



PREPARED FOR THE PLAN COMMISSION

Project Address: 1-19 North Pinckney Street, 22 North Webster Street, and 120 East Washington Avenue (4th Aldermanic District – Ald. Verveer)

Application Type: Zoning Map Amendment, Conditional Use, and Demolition Permits

Legistar File ID # [61820](#) & [62137](#)

Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted

Reviewed By: Kevin Firchow, Principal Planner

Summary

Applicant: Mark Binkowski; Urban Land Interests; 10 E. Doty St. #300; Madison, WI 53703

Owner: ULI Properties, LLC; 10 E. Doty St. #300; Madison, WI 53703

Requested Actions: Approval of a request to rezone 1-19 North Pinckney Street, 22 North Webster Street, and 120 East Washington Avenue from DC (Downtown Core District) to Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP), approval of a request for demolition permits to raze and remove five commercial buildings, and approval of a conditional use request for projections into the Capitol View Height area.

Proposal Summary: The applicant is requesting approval of a rezoning, demolition permits, and a conditional use to demolish five buildings and construct a nine-story office building with six floors of underground parking.

Applicable Regulations & Standards: Section 28.182 MGO (Madison General Ordinances) provides the process and standards for Zoning Map Amendments. Section 28.098 MGO describes process and standards for Planned Development Districts. Section 28.183 MGO provides the process and standards for Conditional Uses. Section 28.185 MGO provides the process for demolition and removal permits.

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

Summary Recommendation: Planning Division staff recommends the Plan Commission forward a substitute Zoning Map Amendment IDs 28.022–00468 with corrected legal descriptions to approve a General Development Plan (PD-GDP) and 28.022–00469 to approve a Specific Implementation District (PD-SIP) to the Common Council with a recommendation of approval. Further, Planning Division staff recommends the Plan Commission find the demolition standards met and approve the demolition and removal of five existing buildings; and find the conditional use standards met and approve the conditional use request for construction of a nine-story office building with a projection into the Capitol View Height area. This recommendation is subject to input at the public hearing and the conditions recommended in this report.

Background Information

Parcel Location: The subject site is approximately the southeastern half of Block 101 of the original plat of Madison and includes seven parcels and a portion of a public alleyway proposed for vacation, totaling 56,113 square feet (1.288 acres). It is bounded by North Pinckney Street, East Washington Avenue, and North Webster Street.

Existing Conditions and Land Use: The subject site is zoned DC (Downtown Core district) and includes seven parcels and a portion of a public alleyway proposed for vacation:

- 1 North Pinckney St - three-story, 13,400-sq ft commercial building built in 1871 on a 3,762-sq ft lot
- 3-5 North Pinckney St - three-story, 14,400-sq ft commercial building built in 1946 on a 5280-sq ft lot
- 7-11 North Pinckney St - three-story, 28,600-sq ft commercial building built in 1895 on a 7,920-sq ft lot
- 15 North Pinckney St - two-story, 10,200-sq ft commercial building built in 1972 on a 5,640-sq ft lot
- 19 North Pinckney St - two-story, 6800-sq ft commercial building built in 1890 on a 2,280-sq ft lot
- 22 North Webster St - bank drive-through canopy with small attached building built in 1972 and surface parking on an 11,616-sq ft lot
- 120 East Washington Ave - parking lot on a 16,302-sq ft lot

Surrounding Land Uses and Zoning:

Northwest: A combination of multi-story office, commercial, and mixed-use buildings and a theater, zoned DC (Downtown Core District) and PD (Planned Development District);

Southwest: Across North Pinckney Street, Capitol Square, zoned DC;

Southeast: Across East Washington Avenue, an 11-story office building zoned DC; and

Northeast: A Webster Street, a ten-story hotel zoned DC and a six-story apartment building zoned UMX (Urban Mixed Use District).

Adopted Land Use Plans: The [Comprehensive Plan](#) (2018) recommends Downtown Core for the site. The [Downtown Plan](#) (2012) recommends Downtown Core Mixed-Use for the site.

Zoning Summary: The site is currently zoned DC and the applicant is requesting amended PD-GDP-SIP zoning.

Zoning Criteria	Required	Proposed
Lot Area (sq. ft.)	As Approved	56,658
Lot Width	As Approved	198 ft
Front Yard Setback	As Approved	0 ft
Max. Front Yard Setback	As Approved	0 ft
Side Yard Setback	As Approved	0 ft
Rear Yard Setback	As Approved	0 ft
Maximum Lot Coverage	As Approved	100%
Maximum Building Height	As Approved	111 ft

Site Design	Required	Proposed
Number Parking Stalls	As Approved	844
Accessible Stalls	17	14 (see zoning comment 1)
Loading	Yes	Yes
Number Bike Parking Stalls	As Approved	212

Landscaping	As Approved	As Shown (see zoning comment 2)
Lighting	No	Yes
Building Forms	As Approved	As Shown

Other Critical Zoning Items	Urban Design (PD & UDD #4), Utility Easements
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Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

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

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

Project Description

The applicant, Urban Land Interests, is proposing the demolition of five buildings and construction of a nine-story building with office and other commercial spaces. The proposal also includes 844 vehicle parking stalls in a six-level underground parking garage.

The project area generally includes the southeastern half of Block 101 of the original plat of Madison, which is bounded by East Washington Avenue and North Webster, North Pinkney, and East Mifflin Streets. The eight properties included within the redevelopment area total 50,520 square feet (1.16 acres). More than half (approximately 28,000 square feet) of the area is presently paved for surface parking and a drive-through banking window. The buildings that makeup the historic development pattern along North Pinckney Street share party walls. Details regarding each building and property are included in the “Existing Conditions and Land Use” section above. Exterior and interior photos were provided starting on page 6 of the [submitted plan set](#).

The subject site includes two designated local landmarks: the American Exchange Bank Building and the Centre 7 building at 1 and 7 North Pinckney Street, respectively. The Landmarks Commission previously granted approval of a variance request to demolish the Centre7 building. The applicant has indicated that they intend to preserve the second floor windows in a reconstructed facade that resembles the original structure. The American Exchange Bank building, constructed in 1871, occupies the corner of North Pinckney Street and East Washington Avenue, the most visible corner of the site. The applicant indicates that the building will be preserved and restored. The sandstone facade is understood to be somewhat delicate and will require special preservation work. The applicant has also indicated the historic finishes on the first floor will be maintained and incorporated into the project. The applicant intends to maintain and protect the building in place during construction of the underground parking structure, which extends beneath the building. The floor plates of the American Exchange Bank building will be partially integrated with the new structure. The upper floors of the office tower will be set back from the American Exchange Bank façade, as along other portions of the North Pinckney Street and East Washington Avenue facades. No portion of the office tower will be directly above the American Exchange Bank building.

In regards to the proposed building, the ground floor includes 22,000 square feet in six retail spaces: four on North Pinckney Street, one on East Washington Avenue, and one within the American Exchange Bank building. A 200-person conference center is also planned for the first story. The upper eight floors of the building are shown to include over 305,000 square feet of office space in flexible arrangements on floorplates ranging from over 40,000 square feet to less than 30,000 square feet.

Building plans show two main lobby entrances for the office spaces—a two-story lobby at the corner of East Washington Avenue and Webster Street and the a lobby facing Capitol Square on Pinckney Street. Along North Pinckney Street and portions of East Washington, the lowest two and three stories are designed to reflect the historic downtown storefront pattern. Provided plans show a varied facade at the first two and three stories along North Pinckney Street, creating the appearance of seven different building facades with widths, materials, and openings intended to imitate the traditional downtown development pattern. The upper levels of the building, primarily the glass office tower, are stepped back at least 29 feet behind the two- and three-story facades along Pinckney Street and at least 24 feet along East Washington Avenue. The American Exchange Bank building stretches along approximately half of the East Washington Avenue facade to a height of three stories, a second three-story facade at the loading bay, and a larger six-story stone and glass facade that wraps the corner to North Webster Street and features a two-story inset lobby. This same facade treatment extends most of the way down Webster Street before converting to two- and three-story facades around the vehicle entrances and loading bay at a height similar to the adjacent structure at the corner of North Webster Street and East Mifflin Street. Stepped back from these facades, and again at various heights, and extending up to the ninth floor is a glass-clad office tower.

Submitted plans show spaces for landscaped terrace areas, planters, and areas of green roof. Outdoor terraces are located above the second floor, third floor, fifth floor, sixth floor, and seventh floor. An additional green roof above fourth floor that does not appear to be accessible. Plans also show screened mechanical yards above the third and ninth floors. The rooftop mechanicals above the office tower extend into the capital view height limit.

The proposal also includes an 840-stall underground parking garage, which will include several electrical vehicle charging stations, though the number of charging stations has not been established at time of report writing. The applicant anticipates 775 vehicle stalls will be reserved for regular monthly users. As the applicant also anticipates up to 2,000 total employees working within the building, a substantial number of employees would use alternative means of transportation. Because of an elevation difference of approximately 8 feet across the site, the entrance/exit to the underground parking garage is located at the northwest end of the site along Webster Street, where the elevation is lowest. The proposed development also includes a secured indoor bicycle storage area for 212 bicycles, plus a bicycle repair station. Bicycle room entry is from Webster Street, adjacent to the entrance/exit to the underground parking. Showers and locker rooms are also included in the plan. While two elevator cores provide the majority of vertical circulation, a dedicated transient elevator and stair provide access to Pinckney Street for parking users.

There are several subterranean areas that encroach into adjacent rights of way. The applicant has proposed purchasing subterranean rights from the City for the 7,842 square feet of encroachment below City rights of way. A nearly 700-square foot encroachment are is proposed under the public sidewalk on North Webster Street. The most substantial subterranean encroachment is under the East Washington Avenue sidewalk, which encompasses over 7,000 square feet and extends nearly 30 feet out from the property line, nearly the entire length of the East Washington Avenue facade. Additionally, the development plan depicts building elements and improvements extending on to the property at 123 East Mifflin Street, which is owned by the applicant. These areas are depicted in the legal description submitted by the applicant. This includes an area approximately 10 feet wide with a total of 300 square feet onto the adjoining property at 123 East Mifflin Street.

The applicant and their traffic engineering consultant have worked with City staff on the creation of a Traffic Demand Management Plan to identify strategies, actions, and programs to reduce the number of single occupant vehicle trips.

Block 101 currently contains an alley running through the block from East Washington Avenue toward East Mifflin Street. The applicant has engaged the City of Madison to vacate the southern two-thirds of the alley. The applicant has proposed a new enclosed loading dock and trash room at the northwest end of the site specifically to serve the adjacent properties that would otherwise lose access to the public alley. A secondary loading dock is located approximately mid-block along East Washington Avenue.

If approved, the applicant intends to begin demolition and earthwork in spring 2021, with completion and initial occupancy occurring in summer 2023, after approximately 26 months of construction.

Analysis

These requests are subject to the standards for Zoning Map Amendments [Section 28.182(6)], Planned Developments [Section 28.098(2)], Demolition Permits [§28.185(7) MGO], and Conditional Uses [§28.183(6) MGO]. The analysis below begins with a summary of the adopted plan recommendations, and before analyzing the applicable standards of approval. Due to the number of historic properties within or adjacent to the site, this section also includes a review of the actions of the Landmarks Commission.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends “Downtown Core” for the site. The Downtown Core land use accommodates a wide variety of employment, service, retail, government, residential, and other uses in large scale buildings that comprise the most intensely developed part of the city. The [Downtown Plan](#) (2012) recommends Downtown Core Mixed-Use for the site and places it within the Downtown Core District, which includes a wide variety of office, employment, retail, government, residential, and other uses in larger-scale buildings that comprise the most densely developed part of the city. The Plan notes that street frontages and the first floor of buildings around Capitol Square should be reserved for non-residential uses to provide active pedestrian connections.

The Downtown height map recommends a maximum height up to the Capitol View Height Preservation Limit for this site; the proposed office tower rooftop elevation is 1’ 1” below the Capitol view Preservation Height limit. The site is adjacent to East Washington Avenue, identified on the Views and Vistas map as one of the premier view corridors of the Capitol. North Pinckney Street and East Washington Avenue are identified as "premier streets" on the Streetscape Design map, requiring the highest level of design and amenity for downtown streets. North Webster Street is identified as a "thoroughfare," with a moderate level of design and entity. The Plan's Parcel Analysis map also identifies the "rear" portion of the site, including the bank drive-through building and parking lot as a potential redevelopment/infill location. Staff believes a large office employment building with several ground-floor retail/commercial bays facing Capitol Square can be found to be consistent with the applicable adopted plans.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), MGO state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the [Comprehensive Plan](#), and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City’s [Comprehensive Plan](#). 2010 Wisconsin Act 372 clarified “consistent with” as “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”

As describe above, Staff believes that the request and its uses are generally consistent with the land use recommendations for this area in the adopted plans.

Prior to issuance of this report, Staff has discovered that the submitted legal description for the zoning map amendment provided by the applicant included a small portion of the rear of the lot located at 117-119 East Mifflin Street, which is not under control of the applicant and not intended to be part of this proposed development. An exhibit showing this area is included in the legislative file. Section 28.182(5)(a)4.b. MGO states that, as a modification to a zoning map amendment, the Plan Commission can recommend that a proposed map amendment take effect within an area smaller than the area as originally proposed and which is entirely included within the originally proposed area. Because the portion of this property is not to be included in the development and a smaller area is proposed to be zoned, Staff recommends that a substitute ordinance be prepared with the correct legal description for the properties to be zoned.

Planned Development Standards

According to the letter of intent, the applicant requests a zoning map amendment to PD (Planned Development district) from DC (Downtown Core district) due to design standards in the DC district that limit the maximum width of parking garage openings to twenty-two feet. As the applicants are proposing over 800 stalls of underground parking, a larger opening sized for a three-lane entrance/exit configuration has been included in the design, similar to that on other approved Downtown Redevelopments including Block 88 (Judge Doyle) and Block 89.

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. The resultant development should feature high-quality architecture and building materials. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Zoning Code Section 28.098(1) for further information. The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, staff believes the standards of 28.098(2) can be found met subject to the conditions from reviewing agencies found at the end of this report, and provides additional discussion on the following standards.

Standard A states that the applicant “shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved.” The applicant has indicated that their decision to request PD zoning is driven by the desire for a larger vehicle entrance and exit opening for the underground parking than would be allowed in DC (Downtown Core District). Additionally, staff notes that certain subterranean improvements are proposed into the adjoining right-of-way. From an administrative standpoint, Zoning staff has previously recommended Planned Development zoning be used to address such improvements. For example, this zoning been recently been used for the Judge Doyle Development and the development generally located at 117 S Hamilton Street that also have subterranean parking that extends into the adjoining rights-of-way. Staff note that the proposed Planned Development is not proposing height or uses that would not be allowed in conventional zoning.

Standard B states that the PD District plan “shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.” As noted above, Staff believes the request could be found consistent with the adopted plans.

Standard D states that the PD District plan “shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand management plan may be required as a way to resolve traffic and parking concerns.” The applicant has submitted a requested Traffic Impact Analysis study; the study has been reviewed and accepted by the Traffic Engineering Division. The applicant and their traffic engineering consultant have also met with City staff to discuss the details of and requirements for a Traffic Demand Management Plan (TDMP) to identify strategies, actions, and programs to reduce the number of single occupant vehicle trips. The applicant has provided a plan that appears to meet or exceed the point threshold of the new working model for TDMPs within the City of Madison.

Standard E states that the PD District plan “shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.” Per the PD standards, the Urban Design Commission shall review the Planned Development and make a recommendation to the Plan Commission. The Urban Design Commission recommended approval of the PD zoning for this site at its November 4, 2020, meeting. The Commissioners discussed building massing, integration with the surrounding historic built environment, and the location and orientation of the office tower. As part of their advisory recommendation, the Urban Design Commission found that this standard can be met with the current proposal. Staff notes that this site is also within Urban Design District 4, and is subject to the design requirements and recommendations found in §33.24(11) MGO. As noted in the approval conditions, this item is required to return to that body for final approval under this section.

While staff understands that concerns have been raised regarding the possible obstruction of Capitol views from nearby buildings, the City Attorney's office has advised that there is no legal right to a view, unless otherwise protected by law or a private agreement between property owners. Staff is aware of no law or private agreement being violated by the proposed development.

Finally, as the submitted legal description and development plans include lands and improvements that extend approximately 10 feet northwest beyond the existing property boundary into the property at 123 East Mifflin Street (also owned by the applicant), the PD for that property will also require a corresponding alteration. A condition of approval regarding this PD alteration is recommended.

Demolition and Removal Standards

This proposal is subject to the standards for demolition permits. An existing residence and four small commercial buildings are proposed to be demolished. As noted in Section 28.185(7) MGO, in order to approve a demolition permit, the Plan Commission must find that the requested demolitions and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the zoning districts. The Planned Development (PD) District is established “to provide a voluntary regulatory framework as a means to facilitate the unique development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations, and that features high-quality architecture and building materials.” Staff believe the proposal is consistent with the intent and purpose of the PD district.

Furthermore, the proposal should be compatible with adopted plans. The Plan Commission shall consider and give decisive weight to any relevant facts, including but not limited to impacts on normal and orderly development, efforts to relocate the existing building(s), and the limits that the location of the building(s) would place on efforts to relocate it/them.

The Plan Commission shall also consider any reports from the Landmark Commission and Historic Preservation Planner when determining whether the demolition standards are met. At its August 17, 2020 meeting, the Landmarks Commission found that the buildings at 5 N Pinckney Street, 7-11 N Pinckney Street, 15 N Pinckney Street, 19 N Pinckney Street, 22 N Webster Street, and 116-120 E Washington Avenue have historic value related to the vernacular context of Madison's built environment, but the buildings themselves are not historically, architecturally, or culturally significant. In a related, but separate finding at its June 1, 2020 building, the Landmarks Commission granted a certificate of appropriateness for demolition of the building at 7-11 North Pinckney Street, which was constructed in 1899 and declared a local landmark in 2008. See the section below for a review of all related actions from the Landmarks Commission related to this proposal.

In reviewing the statement of purpose of the zoning district, the information provided by the Historic Preservation Planner, and the recommendation of the Landmarks Commission, Staff believes the Plan Commission can find the demolition standards are met with this proposal.

Conditional Use Approval Standards

This proposal is also subject to the standards for Conditional Uses. The Plan Commission shall not approve a Conditional Use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met. Staff notes that 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.

Under Wisconsin State Statute and Madison General Ordinance (MGO), certain projections are permissible into the Capitol View Preservation area, if approved by the Plan Commission as a conditional use. Section 28.134(3) MGO states, with regard to Capitol View Preservation, that "no portion of any building or structure located within one (1) mile of the center of the State Capitol Building shall exceed the elevation of the base of the columns of said Capitol Building...Provided, however, this prohibition shall not apply to any church spires, flagpoles, communication towers, elevator penthouses, screened air conditioning equipment and chimneys exceeding such elevation, when approved as conditional uses."

Of particular note regarding the Conditional Use standards of approval for this request is standard 17, which states that when applying the Conditional Use standards to an application for allowable projections into the Capitol View Preservation Area, the Plan Commission shall "only approve the projection if it determines the encroachment is the minimum necessary and does not significantly impact the long views of the State Capitol building." The office tower rooftop elevation is 1' 1" below the capitol view preservation height limit and thus, the review of this conditional use is constrained only to the portion of the proposed development above the Capitol View Preservation Limit, namely the rooftop mechanical yard and elevator penthouses.

The heights of these elements have been reduced compared to earlier versions shared with Planning and Zoning Staff. Currently, the mechanical equipment, specifically the air handling units, extend 12' 7¼" above the height limit and the enclosing perforated metal screen is 12' 5" above the height limit. Also within the enclosure are the elevator overruns for the two elevator cores. The top of the overruns are 15' 11" above the height limit. The

applicant has indicated to staff that the enclosing mechanical screen has been minimized to enclose the most limited space possible between the elevator overruns, where the air handling units are located.

In considering similar conditional use approvals, taller elevator penthouse projections of approximately 16 feet have been approved elsewhere in Downtown, including two such projections on Block 89 and the Judge Doyle Development. A recently approved alteration reduced the height of the latter to approximately 10 feet for Block 88. Closer to the current development, the nearby AC Hotel was approved for a smaller projection of over three feet above the height limit.

At the request of staff, the applicant has prepared a supplemental “long view” studies, providing illustrations of additional views of this projection and the relationship to the Capitol. Such views are important studies to evaluate the impacts of both the height and area of the projections. Based on the provided information, staff believes the conditional use standards can be found to be met.

Landmarks Commission Review:

At its May 4, 2020 meeting, the Landmarks Commission approved a variance from the Historic Preservation Ordinance to allow demolition of 7-11 North Pinkney Street, which was declared a Designated Madison Landmark in 2008 ([Legislative ID 60204](#)). The building at 7 North Pinckney was originally constructed in 1899 and 11 North Pinckney was constructed in 1906. At its June 1 meeting, the Landmarks Commission granted a certificate of appropriateness, approving the demolition of 7-11 North Pinkney Street ([Legislative ID 60396](#)), with the following conditions:

- Exterior and interior photographic documentation of the structure, and photos of the demolition, with images labelled and linked to a photographic key, to be submitted to the Preservation Planner.
- Submit a copy of the final archaeological report, as required by the Wisconsin Request to Disturb permit, to the Preservation Planner for inclusion in the City’s preservation file for the property.
- Upon completion of the demolition of the structure at 7-11 N Pinckney, submit a request to rescind the landmark designation of the property.
- Explore careful deconstruction of the façade of 7 N Pinckney for potential reincorporation into the new construction.

At its July 13 meeting the Landmarks Commission found that the proposed development is not so large or visually intrusive as to adversely affect the historic character or integrity of the adjacent landmarks at 1 N Pinckney Street, 21-23 N Pinckney Street, and 117-119 E Mifflin Street ([Legislative ID 61120](#)). At the same meeting, the Commission approved the land combination of the parcels within the site with the condition that the landmark designation boundary of 1 N Pinckney Street remain unchanged ([Legislative ID 61118](#)).

At its August 17, 2020 meeting, the Landmarks Commission found that the buildings at 5 N Pinckney Street, 7-11 N Pinckney Street, 15 N Pinckney Street, 19 N Pinckney Street, 22 N Webster Street, and 116-120 E Washington Avenue have historic value related to the vernacular context of Madison’s built environment, but the buildings themselves are not historically, architecturally, or culturally significant ([8/17 Demolition Report](#)). While preservation files exist for 1 North Pinckney Street, 7-11 North Pinckney Street, and 19 North Pinckney Street, according to the City’s Historic Preservation Planner, the City does not have preservation files for 5 North Pinckney Street, 15 North Pinckney Street, 22 North Webster Street, or 116-120 East Washington Avenue.

Certified Survey Map and Alley Vacation

The proposed development crosses underlying platted lot lines. Prior to the issuance of permits for new construction, the applicant will be required to prepare a Certified Survey Map (CSM) and submit to dissolve underlying lot lines to comply with fire codes, as well as City code of ordinances and policies. The CSM will need to include any subterranean areas below the rights of way of North Webster Street and East Washington Avenue, as well as portions of the vacated alley that runs northerly between East Washington Avenue and East Mifflin Street. City Agencies have met regarding the proposed vacation. The applicant has been working with adjacent property owners to provide a common location for trash and deliveries on North Webster Street so that the use of the alley is limited to a general rear access for adjacent properties for entry, exit, to move deliveries and trash to the proper locations and other general ancillary uses. The applicant will necessarily need to petition the City for the discontinuance and vacation of a portion of the public alley prior to approval of the CSM.

Public Input

Several public comments are attached as part of Plan Commission materials. A majority of the public comment has concerned changes to existing views of the Capitol from nearby properties. Other concerns raise include the scale of the proposal, and lack of greenspace.

Conclusion

The applicant is requesting approval of a request to rezone 1-19 North Pinckney Street, 22 North Webster Street, and 120 East Washington Avenue from DC (Downtown Core District) to Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP), approval of a request for demolition permits to raze and remove five commercial buildings, and approval of a conditional use request for projections into the capitol view height area, all to demolish five buildings and construct a nine-story office building with six floors of underground parking. Staff believes that the proposal, specifically regarding the rezoning and planned development district, is consistent with the recommendations of the Comprehensive Plan and the Downtown Plan. Regarding the conditional use for the projection into the capitol view height area, staff does not believe the height of the mechanical yard will have a visual impact that affects any view of the Capitol and that it will not impact neighboring properties. Regarding the requested demolitions and proposed building, Staff believes that, based on the details of the proposal and the recommendations of the Landmarks and Urban Design Commissions, the applicable standards can be found met.

Recommendation

Planning Division Recommendation (Contact Colin Punt, 243-0455)

Planning Division staff recommends the Plan Commission forward substitute Zoning Map Amendment IDs 28.022–00468 with corrected legal descriptions to approve a General Development Plan (PD-GDP) and 28.022–00469 to approve a Specific Implementation District (PD-SIP) to the Common Council with a recommendation of approval. Further, Planning Division staff recommends the Plan Commission find the demolition standards met and approve the demolition and removal of five existing buildings; and find the conditional use standards met and approve the conditional use request for construction of a nine-story office building with a projection into the capitol view height area. This recommendation is 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. Prior to sign-off and the issuance of permits, the applicant shall obtain final approval pursuant to the requirements for Urban Design District 4. Design alterations required as part of that approval that differ from the plans approved by the Common Council shall be considered as required in Section 28.098(6)-Alterations to Planned Development Districts.
2. Prior to sign off and the issuance of permits, a corresponding alteration to the Planned Development for 123 East Mifflin Street shall be approved, coinciding with the proposed improvements on the approximately 10 feet of property as described in the legal description. In the alternative, plans should be revised to eliminate these improvements for approval by staff.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

3. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.141(4)(e) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of 17 accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8 feet wide with an 8 foot wide striped access area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 48" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
4. 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.
5. 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 District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
6. In the Zoning Text, revise the signage to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the DC district.
7. 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).
8. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.

9. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

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

10. 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)
11. Construct sidewalk, terrace, planters, curb & asphalt to a plan as approved by City Engineer
12. Make improvements to City sanitary sewer located below proposed building in the alley. The improvements shall consist of installing a manhole at the northwestern limits of the building in the alley and removing the old sewer main where building is to be located, remove or abandon sewer from southeast side of building up to SAS 5149-021 in E. Washington Ave., remove or abandon SAS 5149-021 in E. Washington Ave. (MGO 16.23(9)(d)(6))
13. 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))
14. 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. (POLICY)
15. 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO 10.05(6)), MGO 35.02(4)(c)(2)), and MGO 37.05(7)
16. Obtain a privilege in streets agreement for any encroachments inside the public right-of-way. See Land Records section for additional information and requirements. Vaults will need to comply with loading requirements in MGO 10.31, 250 PSF.
17. 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))
18. Obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))
19. This project appears to require permanent dewatering. A permit to connect to the public stormwater system shall be required from City Engineering. Additionally, a permit for non-storm discharge to the storm sewer system from the City/County Health Department shall also be required. 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 issuance of the connection and non-storm discharge permits.

20. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
21. 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.
22. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
23. 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.
24. Remove building over alley or dedicate right of way and construct street for cul-de-sac or hammerhead turn around as required by City Engineer.
25. Based on WDNR BRRTS record #03-13-001077 BLIED PRINTING, the property contains residual contamination. If contamination is encountered, all WDNR and DSPS regulations shall be followed for proper handling and disposal.
26. 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)
27. Revise plan to show the location of all rain gutter down spout discharge locations. (POLICY)
28. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
29. 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.

30. 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: Reduce the peak discharge by 15% in the 10-yr event compared to existing conditions and reduce the total volume discharged during the 10-yr event by 5% compared to existing conditions. 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.

31. 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.
32. 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 Jeff Quamme, 266-4097)

33. The Developer shall petition for the discontinuance and vacation of a portion of the public alley that bisects Block 101 under 66.1003 (2). Provide a petition with the signatures of the adjacent owners of the

alley as required by statute, legal description and sketch of the right of way to be vacated and all other required materials after first consulting with Engineering Mapping Staff. This information shall be provided for City Engineering Mapping staff for review and comment from City agencies prior to final submittal by the Applicant. It is strongly recommended all adjacent owners along the existing alley sign the petition. Any adopted discontinuance resolution effective date will be conditioned upon the conditions of approval for the project being satisfied to the satisfaction of the City Engineer. Applicant shall make contact with the utilities that are within the alley to coordinate any required release of rights from the utilities to allow the construction of the project.

34. Portions of the underground parking structure are proposed to lie underneath portions of the public rights of way of N Webster St and E Washington Ave. If this configuration is approved by the City of Madison, the Applicant is required to acquire the required subterranean area as permitted under 66.0915(4) of the Wisconsin Statutes from the City of Madison and include that 3 dimensional area under the public right of ways as part of the required Certified Survey Map. Coordinate any acquisition with City Engineering Mapping and the City of Madison Office of Real Estate Services.
35. Provide the agreement for shared enclosed loading dock and trash room with the adjacent properties for review and comment. The agreement shall be recorded immediately after the CSM and prior to final site plan sign off.
36. The proposed new development crosses underlying platted lot lines. 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. The CSM shall include any subterranean areas below the rights of way of N Webster St and E Washington Ave.
37. The Site Plan indicates above ground building elements encroaching into the N Pinckney St and E Washington Ave rights of way. The Applicant shall confirm and note on the plans all encroachments, including, (but not limited to) balconies, roof overhangs and underground vaults. Make an application with City of Madison Real Estate for a privilege in streets agreement. Link as follows - <http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm>. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way.
38. The proposed stair easement along the northerly side at N Webster St may shall be confirmed with City of Madison Fire Department Staff that it will be permitted. Any agreements required with adjacent lands required to construct and maintain this project shall be provided for review and recorded prior to final sign off for construction.
39. 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 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 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)

40. Traffic Engineering has concerns with the proposed removal of the East Washington Avenue Alley, as it will result in vehicles backing across the East Mifflin Right of Way. The applicant shall remove building over alley or dedicate right of way and construct street for cul-de-sac or hammerhead turn around as required by City Engineer.
41. 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. The applicant shall be limited to a 40' driveway with 5' flares for their parking garage entrance.
42. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
43. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.
44. 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.
45. 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 N Webster Street.
46. 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.
47. 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.
48. 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.

49. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
50. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
51. 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.
52. All parking ramps as they 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.
53. Parking deck is insufficiently labeled/dimensioned for a proper review. If the parking does not meet MGO 10.08 the applicant can expect to be required to make major alteration which may or may not impact structural elements of this site.
54. 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.
55. Items in the Right-of-Way are not approvable through site plan approval, work with City Real Estate to start the 'Privilege in Streets' process to obtain an Encroachment Agreement for items in the Right-of-Way (bicycle racks, planters, etc.)
56. 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.
57. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
58. The applicant shall prepare a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer prior to sign-off. MGO (28.183(6)(a)(6)

59. 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 East Washington Avenue, North Pinckney Street, and N Webster 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.
60. Note: The applicant has submitted the requested Traffic Impact Analysis study; the study has been reviewed and accepted by Traffic Engineering.

Fire Department (Contact Bill Sullivan, 261-9658)

61. The plans indicate that the building would be constructed across a property line without the building code required fire walls and the prohibition of any openings. The project shall be constructed within the confines of the parcel and in accordance with the International Building Code or a portion of the adjacent land shall be purchased in order to eliminate the property line.
62. The location of the Fire Command Center shall be located in plain sight from the main entrance and approved by Madison Fire Dept.

Forestry Division (Contact Brad Hofmann, 267-4908)

63. Damaging 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.
64. Excavation 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.
65. Planting 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.

66. Protection 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.
67. Pruning 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.
68. Soil 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.
69. Street 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.
70. Tree 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.

Water Utility (Contact Jeff Belshaw, 261-9835)

71. High-rise buildings shall be supplied by connections to a minimum of two public water mains located in different streets. Separate supply piping shall be provided between each water main connection and the building. Required backflow prevention devices and flow switches shall be provided at each water main entry to the structure. Exception: Where approved by the fire code official, high-rise buildings without access to different water mains may have two fire main connections to the same public main. The public main shall have valves such that an interruption of one water source can be isolated so that water supply will continue without interruption through the other connection. The two required fire mains shall have a minimum separation distance from each other of five(5) feet at all points from the public main to the building.
72. 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.

73. During the connection to the public water main for the proposed water service, the contractor shall abandon the existing 1 inch copper service in the vicinity of the proposed service..

Metro Transit (Contact Tim Sobota, 261-4289)

74. In coordination with public works improvements, the applicant shall maintain or replace the existing concrete boarding terrace at the bus stop on the north side of East Washington Avenue, west of North Webster Street (#1618).
75. In coordination with public works improvements, the applicant shall create an alternate installation site for the existing City bus shelter - that would generally fall between the raised curb planting areas - to eliminate the shelter's current placement constricting pedestrian circulation along the terrace area between the street curb and planter curb.
76. The existing bus stop zone and shelter provide critical access to the City's transit operations, and any planned or permitted obstruction of the existing bus stop zone or shelter in excess of thirty (30) days may require additional right-of-way improvements and/or other mitigation measures in coordination with Traffic Engineering and Metro Transit staff - in order to create a temporary alternate bus stop zone and shelter site serving the North Webster Street intersection area.
77. 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.

78. Metro Transit operates daily all-day transit service along East Washington Avenue, adjacent this property. Bus stop ID #1618 is on the north side of East Washington Avenue, west of North Webster Street.