



PREPARED FOR THE PLAN COMMISSION

Project Address: 849 E Washington Avenue & 14 S Paterson Street

Application Type: Demolition Permit, Conditional Use, Plan Amendment, and Certified Survey Map Referral

Legistar File ID # [65925](#), [65485](#), and [65656](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, Planning Division

Summary

Applicant: Jeff Davis, Angus-Young; 16 N Carroll Street, Suite 610; Madison.

Contact Person: Matt Brink, Matt Brink Consulting; 701 E Washington Avenue, Suite 105; Madison.

Property Owner: Bakers Place, LLC; 533 W Main Street #109; Madison.

Requested Actions:

65925 – Amending the East Washington Avenue Capitol Gateway Corridor Plan to revise the land use recommendation for the block bounded by E Washington Avenue, S Livingston Street, E Main Street, and S Paterson Street from “Employment” to “Employment/Residential.”

65485 – Consideration of a demolition permit to allow the partial demolition of a commercial building; consideration of a conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building; consideration of a conditional use in the TE District for a building exceeding five stories and 68 feet in height; and consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, all to allow the construction of a fourteen-story mixed-use building containing approximately 10,000 square feet of commercial space and 214 apartments at 849 E Washington Avenue and 14 S Paterson Street.

65656 – Approving a Certified Survey Map of property owned by Bakers Place, LLC located at 849 E Washington Avenue to create one lot.

Proposal Summary: The applicant is seeking approval to demolish most of the 43,575 square-foot former Gardner Bakery building at the southwesterly corner of E Washington Avenue and S Paterson Street to construct an up to fourteen-story mixed-use building containing 9,880 square feet of commercial space and 214 apartments per the most recent plans. Approximately 5,600 square feet of the existing building will be retained and incorporated into the mixed-use project. Parking for 144 automobiles and 272 bicycles will be provided within the proposed building. The applicant wishes to begin construction of the mixed-use building in November 2021, with completion anticipated in May 2023.

Applicable Regulations & Standards Table 28F-1 in Section 28.082(1) of the Zoning Code identifies dwelling units in mixed-use buildings as a conditional use in the TE district. Section 28.084(3)(c) requires that building exceeding five (5) stories and 78 feet in height in the TE district may be allowed with conditional use approval. Section 28.141(5) states that an automobile parking reduction of more than 20 spaces and 25% or more of the required parking requires conditional use approval. Section 28.183 provides the process and standards for the approval of

conditional use permits. Section 28.185 provides the process and standards for the approval of demolition and removal permits. The criteria for new development in Urban Design Dist. 8 are found in Section 33.24(15) of the Urban Design Commission ordinance. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: The property is located in Urban Design Dist. 8, which requires that the Urban Design Commission approve the project. The demolition permit and conditional uses require approval by the Plan Commission; the [East Washington Avenue Capitol Gateway Corridor Plan](#) amendment and CSM require Plan Commission and Common Council approval.

Summary Recommendations: The Planning Division recommends that the Plan Commission recommend **approval** of the proposed amendment to the [East Washington Avenue Capitol Gateway Corridor Plan](#) (ID 65925) and the one-lot Certified Survey Map (ID 65656) to the Common Council and find the standards met and **approve** demolition permit and conditional uses to construct a fourteen-story mixed-use building at 849 E Washington Avenue and 14 S Paterson Street (ID 65485), all subject to input at the public hearing, the conditions of the Urban Design Commission approval, and the conditions from reviewing agencies beginning on **page 9** of this report for the land use requests, and on **page 18** for the CSM.

Background Information

Parcel Location: An approximately 1.0-acre parcel that extends along the westerly side of S Paterson Street from E Washington Avenue to E Main Street; Aldermanic District 6 (Benford); Urban Design District 8; Madison Metropolitan School District.

Existing Conditions and Land Use: The northerly half of the subject site is developed with a two-story, 43,575 square-foot multi-tenant commercial building; the remainder of the site is improved as surface parking. The entire site is zoned TE (Traditional Employment District).

Surrounding Land Uses and Zoning:

North: The “Galaxie” mixed-use development, zoned TE (Traditional Employment District); Breese Stevens Field, zoned PR (Parks and Recreation District);

South: Madison Water Utility administrative offices, storage facility and garage across E Main Street, zoned TE;

West: One- and two-story multi-tenant commercial buildings, Madison Moving & Storage, zoned TE;

East: Hotel Indigo, five-story office building (under construction), zoned TE.

Adopted Land Use Plans: The 2018 [Comprehensive Plan](#) recommends the subject site and the E Washington Avenue frontage for Employment uses.

The [East Rail Corridor Plan](#) identifies the site for commercial and industrial uses consistent with the historic use of the property as part of a larger employment corridor that is centered along E Main Street and generally extends from E Washington Avenue to E Wilson Street.

The [East Washington Avenue Capitol Gateway Corridor Plan](#) currently recommends the subject block for employment, with opportunities for commercial at the corner of E Washington Avenue and S Paterson Street. The

pending amendment proposes to allow for the inclusion of residential uses as part of a comprehensive employment development similar to an amendment approved in October 2020 to allow residential uses on the adjacent 90-block. The Plan includes specific recommendations for height, building placement, and design which have been codified in MGO Section 33.24(15) as Urban Design District 8.

Zoning Summary: The site is zoned TE (Traditional Employment District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	43,666 sq. ft.
Lot Width	50'	132'
Front Yard	15' Minimum per UDD 8	Existing (from E Washington Ave)
Side Yards (Per UDD 8)	0-10' along Paterson, 0' on interior	(See conditions)
Rear Yard	Lesser of 20% of lot depth or 20'	20' (from E Main Street)
Maximum Lot Coverage	85%	Less than 85%
Usable Open Space	20 sq. ft./bedroom (5,940 sq. ft.)	8,714 sq. ft.
Minimum Building Height	22' measured to building cornice	14 stories/ 156'
Maximum Building Height	5 stories / 78' per zoning; 12 stories along E Washington Ave.; 8 stories on E Main St. per UDD 8	
Auto Parking	Multi-family dwelling: 1 per unit (226); General retail; service business; office: 1 per 400 sq. ft. floor area (25); Food and beverage use: 15% of capacity (TBD) (251 total)	142 garage (Requires reduction) (See conditions)
Bike Parking	Multi-family dwelling: 1 per unit up to two-bdrms, half space per add. bdrm (236); 1 guest space per 10 units (23); General retail/ service/ office: 1 per 2,000 sq. ft. floor area; Food and beverage use: 5% of capacity of persons (TBD) (264 total)	272 bike storage room, 36 exterior (308 total) (See Zoning conditions)
Loading	None Required	0
Building Forms	Flex Building	Will Comply
Other Critical Zoning Items		
Yes:	Urban Design (Urban Design Dist. 8), Barrier Free, Utility Easements, Wellhead Protection (WP 24)	
No:	Floodplain, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

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

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service along E Washington Avenue, with stops in the Paterson Street intersection (Stop ID 1565). The planned east-west Bus Rapid Transit Line is planned to extend along E Washington, with a stop proposed at Paterson Street.

Project Description

The developer, Bakers Place, LLC, is requesting approval to construct an up to fourteen-story mixed-use building containing 9,880-10,500 square feet of commercial space and 214 apartments on an approximately 1.0-acre parcel that extends along the westerly side of S Paterson Street from E Washington Avenue to E Main Street. Approximately 5,600 square feet of the existing two-story, 43,575 square-foot former Gardner Bakery building will be retained and incorporated into the mixed-use project as a standalone structure; the remainder of the building will be demolished. A one-lot Certified Survey Map (CSM) has been submitted for approval to facilitate construction of the proposed building.

The 14-story building is proposed as a C-shaped structure, with the tallest portion of the proposed mass to be located along S Paterson Street behind and above the one-plus story portion of the former bakery building to remain, which will occupy the E Washington corner of the site. The mass of the building will step down to ten stories along S Paterson, to nine stories as it approaches E Main Street before stepping down to three stories along E Main. The space between the retained portion of the bakery and the 14-story tower is proposed as a mews that will provide access and open space for commercial spaces to be located on the first floor of both buildings, with 5,500 square feet of commercial space in the former bakery and 5,000 square feet of commercial space in the new building.

The 214 dwelling units proposed will be comprised of 46 studio units, 35 “micro” units, 62 one-bedroom units, 56 two-bedroom units, and 15 three-bedroom units as shown on the floorplans included in the project plans. Parking for 144 automobiles will be provided within the proposed building, 74 of which will be housed in an automated parking system located along the westerly wall of the ground floor and lower level. Fourteen parking stalls will be provided at the grade of E Main Street, with the remaining 56 stalls located in conventional stalls on the lower level. Eight of the 144 automobile stalls will be for electric vehicles that will be part of an internal ride sharing program. Access to the automobile parking will be provided from a single driveway from E Main Street at the southwesterly corner of the first/ ground floor. Parking for 272 bicycles will be provided in a second floor bike room, which will be accessed by a ramp up from the mews between buildings as well as from within the 14-story building. An additional 36 bike stalls will be provided around the exterior of the project.

An accessible landscaped terrace is proposed for residents on the third floor of the 14-story building in the courtyard formed by the C-shaped structure, which will be connected to the commercial mews by an outdoor stair. A 1,334 square-foot amenity space resident and terrace are proposed on the tenth floor overlooking E Main Street. Inaccessible planted roofs are proposed on the stepped back portions of the building at the fourth floor along both E Main and S Paterson Streets. The roof above the fourteenth floor will also be a planted roof.

The commercial portion of the proposed building will be located at the sidewalk adjacent to S Paterson Street before setting back approximately 10 feet for the residential portion of the first floor. First floor residential units will have access directly from the S Paterson sidewalk from slightly elevated front porches. The building will be setback 20 feet adjacent to E Main Street, which is consistent with the 20-foot rear yard setback currently required in the TE zoning district for a project opposite the front yard along E Washington Avenue.

The lower three stories of the 14-story building will be clad with pre-weathered steel panel, while the upper floors will be primarily clad with light-colored metal panels and contrasting light-colored corrugated metal panels. A mechanical penthouse is proposed on the roof above the eleventh floor of the building.

Analysis

Any building taller than five (5) stories and 78 feet in height in TE zoning requires conditional use approval, in part to assess any impacts that may be created by a taller development (traffic, parking and circulation; aesthetics, etc.). Dwelling units in a mixed-use building are also a conditional use in the TE district. The project also requires Plan Commission approval of a conditional use for a parking reduction and for demolition of fifty percent or more of the area of the exterior walls of a building.

Proposed Plan Amendment

The south side of E Washington Avenue is planned for primarily employment uses and development in the East Washington Avenue Capitol Gateway Corridor Plan, with opportunities for supporting commercial uses at specific locations along the E Washington Avenue frontage (including on the corners of the subject 800-block). The corridor plan “permits a mix of integrated uses within areas designated as employment to support the needs of employees and employers (such as small-scale retail, personal and business services, and, possibly, limited residential or live-work spaces) but discourages free-standing commercial and residential development.”

The employment land use recommendation in the corridor plan is a continuation of the office or industrial employment uses recommended for the southerly side of E Washington Avenue by the 2004 East Rail Corridor Plan, which recommends that the south side of E Washington Avenue primarily be developed with employment uses as part of a larger employment corridor centered on E Main Street and generally extending from E Washington to E Wilson Street. The East Rail Corridor Plan includes accommodations for a limited amount of small-scale retail and service uses to serve the planned employment corridor. The Employment land use recommendation for the block is also reflected on the 2006 and 2018 Comprehensive Plan future land use maps.

Although dwelling units in a mixed-use building are allowed by the existing TE zoning of the block when approved as a conditional use, an amendment to the East Washington Avenue Capitol Gateway Corridor Plan was sponsored by Ald. Brian Benford, District 6, to change the recommended land use for the 800-Block from “Employment” to “Employment-Residential” to facilitate the proposed development (ID [65925](#)). The change to the Future Land Use Map to allow residential uses on the 800-block will be subject to language added to the Plan in 2020 for a similar amendment for the 900-block that allows residential uses to be considered to “complement significant, large-scale employment development on the same block.”

Staff believes that the 800-block on the south side of E Washington Avenue has had sufficient employment uses developed elsewhere on it to allow for residential uses proposed for the subject site. The block already includes the of the nine-story, 158,000 square-foot “Spark” office development at 821 E Washington Avenue and the eight-story 152,925 square-foot “Gebhardt” commercial/office development at 803 E Washington. The proposed development will also be located across S Paterson Street from a substantial amount of employment development approved or under construction on the 900-block and in close proximity to a variety of employment, industrial, and institutional uses located along E Main Street. The addition of the 226 apartments on the subject site would also be consistent with a broader goal for the E Washington corridor to include opportunities for housing for workers within close proximity to their places of employment.

Urban Design Commission

The East Washington Avenue Capitol Gateway Corridor Plan includes specific recommendations for height, building placement, and design for the corridor, which have been codified in MGO Section 33.24(15) as Urban

Design District 8. The plan and UDD 8 generally allow up to an eight-story, 99-foot building to be built along the E Main Street frontage of the 800-Block and up to a 12-story, 147-foot building along the E Washington Avenue frontage, with specific stepbacks and setbacks. The district allows for three bonus stories to be approved along the E Washington frontage and two stories along E Main if specific criteria are met. The Urban Design Commission found that the project is consistent with the requirements and guidelines in Urban Design Dist. 8 and granted **final approval** of the building subject to conditions at its June 30, 2021 meeting on a 4-2 vote, including the request for two bonus stories along E Washington Avenue and E Main Street. A draft report from the Urban Design Commission is attached to the conditional use file for the proposed development.

Proposed Demolition

As noted in the preceding sections, the applicant is proposing to demolish all but 5,600 square feet of the existing two-story, 43,575 square-foot former Gardner Bakery building to facilitate construction of the proposed fourteen-story building on the 1.0-acre subject site.

For the demolition of the existing buildings, the Plan Commission shall find that both the requested demolitions and the proposed use are compatible with the purpose of Section 28.185 of the Zoning Code and the intent and purpose for the zoning district in which the property is located. In part, the purpose of Section 28.185 include aiding in the implementation of adopted City plans, protecting neighborhood character, preserving historic buildings, encouraging the reuse and/or relocation of existing buildings, and discouraging buildings falling into a state of severe disrepair. The proposed use of the property following the demolitions should also be consistent with the Comprehensive Plan and any adopted neighborhood plans. When making its decision, the Commission may consider and give decisive weight to any relevant facts including but not limited to the effects the demolition and proposed use of the subject property following demolition would have on the normal and orderly development and improvement of surrounding properties, the reasonableness of efforts to relocate the building, including the costs of relocation and the structural soundness of the building, impacts on street trees, and the limits that the location of the building would place on relocation efforts.

City records indicate that the Gardner Bakery building was constructed in 1917 as the C.G. McGlashan Wholesale Bakery, with an addition along S Paterson Street constructed in 1927 and another addition in 1929. From 1919-1926, Occident Baking Co. occupied the building, then Gardner Baking Co. from 1926-1952. The Madison Wholesale Drug Company moved into the building through the 1960s, and in 1968 the Humiston Keeling Drug Company owned the building. In 1991, the building was remodeled and converted to offices and commercial spaces, including recent tenants like Bos Meadery. The redevelopment proposal retains the older portion of the building that faces onto E Washington and demolishes the rear wings that extend along S Paterson.

The former Gardner Bakery building is identified as a building with “some historic interest” in the East Washington Avenue Capitol Gateway Corridor Plan. Those shown as “some historic interest” in the Plan are buildings not of sufficient historical significance to be designated as a local landmark, but which contribute to the historic character of the E Washington Avenue corridor.

The Landmarks Commission informally reviewed the demolition related to this project at its June 28, 2021 meeting and voted to recommend to the Plan Commission that the building at 849 E Washington Avenue has historic value based on cultural significance in its association with the Gardner Baking Company and architectural significance as an intact example of an early 20th century commercial building. The motion included a request to the Plan Commission to provide additional information regarding the partial demolition and additional information about

the historic value of the areas to remain as part of the redevelopment, which the Landmarks Commission would be happy to review again in more detail. The motion passed by voice vote/other.

During the Landmarks Commission discussion, members stressed the building's significance, especially given the changes along the E Washington Avenue corridor, as well as the historic significance of the building in two separate portions, the front and the back addition. There was discussion about the significance of the front 1917 portion of the building and the 1929 addition, which is part of the building's history as it relates to the Gardner Baking Company, which members noted has a prominent history in Madison. Members also discussed whether the portion of the existing structure to remain was able to convey its historic associations before determining that it could. However, members of the Landmarks Commission did not want to determine that the 1917 portion of the building to remain was more significant than the 1929 addition to be razed. In ultimately making their recommendation, members of the Landmarks Commission stated that the overall building is culturally significant given that Gardner was a fixture on the east side of Madison for many years, and that the building still conveys aspects of its historic design and retains integrity, including the bakery sign on the side of the building. Members also discussed a desire to review more information on how the 1917 portion of the building is being incorporated into the proposed redevelopment to convey its historic associations if desired by the Plan Commission.

The Planning Division regrets that more of the 43,575 square-foot Gardner Bakery building is not being incorporated into the proposed redevelopment but believes that the Plan Commission may find the demolition standards are met following careful consideration of the findings of the Landmarks Commission. In recommending that the demolition standards are met, staff believes that the incorporation of an important section of the building within the larger redevelopment will convey—at least nominally—the historic character of this portion of the corridor consistent with the recognition of the building's historic interest in the East Washington Avenue Capitol Gateway Corridor Plan.

Proposed Conditional Uses

The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met]."

When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall also consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

Staff believes that the conditional use request to construct the proposed mixed-use building in excess of the five-story, (now) 78-foot height limit in the TE zoning district can meet the standards for approval. The uses, values and enjoyment and normal and orderly development of surrounding properties should not be substantially impaired or diminished in any foreseeable manner by the establishment of the building, and comments submitted by reviewing agencies do not suggest that the proposed development will negatively impact the City's ability to

provide services to the development subject to meeting the recommended conditions of approval in the final section of this report. As noted above, the northern half of the 800-block adjacent to E Washington Avenue is planned for up twelve-story buildings (fourteen-story buildings if the bonus height criteria in Urban Design District 8 are met), while the southern half adjacent to E Main Street is planned for up to eight stories (ten with bonus height criteria), which the Urban Design Commission approved as part of its recent approval of the proposed building.

The Zoning Administrator has determined that at least 251 automobile parking stalls are required to serve the proposed development based on the requirements for one stall per dwelling unit (226 stalls) and one stall per 400 square feet of floor area for general retail, service business, and office (25 stalls). Additional parking may be required for any food or beverage uses that may be located in the project in the future (which are subject to subsequent conditional use approval in TE zoning). Section 28.141(5) states that an automobile parking reduction of more than 20 spaces and 25% or more of the required parking requires conditional use approval. Per Section 28.141(5), parking for *non-residential uses* may be reduced by one space for each space in a public parking lot or public parking structure located within 1,320 feet of the use, as measured by using the shortest pedestrian route from the nearest corner of the parking lot or structure to the main public entrance of the use served. Due to the proximity of the Capital East/ Livingston Street Parking Ramp on block to the west on E Main Street, parking for the proposed commercial uses may be reduced. However, parking for the multi-family dwellings will require a conditional use parking reduction to be approved by the Plan Commission.

Staff believes that the Plan Commission may also find the conditional use standards met for the proposed parking reduction. To address the parking demand for the development and to meet conditional use standards 5 and 6 related to transportation impacts, a Transportation Demand Management Plan (TDMP) was submitted with the project. Staff from the Traffic Engineering Division and Planning Division have reviewed the TDMP and feel that the strategies it contains should adequately off-set the proposed parking condition if implemented to the fullest extent. Staff notes that the proposed internal ride/car-sharing program, the site's access to transit (including the east-west Bus Rapid Transit line planned along E Washington, which will include a stop at Paterson Street), proximity to the Capital City Trail, and location in a high-density area of the City should afford the opportunity for some future tenants, residents, and guests of the development to walk or bike in lieu of driving to the site and parking.

Conclusion

In general, the Planning Division believes that the proposed building and parking reduction can meet the standards for approval. Further, staff supports the proposed amendment to the East Washington Avenue Capitol Gateway Corridor Plan to change the recommended land use for the 800-Block of E Washington Avenue and E Main Street from Employment to Employment-Residential to support the residential uses proposed, which we feel will complement the 300,000 square feet of office/commercial development that has occurred elsewhere on the block. Overall, staff feels that the proposed building should contribute positively to the built environment that continues to emerge in the Capitol Gateway Corridor.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission recommend **approval** of the proposed amendment to the East Washington Avenue Capitol Gateway Corridor Plan (ID 65925) and the one-lot Certified Survey Map (ID 65656) to the Common Council and find the standards met and **approve** demolition permit and conditional uses to construct a fourteen-story mixed-use building at 849 E Washington Avenue and 14 S Paterson Street (ID 65485), all subject to input at the public hearing, the conditions of the Urban Design Commission approval, and the following conditions [CSM conditions begin on page 18, below]:

Land Use – Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

1. Reconcile the project data between the letter of intent and final plans prior to issuance of building permits, including the number and type of units, commercial square-footage, and auto and bike parking.

Urban Design Commission

The Urban Design Commission granted **final approval** of the project on June 30, 2021 subject to the following conditions (included for reference):

2. The building materials shown in the material sample sheet and building elevations [presented at the meeting]: metal cladding with a corrugated metal cladding for the top portion and pre-weathered steel for the bottom.
3. Revise the landscaping plans to replace the proposed European Privet, Ruellia Humelus and Coreopsis (alternatives to those, hybrid varieties with sterile seeds).
4. This project will meet the requirement for bonus stories through Group 1 LEED Gold Certification or a combination of elements in Group 2 in Section 33.24(15)(e)12.

The following conditions have been submitted by reviewing agencies:

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

5. The applicant shall submit projected wastewater flow calculations for the development. The City has capacity concerns for the sewer in S Paterson Street as a result of the pending development. If the sewer in S Paterson Street is determined to be undersized for the proposed development, the developer will be required to replace the sewer main in S Paterson Street from the sewer lateral connection location to E Washington Avenue.
 6. The applicant shall construct a manhole over the City sewer in S Paterson Street if the 10-inch diameter lateral is to be connected to it. A 10X10 wye is not a legal sewer connection in the Plumbing Code.
7. The applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The agreement shall 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.
 8. Construct sidewalk, curb and gutter, terrace improvements, and pavement as approved by City Engineer.

9. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the development.
10. 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.
11. 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.
12. An Erosion Control Permit is required for this project.
13. A Storm Water Management Report and Storm Water Management Permit is required for this project.
14. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
15. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Wisconsin Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
16. 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.
17. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer.
18. Revise plan to show the location of all rain gutter down spout discharge locations.
19. The area adjacent to this development is subject to backwater flooding from Lake Monona. Minimum entrance elevations for ramps to underground parking and to entrances shall be set at elevation 852.00. Structure exposed below this elevation shall be constructed of water resistant materials such as concrete or brick.
20. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch 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.
21. The applicant shall demonstrate compliance with Sections 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE)

computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

22. 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, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
23. 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 the City Engineering Division at 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
24. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
25. 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 Storm Water Management Plan and Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - 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))
 - This is a redevelopment site as a result it is required to reduce the peak discharge from the site by 15% compared to existing conditions, and the total volume from the site by 5% compared to existing conditions.
 - Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.
26. 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.
27. 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 tstroester@cityofmadison.com (West).

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

28. The Site Plan shows a portion of the proposed building being up to and along the right of way of S Paterson Street, but not indicating any improvements encroaching into the public right of way. The Applicant shall confirm that there are not any encroachments, including, (but not limited to) balconies and roof overhangs. If any encroachments are discovered, the applicant shall make an application with City of Madison Real Estate for a privilege in streets agreement. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way. Any encroachment in a public right of require an annual fee that is determined during the application process.
29. The base address of the proposed apartments is 10 S Paterson Street. 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.
30. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, 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.
31. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan for each floor on a separate sheet 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 application submittal for the final Site Plan Approval 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)

32. The applicant has submitted a Transportation Demand Management Plan (TDMP) that appears to meet or succeed guidelines outlined by current policy. Traffic Engineering staff finds the submitted TDMP to be approvable.
33. All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large cars, this means 9 feet by 18 feet clear; for one-size-fits-all this means 8.75 feet by 17 feet clear.
34. The applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
35. The 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.
36. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; 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.

37. 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.
38. 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.
39. All parking facility design shall conform to the standards in MGO Section 10.08(6).
40. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
41. Per Section MGO Section 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.
42. 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–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.
43. The applicant shall provide a clearly defined five-foot 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.
44. 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.
45. 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.
46. "Stop" signs shall be installed at a height of seven (7) feet 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.

- 47. 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.
- 48. 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 four 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 main City of Madison Traffic Engineering office with final plans for sign off.
- 49. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

50. Staff is anticipating that future conditional uses will be sought as tenants are identified for spaces in the mixed-use building. These conditional uses will require additional approvals from the Plan Commission.

51. Per Section 28.141(5), parking for non-residential uses may be reduced by one space for each space in a public parking lot or public parking structure located within 1,320 feet of the use, as measured by using the shortest pedestrian route from the nearest corner of the parking lot or structure to the main public entrance of the use served. Due to the proximity of the Capital East Parking Ramp, parking for the proposed commercial uses may be reduced. **Parking for the residential multi-family dwellings will require a conditional use parking reduction.**

52. 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 60 days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

53. The project site lies within Wellhead Protection District 24. Future commercial uses will be subject to review by the Water Utility. All uses in Zones A and B of any Wellhead Protection District shall be approved by the Water Utility General Manger or his/her designee. A use may be approved with conditions. Approval by the Water Utility General Manager or his/her designee is in addition to all other approvals required for the proposed use.

54. On the site plan, show the proposed building setbacks as measured to the property lines. The rear yard setback adjacent E Main Street is a minimum of 20 feet. The street side yard setback adjacent S Paterson Street is 0 feet if the distance between the curb and property line is equal to or greater than 15 feet. If the distance between the curb and property line is less than 15 feet, the street side yard setback is 5 feet. A no-build easement may be used to achieve the 15-foot distance.

55. Provide electric vehicle stalls per Section 28.141(8)(e) *Electric Vehicle Charging Station Requirements*. A minimum of 10% of the residential parking stalls (14 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (3 stalls) must be electric vehicle installed. One (1) of the electric vehicle installed stalls shall

be an accessible stall. The proposed EV ride share program stalls do not count toward the minimum EV stall requirement.

56. Bicycle parking for the commercial tenant spaces shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11). The bicycle parking requirements for the commercial tenant spaces will be reviewed prior to obtaining zoning approval for each use. Provide a minimum of five (5) 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. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike racks.
57. Bicycle parking for the multi-family dwelling units shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 236 resident bicycle stalls are required plus a minimum of 23 short-term guest stalls. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5)-foot access aisle for wall mount parking. Show the dimensions of the bicycle stalls and the access aisles within the bicycle parking storage room on the mezzanine floor plan. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. Submit a detail showing the model of bike rack to be installed.
58. Provide detailed floorplans for each floor of the building.
59. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify which glass areas will be treated, and provide a detail of the specific treatment that will be used.
60. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
61. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and MGO Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, 261-9658)

62. Establish easements both for egress and fire separations along the new property line between the existing building and the proposed building, or ensure both building fully comply with egress and fire separation between parcels in accordance with IBC.
63. Provide fire access lanes in accordance with MGO Chapter 34 and the IFC. Plans provided only addressed aerial accesslanes.

64. Establish addressing in accordance with Madison General Ordinances through City Engineering. The proposed building has had a base address established as 10 S Paterson Street.

65. Some revisions to the floorplan layout will be necessary to comply with the International Building Code.

Water Utility (Contact Jeff Belshaw, 261-9835)

66. This property is in a Wellhead Protection District–Zone (WP-24). The owner/applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Adam Wiederhoeft at awiederhoeft@madisonwater.org for additional information, including a summary of the submittal requirements.

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 Avenue. 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 and 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 266-4646. The 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.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency has reviewed the project and did not submit any conditional of approval.

Parks Division (Contact Kathleen Kane, 261-9671)

68. 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 East Park-Infrastructure Impact Fee district. Please reference ID# 21015 when contacting Parks Division staff about this project.

Forestry Section (Contact Brad Hofmann, 267-4908)

69. The contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. The 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 belowground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.

70. As defined by the Section 107.13 of the *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 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.

71. Additional street trees are needed for this project. Tree planting specifications can be found in Section 209 of the *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, the 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."
 72. 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.
 73. 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.
 74. Section 107.13(g) of the *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.
 75. 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 whose 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.
 76. 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.
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Certified Survey Map – Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

1. Based on WDNR BRRS record #03-13-561428 Humiston Keeling Company, the property contains residual petroleum soil contamination. If contamination is encountered, all WDNR and DSPS regulations for proper handling and disposal of contaminated soils shall be followed.
2. Enter into a City / Developer agreement for required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
3. Construct sidewalk, curb and gutter, terrace improvements, and pavement as approved by City Engineer.
4. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

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

5. The City of Madison acquired lands per Document No. 3858958 and corrected by Document No. 3920530. A corner of the existing former Bakery building lies within a one-foot square portion of this acquisition. This was not the intent of the acquisition and the area is not required by the City for public right of way purposes. Therefore, please coordinate with Jeff Quamme (jrquamme@cityofmadison.com) for the disposal of and conveyance back to the owner of this site of a 1' x 1' area in order to remove the building corner from the right of way.
6. The Joint Driveway Agreement per Document No. 1748268 shown on the CSM appears as if it may have been extinguished based upon the Doctrine of Title Merger. The applicant shall consider this possibility of termination or record a document terminating the easement due to the identical ownership of the lands subject to and benefitting from the easement.
7. The applicant shall determine if the Parking Agreement is still in effect that is noted on the CSM. The public parking garage at the corner of E Main Street and S Livingston Street has been constructed and is in service.
8. The Owner's Certificate shall be updated to a Corporate Owner's Certificate correctly citing the current owner. The Consent of Corporate Mortgagee Certificate shall also be updated to reflect the correct mortgagee information.
9. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, 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.
10. 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).

11. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Certified Survey Map in areas where this control exists. The surveyor shall identify any deviation from City Master Control.
12. Prior to Engineering final sign-off by main office for Certified Survey Maps, the final CSM shall be submitted in PDF format 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.
13. The Curve Data at the corner shall include the central angle and tangent bearings as required by statute.
14. Provide a Building Tie for the East corner of the existing building and for the building corner 45 feet northeast of the western most corner of the building.
15. Label the portions of the public right of way acquired by the City in the norther corner of the CSM per Document No. 3858958 as Corrected by Document No. 3920530.
16. Show the underlying existing lot lines within Lot 1. Also, add to the header on each sheet and the legal description that the CSM is also part of Government Lot 5 of Section 13.
17. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, 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 CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

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

This agency reviewed the request and has recommended no conditions of approval.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

This agency reviewed the request and has recommended no conditions of approval.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency reviewed the request and has recommended no conditions of approval.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

This agency reviewed the request and has recommended no conditions of approval.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed the request and has recommended no conditions of approval specific to the CSM.

Parks Division (Contact Kathleen Kane, 261-9671)

18. 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 East Park-Infrastructure Impact Fee district. Please reference ID# 21015 when contacting Parks Division staff about this project.

19. 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." The Parks Division shall be required to sign off on this CSM.

City Forestry Section (Brad Hofmann, 267-4908)

This agency reviewed the request and has recommended no conditions of approval.

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

20. Prior to final 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 Office of Real Estate Services (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.

21. 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).

22. If applicable, a Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

23. Please update the Plan Commission certificate as follows:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____
Matthew Wachter, Secretary of the Plan Commission

Date: _____

24. Please include a space for the Register of Deeds to hand write the recording info on the date of recording, to appear similar to the following:

Office of the Register of Deeds
Dane County, Wisconsin

Received for recording on _____, 20__ at ___ o'clock __M, and
recorded in Vol. ___ of CSMs on page(s) _____, Document No. _____.

Kristi Chlebowski, Register of Deeds

25. As of June 18, 2021, the 2020 real estate taxes are paid 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.
26. As of June 18, 2021, there are no special assessments reported. 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.
27. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Lance Vest in City's Office of Real Estate Services (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 (May 24, 2021) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update.