



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1603-1609 Monroe Street (13<sup>th</sup> Aldermanic District, Alder Eskrich)  
**Application Type:** Major Alteration to Approved Conditional Use  
**Legistar File ID #:** [45249](#)  
**Prepared By:** Kevin Firchow, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

## Summary

**Applicant:** Paul Cuta; CāS<sub>4</sub> Architecture, LLC.; 303 S. Paterson Street, Ste. 1; Madison, WI 53703  
**Contact:** Paul Cuta; CāS<sub>4</sub> Architecture, LLC.; 303 S. Paterson Street, Ste. 1; Madison, WI 53703  
**Property Owner:** Gregg Shimanski; 1603 Monroe Street; Madison, WI 53711

**Requested Action:** The applicant requests approval of a major alteration to an approved conditional use.

**Proposal Summary:** On May 23, 2016, the Plan Commission approved two demolition permits and multiple conditional use requests for a five-story mixed-use building with 48 dwelling units and approximately 5,000 square feet of ground floor commercial space at the subject property. Specific conditional uses included: 1) mixed-use building with more than 24 dwelling units; 2) building height exceeding the maximum district height; 3) mixed-use building exceeding 25,000 square feet in floor area; and 4) mixed-use building where less than 75% of ground floor area is non-residential.

With this current application, the applicant proposes several alterations to the proposed building including 1) removal of the fifth story, 2) reduction from 48 to 44 dwelling units, 3) reduction in one level / 19 vehicle parking stalls, and 4) other design modifications. The redesigned building is approximately 61,000 square feet in area and includes 5,300 square feet of commercial space. No tenants are currently identified.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Conditional Uses (MGO § 28.183(6)).

**Review Required By:** Plan Commission (PC)

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the proposed alterations, subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

## Background Information

**Parcel Location:** The 0.39 acre subject property is located on the south side of Monroe Street, immediately west its intersection with Oakland Avenue. The site is within Aldermanic District 13 (Ald. Eskrich) and within the limits of the Madison Metropolitan School District

**Existing Conditions and Land Use:** The site includes two buildings, a two-story 11,736-square-foot commercial building on the corner of Monroe Street and Oakland Avenue, constructed in 1960 and two-story, four-bedroom 1,722-square-foot residence, constructed in 1904.

**Surrounding Land Use and Zoning:**

Northwest: Directly across Monroe Street is Crazylegs Park, zoned PR (Parks and Recreation). To the west of the Park, across South Breeze Terrace, are commercial properties zoned TSS (Traditional Shopping Street) behind which is the Southwest Bicycle Path (zoned TR-C2 (Traditional Residential – Consistent District 2)) with single-family residences (zoned TR-V1 (Traditional Residential – Varied District 1) beyond;

Northeast: Across Oakland Avenue to the northeast, two-story mixed-use buildings (with restaurants and retail on the ground floor), and a four-story hotel, all zoned TSS;

Southeast: Single-family residences zoned TR-C4 (Traditional Residential - Consistent 4); and

Southwest: Three-story multi-family residential buildings, single-family residences and office uses, all zoned TSS.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends neighborhood mixed-use development for the subject site. That recommendation generally includes 2-4 story mixed-use buildings with a maximum recommended density of 40 du/ac. The Monroe Street Commercial District Plan (2007) recommends a mixture of commercial, retail and residential uses for the block and refers to this block as an opportunity for the City to create a ‘gateway’ to Monroe Street and the Monroe Street Shopping District. The plan also recommends two-to-four story building heights for the block with the 3rd and/or 4th levels set back from the front facade line. Buildings are further recommended to be built out to the sidewalk along both Monroe Street and Oakland Avenue.

**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, including Metro Transit Routes running along Monroe Street.

**Zoning Summary:** The project site is currently zoned Traditional Shopping Street (TSS).

| Requirements  | Required   | Proposed                             |
|---|--|--------------------------------------|
| Front Yard Setback  | 25’ maximum  | 0.0’                                 |
| Side Yard Setback: other cases  | None unless needed for access.   | 1.02’ east side<br>.48’ west side    |
| Rear Yard Setback: For corner lots, where all abutting property is in a nonresidential zoning district. | The required rear yard setback shall be the same as the required side yard setback.  | 1.00’                                |
| Usable Open Space   | 40 sq. ft. per unit<br>(1,760 sq. ft.)   | 2,785 sq. ft.                        |
| Maximum Lot Coverage  | 85%  | 83.7%                                |
| Maximum Building Height   | 3 stories/ 40’   | 4 stories                            |
| Site Design   | Required   | Proposed                             |
| Number Parking Stalls   | Multi-family dwelling: 1 per dwelling (44)<br>General retail; service business; office: 1 per 400 sq. ft. floor area (13) (57 total) | 43 auto stalls (See Comments 30 &35) |

| Requirements                       | Required  | Proposed  |
|------------------------------------|---|---|
| Accessible Stalls                  | Yes   | 3 (See Comment 31)  |
| Loading                            | None  | None  |
| Number Bike Parking Stalls         | Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (44)<br>1 guest space per 10 units (4)<br>General retail; service business; office: 1 per 2,000 sq. ft. floor area (3) (51 total) | 46 interior<br>4 exterior<br>(50 total)<br><br>(See Comments 30,32,33,34) |
| Landscaping                        | Yes   | Yes (See Comment 36)  |
| Lighting                           | Yes   | Yes   |
| Building Forms                     | Yes   | Yes, Commercial Block Building (See Comment 37)                           |
| <b>Other Critical Zoning Items</b> | Barrier Free (ILHR 69), Utility Easements, Wellhead Protection District 27  |   |

*Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

## Project History

On May 23, 2016, the Plan Commission approved two demolition permits and multiple conditional use requests for a five-story mixed-use building with 48 dwelling units and approximately 5,000 square feet of ground floor commercial space at the subject property. Specific conditional uses included: 1) mixed-use building with more than 24 dwelling units; 2) building height exceeding the maximum district height; 3) mixed-use building exceeding 25,000 square feet in floor area; and 4) mixed-use building where less than 75% of ground floor area is non-residential. The Planning Division's primary concern with that request was the proposed fifth story, which was taller than the maximum height recommended in the Monroe Street Commercial District Plan. The previous materials can be viewed online under Legislative File [42565](#).

## Project Description

The applicant requests approval of several alterations to an approved conditional use.

The redesigned four-story building is approximately 61,000 square feet in area and includes 5,300 square feet of commercial space. With the removal of the previously-approved fifth floor, the building now includes 44 apartment units. The four approved condominium units have been removed. The updated unit mix includes the following:

### Proposed Unit Mix

|                               | Units     | Bedrooms  |
|-------------------------------|-----------|-----------|
| Studios                       | 18        | 18        |
| Convertible/One Bedroom Units | 4         | 4         |
| One Bedroom Units             | 10        | 10        |
| Two Bedroom Units             | 12        | 24        |
| <b>TOTAL</b>                  | <b>48</b> | <b>56</b> |

With 44 units proposed on a 0.39-acre site, the development has a calculated density of about 113 du/ac.

The building was previously approved with two levels of underground automobile parking, totaling 62 stalls. With the requested removal of one parking level, 43 stalls are now proposed. The letter of intent notes that 27 stalls will be reserved exclusively for residents and 16 stalls are proposed to be shared between residents and public-use. Vehicle access points to the building's under-building parking have been reduced to a single entry point along Oakland Avenue. There are 50 on-site bicycle parking stalls proposed as part of this request.

The site's grade along the street level drops approximately four feet from west to east and another four feet from north to south. In total, the northwest corner of the site is about 10 feet higher than the southeast corner. The applicant has made several adjustments to the plans, which have resulted in the building sitting closer to grade than what was previously proposed.

The proposed building's exterior includes a combination of brick veneer, metal panels, and composite siding. Plans do not depict any "wall-pack" HVAC louver penetrations along the exterior building walls.

## Analysis and Conclusion

This request is subject to the approval standards for Conditional Uses. The Zoning Code states that the Plan Commission shall not approve a Conditional Use without due consideration of the City's adopted plans and finding that all of the Conditional Use standards of §28.183(6) MGO are met. In regards to the adopted plans, the [Comprehensive Plan \(2006\)](#) recommends neighborhood mixed-use development for this site. Like the previously approved proposal, this request exceeds the recommended density of 40 dwelling units per acre (du/ac) with a calculated density of 113 du/ac. As previously noted, other recent developments on Monroe Street have exceeded this recommended density to a lesser extent, having densities up to 72 du/ac.

The [Monroe Street Commercial District Plan \(2007\)](#) includes both general development standards (Section J) and specific block-by-block redevelopment recommendations along Monroe Street. The Planning Division believes that this revised proposal is generally consistent with these recommendations.

The subject block is identified as Block 4, which is recommended for a combination of mixed-use commercial/retail and residential development. The Plan notes the City should actively pursue and support the redevelopment of underutilized or deteriorated sites in order to create a gateway onto Monroe Street and establish land uses that are more compatible with the surrounding areas and other parts of the street. In addition to the general development standards in Section J, future developments are recommended to adhere to the following site-specific guidelines:

- **Build-To Line:** Building(s) to be built up to the existing sidewalk line as established by current patterns. Buildings on the corners of the block should be built out to the sidewalk along the Oakland Avenue and Garfield Street facades.
- **Building Heights:** 2-4 stories, with the 3rd and/or 4th levels set back from the front facade line. Buildings should step down in height if possible toward the rear of the site in order to make a comfortable transition to the residential neighborhood behind.
- **Building Composition, Articulation, and Scale:** The building mass should respect the overall pattern of the street by emphasizing verticality rather than horizontality. A long building should be visually broken up into smaller subunits that replicate the sense of scale along the street. Facades along Monroe Street

should have storefronts with architectural details attractive to pedestrians. Storefronts or windows are also encouraged for facades along the side streets.

- **Special Features:** Buildings on the corners should have a special feature such as a projecting bay, recessed entrance, or porch at the corner of the structure. There is an opportunity for a special architectural feature at the terminus of Breese Terrace where it intersects with Monroe Street.
- **Entrances:** Principal entrances should be off Monroe Street. Buildings at corners could have a corner entrance.
- **Service and Parking:** Parking should be to the rear of the site, accessed from the alley. Service access should be provided to the rear via the alley and all service areas should be visually screened by walls, fences, or landscape materials that are appropriate to the architectural character of the building.

While the Planning Division questioned whether the previously-approved request could meet Conditional Use Standard 4 regarding “normal and orderly development” and Standard 9 regarding “aesthetic desirability” due to plan inconsistencies, this proposal is believed to be much more consistent with these recommendations.

At the time of report writing, the Planning Division had not received any public comments on this request.

The Planning Division believes the proposal can meet the Conditional Use Standards.

## Recommendation

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

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the proposed alterations, subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

### **Recommended Conditions of Approval**

Major/Non-Standard Conditions are Shaded

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

1. No HVAC “wall-pack” penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.

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

2. 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))

3. 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)
4. The construction of this project will require that 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. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)
5. 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. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
6. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
7. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. 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: 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) Private on-site sanitary sewer utilities (including all connections to public sanitary) k) Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [troester@cityofmadison.com](mailto:troester@cityofmadison.com) (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

8. 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))
9. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 24-hr, 100-yr design storm. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.

10. 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)
11. 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.
12. 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)
13. The Applicant shall replace all alley pavement, 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)
14. 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)
15. All damage to the pavement on Monroe St & Oakland Ave, 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)
16. Developer shall coordinate with City Project 10294 Monroe St Reconstruction (2018).

**City Engineering – Mapping** (Contact Jeffrey Quamme, (608) 266-4097)

17. 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
18. The Site Plan indicates bicycle parking stalls that will encroach into the Oakland Avenue right of way. The Applicant shall confirm all other portions of the proposed building and/or any private site improvements that will encroach into the adjacent right of ways. This includes (not limited to) balconies, roof overhangs and underground vaults. The Applicant shall make an application with City of Madison for a privilege in streets administered by the City of Madison Office of Real Estate Services. Use the following link for application information  
<http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm>. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way.

19. Submit a PDF of all floor plans to [lzenchenko@cityofmadison.com](mailto: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. The apartment numbers shown are not fully approved due to an out of sequence number for unit type H. Tentative commercial address is 1603 Monroe St. Residential base address is 1611 Monroe St.

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

20. The applicant shall be aware that little or no access will be granted from Monroe Street for construction purposes. The applicant shall plan on using construction methods which will maintain the Public Right-of-Way, including a public sidewalk, for the duration of construction and budget accordingly.

21. 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.

22. 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.

23. 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.

24. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

25. 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.

26. Items in the Public Right-of-Way are not approvable through this process; if the applicant would like to pursue improvements in the public Right-of-Way they shall apply for a Privilege in Streets permit through Real Estate and make a note on all pages showing improvements in the Right-of-Way that states "The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts".



27. "Stop" signs shall be installed at a height of seven (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.
28. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
29. The underground parking plan submitted to Traffic Engineering does not have proper dimensions and as such is not reviewable at this time. If a plan is submitted with parking that is substandard the applicant shall be aware a major redesign may be required to comply with MGO 10.08

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

30. As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use. Future vehicle parking and bicycle parking reductions may be required prior to obtaining zoning approval for future tenant uses.
31. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the locations and dimensions of the required accessible stalls including the striped access aisles. A van accessible stall is a minimum of 8 feet wide with an 8 foot wide striped access aisle. A standard accessible stall is a minimum of 8 feet wide with a 5 foot wide striped access aisle. Show the required signage at the head of the stalls. Note that building columns cannot obstruct the accessible stalls or access aisles.
32. Bicycle parking for this project shall be provided per Section 28.141(4) and Table 28I-3 as uses are established for the various spaces in the development. Per Section 28.141(11), required bicycle parking shall comply with short and long-term bicycle parking requirements for both residential and non-residential uses, to be shown on the final plan sets. A minimum of 44 resident bicycle parking spaces are required plus 4 short-term guest stalls. Required bicycle parking for the commercial space shall be calculated prior to obtaining zoning approval for the future tenant use. Short-term bicycle parking stalls for the commercial space shall be located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located within one hundred (100) feet of a principal entrance. Note that bicycle parking located within the public right-of-way does not count toward the minimum bicycle parking requirements.
33. Show the dimensions of the bicycle stalls and the access aisles on the final plans. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike racks including any structured or wall mount bike racks.
34. Bicycle stalls are proposed within the Oakland Avenue public right-of-way. Note that bicycle stalls located in the public right-of-way do not count toward the minimum bicycle parking requirement. Privilege in the Streets approval is required through the City of Madison Office of Real Estate Services.
35. A vehicle parking reduction will be required per Section 28.141(5). Submit a request for a parking reduction with the final plan submittal including information to support the argument for reducing the required number of spaces. A minimum of one (1) parking space per dwelling unit (44 parking spaces) are

required for the multi-family dwellings. As the commercial tenant spaces are leased, the entire development must reflect compliance in the required amount, type and number of vehicle parking spaces, to be reviewed prior to obtaining zoning approval for each future tenant space use. Future parking reductions may be required prior to obtaining zoning approval for future tenant uses.

36. 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. Update the landscape plan to remove the notes and references to moped parking.
37. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.
38. 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.
39. 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.

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

40. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at [tburrus@cityofmadison.com](mailto:tburrus@cityofmadison.com) or (608)213-4176.
41. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

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

42. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the Central Park -Infrastructure Impact Fee district. Please reference ID# 16116 when contacting Parks about this project.
43. The Parks Division will be required to sign off on the pending CSM prior to the issuance of building permits for the development.

44. Forestry will permit the removal of two street trees designated on the plan. The 25" diameter Honeylocust tree on Oakland Avenue is in direct conflict with the new driveway. The 21" diameter White Ash tree on Monroe St. will need to be removed due to the size and setback of the proposed building. Severe pruning and root cutting would be needed for this Ash tree to construct this building with the current plan. Any other tree removals will need to be reviewed and evaluated by Forestry. The contractor shall contact City Forestry at least one week prior to construction, to obtain a tree removal permit.

45. 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. When excavating near the two remaining Honeylocust trees, the contractor shall contact Brian Meiller (266-4890) to assess the impact to the tree crowns and root systems. 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.

46. No new plantings are needed for this project. The terrace is too narrow for new street trees on Monroe St. and the replacement site on Oakland Ave. shouldn't be planted due to the vision clearance needed for the new driveway and the alley behind this site.

**Water Utility** (Contact Adam Wiederhoeft, (608) 266-9121)

47. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

48. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

49. This property is in a Wellhead Protection District–Zone (WP-27). The owner shall provide the Madison Water Utility with evidence that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative.

50. 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.

51. Developer shall coordinate with City Project 10294 Monroe St Reconstruction (2018).

52. Madison Water Utility will be required to sign off on the Land Use Application prior to the issuance of building permits for the development.

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

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