



Report to the Plan Commission

May 7, 2012

Legistar ID #25833 & 25975

1323 West Dayton Street & 1318 Randall Court

Demolition Permit & PUD Zoning Map Amendment

Report Prepared By:

Kevin Firchow, AICP

Planning Division

Requested Action: Approval of a PUD-GDP-SIP (Planned Unit Development-General Development Plan- Specific Implementation Plan) to allow the demotion of a 21-unit apartment building and a single-family residence to allow the construction of a 9-story, 65-unit apartment building.

Applicable Regulations & Standards: This project is subject to the standards for demolitions, zoning map amendments, and planned unit developments. Section 28.12 (12) provides the guidelines and regulations for the approval of demolition permits. Section 28.12 (9) provides the process for zoning map amendments. Section 28.07 (6) provides the requirements and framework for Planned Unit Developments.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the requested demolitions for 1323 West Dayton Street and 1318 Randall Court. Further, the Division recommends that the Plan Commission find that the applicable zoning map amendment and planned unit development standards are met and forward Zoning Map Amendment 3602, rezoning 1323 West Dayton Street and 1318 Randall Court from R6 (General Residence District) to the PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Applicant: Jim Stopple; 1202 Regent Street; Madison, WI 53715

Contact: Randy Bruce; Knothe & Bruce Architects, LLC; 7601 University Ave, Suite, 201; Middleton, WI 53562

Property Owner: Same as the applicant.

Proposal: The applicant proposes to demolish a 21-unit apartment building and a single-family home to allow the construction of a 9-story, 65-unit structure. Construction is anticipated to start in August 2012 with completion anticipated in August 2013.

Parcel Location: The subject property is located on the south side of West Dayton Street and north side of Randall Court. The project is within the limits of Aldermanic District 8 and the Madison Metropolitan School District.

Existing Conditions: 1323 West Dayton Street is a 15,762 square foot lot, developed with a 21-unit student housing development. City Assessor records indicate that structure was built in 1923 with additions and alterations occurring in 1959. A small surface parking lot sits behind a portion of the building. 1318 Randall Court is a 2,508 square foot lot developed with a 1,300 square foot single-family home. That building was constructed in 1925. More information on these structures is included in the body of this report and in the applicant's submitted materials.

Surrounding Land Use and Zoning:

North: University of Wisconsin, Wendt Commons Library, with Union South, beyond. This property is zoned PUD-SIP (Planned Unit Development-Specific Implementation Plan)

South: Single-family homes on Randall Court, zoned R6 (General Residence District). A four-story, 16-unit apartment building sits on the opposite side of Randall Court.

East: Four-story, 10-unit apartment and a three-story 12-unit building, both zoned PUD-SIP; and a

West: Six-unit Landmark Building that was previously a City Fire Station (Fire Station #4)

Adopted Land Use Plan: The Comprehensive Plan recommends high density residential uses for the subject site. This land use recommendation was approved as part of the 2011 amendments to that Plan. The more detailed Regent Street South Campus Neighborhood Plan recommends a maximum building height of 8 stories and 116 feet. Further discussion is included in the body of this report.

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.

Zoning Summary: The property is currently zoned R6 (General Residence District). Since this project is being rezoned to the Planned Development (PUD) district, and there are no predetermined bulk requirements. A zoning comparison table was not provided prior to finalization of this report.

Project Review

The applicant requests approval of a demolition permit and rezoning to the PUD-GDP-SIP District (Planned Unit Development-General Development Plan-Specific Implementation Plan) to demolish a 21-unit apartment building and a single-family home to allow the construction of a 9-story, 65-unit structure. This request is subject to the demolition, zoning map amendment, and planned unit development approval standards.

Surrounding Context

The subject site is located at the western end of West Dayton Street, near its terminus at Camp Randall Stadium at Randall Avenue. The site is immediately adjacent to the former Fire Station #4, a city-approved landmark that is now developed as a six-unit apartment building. Other three and four-story apartment buildings are located along West Dayton Street, near the project site. To the north are University of Wisconsin buildings, including the Wendt Commons Library, with the recently redeveloped Union South, beyond. Vehicular access to the proposed project would occur from a new driveway on Randall Court, a narrow cul-de-sac that is currently developed with single-family homes and a four-story apartment building.

Summary of the Proposal

The applicant proposes to demolish two structures for the purpose of constructing a nine-story, 65-unit building. The proposed redevelopment site now consists of a 15,762 square foot lot fronting onto West

Dayton Street and a smaller 2,508 lot fronting onto Randall Court. The applicant has also submitted a certified survey map (CSM) to combine the lots, which is being reviewed administratively.

The larger of the buildings proposed for demolition is a 21-unit structure on the West Dayton Street-fronting lot. City Assessor's records indicate that this wood frame building was built in 1923 and expanded in 1959. This two-story structure has over 23,000 square feet of gross floor area. No information has been provided indicating the structure is not structurally sound and the provided photos suggest the interior is in at least average condition for a building of its age and use. The rear of this site is now used for surface parking. Three existing trees at the rear of the site would be removed as part of this proposal.

The single-family residence at 1318 Randall Court was constructed in 1922. Assessor's records indicate that this two-story building has an area of approximately 1,300 square feet. Like with the other building, there is no information provided indicating that this building is not structurally sound. The referenced interior and exterior photos of both buildings have been provided and can be viewed from the following website: http://www.cityofmadison.com/planning/projects/reports/1323wds_photos.pdf.

The proposed building totals nine stories (and approximately 93 feet) in height at its tallest point, though the height of the structure varies. Most of the building mass is eight stories and has a height of approximately 83 feet. Adjacent to the three-story landmark building, the proposed structure steps down to four-stories and is roughly 42 feet tall. Plans show the corresponding fifth through seventh floors are stepped back roughly nine feet with the eighth floor stepped back an additional three feet. Starting at the eighth floor, the building's orientation changes with the upper stories rotated roughly 20 degrees from the lower stories. The applicant's design intent is to have these rotated upper stories reflect the placement of the redeveloped Union South building. The ninth story is stepped in on all sides and is significantly smaller than the lower floors. This 2,440 square foot level includes a mechanical penthouse, a common area for residents, and a shared roof-deck. There are no dwelling units proposed on this floor.

The building is set back 10 feet on the north, south, and west sides. The front (east) setback along West Dayton Street varies. At its closest point, the building is roughly three feet from the front lot line, though a larger setback exists adjacent to the building's main entrance along the northwest corner of the site. The entry area is designed as a large plaza space with varying setbacks between 23 and 30 feet.

The landscape plan includes a narrow front planting bed adjacent to the building planted with a combination of different perennials. A larger planting area is located along the sidewalk and includes an imperial honey locust with smaller plantings beneath. The 10-foot wide rear yard is planted with a variety of shrubs, ornamental grasses, and two additional honey locust trees. The rear driveway is lined with a combination shrubs and ornamental grasses.

Vehicle access to this site will come from Randall Court. The location of the aforementioned single-family home would be replaced by a driveway leading to two levels of underground parking. In total there are 43 vehicular parking stalls proposed beneath the building. There are also 27 moped stalls provided. Bike parking includes 37 underground stalls and 30 surface stalls located along the southern side of the building. Including an additional 134 wall-hung stalls, there will be 201 total bike parking stalls.

A 10-foot by 35-foot loading zone is proposed along the rear Randall Court driveway. This loading zone provides access to the parking garage, but it appears access to the front and side doors would be limited due to the proposed landscaping. Staff notes that this loading zone is not consistently depicted

across the original plan set, with some pages showing 12 bike parking stalls in this same location. It appears this detail has been corrected on the plans recently approved by the Urban Design Commission.

The building includes 65 units and a total of 200 bedrooms. The specific unit breakdown is summarized in the below table. Based on a lot size of 0.42 acres, the proposed project has a density of 155 du/ac (dwelling units per acre).

	Total Dwelling Units	Total # of Bedrooms
One-Bedroom	8	8
Two-Bedroom	15	30
Three-Bedroom	15	45
Four Bedroom	18	72
Five-Bedroom	9	45
TOTAL	65	200

The building features a prairie stone base and is primarily clad in brick. The north and west facades include composite metal panels as an accent material.

Staff notes that the most current plans receiving final approval of the Urban Design Commission for their April 18, 2012 meeting are provided in the packet.

Project Analysis and Conclusion

The proposed project could not be constructed under the existing R6 (General Residence District) zoning. The proposed setbacks, while largely consistent with adopted plan recommendations, are not consistent with the largely suburban standards of R6 zoning. Additionally, the project would not meet the R6 standards for lot area, height, or floor area ratio (FAR). As such, the applicant has requested rezoning to the Planned Unit Development (PUD) zoning district.

Planned unit developments are intended to promote improved environmental and aesthetic design by allowing for greater freedom, imagination, and flexibility compared to conventional zoning districts. In making their recommendation to the Council, the Plan Commission will need to consider whether the proposal is consistent with the Comprehensive Plan, the general zoning map amendment standards, and the PUD approval standards. The Plan Commission would also need to find the demolition standards are met prior to granting the requested demolition permits.

Adopted Plan Recommendations

Apartments and student housing uses are consistent with the Comprehensive Plan's recommendation for high-density density residential development. At 155 du/ac (dwelling units per acre), the proposed project exceeds the plan's general recommended density range of 41-60 du/ac, though the plan notes that small areas of higher density may be included within areas designated for this land use. Staff note that the subject site and surrounding areas were previously recommended for medium-density residential development, though plan amendments approved in 2011 included recommended density increases. The Comprehensive Plan does not include a specific building size limitation, noting that buildings of a variety of sizes could be appropriate if compatible in scale and character with other neighborhood buildings and the recommendations of applicable plans.

The Regent Street-South Campus Neighborhood Plan, adopted in 2008, provides considerably more detailed recommendations for the subject property and surrounding area. In regards to bulk and design, the plan recommends a maximum building height of eight (8) stories and 116 feet. The proposed apartment building appears to conform to this general recommendation, with a principal height of 8 stories. While the project includes a small, recessed ninth floor penthouse providing access to the rooftop terrace, the overall height of the building will remain well below the 116-foot maximum recommended threshold. Staff considers the rooftop garden and associated indoor commons area a resident amenity and believes it will result in limited impact on the overall building mass. In pre-application conversations with the applicant's architect, it was indicated this feature could likely be removed should the additional building mass be a concern.

The neighborhood plan also provides detailed building setback guidelines. For the subject site, ten foot setbacks are recommended for all building sides. The applicant provides 10 feet on the sides and rears of the building. Roughly 60 percent of the building meets or exceeds the front setback guidelines, though the 32 feet of the building nearest to the southern side property line is set back between about three and eight feet. The applicant notes that as proposed, this allows for a larger patio area in front of the main building entrance and provides a total of 1,100 square feet of space within the setbacks, well in excess of the 245 square feet that would be required by strictly following the plan's recommended setbacks. The project architect notes that as designed, the reduced setback better relates to the Fire Station 4 setback, which is built to the sidewalk. The Urban Design Commission made a specific finding stating that "although a consistent ten-foot setback is not provided, the bulk requirements of the neighborhood plan are being met within the building envelope as designed which creates a greater graduated setback as the building recedes on the easterly frontage of the lot."

In regards to density, the neighborhood plan includes the same general density recommendation as the Comprehensive Plan. In fact, the aforementioned Comprehensive Plan amendment to increase the recommended density was done to match the more contemporary neighborhood plan. While the density exceeds that in the recommended plans, staff note it is not inconsistent with other campus area projects. Of the projects that have been developed since 1990 in the south campus area, which generally extends from and includes University Avenue on the north, Frances Street on the east, N. Randall Avenue on the west and Regent Street on the south, project densities have ranged widely from approximately 54 to 247 du/ac. Bedrooms per acre have also varied widely, with bedroom densities varying from 200-800 per acre in the same area of the City.

Examples of larger, recently-approved student-oriented projects approved in this area include:

Project	Density (dwelling units/ac)	Bedrooms per Acre	Year Approved
202-206 Brooks St.	127 du/ac	409 bedrooms/acre	2012
1001 University Ave.	158 du/ac	447 bedrooms/acre	2011
1208-1214 Spring St.	174 du/ac	544 bedrooms/acre	2010
4 N. Park St.	155 du/ac	407 bedrooms/acre	2009
1022 W Johnson St.	247 du/ac	602 bedrooms/acre	2008
University Square	128 du/ac	297 bedrooms/acre	2006
Current Proposal:			
1323 W Dayton St.	155 du/ac	476 bedrooms/acre	

Considering the above analysis, staff believes the project to be generally consistent with the adopted plans.

Planned Unit Development Standards

The Planned Unit Development approval standards include the character and intensity of land use, economic impact, maintenance of open space, and the implementation schedule. In reviewing the submitted information, staff believe that the standards can be met.

In considering the character and intensity of land use, staff notes that the project has received a recommendation for **final** approval from the Urban Design Commission and those meeting minutes are attached.

Additionally, due to its adjacency to a landmark, the Landmarks Commission provided an advisory recommendation noting "That the Landmarks Commission finds that the current iteration does not adversely affect the adjacent landmark and that the four-story corner element is necessary to relate to the scale of the adjacent landmark.

Planning Division staff believes the proposed building is attractive and well-designed. Staff notes that City Traffic Engineering has recommended that an off-street loading zone be provided that directly connects to Dayton Street, which is not consistent with the loading zone as proposed.

Demolition and Removal Standards

This proposal is also subject to the demolition and removal standards of the Zoning Ordinance. In considering these standards, the Plan Commission must find that the proposed demolitions are both 1) consistent with the intent and purpose of the zoning district and 2) that the proposed future use is compatible with the purpose of the demolition section of the ordinance. Regarding the former, staff note that as this request is proposed in conjunction with a PUD zoning map amendment, that portion of the standard can likely be met. As noted above, many similar PUDs for high-density residential and mixed use projects have been approved throughout the Campus area.

Regarding the latter, the Statement of Purpose of the demolition section states, in part, that the purpose of these standards are to aid in the implementation of adopted City Plans, protect neighborhood character, preserve historic buildings, and encourage the relocation of existing buildings. These standards also state the project should be consistent with adopted plans. Considering the general consistency with the plans and the favorable recommendations from both the Urban Design Commission and Landmarks Commissions, staff believes this standard too can be met.

In addition to the comments on the proposed building, the Landmarks Commission and Preservation Planner did not raise any concerns or objections to the demolition of the two structures that would be razed upon approval of this proposal.

Public Input

At the time of report writing, staff has received one email regarding the project. That is included. Staff is aware that there have been some concerns raised at previous meeting regarding the size, density, and the potential traffic impacts of the proposed redevelopment.

Conclusion

Staff believes the project can meet the applicable approval standards. This redevelopment is a well-designed student-oriented project and is largely consistent with adopted plan recommendations for the area. While the density is higher than that generally outlined for “high-density” residential development, the proposal is well within the density range of similar Planned Unit Development projects approved in the general area with similar plan recommendations. The proposed redevelopment has received favorable recommendations from both the Urban Design Commission and the Landmarks Commission.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the requested demolitions for 1323 West Dayton Street and 1318 Randall Court. Further, the Division recommends that the Plan Commission find that the applicable zoning map amendment and planned unit development standards are met and forward Zoning Map Amendment 3602, rezoning 1323 West Dayton Street and 1318 Randall Court from R6 (General Residence District) to the PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

1. That the location of bike parking, loading zone(s), and other improvements be made consistent on all plan sheets. Note, there were discrepancies on the original plan set that may have been resolved on revised plans later provided to the Urban Design Commission.

The following conditions/comments have been submitted by reviewing agencies:

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

2. In accordance with 10.34 MGO – STREET NUMBERS - Submit a PDF of each floor plan to Engineering Mapping Lori Zenchenko (Lzenchenko@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.
3. The concurrent Certified Survey Map (CSM) application shall be completed and CSM recorded with the Register of Deeds prior to issuance of building permits. The CSM shall be signed off by City Engineering prior to the approval of the PUD. The CSM must be recorded to allow City agencies to update Address-Parcel-Owner (APO) information in appropriate city databases (primarily Accela) for proper permitting.

4. A pumping plan designed and stamped by a Professional Engineer or Master Plumber shall be required and shall be designed to accommodate the 100-year storm event. City Engineering shall review and approve this plan prior to sign off of the PUD.
5. The Applicant shall provide a staging and delivery plan to the City Engineer to review prior to sign off of the PUD.
6. 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)
7. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass. (POLICY)
8. 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))
9. 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)
10. 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)
11. The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system. (POLICY)
12. 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)
13. 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)

14. All damage to the pavement on Randall Court, Randall Avenue and Dayton Street, 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)
15. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used. POLICY AND MGO 10.29
16. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
17. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)
18. The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way. (POLICY)
19. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. (POLICY) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
20. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
21. 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)
22. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.), e) right-of-way lines (public and private), f) all underlying lot lines or parcel lines if unplatted, g) lot numbers or the words "unplatted", h) lot/plat dimensions, i) street names, and all other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred addressing@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))

Traffic Engineering Division (Contact Bryan Walker, 267-8754)

23. The applicant shall reflect and/or maintain any existing cross access or joint property line easements on the face of the site. Changes to the site plan may be required.
24. The Applicant shall provide an un-restricted off-street 10 by 35 ft loading zone on the site plan on Dayton St immediately adjacent to the property line, in order to provide adequate traffic facilities to serve the proposed uses.
25. A condition of approval shall be that no residential parking permits shall be issued for 1323 West Dayton St, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued. In addition, the applicant shall submit for 1323 West Dayton St a copy of the lease noting the above condition in the lease when submitting plans for City approval.
26. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be review by Traffic Engineer to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
27. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
28. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
29. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

30. 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.

31. 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.
32. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a total of two accessible parking stalls, striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
33. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
34. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. If this loading area cannot be provided, request and obtain approval of the Plan Commission to specifically waive this requirement or it will need to be provided.
35. Provide 65 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Work with zoning staff to determine final numbers.
36. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. All plant materials in islands shall be protected from vehicles by concrete curbs. Provide an overall parking detail.
37. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.
38. Combine the lots to legally make one lot via a Certified Survey Map. A property line cannot go through a building without a fire wall down the lot line pursuant to Section 705.1.1 of the International Building Code. CSM shall be approved before sign off of final plans.

Fire Department (Contact Bill Sullivan, 261-9658)

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| <ol style="list-style-type: none">39. Review IBC 403 to determine application of highrise provisions. Highrise is measured from lowest fire lane to the occupied roof deck.40. Review IBC 914.3.1.2 for water service requirements if the building is considered a highrise. |
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41. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503, as follows:
 - a. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.

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

43. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities (608) 246-4587.

Parks Division (Contact Kay Rutledge, 266-4714)

44. The developer shall pay approximately \$95,895.15 for park dedication and development fees for the new 65 MF unit building after a credit is given for the existing 21 MF units and the existing 1SF unit on the property.

45. The developer must select a method for payment of park fees before signoff on the SIP.

46. There is a need for public open space in this area; fees in lieu of dedication from this project and other projects in this area will be utilized to pursue acquisitions (via purchase and dedication) of land to help accomplish this goal.

47. This development is within the Vilas-Brittingham impact fee district (SI27).

Water Utility (Contact Dennis Cawley, 261-9243)

48. The Madison Water Utility shall be notified to remove the water meters prior to demolition. Lands in this C.S.M. are included in City of Madison Wellhead Protection District WP-27. All proposed land uses in this district shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with Madison General Ordinances 13.22 and 28.107.

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 the final plans, and will not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.