



**Project Address:** 4510 Regent Street and 4513 Vernon Boulevard  
**Application Type:** Zoning Map Amendment, Demolition Permit, and Conditional Use  
**Legistar File ID #** [58751](#) and [58489](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted  
**Reviewed By:** Kevin Firchow, Planning Division

**Summary**

**Applicant & Property Owner:** John Flad, Flad Development & Investment Corp.; 3330 University Avenue, Suite 206; Madison.

**Contact Person:** Duane Johnson, Knothe & Bruce Architects; 7601 University Avenue, Suite 201; Middleton.

**Requested Actions:** Approval of a request to rezone 4510 Regent Street and 4513 Vernon Boulevard from SE (Suburban Employment District) to TR-U2 (Traditional Residential–Urban 2 District); and approval demolition permit and conditional uses to allow two office buildings to be demolished and a four-story, 59-unit apartment building to be constructed.

**Proposal Summary:** The applicant wishes to demolish two two-story office buildings located at 4510 Regent Street and 4513 Vernon Boulevard to construct a four-story apartment building paralleling N Segoe Road, which will contain 59 dwelling units. Parking for 70 autos and 65 bicycles is proposed. The project is scheduled to commence construction in spring 2020, with completion anticipated in summer 2021.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. Table C-1 in Section 28.032(1) identifies multi-family dwellings with greater than eight (8) units as a conditional use in the TR-U2 district. 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.

**Review Required By:** Plan Commission and Common Council

**Summary Recommendation:** If the Plan Commission can find the standards for demolition permit approval met, the Planning Division recommends that it forward Zoning Map Amendment ID 28.022–00417, rezoning 4510 Regent Street and 4513 Vernon Boulevard from SE to TR-U2 to the Common Council with a recommendation of **approval**, and also find the standards for conditional uses met to allow the demolition of two office buildings and construction of a four-story, 59-unit apartment building subject to input at the public hearing and the conditions from reviewing agencies beginning on page 7 of this report.

**Background Information**

**Parcel Location:** A 31,659 square-foot (0.73-acre) parcel that extends along the east side of N Segoe Road from Vernon Boulevard to Regent Street; Aldermanic District 11 (Martin); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site is developed with a two-story, approximately 10,000 square-foot office building at 4510 Regent Street, and a two-story, approximately 18,000 square-foot office building at 4513 Vernon Boulevard. Both parcels are zoned SE (Suburban Employment District).

**Surrounding Land Uses and Zoning:**

- North: One-story office building across Vernon Boulevard, zoned SE (Suburban Employment District);
- South: The Church of Jesus Christ of Latter Day Saints across Regent Street, zoned SR-C1 (Suburban Residential–Consistent 1 District);
- West: Karen Arms Condominiums across N Segoe Road, zoned SR-V2 (Suburban Residential–Varied 2 District);
- East: Future BMO Harris Bank branch and drive-thru facility, multi-tenant commercial building, zoned SE.

**Adopted Land Use Plans:** The 2018 Comprehensive Plan recommends the subject site and neighboring properties to the east for Community Mixed-Use development.

The University Hill Farms Neighborhood Plan includes the subject site as part of Block D in the “Vernon Price” sub-area. Block D, which is bounded by N Segoe Road, Vernon Boulevard, Price Place, and Regent Street, is recommended for the development of 120 residential units in three- to five-story tall buildings. Vernon Boulevard is currently a median-separated street; the neighborhood plan recommends that the southern half of the street between the median and subject site be converted to greenspace when the street is reconstructed in the future.

**Zoning Summary:** The site will be zoned TR-U2 (Traditional Residential–Urban 2 District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	500/unit plus 250 per bedroom greater than two (29,500 sq. ft.)	31,659 sq. ft.
Lot Width	50'	Greater than 50'
Front Yard Setback	15'	17.73'
Maximum Front Yard	30' or up to 20% greater than block average	
Side Yards	10'	10.6'
Reverse Corner Side Yard Setback	12'	13.39'
Rear Yard	Lesser of 25% lot depth or 20'	20.6'
Maximum Lot Coverage	80%	69%
Useable Open Space	140 sq. ft./ unit (8,260 sq. ft.)	9,097 sq. ft.
Minimum Building Height	6 stories/ 78 feet	4 stories/46.6 feet
Auto Parking	1 per dwelling unit	70 total: 47 indoor, 23 outdoor
Accessible Stalls	Yes	Yes
Bike Parking	<b>Multi-family dwelling:</b> 1 per unit up to 2-bedrooms, 0.5 space per add'l bedroom (59); 1 guest space per 10 units (6) (65 total)	65
Loading	None	0
Building Forms	Large Multi-Family Building	Complies with requirements

Other Critical Zoning Items	
Yes:	Barrier Free, Utility Easements
No:	Urban Design, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park
<i>Prepared by: Jenny Kirchgatter, 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 Metro Transit, which currently operates weekend and limited weekday trip service along N Segoe Road through the Regent Street intersection. Bus stop ID #2219 is adjacent the proposed project site along the east side of N Segoe Road, with the bus stop zone encompassing the area from the existing bus stop sign pole south through the Regent Street intersection. Metro also provides service adjacent to or near the subject site along Regent Street and Heather Crest (through the Hilldale Shopping Center property).

## Project Description

The applicant is requesting approval of a zoning map amendment, demolition permit, and conditional use to raze two two-story office buildings located at 4510 Regent Street and 4513 Vernon Boulevard and construct a four-story apartment building with 59 dwelling units. The applicant is requesting that the subject parcels be rezoned from SE (Suburban Employment District) to TR-U2 (Traditional Residential–Urban 2 District) to support construction of the proposed apartment building.

The buildings to be demolished include a two-story, approximately 10,000 square-foot office building at 4510 Regent Street, and a two-story, approximately 18,000 square-foot office building at 4513 Vernon Boulevard. Per available City records, 4510 was constructed in 1960 and includes approximately 3,600 square feet of floor area on the first and second floors, with a partial finished third floor/loft. The building at 4513 was constructed in 1963 and includes a 6,200 square-foot floor plate on the first and second floors. Both buildings have partially finished lower levels that count toward their finished floor areas. Parking for both buildings is provided in surface parking lots primarily located along the N Segoe Road frontage between the two buildings. Photos of the interior and exterior of the buildings are included in the Plan Commission materials for this project.

Following demolition, the four-story apartment building will be constructed to parallel the N Segoe Road frontage of the 0.73-acre property. The 59 apartments will consist of 11 studios, 37 one-bedroom units, and 11 two-bedroom units. The main entrance to the building will be located adjacent to the N Segoe-Vernon Boulevard corner, with a secondary entry shown further south along the western façade closer to Regent Street. A 47-auto stall parking garage is shown beneath the footprint of the proposed building, which will be accessed at the northeastern corner from Vernon. Parking for 26 bikes is also proposed in the basement garage. On the first floor, the building will include six units with ground floor entrances along the N Segoe façade, four units on the eastern wall, as well as the lobby and a tenant exercise room. The remainder of the floor will include ground level parking for 23 autos, including eight fully or partially exposed stalls, and 15 enclosed stalls located in a garage, which will also include parking for 33 bikes. Access to the first floor parking will be provided from a driveway from Regent Street. The remaining 49 units will be located on the upper three floors. A common room for tenants is proposed at the fourth floor, which will include a north-facing roof deck. The applicant has separately submitted a Certified Survey Map to combine the two parcels into one lot for development purposes, which is being reviewed administratively.

The proposed building will primarily be clad in two-toned horizontal composite siding above a stone veneer. A 14- to 15-foot setback is proposed from N Segoe Road, with 17- and 20-foot setbacks proposed from Vernon and Regent. The setback along the eastern property line abutting existing and future office/commercial properties will range from 10.6 to 14 feet.

## Analysis

In addition to the request to rezone the property to TR-U2, the applicant requires approval of a demolition permit and a conditional use for a multi-family dwelling with greater than eight (8) units in the proposed district.

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan."

For the demolition of the existing buildings, the Plan Commission shall 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. In part, the purpose of Section 28.185 include aiding in the implementation of adopted City plans, protecting neighborhood character, preserving historic buildings, encouraging the reuse and/or relocation of existing buildings, and discouraging buildings falling into a state of severe disrepair. 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, impacts on street trees, and the limits that the location of the building would place on relocation efforts.

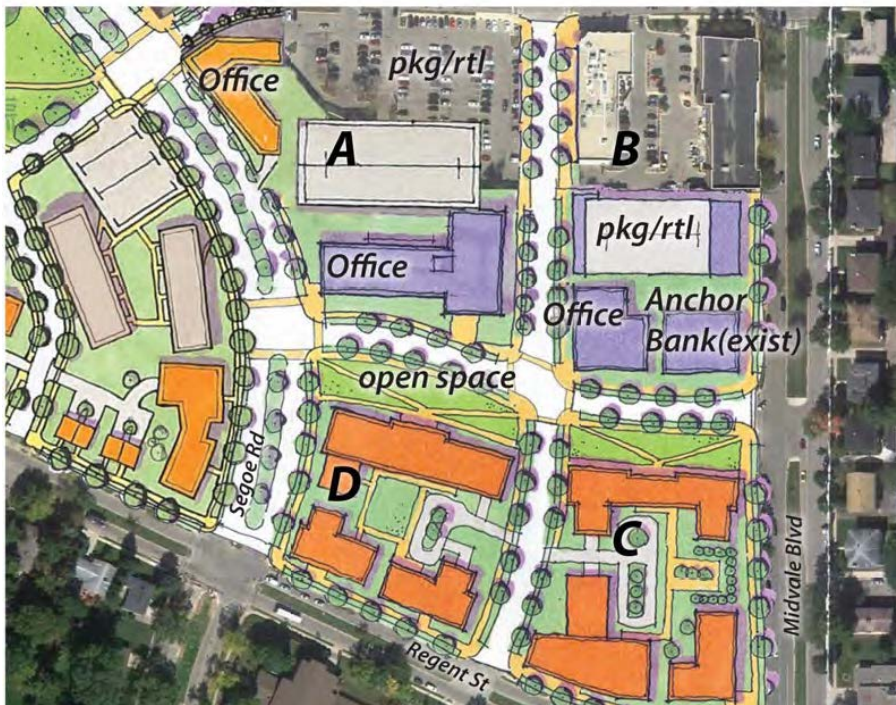
Similarly, the Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without 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 2018 Comprehensive Plan recommends the subject site and neighboring properties to the east between N Segoe Road and N Midvale Boulevard for Community Mixed-Use (CMU). Properties extending north from Vernon Boulevard to University Avenue are recommended for Regional Mixed-Use, while the Karen Arms Condominiums west across N Segoe are recommended for Medium Residential. The area south of Regent Street from Midvale west is recommended for Low Residential. In general, development in the CMU district may be as dense as 130 units per acre, and is recommended to occur in two- to six-story buildings except as specified in more detailed neighborhood or special area plans.

The subject site is located within the boundaries of the University Hill Farms Neighborhood Plan, which was adopted in January 2016 to provide a series of recommendations for redevelopment, preservation, and public investment for the area bounded by University Avenue, Midvale Boulevard, Mineral Point Road, S Rosa Road, Regent Street and N Whitney Way. The subject parcels are part of Block D in the “Vernon Price” sub-area, which is bounded by N Segoe Road, Vernon Boulevard, Price Place, and Regent Street. Block D is recommended for the development of 120 residential units in three- to five-story buildings; a concept plan included in the neighborhood plan shows the development of three buildings on the block, with additional residential development recommended on Block C between Price Place and N Midvale Boulevard. Lands between Vernon Boulevard and the southern edge of Hilldale Shopping Center are generally recommended for development with new office space and structured parking with the exception of the Old National Bank Building at the corner of Vernon and N Midvale, which is recommended to remain.

Given the value of the land in the Vernon Price area and its proximity to the Hilldale, the neighborhood plan acknowledges that many of the office buildings are occupied, “but are likely to be redeveloped in the upcoming 15 years.” The plan recommends that new buildings along N Segoe Road throughout the Vernon Price area gradually step down from the eight- to ten-story building buildings recommended to the north at Sawyer Terrace and N Segoe Road to three to six stories (north of Vernon) and three to five stories south of Vernon. Buildings facing Regent Street should be compatible to the residential neighborhood to the south.

The neighborhood plan also recommends that Vernon Boulevard be reconfigured when the street is reconstructed in the future. Vernon is currently a median-separated local street; the neighborhood plan recommends that the southern half of the street (eastbound side) between the median and southern right of way line adjacent to the subject site be converted into greenspace, which could be used for community gardens, a farmers market, or other civic use.



Vernon Price concept plan – University Hill Farms Neighborhood Plan, pg. 42

Staff believes that the proposed apartment building is consistent with the above recommendations. The proposed residential use and four-story height are consistent with the recommendations for Block D in the Vernon Price sub-area of the University Hill Farms Neighborhood Plan. The 80-unit per acre density is also generally consistent with the densities recommended in Community Mixed-Use districts in the Comprehensive Plan, which allows densities up to 130 units per acre.

However, the Plan Commission should carefully consider the applicant's request to demolish the two existing office buildings that occupy the site. Both structures are listed as contributing structures to the University Hill Farms National Register Historic District, which was listed by the National Park Service in August 2015. A link to the district's register file may be found [here](#). While most of the district is comprised of the predominantly single-family residences located along and west of Segoe Road, it also includes the commercial structures located between Segoe and Midvale Boulevard along Vernon Boulevard, Regent Street and Price Place, including both subject structures. The professional offices and church located in this portion of the district were developed contemporaneously with the rest of the University Hill Farms neighborhood between 1955 and 1970. The National Register Historic District was created, in part, to recognize the mostly intact mid-century modern buildings throughout the University Hill Farms neighborhood, and its history as a planned post-World War II suburban community. Both 4510 and 4513 are listed as buildings with "contemporary" architectural styles in the inventory of buildings within the district. In general, buildings in national register districts may be eligible for tax credits to defray the costs of rehabilitating contributing buildings.

Unlike local historic districts or locally designated landmark buildings or properties, however, national register historic district designations are honorary, and buildings listed in national districts are not conferred specific local protection under MGO Chapter 41, the Historic Preservation Code, such as the need for the Landmarks Commission to grant a Certificate of Appropriateness prior to demolition, additions, or new construction. The City does not have a preservation file for either building proposed for demolition, which may include historic photos, information on owners, the builder, and architect, or other information on the significance of the building. Additionally, staff is unaware of any efforts to create a local historic district for some or all of the University Hill Farms National Register Historic District, which would confer a higher degree of protection against changes in the district, or for individual buildings in the national district (including these two) to be designated local landmarks.

The applicant's letter of intent states that the two buildings are "functionally obsolete," noting that both are not accessible per the Americans with Disabilities Act, and that the ceiling heights and limited "technological capacities" suggest that the demolition standards may be met, in their opinion.

As it does with most demolition requests across the City, the Landmarks Commission informally reviewed the proposed demolitions, and on October 28, 2019 noted the historic value of the buildings based on their status as contributing structures in the University Hill Farms National Register Historic District. Members of the Landmarks Commission indicated that they felt that the buildings "are in the time of their life where they are going to get pressure" and the Commission should "bring up some warning flags before they get razed."

On one hand, staff believes that the proposed demolition, rezoning, and conditional use requests can meet the applicable standards for approval given the project's consistency with adopted plans, particularly the University Hill Farms Neighborhood Plan, which contemplates redevelopment of the subject parcels with residential uses in three-to five-story buildings. On the other, the Plan Commission is asked to approve the demolition of two contributing structures in the University Hill Farms National Register Historic District, which included the buildings



and other nearby commercial structures due to their mid-century modern architecture and inclusion in a planned post-war suburban development.

If the Plan Commission can find that the demolition permit standards are met, staff believes that the conditional use for the proposed multi-family dwelling can meet the standards for approval. The uses, values and enjoyment of other property in the neighborhood for purposes already established should not be substantially impaired or diminished in any foreseeable manner by the establishment of the four-story apartment building, and comments submitted by agencies do not suggest that the proposed development will negatively impact on the City's ability to provide services to the new building subject to meeting the recommended conditions of approval in the final section of this report.

## Conclusion

The applicant is requesting approval of a zoning map amendment from SE to TR-U2, a demolition permit, and a conditional use to raze two two-story office buildings and construct a four-story apartment building with 59 dwelling units. Staff believes that the proposed demolition, rezoning, and conditional use requests can meet the applicable standards for approval given the project's consistency with adopted plans, particularly the University Hill Farms Neighborhood Plan, which contemplates redevelopment of the subject parcels with residential uses in three-to five-story buildings. However, the Plan Commission shall carefully consider the demolition of the two buildings, which are contributing structures in the University Hill Farms National Register Historic District due to their mid-century modern architecture and inclusion in a planned post-war suburban development.

## Recommendation

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

If the Plan Commission can find the standards for demolition permit approval met, the Planning Division recommends that it forward Zoning Map Amendment ID 28.022-00417, rezoning 4510 Regent Street and 4513 Vernon Boulevard from SE to TR-U2 to the Common Council with a recommendation of **approval**, and also find the standards for conditional uses met to allow the demolition of two office buildings and construction of a four-story, 59-unit apartment building subject to input at the public hearing and the conditions from reviewing agencies:

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

#### Planning Division

1. Any proposed HVAC or utility penetrations for 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.

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

2. The City has sewer capacity limitations on the sewer on Vernon Blvd. The current plans indicate to maximize the flow to the 6-inch lateral on Regent Street. The applicant shall submit calculations for the number of units or drainage fixture units (DFU) count that will drain to Vernon Blvd. The concern is that the lateral connecting to the Vernon Blvd sewer is 8 inches in diameter, so the plumber will most likely drain more fixtures to the Vernon Blvd. side of the property.
  3. This area is within a watershed study for flood mitigation and has a known flooding risk. The minimum opening elevations for structures at the corner of Segoe and Regent shall be a minimum of two feet above the adjacent sidewalk elevation. The stated elevation is intended to be protective but does not guarantee a flood-proof structure. The developer/owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable.
  4. Per MGO Section 37.09(3)(d)(6), for development within the University/Midvale watershed, the applicant shall provide 0.06 acre-feet of detention per acre of proposed impervious area.
  5. This area is known to have a high groundwater table. The applicant shall plan to have a sump pump system and shall be required to connect the discharge of that pump directly to the storm sewer system.
6. Enter into a City / Developer agreement for 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.
  7. Obtain a Permit to Excavate in the Right-of-Way for completing the improvements in the public right of way.
  8. Obtain a permanent sewer plug permit for each existing sanitary sewer and storm 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.
  9. A Storm Water Maintenance Agreement (SWMA) is required for this project.
  10. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.
  11. 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.



12. The applicant shall construct sidewalk along Regent Street per plans approved by the City Engineer.
13. 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.
14. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation.
15. 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.
16. If any earth retention crosses into the City right of way, provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
17. 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](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.
18. Demonstrate compliance with MGO Sections 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.
19. 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 approvals may be required prior to the issuance of the required Erosion Control Permit.
20. 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 City Engineering 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
21. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
22. 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.

23. 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.
24. 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](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

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

25. The Public Utility Easement crossing this site shall be partially released by the City of Madison by separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping ([jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com), 266-4097) to coordinate the Real Estate project, and associated information and fees required. The recorded releases of the easement area from the Private Public Utility Companies serving this site will be required prior to the City releasing the easement. This release is required prior to recording of the Certified Survey Map, acknowledgement of the release and document number shall be noted on the face of the Certified Survey Map.
26. Any additional right of way shall be dedicated or public sidewalk easement granted as required by Traffic Engineering on the pending Certified Survey Map. Contact Jeff Quamme ([jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com)) for any required language for the easement.
27. The address of the proposed apartment building is 205 N Segoe Road. 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.
28. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction.
29. Submit a floorplan in PDF format to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) that includes a floorplan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing

Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final 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 Addressing 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)

30. The applicant shall dedicate right of way or grant a public sidewalk easement and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1)-foot for maintenance along Regent Street.
31. 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.
32. 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.
33. 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.
34. All parking facility design shall conform to the standards in MGO Section 10.08(6).
35. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
36. 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.
37. All parking ramps as they approach the public right of way shall not have a slope to exceed five (5) percent for 20 feet; this is to ensure drivers have adequate vision of the right of way. If applicant believes public safety can be maintained, they shall apply for a waiver; approval or denial of the waiver shall be the determination of the City Traffic Engineer.
38. The driveway slope to the underground parking is not identified in the plan set. Traffic Engineering recommends a driveway slope under 10 percent; if the slope is to exceed 10 percent, the applicant shall

demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.

39. All existing driveway approaches which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

**Zoning Administrator** (Contact Jacob Moskowitz, 266-4560)

40. 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.
41. Show the east side yard setback distance measured to the trash room and balconies. The east side yard setback is a minimum of 10 feet. The balconies and trash room may not encroach into the side yard setback.
42. Show the west side yard setback distance as measured to the covered porches and balconies. The west reverse corner side yard setback is a minimum of 12 feet. The porches and balconies may not encroach into the reverse corner side yard setback.
43. Show the area wells on the landscape plan and adjust the foundation plantings to account for the area wells. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
44. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

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

45. MFD does not object provided the project complies with all applicable provisions of Madison General Ordinances, the International Building Code and the International Fire Code, particularly aerial access and exit enclosure construction.
46. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Paul Ripp to discuss this possibility at [pripp@cityofmadison.com](mailto:pripp@cityofmadison.com) or 712-6277.

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

47. 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.

48. The proposed development may require the installation of a fire protection/automatic sprinkler system (see also Madison Fire Department review comments); subsequently, a higher capacity water service lateral may be required to meet required flow rates. If a new water service will be required, contact Madison Water Utility Engineering Section to evaluate service connection options, confirmation of water meter size, or any applicable customer account revisions.

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

49. In coordination with public works improvements, the applicant shall install and maintain a concrete boarding pad at the existing Metro bus stop on the east side of N Segoe Road, north of Regent Street (#2219). 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 the design.

**Parks Division** (Contact Sarah Lerner, 261-4281)

50. 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. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 19053 when contacting Parks Division staff about this project.

**City Forestry Section** (Brad Hofmann, 267-4908)

51. 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.

52. 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.

53. 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*.