



PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

Project Address: 330 East Wilson Street
Application Type: Demolition Permit and Conditional Use
Legistar File ID #: [33909](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Related Approvals

After referring the proposal at an earlier meeting, the Urban Design Commission (UDC) granted *initial approval* to the proposal on July 9, 2014. The [report](#) from that meeting is attached for reference.

The UDC will review the revised proposal on October 15. Results from that meeting will be provided to the Plan Commission when received.

The original [June 11 staff report](#) and [July 28 Addendum](#) are enclosed for reference.

Recent Project Changes

The revised proposal accommodates a similar program within a similar building as was discussed in the staff report dated June 11, 2014 and subsequently the addendum dated July 28, both of which are included for reference. Notably, the under-building parking area has been modified to allow space for a small commercial space along the western half of the building, instead of the shallow display area that had been proposed as a screen for the parking area behind it. This change addresses a major staff concern, and allows for the removal of Condition No. 1 from the June 11 staff report.

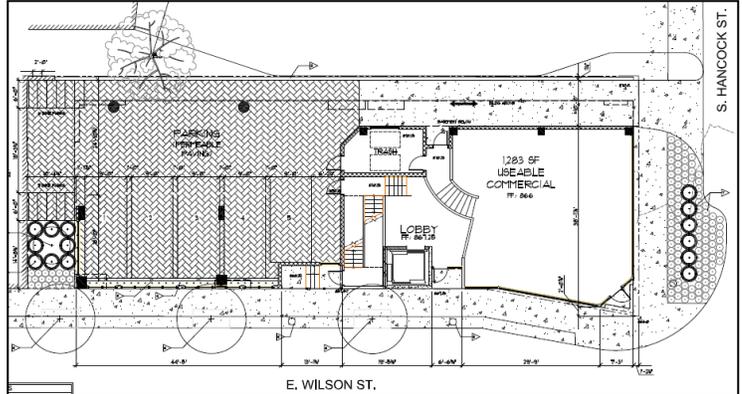
The revised site plan now includes four parking stalls instead of five, and an additional 645 square foot commercial space, complete with a detailed floor plan showing an office layout. The applicant has indicated that this space will be utilized for their office space, and while it may only be viable as an office space for small businesses or non-profit organizations over time, zoning would allow for it to be utilized for a variety of uses.

As reflected in the renderings on the following page, other relatively small changes in the most recent submittal can be summarized as follows:

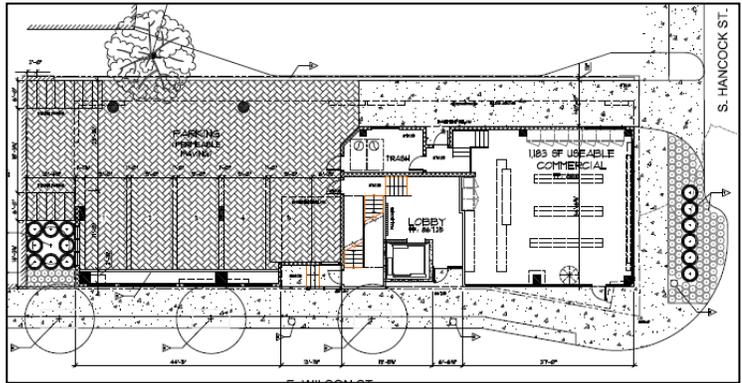
Stair tower revisions – In the October 6 revisions, the stair tower is now a grey stone, and includes an inset panel of cedar lap siding proposed to be painted in various shades of blue. The metal and a set of windows overlap the tower element in the area of the stairway, replacing what had been vertical glass within the stone tower element itself. The top of the stair tower is wider along East Wilson Street, and while the vestibule leading from the tower to the outdoor open space on the rooftop is smaller, revisions to this area still need to be made to meet Zoning requirements. The UDC has discussed the stair tower in each meeting where this project has been reviewed, and staff looks forward to further input from the UDC on this significant architectural piece.

Building color – The proposed color of the metal panels is now a very light grey, rather than white, and it has inset areas with blue fiber cement ship lap siding on all sides of the building. Staff maintains that a contemporary brick building would be preferable in this location (see Analysis section). However, if it is approved as a metal building, staff would like UDC feedback on the proposed color scheme.

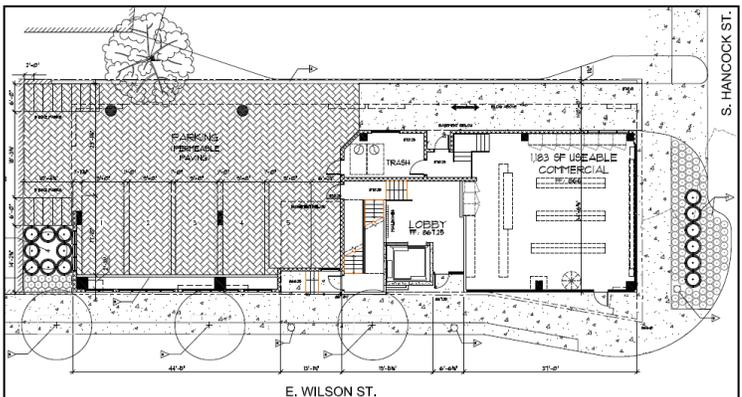
Original Submittal



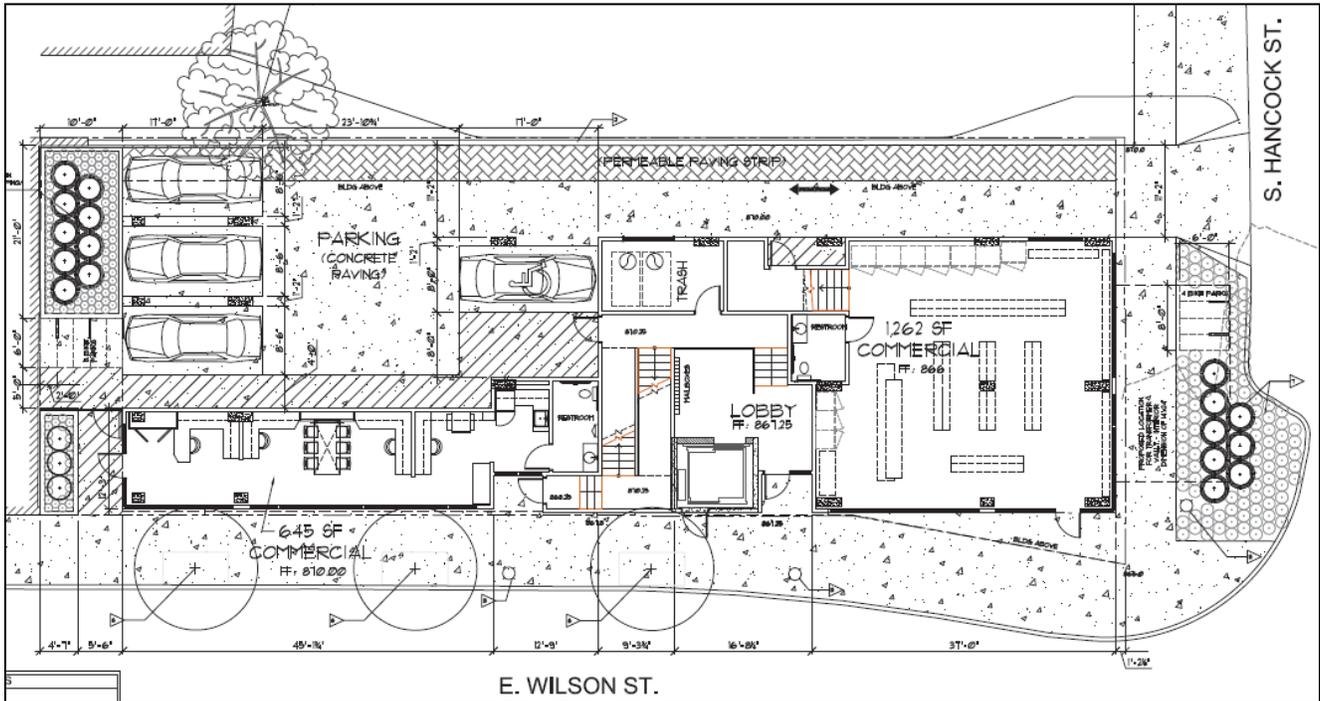
June 3 Revision



July 9 UDC Submittal (UDC Granted Initial Approval)



October 6 Submittal UDC/PC Submittal



Analysis

Staff believes that the addition of the commercial space in front of the small at-grade surface parking area under the building meets zoning requirements. With regard to this issue, this iteration of the proposal is much improved, as it will ensure active and usable ground floor space along nearly the entire East Wilson Street facade. Meanwhile, the proposed parking for the site has only been reduced by one stall.

Notably, throughout the review process, nearby residents and Alder Rummel have raised concerns about how the proposed building will fit in to the surrounding context. A major issue of their concern is the proximity of the building – particularly the upper stories - to Hancock Street. In recent weeks, the applicant unsuccessfully pursued a zoning variance to try to reduce the rear yard requirement in order to shift the building eastward to address this concern, but has not revised the overall program to provide a stepback of the upper levels of the building. The applicant has provided view studies to demonstrate the potential impact of the building on views of Lake Monona from Hancock Street.

Upon review of these studies and recent site visits, staff believes that at this location, a six-story building without upper level stepbacks is acceptable. Staff notes that the view of Lake Monona from Hancock Street will remain the same, although the building would essentially frame the east side of the view. Staff notes that future redevelopment of the Rubin’s warehouse building to the south, for which the Downtown Plan recommends buildings up to ten stories with no required stepback, may play an even more significant role in framing this particular view.

Staff is concerned, however, with the metal panels proposed as the primary building material, and how this building will fit within the context of this corridor. There is a strong desire for new development in this area to appear durable and timeless as part of Madison’s Downtown, and staff is not sure that a light gray metal building with blue cedar accents is the best fit in this area. When considering this issue of exterior materials, the Urban Design Commission and Plan Commission should keep in mind the following conditional use standard and urban design guidelines:

Conditional Use Standard No. 9

9. 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 for comment and recommendations.

It is unclear whether this standard is fully met. The proposal is indeed compatible with the statement of purpose for the UMX District, which is focused primarily on land use (see below).

Statement of Purpose for Urban Mixed Use (UMX) District

This 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.

Concerning Standard No. 9, the Plan Commission should focus on whether or not the proposal would create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area. Staff has raised questions about the appropriateness of metal as the primary exterior material, and also about the adequacy of the window sizes and proportions, especially along the East Wilson Street facade.

Downtown Urban Design Guideline – Architecture No. 4a

Door and Window Openings – As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed streetscape and how the openings in building walls (windows, doors, etc.) are incorporated have an influence on the perception of a building’s mass and how it is experienced by pedestrians.

a. The size and rhythm of windows and doors in a building should respect those established by existing buildings in the area where a clear pattern exists, and the residential and/or mixed-use nature of the building.

Staff is concerned that the proposed five foot square casement windows do not meet this guideline. Buildings in the area – both newer and older – have a predominance of vertical or vertical paired double-hung windows very different from the square windows proposed (see photos on following pages).

Downtown Urban Design Guideline – Architecture No. 5

Building Materials – The Downtown Core and Urban Mixed Use Districts are generally the most dense and heavily used areas of the city, and buildings in these districts are exposed to a high level of use. An integrated palette of high quality, durable building materials can enrich the pedestrian environment through the use of scale, color, texture, and architectural details.

a. A variety of complementary exterior building materials may be incorporated to provide visual interest to the building. The palette of materials should not be overly complex

b. All sides of a structure should exhibit design continuity and be finished with high quality materials. Materials should be those typically found in urban settings.

c. If material changes are proposed, they should generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal.

Staff is concerned that this guideline is not fully met with a building at this location clad primarily in metal paneling. While metal panels could fit into the surrounding context as a secondary or accent material, staff believes that a modern masonry (ideally brick) building would be a much better solution here, and would better stand the test of time.

For reference, photographs or renderings of prominent brick buildings (existing or approved) from the 700 Block of Williamson Street up to the 100 Block of East Wilson Street are included below, followed by photographs of the two buildings immediately adjacent to the subject property.

Brick Buildings from 700 Block of Williamson to 100 Block of East Wilson



744 Williamson Street



722 Williamson Street



706 Williamson Street (approved)



522 East Wilson Street



506 East Wilson Street



414 East Wilson Street



317 East Wilson Street



155 East Wilson Street



132 East Wilson Street



120 East Wilson Street

Buildings Immediately Adjacent to the Subject Property



140 South Hancock Street



310 East Wilson Street

While the architecture for this building certainly need not be traditional, like many of the older buildings shown in the photos, staff believes that a masonry exterior with a window pattern mote similar would be best suited for this prominent corner site immediately adjacent to the First Settlement Local Historic District.

Staff notes that the project architect has been successful designing modern buildings or additions in the Langdon Street area and elsewhere with masonry (see examples below), and would like to see brick or another masonry product explored as a primary material for this proposal.

Examples of Modern Masonry Buildings by Project Architect



626 Langdon Street
(approved addition)



621 Mendota Court



201 West Lakelawn Place

Conclusion

Staff is very supportive of redevelopment at this location, and believes that the six-story mixed use building with active interior spaces along the East Wilson Street facade is appropriate for the site. This addendum focuses on the way the proposed building fits into its context, particularly with regard to the exterior materials. It is evident that the project architect is capable of designing modern buildings similar to the proposed building, but with a brick exterior that would fit in much better at this prominent Downtown location adjacent to the First Settlement Local Historic District.

The Urban Design Commission must make findings on whether the Downtown Urban Design Guidelines are met when making their recommendation to the Plan Commission. Staff recommends that the Downtown Urban Design Guidelines for door and window openings and building materials be carefully considered by the UDC when making this recommendation. The Plan Commission then must make findings as to whether the Demolition and Conditional Use Standards are met, and staff recommends that Conditional Use Standard 9 be carefully considered by the Plan Commission with regard to the exterior materials proposed.

If the Plan Commission can find that relevant standards are met, the proposal should be approved based on conditions from reviewing agencies. However, the Plan Commission should strongly consider finding that Conditional Use Standard 9 is not met, and refer the project to a future meeting to allow the applicant to revise the exterior materials and propose a context-sensitive brick building for this site.

Recommendation

The list of conditions below (changes tracked) is based on the October 6 plan revisions, and should replace the conditions in the [June 11 staff report](#) and [July 28 Addendum](#), both of which are enclosed for reference.

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission consider the input at the public hearing and recommendation of the Urban Design Commission, and make a finding on whether Conditional Use Standards – particularly Standard No. 9 – is met when determining which of the following actions to take:

- 1) If the Plan Commission believes that all of the demolition and conditional use standards are met, the proposal should be approved based on conditions from reviewing agencies below, or;
- 2) If the Plan Commission cannot find that Conditional Use Standard No. 9 is met, the proposal should be referred to a future meeting with instructions to the applicant to revise the exterior materials and propose a context-sensitive brick building for this site.

This recommendation is 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

Planning Division (Contact Heather Stouder, 266-5974)

- ~~1. Final plans submitted for review and approval shall be revised to incorporate increased active interior spaces along the East Wilson Street facade in place of some or all of the surface parking area under the building.~~
2. Prior to submitting final plans for review and approval, the applicant shall work with Planning and Urban Design staff and the Urban Design Commission to make revisions to the exterior materials and window pattern to ensure that the building complements the surrounding context. Staff strongly recommends that the applicant utilize brick or another masonry material, rather than metal paneling, and that casement windows not be utilized on the building.
- ~~3. Prior to submitting final plans for review and approval, the applicant shall submit to staff and the UDC a viewshed study showing impacts of the proposed building on the view of Lake Monona from South Hancock Street to ensure that this important view is maintained with the proposed 1-foot setback from Hancock Street. (Updates on this issue will be reported to the Plan Commission.)~~
4. The Plan Commission should waive the requirement for a district boundary screening fence between this property and the property to the northwest at 140 South Hancock Street, as noted in Zoning Condition No. 41. The retaining wall in this location serves as a sufficient screen, and would also make the construction of a fence very difficult.

City Engineering Division (Contact Janet Schmidt, 261-9688)

5. Landscape plantings are planned in the terrace of the adjacent South Hancock Street right-of-way. If permitted by the City under the Terrace Treatment Policy the owner shall enter into a maintenance agreement for the installation of non-standard terrace features.
6. Letter of intent lists Palladia LLC as the owner. Current Assessor records show Robert J Rubin as owner.

7. The address of 330 E Wilson St is being retired with the demolition of the office building. The project address and the base address of the apartments is 320 E Wilson St. The address for the commercial space is 324 E Wilson St.
8. A storm sewer structure will be required at the connection to the existing 8" VP storm sewer pipe on E. Wilson Street.
9. Permeable parking will comply with the new Standard Oversight Committee standards of storm water treatment credit requested for this practice. Please contact Greg Fries at 267-1199 with questions.
10. The site plan indicates bike racks that will encroach into the S. Hancock Street right of way. The Applicant shall make an application with required fees to the City of Madison Office of Real Estate Services for a privilege in streets permit administered by that agency. Use the following link for application information. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way.
<http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm>.
11. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project (MGO 16.23(9)c).
12. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
13. 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.
14. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
15. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
16. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with concrete (POLICY).
17. The approval of this Conditional Use or PUD does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester (MGO 16.23(9)(d)(6)).
18. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development (POLICY).

19. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
20. The Applicant shall 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).
21. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
22. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan (POLICY).
23. All damage to the pavement on E. Wilson Street and S. Hancock Street, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
24. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
25. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the 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 7.5-tons per acre per year.
26. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required (NOTIFICATION).
27. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS off of the proposed development by 80% when compared with the existing site. Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.
28. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).
PDF submittals shall contain the following information:
 - a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)

29. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files
 - b) RECARGA files
 - c) TR-55/HYDROCAD/Etc
 - d) Sediment loading calculations

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 (POLICY and MGO 37.09(2)).

30. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction (MGO 37.05(7)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
31. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO CH 35.02(14)).
32. The site plan shall be revised 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).

Zoning Administrator (Contact Matt Tucker, 266-4569)

33. Provide a minimum of 37 bike parking spaces distributed as both *Short Term* and *Long Term* bicycle parking, as required per sec. 28.141(4) and 28.141(11). Provide a detail of the bike rack design including wall mounts. Guest stalls shall be short term. NOTE: current code requires a maximum of 25% (9 spaces) of the bike parking spaces may be structured bike parking (wall-mount or stacked). Call out and dimension required stalls on the final plan. There are various locations in the submitted plans where the dimensional requirements are not being met.

Due to proposed development site constraints, required short-term bike parking apparently cannot be provided within 100' of the commercial entrance. It appears as though the required two spaces for the commercial use will require approval for a placement in the terrace area of Hancock Street. Contact Jerry Lund in City Real Estate (267-8718) to discuss this issue.

34. The submitted elevation plans show window types and types of glass to be installed, but do not indicate which type of window glass is specifically to be installed at each location. Sec. 28.071(3)(e)(5) requires clear or slightly tinted glass on all windows, except for service areas which may utilize spandrel. The parking area is not considered a "service area" so the widows in this area must be clear or slightly tinted.
35. The elevator and stair level designed to provide rooftop access exceeds the "minimum necessary" to gain access to the roof, so it must be downsized to not be counted as an additional story.
36. As described in Sec. 28.140, for qualifying Usable Open Space (UOS), balconies must have a minimum dimension of four and one-half (4 ½) feet and an at-grade UOS must have a minimum area of 200 sq. ft. and it is unclear whether the rooftop and at-grade usable open space areas meet the requirements. ~~The proposed balconies have not been dimensioned so the actual depth is not known, but do not appear to meet this requirement, and the at-grade UOS measures to be about 140 sq. ft. it appears as though the roof deck and an expanded at-grade UOS would meet minimum requirement for this development.~~ On final plan sets, please provide detailed calculations of resize at-grade UOS area and provide details of qualifying usable open space.

37. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances prior to sign installations.
38. Sec. 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, Mr. George Dreckmann. (608-267-2626).
39. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
40. Provide building elevations including a detailed cross section of floor to ceiling heights.
41. Lot coverage: provide design detail of proposed permeable paving to determine qualification as part of lot coverage requirement. Provide final lot coverage calculations with final plan set. NOTE: permeable paving under the building may not be deducted from the lot coverage calculation.
42. Sec. 28.142 (8) requires district boundary screening for the abutting residential property. An indication that a fence exists is included on the plan set, but it is not clear if this fence is on the subject property, or meets the minimum requirements for screening. Provide detail on this fence, noting the fence must be in the subject property and must be a minimum 6'-8' in height.
43. The setback of the building to the side (northeast) property line has not been provided. Clearly label the setbacks of the building on the final plan sets.
44. Rooftop mechanical units are proposed, but the screening detail has not been provided, as required per sec. 28.071(3)(h).
45. Detail regarding the fencing for the roof deck area has not been included. Provide detail with the final plan sets, to be reviewed and approved by planning and zoning staff.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

46. The entrance on S Hancock St shall be modified from a 'street' type entrance to a 'commercial' type entrance.
47. Items in the Right-of-Way are not approvable through the site plan approval process. Remove the bicycle racks in the terrace or include an approved Privilege in Streets Permit.
48. A condition of approval shall be that no residential parking permits shall be issued for 330 E. Wilson St, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility requirement in their apartment leases. In addition, the applicant shall submit for 330 E. Wilson St a copy of the lease noting the above condition.
49. The applicant shall submit one contiguous plan 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.
50. 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.

51. 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.

52. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Parks Division (Contact Kay Rutledge, 266-4714)

53. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the demolition permit and/or conditional use. This development is within the Tenney-Law-Madison park impact fee district (SI26). Please reference ID# 14130 when contacting Parks about this project.

New Development:

Fees in lieu of dedication = 30 MF @ \$1,799.00 =	\$53,970.00
Park development fees = 30 MF @ \$662.95 =	\$19,888.50
<hr/>	
Total Fees	\$73,858.50

54. Forestry will permit the removal of the 17" maple on South Hancock and 3" pear on East Wilson St. Contractor shall contact City Forestry (dkahl@cityofmadison.com) at least one week prior to construction to obtain the tree removal permit.

Water Utility (Contact Dennis Cawley, 266-4651)

55. The Madison Water Utility shall be notified to remove the water meter prior to demolition.

56. This property is in wellhead protection district WP-17. The residential use is an approved use. All proposed commercial uses on this property shall be approved by the Water Utility General Manager or his designee.

57. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Fire Department (Contact Bill Sullivan, 261-9658)

~~58. A second means of egress is required to serve the Roof Patio.~~

59. The exit stair shall be enclosed at the first floor and will need to be extended to the exit discharge.

60. If the roof elevation is more than 75 feet above grade, the building will be classified as a high rise building.

61. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt. Scott Bavery (608) 576-0600.

No other agencies submitted conditions of approval for this request.