



Project Address: 145-151 W Wilson Street & 309-321 S Henry Street (4th Aldermanic District – Ald. Verveer)

Application Type: Demolition Permit, Conditional Use & Certified Survey Map

Legistar File ID #: [64584](#) & [64585](#)

Prepared By: Sydney Prusak, AICP, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant

& Property Owner: Randy Christianson; Walter Wayne Development, LLC; 702 N High Point Road, Suite 200; Madison, WI 53717

Contact: Kevin Burow; Knothe & Bruce Architects; 7601 University Avenue, Suite 201; Middleton, WI 53562

Requested Action: Approval of demolition permit to allow the demolition of seven (7) residential buildings, and conditional use approval to allow a building greater than 20,000 square feet and more than four (4) stories and outdoor recreation (a swimming pool) in order to construct a ten-story mixed-use building containing approximately 800 square-feet of commercial space, 206 apartments, an outdoor pool, and 229 underground and covered vehicle parking stalls in the Urban Mixed Use (UMX) Zoning District. A Certified Survey Map (CSM) to combine the properties into a singular site is also before the Plan Commission.

Proposal Summary: The applicant proposes to demolish seven (7) residential structures and construct a new ten (10) story, 280,337-gross-square-foot, mixed-use building with 206 residential units, 809 square-feet of commercial space, an outdoor pool, and 229 underground parking stalls at 145-151 W Wilson Street and 309-321 S Henry Street. Project construction is anticipated to begin in the fall of 2021, with projected completion spring 2023.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition and Removal Permits [MGO §28.185] and Conditional Uses [MGO §28.183(6)]. The subdivision process is outlined in MGO §16.23(5)(b) of the Subdivision Regulations.

Review Required By: Urban Design Commission (UDC) and Plan Commission (PC)

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** the demolition and conditional use requests to construct a ten-story mixed-use building at 145-151 W Wilson Street and 309-321 S Henry Street. These recommendations are subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The 34,848-square-foot (0.80 acre) proposed subject site is located at the eastern corner of the S Henry Street, S Hamilton Street, and W Wilson Street intersection. The subject site is within Aldermanic District 4 (Ald. Verveer) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The proposed subject site is currently comprised of eight (8) residential lots. 145 W Wilson Street is developed with a three-story, three-unit residential building. 147 W Wilson Street is developed with a two-story, 22 unit apartment building. 149 W Wilson Street is developed with a two-story, two-unit residential building. 151 W Wilson Street is developed with a three-story, three-unit residential building. 309 S Henry Street is a vacant lot, currently utilized as a surface parking lot. 313 S Henry Street is developed with a two-story, single-family home. 315 S Henry Street is developed with a two-and-one-half-story, three-unit residential building. 321 S Henry Street is developed with a two-story, five-unit apartment building and detached three-car garage.

Surrounding Land Uses and Zoning:

Northwest: The nine-story Dane County Courthouse, Public Safety Building, and Jail, zoned Planned Development (PD) District;

Northeast: A nine-story, 25-unit apartment building, with an 11-story commercial building beyond, zoned Urban Mixed Use (UMX) District;

Southeast: John Nolen Drive and Lake Monona; and

Southwest: The Joseph J. Stoner House, a two-story Madison Landmark building constructed in 1855, zoned Historic Landmark (HIS-L) District and PD District, and a three-story, 33-unit apartment building zoned PD District.

Adopted Land Use Plan: The [Comprehensive Plan \(2018\)](#) recommends Downtown Core (DC) for the subject site, which represents the nucleus of downtown and 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 Plan refers to the [Downtown Plan \(2012\)](#) for details on heights, use mixes, ground floor uses, pedestrian friendly design, and other considerations that must be addressed for development within this category.

The [Downtown Plan \(2012\)](#) includes the subject site within the Downtown Core Neighborhood. According to the Neighborhood Plan, the majority of the subject site is located in a potential redevelopment/infill site, and the Downtown Height Map allows buildings up to ten (10) stories at this location.

Zoning Summary: The subject property is zoned Urban Mixed Use (UMX) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	34,701 sq. ft.
Lot Width	30'	132.21'
Front Yard Setback	0	5'
Max. Front Yard Setback	10'	5'
Side Yard Setback	0"	5' northeast 5' southwest
Rear Yard Setback	10'	11.5'
Usable Open Space	10 sq. ft. per bedroom (2,310 sq. ft.)	18,787 sq. ft.
Maximum Lot Coverage	90%	88%
Minimum Building Height	2 stories	10 stories
Maximum Building Height: See Downtown Height Map	10 stories	10 stories (50)
Stepback: See Downtown Stepback Map	S Hamilton Street: 15' stepback above 4 stories	15' stepback from Hamilton Street ROW line

Site Design	Required	Proposed
Number Parking Stalls	Central Area – No minimum required	237 underground (52)(53)
Accessible Stalls	Yes	Yes (52)(53)
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (206) 1 guest space per 10 units (21) General retail; service business; office: 1 per 2,000 sq. ft. floor area (2 minimum) (229 total)	206 underground 22 surface (228 total) (52)(53)
Landscaping and Screening	Yes	Yes (55)(58)
Lighting	Yes	Yes
Building Forms	Yes	Podium Building

Other Critical Zoning Items	Urban Design; Barrier Free (ILHR 69); Utility Easements
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Table prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

Public Utilities and Services: The site is served by a full range of urban services, with multiple Madison Metro Transit routes serving the site and greater downtown area.

Project Description

The applicant proposes to demolish seven (7) existing residential structures in order to construct a new 280,337-gross-square-foot, ten-story mixed-use building with 206 residential units, 809 square-feet of commercial space, an outdoor pool, and 229 underground and covered vehicle parking stalls. Proposed dwelling units range in size from 464 square-feet to 1,350 square-feet and include 69 studio units, 112 one-bedroom units, and 25 two-bedroom units. Plans show that all units will have individual balconies/terraces, with shared outdoor spaces on the eastern and western portions of the building on the second floor, including an outdoor pool. Additionally, there will be an accessible rooftop area, with a dog run and lawn area. The roof will also contain green roof features, as well as a solar array.

In regards to the building design and materials, the proposed structure features a “reversed 7” upper level footprint, which is intended to maximize the lakefront views for the majority of units and provides two second floor outdoor amenity spaces. The submitted materials show a sand-colored parking podium, which will extend the two-and-one-half levels of underground parking up to the first floor. The second through 10th floors will have white pre-finished metal paneling, with large statement windows occupying the majority of the façade. The primary front entrances for both the commercial space and residences will be off W Wilson Street, with secondary ingress and egress points throughout the first floor. Access to the parking areas is provided off both W Wilson Street and S Henry Street.

Finally, a Certified Survey Map (CSM) to combine the existing properties into a singular lot is also proposed and before the Plan Commission.

Project Analysis and Conclusion

The proposed project is subject to the standards for Demolition Permits [MGO §28.185(7)] and Conditional Uses [MGO §28.182(6)]. The subdivision process is outlined in MGO §16.23(5)(b) of the Subdivision Regulations.

Conformance with Adopted Plans

The [Comprehensive Plan \(2018\)](#) recommends Downtown Core (DC) for the subject site, which represents the nucleus of downtown and 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 Plan refers to the [Downtown Plan \(2012\)](#) for details on heights, use mixes, ground floor uses, pedestrian friendly design, and other considerations that must be addressed for development within this category. The [Downtown Plan \(2012\)](#) includes the subject site within the Downtown Core Neighborhood. An excerpt from the Plan is included in the Plan Commission materials.

According to the Plan, the majority of the subject site is located in a potential redevelopment/infill site, and the Downtown Height Map allows buildings up to ten (10) stories at this location. The Plan excludes the 151 W Wilson parcel, located on the corner of W Wilson Street and S Henry Street, from the potential redevelopment infill site. More detail on the historical significance of that property is included under the Demolition Approval Standards section of this report.

Considering that the majority of the proposal is located within a potential redevelopment area per the [Downtown Plan](#) and is within the limits of the Downtown Height Map maximum building heights, the Planning Division believes that this request generally conforms to the adopted plan recommendations for the subject site.

Demolition Approval Standards

In order to approve a demolition request, the Plan Commission must find that both the requested demolition and the proposed future use are compatible with the purpose of the demolition section of the Zoning Code and the intent and purpose expressed in the Urban Mixed Use (UMX) Zoning District. According MGO §28.076, the UMX Zoning District is “intended to provide opportunities for high-density residential and office uses in combination with limited retail and service uses designed to serve the immediate surroundings.”

The purpose of the demolition section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving the buildings.

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. The demolition standards also state that the proposed uses should be compatible with adopted plans, which is discussed above.

Finally, the demolition standards 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.

According to the City's Preservation Planner, the seven buildings proposed for demolition are predominantly multi-unit rental housing constructed at the turn of the last century as investment properties, and they are indicative of workforce housing at that time. Most of the buildings have undergone significant changes over time. The structure located at 151 W Wilson was identified as a potential landmark in the 1998 Downtown Plan, in part due to "two-story Roman Iconic columns". However, the character-defining Iconic columns were removed and replaced with the unadorned square columns currently in place. The Madison Trust for Historic Preservation prepared a landmark nomination for the property in 2008, but it was withdrawn in 2009 due to objections from the property owner.

A full list of the structures proposed for demolition, including the Preservation Planner's report, are available in the legislative file linked [here](#).

The Landmarks Commission reviewed the proposed demolitions at their February 15, 2021 meeting. A full copy of the Landmarks Commission report is included in the Plan Commission materials, with an excerpt below:

"Regarding 313 S Henry Street, 315 S Henry Street, 321 S Henry Street, 145 W Wilson Street, 149 W Wilson Street, and 151 W Wilson Street, Kaliszewski said that they are nice vernacular buildings, and it is sad to see these kinds of houses being rapidly demolished across the isthmus. She pointed out that most of the buildings seem to have been altered and none appear to have any historical, architectural, or cultural significance at this time, though they may have at one point before any alterations. Andrzejewski agreed and said that it is unfortunate to see the loss of so much of the city's historic fabric from this period of time, especially in a group like this. She said that it is like a part of Madison's history is being cut out. She said they are significant as a vernacular grouping, but in terms of individual significance, there are other 3-flats in Madison with higher levels of integrity than 151 W Wilson. McLean said he was surprised no one has discussed 149 W Wilson, which has a good shape and hasn't been altered much. He referenced the staff report and pointed out that George Sayle had a hand in early Madison developments in the public sector as a mayor and his involvement in other civic activities, which is significant to the early years of the city."

At that meeting, the Landmarks Commission found that the building at 147 W Wilson Street has no known historic value. Furthermore, the Commission found that the buildings at 313 S Henry Street, 315 S Henry Street, 321 S Henry Street, 145 W Wilson Street, 149 W Wilson Street, and 151 W Wilson Street 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 reviewing the proposed demolition permits, the Planning Division believes that the proposed demolitions are generally consistent with the recommendations in the [Downtown Plan \(2012\)](#). While 151 W Wilson Street is excluded from the potential redevelopment/infill site map on page 25 of the Plan, and is listed as a "Potential Landmark" on page 87 of the Plan, staff reiterates the fact that the Landmarks Commission found that the building itself was not historically, architecturally, or culturally significant. Furthermore, the Downtown Plan clarifies that, "recommendations to nominate buildings as local landmarks are intended to initiate the process to determine whether they should be designated. The process requires extensive research, submittal of a nomination to the City, a public hearing before the Landmarks Commission, and approval by the City Council. Completing the nomination process and determining whether or not potential landmarks become designated will result in increased predictability for those sites." When this building was nominated as a Landmark in 2008, the nomination called out the character-defining fluted porch columns, which have since been removed and are no longer on the property.

Additionally, staff believes that the proposed future use of the entire site is generally consistent with the recommendations in the Comprehensive Plan and Downtown Plan and is believed to be compatible with the statement of purpose for the UMX Zoning District. Therefore, the Planning Division believes that the Demolition Approval Standards can be found met.

Conditional Use Approval Standards

The applicant is requesting approval of two conditional uses in the Urban Mixed Use (UMX) Zoning District: 1) A building greater than 20,000 square feet and more than four (4) stories; and 2) outdoor recreation (swimming pool) in order to construct a ten-story mixed-use building containing approximately 800 square-feet of commercial space, 206 apartments, an outdoor pool, and 229 underground and covered vehicle parking stalls.

In regards to the Conditional Use Approval Standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

As previously stated, the Planning Division believes that this proposal generally conforms to the adopted plan recommendations for the subject site. Furthermore, staff believes that all of the Conditional Use Approval Standards can be found met.

Approval Standard #5 states that, "Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided." As part of this request, the Traffic Engineering Division requested that the applicant complete a Traffic Impact Analysis (TIA) for the site, given the increase in residential units on site. The full report is available in the Legislative File linked [here](#). According to the TIA, the proposed development is projected to result in 845 new weekday daily trips and is expected to generate up to 65 new trips during the morning peak traffic volumes and 65 new trips during the evening peak traffic volume hours.

Based on that projected increase that is expected to increase traffic at an unusual six-point intersection, the Traffic Engineering Division is requesting that the leg of S Henry Street, south of the S Hamilton Street and W Wilson Street intersection, be realigned slightly towards the west. This slight Right-of-Way realignment will be designed to deter non-residents from utilizing S Henry Street to access John Nolen Drive, as it is a dead end street. Given the TIA findings, and the recommended conditions of approval from Traffic Engineering, especially relating to the realignment of S Henry Street, the Planning Division believes that Approval Standard #5 can be found met.

In regards to the building design, Approval Standard #9 states that, "When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the Zoning District. In order to find that this standard is met the Plan Commission may require the applicant to submit plans to the Urban Design Commission (UDC) for comment and recommendation." For UMX zoned property, the Urban Design Commission is required to review such projects for conformity to the design standards in MGO §28.071(3) and the [Downtown Urban Design Guidelines](#).

At their May 12, 2021 meeting, the UDC recommended final approval of the proposal, with the following condition:

- 1) Landscaping to include more taller columnar trees and cultivar species of Big & Little Blue Stem plantings.

More information from the UDC review is available in that Legislative File linked [here](#).

In regards to the S Henry Street first floor elevation, Zoning provided two recommended conditions of approval to ensure that the S Henry Street facade conforms to the Zoning Code's regulations for street facing facades to enhance the ground floor presence. Staff notes that while the southernmost leg of S Henry Street will remain a public street, this proposal is the only property that will take access from S Henry Street and does not anticipate ample foot traffic as it is a dead end. Therefore, given the UDC recommendation for approval, and the conditions from Zoning, staff believes that Approval Standard #9 can be found met.

As for the conditional use request for outdoor recreation, Approval Standard #3 states that, "The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired nor diminished in any foreseeable manner." Staff believes that this proposal conforms to all the Supplemental Regulations for Outdoor Recreation [MGO §28.151]. Furthermore, given its location on the second floor overlooking John Nolen Drive, staff believes that the impacts on surrounding properties from the outdoor pool will be minimal.

Certified Survey Map

Lastly, the applicant requests approval of a Certified Survey Map (CSM) to combine all the existing parcels within the proposed development into one parcel. The subdivision process is outlined in MGO §16.23(5)(b). The Planning Division believes that the proposed lot size is consistent with other mixed-use parcels on the south side of W Wilson Street. Therefore, staff recommends approval of the CSM, with noted conditions of approval from reviewing agencies beginning at page 16 of this report.

Public Input

At the time of report writing, the Planning Division did not receive any public comments related to the conditional use and demolition requests. However, the Urban Design Commission (UDC) received comments on this proposal from the Bassett Neighborhood Steering Committee, which are available in that Legislative File linked [here](#).

Conclusion

The Planning Division believes that the standards for Demolition Permits and Conditional Uses can be found met with this proposal. Staff believes that the proposed development fulfills some of the redevelopment goals for the Downtown Core area included in the [Comprehensive Plan \(2018\)](#) and the [Downtown Plan \(2012\)](#). The majority of the site is included within a potential redevelopment/infill site, which calls for buildings up to ten stories in height. While the structure at 151 W Wilson Street is listed as an eligible landmark in the [Downtown Plan \(2012\)](#), staff notes that the City's Landmarks Commission found that building itself was not historically, architecturally, or culturally significant. While staff regrets the loss of the seven (7) existing residences, staff believes that the demolition standards can be found met.

Relating primarily to the outdoor recreation component, if approved, the Plan Commission retains continuing jurisdiction, meaning that if complaints arise the Commission could take further action, requiring additional conditions or possible revocation of the conditional use should it find the approval standards cannot be met.

Recommendation

Planning Division Recommendations (Contact Sydney Prusak, sprusak@cityofmadison.com)

The Planning Division recommends that the Plan Commission find the standards met and **approve** the demolition and conditional use requests to construct a ten-story mixed-use building on a property zoned Urban Mixed Use (UMX) District at 145-151 W Wilson Street and 309-321 S Henry Street. The Planning Division also recommends that the Plan Commission approve the Certified Survey Map and forward the necessary resolutions approving the survey and accepting the dedications to the Common Council with a recommendation for approval. These recommendations are subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

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

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

1. The discharge from the pool needs to be understood. If discharging to sanitary there are likely maximum discharge rates. If discharging to storm sewer a health permit for non-storm discharge is required.
2. 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)
3. Construct sidewalk, terrace, curb and gutter and pavement to a plan as approved by City Engineer
4. Construct revised Henry/Wilson/Hamilton intersection as required by City Traffic Engineer.
5. 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))
6. 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)
7. 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))
8. 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.
9. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and

requirements.

10. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
11. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
12. This site appears to disturb 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.
13. 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)
14. Revise plan to show the location of all rain gutter down spout discharge locations. (POLICY)
15. 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.
16. 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.
17. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

18. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

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

If the redevelopment site has proposed impervious cover that exceeds 80% of the existing site impervious cover, the site shall meet the following requirements:

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 1/2 inch of rainfall.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

19. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
20. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

21. There is some grading noted within the adjacent railroad right of way. Applicant is solely responsible to obtain any permits or rights of entry from the Railroad for any work within the Railroad's Right of Way.

22. Release of the MG&E Easements within this project are the responsibility of the applicant as necessary for construction of the project.
23. The base address of the apartments is 179 W Wilson St. The address of the commercial tenant space is 175 W Wilson 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.
24. 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.
25. Submit a site plan and 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 (Be sure to separate out floors three thru ten). 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 verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said 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. For any changes, the final approved Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final set of filed site plans.

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

26. 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.
27. 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.
28. 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.
29. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
30. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

31. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
32. 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.
33. 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.
34. The applicant shall provide a clearly defined 5' walkway from the front door to the public Right of Way clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions included but are not limited to tree grates, planters, benches, parked vehicle overhang, signage, and doors that swing outward into walkway.
35. 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.
36. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Phillip Nehmer, (266-4769) (pnehmer@cityofmadison.com) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
37. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
38. "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.
39. 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.
40. 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.
41. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to

the Public Right-of-Way on West Wilson 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.

42. The applicant shall prepare a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer.
43. The applicant shall enter into a developers agreement with City Engineering to construct improvements to the Northbound S. Henry approach to the W. Wilson/S. Hamilton/S. Henry intersection. Improvements entail narrowing the approach and adding Final geometrics to be determined by City Traffic Engineer.

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

44. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Paul Ripp at pripp@cityofmadison.com or (608)712-6277.
45. Ensure two paths of egress from the pool deck are provided.
46. The aerial apparatus access lanes appear to be shy of the code minimums due to width and obstructions from trees. Modifications or improved building safety measures will be required.

Zoning (Contact Jenny Kirchgatter, (608) 266-4429)

47. Create ground floor office or retail space along the Henry Street façade. Parking structures shall be designed with liner buildings or with ground floor office or retail uses along all street-facing facades.

48. Provide details showing that the Wilson Street and Henry Street-facing façades meet the door and window opening requirements of Section 28.071(3)(e). For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the facade area. Upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story. Garage doors and opaque service doors shall not count toward the requirements.

49. 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 at streets@cityofmadison.com. 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. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

50. On the building elevations, show the height of the building and the capitol view preservation height limit per City Datum. Per Section 28.134(3) Capitol View Preservation, 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 or one hundred eighty-seven and two-tenths (187.2) feet, City datum. 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. For the purpose of this subsection, City datum zero (0.00) feet shall be established as eight hundred forty-five and six-tenths (845.6) feet above sea level as established by the United States Coast and Geodetic Survey.

51. Show the height and width of the parking garage openings on the plans. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line.
52. Submit a parking summary for the development including the total number of vehicle stalls, number of electric vehicle ready and electric vehicle installed stalls, number of accessible stalls, and number of bicycle stalls. Provide a breakdown of the bicycle parking stalls with the number of surface stalls, underground stalls, ground mounted stalls and structured or wall mounted stalls.
53. A minimum of 10% of the residential parking stalls (24 stalls) must be electric vehicle ready and a minimum of 2% of the stalls (5 stalls) must be electric vehicle installed. One (1) of the electric vehicle installed stalls must be an accessible stall.
54. Bicycle parking for the commercial tenant space shall comply with the requirements of MGO Sections 28.141(4) (g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for the use. Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance.
55. 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.
56. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. All glass railings must be treated. Submit details of the specific treatment that will be applied to the glass areas.
57. Show the garage area wells on the civil plans and landscape plan.
58. Provide details for the rooftop green roof and lawn areas.

Parks Division (Contact Ann Freiwald, (608) 243-2848)

59. 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. The development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 21011 when contacting Parks about this project.

City Forestry (Contact Brad Hofmann, (608) 267-4908)

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| <ol style="list-style-type: none">60. 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. |
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61. 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.
62. 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.
63. 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.
64. 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.
65. 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.
66. 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.
67. 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.
68. City Forestry will issue a street tree removal permit for two trees: 4" Lilac and 30" Ash tree due to driveway installation. Add as a note on the plan set.

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

69. Private wells may have served the parcels associated with this project prior to municipal water service connections. The existing properties will require an internal and external survey for potential unabandoned private wells prior to proceeding with demolition. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.
70. Update site utility plan to indicate water service size.
71. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.
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. 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.

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

City Engineering Division (Contact Tim Troester, (608) 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, curb and gutter and pavement to a plan as approved by City Engineer
3. Construct revised Henry/Wilson/Hamilton intersection as required by City Traffic Engineer.
4. 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))

5. 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)

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

6. Current ownership of parcels, based upon Assessor records, is Apex Investment Group V LLC and Henry Street Development LLC. CSM indicates owner is Walter Wayne Development LLC. Reconcile ownership by appropriate means.
7. 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)
8. List the recorded coordinate values at the Meander Corner for the NW Corner of Section 24. Also for the true and meander corner correct the label for the corner to be the NW Corner of Section 24-07-09.
9. 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.
10. The 50.96 foot length portion of the exterior boundary is, per a 1994 survey performed by Woodward - Clyde for the City of Madison, a curve bending to the right. The exterior boundary shall be appropriately modified.
11. Correct two calls in the legal description. The to references to the easterly most corner of Lot 2 and the southerly most corner of Lot 1 are incorrect as those corners are further to the southeast at the Centerline of the Railroad as was determined by court order.
12. Modify the label for the Railroad to be Wisconsin Dept of Transportation Operated by Wisconsin & Southern Railroad (WSOR).
13. 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 Early Start Permit.
14. 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.

Office of Real Estate Services (Contact Lance Vest, (608) 245-5794)

15. Prior to approval sign-off by the Office of Real Estate Services (“ORES”), the Owner’s Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report.

When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

16. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner’s Certificate(s).
17. If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.
18. As of April 16th, 2021, the 2020 real estate taxes remain due for the subject property.

Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to:

City of Madison Treasurer
210 Martin Luther King, Jr. Blvd.
Madison, WI 53701

19. As of April 16th, 2021, there are special assessments reported for property within the CSM boundary. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1. In lieu of this requirement, the owner may present written documentation from the City’s Board of Public Works that the special assessments may be

continued to be paid on the installment basis authorized by the Board of Public Works. However, if lands within the CSM boundary are to be dedicated, the special assessments levied against the dedicated lands are to be paid in full.

20. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Lance Vest (lvest@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (December 18th, 2020) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.
21. Correct the document number for the Easement Deed recorded as Document No. 4965434 in Note 1, Sheet 3.
22. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.

Parks Division (Contact Ann Freiwald, (608) 243-2848)

23. 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."
24. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees.
25. The Parks Division shall be required to sign off on this CSM.