



Project Address: 1825-1837 Aberg Avenue (12th Aldermanic District – Ald. Abbas)
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [60667](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Alf G McConnell; Liberty Mortgage & Development Co.; 2667 Orrington Ave, Evanston, IL 60201

Contact: Kevin Burow; Knothe & Bruce Architects; 7601 University Ave, Middleton, WI 53562

Requested Action: Consideration of a demolition permit to demolish an office building and garage; consideration of a conditional use to construct a mixed-use building with greater than 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional to allow multi-tenant buildings in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a 6-unit single family attached building in the CC-T District; consideration of a conditional use in the CC-T District for a mixed-use building with less than 75% non-residential ground floor area; and consideration in the CC-T District of a building with a street-facing width greater than 40 feet, that at least 75% of the ground-floor frontage facing the primary street be non-residential unless approved as conditional use.

Proposal Summary: The applicant is seeking approval to demolish a garage and small office building and construct a four-story mixed-use building with 64 dwelling units and 1,100 square feet of commercial space with underground parking and six two-story townhouse units.

Applicable Regulations & Standards: Section 28.185 M.G.O. provides the process for demolition and removal permits. Section 28.183 M.G.O. provides the process and standards for the approval of conditional uses.

Review Required By: Plan Commission

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional uses to construct a four-story mixed-use building with 64 dwelling units and 1,100 square feet of commercial space with underground parking and six two-story townhouse units at 1825-1837 Aberg Avenue subject to input at the public hearing and the conditions from reviewing agencies in this report.

Background Information

Parcel Location: The subject site includes two parcels totaling 1.37 acres and located at south side Aberg Avenue, immediately west of Huxley Street. It is within Aldermanic District 12 (Ald. Abbas) and the Madison Metropolitan School District.

Existing Conditions and Land Use: 1825 Aberg Avenue is developed with a 350-square-foot garage building and an asphalt parking lot. 1837 Aberg Avenue is occupied by 2,823-square foot, single-story office building built in 1968. The entire site is zoned CC-T (Commercial Corridor - Transitional District).

Surrounding Land Uses and Zoning:

- North: Across Aberg Avenue, single-family residences zoned TR-C4 (Traditional-Residential-Consistent 4 district);
- West: A multi-tenant commercial building with larger parking lot, zoned CC-T (Commercial Corridor-Transitional district);
- South: A recently-approved four-story apartment building and four-story mixed-use building, zoned CC-T but not yet constructed; and
- East: Across Huxley street, a tavern and the North Transfer Point bus station, both zoned IL (Industrial-Limited district).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) identifies the subject as Community Mixed-Use (CMU) use. The [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009) identifies this as a redevelopment area, and suggests both residential and commercial mixed-use for the site. The [Emerson East-Eken Park-Yahara Neighborhood Plan](#) (2015) includes no specific recommendations for this site. The [Oscar Mayer Special Area Plan](#) (2020), which has been recommended for approval by the Plan Commission, but has not yet been reviewed or adopted by the Common Council, recommends Medium Residential for this site. Staff advises the Plan Commission to reference the plans adopted at the time of application submittal when reviewing this request.

Zoning Summary: The subject property is zoned CC-T (Commercial Corridor - Transitional District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	None	59,441
Lot Width	None	182 ft
Front Yard Setback	No minimum	11 ft
Max. Front Yard Setback	25 ft	11 ft
Side Yard Setback	6 ft	22 ft, 7 ft
Rear Yard Setback	20 ft	33 ft
Usable Open Space	14,560 sq ft	20,153
Maximum Lot Coverage	85%	71%

Site Design	Required	Proposed
Number Parking Stalls	No minimum, 175 maximum	71
Accessible Stalls	3	3
Loading	No	No
Number Bike Parking Stalls	76	83
Landscaping	Yes	Yes (see Zoning comment 5)
Lighting	Yes	Yes
Building Forms	Yes	Single-family attached, Flex

Other Critical Zoning Items	Utility Easements
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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 applicant is seeking a demolition permit to raze a small office building and garage that currently exist on the site. [Photos](#) provided by the applicant and the application materials do not indicate specific deficiencies with the structures, and staff have not physically inspected the property. The applicant is also requesting conditional use approval to construct a two-story six-unit row of townhouses and a four-story mixed-use apartment buildings with underground parking and a small commercial space. The 1.37-acre subject site is located on the south side of Aberg Avenue, between the Northgate Shopping Center and former Oscar Mayer campus.

A new four-story "L-shaped" building is proposed for the northeast corner of the site. The first floor includes a 1,112 square foot commercial space at the northwest corner, near Aberg Avenue and the surface parking lot. The first floor also includes a lobby, community room, exercise room, craft room, office, and guest suite, in addition to one- and two-bedroom units. The second through fourth stories include one- and two-bedroom units. Vehicle access is via a driveway on Aberg Avenue west of the building. The 49 one-bedroom and 15 two-bedroom units are age-restricted. Twenty-five vehicle stalls are located west and south of the building and the entrance to the structured underground parking for 46 vehicles is at the south end of the building. A landscaped plaza deck is located within the bend of the "L" above structured underground parking. The primary material for the lower three floors of the larger building is a red brick veneer. The primary material for the fourth floor and secondary material for the second and third floors is gray and beige composite lap siding. Other trim and accent materials include stone sills and bands, composite trim and windows, aluminum storefront systems, metal doors and frames, and black railings.

A six-unit townhouse building is proposed along the west edge of the site. The two-story, three-bedroom townhouse units, which are not age-restricted, each have private entrances, rear porches, and single-stall attached garages. The applicant proposes vehicle access to the townhouses' garages be from a separate driveway from the larger building's driveway and parking area. The proposed driveway is immediately opposite O'Neill Avenue. The townhouse units feature similar exterior materials and colors as the larger building, but includes a hipped roof clad in gray shingles.

The applicant proposes a sidewalk between the parking lot and the townhomes, serving the individual units' front doors. Additional sidewalk lines the east side of the parking lot, connecting to the Aberg Avenue sidewalk. A secondary entrance to the larger building on the east (Huxley Street) facade will be connected to Huxley Street. Proposed landscaping includes a few canopy trees and a variety of ornamental trees, shrubs, and lower plantings around the bases of the building and street perimeters.

This proposal has been awarded low income housing tax credits by WHEDA and 49 of the dwelling units, including all six townhouse units, will be income restricted.

The applicant intends to begin construction in spring 2021, with completion planned for spring 2022.

Analysis & Conclusion

This request is subject to the standards for demolition permits and conditional uses. This section begins with adopted plan recommendations, then provides an analysis the demolition standards, and finishes with an analysis of conditional use standards.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends the subject area for Community Mixed Use (CMU). The Community Mixed-Use (CMU) category includes existing and planned areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. CMU areas typically accommodate development between two to six stories at residential densities of up to 130 dwelling units per acre. The [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009) identifies this as a redevelopment area, and suggests both residential uses and commercial mixed-use development for the site. Other recommendations include street-oriented, pedestrian-friendly building and streetscape design and transit-oriented, mixed-use development. The plan also recommends that a “main street” system is created to connect existing streets and that new streets are created to enhance connectivity. The site is also within the boundary of the [Emerson East-Eken Park-Yahara Neighborhood Plan](#) (2015), but this plan makes no recommendations for the site, referring to the recommendations of the [Northport-Warner Park-Sherman Neighborhood Plan](#) instead. The [Oscar Mayer Special Area Plan](#) (2020), which has been recommended for approval by the Plan Commission, but has not yet been reviewed or adopted by the Common Council, recommends Medium Residential for this site with buildings between 3-5 stories for this site. Staff advises the Plan Commission to reference the plans adopted at the time of application submittal when reviewing this request.

Demolition Permit Standards

In order to approve a demolition request, M.G.O §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 CC-T (Commercial Corridor - Transitional) Zoning District. Per MGO §28.067(1), the CC-T district is intended established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:

- Improve the quality of landscaping, site design and urban design along these corridors.
- Maintain the viability of existing residential uses located along predominantly commercial corridors.
- Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.
- Facilitate preservation development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- Structured parking is encouraged.

The demolition standards 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](#). The proposed four story mixed-use apartment building and townhouses can be found consistent the [Comprehensive Plan's](#) CMU recommendation and the redevelopment recommendations for residential and mixed use in the [Northport-Warner Park-Sherman Neighborhood Plan](#).

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 the May 4, 2020, meeting, the Landmarks Commission found the structures at 1825 and 1837 Aberg Avenue have no known historic value. The Planning Division believes that the Plan Commission could find

the standards for demolition met with the request to raze the existing buildings to construct a four-story mixed-use building and townhouses in their place.

Conditional Use Standards

There are several conditional use requests before the Plan Commission. 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 M.G.O. §28.183(6) are met. A mixed-use building with greater than 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; a multi-tenant buildings in the CC-T District exceeding 40,000 square feet floor area; a single-family attached building with 3-8 units in the CC-T District; a mixed-use building with less than 75% non-residential ground floor area; and a building with a street-facing width greater than 40 feet, that at least 75% of the ground-floor frontage facing the primary street be non-residential are all conditional uses.

Staff believes that a key consideration for approval of this conditional use request is the "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." As noted above, the proposal is generally consistent with the mixed use and residential recommendations of the Comprehensive Plan and all applicable neighborhood and special area plans.

Staff provides the following comments related to the conditional use standards of approval.

Approval standard 5 states, in part, that "Adequate...internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided." The Traffic Engineering Division has recommended conditions recommending the applicant consolidate vehicle driveways on Aberg Street to provide a better pedestrian environment and better access control. In addition, to improve pedestrian and other non-vehicular circulation, the Traffic Engineering Division has also recommended requiring the applicant to dedicate right of way or grant a public sidewalk easement and construct a sidewalk along Huxley Street.

Approval standard 9 states, in part, that "the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district." If the applicant proposes individual wall-mounted HVAC packs serving units, these must be shown on submitted elevations. If the HVAC units are on facades that face either Aberg Avenue or Huxley Street, the louvres must be either adequately screened, or the units must be placed on a wall perpendicular to the street.

Staff believes all other conditional use approval standards can be found met or are not applicable to this proposal.

Conclusion

Staff believes that the Plan Commission could find the demolition approval standards and conditional use approval standards can be found to be met.

At time of report writing, staff is unaware of any public comment.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional uses to construct a four-story mixed-use building with 64 dwelling units and 1,100 square feet of commercial space with underground parking and six two-story townhouse units at 1825-1837 Aberg Avenue subject to input at the public hearing and the following conditions:

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

Planning Division (Contact Colin Punt, 243-0455)

1. No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

2. 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 (608-266-4682).
3. Section 28.185(10) 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.
4. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
5. 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.

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

6. 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)
7. Construct sidewalk/terrace/pavement improvements on Huxley St & Aberg Ave to a plan as approved by City Engineer
8. 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))

9. 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))
10. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
11. 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.
12. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
13. 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>.
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. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
15. 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.
16. 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.
17. 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.

18. 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>.

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))

Rate Control: Provide a reduction in the discharge during the 10 year event by 15% compared to existing conditions.

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. Volume Control: Provide a 5% reduction in volumetric discharge from the site during the 10 year event.

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.

19. 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.
20. 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, 266-4097)

21. The Applicant shall Dedicate right of way necessary to provide an 14' terrace (8' from face of curb to front of walk, 5' walk, 1' behind sidewalk) along Huxley St on the required Certified Survey Map to accommodate the required sidewalk along Huxley Street.
22. Applicant / Owner / Consultant are responsible to obtain and permissions or approval for the parking improvements planned over the gas main within the MG&E Easement bisecting the west side of the site.
23. The proposed new building crosses an underlying platted lot line. Prepare a Certified Survey Map (CSM) and submit to the Planning Unit to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building permit.
24. Both 1825 and 1837 Aberg Ave addresses will be retired with the demolition of the buildings. The address of the proposed apartment building is 1859 Aberg Ave. The townhouse addresses are 1841, 1843, 1845, 1847, 1849 & 1851 Aberg Ave. The commercial address is TBD with the creation of the addressing plan. Site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
25. Submit a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page 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 final verification submittal stage of this LNDUSE 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 Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

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| <ol style="list-style-type: none">26. 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 Huxley Street.27. Traffic Engineering recommends that the Aberg Avenue access points be consolidated into one access point in an effort to provide a better pedestrian environment and provide better access control. The applicant shall work with Traffic Engineering to implement this recommendation. |
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28. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale 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.

29. 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.
30. 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.
31. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
32. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

Parks Division (Contact Ann Freiwald, 243-2848)

40. 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 North Park-Infrastructure Impact Fee district. Please reference ID# 20025 when contacting Parks about this project.

Forestry Division (Contact Brad Hoffman, 267-4908)

41. 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.
42. City Forestry will issue a street tree removal permit for 2" diameter crabapple tree due to new driveway along Aberg Avenue.
43. 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.
44. 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.
45. 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.
46. 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.
47. 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.

48. 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.
49. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted City Forestry for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note to plan: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

Metro Transit (Contact Timothy Sobota, 261-4289)

50. To facilitate City transit planning efforts, the applicant shall identify the accessible pedestrian connection between the proposed residential unit entrance(s) and the existing public sidewalk and passenger platform of the City transit facility, that is located across Huxley Street.
51. The applicant shall include the location of these facilities on the final documents filed with their permit application, so that Metro Transit may review and effectively plan for City transit access that would be oriented to the residents and visitors of the proposed development.

52. Metro Transit currently operates daily, all-day service on multiple routes using the North Transfer Point facility - on the east side of Huxley Street, south of Aberg Avenue.

Water Utility (Contact Jeff Belshaw, 261-9835)

53. Revise site plan to indicate size of water service and type of connection to the existing public water main.
54. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.
55. 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..

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