

PLANNING DIVISION STAFF REPORT

MAY 6, 2015 URBAN DESIGN COMMISSION

MAY 18, 2015 PLAN COMMISSION



Project Address: 1200-1212 E. Washington Avenue
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [37778](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Lance McGrath, McGrath Property Group, LLC; 222 S. Bedford Street; Madison.

Property Owners: Lloyd Buchmeier, Jr.; W3830 Moore Road; Rio (1200 and 1208 E. Washington Avenue) and Ron Bombrough; 649 Spruce Circle; Verona (1212 E. Washington Avenue).

Requested Actions: Approval of a demolition permit and conditional use to allow 3 commercial buildings to be demolished and a new mixed-use building with 3,700 square feet of commercial space and 76 apartments to be constructed at 1200-1212 E. Washington Avenue.

Proposal Summary: The applicant wishes to demolish the 3 existing one-story commercial buildings that extend along the E. Washington Avenue frontage of the property, which is located at the northeasterly corner of N. Few Street. Following demolition, a three-story, 73,065 gross square-foot mixed-use building with 3,700 square feet of first floor commercial space and 76 apartments to be located above one level of under-building parking accessed from a driveway from N. Few Street. The applicant wishes to begin demolition and construction of the new building this June, with completion anticipated in May 2016.

Applicable Regulations & Standards Section 28.067(4)(a) states that any mixed-use or multi-tenant building over 40,000 square feet of gross floor area in the CC-T (Commercial Corridor–Transitional) district requires approval of a conditional use. Section 28.151 states that any mixed-use building with more than 24 dwelling units in the CC-T district 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 District 8 are found in Section 33.24(15) of the Urban Design Commission ordinance.

Review Required By: Urban Design Commission and Plan Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use to allow the demolition of 3 existing one-story commercial buildings at 1200-1212 E. Washington Avenue and construction of a three-story mixed-use building following a recommendation by the Urban Design Commission and subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: An approximately 1.02-acre parcel located at the northeastern corner of E. Washington Avenue and N. Few Street; Aldermanic District 2 (Zellers); Urban Design District 8; Madison Metropolitan School District.

Existing Conditions and Land Use: The site is developed with a one-story, 1,240 square-foot auto sales business located at 1200 E. Washington Avenue, a one-story 675 square-foot shop building and surface parking lot located at 1208 E. Washington, and a one-story, 9,200 square-foot shop and warehouse located at 1212-1214 E. Washington Avenue. The subject site also includes a surface parking lot located at 9-13 N. Few Street. All 4 parcels are zoned CC-T (Commercial Corridor–Transitional District).

Surrounding Land Uses and Zoning:

North: Single-family residences and four-unit multi-family residences along E. Mifflin Street, zoned TR-V1 (Traditional Residential–Varied 1 District);

South: Madison Metro Transit offices and bus storage facility and ShopBop offices in the former Gisholt Machine Co. Building across E. Washington Avenue, zoned TE (Traditional Employment District);

West: Scooter Therapy at the corner of N. Few Street and Curtis Court, zoned CC-T (Commercial Corridor–Transitional District); single-family residences along E. Washington Avenue, zoned CC-T and along N. Few Street, zoned TR-V1;

East: Madison Fire Department fleet maintenance facility, zoned CC-T.

Adopted Land Use Plans: The [Tenney-Lapham Neighborhood Plan](#) identifies the subject site and rest of 1200-block of E. Washington Avenue for community mixed-use development with a mix of retail, office, civic and residential uses in up to three-story buildings to blend with the predominant scale of the surrounding residential neighborhood. Residential density in this area is recommended between 41 and 60 units an acre.

The [East Washington Avenue Capitol Gateway Corridor Plan](#) recommends community mixed-use land uses for the E. Washington Avenue side of the block. The Plan includes specific recommendations for height, building placement, and design which have been codified in MGO 33.24(15) for Urban Design District 8.

The [Comprehensive Plan](#) recommends the subject site and the E. Washington Avenue frontage for Community Mixed-Use development, with the residential properties to the north recommended for Medium-Density Residential uses.

Zoning Summary: The site is zoned CC-T (Commercial Corridor–Transitional District):

Requirements	Required	Proposed
Front Yard	15' Minimum per UDD 8, 25' Maximum per zoning	15'
Side Yards (Per UDD 8)	5-10' along Few St., 0' on interior	8.33' from west; 11.33' from east
Rear Yard	Lesser of 20% of lot depth or 20'	20'
Useable Open Space	N/A for residential-only buildings	---
Maximum Lot Coverage	85%	(See Planning conditions)
Floor Area Ratio	N/A	---
Maximum Building Height	5 stories / 68' per zoning; 3 stories / 39' per UDD 8	3 stories / 39'
Auto Parking	To be determined by Zoning	76
Bike Parking	1 per dwelling unit + 1 visitor stall per 10 res. units + parking for ground floor comm. (TBD) = Minimum of 76	70 (See Planning conditions)

Requirements		Required	Proposed
Loading		0	0
Building Forms		Commercial Block Building	Complies with requirements
Other Critical Zoning Items			
Yes:	Urban Design (Urban Design Dist. 8), Barrier Free, Utility Easements		
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park		
<i>Prepared by: Matt Tucker, Zoning Administrator & Tim Parks, Planning Division</i>			

Environmental Corridor Status: The property is not located in a mapped environmental corridor (see CARPC Map E7).

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.

Project Description

The applicant is requesting approval of a demolition permit and conditional use to allow construction of a new three-story mixed-use building following the demolition of 3 one-story commercial buildings located on a 1.02-acre site located at the northeasterly corner of E. Washington Avenue and N. Few Street. The subject site also includes a surface parking lot located on the east side of N. Few Street opposite Curtis Court, a narrow two-way public lane that splits the neighboring 1100-block of E. Washington Avenue and E. Mifflin Street. The 3 buildings to be demolished include a 1,240 square-foot auto sales business located at 1200 E. Washington on the corner of N. Few, a 675 square-foot shop building and surface parking lot located at 1208 E. Washington, and the 9,200 square-foot Patriot Glass shop and warehouse located at 1212-1214 E. Washington Avenue. The eastern edge of the site also includes 2 billboards adjacent to the E. Washington sidewalk.

The proposed mixed-use building will contain approximately 3,700 square feet of first floor commercial space to be located in 2 tenant spaces along the E. Washington Avenue frontage. The commercial spaces will flank a residential lobby, as well as a 600 square-foot fitness center for tenants. The remainder of the first floor will include 21 of the 76 dwelling units proposed, with the remaining 55 units located on the second and third floors. The 76 units will be comprised of 10 studio units, 39 one-bedroom units, 24 two-bedroom units and 3 three-bedroom units accessed by a central corridor on each floor. Under the building, the applicant proposes a single-level garage with parking for 76 automobiles and 70 bicycles; no on-site surface parking is proposed. Access to the parking garage will be provided by a driveway from N. Few Street that leads to an overhead door on the northerly, rear-facing façade.

The applicant proposes a 15-foot front yard for the building along E. Washington Avenue in accordance with the minimum setback for east-west streets in Urban Design District 8. A setback of 8.33 feet is proposed along N. Few Street, which falls within the 5-10-foot setback range for north-south side streets in UDD 8. A 20-foot setback is proposed between the northernmost wall of the building and residential property to the north in accordance with the CC-T district standard requiring a side or rear yard height transition to residential districts. The exterior wall of the first and second floors is setback an additional 8 feet beyond the initial 20 feet before stepping an additional 10 feet back at the third floor. [The setbacks of the building are depicted on Sheet A310.] Patios or balconies will be provided throughout the project in a variety of ways, including on the stepbacks proposed in the side and rear of the building, integrated into the exterior walls, or as projecting elements overlooking a central courtyard proposed to be built on the roof of the parking garage.

The applicant indicates that the proposed building has been designed with a “modern warehouse” aesthetic. The base will be clad in architectural cast stone, with red-colored utility brick the principal building material above on the outside facades of the building, including those facing E. Washington Avenue and N. Few Street. A contrasting darker colored utility brick comprises the remainder of those outside facades. The walls of the building facing the interior courtyard will principally be constructed with horizontal fiber cement siding above the cast stone base.

Analysis and Conclusion

In order for the demolition of the existing buildings to be approved, the Plan Commission is required to 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. 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(s), including the costs of relocation and the structural soundness of the building(s), and the limits that the location of the building(s) would place on relocation efforts.

Similarly, 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 following conditions are present.”

The Planning Division generally believes that the conditional use standards can be met for the proposed mixed-use building, and that the demolition of the 3 existing buildings on the site also meets the standards for approval for demolition permits. While staff is aware of concerns that have been expressed by some nearby residents, primarily regarding traffic and parking impacts resulting from the project, the applicant has worked closely with the Tenney-Lapham Neighborhood Association to address many of those concerns. Staff believes that any such impacts should be minimal, and that the project should not have an adverse impact on the uses, values and enjoyment or normal and orderly development of surrounding properties. Additionally, the neighborhood association submitted a letter dated March 10, 2015 that outlines the aspects of the project that they find favorable, items they feel require additional discussion to resolve, and conditions they would like placed on the project; that letter is attached.

The proposed redevelopment of the site is consistent with the statement of purpose for the CC-T zoning district, which was established to recognize the many commercial corridors in the City that are largely auto-oriented, and encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. Staff also believes that the project is also consistent with the Tenney-Lapham Neighborhood Plan, East Washington Avenue Capitol Gateway Corridor Plan, and Comprehensive Plan, which recommend that the subject site and neighboring properties in the 1200-block of E. Washington Avenue be developed with community mixed-use development. All 3 of those plans recommend that the adjacent

properties to the north along E. Mifflin Street be developed with medium-density residential uses, with an emphasis in the neighborhood and corridor plans on the transition from the more intensively developed E. Washington frontage to the one- and two-story residences to the north. Residential density in this area is recommended between 41 and 60 units an acre.

The Tenney-Lapham Neighborhood Plan places an emphasis on new buildings respecting the existing scale of the neighborhood, with a strict three-story height limit recommended to ensure that the residences along E. Mifflin Street not being in the shadow of new buildings on E. Washington Avenue. The neighborhood plan recommends that development on E. Washington Avenue shield the residences along E. Mifflin Street and Curtis Court from noise and pollution from the heavily traveled corridor. A rhythm of visual breaks and openings for new buildings is recommended, as is the planting and maturation of tall trees in the setback along E. Washington.

The mixed-use building is also consistent with the requirements for new development in Urban Design District 8 (“UDD 8”), which was established to improve the appearance and function of properties located between E. Mifflin and E. Main streets from Blair to First streets, centered on E. Washington Avenue, and to guide all new development and redevelopment in that corridor. UDD 8 was designed as the primary implementation mechanism for the East Washington Avenue Capitol Gateway Corridor Plan, which emphasizes protection of the view of the State Capitol, and the creation of a vibrant, transit-oriented, employment-focused corridor. The new building is well designed and staff believes that it will contribute positively to the ongoing renaissance of the E. Washington Avenue corridor. Staff feels that the new building also complements the landmark Gisholt Machine Company building located across E. Washington from the site.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use to allow the demolition of 3 existing one-story commercial buildings at 1200-1212 E. Washington Avenue and construction of a three-story mixed-use building following a recommendation by the Urban Design Commission and subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

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

1. Provide a lot coverage calculation for the project, which shall not exceed 85% per CC-T bulk requirements.
2. The applicant indicates that no HVAC penetrations are proposed. A plan showing how heating and cooling will be provided for the project; any rooftop mechanical units or enclosures shall comply with Section 28.060 of the Zoning Code. Any proposed HVAC or utility penetrations on the building shall not face E. Washington Avenue or N. Few Street. Any HVAC or utility penetrations elsewhere on the exterior of the building should be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible.
3. Provide a reuse/recycling plan, to be reviewed and approved by the City’s Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. MGO Section 28.185(7)(a)5 of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

4. Provide landscape plans pursuant to Sec. 28.142, Landscape Plan and Design Standards. The plans should include but are not limited to: Landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect. Screening shall be provided alongside and rear property boundaries between commercial, mixed-use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between 6 and 8 feet in height. The height of screening shall be measured from natural or approved grade.
5. As shown, the project is deficient in bike parking. Bike parking shall comply with MGO Section 28.141(4)(g), Table 28I-3: Provide the required minimum bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Note: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. Provide details of the bike racks to be used on final plan sets.

The following conditions have been submitted by reviewing agencies:

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

6. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the City Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.
7. Any non-standard right of way improvements will require either a maintenance or encroachment agreement.
8. A pumping plan for the underground parking facilities shall be provided to the City Engineer for review and approval. The plan must be stamped by a Master Plumber or by a Professional Engineer.
9. Informational: The applicant shall be made aware that the City provided two (2) 6-inch diameter sanitary sewer laterals on E. Washington Avenue at a lower elevation than the sewer main located on N. Few Street.
10. This property is an open investigation site with the WDNR (BRRS #03-13-448868). The developer shall provide proof of coordination with the WDNR to close the site as part of the new development. Submit documentation to Brynn Bemis at bbemis@cityofmadison.com or contact Brynn by phone at 267-1986 with questions or concerns.

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

12. 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.
13. In accordance with 10.34 MGO – Street Numbers: Submit a PDF of each floor plan to Lori Zenchenko in Engineering Mapping (Lzenchenko@cityofmadison.com) so that an 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.
14. The approval of this development 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.
15. 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.
16. 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
17. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
18. All work in the public right of way shall be performed by a City-licensed contractor.
19. 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
20. All damage to the pavement on E. Washington Avenue and N. Few Street adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
21. This project falls in the Rock River TMDL Zone and is subject to increased erosion control enforcement as authorized by Resolution 14-00043 passed by the Common Council on January 21, 2014. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department Natural Resources (WDNR).

22. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
23. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office.
24. The applicant shall demonstrate compliance with Section 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 7.5-tons per acre per year.
25. This site appears to disturb over 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 NR216 and NR-151; however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their Water Resources Application for Project Permits (WRAPP) or Notice of Intent Permit (NOI) permit process.
26. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of MGO.
27. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
28. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit.
29. This project appears to require permanent dewatering. A permit to connect to the public stormwater system shall be required from City Engineering. Additionally, a permit for non-storm discharge to the storm sewer system from the Madison-Dane County Public Health Department shall be required.
30. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
31. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing 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.
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.

33. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Schmidt (608-261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

34. The applicant shall apply for a waiver of MGO 27.05(2)(bb), Vision Clearance Triangles at Intersections Corners. (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.) Approval or denial of the waiver shall be the determination of the City Traffic Engineer.
35. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the public right-of-way on E. Washington Avenue will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.
36. A deposit of \$8,000 payable to City Treasurer will be required for the installation of traffic signage and markings deemed necessary with the completion of the development.
37. Seventy-six (76) off-street auto parking spaces are provided for the development, which has 76 residential units. The letter of intent does not include any guarantee that a minimum of 76 spaces will be reserved at all times for the residents, and as it is likely that some of the spaces will be used for the commercial activity at this development,. Therefore, a condition of approval shall be that no residential parking permits shall be issued for 1200-1212 E. Washington Avenue. The applicant shall inform all tenants of this restriction in their apartment leases. In addition, the applicant shall submit a copy of the lease for 1200-1212 E. Washington Avenue noting the above condition.
38. 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.
39. Provide a plan demonstrating the use of the stacked parking.
40. "Stop" signs shall be installed at a height of 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.
41. 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.

42. 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.

43. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Zoning Administrator (Contact Matt Tucker, 266-4569)

→ **Comments from the Zoning Administrator will be provided separately once available.**

Fire Department (Contact Bill Sullivan, 261-9658)

44. Provide fire apparatus access as required by IFC 503 2012 edition, MGO Section 34.503, as follows: Fire lanes shall be unobstructed; there are obstructions shown on the fire lane, remove all obstructions. Examples of obstructions: including but not limited to; parking stalls, loading zones, changes in elevation, power poles, trees, bushes, fences or posts. The proposed trees block all Fire Department aerial access.

45. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Lt. Scott Bavery of the MFD Training Division to discuss this possibility at 576-0600.

Water Utility (Contact Dennis Cawley, 261-9243)

46. The Madison Water Utility shall be notified to remove the water meters prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility in accordance with MGO Section 13.21.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

47. 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 development. This development is within the Tenney, Law & James Madison park impact fee district (SI26). Please reference ID# 15123 when contacting Parks Division staff about this project.

48. City Forestry will permit the removal of one linden street tree on N. Few Street (third north of E. Washington Avenue), which is in the location of the new driveway. All other street trees along N. Few Street and E. Washington Avenue shall be protected.

49. Additional street trees are needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a site plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in Section 209 of *City of Madison Standard Specifications for Public Works Construction*.

50. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*

51. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.