

PLANNING DIVISION STAFF REPORT

August 24, 2015

PREPARED FOR THE PLAN COMMISSION



Project Address: **2107-2249 Sherman Avenue** (Aldermanic District 12, Alder Palm)

Application Type: Demolition and Conditional Use

Legistar File ID #: [39483](#)

Prepared By: Heather Stouder, AICP, Planning Division

Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Property Owner: John Fish; McKenzie Place, LLC; 315 Lakewood Blvd., Madison, WI 53704

Project Contact: Kirk Keller; Plunkett Raysich Architects; 2310 Crossroads Dr., Ste. 2000; Madison, WI 53718.

Requested Action: Approval of the demolition of three commercial buildings and conditional use approval for the following: construction of a mixed-use building exceeding three stories in height; a building exceeding 10,000 square feet in size; a building with over eight (8) dwelling units; and a mixed-use building with less than 75% of the ground floor and less than 75% of the street frontage programmed for non-residential uses.

Proposal Summary: The applicant proposes to demolish three commercial buildings for the construction of a five-story mixed use building with 6,700 square feet of commercial space and 60 residential units.

Applicable Regulations & Standards: This proposal is subject to the standards for demolitions (MGO Section 28.185) and conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met, but that the conditional use standards are not yet met, and refer the request at 2107-2249 Sherman Avenue to the Urban Design Commission for an advisory recommendation. 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 property is located at the acute southern corner of Sherman Avenue and Fordem Avenue; Aldermanic District 12 (Palm); Madison Metropolitan School District.

Existing Conditions and Land Use: The 1.3-acre site has two one-story and one two-story commercial buildings at 2117, 2237, and 2249 Sherman Avenue. The spaces between buildings includes asphalt and concrete surface parking and loading areas also proposed for removal.

Surrounding Land Use and Zoning:

North: Across Sherman Avenue to the north, two story commercial building in the Village of Maple Bluff

East: Across Fordem Avenue to the east, Webcrafters, in the Industrial –Light District and single-family homes in the Traditional Residential – Consistent 4 (TR-C4) District

South: Restaurant and off-site surface parking lot for Webcrafters in the Neighborhood Mixed-Use (NMX) District

West: Across Sherman Avenue to the west, Burrows Park, a 10.5-acre City of Madison Park in the Conservancy (CN) District

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Neighborhood Mixed-Use for this area. The property lies just within the boundaries of the Tenney-Lapham Old Market Place Neighborhood Plan (1995), which has no specific recommendations for this area. Finally, the property lies within the boundaries of the DRAFT Emerson East Eken Park Neighborhood Plan, which will be introduced in the near future for review by several committees and commissions prior to consideration of its adoption by the Common Council.

Zoning Summary: The property is in the Neighborhood Mixed-Use (NMX) District.

Dimensional Requirements	Required	Proposed
Front Yard Setback	25' maximum	Adequate
Side Yard Setback	None unless needed for access	Adequate
Rear Yard Setback	20'	Adequate
Usable Open Space	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for > 1-bedroom units. $(42 \times 160) + (18 \times 320) = 12,480$ sq. ft.	TBD
Maximum Lot Coverage	75%	Less than 75%
Maximum Building Height	3 stories/ 40'	4 stories with 5 th floor loft spaces

Site Design		
Number Parking Stalls	General retail: 1 per 400 sq. ft. floor area (15) Multi-family dwelling: 1 per dwelling unit (60) (75 total)	23 surface 60 underground (83 total)
Accessible Stalls	Yes	3 surface 2 underground (5 total)
Loading	None	None
Number Bike Parking Stalls	General retail: 1 per 2,000 sq. ft. floor area (3) Multi-family dwelling: 1 per unit up to 2-bedrooms (60) $\frac{1}{2}$ space per add'l bedroom (1) 1 guest space per 10 units (6) (70 total)	10 surface 65 underground (75 total)
Landscaping	Yes	Yes
Lighting	Yes	No
Building Forms	Yes	Yes, Flex Building
Other Critical Zoning Items:	Barrier Free (ILHR 69); Utility easements	

Table Prepared by Jenny Kirchgatter, 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 Routes 2 and 28.

Related Reviews and Approvals

Urban Design Commission Review - At staff's request, the proposal was presented to the Urban Design Commission on August 12 so that the UDC could formulate an advisory recommendation to the Plan Commission on the design of the proposed building. The UDC recommended that the applicant make several changes to the proposal and return to a future meeting, where they could review the revisions and provide an advisory recommendation to the Plan Commission (see draft UDC report in Plan Commission packet).

Certified Survey Map – The applicant has submitted a related subdivision application to eliminate underlying platted lot lines and to divide the 1.3-acre site into two new lots. Lot 1 is 1.1 acres, and the proposed building would site entirely on this lot. Lot 2, a much smaller 6,667 sq. ft. property, is on the Fordem Avenue side, and is being created for future development.

Project Description

On this unique triangular site, the applicant proposes to demolish three commercial buildings for the construction of a five-story mixed use building with 60 residential units and 6,700 square feet of first floor commercial space (total square footage of the building is 107,591).

Land Use - The mix of residential units includes 10 efficiencies, 32 one-bedroom, 15 two-bedroom, and 3 three-bedroom apartments. Among these are six two-story “loft” units with living space on the fourth floor of the building and bedrooms on the fifth floor. The proposed residential density for the 1.1-acre Lot 1 is 54.5 dwelling units per acre. Each unit has a private balcony, and there is additional shared usable open space at grade and on a shared rooftop terrace. The 6,700 square feet of commercial space includes a two-story tenant space on the acute corner, which the applicant has indicated is likely to be a restaurant, and additional ground floor commercial space facing Fordem Avenue.

Building Placement and Massing- The proposed rectangular building is placed on the western portion of the acute triangular site, leaving space for surface parking, circulation, and a small lot for future development on the eastern portion of the site nearest Fordem Avenue. The building is approximately 350 feet long, 70 feet wide, and ranges from 15 feet tall at the one-story element at the corner of Fordem and Sherman to up to 56 feet tall at the top of the small five-story loft elements. A majority of the building is four stories and 45 feet tall, with a two-story, approximately 25-foot tall facade on Sherman Avenue facing Burrows Park, with a ten-foot stepback above the second floor.

Access, Circulation, and Parking – Driveway access is proposed from both Sherman and Fordem Avenues, with a wide pass-through at-grade and under the building for vehicles and pedestrians. The submitted site plan shows 62 underground parking spaces are proposed for the residential units and 25 surface parking stalls to serve the commercial spaces. It is likely that these parking stalls would also need to accommodate future development of the small Lot 2, which is being created in the southeastern part of the property.

70 bicycle stalls are shown in the underground parking area, and the letter of intent notes that ten (10) additional stalls are provided at grade to serve visitors and customers. These stalls will need to be clearly shown in final plans, and should be distributed throughout the site near multiple entrances to the building.

Main entrances to a common vestibule serving the residential space are located near the center of the building on both sides, and there are additional entrances to individual ground floor units along the length of the Sherman Avenue side of the building. Entrances to commercial spaces are shown on the Sherman Avenue side for the corner space, and assumed to be facing Fordem Avenue for the smaller commercial space. The applicant is currently working to revise details that will impact entrances to the building near the vehicle pass-through.

Building Design and Site Details – The building exterior includes many changes in materials, with brick on the first two floors and three colors of fiber cement siding on upper levels. The applicant is in the midst of significant design revisions based on staff and UDC feedback. Staff anticipates that the basic building footprint and program will remain the same, but that the treatment of the corner element, the vehicular pass-through, and other details of concern to staff will be addressed in the near future, and assuming the proposal is referred, staff will carefully review these changes in advance of an upcoming Plan Commission meeting.

The landscape plan includes foundation plantings around the building and a hardscaped “civic space” at the corner of Fordem and Sherman. The space includes two honey locust trees flanking a slightly raised platform. Staff would like to see additional detail in this area within revised and final plans.

Project Analysis and Conclusion

Land Use and Plan Consistency – The subject property lies within a triangular area recommended for Neighborhood Mixed Use (NMU) in the Comprehensive Plan (2006), which is the only adopted plan with recommendations specific to this site. In NMU areas, mixed-use buildings of two to four stories are recommended, with residential densities of up to 40 dwelling units per acre (unless higher densities are recommended in a neighborhood plan).

In this case, the size of the building and the proposed residential density of 55 units per acre are higher than that expected for redeveloping properties within the NMU land use designation. However, the property is somewhat unique among NMU areas in its impacts on surrounding properties because it is bounded by two streets, and is not adjacent to any low- or medium-density residential uses. Staff believes that the proposed building size density, if well-designed, can be a great fit for this site. Further, the 1:1 residential parking ratio, with additional off-street parking for the commercial uses will accommodate the program well, particularly with the existing high-frequency transit service (transit every thirty minutes) at this location, and the potential future bus rapid transit stops within short walking distance from the site.

Finally, the proximity of the site to Burrows Park is a strong asset, both for new residential and commercial tenants who would occupy the building, and also for promoting more frequent use of the park, which is somewhat of a hidden gem among lakefront parks in Madison. The incorporation of commercial spaces overlooking the park, a quasi-public community room space within the building, and space for storage of non-motorized boats are all programmatic details taking advantage of this great location for residents and guests on the site. Staff is aware of concerns from several neighbors regarding the height of the building and the potential impacts on views to the lake, but notes that these views would likely be equally impacted by a three-story building on the site.

Design Details – Staff raised several design concerns regarding the submitted plans in an August 12, 2015 memorandum to the Urban Design Commission, which is included for reference. As has been mentioned, staff is aware that the applicant is currently in the midst of revisions to address these comments. Following the submittal of revisions, staff may have more detailed comments and recommendations to share with the UDC and Plan Commission. The current expectation is that the applicant will be submitting revisions for review at the September 2 UDC meeting, and that the proposal could return to Plan Commission on September 21, 2015.

Demolition – Buildings proposed for demolition include:

- 2117 Sherman Avenue – a 6,650 square foot one-story commercial building constructed in 1947
- 2237 Sherman Avenue- a 1,245 square foot one-story commercial building constructed in 1946
- 2249 Sherman Avenue – an approximately 4,000 square foot two-story commercial building, construction year unknown

There are no known concerns about the demolition of any of the three buildings, and staff believes that the demolition standards can be met with the proposal.

Conditional Use Standards – The Planning Division staff evaluation of the proposed project's ability to meet the standards for conditional use approval is summarized below.

As stated in MGO Section 28.183(6)(a), "*The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable neighborhood, neighborhood development, or special area plan, including design guidelines as adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

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 is met.

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 is 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.

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 is met. The small vacant parcel being created as part of the proposal should be able to be developed with a small two-story commercial or mixed-use building, and properties further to the south present longer term redevelopment opportunities, either under the current lot configuration or as part of a combined redevelopment site.

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.

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, and does not believe that there is a need for a TDM in this case.

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

Staff believes that this standard is met, so long as all Zoning conditions of approval are sufficiently addressed.

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.*

Statement of Purpose for Neighborhood Mixed Use (NMX) District

The NMX District is established to encourage and sustain the viability of commercial nodes that serve the shopping needs of residents in adjacent neighborhoods. The district is also intended to:

- a) Encourage pedestrian, bicycle and transit use as a means of accessing these commercial areas.*
- b) Encourage diversification of uses, including residential, commercial, and civic uses, in order to enhance the vitality and appeal of these areas.*
- c) Facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor, or special area plans.*

Staff does not believe that this standard is met. The Urban Design Commission generally agreed with August 12, 2015 staff comments (included in the Plan Commission packet) related to the massing of the building, scale of vertical repetition, the design and placement of the vehicular pass-through, and the overly complex palette of materials. As previously noted, the UDC has requested that the applicant make revisions to address these comments and submit revisions to them for review at a future meeting, where they will provide an advisory recommendation to the Plan Commission.

12. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows, and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

The Plan Commission must carefully consider whether this standard is addressed for the proposed fourth and partial fifth stories of the building. The Comprehensive Plan notes that in areas recommended for neighborhood mixed use, 2-4 story buildings are generally anticipated. In this case, the proposed building is indeed defined as a five-story building, but the fifth floor elements consist only of six small walk-up loft spaces associated with fourth floor dwelling units. The fifth floor amounts to only 776 square feet (0.7% of the total building size).

In this location bounded by Sherman Avenue and Fordem Avenue, some impacts of additional height experienced in other mixed-use corridors or nodes are mitigated simply due to fact that the property is not adjacent to residential property. The 68-foot width of Fordem Avenue between the proposed building and existing homes, as well as the placement of the building near the western edge of the site, minimize direct shadow impacts from the building. Some nearby residents have expressed concerns about the building blocking sunset views, although it is likely that a three-story building, which would be permitted by right in this location, would have a similar impact.

Staff believes that with revisions, the proposed building can meet this standard of approval, but since the standard relies heavily on the outcome of design revisions, staff recommends that the Plan Commission find that this standard is not yet met.

[Standards 8, 10, 11, and 13-15 do not apply to this request]

Conclusion - Staff supports the proposed demolition, land use, and building height at this prime redevelopment site bounded by two streets. However, the Plan Commission should recognize that important design revisions are in progress following the August 12 review by the Urban Design Commission. While these revisions are not expected to involve significant changes to the program or placement of the building, the anticipated changes to the corner, the vehicle pass-through area, building composition, and architectural details could have a major impact on the success of the proposal. Thus, staff recommends that the Plan Commission find that Conditional Use Standard 9 is not yet met, and refer the proposal to the UDC for an advisory recommendation, to return to the Plan Commission on September 21, 2015 for a final decision on the conditional use request.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the demolition standards are met, but that the conditional use standards are not yet met, and refer the request at 2107-2249 Sherman Avenue to the Urban Design Commission for an advisory recommendation. 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. Revised plans addressing staff and UDC comments from August 12, 2015 shall be submitted to the UDC for an advisory recommendation to the Plan Commission.
2. Final plans submitted for staff review and approval shall include a detailed materials schedule complete with colors and specifications of each material.
3. A revised landscape plan shall be prepared for staff review and approval which more clearly differentiates between the proposed species with labels on the plan itself.
4. Final plans shall include bicycle parking revisions so that the required outdoor bicycle parking is available near multiple entrances to the building.

City Engineering Division (Contact Brenda Stanley, 266-4537)

5. Applicant shall dedicate a 15' wide sanitary sewer easement centered over the top of the existing sanitary sewer as a condition of plan approval. Applicant shall also dedicate a 15' wide storm sewer easement centered over the top of the existing storm sewer. These easements will be vacated if the sewer and storm sewer are relocated into the street.
6. A subdivision agreement is required as part of this development to allow for the reconstruction of the sidewalk.
7. Applicant shall coordinate all construction activity with 2016 City of Madison Fordem Avenue resurfacing project.
8. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact City Engineering 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)).
9. The Developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the CSM (MGO 16.23(9)(d)).
10. 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. The permit and fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO CH 35.02(14)).

11. 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).
12. This project appears to require construction dewatering and/or possibly permanent dewatering and is in an area with potential groundwater contamination. The applicant shall be required obtain the approval of Public Health – Madison & Dane County for this discharge. It can be anticipated that this will required completion of a boring on site and testing of water encountered for possible contaminates. Approval shall be granted before plans are approved for building permit release. (Contact Kirsti Sorsa for more information at 608-243-0356 or ksorsa@publichealthmdc.com).
13. 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).
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 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 5.0 tons per acre per year.
16. 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).
17. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
18. 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)
19. 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

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)).

20. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction (MGO 37.05(7)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
21. The properties are open contaminant sites with the WDNR (BRRTS #03-13-561292 & 02-13-560846). A digital copy of the site investigation report(s) and remedial actions report(s) shall be submitted to Brynn Bemis (608.267.1986, bbemis@cityofmadison.com). Applicant shall submit proof of coordination with the WDNR to remediate the site and address residual contaminant concerns associated with the proposed site plan (i.e. vapor mitigation, dewatering).
22. All work in the public right-of-way shall be performed by a City licensed contractor.
23. 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).
24. All damage to the pavement on Fordem Ave. 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)
25. The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of Fordem Ave. in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO (MGO 16.23(9)(d)(6)).

Traffic Engineering (Contact Eric Halvorson, 266-6527)

26. Provide 20' between the Right-of-Way on Sherman Ave and the first parking stalls. This is to ensure a vehicle exiting the Right-of-Way will have adequate space to access the site and not negatively impact pedestrian, bicycle or vehicular traffic.
27. Provide turning movement templates for the entrance on Fordem Ave to ensure all movement are reasonable and safe; modifications to the plan maybe require upon Traffic Engineering's review.
28. 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 two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
29. 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.

30. 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.
31. All parking facility design shall conform to MGO standards, as set in Section 10.08(6).

Zoning Administrator (Contact Matt Tucker, 266-4569)

32. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
33. Sec. 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
34. Sec. 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
35. Show the building dimensions and setbacks from the property lines on the site plan for the final plan submittal.
36. Submit a calculation and detail plan page showing the qualifying usable open space areas. Per section 28.140, roof decks and balconies may be used to meet up to 75% of the minimum open space requirements, provided that minimum size dimensions are met.
37. Submit a calculation and detail plan page showing that the project meets the lot coverage requirement. The maximum lot coverage is 75%. Lot coverage is the total area of all buildings and paved areas as a percentage of the total lot area, with the exceptions of sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
38. Per section 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. Submit a landscape plan and landscape worksheet stamped by the registered landscape architect.
39. 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.
40. Show the dimensions of the surface and underground bicycle stalls and access aisles on the final plans. A bicycle stall is two feet by six feet with a five-foot wide access aisle. Note that vehicle stalls and building columns cannot obstruct the five-foot wide access area. Provide a detail showing the model of bike rack to be installed.
41. Provide a detailed calculation showing that the primary street facade meets Section 28.060(2)(d), Door and/or Window Openings requirements.
42. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31, Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, 261-9658)

43. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

44. 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.

Parks Division (Contact Kay Rutledge, 266-4714)

45. 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. The developer must select a method for payment of park fees before signoff on the demolition permit. This development is within the Tenney – Law – James Madison park impact fee district (SI26). Please reference ID# 15140 when contacting Parks about this project.
46. Additional street trees are needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a site plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.
47. 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.

Water Utility (Contact Dennis Cawley, 266-4651)

48. This property is not located in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.
49. Each lot shall have a separate water service lateral connected to a public water main.

Metro Transit (Contact Tim Sobota, 261-4289)

50. Metro Transit operates daily transit service (at least every thirty minutes) along both sides of North Sherman Avenue through the Fordem Road/Sherman Avenue intersection, just north of the project site.