



Report to the Plan Commission

July 23, 2012

Legistar I.D. #25178

117-129 State Street &

120-124 W. Mifflin Street

Demolition Permit & Conditional Use

Report Prepared By:

Timothy M. Parks, Planner

& Other Dept. of Planning and

Community & Economic

Development Staff

Requested Action: Approval of a demolition permit to allow 3 buildings on State Street to be demolished, and a conditional use for new construction of a building or addition to an existing building, or major alteration to the exterior face of a building in the C4 Central Commercial District to allow construction of a new retail/ office building that includes restoration of three buildings located at 125 State Street and 120 and 122-124 W. Mifflin Street.

Applicable Regulations & Standards: Section 28.09(5)(d) identifies any new construction of a building or addition to an existing building, or major alteration to the exterior face of a building as a conditional use in the C4 Central Commercial District. Section 28.12(11) provides the guidelines and regulations for the approval of conditional uses. Section 28.12(12) provides the guidelines and regulations for the approval of demolition permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the demolition permit and conditional use standards met and **approve** the project subject to input at the public hearing and the conditions from reviewing agencies beginning on page 8 of this report.

Background Information

Applicant: Block 100 Foundation, Inc.; 6120 University Avenue; Middleton

Property Owners: 117 State Street, LLC; PO Box 2077; Madison, owner of 117-119 State Street, and Central Focus LLC; PO Box 2077; 14 W. Mifflin Street; Madison, owner of the other properties included within the development site.

Agent: George Austin, AVA Civic Enterprises; 2316 Chamberlain Avenue; Madison.

Proposal: The Block 100 Foundation proposes to demolish 3 existing buildings at 117-119, 121-123 and 127-129 State Street and retain and renovate existing buildings at 125 State Street and 120 and 122-124 W. Mifflin Street as part of the construction of a retail/ office complex on the site. Construction of the redevelopment project is scheduled to commence in fall 2012, with completion scheduled in spring 2014.

Parcel Location: A 0.31-acre parcel located on the 100-blocks of State Street, N. Fairchild Street and W. Mifflin Street; Aldermanic District 4 (Verveer); Madison Metropolitan School District.

Existing Zoning & Conditions: The entire site is zoned C4 (Central Commercial District). Beginning at the corner of State and N. Fairchild streets, the subject site is developed with the three-story Vallender Building at 127-129 State Street, the two-story local landmark Castle & Doyle Building at 125 State, the three-story C. E. Buell Building at 121-123 State, the four-story Haswell Furniture Building at 117-119 State, the two-story local landmark Schubert Building at 120 W. Mifflin Street, and the two-story Fairchild/ Stark Building located at 122-124 W. Mifflin. The N. Fairchild Street side of the site is

comprised of the sides of the Fairchild/ Stark and Vallender buildings and the rears of the Castle & Doyle, Buell and Haswell buildings.

Surrounding Land Use and Zoning:

North: Mixed-use buildings containing retail, restaurant and service uses on the first floor, zoned C4 (Central Commercial District);

South: Multi-tenant commercial building (Silver Dollar Tavern), Wisconsin Historical Museum, zoned C4;

West: Overture Center for the Arts, Madison Central Library, zoned C2 (General Commercial District) and C4;

East: Mixed-use buildings located between the subject site and Capitol Square containing retail, restaurant and service uses on the first floor, zoned C4.

Adopted Land Use Plan: The Comprehensive Plan includes the subject site as well as the Overture Center and Central Library to the west and commercial and institutional buildings located immediately to the south across W. Mifflin Street in the "State Street District" Downtown Mixed-Use Sub-District, which recommends a mix of government and institutional uses, cultural and arts facilities, higher-density housing, and office, service, dining, and entertainment, uses in two- to four-story buildings.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

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

Zoning Summary: Existing C4 (Central Commercial District) zoning:

Requirements	Required	Proposed
Lot Area	N/A	13,503 sq. ft.
Lot Width	50'	Adequate existing
Front Yard	0'	0'
Side Yards	0' for non-residential buildings	0'
Rear Yard	0'	0'
Floor Area Ratio	N/A	Approx 2.88
Building Height	Min. 2 stories, max. 4 stories	4 stories
No. Parking Stalls	0 (Central Area)	0
Accessible Stalls	0	0
Loading	N/A	0 (will use ex. on-street loading)
No. Bike Parking Stalls	2 per zoning lot (12 for 6 ex. lots)	0

Other Critical Zoning Items	
Yes:	Landmarks, Urban Design, Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection
Prepared by: Tim Parks, Planning Division	

Previous Hearings

The applicant, the Block 100 Foundation, Inc., is requesting approval of demolition and conditional use permits to allow 3 buildings on State Street to be demolished, and a conditional use for new construction of a building or addition to an existing building, or major alteration to the exterior face of a building in the C4 Central Commercial District to allow construction of a new retail/ office building complex that includes restoration of 3 buildings located at 125 State Street and 120 and 122-124 W. Mifflin Street. Previously, the applicant submitted an application on January 9, 2012 to demolish the W. Mifflin Street buildings as part of their redevelopment plan, which included the creation of a private garden at the corner of W. Mifflin and N. Fairchild streets.

The Urban Design Commission reviewed the original redevelopment project at its February 1 and March 7, 2012 meetings, and on March 7 approved on a 4-3 vote a motion expressing interest in supporting the project.

The March 7 motion noted that the Urban Design Commission supported the continued exploration of the general concepts of the project and provided direction to the applicant on the volume of the new building, particularly along State Street. The UDC also requested increased retail presence on N. Fairchild and the need for the open space at the corner to be programmed to invite the community in and activate N. Fairchild and W. Mifflin Streets in order for it to be supported. The UDC asked that the Plan Commission undertake the appropriate land use discussions as part of their initial steps before the UDC took further action on the redevelopment proposal.

On March 19, 2012, the Plan Commission held a public hearing on the project, received a presentation from the applicants, and began a discussion on whether the project met the standards for approval. The Plan Commission recessed its public hearing and referred the demolition permit and conditional use to a future meeting until the Landmarks Commission and Urban Design Commission acted on the proposed redevelopment.

Project Review

On June 14, 2012, the Block 100 Foundation, Inc. revised its demolition permit and conditional use request for its 0.31-acre property at 117-129 State Street and 120-124 W. Mifflin Street. The revised application requests approval to demolish three buildings located at 117-119, 121-123 and 127-129 State Street and approval of a conditional use in the C4 Central Commercial District to allow construction of a new retail/ office building complex that includes restoration of the three buildings located at 125 State Street and 120 and 122-124 W. Mifflin Street. The revised redevelopment proposal responds positively to the significant concerns raised about the previous proposal by City staff, members of the community, and by members of the City commissions charged with reviewing the project, including the Landmarks, Urban Design, and Plan commissions.

In addition to the demolition permit and conditional use approvals by the Plan Commission, the project requires approvals by the Landmarks Commission and Urban Design Commission. The Landmarks Commission is required to grant a Certificate of Appropriateness for the exterior alterations to the landmark Castle & Doyle and Schubert buildings that will be incorporated into the revised redevelopment proposal and to make a recommendation to the Urban Design and Plan commissions on whether the proposed development will have an adverse impact on the two landmark buildings.

Section 28.09(5)(b)4 of the Zoning Code requires the Urban Design Commission to approve any new construction or an addition or exterior alteration to an existing building in the C4 zoning district.

Existing Conditions

Beginning clockwise at the corner of State and N. Fairchild streets, the subject site is developed as follows:

- The three-story flatiron building at 127-129 State Street historically known as the Vallender Building, which occupies an 820 square-foot parcel and includes two retail spaces facing State Street on the first floor and one apartment located on the second and third floors. One of the retail spaces currently houses Vic's Corn Popper, while the one closest to the corner is currently vacant. The building was constructed in 1857 according to City records and in 1867 according to the applicant.
- The two-story Castle & Doyle Building at 125 State Street, which houses Shangri-La Collections on the first floor and an apartment on the second floor. The building was constructed in 1856 as Fire Station #2 and was redesigned in 1921 by renowned architects Claude & Starck for the Castle & Doyle Fuel Company, at which time it was given its distinctive terra cotta facade along State Street. The building, which was designated a City landmark in 2006, will be retained as part of the redevelopment proposal.
- The three-story C.E. Buell Building at 121-123 State Street was constructed in 1910 according to City records. The building occupies a 2,691 square-foot parcel that backs onto N. Fairchild Street. The building includes 2,476 square feet of first floor commercial space currently occupied by Eye Contact and four apartments on the second and third floors.
- The easternmost State Street building included in the project is the four-story Haswell Furniture Building at 117-119 State (also referred to as the Leath Building), which occupies a 4,500 square-foot parcel. The building is currently vacant and previously housed Frida Mexican Grill on the first and second floors, a nightclub on the third floor, and offices on the fourth floor. The building was constructed in 1916 and was substantially remodeled in 1997.
- The vacant two-story Andrew Schubert Building located at 120 W. Mifflin Street, which occupies a 1,443 square-foot parcel and was constructed in 1908 according to City records. The Queen Anne-style building historically has housed tavern and retail uses on the first floor, with an apartment on the second floor. The building was designated a City landmark in 2008. The applicant previously proposed to demolish this building as part of the redevelopment but now proposes to retain it and incorporate it into the revised redevelopment plan.
- Lastly, the two-story Fairchild Building located at 122-124 W. Mifflin Street, which is also referred to as the Stark Building. The building was constructed in 1927 according to the City Assessor and occupies a 2,923 square-foot parcel. Office spaces occupy both floors and are currently vacant, most recently housing Community Treatment Associates. Like the adjacent Schubert Building, the applicant previously proposed to raze this building but now proposes to retain it as part of the revised redevelopment project.

The applicants previously submitted very detailed information on the condition of each of the 6 buildings, including architectural and structural assessments, and photos of the interior and exterior of

each. In addition, the applicants hosted 9 publicly noticed tours of the buildings for the Landmarks, Urban Design, and Plan commissions on January 23-25, 2012.

Revised Redevelopment Proposal

The revised redevelopment proposal calls for the complete demolition of the Vallender, Buell, and Haswell buildings to accommodate construction of the new retail/ office building, which continues to be a two- to four-story structure with the majority of the proposed building mass located on the State Street side of the site. Previously, the applicants proposed to demolish and recreate the historic facades of the Buell and Haswell buildings along the State Street side of the new building. The current proposal will replace these structures with buildings of a more contemporary design. The new structure will generally stand three stories in height above State Street from the eastern wall of the Castle & Doyle Building to the eastern edge of the subject property, with two retail spaces proposed facing State Street on the first floor. The proposed fourth floor of the new building will be stepped back approximately 10 feet on portions of three sides, save for a 20-foot wide section of the fourth floor that will extend out to the State Street edge of the structure.

Moving west along State Street, the applicants propose to renovate the interior and exterior of the landmark Castle & Doyle Building, which will include a retail space on the first floor. West of the Castle & Doyle Building, the applicants propose to raze the three-story Vallender Building and construct a new two-story brick-clad flatiron building at the State-N. Fairchild corner, which is intended to reflect the historic character of the original Vallender Building. The flatiron building will be similar in design to the building proposed in the earlier version of the redevelopment plan and will feature a cream-colored brick exterior. A retail space facing State Street will occupy the first floor. Both the Vallender replacement building and renovated Castle & Doyle Building will feature ground-level windows facing N. Fairchild Street.

Turning south, the revised project plans call for a three-story façade for the new section of the complex to be constructed along N. Fairchild Street between the rear walls of the Castle & Doyle Building and Stark/ Fairchild Building. The first floor of the new building will include a lobby for tenants of the office spaces proposed to occupy the second, third and fourth floors of the complex. A trash room for the complex will be located adjacent to the office lobby, with external access from a separate pair of doors from N. Fairchild Street.

The first floors of the restored Stark/ Fairchild and Schubert buildings will be converted into a restaurant tenant space that will include an entrance facing the corner of N. Fairchild and W. Mifflin streets. The entire complex will share a common second floor. In order to traverse the different floor heights across the second floor between the restored buildings and new construction, the floorplans show a variety of internal ramps and short staircases. The new building will include a full basement level that will connect to an existing basement beneath the Stark/ Fairchild Building and a partial basement at the rear of the Castle & Doyle Building. The basement under the Schubert Building will remain, but without a connection to the other basement areas shown. A total of 11,735 square feet of space will be provided below the complex, which the applicants indicate will primarily be used for storage and mechanical space.

The revised redevelopment proposal represents an increase in density from the earlier proposal, which called for 31,512 square feet of gross floor area on the first through fourth floors and an FAR of 2.33, which was comprised of 9,402 square feet of first floor retail and restaurant space and 22,110 square feet of office space. The revised project will include 38,876 square feet of gross floor area (50,611 square feet when the basement is included), including 13,138 square feet of first floor retail and

restaurant space, and 25,738 square feet of office space on the second, third, and fourth floors, which results in a floor area ratio (FAR) of approximately 2.88 for the project. The applicants suggest that some of the proposed fourth floor space could be used in the future as residential space.

The project continues to not propose any automobile parking to serve the development, and none is required because the site is located within the Central Area and C4 zoning district, where off-street parking requirements do not apply. An existing 30-minute loading zone located on the east side of N. Fairchild Street south of State Street is proposed to remain to provide loading for the new development.

The architecture of the new building proposed through the center of the development will reflect a modern design that will feature a “warm” off-white brick along most of the State Street and N. Fairchild Street facades, with a significant amount of vision glass on all four floors. The four-story portion of the new construction along State Street will be clad in a contrasting metal panel. A translucent horizontal metal screen is proposed above the office lobby entrance along N. Fairchild Street to add visual interest to that façade. The applicants indicate that the central trash room located adjacent to N. Fairchild will be faced with a translucent panel intended to provide natural light into that space and ambient lighting on the exterior at night while screening the internal uses of the room from the street. The elevations for the project indicate that canopies will be added above most of the first floor windows to further accentuate the exterior of the complex. Because the revised redevelopment largely calls for proposed building to either utilize existing buildings constructed to the property line or be constructed to the street rights of way, opportunities for landscaping are extremely limited.

Analysis & Evaluation

The Department of Planning and Community & Economic Development issued a staff report in March 2012 that raised significant concerns about the earlier proposal's ability to meet the standards of approval for demolition permits and conditional uses. While staff generally supported many of the broader goals and objectives promoted by the applicants in their earlier redevelopment proposal, including the desire to increase the vitality and improve the appearance of the 100-block of N. Fairchild Street opposite the Overture Center for the Arts and Central Library, staff could not support the project in its previous form due to concerns about the form of the building behind the State Street façade and the garden that was previously proposed at the W. Mifflin-N. Fairchild corner of the site, which staff felt was out of place and not in keeping with the demolition standards or the requirements for new development in the C4 Central Commercial District. Staff was also seriously concerned about the previous proposal to demolish the landmark Schubert Building and the proposed demolition of the Stark/ Fairchild Building, which staff felt was unwarranted due to its generally good condition and its architectural presence at the corner of W. Mifflin and N. Fairchild streets. The full March 2012 Planning staff report is available as an attachment to Legislative File 25178.

The revised redevelopment proposal for the subject site has been changed dramatically compared to the earlier version of the project, and staff lauds the applicants for the changes that have been made, which address the concerns expressed about the earlier version of the project by City staff.

The Department of Planning and Community & Economic Development believes that the applicants' revised development proposal for the 0.31-acre subject site at 117-129 State Street and 120-124 W. Mifflin Street can meet the standards of approval for demolition permits and conditional uses. The new redevelopment proposal calls for a denser project that preserves and fully incorporates two local landmark buildings into the new building complex and holds all of the street frontages of the site in a meaningful way, with new or renovated buildings located adjacent to the public sidewalks on all three

sides of the site. Unlike the previous version of the new building, which proposed to curve away from N. Fairchild Street into the site beyond the proposed private garden, with limited engagement with W. Mifflin Street, the new building will more fully engage N. Fairchild Street while fully embracing the State Street frontage with a modern building that respects the historic massing of the south side of the 100-block. While Planning staff supported the earlier proposal to recreate the historic Haswell and Buell building facades along State Street, staff also supports the new proposal to demolish those buildings in their entirety to accommodate the contemporary design of the new building.

Staff also believes that the revised project plans positively reflect many of the broad land use and urban design goals, objectives and policies contained in the Comprehensive Plan, which includes recommendations that encourage buildings to be placed and designed in a manner that creates a visually attractive and engaging public realm and a sense of spatial enclosure, and promotes pedestrian activity. The Comprehensive Plan also generally places an emphasis on new development being complementary to and compatible with the existing and planned characteristics of its surroundings, and on redevelopment being designed to incorporate or improve upon existing positive qualities, such as building proportion and shape, the pattern of buildings and yards, and the orientation of buildings to the street. Staff believes that the revised project plan is consistent with the goals, objectives and policies of the Comprehensive Plan and exemplifies the design characteristics that new development in the downtown should contain.

As noted earlier in this report, the general regulations for the C4 Central Commercial District require that any new construction of a building, addition to an existing building, or major alteration of the exterior face of a building shall be permitted only after Urban Design Commission review and approval using the Urban Design Guidelines for Downtown Madison. According to the guidelines:

"While new buildings and major additions should possess their own character, design solutions that are obtrusive and present extreme contrasts with adjacent structures should be avoided. By respecting the proportion of window openings and doors of existing buildings, new structures and major additions will possess an appearance of "belonging" rather than "intruding"." (page 5)

Staff believes that the proposed new building adheres to the Urban Design Guidelines for Downtown Madison. The massing, scale, and rhythm of the composition work well within the context of the block and surrounding blocks. It should be noted, however, that the June 14 submittal does not include detailed building elevations or specifications such as building materials. It is typical for such architectural details to be considered during the final approval of a project by the Urban Design Commission, though not necessarily for Plan Commission review. Given the richness of the architecture and the volume of pedestrian traffic along State Street in particular, staff believes a full understanding of the design of the new building is required in order for the Urban Design Commission to grant final approval of the project, including dimensioned elevations, specification of all building materials and colors, and the details on the size, placement, and trim details of the windows and doors. Staff has some concern about the light color of the primary building material shown in the renderings and recommends that the applicant explore a richer color palette. Staff believes that a clean, modern design can work well along State Street but recommends that the UDC focus on the architectural detail to add interest to the proposed building and reinforce the architectural continuity of the block.

The Landmarks Commission reviewed the revised redevelopment proposal on June 25, 2012 and granted Certificates of Appropriateness for the exterior alterations to the landmark Castle & Doyle and Schubert buildings subject to final approval of the building plans by Amy Scanlon, the Preservation

Planner prior to the issuance of permits. The Landmarks Commission also found that the new building proposed in the center of the development and the two-story flatiron replacement building for the Vallender Building at the corner of State and N. Fairchild streets were no so large or visually intrusive so as to have a negative impact on the adjacent landmark buildings. In making those findings, the Commission asked the applicant to explore maintaining the three levels of windows for the Vallender replacement structure and recommended that the Urban Design Commission further explore the color and fenestration of the new building along State Street as part of its approval of the project. Finally, the Landmarks Commission moved to advise the Plan Commission that the Buell Building had historic value but that it did not oppose its demolition as part of the implementation of the new redevelopment proposal.

Conclusion

The applicants have dramatically revised their plans to redevelop the western half of the 100-block of State Street to address the concerns raised earlier this year regarding their initial proposal. The new proposal proposes a building complex that will engage all of the street frontages abutting the site through the placement of the project at the edge of the rights of way and the addition of building entrances from all three streets, which staff believes represents an ideal development pattern for this portion of the downtown. The significantly improved redevelopment proposal incorporates two local landmark buildings and a third building with historic value into the new building complex, which acknowledges the significance the Madison community places on its historic resources. The new construction included in the project has considerable potential to contribute positively to the City's architectural diversity, though staff encourages the applicants to explore the details of the State Street façade in an effort to further enhance the new building's presence.

In closing, the Department of Planning and Community & Economic Development applauds the applicants' willingness to pursue this very important redevelopment with a revised proposal that not only addresses our earlier concerns but greatly exceeds our expectations.

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are shaded

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

The Planning Division recommends the Plan Commission find the demolition permit and conditional use standards met and **approve** the demolition of 3 buildings on State Street to allow construction of a new retail/ office building complex at 117-129 State Street and 120-124 W. Mifflin Street, subject to input at the public hearing and the conditions from reviewing agencies:

Planning Division Conditions of Approval

1. The applicant shall submit a fully detailed and dimensioned final site plan for the project and detailed elevations of the proposed building complex (with all heights and materials noted) for Planning Division approval prior to the issuance of any demolition or building permits for the project.
2. Prior to the issuance of building permits, the applicant shall a Certified Survey Map for review and approval, and the approved CSM shall be recorded.

3. The project plans show canopies and door swings that may encroach into the public right of way. The applicant shall obtain a privilege in streets agreement for any such encroachments prior to the final approval of the project and issuance of permits for new construction. The approval of this demolition permit and conditional use does not constitute or guarantee approval of any needed encroachments.

The following conditions have been submitted by reviewing agencies:

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

4. Revise the plan sets to include existing property lines on all plan sheets. Provide a site plan to show all sidewalk, curb, and pavement improvements as necessary to facilitate the utility and site construction.
 5. Submit a PDF of each floor to Lori Zenchenko (Lzenchenko@cityofmadison.com) so that a preliminary 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.
 6. Coordinate ownership changes and make the required Certified Survey Map application and recording prior to the issuance of any building permits.
 7. The City will be reconstructing N. Fairchild Street from W. Washington Avenue to W. Mifflin Street, and W. Mifflin Street from N. Fairchild to N. Henry Street in 2013. The applicant shall coordinate any access, staging or construction issues with the City Engineering Division.
 8. Note – The City has provided five six-inch diameter sanitary sewer laterals in conjunction with the N. Fairchild Street reconstruction project (City project 53B0544).
9. The construction of this development 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.
 10. The approval of this conditional use 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.
 11. 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.

12. 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.
13. The applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the City. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds unacceptable shall be removed and replaced at the applicant's expense.
14. All work in the public right of way shall be performed by a City-licensed contractor.
15. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the Parks Division at dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
16. All damage to the pavement on State Street, N. Fairchild Street, and W. Mifflin Street adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
17. 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.
18. 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.
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 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 signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
21. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

22. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
23. Prior to approval of the issuance of a demolition permit, 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.
24. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division signoff, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
25. 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 Dan McCormick, 267-1969)

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| <ol style="list-style-type: none">26. The applicant shall prepare a Parking Management Plan for the site and building operations for review and approval by the City Traffic Engineer.27. The Common Council should note that future budgeting may need to be provided for traffic signal and/or pedestrian/bike facilities at the intersection of N. Fairchild St and W. Mifflin Street.28. The developer shall work with the City to resolve any construction-related issues. A detailed construction plan shall be provided showing all access and staging areas when the applicant submits final plans for approval. |
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29. 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 and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.
 30. The applicant 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.
 31. 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)

This agency did not submit comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

32. The potential residential component of this project has not been fully defined. If the number of any future multi-family units in this development exceeds the number of multi-family units currently in existence, additional park impact fees will be due. Park impact fees will be due prior to the issuance of a building permit for the creation of any multi-family units in excess of the existing number present on the subject site. This development is within the Tenney, Law & James Madison park impact fee district (SI26).

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

Fire Department (Contact Bill Sullivan, 261-9658)

34. Plans indicate building across property lines. Combine the parcels into a single lot or provide party walls at all lot lines per IBC Chapter 7.

35. Openings along property lines shall be protected or limited in accordance with IBC Chapters 6 & 7.

36. Provide fire apparatus access as required by IFC 503 2009 edition and MGO Section 34.503 as follows: IFC 503 Appendix D105 – 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 and not closer than 15 feet from the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.

Water Utility (Contact Dennis Cawley, 261-9243)

37. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.