey Map. Coordinate and provide map exhibits, legal descriptions and administrative fees with Jeff Quamme (jrquamme@cityofmadison.com or 266-4097).
27. A temporary grading easement shall be provided to the City of Madison over the parcel west of Landmark Place (2801 Coventry Trail, Town of Madison) prior to recording the pending Certified Survey Map. Coordinate and provide map exhibits, legal descriptions and administrative fees with Jeff Quamme (contact information above).
28. After the completion of construction of the proposed public improvements for the Landmark Place cul-de-sac, the required conveyance of lands for public right of way from the parcel (2801 Coventry Trail, Town of Madison) west of Landmark Place shall be completed. Coordinate and provide map exhibits, legal descriptions and administrative fees with Jeff Quamme.
29. A small portion of the entrance drive crosses the adjacent property to the north. A recorded copy of the agreement/ easement permitting this condition (or movement of facilities) shall be provided prior to final signoff for the site.
30. All interior suite numbering will need to be approved or assigned. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to final 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. If tenant configurations are not known at this time, please submit the floor plan as is for future reference.

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

31. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Dave Nachreiner, (266-4899) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
32. Underground parking is insufficiently labeled/ dimensioned for a proper review. If the parking does not meet MGO Section 10.08, the applicant can expect to be required to make major alterations, which may or may not impact structural elements of this site.
33. The location of the stormwater retention pond located on the northwest corner of this site inhibits the future potential to connect this site to the public right-of-way to the west. As this site will be adding traffic volume to an already congested intersection at W. Beltline Highway frontage road and Landmark Place, the applicant shall work with Traffic Engineering and City Engineering to relocate the stormwater retention pond.
34. The applicant shall prepare a TDM to be reviewed and approved by the City Traffic Engineer per MGO Section 28.183(6)(a)(6).
35. It is recommended the applicant look to add additional bicycle parking near the entrance.
36. 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.
37. 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.
38. 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.
39. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

40. Screening is required adjacent the Zoning district boundary along the south, east, and west property lines. Screening shall be provided along side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between 6 and 8 feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height. **For conditional uses, the Plan Commission may modify these requirements.**

41. The Zoning Board of Appeals granted a variance request at its May 26, 2016 meeting for Zoning Code Sections 28.085(4)(b) and 28.085(4)(c) for building orientation toward the primary street and the location of the majority of parking to the side or rear of the building.
42. Bicycle parking for the proposed office building shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11). Provide a minimum of 52 short-term bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within 100 feet of a principal entrance. Shift the northwest group of bike stalls to be located within 100 feet of a principal entrance. Provide a detail of the proposed bike rack. NOTE: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area.
43. 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 10,000 square feet in size must be prepared by a registered landscape architect.
44. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of 6 feet and not greater than 8 feet.
45. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).
46. Provide screening for the proposed generator and transformer. The generator shall be located and screened to reduce its visual impact when viewed from neighboring property and to be compatible with neighboring structures and the character of the community. Screening materials, landscaping, or fencing shall be similar in appearance to those used for the principal structure on the zoning lot.
47. Future project phases, including the Phase 2 parking, shall require separate approvals.
48. 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.
49. 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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, 261-9658)

50. Provide fire apparatus access as required by IFC 503 2015 edition, MGO Section 34.503, as follows:

- a.) The site plans shall clearly identify the location of all fire lanes.
- b.) 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.
- c.) Provide a fire lane that extends to within 250 feet of all exterior portions of the structure since the building has a fire sprinkler system.
- d.) Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.
- e.) Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
- f.) Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 85,000 lbs.
- g.) Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28 feet.

Water Utility (Contact Dennis Cawley, 261-9243)

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

Metro Transit (Contact Tim Sobota, 261-4289)

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

Parks Division (Contact Janet Schmidt, 261-9688)

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