



Project Address: 630-648 E Washington Avenue and 12 N Blount Street
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [57108](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Heather Stouder, Planning Division

Summary

Applicant: Major Andrew Shiels, Salvation Army of Dane County; 630 E Washington Avenue; Madison.

Contact Person: Marc Ott, JLA Architects; 2418 Crossroads Drive, Suite 2300; Madison.

Property Owners: Salvation Army of Dane County (622 and 630 E Washington Avenue); Schlimgen Properties, LLC; 4908 Wakanda Drive; Waunakee (648 E Washington Avenue and 12 N Blount Street).

Requested Actions: Consideration of a demolition permit and conditional uses to allow an existing mission house building at 630 E Washington Avenue and auto sales facility at 648 E Washington Avenue and 12 N Blount Street to be demolished and a five-story building containing a mission house, counseling services, health services and a place of worship to be constructed along E Washington Avenue, and a separate three-story, 44-unit apartment building to be constructed along E Mifflin Street.

Proposal Summary: The Salvation Army wishes to demolish the existing two-story Salvation Army shelter and offices located at 630 E Washington Avenue and the adjacent one-story Steve’s Auto Sales building at 648 E Washington and 12 N Blount Street to redevelop the four-parcel, 2.25-acre site with a five-story building fronting E Washington and a three-story building fronting E Mifflin.

The five-story building will include offices for Salvation Army staff, dedicated spaces for medical, counseling, and dental services, a shelter for 42 families experiencing homelessness, an 82-bed shelter for homeless women, a single-room occupancy for up to 42 guests, 13 medical respite beds for homeless persons needing medical care following hospital stays, and a 48-bed “pay to stay” unit. The building will also include a two-story tall “gymnasium,” and associated support spaces for staff and guests. Underground parking for 75 autos is proposed below the footprint of the five-story building.

The three-story apartment building will have 44 studio or one-bedroom units with 32 underground parking stalls, for which the applicant is seeking City of Madison affordable housing funds and will be seeking WHEDA Section 42 low-income/affordable housing tax credits.

The project is scheduled to commence construction in late summer 2020 pending the outcome of fundraising for the project and the award of tax credits for the apartment building, with completion anticipated in December 2021.

Applicable Regulations & Standards: Table F-1 in Section 28.082 identifies a counseling and community services organization, multi-family dwellings, and a mission house, as conditional uses in the TE (Traditional Employment) zoning district. A “mission house” is defined in the Zoning Code as “a facility operated by a religious institution or nonprofit organization that provides lodging. May also include the provision of meals, worship services, or other supportive services.” Section 28.084(3)(c) requires that any building taller than five (5) stories and 68 feet in TE zoning be approved as a conditional use. Section 28.151 includes supplemental regulations for the mission house

and multi-family dwellings uses. Section 28.183 provides the process and standards for the approval of conditional use permits. Section 28.185 provides the process and standards for the approval of demolition and removal permits. The criteria for new development in Urban Design District 8 are found in Section 33.24(15) of the Urban Design Commission ordinance.

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: If the Plan Commission can find the standards for approval met, it may **approve** the demolition permit and conditional uses for 630-648 E Washington Avenue and 12 N Blount Street subject to the Urban Design Commission approval of the project, input at the public hearing, and the conditions from reviewing agencies beginning on page 10 of this report.

Background Information

Parcel Location: A 2.25-acre parcel located with frontage on E Washington Avenue, N Blount Street and E Mifflin Street; Aldermanic District 2 (Heck); Urban Design Dist. 8; Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is zoned TE (Traditional Employment District). The parcel is developed with the existing two-story, approximately 26,100 square-foot Salvation Army Women's and Family Homeless Shelter and 56-stall parking lot at 630 E Washington Avenue, and a surface parking lot adjacent to the western wall of the shelter at 622 E Washington. A one-story, 1,238 square-foot auto sales facility and former gas station and auto repair shop is located on 648 E Washington. The parcel at 12 N Blount Street is mostly developed with a surface parking lot as well as a rear addition to the 648 E Washington building.

Surrounding Land Uses and Zoning:

North: Single- and two-family residences across E Mifflin Street, zoned TR-C1 (Traditional Residential–Varied 1 District); Coachyard Square and Dayton Row townhouses, zoned PD;

South: Across E Washington Avenue, a restaurant, The Beacon daytime shelter, zoned CC-T; one-story multi-tenant office building and Capitol Heating Plant, zoned TE (Traditional Employment District);

West: Goodyear Auto Service along E Washington, zoned TE; Colony Condominiums along E Mifflin, zoned PD;

East: One-story industrial building and two-story office building across N Blount Street, zoned TE.

Adopted Land Use Plans: The 2018 [Comprehensive Plan](#) recommends the E. Washington Avenue frontage of the site for Community Mixed-Use, while the E Mifflin Street frontage is recommended for High Residential.

The [East Washington Avenue Capitol Gateway Corridor Plan](#) recommends the subject block for community mixed-use along E Washington Avenue, with opportunities for commercial at the corner of N Blount Street. The E Mifflin Street frontage is recommended for high-density residential uses. The Plan includes specific recommendations for height, building placement, and design which have been codified in MGO Section 33.24(15) as Urban Design District 8.

The 2008 [Tenney-Lapham Neighborhood Plan](#) recommends the subject block for community mixed-use and transit-oriented development along E Washington Avenue; development is recommended to include residential uses between 41-60 units per acre, and retail, service, professional, office, institutional and civic uses. The E Mifflin Street frontage is recommended for high-density residential uses between 41-60 units per acre.

Zoning Summary: The site is zoned TE (Traditional Employment District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	108,867 sq. ft.
Lot Width	50'	400'
Front Yard	15' Minimum per UDD 8	15' both streets per UDC condition
Side Yards (Per UDD 8)	0-10' along Blount, 0' on interior	5'
Rear Yard	Lesser of 20% lot depth or 20'	23'
Maximum Lot Coverage	85%	(See Zoning conditions)
Minimum Building Height	22' measured to building cornice	5 stories and greater than 68' for south building; 3 stories and 40' for north building
Maximum Building Height	5 stories / 68' per TE zoning; 8 stories along E. Washington Ave.; 3 stories plus on E Mifflin St. per UDD 8	
Auto Parking	Multi-family: 1 per unit (44); Mission house/place of worship: 1 per 70 sq. ft. floor area of worship space (131); Counseling and community services: 1 per 400 sq. ft. floor area (13) (181 total)	148 (Requires parking reduction) (See Zoning conditions)
Bike Parking	Multi-family: 1 per unit and 1 per 10 for guests (48); Mission house: 1 per 400 sq. ft. of floor area (99); Place of worship: 1 per 350 sq. ft. of floor area (26); Counseling: (3) (176 total)	84 (See Zoning conditions)
Loading	None	0
Building Forms	Flex Building	Will comply
Other Critical Zoning Items		
Yes:	Urban Design (Urban Design Dist. 8), Barrier Free, Utility Easements, Wellhead Protection (WP 24)	
No:	Floodplain, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Jacob Moskowitz, Assistant Zoning Administrator</i>		

Environmental Corridor Status: The property is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service Metro Transit operates daily service along E Washington Avenue with stops in the Blair Street intersection. Trips operate at least once every 30 minutes on weekdays, but only pass once an hour each direction on weekends. The following statement on service was provided by Tim Sobota of Metro Transit:

“Metro Transit staff, as well as our passengers and other stakeholders in the Capitol East District, have identified that the existing hourly bus service frequency that operates on Route 6 along E Washington Avenue on weekends and holidays is inadequate for the densities and uses that are being proposed, and have been previously approved. As part of the 2019 budget process, Metro Transit submitted an operating budget request that included an investment proposal that would afford an increase to the bus service

frequency in the East Washington Avenue corridor on weekends and holidays, to more frequent trips running every 30 minutes. The supplemental budget request for an approximate annual operating cost of \$450,000 - that would be necessary to implement this service frequency increase, by using four additional buses on weekends and holidays - was not adopted in the 2019 operating budget. This same budget request was also left unfunded by the City of Madison in both the 2018 and 2017 operating budget processes."

Project Description

The Salvation Army is requesting approval to demolish their existing two-story Women's and Family Homeless Shelter and offices located at 630 E Washington Avenue and the adjacent one-story "Steve's Auto Sales" building at 648 E Washington and 12 N Blount Street to redevelop those three parcels and a fourth parcel containing a surface parking lot at 622 E Washington with a five-story building along E Washington Avenue and a three-story building along E Mifflin Street.

The 2.25-acre subject site includes 396 feet of frontage along E Washington Avenue and 264 feet of frontage along E Mifflin Street, and extends the full block along the first block of N Blount Street (330 feet). The existing Salvation Army facility includes a two-story building located along the E Washington frontage with approximately 26,100 square feet of floor area based on a review of available City records. The building was originally constructed in 1959 as the parish school for nearby St. Patrick's Church but has been occupied by the Salvation Army since 1977, when the school closed. The existing shelter is served by a 56-stall parking lot situated between the building and E Mifflin Street and includes a small fenced greenspace located along the eastern wall. A separate 36-stall parking lot is located adjacent to the western wall of the shelter with a driveway from E Washington Avenue. The adjacent one-story, 1,238 square-foot auto sales building dates back to approximately 1925 and was originally constructed as an auto service station. Auto display and parking are located between the building and E Washington and along the western property line. A one-story, approximately 1,280 square-foot extension of the auto sales building continues onto the 12 N Blount Street parcel according to City records, with the rest of the 12 N Blount parcel developed with surface parking. Photos of the exterior and interior of the two buildings are included in the Plan Commission materials for the project.

The proposed five-story building will extend approximately 320 feet along the E Washington Avenue frontage of the site, with a 15-foot setback proposed from the southerly, front property line and a 5-foot side yard proposed from N Blount Street. The five-story building will include 39,150 square feet of floor area on the first floor, and include dedicated spaces for medical, dental and mental health services, a cafeteria and food preparation facilities, and offices for shelter staff, counseling, and building security. The first floor will form an inverted "T," with a two-story tall "gymnasium" wing proposed, which will include a multi-purpose recreation floor and stage on the first floor as shown on the floorplans. An elevated running track and exercise space are proposed on a partial second level located above the first floor of the gymnasium.

Two entrances are proposed from E Washington Avenue to the first floor of the five-story shelter building; an entrance to the building is also proposed along the northerly façade from an 18-stall surface parking lot and drop-off to be accessed from N Blount Street. The gymnasium will be accessed from within the five-story building, as well as from separate doors located on the easterly façade facing the parking lot/drop-off and N Blount Street.

The second floor of the five-story building will house the 42-room family shelter. The second floor space will include two indoor lounge spaces for guests and an outdoor rooftop terrace that will be accessible to guests from

4:00–9:00 p.m. nightly. The westerly wing of the third floor of the shelter will include 80 women’s shelter beds located in a large room located along the southerly wall. Bunkbeds will be arranged in ten groups of four as shown on the attached floorplans (80 beds), with two additional isolation bedrooms. The eastern wing of the third floor will contain 48 “pay to stay” beds arranged in a similar fashion to the women’s beds in the western wing. Unlike the 82 women’s beds, which will be available from 5:00–8:00 p.m., the pay beds will be available 24 hours a day and will be rented for seven days. Dedicated locker rooms and lounges are shown for both third floor dormitories.

The fourth floor of the five-story building will include 27 single-room occupancy (SRO) rooms in the western wing, which will be available on a monthly basis and include access to two shared kitchens. Thirteen medical respite rooms will occupy the remainder of the fourth floor, which are intended to provide lodging with access to supportive services for homeless individuals leaving medical care. Stays in the medical respite units will be limited to 30 days. Fourteen additional SRO rooms are proposed on a partial fifth floor at the N Blount Street corner, which will also include a staff suite.

Parking for 75 automobiles and 32 bicycles will be provided in one level of underground parking that will sit below the footprint of the first floor of the five-story building, including the gymnasium. Access to the underground parking will be provided from the existing driveway from E Washington Avenue and parking lot on the western edge of the site, which will be reconstructed as a 24-stall surface lot.

The three-story apartment building will extend along the E Mifflin Street frontage and be located opposite the five-story building across the 18-stall surface parking lot and drop-off. Entrances to the 44-unit building will be provided both from E Mifflin and the parking courtyard. Seventeen studio units and 27 one-bedroom units are proposed, with parking for 32 automobiles and 12 bicycles to be located on one level of parking below the building, which will be accessed from a driveway from E Mifflin Street. The applicant has requested City of Madison affordable housing funds and will be seeking WHEDA Section 42 low-income/ affordable housing tax credits for the 44-unit apartment building

In addition to plans for the new buildings, the applicant has submitted information outlining operations of the proposed development, particularly the proposed shelter facility, which are included in the Plan Commission’s printed materials for the meeting. They include:

- A letter of intent dated August 28, 2019, which includes a detailed description of the five-story shelter building;
- A September 4, 2019 outline of the project’s consistency with the various provisions in Urban Design Dist. 8;
- A fact sheet about Salvation Army services submitted on November 1, 2019, which outlines the capacity of the existing shelter and the number of persons served, as well as outlines the program and anticipated capacity of the new, larger shelter for comparative purposes;
- An operations plan for the shelter and “Shield” apartments, dated November 1 (including an organization chart on page 8);
- A proposed security plan for the shelter, submitted on November 6, 2019;
- A Good Neighbor Policy, submitted on November 6;
- A Single Unit Occupancy Agreement, submitted on November 6; and

- A “Pay For Stay” Agreement, submitted on November 6.

Supplemental Regulations

Section 28.151 of the Zoning Code requires the following supplemental regulations for a Mission House principal use:

- a.) The use shall be operated by a religious institution or a non-profit organization.
- b.) The yard requirements for multi-family use in the district apply.
- c.) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- d.) The owner shall submit a Management Plan for the facility:
 1. Required management plan contents: floor plan showing sleeping areas, emergency exits and bathrooms.
 2. Recommended management plan contents: parking, bicycle parking, storage of belongings, trash storage/removal, transportation support.

The following are supplemental regulations in Section 28.151 for Multi-Family Dwellings (as applicable in TE):

- a.) In the TE District, new residential uses, whether in new or existing buildings, shall not be located where potential nuisances exist, including but not limited to: excessive vibration, dust, noise, light, glare, smoke, odor, or truck traffic.
- b.) In the TE District, new residential uses shall be adequately separated or buffered from adverse impacts from existing industrial uses.

Analysis

The applicant is requesting approval of a demolition permit and myriad conditional uses related to the new development. The five-story building proposed to front E Washington Avenue requires conditional use approvals in the TE (Traditional Employment District) for a mission house and community and counseling services organization, while the three-story, 44-unit apartment building proposed to front along E Mifflin Street requires approval of a conditional use in TE zoning for multi-family dwellings. Both the mission house and multi-family dwellings are subject to the supplemental regulations in Section 28.151 of the Zoning Code, which are excerpted in the preceding section. Two mechanical penthouses are shown above the fifth floor of the five-story building, which will require Plan Commission approval of a conditional use for the height of that building to exceed 68 feet.

The project is also located in Urban Design District 8, which requires approval by the Urban Design Commission. The Urban Design Commission reviewed the proposed development on October 16, 2019 and granted **initial** approval subject to the conditions included in the ‘Recommendations’ section of this report. If approved by the Plan Commission, final UDC approval is required prior to issuance of permits for the project. The report of the October 16 UDC meeting is also attached for reference by the Plan Commission.

In order for the demolition of the existing buildings to be approved, the Plan Commission is required to find that both the requested demolitions and the proposed use are compatible with the purpose of Section 28.185 of the Zoning Code and the intent and purpose for the zoning district in which the property is located. The proposed use of the property following the demolitions should also be consistent with the Comprehensive Plan and any adopted neighborhood plans. When making its decision, the Commission may consider and give decisive weight to any relevant facts including but not limited to the effects the demolition and proposed use of the subject property following demolition would have on the normal and orderly development and improvement of surrounding properties, the reasonableness of efforts to relocate the building, including the costs of relocation and the structural soundness of the building, and the limits that the location of the building would place on relocation efforts.

Similarly, the Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met]."

The Planning Division believes that the demolition permit can meet the standards for approval. The photos provided by the applicant suggest that the existing buildings are in average to below-average condition, and staff believes that the demolitions may be supported because the value of the proposed redevelopment will be of greater value than the existing buildings and in a manner that is consistent with development pattern that has emerged elsewhere along the E Washington Avenue corridor over the last few years. The Landmarks Commission informally reviewed the proposed demolition at its August 26, 2019 meeting and found that the buildings have no known historic value.

Proposed redevelopment of the site with an up to five-story institutional building fronting along E Washington Avenue and a three-story residential building along E Mifflin Street is largely consistent with the land use and urban design recommendations in the various plans applicable to the subject site.

The 2018 Comprehensive Plan, 2008 Tenney-Lapham Neighborhood Plan, and 2008 East Washington Avenue Capitol Gateway Corridor Plan recommend that the E Washington Avenue frontage of the site and 600- and 700-blocks of E Washington be developed with community mixed-use development, while the E Mifflin Street frontages in those blocks be developed with high-density residential uses. The corridor and neighborhood plan generally anticipate that community mixed-use development would include a mix of residential, retail, service, professional, office, institutional and civic uses, with residential development in the neighborhood plan recommended to have a density of 41-60 units per acre.

The corridor plan recommends that new development in the 600-block of E Washington be as tall as eight stories, while development on the northern half of the block be limited to a maximum façade height of three stories, with additional height to be stepped back at a 30-degree angle above the third floor. A 15-foot setback from E Washington Avenue is recommended along the entire corridor from Blair Street to First Street. The corridor plan also identifies the northwesterly corner of N Blount Street as an opportunity for ground floor commercial space.

Per the Tenney-Lapham Neighborhood Plan, the north side of any new development along E Washington Avenue is recommended to focus on residential uses, with a transition in the scale of buildings so that the perception of mass and height is in character with the residential character of E Mifflin. The East Washington Avenue Capitol Gateway Corridor Plan includes specific recommendations for height, building placement, and design, which have been codified in MGO Section 33.24(15) as Urban Design District 8.

From a site and building design perspective, staff believes the proposal meets all relevant requirements. The proposed five-story building will provide the 15-foot setback from E Washington Avenue recommended by the corridor plan and required by the urban design district, while also complying with the minimum two-story and maximum three-story façade heights required. The new building will also introduce active entrances along E Washington Avenue consistent with the design district and TE zoning, which the existing two-story shelter does not have (access is only allowed from the rear parking lot). Although it has been contended in some of the public comments received and at least one of the neighborhood meetings about the project, staff is not concerned about the proposed height of the shelter building being shorter than the maximum allowed. The eight-story maximum height allowed along the north side of E Washington in this block is not a build-to height, and buildings shorter than the maximum height are acceptable if they otherwise comply with the bulk requirements in Urban Design District 8. Likewise, staff feels that the three-story apartment building is well designed and that it will provide the residential transition from higher density development along E Washington Avenue to E Mifflin Street desired in the neighborhood plan.

From a land use perspective, the Plan Commission will need to consider whether the proposed redevelopment of the 2.25-acre site can meet all of the standards for conditional use approval.

A number of written comments have been received about the current operations of and behaviors at the Salvation Army campus and its surroundings, as well as concerns about the proposal to expand its physical presence and operations. Those comments are included in the materials attached to the legislative file for the demolition permit and conditional use. Staff also anticipates an extensive amount of testimony regarding the project during the public hearing. In addition, a report from the Tenney-Lapham Neighborhood Association's steering committee for the project is also attached, which outlines the "confrontational" nature of those community discussions due to the participation of a number of stakeholders opposed to or concerned with the Salvation Army redevelopment. Finally, the Plan Commission should also consider the conditions recommended by the Tenney-Lapham Neighborhood Association Council for the project if it is approved, which are dated October 10, 2019 and included in the printed materials for this item. Some of the conditions requested by the neighborhood association reflect the concerns expressed during the community input process about the current operations and behaviors at the campus

Concerns about the existing facility and the Salvation Army's ability to successfully manage a new, larger facility have also been expressed by the Madison Police Department, which, while not opposed to the new shelter, acknowledges that it may create additional demands on police services in the E Washington Avenue corridor. Comments from the current and recent former captains of the Central Police District, which serves the site and surrounding neighborhoods, are attached.

However, the Salvation Army leadership and project team assert that the existing facility, which was originally built as a school, is not well-suited to continue serving as a shelter as it has since 1977, and that the proposed "purposefully designed" shelter building will alleviate some of the neighborhood concerns through a facility that is designed for its intended uses from the start. The various application materials submitted outline the ways the

new facility will better serve its guests, clients, and patients through the creation of spaces intentionally designed for the sheltering, counseling, and health service functions provided now. Whereas the current facility lacks spaces for guests to recreate (for example, the existing gymnasium is used nightly as the women's shelter space), the proposed facility will include both indoor and outdoor spaces for guests to recreate. Likewise, the interior of the shelter has been designed to better receive guests and circulate them to their respective spaces within the five-story building. Compared to the existing shelter, which is oriented to and accessed from E Mifflin Street, the proposed facility will be oriented to and accessed from N Blount Street and away from the residential properties north of the site; the 44-unit apartment building will also further buffer the shelter from properties to the north.

In addition to the proposed use of physical design to reduce or potentially eliminate concerns expressed about the shelter, a series of agreements and operation and security plans have been submitted by Salvation Army for consideration by the Plan Commission, all of which are included in the meeting materials for this project. Staff from the Madison Police Department's Central District have discussed the project with the development team and reviewed the operations plan and security plan. If approved, staff recommends specifically that the operations plan, security plan, and "Good Neighbor Policy" be made a part of the conditional use approval, and that final approval of those plans by Planning and Police staff be required prior to issuance of permits for the project. Any modifications to the operations or security plans shall be approved as an alteration to the conditional use by the Director of the Planning Division or the Plan Commission following a recommendation by the district alder and the commanding officer of the Central Police District or Chief of Police.

If the proposed development is approved, staff also recommends that emergency contact information for the shelter be posted in a conspicuous location on signs adjacent to the E Washington Avenue and N Blount Street rights of way. The intent of such signs is to allow members of the public to directly contact shelter staff/management with potential minor, non-emergency concerns related to the operation of the shelter as an alternative to contacting the police or other City agencies. A similar condition was added to the approval of the OM Village "tiny house" community at N Third and E Johnson Streets in 2014, which staff believes has been a useful communication mechanism to address non-emergency concerns at that development.

Staff feels that these documents, if fully implemented by the Salvation Army, can help the Plan Commission find that conditional use standards 1-3 are met by reducing behavior-related concerns about shelter users.

Conclusion

The Planning Division believes that the proposal to raze the existing two-story Salvation Army shelter building and adjacent auto sale facility meets the demolition permit standards. Further, the proposal to develop the 2.25-acre subject site with an up to five-story shelter along the E Washington Avenue frontage and three-story apartment building along E Mifflin Street is consistent with plan recommendations and relevant urban design requirements, none of which suggest that the Salvation Army should not redevelop or continue to have a presence in the 600-block of E Washington Avenue.

Staff acknowledges that many concerns have been raised regarding the proposed five-story mission house/shelter as it pertains to the conditional use standards. However, staff believes that the Plan Commission should give careful consideration to the design solutions proposed in the five-story building to potentially address some or many of the concerns that exist with the current two-story shelter building and operations. This is an admittedly unique position for the Plan Commission, which is usually faced with concerns about the impacts from a new development, most of which are *expected* but not *existing*, such as concerns about traffic generated by a more

intensive use of a site compared to the existing condition, or a denser or more massive bulk condition compared to existing. However, many of the concerns being expressed about the *proposed* Salvation Army project reflect the *existing* behaviors alleged to be present on the site and surrounding area, and a concern that those past behaviors and responses to them will be magnified by the new, larger facility. In fact, many concerns may be alleviated due to the purposeful design of the proposed building as a shelter with supportive services. Also, non-approval of the current redevelopment proposal will have no bearing on the existing Salvation Army facility, which could remain as it has since 1977, when it took over the former St. Patrick’s School.

Finally, as operations at the facility begin and its programming and operations evolve over time, there is a possibility that the mission house conditional use may need to be modified by the Plan Commission. As with any conditional use, the Plan Commission retains continuing jurisdiction for the purpose of resolving complaints as outlined in Section 28.183(9)(d) of the Zoning Code. Any resident, the Zoning Administrator, or other official may file a written complaint with the Plan Commission that one or more conditions of a conditional use have not been completed, or are being violated. If this were to occur, the Plan Commission would initially determine whether the complaint indicates a reasonable probability that the subject conditional use is in violation of a condition of approval, and if it does, may schedule a public hearing to bring the subject conditional use into compliance with the conditions previously imposed, modify the existing conditions, and impose additional reasonable conditions in consideration of the conditional use standards. If no reasonable modification can be made, the Plan Commission may revoke the conditional use.

Recommendation

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

If the Plan Commission can find the standards for approval met, it may **approve** the demolition permit and conditional uses for 630-648 E Washington Avenue and 12 N Blount Street subject to the conditions of approval by the Urban Design Commission, input at the public hearing, and the conditions from reviewing agencies:

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

Planning Division

1. Approval of the proposed mission house/shelter shall be conditioned upon the following documents: The operations plan for the shelter and “Shield” apartments, dated November 1, 2019; the security plan for the shelter submitted on November 6, 2019; and “[The] Good Neighbor Policy” submitted on November 6, 2019. Final approval of these documents by the Planning Division and Police Department is required prior to issuance of permits for the development. Any changes to the operations or security plans for the shelter shall require an alteration to the conditional use to be approved by the Director of the Planning Division or the Plan Commission following a recommendation by the district alder and the commanding officer of the Central Police District or Chief of Police.
2. That emergency contact information for the shelter be posted in a conspicuous location adjacent to the E Washington Avenue and N Blount Street rights of way. The content and location of the signs shall be approved by the Planning Division prior to issuance of permits. The intent of the signs is to allow members of the public to directly contact shelter staff/management with potential minor/non-emergency concerns related to the

operation of the shelter as an alternative to contacting the police or other City agencies. [It is recommended that the Salvation Army maintain a log of calls received and their disposition.]

3. Any proposed HVAC or utility penetrations on the building shall not face a public right of way. Any such penetrations elsewhere on the exterior of the building shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. No utility or HVAC pedestals or penetrations, including HVAC wall packs for units, and gas meters or electric meters for buildings/ units shall be permitted without specific approval by the Plan Commission.
4. Fully dimensioned and detailed four-sided elevations for both buildings shall be included in the plans presented to the Urban Design Commission for final approval and submitted for final staff approval. The final plans and elevations shall include the location and screening of mechanical equipment, and the screening/ enclosure of the second floor terrace adjacent to the family shelter and the third floor balcony adjacent to the women's shelter.

Urban Design Commission

The Urban Design Commission granted **initial approval** of the project on October 16, 2019 subject to the following conditions:

5. Confirmation that the adjusted penthouse level meets the 15-foot setback.
6. Confirmation that the apartment building meets the 20-foot maximum setback from E Mifflin Street.
7. Confirmation that the parking lot meets setback requirements.
8. Respond to comments regarding the orientation of E Mifflin Street walk-up entries; consider adding a gate and/or orienting them toward the courtyard. Keep "The Shield" apartment entry on E. Mifflin Street and carefully consider how to articulate the exterior elevation if the walk-up entries are moved.
9. Provide more detail on building operational information, i.e. how people move through the site, hours of operation; where people wait to be accepted; where people go it not allowed on site; how people flow through the site; parking entrance queuing, etc.
10. Eliminate smaller roof trellis detail on E Mifflin Street and scale back the trellis overhang on E Washington Avenue penthouse element.
11. Considerations and requested information for Final Approval:
 - Stormwater – more detail on how it is being addressed i.e. pervious pavers, etc.
 - Provide information on all existing and proposed trees, including street trees. Work with City Forestry on E. Washington Avenue, Blount Street and E. Mifflin Street terraces.
 - Bring samples of exterior building materials. Provide quality materials that are well detailed and don't look like affordable housing.
 - Study window patterns/configurations, corner versus street elevation, continuity of glazing.

- Provide more detail on E Washington Avenue elevation top of roof condition where the white metal panel stops at the top. Consider coping or banding detail.
- Provide more detail on sustainability measures, programs, i.e. Green Built Wisconsin, etc.
- Landscaping – replace Witch Hazel with other native planting.
- Confirm that the garage ventilation is not facing towards houses.

City Engineering Division (Contact Brenda Stanley, 261-9127)

12. The applicant is made aware that the City of Madison is proposing changes to the stormwater management standards for redevelopment. Those standards are expected to be adopted early in 2020. If the site is brought in for approval post the adoption of these changes this development will be required to either reduce impervious by 20% compared to existing conditions or implement green practices on site that reduce runoff volume from the site by 5% and rate by 15% compared to no controls during a 10-year design storm.
13. Based on the Wisconsin Department of Natural Resources (WDNR) BRRTS record #03-13-000397 ("Rowley Schlimgen"), the property contains residual petroleum soil contamination. If contamination is encountered, all WDNR and DSPS regulations for proper handling and disposal shall be followed.
14. The applicant shall revise utility plan to shift the proposed sewer lateral connection onto Mifflin Street to connect to the existing sewer manhole rather than installing a new manhole. Laterals 8 inches and larger are required to connect to City sewer at a manhole.
15. Enter into a City /Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
16. Construct sidewalk and terrace to a plan as approved by City Engineer.
17. Madison Metropolitan Sewerage District (MMSD) 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 two (2) working days prior to requesting City Engineering signoff.
18. Obtain a permit to Excavate in the Right-of-Way for the connection and/or installation of utilities required to serve this project and shall comply with all the conditions of the permit.
19. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
20. Obtain a permit to plug each existing storm sewer.
21. This zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. 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.

22. Provide the City Engineer with a survey indicating the grade of the existing sidewalk and street and hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. Building entrance grades must be approved by the City Engineer prior to signing off on this development.
23. 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.
24. Revise plan to show the location of all rain gutter down spout discharge locations.
25. The area adjacent to this development is subject to backwater flooding from Lake Monona. Minimum entrance elevations for ramps to underground parking and to entrances shall be set at elevation 852.00. Structure exposed below this elevation shall be constructed of waterproof materials such as concrete.
26. 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 100-year design storm that is current in MGO Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system, provide calculations stamped by a Wisconsin PE 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 PE or licensed plumber that show this requirement has been met.
27. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
28. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11 x 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
29. Demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
30. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering Division approvals may be required prior to the issuance of the required Erosion Control Permit.
31. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify the City Engineering Division at 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

32. 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.

33. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a PE registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

34. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.

35. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

36. The applicant shall dedicate right of way or grant a Public Sidewalk Easement for and be responsible for the construction of a six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along E Washington Avenue.

37. The proposed new buildings cross underlying platted lot lines. Prepare a Certified Survey Map (CSM) to dissolve underlying lot lines to comply with fire codes, City ordinances and policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds, and new tax parcel information available prior to issuance of a building permit.

38. Since this is a demo and rebuild, The Salvation Army shelter may reuse the address of 630 E Washington Avenue for the new building. The interior rooms and suite numbers will be determined when the addressing plan is created and approved. The Clinic and Dental office will have a new address of 628 E Washington Avenue with individual suite addresses to be determined. The standalone apartment building will have a base address

of 22 N Blount Street. Individual apartment addresses will be determined when the addressing plan is created and approved. 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.

39. Update the landscaping sheet L1.0 to show the full street names. The text left off the E for E Mifflin Street and N for N Blount Street.
40. Submit a floorplan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by City Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. Said approved Addressing Plan shall be included in the final site plan approval application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

41. The applicant shall dedicate right of way or grant a Public Sidewalk Easement for and be responsible for the construction of a six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along E Washington Avenue.
42. The applicant shall submit a deposit of \$47,000 for pedestrian level lighting and street lighting improvements.
43. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions 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.
44. 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.
45. 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.
46. All parking facility design shall conform to the standards in MGO Section 10.08(6).

47. The applicant shall work with Traffic Engineering staff to determine the final specifications and placement of the proposed speed hump in the drive aisle.
48. The applicant(s) shall maintain a five (5)-foot wide, Americans with Disabilities Act (ADA)-compliant, pedestrian walkway for the duration of the project on all street frontages classified as a collector or higher. The applicant shall also maintain a five-foot wide bicycle lane for the duration of the project on all street frontages with existing bicycle facilities. Exceptions to this requirement may be granted by Traffic Engineering on a limited term basis if and when the applicant can show a public safety concern and they also provide a clear date when the pedestrian/bicycle facilities are to be restored. All closures shall be designed by the applicant, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), to be submitted and approved by the Traffic Engineering Division.
49. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers
50. All pedestrian walkways adjacent parking stalls shall be seven (7) feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by the Traffic Engineering Division.
51. Per MGO Section 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
52. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
53. The applicant shall provide a clearly defined five (5)-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
54. The parking deck 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 alteration, which may or may not impact structural elements of this project.
55. 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 staff 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 Austin Scheib, (266-4766) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the main City of Madison Traffic Engineering Division office with final plans for sign off.

56. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering staff recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
57. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign 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.
58. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
59. The applicant shall enter into a signed developer's agreement through City Engineering prior to sign off.
60. Note: The applicant has submitted the requested Traffic Impact Analysis study; the study has been reviewed and accepted by the Traffic Engineering Division.
61. All existing driveway approaches which are to be abandoned shall be removed and replaced with curb and gutter and noted on the final plan.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

62. 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. 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.
63. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (266-4682). Section 28.185(10) requires that every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
 64. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 85% in TE zoning. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
 65. A minimum of 44 resident bicycle parking spaces are required plus four (4) guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be short-term parking. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. A minimum of 128 short-term bicycle stalls shall be required for the commercial uses. Identify and dimension the bicycle stalls, including the access aisles, on the final

plans. Provide a detail of the bicycle rack design. Alternatively, applicant may apply for a bicycle parking reduction, which requires justification for reducing bike parking requirements.

Fire Department (Contact Bill Sullivan, 261-9658)

66. The fire apparatus exhibit shall include the required aerial access.
67. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Tracy Burrus of the MFD Training Division to discuss this possibility at tburrus@cityofmadison.com or 266-5959.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

68. The Madison Water Utility shall be notified to remove the water meters at least two working days prior to demolition. Contact the Water Utility Meter Department at 266-4765 to schedule the meter removal appointment.
69. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/extension. 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 Avenue. 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 266-4646.
70. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR-812 and MGO Section 13.21 prior to the demolition of the property. Please contact Water Utility staff at 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

Metro Transit (Contact Tim Sobota, 261-4289)

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

Parks Division (Contact Kathleen Kane, 261-9671)

71. Pursuant to the authority established under Wis. Stat. § 66.0617(7), and in the interests of promoting the development of low-cost housing in the City, low-cost housing is exempt from the park impact fees beginning January 1, 2017. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under MGO Sec. 16.23(8)(f), nor any other impact fees that may apply to a development.

72. The park impact fee will be exempt for developments that meet the “low-cost housing” requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in MGO Sec. 4.22(2) and which meet the deed restriction requirements of MGO Sec. 4.22(7). The determination whether a proposed development will create low-cost housing, and how much low-cost housing it will create, shall be made by the Community Development Division.
73. 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(2) will be required for all new residential development associated with this project that is not exempted. This development is within the North Park-Infrastructure Impact Fee district. Please reference ID# 18164 when contacting Parks Division staff about this project.

City Forestry Section (Brad Hofmann, 267-4908)

74. City Forestry will issue a removal permit for one honeylocust tree due to new driveway installation (fifth on E Mifflin Street). Please contact City Forestry 266-4816 to obtain the street tree removal permit. Please note the first through fourth trees on E Mifflin Street may need to be removed depend on the pruning needs of this project.
75. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester prior to the approval of the site plan.
76. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*. Any tree removals that are required for construction after the development plan is approved will require at least a 72-hour waiting period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.
77. Additional street trees are needed for this project. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. Tree planting specifications can be found in Section 209 of *City of Madison Standard Specifications for Public Works Construction*.