

PLANNING DIVISION STAFF REPORT

May 11, 2020



PREPARED FOR THE PLAN COMMISSION

Project Address: 601 Bay View (13th Aldermanic District – Ald. Evers)
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [59935](#)
Prepared By: Kevin Firchow, AICP, Principal Planner
Report includes comments from other City agencies, as noted.

Summary

Applicant: Alexis London/Horizon Development Corporation; 5201 E Terrace Drive; Madison, WI 53718
Contact: Kevin Burow; Knothe Bruce Architects; 7601 University Avenue; Middleton, WI 53562
Owner: Bayview Foundation, Inc./Alexis London; 601 Bay View; Madison, WI 53715

Requested Action: The applicant requests approval of a demolition permit to raze five residential buildings and a community center and the following conditional uses: 1) Multi-family dwelling with greater than eight (8) units; 2) Residential building complex; and 3) Recreational/Community/Neighborhood Center.

Proposal Summary: The applicant is seeking approval to demolish the existing principal buildings that contain 102 dwelling units to construct a new residential building complex that includes eight townhouse buildings with 57 units; two apartment buildings with 73 units, and a new community center.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition Permits §28.185(7) Madison General Ordinance (MGO) and Conditional Uses §28.183(6) MGO.

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish the existing principal buildings and conditional uses for a residential building complex and community center. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The subject site is approximately 6.4 acres in area, located at the intersection of West Washington Avenue and Regent Street. It is within Aldermanic District 13 (Ald. Evers) and is within the Madison Metropolitan School District.

Existing Conditions and Land Use: The site includes an existing residential building complex comprised of a community center and five buildings with 102 dwelling units, constructed in 1971.

Surrounding Land Uses and Zoning:

North: Across Regent Street, Commercial and Office Development, zoned PD (Planned Development District);

South: Across West Washington Avenue, residential building complex, zoned TR-U1 (Traditional Residential-Urban 1 District);

East: Mixed-Use development, zoned UMX (Urban Mixed Use District); and

West: Residential Building Complexes, zoned TR-U1 and PD.

Adopted Land Use Plan: The [Comprehensive Plan \(2018\)](#) recommends “High Residential” development for the subject site and surrounding properties. Such areas are recommended for predominantly larger and taller multi-family building developments, generally exceeding 70 dwelling units an acre (du/ac). The recommended height is between 4 and 12 stories. The site is also within the more specific [Triangle Monona Bay Neighborhood Plan \(2019\)](#) which provides several site-specific recommendations for the subject property. The plan recommends the less intensive “Medium Residential” designation, which generally includes a density between 20 and 90 du/ac and buildings between two and five stories in height.

Zoning Summary: The subject property is zoned TR-U1:

Requirements	Required	Proposed
Lot Area (sq. ft.)	151,300	274,649
Lot Width	50 ft	726 ft
Front Yard Setback	15 ft	20 ft
Max. Front Yard Setback	N/A	N/A
Side Yard Setback	10 ft	13 ft
Rear Yard Setback	25 ft	35 ft
Usable Open Space	29,060 sq ft	Unknown (1.)
Maximum Lot Coverage	75%	Unknown (2.)
Maximum Building Height	5 stories/65 ft	4 stories
Number Parking Stalls	130	129 (3.)
Accessible Stalls	5	4 (4.)
Loading	No	No
Number Bike Parking Stalls	180	154 (5.)
Landscaping	Yes	Yes (6.)
Lighting	Yes	Yes
Building Forms	Yes	Multi-Family
Other Critical Zoning Items	Urban Design, Utility Easements	

Table prepared by Jacob Moskowitz, Assistant Zoning Administrator

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

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The Bayview Foundation and Horizon Development request demolition and conditional use approval to redevelop the Bay View development with 130 new apartment units and a new 12,000 sf community center. The improvements will be phased in order to avoid displacement of current residents. As noted in the Letter of Intent, the proposed development will remain an affordable housing development, and has received funding commitments from the City’s Affordable Housing Fund and Tax Credits from the Wisconsin Housing and Economic Development Authority. The development team has indicated that the proposed design is the result of a significant internal design-process among Bay View residents.

The site is currently comprised of a community center and five residential buildings with 102 dwelling units, constructed in 1971. Photos of the buildings proposed for demolition are available under Legislative File 59935 and can be accessed through this [link](#).

The proposed redevelopment will include 10 new residential structures, comprised of a combination of townhouse and apartment buildings. More specifically, 57 of the units will be within eight townhouse buildings while 73 units will be within the two larger apartment buildings. Overall, the unit mix includes 24 one-bedroom units, 33 two-bedroom units, and 73 three-bedroom units.

The apartment building at the corner of Regent Street and West Washington Avenue will be four stories in height, while the apartment further west along West Washington Avenue is three. The townhouse buildings are all two stories in height. The Community Center is two stories in height, though up to 30 feet at its tallest point.

In regards to setbacks, certain internal buildings do not meet the 30 foot maximum street setback required in the TR-U1 Zoning District. However, Zoning Staff have indicated that as a residential building complex, this setback can be modified by the Plan Commission.

From a parking standpoint, the plans show 129 total parking stalls, including 84 structured and 70 surface stalls. The Letter of Intent provides further justification for this parking and notes that based on existing data, 35% of current residents either do not drive or own a vehicle. The parking will comply with Zoning regulations and Plan Commission consideration of a parking reduction is NOT required as part of this request.

Finally, the plans also show the development of a future north-south street, consistent with the adopted neighborhood plan. The eastern portion this street is on the subject property, and the street would be initially developed as a one-way, until further right-of-way is acquired to the west. A Certified Survey Map (CSM) has been requested as a condition of approval to facilitate the dedication process.

Analysis & Conclusion

This proposal is subject to the standards for Demolition Permits §28.185(7) Madison General Ordinance (MGO) and Conditional Uses §28.183(6) MGO. This section begins with a summary of adopted plan recommendations.

Conformance with Adopted Plans

The [Comprehensive Plan \(2018\)](#) recommends “High Residential” development for the subject site and surrounding properties. Such areas are recommended for predominantly larger and taller multi-family building developments, generally exceeding 70 dwelling units an acre (du/ac). The recommended height is between 4 and 12 stories.

The site is also within the more specific [Triangle Monona Bay Neighborhood Plan \(2019\)](#) which provides several site-specific recommendations for the subject property which is recommended as “Focus Area 3.” The plan recommends the less intensive “Medium Residential” designation, which recommends between 20 and 90 du/ac and buildings between two and five stories in height. Other recommendations including rebuilding Bayview housing and community center, creating an iconic gateway building at the Regent/West Washington corner, street oriented buildings, unique and interesting architecture, and creating a new narrow north-south street along the site’s western edge.

Demolition Permit Standards

In order to approve a demolition request, MGO §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the TR-U1 (Traditional Residential-Urban 1) Zoning District. Per MGO §28.049(1), the Traditional Residential-Urban Districts are established to stabilize and protect the essential characteristics of high-density residential areas and to accommodate a full range of life-cycle housing. Additionally the district is intended to ensure buildings are designed with sensitivity to their context; promote the preservation of historic buildings; provide for updating of older housing in a context-sensitive manner; maintain or increase compatibility between uses through building orientation, screening, and parking placement; and to facilitate the goals of the City's adopted plans.

The Demolition Standards further state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the [Comprehensive Plan](#). As indicated in the discussion above, Staff believes that the request and its uses can be found consistent with the land use recommendations, especially considering site-specific recommendations in the [Triangle Monona Bay Neighborhood Plan \(2019\)](#).

The demolition standards also state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At their November 11, 2020 meeting, the Landmarks Commission recommended to the Plan Commission that the buildings at 601 Bay View have historic value related to cultural significance due to the findings of the Underrepresented Communities Survey that there is a strong Hmong cultural association with this property. It was further recommended that applicants work closely with the Hmong community to incorporate significant elements from the property and that the Whitehorse sculpture on the property is reused or salvaged. A copy of that report is available under [Legislative File 54302 and linked here](#).

Staff believes that the demolition standards can be found met.

Conditional Use Standards

In regards to the Conditional Use Approval Standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation. Staff believes that the proposal is consistent with adopted plans and that the conditional use standards can be found met, with the recommended approval conditions. Staff believes that the proposal does not represent a significant change in land use, but rather adds 28 units in a series of new buildings, including an updated community center and on-site open spaces.

Urban Design Commission

M.G.O 28.151 requires that residential building complexes be reviewed by the Urban Design Commission (UDC) pursuant to the provisions in M.G.O. 33.24(4)(c). At their April 29, 2020 meeting, the UDC recommended final approval. There were no recommended conditions of approval. Further information can be found under [Legislative File 57763](#).

Conclusion

Staff believes that the Plan Commission could find the approval standards for demolition permits, and conditional uses to be met.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish the existing principal buildings and conditional uses for a residential building complex and community center. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

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

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

1. That with this approval, the Plan Commission has approved modifications to the maximum front yard setbacks for a residential building complex as allowed in Sec. 28.151.
2. Prepare a Certified Survey Map (CSM) prior to the issuance of building permits in order to facilitate right-of-way dedications.

City Engineering Division (Contact Timothy Troester, 608-267-1995)

3. The City does not have an adequate amount of elevation information about the existing sanitary sewer on West Washington Ave. with our sewer records and this plan to determine whether this proposed development will be adequately served by the City sewer. Applicant shall provide additional survey of the sanitary sewer on West Washington on the datum used on plan (manhole rims, inverts, pipe slopes) Depending on what is found, offsite sewer improvements may be necessary with a developer agreement. Applicant shall contact Mark Moder (261- 9250), mmoder@cityofmadison.com for a list of manhole structures needed to be surveyed.
4. This development appears to have some small enclosed depressions throughout the site, the applicant shall show that this site can accept the 100 year storm event without flooding underground parking or buildings.
5. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
6. Construct sidewalk along Regent St, W Washington, and New North South St to a plan as approved by City Engineer. New North South St sidewalk may be replaced with a 10' grading easement allowing for the public works project to install the sidewalk.
7. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to

obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

8. 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. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
9. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
10. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
11. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
12. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 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. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.
13. 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.
14. City will lead a street construction project for the N-S Street. The street will be 100% assessable to all adjacent properties.
15. Execute a waiver of notice and hearing on the assessments for the improvement of New N-S Street in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. (MGO 16.23(9)(d)(6))
16. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)
17. 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. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))
18. 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.

19. 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-yr 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.
20. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" 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.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances 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. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

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, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

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 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

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.

21. 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 Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.
22. The Storm Water Management Plan & 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))

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 1/2 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.

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

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

25. The 10' Wide Private Utilities Easement shall be released by recorded instrument(s) upon the removal of the facilities from the easement.
26. The applicant/developer/owner shall be aware that there are several utility easements that will require releases as demolition progresses in phases of the project.
27. This development requires the dedication of a public right of way along the westerly side and additional right of way along the south side of Regent Street.

Prepare a Certified Survey Map (CSM) and submit to the Planning Unit. 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.

28. The portion of the public right of way lying south of Braxton Place includes lands owned by the City of Madison CDA. The necessary conveyances and/dedication(s) shall be completed prior to final site plan sign off.
29. Submit a Floor Plan 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. Include North arrow orientations for each building/sheet. Include an overall site plan sheet with building number indicators in order to match building locations with floor plans.

30. 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.
31. 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.
32. Letter of Intent indicates a total of 130 units. Site plans show 132 units. Reconcile and revise unit counts if applicable.

Traffic Engineering Division (Contact Sean Malloy, 608-266-5987)

33. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for 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.
34. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; 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.
 35. 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.
 36. 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.
 37. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
 38. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
 39. All pedestrian walkways adjacent parking stalls shall be 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.
 40. Per Section MGO 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.

41. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet 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 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.
42. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% 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.
43. 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 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 office with final plans for sign off.
44. "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.
45. 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.
46. Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts.
47. 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 West Washington Avenue and Regent Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

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

48. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Paul Ripp at pripp@cityofmadison.com or (608)712-6277.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

49. Clearly show the useable open space areas on the final plans. In addition to showing structured useable open space at balconies or rooftop areas, identify each qualifying at-grade usable open space area on the final plans. Roof decks and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
50. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 75%. 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.
51. 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.
52. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required accessible stalls including van accessible stalls. A van accessible stall is a minimum of 8 feet wide with an 8 foot wide striped access aisle. Show the required signage at the head of the stalls.
53. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141.11 and shall be designated as short-term or long-term bicycle parking. A minimum of 167 resident bicycle stalls are required plus a minimum of 13 short-term guest stalls. Up to twenty-five percent (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. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
54. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

Parks Division (Contact Sarah Lerner, 608-261-4281)

55. 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 Central Park-Infrastructure Impact Fee district. Please reference ID# 20007 when contacting Parks about this project. The Applicant may enter into a development agreement for the park infrastructure improvements in lieu of paying Park impact fees.
56. 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 Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.
57. 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 Sec. 4.22(2), MGO, and which meet the deed restriction requirements of 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.

Forestry Division (Contact Brad Hoffman, 608-267-4908)

58. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
59. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the plan set.
60. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the plan set.
61. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.
62. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on the plan set.
63. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.
64. Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.

Metro Transit (Contact Timothy Sobota, 608-261-4289)

65. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding pad surfaces at the existing Metro bus stops on the south side of Regent Street, west of West Washington Avenue (#0273); and on the west side of West Washington Avenue, south of Regent Street (#0516).
66. The applicant may install and maintain a concrete amenity pad surface - as part of the private landscape plan-opposite the bus stop zone that is on the west side of West Washington Avenue, south of Regent Street (#0516). The applicant may then install and maintain a new passenger waiting shelter and/or seating amenity in this area, as part of the private landscape plan.
67. 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.

68. Metro Transit Metro Transit operates limited commuter service weekday mornings and afternoons along Regent Street, west of West Washington Avenue, adjacent this property. Additionally, Metro Transit operates daily all-day transit service along West Washington Avenue, adjacent this property.

Water Utility (Contact Jeff Belshaw, 608-261-9835)

69. Proposed water main within parcel will be considered private main.
70. 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 Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. 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 (608) 266-4646.



Department of Planning & Community & Economic Development
Planning/Building Inspection/Economic Development/Community Development

Planning Division
215 Martin Luther King, Jr. Blvd., Ste. 017
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

REVIEW REQUEST FOR:

- ☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ LOT DIVISION/CSM
☒ CONDITIONAL USE
☒ DEMOLITION
☐ REZONING
☐ REVISED PLANS
☐ OTHER

601 Bay View

MTED

Demolish various residential buildings to construct residential building complex with 57 townhouse units in eight buildings, two apartment buildings with 73 total units, and community center

Alexis London, Horizon Development Corp./Bayview Foundation, Inc./Kevin Burow, Knothe & Bruce Architects, LLC

LNDUSE-2020-00037

PLANNING DIVISION CONTACT: Tim Parks

RETURN COMMENTS BY: April 24 2020

PLEASE ALSO EMAIL ANY COMMENTS TO THE APPLICANT:

Applicant Email: kburow@knothebruce.com

Date Submitted: March 4 2020 Date Circulated: March 16 2020

Common Council: n/a Plan Commission: May 11 2020 UDC: April 29 2020

CIRCULATED TO:

- | | | | |
|---|--|---|--------------------------------|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> POLICE DEPT. | <input type="checkbox"/> ALD. | <input type="checkbox"/> DIST. |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> CITY ASSESSOR | <input type="checkbox"/> MADISON GAS & ELECTRIC | |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> MADISON METRO | <input type="checkbox"/> AT&T | |
| <input type="checkbox"/> CITY ENGINEERING | <input type="checkbox"/> NEIGHBORHOOD ASSOC. | | |
| <input type="checkbox"/> CITY ENG.-MAPPING & ENV. | <input type="checkbox"/> REAL ESTATE | | |
| <input type="checkbox"/> WATER UTILITY | | | |

- ☐ Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- ☐ One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- ☐ The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.
- ☐ The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC
601 Bay View:

- Will there be changes to Metro routes serving the residents? If so, what?
- Will there be LE access (knox boxes?) to the multi-unit (non town-homes) buildings?
- Will there be additional parking spaces or changes along the W Washington St side?
- The lot adjacent to the community lawn may be a bit of a dead-spot as 6 and 7 unit buildings whose ends face the lot do not have resident windows facing the lot (i.e. harder for the community to monitor that space).

2784 4-6-20