

PLANNING DIVISION STAFF REPORT

July 18, 2014



PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

Project Address: 1601 Wright Street
Application Type: Demolition Permit and Conditional Use, and Preliminary and Final Plats
Legistar File ID # [34164](#) and [34331](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Community Development Authority of the City of Madison, Natalie Erdman, Executive Director; Room 312, Madison Municipal Building; 215 Martin Luther King, Jr. Blvd.; Madison.

Surveyor: Francis R. Thousand, Royal Oaks & Associates, Inc.; 3678 Kinsman Boulevard; Madison.

Requested Actions: Approval of a demolition permit to allow 4 buildings containing 7 dwelling units and approval of a major alteration to a conditional use for a residential building complex to allow construction of 48 new multi-family units in 3 buildings, and approval of a preliminary plat and final plat creating 6 residential lots and 1 outlot for private roads on property generally addressed as 1601 Wright Street.

Proposal Summary: The Community Development Authority is requesting approval to demolish 4 one- and two-story apartment buildings containing 7 units, and for approval to construct a 24-unit apartment building on the west side of the site near Wright Street, a 16-unit apartment building on the easterly side of the site northwest of the intersection of Straubel Street and Rowland Avenue, and an 8-unit apartment building in the northeastern corner of the site adjacent to Anderson Street, which will be operated by Porchlight for homeless adults. A one-story accessory maintenance building in the northeastern corner of the site will also be demolished as part of the proposed development. The overall project is titled "Truax Park Development, Phase 2" in the attached application materials.

The proposed plat of "Truax Park" creates lots for both the proposed projects as well as existing buildings within the Truax Park development, and an outlot for the private road, shown as Straubel Court, which extends into the site from Straubel Street, and which is proposed to extend westerly to intersect Wright Street and provide access for the proposed 24-unit building.

The project is scheduled to commence this September, with completion scheduled for September 2015.

Applicable Regulations & Standards: The Zoning Code defines a Residential Building Complex as a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management subject to supplemental regulations in Section 28.151. Table 28C-1 of Section 28.032(1) identifies residential building complexes as a conditional use. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits. Review by the Urban Design Commission is required per Section 33.24(4)(c) of the Urban Design Commission ordinance. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Demolition Permit & Conditional Use: Urban Design Commission and Plan Commission
Preliminary and Final Plats: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a major alteration to a conditional use for a residential building complex to allow construction

of 48 apartments in 3 buildings following demolition of 4 existing residential buildings on property generally addressed as 1601 Wright Street following a recommendation by the Urban Design Commission, and recommends that the Plan Commission also forward the related preliminary and final plats of Truax Park to the Common Council with a recommendation of **approval**, all subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6 of this report.

Background Information

Parcel Location: The subject site is an approximately 18.8-acre parcel generally located on the east side of Wright Street between Anderson Street on the north and Straubel Street on the south,; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.

Existing Conditions and Land Use: The CDA's Truax Park complex is zoned TR-V2 (Traditional Residential–Varied 2 District) and is developed with 147 apartment units located in 24 buildings primarily located around the perimeter of the site, and the East Madison Community Center, which is located near the center of the property.

Surrounding Land Use and Zoning:

North: Madison College Truax Campus, zoned CI (Campus-Institutional District);

South: US Army Reserve Center on Wright Street, zoned TR-V2 (Traditional Residential–Varied 2 District); single- and two-family residences located across Straubel Street and Graceland Avenue, zoned TR-V1 (Traditional Residential–Varied 1 District);

East: Dane County Truax Air Park East multi-tenant industrial complex, zoned PD;

West: Madison College recreational land and open space owned by Dane County, zoned PR (Parks & Recreation District).

Adopted Land Use Plans: The Comprehensive Plan identifies the Truax Park development for Medium-Density Residential uses.

The subject site also comprises the Truax neighborhood identified in the 2001 Carpenter-Hawthorne-Ridgeway-Sycamore-Truax Neighborhood Plan. The plan does not include specific land use or design recommendations for the Truax Park Apartments, but references the preservation of natural area adjacent to the apartments and increasing the amount of open space available for passive and active recreation within the neighborhood plan boundaries as high priorities.

Finally, the site was the subject of the 2009 Truax Park Apartments Master Plan and Site Development Study, which was adopted by the Common Council to guide redevelopment of the subject site. The plan and site study identified 3 redevelopment alternatives as well as a preferred redevelopment proposal that called for a variety of two- to four-story townhouse and apartment buildings to be developed on the northern half of the overall property at a net density of 17 units an acre.

Zoning Summary: The subject site is zoned TR-V2 (Traditional Residential–Varied 2 District):

Requirements	Required	Proposed
Lot Area	2,000 sq. ft. per unit	Adequate
Lot Width	60'	Adequate

Minimum Front Yard	20'	Adequate
Maximum Front Yard	No greater than 20% of block average up to 30' maximum	Adequate
Reversed Corner Side Yard	12'	Adequate
Side Yard	10'	Adequate
Rear Yard	Lesser of 25% lot depth or 25	Adequate
Maximum Lot Coverage (all bldgs.)	70%	See Zoning conditions
Usable Open Space	500 sq. ft./ unit (90,000 sq. ft.)	Adequate
Maximum Building Height	3 stories/ 40'	Proposed buildings will conform
Building Forms	Large multi-family building/ Townhouse	Generally complies; see Analysis re: large buildings
Automobile Parking	1 per dwelling unit	See Planning conditions
Bicycle Parking	1 per dwelling unit & 1 guest space per 10 dwelling units	See Zoning and Planning conditions
Other Critical Zoning Items		
Yes:	Urban Design (Residential Building Complex), Utility Easements, Barrier Free	
No:	Wellhead Protection, Floodplain, Landmarks, Waterfront Development	
Prepared by: Tim Parks, Planning Division		

Environmental Corridor Status: The subject property is located in the Central Urban Service Area (see Map F6) and does not contain a mapped environmental corridor. The property is identified as public land on the corridor map.

Public Utilities and Services: The subject site is served by a full range of urban services, including Metro Transit, which operates service on Anderson and Wright streets.

Project Description

The Community Development Authority is requesting approval of the following requests:

- Approval of a demolition permit to allow buildings addressed as 1601-1603, 1621-1623, 1625-1627 and 1629-1631 Wright Street to be razed;
- Approval of a major alteration to a conditional use for a residential building complex to allow construction of a 24-unit apartment building to replace the 4 structures to be demolished, a 16-unit apartment building on the easterly side of the site northwest of the intersection of Straubel Street and Rowland Avenue, and an 8-unit apartment building in the northeastern corner of the site adjacent to Anderson Street; and
- Approval of the preliminary and final plats of "Truax Park", creating 6 residential lots for existing and proposed buildings and 1 outlot for private road purposes, including existing Straubel Court.

Proposed Demolition:

The buildings at 1601-1603 and 1625-1627 Wright Street are one-story attached residences, while the buildings at 1621-1623 and 1629-1631 Wright are two-story attached residences. All 4 buildings are clad in a combination of brick and lap siding and were constructed in 1965 according to the Truax Park Apartments Master Plan and

Site Development Study. The demolition of the 4 buildings was anticipated in the all of the redevelopment alternatives for Truax Park included in the 2009 master plan and site study, which called for the eventual demolition of all of the structures generally extending north from the East Madison Community Center to Anderson Street. The Landmarks Commission informally reviewed the demolition of the 4 buildings on April 7, 2014 and noted that the structures had no known historic value.

New Residential Construction:

The 24-unit building proposed on the west side of the site to replace the 4 existing buildings will parallel a new private drive proposed to extend into the site from Wright Street. The new drive will intersect Straubel Court at the existing circle located in front of the East Madison Community Center. Plans for the new building call for 24 two-story townhouse units to be access from exterior entrances along the northerly and southerly facades as well as from a central first floor hallway. The units will include a variety of three-, four- and five-bedroom layouts, with parking for 38 automobiles and 42 bikes to be located in a basement level accessed from a driveway from Wright Street. The basement level also includes 24 storage lockers for tenants, a trash room, and a small room for maintenance personnel.

The 16-unit building proposed on the east side of the site will be constructed where a community garden and surface parking lot sit currently. The new two-story building will contain 7 one-bedroom apartments and a 1,564 square-foot management office on the first floor and 9 one-bedroom apartments on the second floor. A basement level with parking for 16 automobiles and 16 bikes accessed from an entrance on the southeasterly, side wall is proposed; the basement will also contain 16 storage lockers for tenants and a trash room. The 7 first floor units and office space will be provided porch entrances along the exterior of the building in addition to entries from a central hallway, while second floor units will be provided balconies. A new 41-stall surface parking lot is proposed between the 16-unit building and eastern property line, which will replace the approximately 30-stall lot that serves that portion of the complex.

The 16- and 24-unit buildings will share a similar architectural theme and material palette that includes a combination of brick, horizontal composite and board and batten siding, and hipped roofs.

The last component of the current development will be an 8-unit apartment building to be constructed in the northeastern corner of the site adjacent to Anderson Street, which will replace a one-story blue standing-seam metal accessory maintenance building used by the Housing Operation Division. The two-story building will include 4 one-bedroom apartments on each floor, which will be accessed from a single entrance on the northern façade. The building will feature two-toned horizontal siding and brick walls beneath a hipped roof. The letter of intent indicates that the 8-unit building is intended for homeless adults and will be operated by Porchlight, which will provide supportive services for those residents.

Truax Park subdivision:

The entire 18.8-acre site was the subject of a three-lot Certified Survey Map (12976) recorded in 2010 to facilitate the financing and entitlements for an earlier phase of the redevelopment of Truax Park, which saw the renovation of 71 of the 112 units located in the 10 three-story apartment buildings on the southerly third of the site. The preliminary and final plats of Truax Park calls for Lots 1 and 3 of the 2010 CSM lots to be further divided to facilitate the current phase of redevelopment. The new 16-unit building will be located on proposed Lot 4 of the plat, while the 24-unit building and 8-unit building will be located on Lots 7 and 8, respectively. Outlot 1 of the plat will include existing Straubel Court as well as the new private road proposed to extend west from the circle to Wright Street.

Analysis and Conclusion

This application is subject to the conditional use standards of Section 28.183(6). A residential building complex is defined as “a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management.” The supplemental regulations for a residential building complex (as applicable in the TR-V2 zoning district) are:

- (a) Recreational areas may be required to serve the needs of the anticipated population.
- (b) Setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
- (c) Minimum distances between buildings shall equal the combination of the required side yards for each building, unless reduced by the Plan Commission as part of the conditional use approval.
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (g) Shall be reviewed by the UDC pursuant to Sec. 33.24(4)(c), MGO.
- (h) All Residential Building Complexes shall be submitted with a plan for building placement, circulation, access and parking, and information on the architectural design of the development.
- (i) Each building in a Residential Building Complex shall provide the lot area and usable open space required for the building type by the zoning district.

The Planning Division generally believes that the proposed development can meet the standards for approval for demolition permits, conditional uses and subdivisions. Staff also believes that the above supplemental regulations can be met for the proposed major alteration to the Truax Park Apartments residential building complex.

Photos of the interior and exterior of the residential buildings submitted with the application materials appear to depict structures in average condition. Staff has not toured the interior of the residences and does not have any information that would suggest that the demolition standards cannot be met with the request to raze them. The demolition of these structures and the redevelopment of the northern half of the Truax Park development with new residential buildings are also generally consistent with the recommendations contained in the Truax Park Apartments Master Plan and Site Development Study, which called for a variety of two- to four-story townhouse and apartment buildings to be developed on the northern half of the overall property. In general, the master plan and site study recommended that the net density of the overall development not exceed 17 units an acre, and also recommended that any future redevelopment balance open space and new development and creates pedestrian linkages throughout the site. Staff believes that the current phase of development is also consistent with the design recommendations in the plan that call for the East Madison Community Center and open space around the community center to serve as focal point and for the provision for additional outdoor recreation areas and gathering space for the residents in addition to the existing community center and relocated community garden, and a recommendation that new buildings front onto streets or open spaces with parking to the rear creating a pedestrian friendly environment.

Staff believes that the project is also consistent with the recommendations in the Carpenter-Hawthorne-Ridgeway-Sycamore-Truax Neighborhood Plan, which emphasizes the preservation of natural area adjacent to the apartments and increasing the amount of open space available for passive and active recreation within the

neighborhood plan boundaries as high priorities, as well as the type and density of development associated with Medium-Density Residential development in the Comprehensive Plan.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a major alteration to a conditional use for a residential building complex to allow construction of 48 apartments in 3 buildings following demolition of 4 existing residential buildings on property generally addressed as 1601 Wright Street following a recommendation by the Urban Design Commission, and recommends that the Plan Commission also forward the related preliminary and final plats of Truax Park to the Common Council with a recommendation of **approval**, all subject to input at the public hearing and the following conditions:

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

1. That any necessary cross-access and shared parking easements or agreements be approved and recorded prior to final approval of the plat and residential building complex plans, which provide for the continuation of the proposed private drive on Outlot 1 to Wright Street across Lot 2 of CSM 12976.
2. That the site plans submitted for final approval include a detailed inventory of the proposed dwelling units and the existing dwelling units to remain following approval of the project and the demolition of the 4 residential buildings. The address and number of units in each building shall be identified on a master site plan for the overall development.
3. That the site plans submitted for final approval include a detailed inventory of existing and proposed automobile and bike parking for the overall development.

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

Demolition Permit and Conditional Use conditions:

4. The garden lease with CAC, if still in effect, will need to be revised.
5. The letter of intent mentions 7 units are being demolished. Records indicate there are 2 units in each of the 4 buildings. Provide addresses for all of the units and or offices being demolished.
6. A portion of the 20-foot Private Sanitary Sewer Easement and the Declaration of Easements recorded as Document No. 4708863 shall be released/ modified to relocate the private sanitary sewer facilities in conflict with the 24 unit-building planned on proposed Lot 7.
7. The Water Main Easement along the easterly side of Lots 4 and Lot 8 per Document No. 1695997 shall be amended by the Owner and the City to define the rights and responsibilities of each entity within the easement to accommodate the new parking facilities planned within this easement. The language for the amendment shall be coordinated with Madison Water Utility staff and the document prepared by the Office of Real Estate Services. Contact Jeff Quamme to coordinate the amendment. (266-4097 or jrquamme@cityofmadison.com).

8. The applicant shall coordinate the release/modification of any Madison Gas & Electric easements for gas or electric facilities that will be in conflict with the proposed new buildings/ improvements within this development. Coordinate directly with MG&E right of way specialist Mike Halcarz at 608-252-5635.
 9. The site plans shall show all easements (existing and proposed) and proposed lot lines as shown and noted on the pending plat of Truax Park.
 10. The pending final plat application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to final approval and issuance of any building permits. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the permitting system can upload this data and permit issuance made available for this new land record. All conditions of approval for the plat shall be satisfied prior to building permit issuance.
 11. The site plan for proposed Lot 8 (Sheet C-1.4) shall show the boundary lines of Lot 8 of the proposed plat. Also, the plan for the 8-unit building shall accurately depict all easements as per the pending plat to confirm the building does not encroach into any of the easements. If the building does encroach into any easement, the site plan shall be modified to remove the encroachment.
 12. The City is proposing the widening and resurfacing Anderson Street in 2015 for bike lane improvements. City Engineering will let a public works contract for the roadway and sidewalk improvements along Anderson Street. The new sidewalk will be located within the permanent limited easement for grading and sidewalk that was previously dedicated with CSM 12976.
 13. The applicant shall record new private sanitary sewer, storm sewer and water service easements as necessary to serve the proposed buildings. Where the existing private utilities are being abandoned the corresponding existing private easements shall be amended to show the new locations. Modify the plans to accurately show the new easements and to show all property lines on all the pages of the plans.
 14. Private sanitary sewer construction serving 54 dwelling fixture units or more requires water quality certification from the Capitol Regional Plan Commission (CARPC) in conjunction with the Department of Commerce review of private sewer plans.
15. The site plan shall identify lot and block numbers of recorded Certified Survey Map or plat.
 16. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
 17. The site plan shall identify the difference between existing and proposed impervious areas.
 18. In accordance with Section 10.34 MGO—Street Numbers: Submit a PDF of each floor plan to Lori Zenchenko in Engineering Mapping (Lzenchenko@cityofmadison.com) so that an interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

19. 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).

Preliminary and Final Plat conditions:

20. A substantial portion of the preliminary plat is illegible. Upon addressing the comments on the preliminary and final plats, provide a more legible copy of the preliminary plat to the planning department for distribution to all City agencies reviewing the plat.
21. Add a note that lands within this plat are subject to restrictions contained in Quit Claim Deed per Document No. 773249.
22. The Sanitary Sewer Easements on sheet 3 per Document Nos. 1093111 and 1093112 do not currently contain any public sanitary sewer facilities. The applicant shall request these easements to be released by document prepared by the Office of Real Estate Services. Contact Jeff Quamme at 266-4097 or jrquamme@cityofmadison.com to coordinate the release if required.
23. Label and dimension the 20-foot Public Water Main Easement per Document No. 4690854 (CSM 12976) in the westerly portion of proposed Lot 5 on the final plat. Also, all of the Sanitary Sewer, Storm Sewer and Water Main Easements created by Document No. 4690854 (CSM 12976) are further subject to Declaration of Easements recorded as Document No. 4708863. All of the above easements shall have a note added stating that they are subject to the additional Declaration of Easements.
24. Show limits, dimension and label the Water Main Easements as per Document Nos. 1412271 and 1412331 along the northerly side of Lots 5 and 8 on the final plat.
25. Denote more precisely the extents of and dimension the easements to MG&E per Document Nos. 1622342, 1622343, 2376845 and 3629934 on the preliminary and final plat. The easement details on sheet 3 of the final plat in many locations are illegible and not definitive. These easements shall be better mapped to be legible.
26. Add a note to the preliminary and final plat that the lands within the plat are subject to reservation of mineral rights per Document No. 764276.
27. Dimension the Water Main Easement per Document No. 1695997 on the final plat.
28. The Easement to MG&E per Document No. 1688871 has been partially released and additional easement areas created by Document No. 4723174. Modify the preliminary and final plat to reflect this change.
29. The "Main Driveway" easement area defined in the Declaration of Easements per Document No. 4708444 shall be amended to correctly correlate to the proposed Outlot 1 and the parking and access facilities proposed to be constructed in conjunction with this plat. Modify the first note under "Notes" on sheet two that Outlot 1 is subject to this document and its amendment and include all recording information. Label Outlot 1 "Straubel Court - Private Way".

30. Add a note that proposed Lot 3 is subject to a Nonexclusive and Distribution Agreement per Document No. 4753259.
31. Portions of the easements to MG&E have been released for Document Nos. 1688871, 2375685, 1622343 and 1365652. Also additional easement areas have been created by the same document. The preliminary and final plats shall be revised to reflect the correct easement areas along with appropriate notes and dimensions.
32. A portion of the 20-foot Private Sanitary Sewer Easement and the Declaration of Easements recorded as Document No. 4708863 shall be released/ modified to relocate the private sanitary sewer facilities in conflict with the building planned on proposed Lot 7.
33. Denote and show more legibly the extents of and dimension all easements on the preliminary and final plat. The easement details on the preliminary and final plat in many locations are illegible and not definitive.
34. The Water Main Easement along the easterly side of Lots 4 and Lot 8 per Document No. 1695997 shall be amended by the Owner and the City to define the rights and responsibilities of each entity within the easement to accommodate the new parking facilities planned within this easement. The language for the amendment shall be coordinated with Madison Water Utility staff and the document prepared by the Office of Real Estate Services. Contact Jeff Quamme to coordinate the amendment. (266-4097 or jrquamme@cityofmadison.com).
35. The applicant shall coordinate the release/modification of any Madison Gas & Electric easements for gas or electric facilities that will be in conflict with the proposed new buildings/ improvements within this development. Coordinate directly with MG&E right of way specialist Mike Halcarz at 608-252-5635.
36. Remove the second note under "Notes" on Sheet 2 of the final plat. There are no road dedications on this plat.
37. Modify the non-exclusive drainage easement language on the final plat to match the required language per MGO Section 16.23(8)(9)(b)2 This language provides for the release of the existing easements and creation of the new easements. Coordinate with stormwater staff if the widths and locations of the easements are to be defined differently on the plat. Revise the detail for the configuration of the easements to match the language in the note.
38. The external boundary shall have required monumentation along the southerly side of the final plat added to the plat. Existing monuments found shall state the size and external diameter of all found monuments.
39. Straubel Street shall be labeled along the southeast side of the final plat.
40. The legal description under the Surveyor's Certificate on the final plat shall include the Volume, page and document number of CSM 12976. Revise the bearing on the fifth line from the end and replace the "d" with a degree symbol for N 44°06'32" E. The last course distance shall be revised to "147.68" feet.
41. The lot numbering pattern may not meet statutory requirements. Confirm with the Plat Review Section of the Department of Administration.

42. Provide main chords on all curves of the final plat.
 43. Revise the Location Plan on sheet one of the final plat to reflect the current boundary of the plat.
 44. Provide a symbol in the legend designating how existing buildings are shown. Denote on the face of the plat the buildings to be demolished.
 45. A new private sanitary sewer easement shall be extended over the existing private sewer that will serve Lot 8 from the west.
 46. The applicant shall record new private sanitary sewer, storm sewer and water service easements as necessary to serve the proposed buildings. Where the existing private utilities are being abandoned the corresponding existing private easements shall be amended to show the new locations.
 47. The City is proposing the widening and resurfacing Anderson Street in 2015 for bike lane improvements. City Engineering will let a public works contract for the roadway and sidewalk improvements along Anderson Street. The new sidewalk will be located within the permanent limited easement for grading and sidewalk that was previously dedicated with CSM 12976.
48. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
49. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat. Note: Land tie to two PLS corners required.
50. The applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).
- *This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.
- *New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

51. In accordance with Section s.236.20(2)(c)&(f), Wisconsin Statutes, the applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements.

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

52. The elevator shafts are in the 23-foot back-up isle of the underground parking; move the elevator shafts or remove the conflicting parking stalls.
53. The 8-unit structure in the northeast corner on Anderson Street is very close to the permanent limited easement for grading and sidewalk that was previously dedicated with CSM 12976 and should be relocated to the south.

54. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings 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 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
55. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
56. 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.
57. All parking facility design shall conform to the standards in MGO Section 10.08(6).
58. All entrances shall conform to city of Madison standards for a commercial-type entrance, unless Traffic Engineering deems an alternative design critical for operation.
59. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
60. The developer will need to demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests."

Zoning Administrator (Contact Pat Anderson, 266-5978)

61. Provide a minimum bike parking spaces for each building distributed as both *Short Term* and *Long Term* bicycle parking, as required per MGO Sections 28.141(4) and 28.141(11). Provide a detail of the bike rack design including any wall mounts. NOTE: Current code requires a maximum of 25% of the bike parking spaces may be structured bike parking (wall-mount or stacked). Identify and dimension required stalls on the final plan. NOTE: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area. Provide a detail of the bike rack to be installed on the final plans.
62. Meet all supplemental regulations for a Residential Building Complex in MGO Section 28.151.
63. Provide lot coverage and building coverage calculations on the final plans.
64. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.

Fire Department (Contact Bill Sullivan, 261-9658)

Note: The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances

Water Utility (Contact Dennis Cawley, 261-9243)

65. The Madison Water Utility shall be notified to remove the water meters prior to demolition. All operating private wells shall be identified and permitted and all unused private wells shall be abandoned by the Water Utility in accordance with MGO Section 13.21.

Metro Transit (Contact Tim Sobota, 261-4289)

66. In coordination with public works improvements, the applicant shall install a new concrete passenger boarding pad on the south side of Anderson Street, east of Wright Street. The concrete pad shall occupy the full distance of the terrace, measure a minimum of 10 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
67. In coordination with public works improvements, the applicant shall install and maintain a sidewalk connection from the corner curb ramp at Wright Street going east along Anderson Street up to the concrete passenger boarding pad.
68. In coordination with public works improvements, the applicant shall install a new concrete passenger boarding pad on the east side of Wright Street, north of Straubel Street. The concrete pad shall occupy the full distance of the terrace, measure a minimum of 10 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb. The applicant shall include the location all of these transit amenities on the final plans to be approved prior to issuance of building permits so that Metro Transit may review and approve the design.

69. The applicant might consider additional transit amenities on the property adjacent these bus stop zones, such as a bench or covered waiting feature, in finalizing their landscape plan.

Parks Division (Contact Kay Rutledge, 266-4714)

70. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development in this development lest a credit for the 7 existing units to be razed. The developer must select a method for payment of park fees before signoff on the conditional use. This development is within the Reindahl park impact fee district (SI22). Please reference ID # 14133 when contacting Parks Division staff about this project.
71. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species and DBH) and a tree removal plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the final approval of the site plan.
72. Existing street trees shall be protected. Please include the following note on the site plan: “Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*.”
73. The developer shall put the following note on the face of the subdivision plat: “Lots / buildings within this subdivision / development are subject to impact fees that are due and payable at the time building permit(s) are issued.”

Office of Real Estate Services (Jenny Frese, 267-8719)

74. In order for the final plat to receive final staff approval prior to recording, the plat shall include executed owner and consent of mortgagee certificates to match an updated title report to be submitted for the property; all taxes and special assessments shall be paid in full (including receipts for any payments not reflected in the updated title report); all stormwater fees shall be paid; and the final plat revised to include any revisions identified by Office of Real Estate Services staff based on a review of the updated title report.