



Report to the Plan Commission

April 29, 2009

Legistar I.D. #13960

609-625 E. Gorham Street, 604-630 E. Johnson

Street & 303-323 N. Blair Street

PUD Rezoning & Demolition Permit

Report Prepared By:

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Planning Division Staff

Requested Action: Approval of a request to rezone 609-625 E. Gorham Street, 604-630 E. Johnson Street and 303-323 N. Blair Street from R5 (General Residence District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of 11 converted multi-family residences, renovation of 8 single- and multi-family residences and construction of three apartment buildings containing 83 units.

Applicable Regulations & Standards: Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments; Section 28.12 (12) provides the guidelines and regulations for the approval of demolition permits.

Summary Recommendation: If the Plan Commission can find the proposed project in conformance with the standards for approval for demolition permits, zoning map amendments and planned unit developments after giving due consideration to the recommendations in the Comprehensive Plan and Tenney-Lapham Neighborhood Plan, the Commission should forward this proposal to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the conditions that begin on page 13 of this report.

If the Plan Commission cannot find the proposed project in conformance with the standards for approval for demolition permits, zoning map amendments and planned unit developments, it should recommend that the Common Council **place this application on file** and should state the appropriate findings of fact.

Note: This item is a Substitute ordinance that reflects the applicant's amended request to rezone the entire site to PUD-GDP-SIP. The previous request only rezoned a portion of the site to PUD-SIP and left the other portion as PUD-GDP. The Plan Commission's action should reflect the substitute request.

Background Information

Applicants & Property Owner: Michael Matty, Renaissance Property Group, LLC; 1 Sherman Terrace, Suite 102; Madison (property owner) & Stone House Development; 321 E. Main Street; Madison.

Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Proposal: The proposed planned unit development will include two distinct but related components. On the E. Johnson Street half of the subject site, Stone House Development proposes to demolish 11 stand-alone wood framed residences to allow construction of 3 multi-family buildings containing 83 total dwelling units to be built above a single level of underground parking. The second component of the PUD calls for 8 other wood frame residences located on the E. Gorham Street half of the site containing 28 dwelling units to be renovated by the current property owner, Michael Matty & Renaissance Property

Group. Stone House Development wishes to begin construction this summer, with completion anticipated approximately one year later. The renovation of the E. Gorham Street buildings will proceed one building at a time over an anticipated eight-year timeframe.

Parcel Location: Approximately 2.0 acres and 19 parcels comprising approximately the western half of the 600-block of E. Gorham and E. Johnson Streets and also the east side of the 300-block of N. Blair Street, Aldermanic District 2; Madison Metropolitan School District. The 6 parcels located at 609-625 E. Gorham Street and 323 N. Blair Street are located in the Fourth Lake Ridge National Historic District.

Existing Conditions: The subject site is developed with 19 primarily two-story residential buildings, zoned R5 (General Residence District).

Surrounding Land Use and Zoning: The remainder of the subject block and surrounding area to the south, west and east is developed with a variety of one-, two- and multi-family buildings, including apartment buildings and converted residences zoned R5 (General Residence District). James Madison Park is located north of the site across E. Gorham Street, with the subterranean bathroom shelter located directly opposite the subject site.

Adopted Land Use Plan: The Tenney-Lapham Neighborhood Plan identifies the subject site and rest of 600-block of E. Gorham/ E. Johnson streets for medium-density development between 16 and 25 units an acre and generally encourages the continuation of the building forms present on this block currently, which primarily consists of two- and three-story residential buildings located on individual parcels. The plan recommends that redevelopment projects be considered as exceptions to the cohesive development pattern present and be designed to be consistent with the existing architectural context, scale and building spacing, including being limited in height to three stories. The plan further discourages the demolition of contributing structures in a historic district.

The Comprehensive Plan recommends the subject site and most of the E. Gorham/ E. Johnson corridor between N. Blair and N. Baldwin streets for medium-density residential development.

Environmental Corridor Status: The property is not located within a mapped environmental corridor. James Madison Park to the north of the site is located within a mapped corridor and is shown as public land.

Public Utilities and Services: The property is served by a full range of urban services.

Zoning Summary: The site is currently zoned R5 (General Residence District) and will be rezoned PUD-GDP-SIP with this request, which will be reviewed in the following sections.

Previous Related Approval

On April 7, 2008, the Plan Commission granted approval of a conditional use to allow a rooming house located at 609 E. Gorham Street to be converted into a six-unit apartment building.

Project Review

The property owner, Michael Matty & Renaissance Property Group, is requesting approval to rezone 19 parcels totaling 2 acres of property located at 609-625 E. Gorham Street, 604-630 E. Johnson Street

and 303-323 N. Blair Street from the R5 General Residence District to PUD-GDP-SIP to facilitate a two-pronged redevelopment of the approximately half-block area. The first component of the proposed planned unit development calls for Stone House Development to purchase the southern portion of the subject site from Mr. Matty and demolish 11 stand-alone residential buildings located at 604-630 E. Johnson Street and 309-311 N. Blair Street to allow construction of 3 multi-family buildings containing a total 83 of dwelling units. The 83-unit apartment component of the planned unit development will be developed as workforce housing using Section 42 Low-Income Housing Tax Credits, with 100% of the units proposed to be affordable under the tenets of the housing program. An application for these tax credits is pending with the Wisconsin Housing and Economic Development Authority (WHEDA).

The second component of the PUD calls for 8 wood frame residences located at 609-625 E. Gorham Street and 315-323 N. Blair Street to be renovated by Mr. Matty. The 8 renovated residences will contain a total of 28 dwelling units. Both components of the PUD will share a 110-stall underground parking garage to be located below the three E. Johnson Street apartment buildings and a rear-yard open space to be located in the middle of the overall development.

Project Context and Condition of Existing Buildings

Each of the 19 parcels comprising the proposed planned unit development is currently developed with a residential building. Most of these buildings stand two stories in height, and several include living space on a finished third floor located in the attic. In addition, there are two full three-story buildings on the E. Gorham Street frontage of the site, as described below.

The 11 buildings proposed for demolition on the southern half of the subject site contain 18 total dwelling units:

- 311 N. Blair Street – a single-family residence constructed in 1987 with an EIFS-clad exterior;
- 309 N. Blair Street – a Queen Anne-style single-family residence constructed in 1886-87;
- 602-604 E. Johnson Street – a converted two-family residence constructed circa 1885;
- 606-608 E. Johnson Street – a two-flat constructed in 1921; the second floor porch has been enclosed and converted into living space for the upper unit;
- 610 E. Johnson Street – a Queen Anne-style single-family residence constructed in 1900;
- 612 E. Johnson Street – a two-flat constructed in 1913 that includes a prominent gable roof with third floor living space;
- 614 E. Johnson Street – a 1913 residential building that originally housed a first floor grocery store with second floor residential unit; the first floor is currently used as a part-time rental office;
- 618 E. Johnson Street – a two-family building originally constructed in 1853; contains living space on third floor in attic;
- 620 E. Johnson Street – a squat, two-story single-family cottage built in 1871, which includes a generous side yard along the east side of the property;
- 626 E. Johnson Street – a two-story single-family cottage built in 1867 with a later rear addition off the first floor, and;
- 630 E. Johnson Street – a Greek Revival building at the front, which dates to the 1850's, with an approximately 20-year old two-story rear addition; the site contains three units.

The letter of intent submitted with the rezoning application indicates that the 11 buildings to be razed “are beyond the capacity of any rehabilitation,” a contention the applicants support through an analysis prepared by a local preservation architect and structural engineer, who toured each of the buildings proposed to be demolished. Among the exterior factors noted supporting the proposed demolition include old, deficient roofs and siding, either missing or damaged soffits and gutters that have contributed to water damage, and chimneys in need of repair or replacement. The interiors of the buildings are noted to suffer a variety of deficiencies, including poor insulation, insufficient windows,

bathrooms in average to below-average condition resulting in water damage, and heavily modified floorplans owing to the recent use of these buildings as student-oriented, short-term rental properties. The supporting materials also note that some of the buildings proposed for demolition have structural deficiencies that include damaged and insufficient central beams, old foundations, leaking basements, and deflection or settling of floors due to substandard load bearing. The report also concludes that most of the electrical and plumbing in these buildings is in average repair and code compliance and that updates to these elements would be required if these buildings were to be preserved.

The applicants also contend that most of the 11 buildings on the southern half of the subject site have been so significantly altered both on the interior and exterior that they have lost most of their original character, save for remnant architectural details that have avoided alteration or remodeling over the years.

The development team has indicated that they will attempt to salvage as much of the remaining interior and exterior architectural detailing of the 11 buildings as possible as part of the implementation of reuse and recycling plans that will be prepared subsequent to an approval of the planned unit development.

The remaining buildings, which are proposed for preservation and renovation, include:

- 315 N. Blair Street – a two-story, four-square building built in 1910, which contains 4 units; the first floor porch has been enclosed;
- 319 N. Blair Street – a two-story Prairie-style building built in 1916, which contains 3 units;
- 323 N. Blair Street – a three-story Queen Anne building with a tower element located at the corner of E. Gorham and N. Blair streets, which contains 3 units;
- 609 E. Gorham Street – a two-story brick Prairie-style building built in 1910 that was recently converted into a 6-unit apartment building (see Previous Approvals section above); the renovation included the reopening of the front porch that runs across most of the first floor wall;
- 615 E. Gorham Street – a three-story Progressive/ Neoclassical brick building constructed in 1913; the building contains 6 units and has a detached garage located in the rear yard;
- 619 E. Gorham Street – a 2.5-story Progressive three-unit building constructed in 1905;
- 623 E. Gorham Street – a three-story Queen Anne building constructed between 1897 and 1902, which currently contains 2 units, and;
- 625 E. Gorham Street – a 2.5-story single-family residence built in 1909.

The 8 buildings currently contain a total of 28 dwelling units. All five of the E. Gorham Street-addressed buildings are identified as contributing structures within the Fourth Lake Ridge National Historic District. The building at 323 N. Blair Street is also located within the national district but is not considered a contributing structure. A map of the Fourth Lake Ridge National Historic District and a brief summary of the 19 buildings located on the subject site are included in the staff materials.

Other properties in the surrounding area generally south of E. Gorham Street are developed with a variety of one-, two- and multi-family residential buildings in the R5 zoning district. Most of the buildings in the surrounding area were constructed in the same time period as many of the residences on the subject site and reflect many of the same architectural styles. Exceptions to this predominant building pattern include a handful of 1950s- and 1960s-era brick apartment buildings scattered around the area, including an 11-unit building adjacent to the site at 640 E. Johnson Street. James Madison Park and Lake Mendota are located north of the site across E. Gorham Street.

Adopted Neighborhood Plan

The Tenney-Lapham Neighborhood Plan was adopted in 2008 to update an earlier plan for the area of the City generally bounded by N. Blair Street on the west, Lake Mendota on the north, the Yahara River

on the east and E. Washington Avenue on the south. The 2008 update addresses a number of issues important to the Tenney-Lapham neighborhood, including land use, transportation and housing.

The Tenney-Lapham Neighborhood Plan identifies the subject site and the rest of the 600-block of E. Gorham/ E. Johnson streets for medium-density development between 16 and 25 units an acre and generally encourages the continuation of the building forms present on this block currently, which primarily consists of two- and three-story residential buildings located on individual parcels. While the plan emphasizes preservation of the existing built environment, it notes that small, infill redevelopment projects may be appropriate, though such redevelopment projects should be considered as exceptions to the cohesive development pattern present. New development should be designed to be consistent with the existing architectural context, scale and building spacing, including being limited in height to three stories.

Other goals in the updated neighborhood plan include increasing owner-occupancy and longer-term rentals of housing units in contrast to much of the development pattern in recent decades, which featured a high number of short-term, student-oriented rental properties; growing and strengthening the E. Johnson Street business district centered on N. Paterson Street, and maintaining the large rear yards present throughout much of the neighborhood.

Project Description

As noted above, the proposed planned unit development will contain two mostly distinct components.

The 83-unit apartment project proposed to occupy the southern half of the site following the demolition of the 11 existing residences calls for 3 three-story buildings with loft spaces below the roof to extend most of the site frontage along E. Johnson Street. The 3 buildings will sit above a single level of underground parking containing 110 automobile stalls and 25 bike stalls. Access to the underground parking will be provided by a ramp from E. Johnson Street to be located along the eastern property line. The apartment developers indicate that the ramp was placed at this location to take advantage of the grades present on the site, which include approximately 20 feet of grade change from E. Gorham Street to E. Johnson Street. A loading zone for the project will be located off of N. Blair Street between the southernmost of the three N. Blair Street houses to be renovated and the westernmost proposed apartment building.

Moving east from the corner of N. Blair Street, the first apartment building will house 31 units, with a 29-unit building proposed in the center of the E. Johnson Street frontage. The last building will be a 23-unit structure and will include the parking garage entrance at the rear of the eastern side elevation. Overall, the 83 units proposed in the three buildings will include 19 studio units, 31 one-bedroom units and 24 two-bedroom units, including a number of units with lofts located beneath the roofs. The remaining 9 units will be two-story, three-bedroom townhouses. Three of these townhouse units will be located in the 31-unit building, four in the central 29-unit building and two in the easternmost 23-unit building. A community/ exercise room and leasing office for the complex will be provided on the first floor of the 29-unit building.

The three buildings will be separated by 12- to 14-foot wide courtyards extending into the site from E. Johnson Street. The courtyards will open into hardscaped plazas located near the center of the site and above the northerly wall of the parking garage. The rear yard plazas will include seating areas, planters and bike parking. Floorplans submitted with the PUD indicate that most of the first floor units in the three buildings, including all 9 townhouse units, will have direct entrances from N. Blair or E. Johnson streets along the westerly or southerly facades or from the rear plaza along the northerly facades.

Entrances to the central corridor and elevator of each building will also be provided from the public sidewalks as well as from the courtyards separating the buildings.

The exterior of the three buildings is proposed to evoke a three-story townhouse motif primarily along the street facing and rear walls. This approach incorporates continuous vertical divisions extending from grade level up through the roof and includes the use of varying building materials, roof planes, and wall articulation to break up the facades of the three buildings and reduce their appearance as individual large buildings. Window openings into the loft spaces proposed above the third floor appear to be limited to a combination of small ornamental windows and skylights in an effort to not accentuate the presence of a fourth level and to keep the overall heights of the 3 buildings as low as possible.

The remainder of the planned unit development calls for the individual renovation of the 8 buildings on the northern half of the site, including the 5 contributing structures in the Fourth Lake Ridge National Historic District. The letter of intent indicates that the overall number of units will not increase as a result of the proposed renovations from the 28 units existing, though the unit counts within individual buildings may change during the renovation process "to take best advantage of the structures." Specific plans for each building have not been finalized, though the developer of the renovated homes, Michael Matty, has submitted a listing of potential improvements to the exterior of each building. In addition to improved interior finishes and plumbing, electrical and mechanical upgrades, Mr. Matty is exploring a variety of improvements largely aimed at returning as much of the exterior of the 8 buildings to their original condition as possible. These improvements may include the installation of historically correct and energy efficient windows and doors, the repair or replacement of roofing and siding, reopening of certain previously enclosed porches and the installation of perimeter landscaping. The applicant also plans to eliminate most of the driveways and rear yard surface parking areas behind the renovated houses as part of the implementation of the planned unit development and to construct new or replace existing rear yard patios on most of the renovated structures.

The applicant is requesting specific implementation plan approval for the northern portion of the site with the understanding that plans for each building renovation will have to be submitted for review by Planning and Building Inspection staff prior to the issuance of building permits. At such time, the applicant will be required to submit detailed plans for the project that include existing and proposed floorplans and plans for interior and exterior improvements. The applicant also proposes that all proposed exterior renovations be reviewed by the Urban Design Commission for aesthetic appearance and compatibility with surrounding properties and the character present in the Fourth Lake Ridge National Historic District. Staff will note that the Landmarks Commission also offered to conduct this review as part of its consideration of the proposed planned unit development.

As noted earlier, both components of the proposed planned unit development will share the 110-stall parking garage below the three E. Johnson Street apartment buildings. Additionally, the 3 apartment buildings and 8 renovated houses will share a landscaped common open space in the center of the development, which will include two natural detention areas, a lawn space, between 20-36 garden plots and seating areas. A network of walking paths is proposed to link the various residential buildings to this proposed common open space.

Project Analysis

The proposed residential redevelopment project could not be developed in the existing R5 residential zoning district and requires Planned Unit Development zoning for myriad reasons. The 3 E. Johnson Street apartment buildings proposed will generally have insufficient yards and the 83 units proposed

therein would exceed the density compared to the R5 district requirements. Meanwhile, the 8 renovated houses on the northern half of the site would fail to provide the required parking and the some of the residential buildings, particularly those on N. Blair Street, may not meet the yards, lot area and usable open space required in the R5 district. The proposed PUD zoning will also facilitate the proposed sharing of the rear yards of the various residential buildings as common open space for the overall development.

The Planning Division believes that there are a number of factors to consider in weighing whether or not to approve the proposed demolitions and planned unit development. However the scope of demolition proposed and conformity to the recently adopted Tenney-Lapham Neighborhood Plan will require careful consideration.

Conformance With the Standards for Demolition Permits

The development of the three apartment buildings along E. Johnson Street will require the demolition of 11 existing residential buildings, which represents a full third of the buildings located in the 600-block of E. Gorham and E. Johnson streets (33). Ten of the 11 buildings to be razed were constructed between 1853 and 1921 and each reflects the architectural styles synonymous with the residential building stock found throughout the City's oldest and most established neighborhoods. (The eleventh building, constructed in 1987, is a notable exception in staff's opinion.) Concerns are often expressed whenever redevelopment is proposed that calls for the loss of such historic building stock, and those concerns are heightened when the scope of demolition (number and age of structures) rises to the levels proposed with this application.

However, the applicants suggest that the condition of these 11 buildings substantiates their demolition request. As noted above, the project team contends that the 11 buildings "are beyond the capacity of any rehabilitation". Among the factors they note that support the demolition request include significant disrepair of roofing and siding, poor insulation and windows, water damage, and deficient structural capacity owing to deteriorated or leaking foundations and wall and floor loading. The applicants also suggest that many of the 11 buildings would require upgrades to their plumbing, mechanical and electrical systems if they were to remain and that most of the buildings have lost most of their original character due to exterior and interior alterations during their lifespan.

Planning Division staff conducted a tour of the 11 buildings proposed for demolition on March 9, 2009 along with members of the Landmarks Commission, new District 2 alderperson Bridget Maniaci, and the development team. During the tour, staff observed many of the conditions noted in the application materials and also noted that most of the dwelling units had substantial cosmetic damage and inefficient layouts that featured small bedrooms and bathrooms. All of the buildings proposed for demolition have been used for decades as student rentals, which are often associated with higher than average levels of structural deterioration than non-student housing stock. While the Planning Division cannot attest to the code compliance of these buildings, it was evident during the tour that most of these buildings would require significant investment in order for them to be brought into a state of good repair and for them to be marketed as something other than student-oriented or short-term rentals.

Based on the tour and the materials included in the application materials, staff believes that the Plan Commission may be able to find that the demolition permit standards are met for these 11 buildings, based on the structural soundness of these buildings and the likely cost of their rehabilitation and/ or relocation. However, the condition of the 11 buildings must be weighed in conjunction with the proposed alternative use of the property as an 83-unit apartment development as part of any potential approval of the demolition permit aspect of the application.

Conformance to the Tenney-Lapham Neighborhood Plan

The Tenney-Lapham Neighborhood Plan recommends that the subject site and rest of 600-block of E. Gorham/ E. Johnson streets for medium-density development between 16 and 25 units an acre. This recommendation generally reflects the predominant two- and three-story wood-framed residential buildings present on the subject site and throughout most of the other blocks located north of E. Mifflin Street that comprise the essential character of the Tenney-Lapham neighborhood. The plan places an emphasis on the preservation and rehabilitation of the building forms present throughout most of the neighborhood, which it notes are an excellent example of early 20th Century architecture, and the potential to provide high-quality affordable housing in a “convenient” area of the City. The plan also stresses the value the neighborhood places on the mix of housing types and building scale present throughout Tenney-Lapham. Higher density redevelopment is generally recommended to occur in the neighborhood plan along E. Washington Avenue and E. Mifflin Street.

While the Tenney-Lapham Neighborhood Plan emphasizes preservation and rehabilitation of the existing building stock, it notes that small, infill redevelopment projects may be appropriate. Such projects should be considered as exceptions to the cohesive development pattern present and be designed to be consistent with the existing architectural context, scale and building spacing present in the neighborhood. The plan generally recommends that new buildings be limited in height to three stories and discourages taller structures, which could be viewed as “imposing” in light of the lower-rise buildings predominant throughout the neighborhood, which tend to occupy narrow lots.

In light of these general recommendations, staff believes that it can be concluded that the proposed demolition of 11 stand-alone houses on the southern portion of the subject site to facilitate the construction of three large-format apartment buildings fronting E. Johnson Street is contrary to some of the recommendations in the Tenney-Lapham Neighborhood Plan. The proposed redevelopment proposes to replace 11 buildings commensurate with the predominant character and land use pattern present throughout most of the Tenney-Lapham neighborhood for 3 tall three-story plus loft buildings with large footprints and relatively high lot coverage. While the development team has made a concerted effort to incorporate varied wall and roof designs into the architecture of the 3 proposed apartment buildings in an effort to evoke a townhouse motif and reduce their appearance as large multi-family structures, the assembly of 11 parcels and the introduction of the large apartment building form does not comport to the historic land use pattern and the neighborhood plan’s recommendations for small infill development projects.

The form of the proposed planned unit development will also result in a project density that, if approved, will greatly exceed the 16-25 unit per acre density range recommended in the Tenney-Lapham Neighborhood Plan. If just the density of the 83-unit apartment development along E. Johnson Street is considered, the result is a net density of 74.8 units an acre based on approximately 1.11 acres of lot area. When the 28 units to be renovated on the northern half of the site and that acreage are included in the density calculation, the density of the planned unit development drops to 55.5 units per acre based on 111 total units on 2 acres of land. Nonetheless, the density of the project is at least twice and upwards of three times the maximum density recommended in the Tenney-Lapham Neighborhood Plan. The proposed densities will also exceed the 16-40-unit per acre density range for medium-density residential land uses recommended for the subject site and most of the E. Gorham/ E. Johnson corridor between N. Blair and N. Baldwin streets in the Comprehensive Plan.

However, despite the apparent inconsistencies with the adopted neighborhood plan discussed above, the Planning Division believes that there are aspects of the proposed development that will implement other recommendations of the Tenney-Lapham Neighborhood Plan and merit serious consideration.

First, while the southern portion of the subject site is proposed to be cleared of existing structures and redeveloped as large-format multi-family residential, the planned unit development also calls for the residences located on the northern portion of the site to be renovated, including 5 contributing structures in the Fourth Lake Ridge National Historic District on E. Gorham Street. The Tenney-Lapham Neighborhood Plan places a special emphasis on the preservation of structures in both the Fourth Lake Ridge and Sherman [Avenue] national historic districts. Specific plans for the renovation of these 5 buildings and the 3 buildings located at 315-323 N. Blair Street will be submitted subsequent to the approval of the planned unit development. However, the developer of this component of the project has indicated that the renovation of the 8 buildings will emphasize their restoration to as close to their original form as possible, through, among other things, the reopening of previously enclosed porches and the use of architecturally appropriate windows and doors.

One such renovation is nearing completion at 609 E. Gorham Street, where the applicant (using a 2008 conditional use approval) converted a former rooming house into 6 apartments. The project included a modernization of the mechanical systems as well as the restoration of the interior with architecturally appropriate finishes. The renovation also saw the replacement of windows and the reopening of the front porch, which was previously enclosed as living space. Staff feels that the renovation of this residence suggests a positive direction for the remainder of the northern portion of the proposed PUD and at least partially achieves the goals of the neighborhood plan to preserve and rehabilitate existing housing stock while restoring the character of this portion of the Fourth Lake Ridge National Historic District.

The proposed development will also eliminate rear yard parking within the project site in favor of a unique approach to providing open space for the overall planned unit development. Staff feels that this approach will implement a recommendation in the neighborhood plan that emphasizes limited or no rear yard parking in favor of providing open space in the form of large rear yards. Staff is aware of concerns that have been expressed by neighbors and members of the Landmarks and Urban Design commissions about the encroachment of the proposed E. Johnson Street apartment buildings into what is considered by some to be the rear yards of the E. Gorham Street residences. However, staff feels that the resulting common greenspace transcends the relationship of buildings to historic property lines and that the central area of the PUD will provide the distinctly urban redevelopment with sufficient open space when combined with the patios, porches and balconies to be provided elsewhere throughout the project. Staff believes that the proposed greenspace stands as one of its more engaging aspects of the project and that it will provide a unifying element for the larger development.

Staff also feels that the height of the proposed E. Johnson Street apartment buildings has evolved to better reflect the height recommendations within the Tenney-Lapham Neighborhood Plan as compared to earlier iterations of the plan, which featured more prominent roof and loft spaces above the third floor. While the bulk and mass of these buildings represents a departure from the plan recommendations, the scale of the buildings has come into better alignment with the three-story height limitation, though staff is aware of concerns that the reduced scale is still considered too great adjacent to the historic E. Gorham Street residences.

The applicants state that the proposed planned unit development will also help implement other recommendations in the Tenney-Lapham Neighborhood Plan, including increasing longer-term rentals of housing units in the neighborhood, strengthening the nearby E. Johnson Street business district to the east, and modestly adding to the school-age population for Lapham Elementary School. While there may be some merit to these assertions, staff suggests that they are generally secondary to the larger issues to be weighed regarding this development proposal, and could be accomplished through the renovation of additional existing buildings or construction of new infill buildings of a different scale than the ones proposed.

The proposed development has also been thoroughly reviewed by the Tenney-Lapham Neighborhood Association Council, which voted on April 15, 2009 to support the project on a vote of 11-6. In making its recommendation on the project, the association carefully considered the merits of the project against the nonconformities with the adopted neighborhood plan and determined that there was sufficient enough benefit to grant an exception for this project to the plan's recommendations for this portion of the neighborhood. Factors that have been cited by the neighborhood for supporting the project include the affordability of the 83 apartment units and the preservation and renovation of the housing on the northern portion of the site.

The adjacency of the project to N. Blair Street, which forms the western edge of the neighborhood and the eastern edge of the downtown, has also been cited as a potential reason for an exception to be considered in this case. N. Blair Street is a heavily traveled route south of E. Johnson Street, which provides a high capacity connection to E. Washington Avenue and Williamson Street from the west. As a result, the land use pattern on both sides of N. Blair Street has favored modestly more intensive and denser uses like the Blair House Condominiums and the Old Market Row Apartments.

Landmarks Commission and Urban Design Commission Review

When the zoning map amendment ordinance for this planned unit development was introduced at the March 17, 2009 Common Council meeting, former District 2 alderperson Brenda Konkel added a referral of this project to the Landmarks Commission to allow that commission to provide input on the proposed demolition of the 11 buildings on the southern portion of the property and the potential impacts the proposed apartment redevelopment could have on the Fourth Lake Ridge National Historic District. The Landmarks Commission reviewed the proposed demolition permit and planned unit development on April 20, 2009 and recommended that the Plan Commission not recommend approval of the project to the Common Council. The Landmarks Commission's recommendation states:

"Due to the proximity of the Fourth Lake Ridge National Register Historic District, the loss of eleven 19th-century houses, the size and scale of the proposed housing project, and the existing adopted neighborhood plan, the Landmarks Commission recommends that the houses not be demolished because of the number of houses, and the context of the houses on the block.

However, if the project is approved, the Landmarks Commission recommends that the Plan Commission require the applicant to return to the Landmarks Commission for review of each of the proposed rehabilitated houses or that the applicant applies for Historic Tax Credit Certification with the State Historical Society according to the Secretary of Interior Standards; and the Plan Commission should consider the impact of the proposed green space plan that uses part of the Fourth Lake Ridge National Register Historic District for its required open space."

The minutes of the April 20 meeting are attached.

The Urban Design Commission reviewed the proposed planned unit development two nights later on April 22, 2009 and recommended initial approval of the site plan and general mass of the project (see attached reports). If the proposed planned unit development and demolition permits are approved, the project will be required to return to the Urban Design Commission for final approval prior to recording.

Conclusion

The development team, Michael Matty/ Renaissance Property Group and Stone House Development, is requesting approval to rezone 19 parcels totaling 2 acres of property located at 609-625 E. Gorham Street, 604-630 E. Johnson Street and 303-323 N. Blair Street from the R5 General Residence District to PUD-GDP-SIP. The rezoning to PUD will facilitate a two-pronged redevelopment proposal that calls for the renovation of 8 existing wood-framed residences on the northern portion of the property and the demolition of 11 other residences on the southern portion of the site to accommodate construction of 3 three-story apartment buildings containing 83 dwelling units. The overall planned unit development will contain 111 dwelling units when the 8 renovated residential buildings are included. Both components of the project will share a 110-stall parking garage to be located below the 3 apartment buildings as well as a central open space to be located in the center of the development.

Different aspects of the proposed planned unit development and related building demolitions represent a widely varying degree of conformance to the Tenney-Lapham Neighborhood Plan, which was adopted in February 2008. On one hand, the proposed development project calls for the renovation of houses in the Fourth Lake Ridge National Historic District and the removal of rear yard parking in favor of mid-block open space. However, the PUD also calls for the demolition of 11 residential buildings that reflect the historic building forms present throughout most of the Tenney-Lapham neighborhood to facilitate the introduction of large-format apartment buildings. The proposed apartment buildings will result in a building form that appears to be at least somewhat contrary to the recommendations for infill redevelopment in the neighborhood plan, which favors smaller infill projects on individual lots that are sensitive to the historic development pattern instead of the large-scale assembly of parcels and redevelopment being proposed along E. Johnson Street. Staff also acknowledges that the proposed apartment development along E. Johnson Street will mark a clear change in the built environment along the E. Johnson Street corridor at the gateway into the Tenney-Lapham neighborhood.

The Landmarks Commission has cited the scale and mass of the project and its incongruity with the Tenney-Lapham Neighborhood Plan as one of their reasons for recommending against the project to the Plan Commission. The Urban Design Commission, however, has recommended initial approval of the project subject to a number of conditions being addressed as part of the consideration of final approval.

The density of the proposed PUD also greatly exceeds the recommendations of the Tenney-Lapham Neighborhood Plan, though it could be argued that the net density of the project is less a consideration than the form of the E. Johnson Street redevelopment being proposed. If the Plan Commission and Common Council approve the redevelopment of the 11 parcels along E. Johnson Street with buildings like the ones being proposed, staff does not believe that the density of the project can be made to not exceed the neighborhood plan's recommended density range. In general, staff believes that the 83-unit apartment project will feature a good mix of unit types as proposed and that any changes to the unit mix to decrease the unit count will have a negligible effect on the net density.

The proposed razing of 11 buildings on the southern portion of the site represents one of the largest residential demolition requests to facilitate a redevelopment proposal in recent years. While the outward appearance of the 11 buildings reflects the 19th and 20th Century building forms integral to the Tenney-Lapham neighborhood, staff believes that the applicants have adequately substantiated the mostly deteriorated condition of the buildings and the need for substantial improvements. Staff, however, is not convinced that none of the 11 buildings proposed for demolition could be renovated but recognizes the substantial costs that would be involved and believes that it is critical for the Plan Commission to consider the replacement structures and redevelopment plan in determining if it can find the planned

unit development and demolition permit standards met for the proposed alternative use of the property. If the Plan Commission supports the scale, mass and design of the replacement structures, staff would not object to the demolition of these structures.

The Planning Division recognizes the positive aspects of the redevelopment proposal and the potential trade-offs involved in approving a project that accomplishes some of the objectives of the adopted Tenney-Lapham Neighborhood Plan, but which also deviates from some of its recommendations. The renovation of 8 of the existing 19 buildings on the subject site is the strength of the PUD proposal. The elimination of backyard parking, incorporation of enhanced open space and landscaping, and under-building parking to serve the entire development is another substantial benefit. The addition of 83 higher density affordable dwelling units in 3 generally well-designed buildings, which can attract longer-term residents to this portion of the neighborhood is yet another benefit. These are the benefits that should be weighed by the Plan Commission in determining whether an exception should be made to the adopted neighborhood plan's recommendations regarding the scale and mass of new infill/redevelopment projects within the neighborhood. If the Plan Commission concludes that the benefits of the project allow the Commission and Common Council to find that this zoning map amendment is in the public interest and that it conforms to the standards for approval of planned unit developments and demolition permits, and if the Plan Commission recommends that the project should be approved, it should do so by clearly indicating that the project must be considered as an exception to the adopted neighborhood plan's recommendations. This recommendation would essentially recognize that the benefits of the project outweigh the inconsistencies with the adopted neighborhood plan, and that the project approval is unique to this development site given the rare assemblage of 19 buildings under one ownership, and that in making a recommendation of approval, it also shall not establish a precedent for a repeat of this scenario elsewhere within the neighborhood in the absence of amendments being made to the adopted neighborhood plan. However, if the Plan Commission does not believe that the land use and density recommendations of the Tenney-Lapham Neighborhood Plan should be varied for this project, it could also recommend that the request be placed on file.

If the Plan Commission and Common Council should approve the planned unit development as presented, a decision should be made as to whether the renovation of the 8 buildings should be reviewed by the Landmarks Commission or Urban Design Commission. In all cases, staff recommends that appeals from the decision of whichever commission is chosen to conduct these reviews be made to the Plan Commission.

Finally, the Planning Division recommends that the Plan Commission consider requiring that the developers provide proof of financing and other mechanisms to ensure that the entire scope of the planned unit development is implemented if approved. As proposed, the development will include two distinct components: construction of the 3 apartment buildings on the southern portion of the site by Stone House Development, and the renovation of the 8 remaining houses on the northern portion by Michael Matty. While construction of the 3 apartment buildings will commence within the next few months and be principally completed a year later, the renovation of the 8 houses will occur over an approximately 8-year period. Staff feels that the renovation of the 8 residences on the northern portion of the subject site is perhaps the most compelling aspect of the proposed planned unit development and believes that it would be very unlikely for the 3 apartment buildings on the southern portion to be approved in their current form without the commitment to complete the related renovation component. To that end, staff feels that it would be appropriate for assurances to be required as a condition of approval that the renovation of the 8 houses will occur to the extent possible on approximately the timeline suggested in the letter of intent to ensure that both components of the PUD are realized.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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

If the Plan Commission can find the proposed project in conformance with the standards for approval for demolition permits, zoning map amendments and planned unit developments after giving due consideration to the recommendations in the Comprehensive Plan and Tenney-Lapham Neighborhood Plan, the Commission should forward Substitute Zoning Map Amendment ID 3422-3423, rezoning 609-625 E. Gorham Street, 604-630 E. Johnson Street and 303-323 N. Blair Street from R5 (General Residence District) to PUD-GDP-SIP, to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the conditions below.

If the Plan Commission cannot find the proposed project in conformance with the standards for approval for demolition permits, zoning map amendments and planned unit developments, it should recommend that the Common Council **place this application on file** and should state the appropriate findings of fact.

If approved, the Planning Division recommends the following conditions:

1. That the zoning text be revised per Planning Division approval as follows:
 - 1a.) the list of proposed uses shall specifically list single-family residences, two-family residences and multi-family residences as shown on the approved plans;
 - 1b.) that signage will also be approved by the Zoning Administrator;
 - 1c.) that the submittal requirements in section K be clarified to note that the specific perimeter landscaping will be planted on each site as part of individual building renovation (the landscaping of the central area and installation of walking paths will occur as part of the construction of the E. Johnson Street apartment buildings).
2. That prior to the final staff approval and recording of the planned unit development, the property owner shall record easements across the entire site establishing the location and right of use, maintenance and liability provisions for the shared walking paths, central greenspace and structured parking contained within the planned unit development. The easement documents shall be reviewed and approved by the Planning Division prior to their recording. Any future changes to the approved easements shall require approval of an alteration to the approved PUD-SIP. This declaration shall occur prior to the approval of any land division proposals or the conveyance of any portion of the site and shall run with the land in perpetuity.
3. As part of the final approval of the PUD prior to recording, the applicant shall submit a complete plan set for review that includes a final detailed landscaping plan, detailed floorplans for the three apartment buildings, four-sided elevations for each building including materials and any exposed portions of the parking structure, a fully dimensioned site plan and final grading and utility plans.
4. That the overall planned unit development receive final approval from the Urban Design Commission prior to final staff approval and recording of the PUD and the issuance of permits to begin demolition.
5. That the developers submit proof of financing which provides assurances that both the proposed construction of the 3 apartment buildings and the proposed renovation of the 8 residences will be completed, in a form acceptable to the Director of the Department of Planning and Community &

Economic Development prior to final approval and recording of the planned unit development and the issuance of any demolition or building permits. The developer of the 8 houses proposed to be renovated on the northern half of the subject site shall include in his proof of financing submittal an approximate timeline for the renovation project as well as a plan for financing the renovations. The timeline for the completion of the renovations shall be included in the recorded planned unit development.

6. That developer of the renovated houses shall also execute a deed restriction prior to PUD recording in a form approved by the Planning Division Director that requires that any future owner(s) of the 8 parcels will be required to complete the renovation of these buildings per the provisions in the approved and recorded PUD, including the approved timeline. Any future changes to the deed restrictions, including their release following completion of a renovation, shall require approval of an alteration to the approved PUD-SIP.

The following conditions have been submitted by reviewing agencies:

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

7. Any damage to the pavement including damage resulting from curb replacement, will require restoration in accordance with the City's Patching Criteria.
8. Discharge from pond/bio-retention shall be discharged to E. Johnson Street storm sewer, not to curb on N. Blair Street. Extend public storm sewer as necessary to satisfy this condition.
9. Prior to approval, provide estimates of projected sewer flow to City Engineer to review. Capacity limitations may affect the ability to approve this project.
10. Submit a PDF of all floor plans to Lori Zenchenko 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.
11. Coordinate with the City of Madison any necessary multiple ownership subdivisions of land (Subdivision Plat or Certified Survey Map) and private pedestrian access rights required based on the current scope of this development plan application.
12. 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.
13. The approval of this project 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.

14. 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.
15. The applicant shall replace all sidewalk and curb and gutter that 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.
16. A City licensed contractor shall perform all work in the public right-of-way.
17. 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.
18. The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, 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 Wisconsin Department of Natural Resources is required.
19. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: control 40% TSS (20 micron particle) off of new paved surfaces, provide oil & grease control from the first 1/2" of runoff from parking areas, and; 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 the Madison General Ordinances.
20. 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. 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. Email 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.
21. 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).

22. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
23. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
24. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
25. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
26. Prior to approval of the project, the owner shall obtain a permit to plug each existing sanitary 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 in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for 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.
27. 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.
28. 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.

Traffic Engineering Division (Contact John Leach, 267-8755)

29. A condition of approval shall be that no residential parking permits shall be issued for 309-323 N. Blair Street, 609-625 E. Gorham Street, and 604-630 E. Johnson Street, as would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued. In addition, the applicant shall submit for 309-323 N. Blair Street, 609-625 E. Gorham Street, and 604-630 E. Johnson Street a copy of the lease noting the above condition in the lease when submitting plans for City approval.
30. When the applicant submits final plans 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, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
 31. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

32. The applicant shall modify the driveway approach according to the design criteria for a "Class 3" driveway in accordance to MGO Section 10.08 (4). The proposed driveway will need to be minimum of 20 feet wide.
33. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement, which states that on a corner lot, no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
34. 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.
35. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

36. Meet applicable building codes, including accessible requirements.
37. Provide 68 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 two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. Show the stalls on the plans.
38. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) 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.
39. Show addresses of tenant spaces on the building of the final site plan.
40. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of 3 van accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent to and on the passenger side.
 - b.) Show signage at the head of the stalls.
 - c.) The stalls shall be as near the elevator as possible.
41. In the zoning text, revise the signage to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R6 district. A comprehensive sign package shall be as approved by the Urban Design Commission. The Zoning Section of the Department of Planning and Community and Economic Development must issue sign permits prior to sign installations.

42. If exterior lighting is provided, it must comply with City of Madison outdoor lighting standards. Lighting will be limited to .10 watts per square foot.

Parks Division (Contact Tom Maglio, 266-6518)

43. Credits from the existing development will cover park fees for the Gorham/Blair redevelopment. For the new E. Johnson Street units, the developers shall pay \$112,338.10 in park dedication and development fees. The credits for the 17 single-family units equates to 26.6* multi-family units of new development. The developer can build up to 27 units of multi-family before paying the park fees. The entire site currently has 28 multi-family plus 18 single-family and duplex units. The redevelopment of 609-625 E. Gorham Street/ 309-323 N. Blair Street into 28 multi-family units and 1 single-family unit will use those credits, resulting in no park fee requirement. The remaining park fee credits (17sf) will be deducted from park fees for 604-630 E. Johnson Street: fees in lieu of dedication = $(83 \text{ mf} @ \$1407) - (17 \text{ sf} @ \$2211)^* = \$79,194.00$ + park development fees = $(83 \text{ mf} @ \$586.05) - (17 \text{ sf} @ \$911.65)^* = \$33,144.10$.

*17 @ 2,211 =37,587.00; *17 @ 911.65=15,498.05; total credits= 53,085.05 divided by 1,993.05 (combined mf fee) = 26.6 units of new mf development

The developer must select a method for payment of park fees before signoff on the SIP.

Fire Department (Contact Scott Strassburg, 261-9843)

44. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19, as follows:
- a.) The site plans shall clearly identify the location of all fire lanes.
 - b.) Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
 - c.) Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
45. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least two fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Water Utility (Contact Dennis Cawley, 261-9243)

46. If each proposed apartment building will sit on a separate lot of record then each will need its own water service lateral.

47. The Madison Water Utility shall be notified to remove the water meters prior to demolition. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this project.