

PLANNING DIVISION STAFF REPORT

March 24, 2014

PREPARED FOR THE PLAN COMMISSION



Project Address: 1406 Mound Street, 116 and 120 South Randall Avenue
Application Type: Demolition and Conditional Use
Legistar File ID #: [33076](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Property Owner: Jordan Loeb; Beth Israel Center; 1406 Mound St., Madison, WI 53711

Project Contact: Paul Cuta; CaS4 Architecture; 3414 Monroe St., Madison, WI, 53711

Requested Action: The applicant requests approval to demolish two single-family homes and to remove an existing street-facing wall of a synagogue in conjunction with a building addition. The applicant requests a conditional use for a building over 10,000 square feet in size in the TR-C4 (Traditional Residential – Consistent 4) District. Conditional use review is also required for a place of worship with capacity exceeding 600, for a private school, and for a reduction in the number of required surface parking stalls.

Proposal Summary: The applicant proposes to demolish two single-family homes and to remove and replace a street-facing wall on an existing synagogue for an approximately 6,000 square foot addition to the synagogue, the Beth Israel Center, which is currently 25,000 square feet in size. The addition involves a redesign of surface parking area and a new drop-off area for the building.

Applicable Regulations & Standards: This proposal is subject to the standards of approval for conditional uses (MGO Section 28.183) and demolition (MGO 28.185).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition and conditional use standards can be met and **approve** the request at 1406 Mound Street and 116-120 South Randall Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject site is located at the northwest corner of Mound Street and South Randall Avenue; Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

Existing Conditions and Land Use: The three parcels together comprise a 0.84-acre site. The existing synagogue was originally constructed in 1949, and following subsequent additions, is 25,000 square feet in size. It is and would continue be used for general assembly, a small school, and offices. The homes at 116 and 120 South Randall Avenue are two-story single-family homes constructed in 1922 and 1899, respectively, and are currently occupied.

Surrounding Land Use and Zoning:

North: Single-family homes in the TR-C4 District

East: Across South Randall Avenue, Mound Street Housing Cooperative and Yoga Center in the TR-C4 District. Also, single-family homes in the TR-C4 and TR-V1 Districts

South: Across Mound Street, single-, two-, and four family buildings in the TR-C4 District

West: 10-unit multi-family development in the TR-V2 District

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low-density residential uses for this area, which includes uses such as places of worship and schools. This property is also included within the area covered by the Greenbush Housing Strategy Revitalization Plan (2010). For this area, the Plan recommendation is to maintain, protect, and preserve the established housing stock, but it specifically identifies the boundary of the subject site, including the two houses, as a strategic redevelopment opportunity.

Zoning Summary: The subject site is in the Traditional Residential – Consistent 4 (TR-C4) District.

Dimensional Requirements	Required	Proposed
Lot Area	4,800 sq. ft.	24,596 sq. ft.
Lot width	40'	210'
Front Yard Setback	10'	7'4"
Reversed Corner Side Yard Setback	31'4"	5'
Maximum height	35'	33'-3"
Maximum lot coverage	65%	53.2%
Maximum Bldg. Coverage	50%	TBD, appears adequate

Site Design		
Number parking stalls	<u>Place of Worship</u> 1 per 70 sq. ft. of floor area in main worship space 4325 sq. ft. = <u>62</u> <u>School</u> 1 space per classroom + 1 space per 5 students of legal driving age based on the max number of students attending classes at any one time. 80 students max. = 16 6 classrooms = 6 = <u>22</u> Total = 84	15
Accessible stalls	1	3
Number bike parking stalls	1 per 350 feet of floor area in main worship space 4325 sq. ft. = <u>12</u> 1 space per 5 students = <u>16</u> Total = 28	12
Landscaping	Yes	Yes
Lighting	Yes	Yes
Other Critical Zoning Items: Wellhead protection #27, Utility Easements, Barrier free (ILHR 69)		

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services, including Metro Transit Route 6, which runs along Regent Street to the north of the subject property.

Related Approvals

The Zoning Board of Appeals approved variances for the front yard setback along South Randall Avenue and for the reverse corner side yard setback on December 12, 2013.

Project Description

The applicant proposes to demolish two single-family homes at 116 and 120 South Randall Avenue for the construction of a 5,900 square foot addition to the north side of the Beth Israel Center. Since the exterior wall of the existing building facing South Randall is being deconstructed and replaced, the proposal qualifies as a technical demolition of the Beth Israel Center at 1406 Mound Street as well.

The building addition is proposed on the north and east sides of the building, and is driven by a need to enlarge the sanctuary and reorganize and optimize interior spaces. The use of the building will remain the same. Hours of operation will be from 8:00-6:00 Tuesday-Friday, and 8:00-2:00 on Saturday, with some additional times for special events, classes, meetings, and holidays.

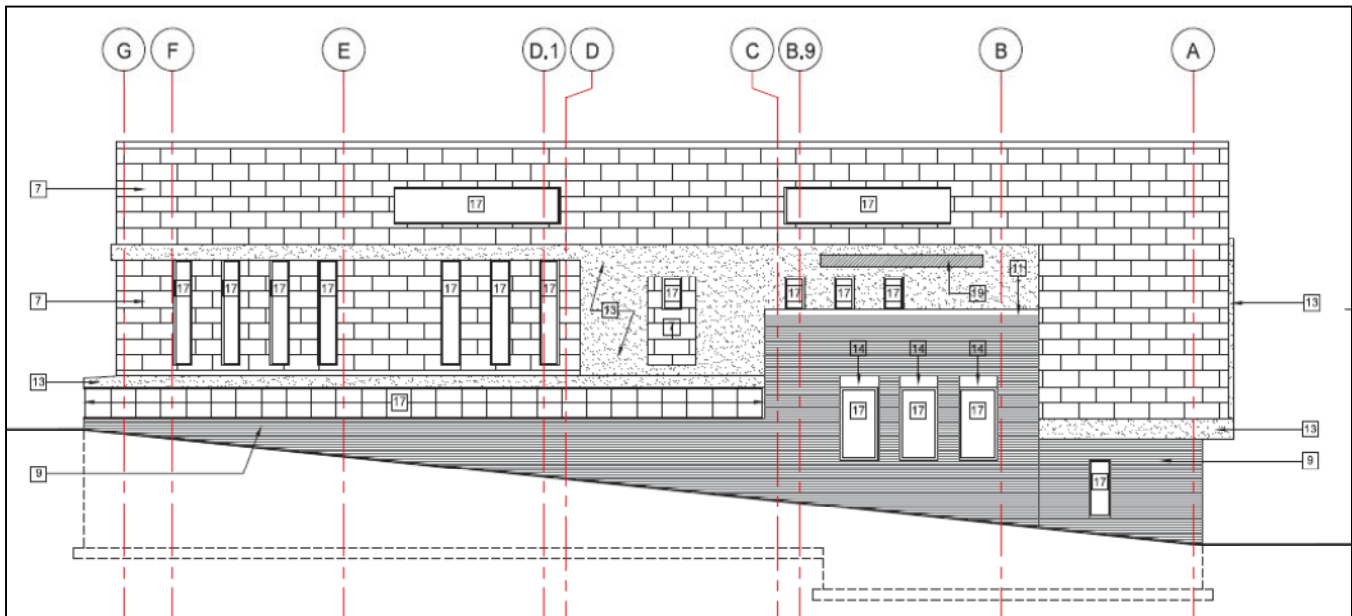
Site plan changes include a new surface parking area with 15 automobile stalls, 12 bike-parking stalls, and a much-improved circulation pattern over the existing surface parking area, which has a similar number of parking stalls located next to the building and behind the adjacent home. The new parking area will be accessed from South Randall Avenue and includes a circular drop-off site to be used for the school component of the Beth Israel Center and other events as needed.

The building is approximately 168 feet long along Mound Street, and 102 feet wide along South Randall Avenue. Building height will be slightly increased to approximately 28 feet from grade along Mound Street, and 38 feet from grade on the north side of the building. This height includes screen walls surrounding the rooftop mechanical equipment. The well-used entrance to the building will remain along Mound Street, and the existing entrance from South Randall Street will be replaced with a new accessible entrance on the north side of the building in the area of the new addition.

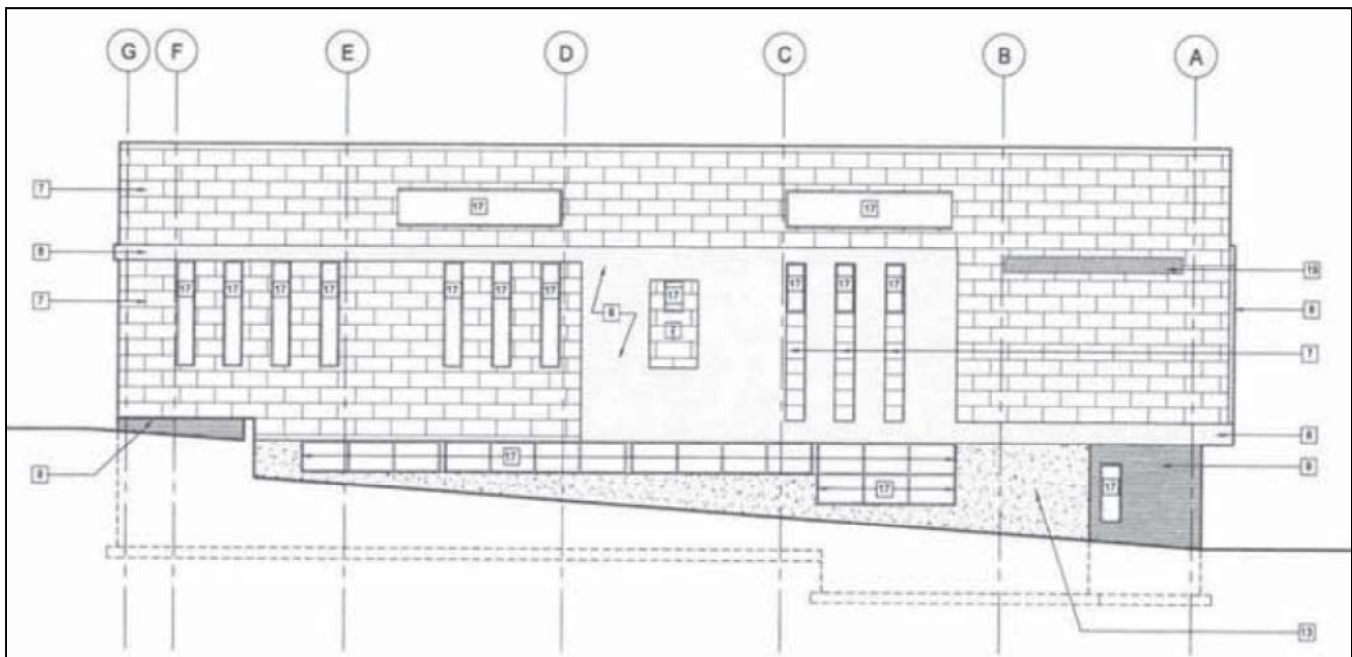
The landscape plan includes three new canopy trees within the parking area, lilacs and arbor vitae lining a five-foot strip along the northern edge of the parking lot, and several shrubs, grasses, and other perennials along the foundation of the building and the site perimeter. A very small space is provided for annual vegetable plantings, adjacent to a mulched play lot.

The exterior of the new addition as proposed is primarily clad with a metal panel wall system in a copper color, which is a new and dominant material for the building as a whole. The building generally has a brick base and limestone and brick accents, including some brick and limestone to be salvaged from the portion of the building being deconstructed. The most recently submitted plan revisions show a change to the East elevation facing South Randall Avenue. The facade has additional window openings along the lower level classroom spaces, which is a nice improvement, and provides a better relationship with the street. However, what had been proposed as a brick base matching that of the rest of the building is now shown as "sandblasted concrete", and areas originally proposed as limestone are now shown as "exterior plaster" (see graphics on next page, and further discussion on Page 7 under Conditional Use Standard #9):

East Elevation, Original Submittal (brick base and limestone element in center of facade, matching existing building materials)



East Elevation, Revised Submittal (sandblasted concrete base and plaster in center of facade)



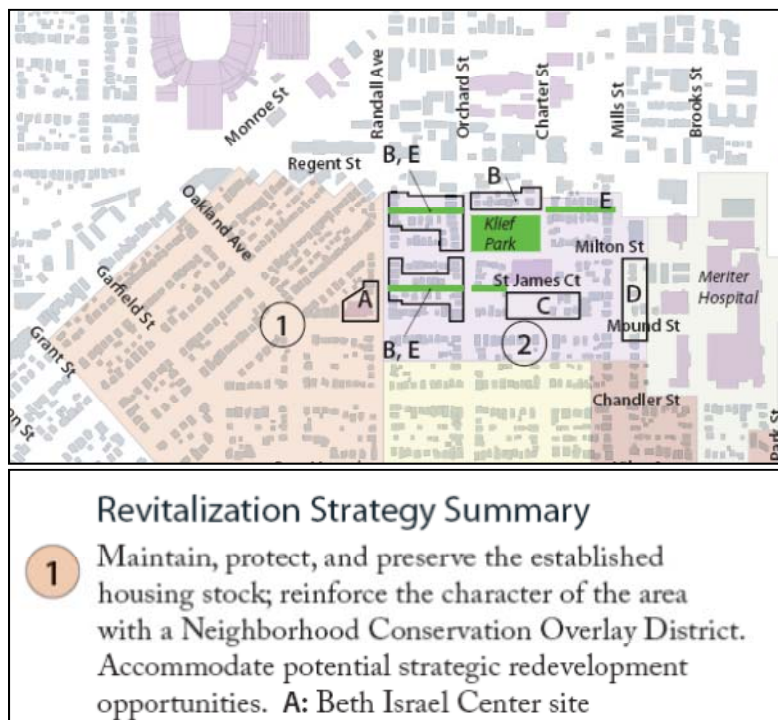
Project Analysis and Conclusion

Demolition - Based on Demolition Approval Standards in MGO Section 28.185(7)(a)2, the Plan Commission must find that the requested demolition of the two houses at 116-120 South Randall Street and the proposed addition to the Beth Israel Center (technically considered a demolition, due to the removal of an existing street-facing wall) are compatible with the purpose of the demolition section of the ordinance, and with the purpose and intent of the TR-C4 District. Furthermore, the proposed use should be compatible with adopted neighborhood plans and the Comprehensive Plan. The Plan Commission shall consider and may give decisive weight to any relevant facts, including but not limited to:

- a) The effects the proposed demolition and proposed use of the property would have on the normal and orderly development and improvement of surrounding properties
- b) The reasonableness of efforts to relocate the building, including but not limited to the costs of relocation, the structural soundness of the building; and
- c) The limits that the location of the building would place on efforts to relocate it, and the availability of affordable housing.

The Landmarks Commission, in their informal review of the proposed demolition, noted that there is no known historic value for the houses, but also noted their regret for the loss of the vernacular historic fabric in this area. While a relocation of either or both of the houses to a vacant property nearby would be supported, the applicant has indicated that due to structural limitations, cost limitations, and the timeline for the proposed addition, their relocation would be very difficult. Staff believes that with a strong reuse and recycling plan to reclaim materials from the structures, their demolition is supportable in this case.

On balance, staff believes that the proposed demolition meets the standards for approval. The proposed addition to the synagogue is consistent with the purpose and intent of the TR-C4 District and the Comprehensive Plan (2006). The essential recommendation of the Greenbush Housing Strategy Revitalization Plan (2010) is to preserve existing housing, yet it specifically identifies the entire subject site as a redevelopment opportunity (see subject property outlined in "A" within Area "1" on the map below).



Conditional Use – The applicant is requesting four conditional uses as follows:

- A building in the TR-C4 District over 10,000 square feet in size.
- A place of worship with capacity exceeding 600 persons in the sanctuary or main activity area
- A private school
- A reduction of more than 20 spaces and 25% or more of the required parking spaces

The existing building is approximately 25,000 square feet, and the resulting building will be approximately 31,000 square feet. The area is dominated by two-story homes on relatively small lots, but also includes larger multi-family buildings to the west and a two-story mixed-use building across South Randall Avenue to the east. Staff notes that the synagogue and school have been operating on the site for several years, with a surface parking capacity roughly the same as that for the proposed addition. Staff believes that the proposal can meet the conditional use standards as summarized below:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

Staff believes that this standard can be met, noting that the use of the building, an established institution in the neighborhood, will essentially remain the same. The reorganization of the surface parking area will result in a safer area for drop-off and pick-up than what exists today.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing these services.*

Staff believes that this standard can be met.

3. *The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

Staff believes that this standard can be met, again noting that the long-established use of the property will not change.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

Staff believes that this standard can be met.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*

Staff believes that this standard can be met, so long as all conditions of approval are addressed. Additional bicycle parking will need to be incorporated on the site, or a bike parking reduction will need to be obtained following review by the Zoning Administrator.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

Staff believes that this standard can be met, so long as all conditions of approval are addressed.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

Staff believes that this standard can be met, noting the approved zoning variance for the front yard setback and reversed corner side yard setback.

9. *When applying the above standards to any new construction of a building or an addition to an existing building, the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendations:*

Staff believes that this standard can be met, but recommends that the applicant return to the originally proposed palette of materials (brick base and limestone accent wall) on the east side of the building, consistent with the materials on the rest of the building. Staff believes that the continuity of the brick base is especially important as a way to tie the primarily metal addition to the rest of the building. Otherwise, along South Randall Avenue, the primarily metal addition would maintain little continuity with the existing building. Staff understands that the applicant opposes this recommendation due to cost and other implications to the project.

[Standards 8 and 10-15 do not apply to this request]

Conclusion – The addition to and interior reconfiguration of this long-standing institutional use in the neighborhood will help to insure that it remains on the site for years to come. The loss of two single-family homes in the neighborhood to make room for the addition and reconfigured surface parking area is unfortunate, but is generally supported by the neighborhood and District 13 Alder, and is consistent with the Greenbush Housing Strategy Revitalization Plan (2010). On balance, staff believes that the demolition and conditional use standards can be met with this proposal, and recommends that the Plan Commission approve the proposal.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the demolition and conditional use standards can be met and **approve** the request at 1406 Mound Street and 116-120 South Randall Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for staff review and approval shall include a detailed schedule of proposed materials, including color specifications. On the South Randall Avenue elevation, the applicant is encouraged to replace the proposed sandblasted concrete base with brick to match the rest of the building base, and also to replace the exterior plaster with limestone, as was originally proposed.

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

2. The proposed building addition will cross underlying platted lot lines. Current State building code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.

3. This development is in the area subject to additional erosion control requirements as allowed by WDNR code and per the City of Madison Erosion Control requirements.
4. Any non-standard improvements in the right of way will require a maintenance agreement.
5. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project (MGO 16.23(9)c)).
6. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
7. 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 (MGO 16.23(9)(d)(6)).
8. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development (POLICY).
9. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
10. The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system (POLICY).
11. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
12. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan (POLICY).
13. All damage to the pavement on Mound Street and S. Randall Avenue, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
14. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common

Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.

15. 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 (POLICY and MGO 10.29).
16. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 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.
17. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required (NOTIFICATION).
18. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to:
 - a) Reduce TSS off of the proposed development by 80% when compared with the existing site.
 - b) 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 MGO Chapter 37.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

19. The Applicant shall submit, prior to plan sign-off, 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:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4))

20. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints

- b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)
21. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files
 - b) RECARGA files
 - c) TR-55/HYDROCAD/Etc
 - d) Sediment loading calculations
22. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided (POLICY and MGO 37.09(2)).
23. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan (POLICY).
24. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing storm sewer lateral which must be permanently or temporarily disconnected from the public storm sewer system as part of the proposed work. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO CH 37.05(7)).
25. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO CH 35.02(14)).
26. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff (MGO 16.23(9)(d)(4)).
27. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service (POLICY).

Fire Department (Contact Bill Sullivan, 261-9658)

28. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances, based on the building being fully sprinklered and a CSM to remove property line along north wall of new addition.
29. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503.
30. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt. Scott Bavery, 608-576-0600.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

31. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
32. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
33. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Zoning Administrator (Contact Pat Anderson, 266-5978)

34. Sec. 28.185 (7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann (608-267-2626).
35. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
36. Submitted plans show 12 bicycle parking spaces, where 28 are required. Provide 16 additional bike parking spaces or obtain a bike parking reduction from the Zoning Administrator per Sec. 28.141. NOTE: Bicycle parking shall comply with requirements in Sec. 28.141(11), including the requirement that 90% of the provided bicycle parking must be designed as short-term.
37. The Zoning Board of Appeals on 12/12/13 approved a 2' 8" front yard variance, and a 26' 4" reverse-corner side yard variance.
38. If outdoor lighting is provided, it must comply with MGO Section 10.085 outdoor lighting standards.
39. Any future use or development will require approvals from the Madison Water Utility, as a portion of the site is located within Wellhead Protection District No. 27.
40. Parking calculations consider shared parking opportunities, because the hours of peak operation for the school use and the religious institutions use do not overlap.
41. Parking requirements for persons with disabilities must comply with sec. 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls.
42. On the final plans, provide detailed information regarding lot coverage, including showing areas of pervious paving and other spaces that affect the lot overage calculations.
43. Provide building coverage calculation with final plans.
44. Pursuant to Sec. 28.142(3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
45. Submitted plans do not show any rooftop or ground-level mechanical equipment. Any of this type of equipment must be screened per Sec. 28.142(9)(d).

Water Utility (Contact Dennis Cawley, 266-4651)

46. The Madison Water Utility shall be notified to remove the water meters prior to demolition.
47. This property is in wellhead protection district WP27. This proposed use is approved in this district. Any proposed changes in use shall be approved by the Water Utility General Manager or his designee.
48. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Parks Division (Kay Rutledge, 266-4816)

This agency provided no comments pertaining to this request.