



Project Address: 1224 South Park Street (13th Aldermanic District – Ald. Evers)
Application Type: Demolition Permit, Conditional Use, and Certified Survey Map
Legistar File ID # [62316](#) and [62318](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Joe Krupp; Prime Urban Properties; 1952 Atwood Ave; Madison, WI 53704
Contact: Kevin Burow; Knothe Bruce Architects; 7601 University Ave #201; Middleton, WI 53593
Surveyor: Todd Buhr; JSD Professional Services; 161 Horizon Dr. Suite 101; Verona, WI, 53593
Owner: Twelve Park LLC; 1955 Atwood Ave; Madison, WI 53704

Requested Action: Approval of demolition permit to raze an existing multi-tenant commercial building with structured parking and approval of conditional uses for a building exceeding 25,000 square feet of floor area per 26.067(4)(a) MGO; for dwelling units in a mixed use building §28.067(2) MGO; for a mixed-use building with less than 75% non-residential ground floor frontage facing the primary street §28.067(2) and §28.151; and for a mixed-use building with less than 75% non-residential ground floor area per §28.067(2) and §28.151; to construct a five-story mixed-use building with structured parking at 1224 South Park Street within the Commercial Corridor-Transitional (CC-T) zoning district and Urban Design District #7, and an accompanying certified survey map.

Proposal Summary: The applicant is seeking approval to demolish an existing one-story multi-tenant commercial building over a level of structured parking to construct a new five-story mixed-use building with 4000 square feet of commercial space and 62 apartment units over structured parking.

Applicable Regulations & Standards: Section 28.183 M.G.O. provides the process for conditional uses. Section 28.185 M.G.O. provides the process for demolition and removal permits. Section 16.23(5)(g) M.G.O. provides the process for certified survey maps.

Review Required By: Urban Design Commission (UDD #7); Plan Commission; Common Council (CSM only)

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to raze an existing multi-tenant commercial building over structured parking, conditional uses to construct a five-story mixed-use building with structured parking, and forward the CSM to Common Council with a recommendation to **approve**, all at 1224 South Park Street, subject to input at the public hearing and the conditions from reviewing agencies in this report.

Background Information

Parcel Location: The subject site is a 25,703 square-foot (0.59 acre) parcel located on the west side of South Park Street between its intersections with West Olin Avenue and Spruce Street. It is within Aldermanic District 13 (Ald. Evers) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The existing 23,477-square foot building is a multi-tenant commercial building with lower-level structured parking. The site is zoned CC-T (Commercial Corridor-Transitional District).

Surrounding Land Uses and Zoning:

North: Small commercial shop buildings retrofitted to existing houses zoned CC-T (Commercial Corridor-Transitional district);

West: Parking lot for medical clinic zoned CC-T; across High Street, single-family homes zoned TR-C2 (Traditional Residential-Consistent 2);

South: Grocery store and parking lot for medical clinic zoned, both zoned CC-T; and

East: Across South Park Street, a one-story office building, zoned CC-T.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) identifies the subject site and the surrounding properties to the west of South Park Street as Regional Mixed-Use (RMU). The [South Madison Neighborhood Plan](#) (2005) identifies this area as a primary redevelopment area, with new mixed-income housing options, a “main street” concept, and street-oriented development with quality urban design. The [Wingra Creek BUILD Plan](#) (2005) recommends commercial redevelopment for this stretch of Park Street. The [Bay Creek Neighborhood Plan](#) (1991) recommends a mixture of commercial and residential uses.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	None	25,703
Lot Width	None	238 ft
Front Yard Setback	None	10.6 ft
Side Yard Setback	6 ft	6.6 ft
Rear Yard Setback	20 ft	20.4 ft
Maximum Lot Coverage	85%	74%
Maximum Building Height	5 stories/68 ft	5 stories

Site Design	Required	Proposed
Number Parking Stalls	No minimum	78
Accessible Stalls	3	3
Loading	No	No
Number Bike Parking Stalls	70	72
Landscaping	Yes	Yes (see zoning comment 5)
Lighting	Yes	Yes
Building Forms	Yes	Flex Building

Other Critical Zoning Items	Urban Design (UDD #7), Utility Easements
------------------------------------	--

Table prepared by Jacob Moskowitz, Assistant Zoning Administrator

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

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

Project Description

The applicant is seeking a demolition permit to raze an existing one-story multi-tenant commercial building over a level of structured parking to construct a new five-story mixed-use building over structured parking.

[Photos](#) provided by the applicant show the exterior of the structure, the surface-level parking deck, and the interior of one commercial bay. Staff are also aware that the interior lower-level parking area are fenced off from access with temporary steel shoring posts supporting the upper parking deck. Similar shoring posts have also been placed within a former office space on the lower level. Concrete is spalled in the lower level and rust staining from rusted rebar is visible in the concrete panels of the upper-level structure.

The applicant proposes to raze the existing structure and build a new five-story mixed-use building on top of a new lower-level structured parking area and some ground-level parking. The lower level of parking, accessed from the rear off High Street, includes 46 vehicle parking stalls intended for residents and 57 bicycle parking stalls. The first floor includes nine surface parking stalls in an open-air parking area accessed from South Park Street at the north end of the building. A secured enclosed parking area with 22 vehicle parking stalls and five bicycle parking stalls is accessed from said surface parking area. The lobby for the upper floors is accessed at the center of the South Park Street facade. A divisible 4062 square foot commercial space is also accessed on South Park Street. The second through fifth floors include 62 apartment units, which includes 12 efficiencies, 36 one-bedroom units, and 14 two-bedroom units. Dwelling units on all facades have private balconies and an outdoor rooftop patio is proposed adjacent to the second-floor community room that looks to the west, over High Street. The front facade of the building steps back from South Park Street between the fourth and fifth stories.

The building is placed 10 feet back from the front property line on Park Street to encompass enhanced street terrace and sidewalks. The exterior materials are predominantly masonry on much of the front and side facades, with composite siding as the primary materials for the rear façade and a secondary material on the other facades. Masonry includes red, beige-pink, and gray brick veneers; other proposed primary façade materials are grey composite siding and panels for trim. The plans also show stone base, sills, and bands and black aluminum railings and windows.

If approved, the applicant intends to begin demolition in Spring 2021, with construction completion in Spring 2022.

Analysis & Conclusion

This request is subject to the standards for demolition permits and conditions uses. This section begins with adopted plan recommendations, then provides an analysis the demolition standards and conditional uses standards, and finishes with an analysis of Urban Design District #7 considerations and CSM standards.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) identifies the subject site and the surrounding properties to the west of South Park Street as Regional Mixed-Use (RMU). The Regional Mixed-Use category includes existing and planned high-intensity centers supporting a variety of multi-family housing options and commercial activity serving the needs of the region. The [South Madison Neighborhood Plan](#) (2005) identifies this area as a primary redevelopment area, with new mixed-income housing options, a “main street” concept, street-oriented development with quality urban design, and “neighborhood-oriented and commercial-community” businesses. The [Wingra Creek BUILD Plan](#) (2005) recommends commercial redevelopment for this stretch of Park Street, which is included in

development Sub-Area 2. A short-term strategy listed in the plan is for façade improvements and exterior renovation of the existing building. Long-term recommendations are to retain neighborhood retail and beautify Park Street facades and streetscapes. The [Bay Creek Neighborhood Plan](#) (1991) recommends a mixture of commercial and residential uses.

Demolition and Removal 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 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 five-story mixed-use building with structured parking appears to be compatible with the recommendations of the applicable adopted plans noted above. Potential permitted uses include general retail, office, and other business and consumer services. If future uses require a conditional use consideration, a separate Plan Commission application will be required.

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 its June 17, 2019 meeting, the Landmarks Commission found that the building at 1224 South Park Street has no known historic value.

Conditional Use Approval Standards

This proposal is also subject to the standards for Conditional Uses. Conditional uses are requested for a building exceeding 25,000 square feet of floor area per 26.067(4)(a) MGO; for dwelling units in a mixed use building §28.067(2) MGO; for a mixed-use building with less than 75% non-residential ground floor frontage facing the primary street §28.067(2) and §28.151; and for a mixed-use building with less than 75% non-residential ground floor area per §28.067(2) and §28.151. 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 §28.183(6) M.G.O. are met. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation. Staff believes, that because of the numerous plan recommendations for this area and the proposed scale and uses,

the conditional use standards of approval can be found met. As of report writing, tenants for the first floor tenant spaces have not been identified. If future uses require a conditional use consideration, a separate Plan Commission application will be required.

Urban Design Commission

The property at 1224 South Park Street is within Urban Design District #7. At its November 4, 2020, meeting, the Urban Design Commission granted final approval to the proposal with a condition that taller upright evergreens be used in the landscaping adjacent to the buildings, as shown in the provided 3D renderings.

Land Division

The applicant has submitted a certified survey map to dissolve the underlying lot lines on this site to enable construction of the proposed building. Section 16.23(5)(g) M.G.O. provides the process for certified survey maps. Among the recommended conditions of approval are those requiring a dedication or easement along South Park Street for wider terrace and sidewalks. Additional conditions are suggested regarding the cul-de-sac at the end of High Street, at the western edge of the development site. Staff believe that all applicable standards for land divisions can be found met.

Conclusion

Staff believes that the Plan Commission can find the approval standards for demolition permits, conditional uses, and certified survey maps to be met. Staff believes the proposal's consistency with the Comprehensive Plan and various special area plans and the recommendation of the UDC should be considered in relation to the standards.

At time of report writing, staff has received one public comment in support, which has been added to the Plan Commission materials.

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 to raze an existing multi-tenant commercial building over structured parking, conditional uses to construct a five-story mixed-use building with structured parking, and forward the CSM to Common Council with a recommendation to **approve**, all at 1224 South Park Street subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval for Demolition Permit & Conditional Uses

Major/Non-Standard Conditions are Shaded

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

1. 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).

2. Section 28.185(9)(a): A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
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. 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.
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 Tim Troester, 267-1995)

- | |
|---|
| <ol style="list-style-type: none">6. The City intends to take the sanitary sewer on High Street out of service. Applicant shall eliminate the sanitary sewer connection onto High Street and connect to the City sanitary sewer S. Park Street.7. Coordinate the private storm sewer installation with the 2021 street project.8. The minimum building opening elevation shall be 859.00. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The Developer/Owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.9. If the redevelopment site has proposed impervious cover that exceeds 80% of the existing site impervious cover, the site shall meet the following requirements: |
|---|

<p>Peak Runoff shall be reduced by 15% compared to existing conditions during the 10-year design storm. Run-off volume shall be reduced by 5% compared to the existing conditions during a 10-yr design storm. Green infrastructure shall be required for rate and volume reductions for at least the first 1/2inch of rainfall.</p>
--

- | |
|--|
| <ol style="list-style-type: none">10. The applicant shall work with City Traffic Engineering and City Engineering on providing a ten (10) foot easement for a pedestrian path along the Western edge of this site. |
|--|
11. 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)
 12. Construct sidewalk, terrace, drive apron, pavement & curb & gutter to a plan as approved by City Engineer
 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. 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))
15. 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))
16. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
17. 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.
18. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
19. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
20. Execute a waiver of notice and hearing on the assessments for the improvement of High St in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. (MGO 16.23(9)(d)(6))
21. The City plans to reconstruct High St in 2021. Coordinate building construction with city contractor.
22. Match site grades along back of lot to future City path grades to allow for installation of path.
23. 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)
24. Revise plan to show the location of all rain gutter down spout discharge locations. (POLICY)
25. 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.
26. 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.
27. 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>

28. The applicant shall work with City Traffic Engineering and City Engineering on providing a ten (10) foot easement for a pedestrian path along the Western edge of this site.

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.

29. 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.

30. 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)

31. Current City records show the owner as Twelve Park LLC. LOI indicates a different owner. Reconcile ownership thru appropriate means.

32. The Public Sidewalk and Bike Path Easement(s) to the City shall be granted as shown on the proposed Certified Survey Map associated with this development.

33. Grant a 10 foot wide Temporary Grading and Sloping Easement to the City of Madison for the construction of future public sidewalk improvements along High Street for area lying north of the proposed Public Sidewalk and Bike Path Easement area. The easement shall terminate upon the completion of reconstruction of High Street adjacent to this Development.

34. The 4' Wide Emergency Egress Easement per Doc No 4173316 & 5477023 and the Consent for Encroachment agreement shall be released upon removal of the associated improvements.

35. The address of the proposed apartments is 1222 S Park St. The addresses for the commercial will be

determined by the primary entry door to each tenant space. The potential addresses for the 4 doors are 1232, 1242, 1252 & 1262 S Park St. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

36. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or an early start permit.
37. 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)

- | |
|---|
| <p>38. 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 South Park Street.</p> |
|---|
39. 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.
 40. 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.
 41. 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.
 42. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
 43. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

44. 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.
45. 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.
46. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
47. 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.
48. "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.
49. 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.
50. All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car this means 9' by 18' by 24' clear, for one-size-fits-all this means 8.75' by 17' by 23' clear.
51. 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.
52. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
53. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
54. The applicant shall enter into a signed developer's agreement through City of Madison Engineering prior to sign off.

55. 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 South Park Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

Fire Department (Contact Bill Sullivan, 261-9658)

56. MFD is looking for connectivity from the Lobby to at least (1) of the stairs to facilitate rapid ascent to a fire condition on the upper floors.

57. Provide exiting details from the secure parking area.

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

58. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 20043 when contacting Parks about this project.

Forestry Division (Contact Brad Hofmann, 267-4908)

59. 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.
60. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works. Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the plan set.
61. 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.
62. 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.

63. 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.
64. 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.
65. 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.
66. Contact City Forestry to obtain a street tree removal permit for a 36" diameter Cottonwood tree due to storm lateral at dead end of High Street.

Water Utility (Contact Jeff Belshaw, 261-9835)

67. 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.
68. 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.
69. Restraint joint ductile iron pipe shall be required for directional drill per City Madison Specifications.

Metro Transit (Contact Timothy Sobota, 261-4289)

70. Metro Transit operates daily service along South Park Street with stops in the Olin Avenue intersection. Trips operate at least once an hour on a daily basis (at least every 30 minutes, until about 6:00 PM, on weekdays).

Recommended Conditions of Approval for Certified Survey Map: Major/Non-Standard Conditions are Shaded

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

1. 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)
2. Construct sidewalk, terrace, drive apron, pavement & curb & gutter to a plan as approved by City Engineer
3. 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))
4. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)
5. Execute a waiver of notice and hearing on the assessments for the improvement of High St in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. (MGO 16.23(9)(d)(6))
6. The City plans to reconstruct High St in 2021. Coordinate building construction with city contractor.

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

7. The northeast and southwest lines are over a half foot longer than a Survey by Dahlen 4081. The current building wall is 0.5' southwest of the northwesterly lot line shown on the current site plans and the nearest iron to the northeast is noted at a distance that is 0.53' short of record distance of 50' for the width of the property to the north. The surveyor shall provide evidence that the northwesterly line of this CSM is in a correct location. A previous approved version of a CSM of this property noted irons to the northwest that support the northwesterly line of this CSM being approximately 0.5' further to the southeast than represented on this CSM.
8. The Public Sidewalk and Public Bike Path shall be both revised to be Public Sidewalk and Bike Path Easements and shall be granted by and on the face of the Certified Survey Map. Contact Jeff Quamme (jrquamme@cityofmadison for easement language)
9. Grant a 10 foot wide Temporary Grading and Sloping Easement to the City of Madison for the construction of future public sidewalk improvements along High Street for the area lying north of the proposed Public Sidewalk and Bike Path Easement. The easement shall terminate upon the completion of reconstruction of High Street adjacent to this Certified Survey Map. Contact Jeff Quamme for the required easement language.

10. Show, dimension and label the 9' wide Grading Reservation per Document No. 756803.
11. Reference the Consent to Encroachment per Doc No 5129577 & 5477028 and that it is to be released by a separate instrument.
12. The true location for the West Quarter Corner of Section 26 shall be shown, coordinates provided and a bearing and distance provided to the position on the face of the CSM. Also the legal description, as required by statute, shall commence at the West Quarter corner and not at a center of section.
13. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)
14. The CSM shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Certified Survey Map. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.
15. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
16. All headers on each sheet and the legal description shall have text added after reference to the SE 1/4 of the NW 1/4 that it is also Government Lot 3.
17. This pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or an early start.
18. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded plat:
 - a) Right-of-Way lines (public and private)
 - b) Lot lines
 - c) Lot numbers
 - d) Lot/Plat dimensions
 - e) Street names
 - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

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

19. 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 South Park Street.
20. The applicant shall work with City Traffic Engineering and City Engineering on providing a ten (10) foot easement for a pedestrian path along the Western edge of this site.

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

21. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 20043 when contacting Parks about this project.
22. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."
23. The Parks Division shall be required to sign off on this CSM.

The Planning Division, Fire Department, Forestry Section, Water Utility, and Metro Transit have reviewed this request and have recommended no conditions of approval