



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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February 7, 2013

Randy Bruce  
Knothe and Bruce Architects, LLC  
7601 University Avenue, Suite 201  
Middleton, Wisconsin 53562

RE: Approval of a conditional use for waterfront development and a request to rezone 619-625 N. Henry Street, 140 and 145 Iota Court and 150 Langdon Street from R6 (General Residence District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow construction of a six-story, 71-unit apartment building following the demolition of 3 existing apartment buildings at 619 and 625 N. Henry Street and 145 Iota Court, and the renovation of 2 other apartment buildings at 140 Iota Court and 150 Langdon Street. (Palisades Apartments, LLC).

Dear Mr. Bruce;

At its February 5, 2013 meeting, the Common Council **conditionally approved** your client's application to demolish 3 apartment buildings and rezone property located at 619-625 N. Henry Street, 140 and 145 Iota Court and 150 Langdon Street to PUD(PD)-GDP-SIP subject to the following conditions of approval, which shall be satisfied prior to final approval and recording of the planned unit development and the issuance of permits for demolition or new construction:

**Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following thirty-seven (37) items:**

1. A Certified Survey Map (CSM) application shall be completed and recorded with the Dane County Register of Deeds prior to issuance of building permits. The CSM shall be signed off by City Engineering staff prior to final approval of the PUD. The concurrent CSM application shall be completed and CSM recorded with the Dane County Register of Deeds so that proper Address-Parcel-Owner (APO) data can be compiled and activated in appropriate City databases to ensure that all building permits are to be administered and issued under the current and appropriate parcel data.
2. In accordance with 10.34 MGO – Street Numbers: When site plans are final, submit a PDF of each floor plan to Lori Zenchenko in Engineering Mapping ([Lzenchenko@cityofmadison.com](mailto: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.
3. Based on the applicant's submittal, this is understood to be a combined demolition/rezone application for multiple properties. It appears that the demolition request is for three apartment

buildings; 619 and 625 N. Henry Street and 145 Iota Court. Final Accela permit applications shall be made separately for each building address for logistics purposes.

4. Proposed pervious concrete drive and concrete walks appear to be on properties not included in this PUD and not controlled by the applicant. Prior to final approval, provide evidence of easement rights for these improvements and easement rights for the use of the private egress driveway easement (Document No. 441969 as recorded at the Dane County Register of Deeds).
5. The City will reconstruct Iota Court in 2013. The applicant shall coordinate his/her work to allow for said construction and agree to work cooperatively with the City and their contractor performing this work. If additional modifications are requested by the applicant beyond the original scope of the City's project, the City may be able to construct and assess those improvements. The applicant shall be required to meet with City Engineering to discuss the timing of the improvements related to the street and utility reconstruction project.
6. The City intends to reconstruct N. Henry Street in 2013. The applicant shall coordinate utility connections with the street reconstruction project. Of particular interest is the sanitary sewer service for the redevelopment. The City would like to pursue routing the sewer for this development down N. Henry Street to reduce the flow on the sewer main on the lakeshore. Revise plans to show all sewer connections to N. Henry Street (southeast). The Applicant may be required to dedicate a sanitary sewer easement with this project and shall coordinate the location with the City Engineering Division.
7. The applicant shall submit sanitary sewer flow estimates to confirm that the City sewer has adequate capacity to serve the proposed development.
8. The applicant shall provide a staging and phasing plan for the construction of the improvements on Iota Court. Street occupancy permits will be required and must be coordinated with the City's reconstruction project. Provide easement rights for use of the private drive easement to facilitate the construction.
9. Provide detailed earth retention plans and any required construction access easement agreements for the neighboring properties if impacted by the construction.
10. The applicant shall dedicate an additional 26-foot wide right of way from the end of Iota Court to the existing private drive access easement. The right of way dedication shall be based on the final street and cul-de-sac configuration and shall be coordinated with the required CSM.
11. Additional easements for street lighting and signing may be required with the CSM to accommodate the City's reconstruction of Iota Court.
12. The plans show the proposed storm sewer being connected to a private storm sewer within the 4-foot private access easement (Document No. 441969) that goes to the lake. Provide evidence of the right to connect to this private storm sewer. If no rights exist the Applicant shall be required to get an easement that dictates the rights and responsibilities for connection to this private system.
13. Provide a pumping plan for the underground parking garage. The pumping plan will need to be stamped by a professional engineer or master plumber and it shall be designed to handle the 100-year storm event.

14. The parking level plan shows the foundation walls going to the southerly property line of the development shared with the property at 150 Langdon Street. Verify that the footings for this structure are contained within the proposed CSM lot or provide an easement agreement for the encroachment.
15. All non-standard improvements in the right of way will require a maintenance agreement and are subject to approval by the Board of Public Works.
16. Sanitary lateral plugging shall be in accordance with revisions to Section 35 of the Madison General Ordinance including additional fee for plugging at the main.
17. 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.
18. The applicant shall dedicate a 6-foot wide strip of right of way along Iota Court.
19. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
20. The approval of this planned 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.
21. 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.
22. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that 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.
23. The applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.

24. The applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
25. All work in the public right of way shall be performed by a City-licensed contractor.
26. All damage to the pavement on N. Henry Street and Iota Court adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
27. Storm sewer to serve this development will be designed and constructed with the Iota Court reconstruction project in 2013. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
28. 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.
29. 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.
30. If the lots within this site plan are interdependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane County Register of Deeds.
31. 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 Section 37 of Madison General Ordinances.
32. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com). The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
33. 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).

34. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
35. 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. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer. A \$100 non-refundable deposit will cover for the cost of inspection of the plugging by City staff; and the remaining \$900 will cover the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
36. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering Division signoff.
37. 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.

**Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have questions about the following eleven (11) items:**

38. The developer shall widen Iota Court and the access extension on the east side of the buildings to 18-20 feet wide to provide adequate loading, access and circulation.
39. The project shall provide an access lane/ loading zone/ parking lane on N. Henry Street outside the existing street width and terrace/ sidewalk.
40. The project shall provide a construction/ staging plan prior to final approval.
41. The applicant will need to demonstrate how truck service will ingress and egress the site.
42. The applicant shall provide a public street lighting plan for staff review and approval.
43. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by the Traffic Engineer Division to accommodate the microwave sight and building. The applicant shall submit grading plans and elevations if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
44. Any legal cross access easements and encumbrances on the site and lot shall be shown, and documents provided.
45. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'.

46. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
47. The applicant shall be required to provide any necessary easements for the installation of street lights, traffic signals, including control box, loops, hand-holes, markings and signing.
48. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible. If the internal street is to be public, the developer shall provide an upfront capital fee for the annual upkeep and maintenance, to be determined by the Traffic Engineer.

**Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following three (3) items:**

49. Regarding 619-625 N. Henry Street, as stated on page 4 of the letter of intent, "Creation of fire access lane serving adjoining properties," is much needed for the safety of the area; however, the plans do not designate any fire lanes other than the existing public street (N. Henry Street). The improvements to the shared parcel of 138 Langdon Street would only be considered as a fire lane if the surface is capable of supporting 85,000 lbs. With the modifications to the building and site for 140 Iota Court, aerial fire access would be required.
50. With the renovation to 150 Langdon Street and the desire to remove the fire escapes, 150 Langdon Street shall be sprinklered in accordance with NFPA 13R.
51. Note: Please consider allowing the Madison Fire Department to conduct training sequences in the buildings prior to demolition. Please contact the MFD Training Division at 246-4587 to discuss this possibility.

**Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:**

52. The Madison Water Utility shall be notified to remove the water meter prior to demolition. Per MGO Sec. 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

**Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following item:**

53. The developer shall pay \$167,091.40 in park impact fees (2013 fees in lieu of parkland dedication and for park development) for the 71 new multi-family units proposed lest a credit of \$136,497.20 for the 58 existing units located in the 3 buildings to be demolished. The developer must select a method for payment of the **\$30,594.20** of park fees due before signoff on the SIP. This development is within the Tenney-Law-James Madison park impact fee district (SI26).

**Please contact my office at 261-9632 if you have questions about the following twelve (12) items:**

54. The developer shall submit clear proof of ownership and/ or the existence of easement rights for all of the land on which the private fire lane/ pedestrian path is proposed to extend south and east from Iota Court prior to the final approval for recording and the issuance of demolition and building permits. The proof of ownership and easement rights shall be approved by the Director of the Planning Division in consultation with the City Assessor's Office, City Engineering Division, and City Attorney's Office.
55. The developer shall provide final plans and details for the private fire lane/ pedestrian path proposed along the eastern edge of the development for approval by the Planning Division, City Engineer, Traffic Engineering Division and Fire Department prior to final approval for recording and the issuance of demolition and building permits. At a minimum, the final plans shall include a fully dimensioned site plan for the entire private fire lane/ pedestrian path; grading, lighting and landscaping plans, and; construction details including the proposed pavement and sub-surface thickness.
56. That the planned unit development plans be revised per Planning Division approval prior to final approval for recording and the issuance of demolition and building permits as follows:
  - a.) All applicable project plans shall be revised to show the proposed driveway from Iota Court and not from the north-south private lane;
  - b.) The plans shall identify the location of all outdoor mechanical equipment (ground and roof) and how any such equipment will be effectively screened for aesthetic and acoustic purposes;
  - c.) The table on Sheet C-1.0 shall be revised to identify the new tower as "The Waterfront" instead of "Proposed Development" as currently shown so that each component of the PUD is clearly represented;
  - d.) Provide detailed floorplans of each level of each building in the PUD, including the interior layout of all proposed dwelling units;
  - e.) Provide dimensioned and labeled elevations for each façade of each building in the PUD;
  - f.) Provide one bike parking stall per dwelling unit for each unit in the entire planned unit development as required by the Zoning Code (2 feet wide, 6 feet deep, with a 5-foot access aisle and 5 feet of vertical clearance); the bike parking provided for the remainder of the development may be provided through alternative means, including the proposed wall-mounted racks;
  - g.) Clarify whether the parking in the 71-unit building will be available to the residents of the rest of the development;
  - h.) Revise the project plans and letter of intent to include the final floorplans and operational information for 140 Iota Court and 150 Langdon Street, including but not limited to in-unit laundry or laundry rooms, trash collection and storage, unit layouts, and the location of common elements for those buildings.
57. That the zoning text be revised per Planning Division approval prior to final approval for recording and the issuance of demolition and building permits as follows:
  - a.) Include a Statement of Purpose for the PUD that briefly addresses the specific components of the district;
  - b.) The use list for the PUD shall be as follows as shown on the approved plans: *Conditional Uses*: Multi-family residences; leasing/ maintenance offices; accessory automobile, bicycle and moped parking and loading; and accessory uses related to the conditional uses.

- c.) That the Accessory Off-street Parking and Loading section be revised to provide information on whether the proposed parking in the new tower will be available to the residents of 140 Iota Court and 150 Langdon Street and under what conditions;
  - d.) That the Signage section be revised to eliminate references to commercial uses and C2 zoning;
  - e.) That a Family definition be added; staff recommends that the occupancy of each unit be limited to one occupant per bedroom plus one additional occupant (i.e.: a three-bedroom apartment could have a total occupancy of 4 persons), which would be consistent with recent approvals for student-oriented planned developments.
58. That the revised plans showing the access to the underground parking from Iota Court be approved by the Planning Division, City Engineering Division and Traffic Engineering prior to final approval for recording and the issuance of demolition and building permits. The final width and location of the driveway and its impacts on the cross-section of Iota Court may be considered as part of this review to ensure multi-modal functionality for automobiles, bicycles and pedestrians through this corridor, which is identified as part of the Langdon Street Mid-Block Path in the Downtown Plan.
59. The applicant shall submit a management plan for the entire PUD for approval by the Director of the Planning Division following a recommendation from the Director of Building Inspection Division. The property owner and management company shall abide by the terms of the plan. The property owner shall submit for approval any changes to management procedures or the management company as an alteration to the PUD. The approved management plan shall be referenced in the zoning text and recorded as part of the final PUD.
60. That the developer receive approval of the renovation plans for 150 Langdon Street from the Planning Division prior to final approval for recording of the PUD and the issuance of demolition and building permits for the project. An appeal of the staff decision may be made by the applicant to the Plan Commission.
61. That the developer receive approval from the Planning Division of the final exterior design details (including material palette) for the new six-story apartment building and 140 Iota Court and the landscaping plan for the entire planned unit development prior to final approval for recording of the PUD and the issuance of demolition and building permits for the project. An appeal of the staff decision may be made by the applicant to the Plan Commission.
62. That the applicant submit complete renovation plans for the apartment buildings at 140 Iota Court and 150 Langdon Street to remain for approval by the Director of the Department of Planning and Community and Economic Development prior to the recording of the planned unit development and the issuance of any demolition or building permits for the new apartment building. All necessary permits for the renovation of the two existing buildings shall be issued prior to the issuance of demolition or building permits for the new apartment building, the renovation work begun on both buildings prior to requesting a Certificate of Occupancy for the new apartment building, and the renovation work completed according to the approved plans within 6 months of the issuance of the Certificate of Occupancy for the new apartment building.
63. That the applicant submit proof of financing and executed contracts with construction firms for the entire scope of the project, including renovation of the two apartment buildings to remain, which provide assurances that the entirety of the project will be completed once started, in a form acceptable to the Director of the Department of Planning and Community and Economic Development prior to the recording of the planned unit development and the issuance of any building permits. For the purposes of this condition, the entire scope of the project shall mean all



excavation; site utility construction; construction of improvements in the public right of way and on the zoning lot; structural, electrical, plumbing and mechanical construction, and; any other building improvements and furnishings required by the Director of the Building Inspection Division for the issuance of Certificates of Occupancy for the project. The scope of the approved renovation plans for 140 Iota Court and 150 Langdon Street shall be provided as part of this condition.

64. That the applicant receive approval of a Certified Survey Map (CSM) of the proposed planned unit development zoning district prior to final approval and recording of the PUD and the issuance of demolition or building permits, and that the CSM be recorded prior to issuance of any permits. The CSM shall create a minimum of 3 lots, including one lot for the proposed 79-unit apartment building, and one lot each for the apartment buildings at 140 Iota Court and 150 Langdon Street proposed to remain. Approval of the CSM shall be conditioned upon the granting of the easements necessary to maintain the private fire lane/ pedestrian path contained in the proposed PUD that will be shared by the 3 lots.
65. That the applicant work with the Planning Division to dedicate a permanent public easement for the lakefront pedestrian/ bicycle path along the northern edge of 140 Iota Court adjacent to Lake Mendota as recommended in the Downtown Plan. The final easement shall be reflected on the final PUD plans and dedicated on the CSM required in the above condition.

**No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.**

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

Approval of the 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.

**After the planned unit development has been revised per the above conditions, please file ten (10) sets of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.12(13)(a)10 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.**

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall

lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
 Planner

- cc: Janet Dailey, City Engineering Division
- Eric Halvorson, Traffic Engineering Division
- Pat Anderson, Assistant Zoning Administrator
- Bill Sullivan, Madison Fire Department
- Kay Rutledge, Parks Division
- Dennis Cawley, Madison Water Utility
- Pat Anderson, Asst. Zoning Administrator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Rec. Coord. (R & R Plan)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: