



Project Addresses: 2524 Winnebago Street – Union Corners
Application Type: Planned Development District–Specific Implementation Plan
Legistar File ID # [59856](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Ted Matkom, Gorman & Company; 200 N Main Street; Oregon.

Contact Person: Justin Frahm, JSD Professional Services, Inc.; 7402 Stone Ridge Drive, Suite 4; Weston.

Requested Actions: Approval of an amended Planned Development–Specific Implementation Plan to allow construction of a five-story mixed-use building containing 13,676 square feet of commercial space and 105 apartments at 2524 Winnebago Street in the Union Corners planned development.

Proposal Summary: The applicant is requesting approval of an Amended Specific Implementation Plan to construct a five-story, L-shaped mixed use building that will include 13,676 square feet of first floor commercial space and 105 apartments. Parking for 80 autos is proposed beneath the building, with 111 surface stalls to be located behind the building. Construction of the building is scheduled to commence in fall 2020, with completion anticipated in spring 2022.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The approval process and standards for the Planned Development zoning district is outlined in Section 28.098 of the Zoning Code. The subject site is located in Urban Design District 5, the rules for which are outlined in Section 33.24(12) of the Urban Design Commission ordinance.

Review Required By: Urban Design Commission, Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00434, approving an Amended Planned Development–Specific Implementation Plan to construct a mixed-use building at 2524 Winnebago Street in the Union Corners planned development, subject to input at the public hearing, the recommendations of the Urban Design Commission, and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The proposed mixed-use will occupy approximately 3 acres of the larger 11.5-acre Union Corners property generally bounded by E Washington Avenue, Milwaukee Street, S Sixth Street and the Union Pacific Railroad, Aldermanic District 6 (Rummel); Urban Design District 5; Madison Metropolitan School District. The mixed-use building will be located along the E Washington Avenue frontage at Milwaukee Street and northeast of UW Health Union Corners medical office building.

Existing Conditions and Land Use: Undeveloped land, zoned PD.

Land Uses and Zoning Surrounding Union Corners:

North: Across E Washington Avenue, single- and two-family residences, zoned TR-V1 (Traditional Residential–Varied 1 District); two-family and multi-family residences, Speedy Muffler, multi-tenant commercial building, Assumption Greek Orthodox Church, zoned TSS (Traditional Shopping Street District); across Milwaukee Street, Malt House tavern, mixed-use buildings, zoned CC-T (Commercial Corridor–Transitional District); single- and two-family residences, zoned TR-V1;

South: Single- and two-family residences across the Union Pacific Railroad right of way and Capital Cities Trail, zoned TR-V1;

West: Single- and two-family residences along E Washington Avenue, zoned TR-V1; Idun Lodge, zoned NMX (Neighborhood Mixed-Use District);

East: Single- and two-family residences along Anzinger Court and Farwell Street, zoned TR-C4 (Traditional Residential–Consistent 4 District)

Adopted Land Use Plans: The 2018 Comprehensive Plan recommends Union Corners for Community Mixed-Use (CMU) development. E Washington Avenue is identified as a Regional Corridor on the Growth Priority Areas map.

Most of the site is also included within the boundaries of the 2000 Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan, which while not providing a vision for redevelopment of the site, includes a number of smaller, specific recommendations germane to portions of the Union Corners site and surrounding area. The site is also located within the boundaries of the 2000 East Washington Avenue/ Old East Side Master Plan (BUILD), which did not anticipate the closing of the Kohl’s grocery store or the Rayovac plant but included a number of recommendations for urban design and transportation.

Zoning Summary: The site is zoned PD. The SIP will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design (Urban Design Dist. 5), Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection, Waterfront Development, Landmark, Adjacent to a Park
Prepared by: Planning and Zoning staff	

Environmental Corridor Status: The subject property is not located within 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 on E Washington Avenue and Milwaukee Street.

Previous Approvals and Project History

The Union Corners site was acquired by the City with Land Banking Funds for \$3.3 million in December 2010. On July 16, 2013, the Common Council accepted a selection committee’s recommendation of the applicant, Gorman & Company, Inc., proposal for the purchase and redevelopment of the City-owned Union Corners properties and authorized the execution of a Purchase and Sale Agreement (PSA) for their purchase and redevelopment. The PSA calls for the 11.5 acres to be conveyed to the applicant and for a tax incremental financing loan agreement to assist with implementation of the planned development. The City previously constructed the current alignment of Winnebago Street, S Sixth Street and the roundabout where those streets intersect in 2007 as part of its participation in the previous redevelopment efforts for the Union Corners site.

On May 21, 2014, the Common Council approved a major amendment to the Planned Development–General Development Plan for Union Corners to call for various medical office, retail, mixed-use and residential buildings on four City-owned parcels generally addressed as 2340, 2504 and 2507 Winnebago Street.

On October 6, 2015, the Common Council approved a Planned Development–Specific Implementation Plan to allow construction of a five-story mixed-use building containing a 28,000 square-foot grocery store, 10,000 square feet of general commercial space and 100 apartments (Buildings 1 and 2) at 2524 Winnebago Street at Union Corners. Final staff approval and recording of the approved Specific Implementation Plan did not occur, and no permits were issued for construction of the building.

Project Description

The applicant is requesting approval of a Specific Implementation Plan to construct the five-story, L-shaped mixed-use “Nexus” building to occupy the corner of E Washington Avenue and Milwaukee Street in the Union Corners planned development. The subject site was approved on the Union Corners General Development Plan for the future construction of two mixed-use buildings to extend along the E Washington frontage of the development northeast of the 60,000 square-foot UW Health Union Corners clinic located at S Sixth Street. The proposed building will extend along the E Washington frontage from the mid-block pedestrian path that extends through the Union Corners development before turning to parallel Milwaukee Street and extending easterly towards Winnebago Street.

Plans for the building call for the proposed building call for the 13,676 square feet of commercial space to be located on the first floor of the westerly wing fronting onto E Washington Avenue, with entry doors proposed facing both the street and a 111-stall surface parking lot to be located behind the building. The easterly wing of the building fronting onto Milwaukee Street will include three dwelling units, the resident entry to the building, a tenant fitness room, club room, leasing office, and two bike storage rooms. The westerly and easterly wings of the first floor will be separated by a covered plaza extending into the site from the E Washington-Milwaukee intersection. The plaza will have doors opening onto it from the easternmost commercial tenant space in the westerly wing and from the residential lobby in the easterly wing.

Floors 2-5 of the building will be L-shaped and include the remaining 102 apartments and residential amenities, including a second floor lounge and a fifth floor community room and roof deck, all of which will be located at the corner of the building overlooking the E Washington-Milwaukee intersection. The 105 dwelling units proposed will consist of four (4) efficiency units, 72 one-bedroom units, 22 two-bedroom units, and seven (7) three-bedroom units. A variety of recessed and projecting balconies are proposed to provide open space for the dwelling units on the upper floors, while the three first floor units along Milwaukee Street will have direct entrances from the public sidewalk with front stoops.

In addition to the 111-stall surface parking lot located behind the building, parking for the project will be provided in an 80-stall garage that will extend beneath the footprint of the building. Access to the garage and surface parking will be provided from an existing driveway from Winnebago Street that also serves the adjacent “Carbon” mixed-use development (Buildings 4 and 5 of Union Corners). The applicant indicates that 99 indoor and 28 outdoor bike parking spaces will also be provided for the Nexus building.

The building will be clad with a combination of brick and metal wall panels. The elevations show a high percentage of vision glass at the first floor facing E Washington Avenue, the mid-block path, and the wall of the western wing facing the surface parking lot.

Analysis and Conclusion

Because the Specific Implementation Plan approved in October 2015 did not complete final staff approval and was not recorded within the timeframes allowed in Section 28.098 of the Zoning Code, and because the plans for the first story of the five-story mixed-use have changed significantly, a new Specific Implementation Plan approval is required prior to construction.

The Planning Division believes that the Amended Specific Implementation Plan for the new “Nexus” mixed-use building conforms to the approved Planned Development–General Development Plan for Union Corners and that the project can meet the standards for approval for zoning map amendments and planned developments. Although the General Development Plan called for two separate buildings to be built on this portion of Union Corners with more building frontage along the north-south mid-block path, staff feels that the L-shaped building and its two distinct wings are consistent with the intent of the master plan for the site. Overall, staff feels that the proposed building is well designed and that it should successfully bring the high degree of activation to the E Washington Avenue frontage of the Union Corners development envisioned when the General Development Plan was approved in 2014. Staff also feels that the Nexus project positively activates the Milwaukee Street frontage compared to the previously approved proposal, which presented the back of the grocery tenant formerly envisioned for the first floor of the easterly wing to that street. Further, the architecture of the corner of the new L-shaped building combined with the plaza connecting the rest of the development to the E Washington-Milwaukee intersection has the potential to become iconic along E Washington Avenue.

The 2018 Comprehensive Plan recommends the Union Corners site, the E Washington-Milwaukee intersection and the north side of E. Washington Avenue west towards Fifth Street for Community Mixed-Use (CMU) development. In general, the CMU category includes existing and planned areas supporting an intensive mix of residential, employment, retail, civic/institutional, and service uses serving both adjacent neighborhoods and wider community markets. CMU areas are generally located at major intersections and along relatively high-capacity transit corridors, and include many of the City’s aging, auto-oriented strip commercial centers due to their accessible locations along major transportation corridors. CMU areas can generally accommodate significant development with a variety of housing options and commercial uses that attract a wide customer base. Buildings in CMU areas may range from two to six stories in height, with more residential units and commercial space compared with development in the less-intensive Neighborhood Mixed-Use districts. Development and design within CMU areas should create a walkable node or corridor, ideally adjacent to existing or planned transit, and CMU development should be transit-oriented. On-street parking may be provided, but intense development in CMU areas may require structured parking, with any surface parking screened from the street by buildings. CMU areas should be well connected with surrounding neighborhoods and have buildings placed close to the sidewalk. Residential uses in CMU districts may be as dense as 130 units per acre. Staff believes that the proposed Specific Implementation Plan conforms to the CMU district recommendations for the subject site and is representative of the type of development envisioned in CMU areas.

The subject site is also located in Urban Design Dist. 5, which requires that the Urban Design Commission approve the new development. The Urban Design Commission reviewed the Specific Implementation Plan for Nexus at its April 29, 2020 meeting and granted **final** approval subject to the conditions enumerated in the following section.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00434, approving an Amended Planned Development-Specific Implementation Plan to construct a mixed-use building at 2524 Winnebago Street in the Union Corners planned development, subject to input at the public hearing, the conditions of the Urban Design Commission approval, and the conditions from reviewing agencies:

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

Planning Division

1. The E Washington Avenue entrances into the first floor commercial spaces in the western wing of the proposed building shall be unlocked and operable during business hours. Operable doors into those spaces from the parking area and plaza are also encouraged.
2. No off-street loading space is shown on the plans. In lieu of an off-street loading space, the applicant shall submit a commercial delivery plan and residential move-in/move-out plan for approval by the City Traffic Engineer prior to final approval of the project and issuance of building permits for the project.
3. The applicant may submit a zoning text specific to this project for review and approval by the Planning Division and Zoning Administrator prior to recording or note that this project is subject to the zoning text approved with the Union Corners General Development Plan.

Urban Design Commission (Contact Janine Glaeser, 267-8740)

The Urban Design Commission granted **final approval** to the Specific Implementation Plan on April 29, 2020 subject to the following conditions to be satisfied prior to final approval and issuance of building permits:

4. Provide screening around the rooftop mechanical equipment units.
5. Reconsider the representation of the "Nexus" sign and how it could be modified to look less like the Red Cross.

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

6. The applicant shall provide projected wastewater flow volumes for the proposed development for the two separate sanitary sewer laterals (Milwaukee Street, and E Washington Avenue). Offsite sanitary sewer improvements with a developer agreement may be required.
7. 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.
8. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

9. 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.
10. 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.
11. An Erosion Control Permit is required for this project.
12. A Storm Water Management Report and Storm Water Management Permit is required for this project.
13. A Storm Water Maintenance Agreement (SWMA) is required for this project.
14. 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.
15. Based on historical documents (WDNR BRRTS #06-13-506291), the property may contain residual contaminated soil. If contaminated soil is encountered as part of this redevelopment, all WDNR and DSPS regulations shall be followed for proper handling and disposal.
16. 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.
17. 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.
18. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer.
19. Revise plan to show the location of all rain gutter down spout discharge locations.
20. 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.
21. 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 Madison General Ordinance Chapter 37. If the

enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed plumber that show this requirement has been met.

22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances 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 P.E. 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. (POLICY and MGO 37.09(2))

Rate Control: This development shall reduce the peak discharge by 15% compared to existing condition during the 10-year event.

This development shall reduce peak discharge volume from the site by 5% compared to existing conditions during a 10-year event.

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

Oil/Grease Control: Treat the first half-inch of runoff over the proposed parking facility and/or drive up window. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

28. 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.
29. 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)

30. The sheet showing the supposed current boundary and topography does not accurately represent current conditions or property boundaries. This sheet and any incorrect representations shall be updated to be correct and accurate and represent clearly the current lot boundary of Lot 2 of Certified Survey Map 13940. Additionally, the plans shall show, note and/or label the Cross Easement Declaration per Document No. 5176966, No-Build Restrictions with this site per Document No. 5220822, Declaration Of Ingress/Egress Easement Document No. 5220823, Declaration of Storm Water Easement Document Nos. 5176965 and 5220817.
31. Submit a floorplan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan 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 Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application 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)

32. 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.

33. 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.
34. 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.
35. All parking facility design shall conform to the standards in MGO Section 10.08(6).
36. 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 City Traffic Engineering.
37. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
38. 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.
39. 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.
40. 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 site.
41. Include a parking plan demonstrating how specific stalls, to be used by the commercial site, will be reserved. Include any signage to be used to achieve this goal in the submitted plans.
42. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by the Traffic Engineering Division to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) (ascheib@cityofmadison.com) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering Division main office with final plans for sign off.
43. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
44. Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.

45. The developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.
46. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the public right of way on E Washington Avenue will be granted for construction purposes. Provide a detailed construction plan to the Traffic Engineering Division for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.
47. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering 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.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

48. Submit a zoning text for the project. In the zoning text, revise the signage to be allowed as per MGO Chapter 31, as compared to the CC-T district.
49. Required loading facilities shall comply with MGO Section 28.141(13). Provide one (1) 10- x 50-foot loading area with 14 feet of vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space. A Planned Development shall comply with all standards, procedures, and regulations of the Zoning ordinance that are applicable to the individual uses within the development, including the General Regulations of Subchapter 28I and the Supplemental Regulations of Subchapter 28J. **Where the applicant proposes a development that does not comply with one or more of the regulations in those subchapters, they shall specifically request that the Plan Commission consider the application of those regulations in making its recommendations on the development, including specific language in the zoning text or depiction on the plans.**
50. 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.
51. 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.
52. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design Commission ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, 261-9658)

53. The site plans shall clearly identify the location of all fire lanes. MGO Section 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26 feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30 feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.

Water Utility (Contact Jeff Belshaw, 261-9835)

54. This property appears to have an outstanding water main connection charges associated with the original water main installation (installed in 2007). Outstanding balances for water main connection charges are based on original installation cost and applicable bond interest, payable to Madison Water Utility. Improvements which substantially change the use of the property may require any outstanding deferred assessments or connection fees to be paid in full prior to proceeding with the proposed improvements (MGO Section 4.081(4)). Contact Adam Wiederhoeft at awiederhoeft@madisonwater.org to determine the final water main and/or existing water lateral connection fees.

55. Revise Site Utility plan to indicate type of connection to the public water main for the hydrant lead. The hydrant shown on the Site Utility plan will be considered private.

56. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two (2) 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/plumbers-contractors>), 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.

57. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), 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. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

58. In coordination with public works improvements, the applicant shall maintain or replace the existing concrete boarding pad surface at the bus stop on the south side of Milwaukee Street, east of E Washington Avenue.
59. The applicant shall install and maintain a concrete shelter pad surface - as part of the private landscape plan - opposite the bus stop zone that is on the south side of Milwaukee Street, east of E Washington Avenue

(#1293). The applicant shall install and maintain a new passenger waiting shelter with seating amenity in this area, as part of the private landscape plan.

60. The applicant or contractor 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 Ann Freiwald, 243-2848)

61. 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 East Park-Infrastructure Impact Fee district. Please reference ID# 15141 when contacting Parks Division staff about this project.

City Forestry Section (Contact Brad Hofmann, 267-8740)

62. 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.

63. 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 prior to the start of construction.” 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 wait period before a tree removal permit can be issued by Forestry, to notify the district alder of the change in the tree plan.

64. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to 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*.