



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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April 28, 2017

Chris Oddo
InSite Consulting Architects, LLC
115 E Main St., Suite 200
Madison, WI 53703

RE: ID 46546, 46285 | LNDUSE-2017-00022 – Zoning Map Amendment, Demolition Permit, Conditional Use – 707-713 E Johnson St.

Dear Mr. Oddo:

At its April 24, 2017 meeting, the Plan Commission **forwarded** your request to rezone the project site from TR-V2 to NMX to the Common Council with a recommendation of approval and approved the requests for Demolition Permit and Conditional Use subject to the Common Council's approval of the rezoning. **Please note that final approval of the rezoning request is subject to review and consideration by the Common Council at its May 2, 2017 meeting.** In order to receive final approval of the aforementioned application requests and for any necessary permits to be issued, the following conditions must be met:

Please contact my office at 267-8733 if you have questions regarding the following 3 items:

1. The Applicant shall revise the plan set to clearly dimension the building height and setbacks.
2. At the time of Site Plan Review, the Applicant shall provide an open space diagram to confirm the open space areas meet the minimum dimensions pursuant to Section 28.140, MGO.
3. The Applicant shall continue to work with Planning Division Staff to refine the backyard open space to provide passive recreation opportunities. Consideration should be given to including an outdoor seating area, gardens or patio/grill area.

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following 22 items:

1. Applicant shall provide information on drainage of the site. No new discharge of run-off shall be allowed into the middle of the block as this area does not have a discharge. All run-off water shall be directed to the public right-of-way.
2. 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> (Section 35.02(14), MGO).

3. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City 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 sign-off (Section 16.23(9)(d)(4), MGO).
4. 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).
5. 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.
6. 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).
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 (East) or ttroester@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. 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
 - 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. (POLICY and MGO 37.09(2))
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 Sections 10.29 and 37.05(7)(b), MGO for developments over 10,000 square feet of impervious area).
10. The Applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction (Section 37.05(7), MGO). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
11. The Applicant shall demonstrate compliance with Section 37.07 and 37.08, MGO, 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.
12. 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).
13. The lots within this site plan are inter-dependent upon one another for stormwater run-off conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds (POLICY).
14. Prior to approval, this project shall comply with Chapter 37, MGO regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
15. 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 run-off 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.

16. 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).
17. 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).
18. All work in the public right-of-way shall be performed by a City licensed contractor (Sections 16.23(9)(c)(5) and 23.01, MGO).
19. All damage to the pavement on E Johnson Street, N Blount Street & E Dayton Street, 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).
20. 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 (Section 16.23(9)(c), MGO).
21. The Applicant shall Construct Sidewalk to a plan as required by City Engineer.
22. The approval of this zoning approval 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 (Section 16.23(9)(d)(6), MGO).

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have questions regarding the following 7 items:

1. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the public right-of-way on E Johnson Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final sign-off.
2. The Applicant shall either dedicate right-of-way or provide an onsite permanent easement to allow for the installation of a six (6)-foot terrace, as measured from the back of curb to front of sidewalk,

and a seven (7)-foot sidewalk. While these dimensions will likely be echoed throughout the 700 block of E Johnson Street, they do not reflect a typical standard for sidewalk and terrace widths in other locations along the same street or similarly characterized areas.

3. 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; semi-trailer movement and vehicle routes; dimensions of radii; and percent of slope.
4. 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.
5. 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.
6. All parking facility design shall conform to the standards, as set in Section 10.08(6), MGO.
7. The Applicant shall adhere to all vision triangle requirements as set in Section 27.05, MGO (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 the Applicant believes public safety can be maintained they shall apply for a waiver of Section 27.05(2)(bb), "*Vision Clearance Triangles at Intersections Corners*," MGO. Approval or denial of the waiver shall be the determination of the City Traffic Engineer.

Please contact Jenny Kirchgatter of the Zoning Division at 266-4429 if you have questions regarding the following 14 items:

1. Provide a calculation and plan detail for useable open space with the final submittal. Identify each qualifying at-grade usable open space area on the final plans. Usable open space located at ground level shall be in a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%). Usable open space shall be outside of a required front or corner side yard, as extended to the rear lot line. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement may be included as usable open space.
2. 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. Additional vehicle parking reductions may be required.

3. Staff is anticipating that future Conditional Uses will be sought as tenants are indentified for spaces in the building. These Conditional Uses will require additional approvals from the Plan Commission.
4. Section 28.185(7)(a)(5), MGO, 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).
5. Pursuant to Section 28.185(10), MGO, every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)(5), MGO. The Applicant shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
6. Pursuant to Section 28.185(9)(a), MGO, a demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
7. Bicycle parking for the mixed-use project shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11), MGO. The Applicant shall revise the plans to show that the short-term bicycle parking stalls are located within one hundred (100) feet of a principal entrance. Required short-term bicycle parking shall be located in a convenient and visible area on a paved or impervious surface within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide details of the proposed bike racks, including surface ground mounted bike racks, bike racks located in the basement, and any wall mounted or structured bike racks.
8. Bicycle stalls proposed within dwelling units do not meet minimum Zoning Code requirements of Section 28.141(11), MGO, and do not count toward minimum Zoning Code requirements. Bicycle parking located within dwelling units may not be used as a substitution for required automobile parking stalls.
9. Screening is required adjacent the Zoning district boundary along the northeast property line. 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 six (6) and eight (8) feet in height. Submit a detail of the screening fence with the final plans. For conditional uses, the Plan Commission may modify these requirements.
10. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
11. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d), MGO. 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.

12. Exterior lighting must comply with Section 10.085, MGO, outdoor lighting standards. If exterior site lighting is provided, submit an exterior lighting plan and fixture cut sheets with the final plan submittal.
13. Per Section 28.186(4)(b), MGO, 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.
14. 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.

Please contact Bill Sullivan of the Fire Department at 261-9658 if you have questions regarding the following 3 items:

1. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner at jbuechner@cityofmadison.com or (608)516-9195.
2. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
3. Provide fire apparatus access as required by IFC 503 2015 edition, MGO 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. It is the project designer's responsibility to coordinate fire access with Zoning, Traffic, Forestry, and neighborhood requirements to achieve an acceptable design meeting everyone's needs.

Please contact Janet Schmidt of the Parks Division at 261-9688 if you have questions regarding the following 3 items:

1. 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 North Park -Infrastructure Impact Fee district. Please reference ID# 17116 when contacting Parks about this project.
2. City Forestry will permit the removal of one 2" diameter Japanese Tree Lilac on the terrace. The tree removal of small low growing trees along this project on E Johnson Street will be permitted if the overhead wires are removed and the terrace width is increased to at least 6' as measured from the back of curb to front of sidewalk. If the overhead wires are buried underground and the terrace width is increased, then large growing trees will be able to be planted in the future. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of street tree

removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.

3. 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 Dean Kahl – dkahl@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>.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have questions regarding the following 2 items:

1. As identified in the 'Official Notice - Order to Abandon Well', delivered/dated June 15, 2016, the private well that previously served 707 E. Johnson St. must be abandoned according to the requirements of WI Admin. Cod, Chapter NR812 and Section 13.21, MGO.

The City of Madison may reimburse a property owner 50% of the cost, up to \$1000, to abandon a private well. Information regarding this program is enclosed. In order to qualify for this reimbursement, the work must be completed by a licensed well driller or pump installer by September 15, 2016. If it is not completed by the date specified, your ability to seek reimbursement from the City may be jeopardized. Please contact the Water Utility immediately if you are unable to meet this time frame.

Please contact Tim Sobota of Metro Transit at 261-4289 if you have questions regarding the following 4 items:

1. In coordination with public works improvements, the Applicant shall maintain and expand - as necessary – the concrete terrace adjacent the existing and proposed Metro bus stop zones on the south side of E Johnson Street, east of Blount Street (#1397).
2. The Applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.
3. Metro Transit operates daily service along E Johnson Street through the Blount Street intersection. Bus stop ID #1397 is adjacent the proposed project site along the south side of E Johnson Street, with the bus stop zone encompassing the area from the existing bus stop sign pole west back towards the intersection.
4. The Applicant might consider additional transit amenities on the property adjacent this bus stop zone, such as a trash receptacles or a seating amenity, in finalizing their landscape plan.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following 5 items:

1. The proposed lots within this development are dependent on each other for overland and subsurface stormwater drainage. A private Storm Sewer/Drainage Easement/Agreement for the two proposed lots that are adjacent to each other in this development shall be drafted, executed and

recorded prior to building permit issuance.

2. Applicant shall provide for review reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the development as proposed between the two proposed lots that will be adjacent to each other and proposed for redevelopment. The document(s) shall then be executed and recorded and copies provided prior to building permit issuance.
3. 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.
4. The address of the new proposed building is 709 E Johnson St. 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.
5. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

Specific questions regarding the comments or conditions in this letter should be directed to the commenting agency. No building permits shall be issued until the Applicant has met all of the conditions of approval stated in this letter.

For obtaining your Demolition Permit and Conditional Use, please follow the procedures listed below:

1. Please revise your plans per the above conditions and submit **10 copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. This submittal shall all also include one complete digital plan set in PDF format. Also be sure to include any additional materials requested by these departments for their approval prior to sign-off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206, MGO, and any other documentation requested herein by the Zoning Administrator, located at 126 S Hamilton St., Madison, WI 53701. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for final approval.
2. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.
3. The Madison Water Utility shall be notified to remove the water meters prior to demolition. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

4. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of a wrecking permit. The reuse and recycling plan shall be submitted along with the resubmittal of site plans for forwarding to the Recycling Coordinator.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the demolition permit approval standards.
6. This letter shall be signed by the Applicant to acknowledge the conditions of approval and returned to the Zoning Administrator.
7. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the Applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the Applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
8. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
9. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use, demolition permit, or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions, or if I may be of any further assistance, please do not hesitate to contact my office at 267-8733.

Sincerely,



Jessica Vaughn, AICP
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for the conditional use.

Signature of Applicant

Signature of Property Owner (if not the applicant)

- cc: Brenda Stanley, City Engineering
Eric Halvorson, Traffic Engineering
Jenny Kirchgatter, Zoning
Bill Sullivan, Fire Department
Janet Schmidt, Parks Division
Adam Wiederhoeft, Water Utility
Tim Sobota, Metro Transit
Jeff Quamme, City Engineering Review Mapping

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Vaughn)	<input checked="" type="checkbox"/>	Zoning Administrator
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Engineering Mapping Sec.	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Water Utility