



Department of Planning & Community & Economic Development

Planning Division

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March 14, 2014

Christopher Gosch, AIA
Bark Design
222 North Street
Madison, WI 53704

RE: Approval of a conditional use for a mixed-use building with 246 residential units, a full-service grocery store with outdoor display and outdoor eating area, a market garden, general retail establishments, live-work units, private parking for off-site events, and height exceeding five stories within 200 feet of City-owned parks.

Dear Mr. Gosch:

At its March 10, 2013 meeting, the Plan Commission found the standards met and **approved** your client's conditional use request at 802-854 East Washington Avenue, subject to the conditions below. In order to receive final approval of the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have questions regarding the following 5 items:

1. All components of the final plan set submitted to staff for review and approval shall be internally consistent.
2. The applicant shall include two or more stalls for shared cars in the structured parking area.

Note: This condition was amended by the Plan Commission on March 10, 2014 to the above.

3. The applicant is encouraged to strengthen the Transportation Demand Management Plan provided for the grocer on the site by providing economic incentives to choose alternative modes of transportation. This may either be accomplished by charging employees for parking, or by other methods.
4. Signage and Lighting plans will require future submittal and review by the Urban Design Commission.
5. Prior to submittal of the final plan set for staff review and approval, the applicant shall work with staff and the UDC on the articulation of the building along North Livingston Street, the architectural detailing at the corner of East Washington and North Paterson Streets, and any changes to architectural detailing of the condominiums and live-work units along East Mifflin Street.

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following 35 items:

6. The most recent ALTA survey of the site shall be provided in the plan set. Several easements have been amended or released and an updated survey is being completed.
7. Coordinate any sidewalk easements and right of way for a turn lane on Patterson Street with City Engineering and Traffic Engineering for inclusion on the pending CSM.
8. The future condominium documents in conjunction with this project are required to be submitted to the City Planning Unit for review and approval.
9. The pending CSM shall be recorded prior to sign off of the site plans.
10. The Applicant shall construct new sidewalk within the proposed sidewalk easement along E. Washington Avenue.
11. The Applicant shall construct a turn lane on Patterson Street to serve the development, as approved by the City Engineer and City Traffic Engineer.
12. A maintenance agreement shall be required for any non-standard improvements in the right of way.
13. The mainline sidewalk adjacent to the site shall be ADA compliant and shall be minimum 5 ft wide standard concrete, per the City's Standard Specifications for Public Works Construction.
14. This site shall be subject to stringent erosion control requirements as a result of being in the Rock River TMDL Zone.
15. Additional information is required for entrance elevations to the parking garage as this area is subject to flooding.
16. The storm sewer structure at Paterson Street and E. Washington Avenue is mislabeled as a sanitary sewer manhole. Modify the plans appropriately.
17. 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).
18. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
19. Submit a PDF of all floor plans to izenchenko@cityofmadison.com so that a preliminary 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.
20. The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a) The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.

- b) No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (**Optional:** with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c) Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d) The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division
 - e) The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest
- (MGO 16.23)(3)(a)(2)(c) (plats) & 16.23(5)(g)1 (CSM)Sdfsd
- 21. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
 - 22. The approval of this Conditional Use or PUD 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)).
 - 23. 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).
 - 24. 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).
 - 25. 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).
 - 26. 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).
 - 27. 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).
 - 28. All damage to the pavement on E. Mifflin Street, N. Patterson Street, N. Livingston Street and E. Washington 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)

29. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer (POLICY and MGO OVER 10,000 SF of IMPERVIOUS AREA 10.29 and 37.05(7)(b)).
30. 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).
31. 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.
32. Effective January 1, 2010, The Department of Commerce's authority to permit commercial sites, with over one (1) acre of disturbance, for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.

As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.

Information on this permit application is available on line

<http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION).

33. 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 sign-off.

34. 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 Misc 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 izenchenko@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)).

35. 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)
36. The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances (POLICY).
37. 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>.
38. 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)).
39. 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).
40. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA **will** be required of the applicant. The applicant shall provide one (1) digital and two (2) hard copies of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com) for further review (MGO 16.23(5)(g)(2)).

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions about the following item:

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

Please contact Dennis Cawley of the Water Utility at 266-4651 if you have questions regarding the following two (2) items:

42. This property is in wellhead protection district WP-24. All proposed uses on this property shall be approved by the Water Utility General Manager or his designee.
43. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off on the final plans, and will not need a copy of the approved plans.

Please contact Tim Sobota of Metro Transit at 261-4289 if you have questions regarding the following six (6) items.

44. In coordination with public works improvements, the applicant shall maintain or replace the concrete passenger boarding pad at the existing Metro bus stop on the north side of East Washington Avenue, west of Paterson Street (#1660). 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. A continuous concrete terrace would also be suitable.
45. The applicant shall install and maintain a bench or other seating amenity in the adjacent property landscape plan, ideally taking advantage of any building overhang or canopy to provide the seating amenity some shelter from the elements.
46. The applicant shall maintain and protect access to the existing bus stop one for both pedestrians and transit vehicles at all times during the project construction.
47. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.
48. Metro Transit operates daily transit service along East Washington Avenue through the North Paterson Street intersection. Bus stop ID #1660 is adjacent the proposed project site along the north side of East Washington Avenue, with the bus stop zone encompassing the area from the existing bus stop sign pole and concrete boarding pad surface east back to the intersection at North Paterson Street.
49. Conceptual Bus Rapid Transit (BRT) design studies have identified the existing bus stop zone area as a potential BRT station location. Sample BRT station design guidelines indicate at least 12 feet of available right-of-way being typical for the dimension measured from the face of curb across the station platform to the back of a public sidewalk. A minimum of eight feet is shown for just the BRT station infrastructure, measured from the face of curb to the rear point of a passenger shelter structure. City Engineering staff may coordinate right-of-way alignments in this area to accommodate any potential future need for BRT infrastructure.

Please contact Kay Rutledge of the Parks Division at 266-4816 if you have questions regarding the following six (6) items.

50. The developer shall make available parking in the parking structure for special events in the immediate area (e.g., at Breese Stevens Field, Central Park and Reynolds Park). The revised Letter of Intent dated February 20, 2014, reflects the attached Management Plan which states *"Approximately 100 stalls can be made available on the second and third floors of the parking structure for Special events in the immediate area. At these times, parking would be monitored for access by the management company and a nominal fee would be charged per vehicle for use of the parking structure. Times and durations of events will be coordinated with the City of Madison Parks Department at a future date one project is completed."*
51. The developer shall coordinate construction access with the Breese Stevens Field Turf Replacement Project scheduled for construction in 2014, prior to submitting a construction staging and access plan for approval. Please contact Tom Maglio at the City of Madison Parks Division for project coordination (phone: 608-266-6518, email: tmaglio@cityofmadison.com).
52. The developer shall pay approximately \$605,639.70 for park dedication and development fees for the new 246 MF unit development. Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments. The developer must select a method for payment of park fees before signoff on the conditional use. This development is within the Tenney-Law-James Madison park impact fee district (SI26). Please reference ID# 14109 when contacting Parks about this project.

New Development:

Fees in lieu of dedication =	246	MF	@	\$1,799.00 =	\$442,554.00
Park development fees =	246	MF	@	\$662.95 =	\$163,085.70

Total Fees = \$605,639.70

53. 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, & 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 approval of the plan.
54. 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 tree planting 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>.
55. 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* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.

Please contact Eric Halvorson of Traffic Engineering at 266-6527 if you have any questions regarding the following nine (9) items:

56. Applicant shall enter into a developers agreement with the City Engineering Division and the City Traffic Engineering Division to construct improvements to the Paterson-East Washington Avenue intersection as required by the City Traffic Engineer and recommended in the developers TIA. This shall include all necessary roadway improvements including realignment of crosswalks crossing East Washington Avenue and Paterson Street as well as all traffic signal and other electrical work deemed necessary to allow acceptable operations at this intersection. As part of the developers agreement, applicant shall provide a deposit to cover necessary engineering, labor and materials that may be incurred by the City of Madison.
57. Applicant shall enter into a developers agreement with the City Engineering Division and City Traffic Engineering Division to install pedestrian scale street lighting along the building frontages of Livingston Street, Mifflin Street, and Patterson Street. As part of the developers agreement, applicant shall provide a deposit to cover necessary engineering, labor and materials that may be incurred by the City of Madison.
58. Applicant shall enter into a developers agreement with the City Engineering Division and the City Traffic Engineering division to construct pedestrian improvements at the proposed mid block crossing of Mifflin Street to Reynolds Park. Necessary improvements will be determined by the City Traffic Engineer.
59. Applicant shall provide a \$15,000 deposit for future installation of pedestrian actuated flashers at the proposed mid block crossing of Mifflin Street to Reynolds Park. Pedestrian actuated flashers will be installed at the discretion of the City Traffic Engineer. This deposit will be in addition to other deposits for general signing, marking, and electrical work necessary to facilitate construction of the project.
60. The property is not eligible for the residential permit parking program.
61. 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.
62. 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.
63. 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.
64. All parking facility design shall conform to MGO standards, as set in section 10.08(6)

Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following eleven (11) items:

65. Staff is anticipating that future Conditional Uses will be sought as tenants are indentified for spaces in the building. These Conditional Uses will require additional approvals from the Plan Commission.
66. As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.
67. 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. 24.
68. Usable Open Space (UOS) and lot coverage shall be clearly shown on final plans. In addition to showing structured UOS at balconies or rooftops of buildings, identify each qualifying at-grade UOS on the final submitted site plans.
69. 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
70. Bike parking for this project shall be provided as uses are established for the various spaces in the development. Per Sec. 28.141(11), required bicycle parking shall comply with short and long-term bike parking requirements for both residential and non-residential uses, to be shown on the final plan sets. Provide a detail of the proposed bike rack.
71. Required loading facilities shall comply with MGO sec. 28.141(13): Provide three 10' x 50' loading areas with 14' vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space. NOTE: submitted plans do not clearly indicate the number of loading spaces, or their size.
72. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes, and will also require Urban Design Commission review.
73. Please note the supplemental regulations for each use being proposed, per section 28.151.
74. Building height and Capitol View Preservation height limit. Per the submitted plans, the proposed building is beneath the maximum Capitol View Preservation height limit (187.2' City datum). No mechanical equipment is proposed atop the building and therefore no projections into Capitol view height limit are allowed for this development.
75. Provide detailed calculations of lot coverage as defined in section 28.211. NOTE: the maximum lot coverage is 85%.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for obtaining your conditional use permit:

1. Please revise the plans per the above conditions and file **eleven (11)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Janet Dailey, City Engineering Division
Jeff Quamme, City Engineering Division
Pat Anderson, Asst. Zoning Administrator
Kay Rutledge, Parks Division
Bill Sullivan, Madison Fire Department
Eric Halvorson, Traffic Engineering
Al Martin, Urban Design Commission
Tim Sobota, Metro Transit

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use permit.

Signature of Applicant

Signature of Property Owner, if not Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Metro Transit