



PREPARED FOR THE PLAN COMMISSION

Project Address: 2158 Atwood Avenue
Application Type: Conditional Use
Legistar File ID #: [34633](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Property Owner: Joe Krupp; Prime Urban Properties; 2020 Eastwood Dr.; Madison, WI 53704

Project Contact: Kevin Burow; Knothe and Bruce Architects; 7601 University Ave., Ste 201; Middleton, WI 53562

Requested Action: Approval of the demolition of an office building and a conditional use for construction of a four-story mixed-use building exceeding 25,000 square feet and with 32 dwelling units in the Traditional Shopping Street (TSS) District. The proposal also requires conditional use review for a modification to the rear yard height transition on the north side of the building, adjacent to a church in a residential district.

Proposal Summary: The applicant proposes to demolish an existing two-story, 8,000 square foot office building and to construct a four-story mixed-use building with 3,014 square feet for commercial space and 32 residential units.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition (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 and conditional use standards can be met and **approve** the request at 2158 Atwood Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: 2158 Atwood Avenue is located on the northwest corner of Atwood Avenue and Dunning Street; Traditional Shopping Street (TSS) District; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The 15,940 square foot property has a two-story 1950's office building on the eastern half, and a 23-stall surface parking lot to the west.

Surrounding Land Use and Zoning:

North: Zion Lutheran Church, in the Traditional Residential – Varied 1 (TR-V1) District

East: Across Dunning Street to the east, single- and two-family homes in the TR-V1 District, public right-of-way at the end of Saint Paul Avenue, and the Capital City Trail.

South: Across Atwood Avenue and Eastwood Drive to the south, the Capital City Trail and single- and two-family homes in the TR-V1 District.

West: Wilson's Bar and the rear yard of a single-family home in the Traditional Shopping Street (TSS) District, and the rear yard of a single-family home in the TR-V1 District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Community Mixed-Use for this site. The Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan (March, 2000) does not have a specific recommendation. The Schenk-Atwood Neighborhood Business District Master Plan (December, 2000) recommends “*new mixed development of retail/office/residential uses at the corner of Atwood Avenue and Dunning Street*”.

Zoning Summary: This property is in the Traditional Shopping Street (TSS) District.

Dimensional Requirements	Required	Proposed
Front yard setback	0'	1'±
Side yard setback:	0'	6' - LS 2'± - RS
Rear yard setback:	20'	20'
Maximum lot coverage	85%	84.7%
Site Design	Required	Proposed
Number parking stalls	No minimum TBD, future food/beverage use may require parking	37 underground <i>(Please see Condition No. 50, p. 12)</i>
Accessible stalls	Yes	Yes
Loading	0	0
Number bike parking stalls	1 per unit up to 2-bedrooms, ½ space per add'l bedroom; (32) 1 guest space per 10 units; (3) 35 (3) short term minimum for residential guests with in 100' of principal entrance. (32) long term for residential. Maximum 25% structured (8) Restaurant 5% capacity of persons, 1 stall per 2,000 sq. ft. office or retail, TBD.	6 - surface 24 – underground <u>10 - wall mounts</u> 40 total <i>(Please see Condition No. 49-50, p. 11)</i>
Landscaping	Yes	Yes <i>(Please see Condition No. 51-52, p. 12)</i>
Lighting	Yes	Yes
Building forms	Yes	Meets building forms for Commercial Block Building
Other critical zoning items: Utility Easements, Barrier Free (ILHR 69)		

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

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

Public Utilities and Services: This property is served by a full range of urban services, including Metro Transit routes 3, 4, and 38.

Project Description

The applicant proposes to demolish a two-story office building for the construction of a four-story mixed use building at the corner of Atwood Avenue and Dunning Street. The existing building has just over 8,000 square feet of usable space on two levels, and is used primarily for small health-related clinics and office spaces. The brick and concrete block building was constructed in 1956, and has a small 1996 addition.

Land Use – As proposed, the four-story building has a 3,014 square foot commercial space on the ground floor with entrances oriented to Atwood Avenue. 32 units proposed on the upper three levels of the building include 12 efficiencies, 14 one-bedroom units, and 6 two-bedroom units ranging in size from a 509 square foot efficiency unit to a 1,129 square foot two-bedroom unit. Residential density is 86.5 units per acre. All units have a 40-60 square foot balcony, and fourth floor units have access to larger private outdoor terraces. Floor plans show four to six small storage areas on each residential floor of the building, and laundry facilities in each unit.

Building Massing and Placement – The building is proposed to be constructed just 1-2 feet from the property lines along Atwood Avenue and Dunning Street, with a 20-foot rear yard setback on the north side, and a 6-foot side yard setback on the west side. It is irregularly shaped following property lines, at approximately 114 feet wide along Atwood Avenue and 120 feet deep along Dunning Street. At its highest point, the top of the parapet is 51 feet from grade along Atwood Avenue, and due to grade changes, the back (north) side of the building is just under 46 feet tall (3 feet below the peak of the church adjacent to the north).

On the west side of the building, adjacent to the parking lot for Wilson's Bar and the rear yards of two single-family homes facing Division Street, upper levels of the proposed building are stepped back from the first two levels, with a 10-foot stepback at the second floor and another 10' stepback at the fourth floor. Similar building stepbacks on upper levels are not being proposed on the north side of the building adjacent to the church, where the zoning code requires them absent a specific conditional use approval (see analysis of this issue in the section below). In addition, the fourth floor is stepped back approximately ten feet along Atwood Avenue, and approximately five feet at the rounded corner element.

Access, Parking, and Circulation – The subject site shares access easements with adjacent properties to the west (Wilson's Bar and a single-family residence) and north (Zion Lutheran Church). A driveway from Dunning Street at the north side of the property is shared with Zion Lutheran Church, and provides access to an at-grade parking area with 18 automobile stalls and 29 bicycle stalls. A second driveway from Atwood Avenue on the western portion of the property provides access to an underground parking area with 19 automobile stalls and 3 additional bicycle stalls. Parking is intended to be unassigned and thus shared by residents and the commercial tenants and customers. Trash is proposed to be stored within the basement, and can be accessed for pickup through the overhead door on the north side of the building.

Two separate pedestrian entrances are provided along the Atwood side of the commercial space, and the main entrance to the residential lobby is provided near the corner along Dunning Street. Many residents will also enter through the elevator in the underground parking area. Six bicycle stalls are provided next to the overhead door leading to the underground parking area, close to the entrances to the commercial space along Atwood Avenue.

Building Exterior and Site Details – The building is primarily brick on all four sides, with metal siding on the fourth floor, and additional metal siding on the second and third floors on the northern elevation. It has a cast stone base along Atwood Avenue, a portion of the Dunning Street elevation, and the western elevation. The proposed rounded corner element is the strongest architectural component of the building, with a very high proportion of glass on each floor, and a usable round balcony space on the fourth floor.

Submitted elevations show three separate colors of brick, with a light yellowish brick on the prominent portions of the building facing the corner of Atwood and Dunning, a medium brown brick on the outer edges of the Atwood and Dunning facades, and a darker brown brick on the north and western elevations.

There is very little at-grade space for landscaping, but the landscape plan includes arbor vitae along the western edge of the building, dogwood and other deciduous shrubs on the north, south, and east sides, and several ornamental grasses along the building foundation. Several small green roof elements are proposed on the second and fourth floors of the building to help meet the lot coverage requirement in the zoning code. Details have not been specified for these areas. Finally, the landscape plan shows shrubs, grasses, and a transplanted deciduous tree in the public right-of-way on Dunning Street, along with what appears to be a paved area. This area is not approvable without further coordination with agency staff and a privilege in streets agreement, as mentioned in the conditions of approval.

Project Analysis and Conclusion

On balance, staff believes that the revised proposal following neighborhood input is consistent with adopted plans and can meet the demolition and conditional use standards upon meeting several recommended conditions of approval.

Plan Consistency - The Comprehensive Plan (2006) recommends Community Mixed-Use for this site, which can include commercial uses serving neighborhood and regional markets, mixed-use buildings, and residential uses. Buildings at least 2 stories in height, with residential densities generally not exceeding 60 dwelling units per acre are recommended, although maximum heights and densities should follow recommendations in adopted neighborhood plans.

The Schenk-Atwood Neighborhood Business District Master Plan (2000) recommends mixed-use redevelopment for this particular site, which lies within the area specified as "Central Atwood Mixed Use/Commercial". Within this area, parking-related recommendations are that automobile parking hidden below or behind buildings, with shared access and cross-easements where possible and appropriate, and that generous and convenient bicycle parking be provided. The proposal adequately addresses these recommendations. With regard to architectural design, the Plan recommends that the streetfront building pattern be followed, and that exterior balconies and other recessed and projecting elements be provided to add interest to the façade. With its commercial storefront windows along Atwood Avenue and exterior articulation, the proposal meets these recommendations.

With regard to building massing, the Plan recommends that the streetfronts of buildings be built to the lot lines, with opportunities for setbacks where amenities such as outdoor dining areas are provided. For the Central Atwood Mixed Use/Commercial area, the Plan generally recommends a 3-story height limit, but notes that 4 stories may be permitted on portions of buildings, including corner elements and adequately stepped back portions away from the streetfront facade. The Plan notes that when considering taller buildings, the integrity of the block face and the impact on the balance of the streetscape must be carefully considered. When taking into account the size and location of the proposed building, and the relationship between it and surrounding properties, staff believes that these recommendations have sufficiently been addressed to support a 4-story building, especially since the 4th story is stepped back by 10 feet along the Atwood Avenue and western facades, and 5 feet along most of the Dunning Street facade.

Design Details –Staff believes that the proposed design is generally very strong, and that the building will redefine this corner while fitting in well with its surroundings. Staff appreciates the four-sided architecture at this location, noting the use of brick as the primary material on all sides of the building, with appropriate integration of metal on upper levels and as accents. One staff concern is the proposed use of three separate brick colors. The building should read as a single building with different components, rather than mimicking the look of multiple buildings

through color changes in the brick. The applicant should work with staff to reduce the number of brick colors, while maintaining some variation in the window openings, accents, and brick detailing on different building components.

A second design detail of concern is a 28-foot wide portion of the fourth floor along Dunning Street, which is flush with the first three stories of the building below, but involves a material change from brick to metal. Staff recommends that the applicant study the possibility of slightly stepping back this portion of the fourth floor. This stepback need not be five feet to match on either side, but should at least provide a plane change to support the change in building materials.

Finally, with regard to the landscape plan, staff would like to see a detailed planting and maintenance plan for the green roof areas prior to final approval. Additionally, the applicant should work carefully with staff from Engineering, Planning, Fire, Real Estate, and Parks on any paved or landscaped areas desired within the public right-of-way.

Demolition Standards – Staff believes that the demolition standards are met with this proposal. While it has served very well as an affordable space for small health-based businesses, no concerns about the demolition of the existing building have been raised by the Landmarks Commission or others. Relocation of the building is not practical. Finally, as discussed above, the proposed building is generally consistent with the Comprehensive Plan (2006) and the Schenk Atwood Neighborhood Business District Master Plan (2000), both of which recommend community mixed-use for this site.

Conditional Use Standards - Staff believes that the proposal can meet the conditional use standards as summarized below:

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

Staff believes that this standard can be met.

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

Staff believes that this standard can be met.

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

Staff believes that this standard can be met. Recent revisions to the proposal have reduced the shadow impacts of the proposed building on residential properties to the west, facing Division Street.

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

Staff believes that this standard can be met, so long as all conditions of approval are addressed. The driveway access plan leading to the two under-building parking areas appears to preserve the possibility for future redevelopment of adjacent commercial and institutional properties to the west and north, even though their redevelopment may be unlikely. City Engineering staff will review in greater detail the reciprocal access agreements among these properties as a condition of approval.

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, particularly from the City Engineering and Traffic Engineering Divisions, are sufficiently addressed. The parking supplied on the site

appears to be adequate to support the residential units and retail or office uses in the commercial space. However, since the parking will be shared between these users, no residential parking permits will be allowable for this proposal. If a restaurant or tavern is proposed in the future, minimum parking requirements would apply for this site, and careful consideration of a parking reduction would be required.

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

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

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

Staff believes that this standard can be met.

9. *When applying this 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 recommendation.*

Statement of Purpose for Traditional Shopping Street (TSS) District

The TSS District is established to encourage and sustain the viability of Madison's mixed-use corridors, which sustain many of the City's traditional neighborhoods. The district is also intended to:

a) Encourage pedestrian, bicycle and transit use as a means of accessing and moving through these corridors.

b) Encourage diversification of uses, including residential, commercial, and civic uses, in order to enhance the vitality and appeal of these areas.

c) Maintain the viability of existing residential buildings located within or adjacent to these corridors.

d) Encourage appropriate transitions between higher-intensity uses within TSS districts and adjacent lower-density residential districts.

e) 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 believes that this standard can be met, so long as conditions of approval are addressed. The proposed project would create an environment of sustained aesthetic desirability at this corner, and all components of the statement of purpose for the TSS District are addressed with the proposal. The proposed redevelopment furthers the recommendations in the Schenk Atwood Neighborhood Business District Master Plan (2000). With four sides of brick, a unique rounded corner element, and an active first floor commercial space, the proposed building will make a strong statement at this corner, which is currently underutilized with the small office building and surface parking lot.

The proposal relates well to surroundings properties as they exist today, and would not preclude further high-quality redevelopment in the area. Staff did not advise the applicant to seek review and approval by the Urban Design Commission in this case.

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.

On balance, staff believes that while the 4-story building is taller than others in the area, it will fit appropriately in this location, due in large part to the significant fourth floor setbacks on the western and southern sides of the building. When taking into account the surrounding properties and public rights of way, staff believes that the proposal meets this standard.

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

Public Input – The applicant has met with the Schenk-Atwood-Starkweather-Yahara Neighborhood Association, Alder Rummel, and interested neighbors on multiple occasions throughout the review process. Input from residential property owners to the northwest included concerns about the shadow impact of a four-story building on their properties. This led to a major revision to the plans such that the building progressively steps back from the western property line, rather than the northern property line, as was originally proposed.

Other feedback provided by area neighbors includes a concern about traffic generation on Dunning Street, attributable to the proposed building. The alder has requested that Traffic Engineering staff study the need for a stop sign where Linden Street meets Dunning Street, just north of this proposal, and they intend to perform this study before and after the development is completed. Some neighbors have expressed interest in traffic calming measures such as traffic circles for nearby intersections. Staff has not received written comments to share at this time, but will provide any comments received to the Plan Commissioners.

Conclusion – Staff believes that the proposed mixed-use brick building will be a positive change on this corner, which is currently underutilized with the office building and surface parking area. Staff appreciates the neighborhood input that has helped to shape the proposal, and on balance, staff believes that the proposal can meet the demolition and conditional use standards, so long as all conditions of approval are addressed.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the demolition and conditional use standards can be met and **approve** the request at 2158 Atwood Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Final elevation drawings shall omit one of the three colors of brick proposed on the building. Staff recommends replacing the medium brown brick on the southwestern corner of the building with the darker brown brick.
2. Any HVAC penetrations in the building shall be perpendicular to the main facade, and provided within the recessed balcony spaces.
3. Final plans shall include at least a shallow setback on the fourth floor along the Dunning Street elevation, in order to provide a change in plane between the brick and metal.

4. Final elevation drawings shall include labels for all proposed materials, and a materials schedule to include color of all materials and size of brick (standard sized brick is assumed).
5. The applicant shall coordinate with staff any pavement or landscaping proposed within the public right-of-way, prior to submitting plans for staff review and approval.
6. Final landscape plans submitted for staff review and approval shall include a detailed planting and maintenance plan for the green roof areas and the bioswale area on the north side of the building.
7. Site summary and submitted plans are inconsistent with regard to bicycle parking, and shall be internally consistent in final plans submitted for staff review and approval.

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

8. The proposed new building will cross underlying platted lot lines. Current fire code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. As discussed at a previous D.A.T. meeting, a CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.
9. The site plan contemplates common access uses over or between four different properties. Circulation between the properties shall be reviewed by Traffic Engineering and Zoning. Applicant shall provide copies of the executed and recorded reciprocal easements and agreements prior to building permit issuance addressing, but not limited to, common access drives, any common parking areas and any common storm management/drainage facilities required to construct the development as proposed.
10. All easements of record shall be shown on the site plan. Any existing easements conflicting with the improvements proposed shall be released/amended as necessary to permit the construction of the improvements as shown. Coordination of this work shall be the responsibility of the applicant and/or owner.
11. The site plan indicates concrete terrace improvements and canvas canopies on the building that will encroach into the Atwood Avenue and Dunning Street right of ways. The Applicant shall make an application with required fees to the City of Madison Office of Real Estate Services for a privilege in streets permit administered by that agency. Use the following link for application information:
<http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm> An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way.
12. The address of 2158 Atwood Ave will be retired with the demolition of the existing building. The new building will have an address of 2160 Atwood Ave for the commercial space and the apartments will use the base address of 266 Dunning St.
13. Sheet A-2.1 and Sheet A-2.2 are different elevation drawings; however, they are labeled the same. Update Sheet A-2.2 with correct directionals. *Note: This has been addressed in the plan set provided to the Plan Commission.*
14. Public storm sewer shown on the plan is not consistent with City records. Applicant shall work with City Engineering to correctly locate existing utilities.
15. Drainage appears to pass through this property from the north. This drainage must be allowed to continue.
16. The Applicant proposed to re-use an existing sewer lateral. Said lateral is approximately 101 years old and may not be satisfactory size or condition for re-use. City Engineer recommends installation of a new sanitary sewer lateral.

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. Submit a PDF of all floor plans to 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).
19. 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)).
20. 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).
21. 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).
22. 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).
23. All damage to the pavement on Atwood, Dunning 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).
24. 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.
25. The site plans shall be revised to show the location of all rain gutter down spout discharges (POLICY).
26. 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.
27. 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).

28. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to reduce TSS off of the proposed development by 80% when compared with the existing site, and 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.
29. 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).
30. 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)
31. 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
32. The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to (POLICY).
33. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO CH 35.02(14)).
34. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (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)).
35. 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).

Traffic Engineering (Contact Eric Halvorson, 266-6527)

36. Parking located within the building is not dimensioned in the applicant's submittal. As such Traffic Engineering is not able to properly review parking layouts at this time. Applicant shall submit a properly dimensioned plan that meets requirements of MGO 10.08. Applicant shall anticipate that major redesign of the building footprint may be necessary to meet compliance with City of Madison ordinances listed above.
37. It is anticipated that construction on this site will be difficult. Applicant shall expect to construct building using methods above and beyond normal construction methods to maintain access to the public right of way for the general public. Access to neighboring sites shall be maintained at all times. The sidewalk adjacent to Atwood Avenue shall remain open for the duration of the project. The applicant shall not expect to be able to occupy Atwood Avenue Right of Way except on a very limited basis as approved by the Traffic Engineering division.
38. Items in the Right-of-Way are not approvable through the site plan approval process. Approval of the submitted plans does not grant approval of the items shown in the public right of way. Applicant will need to obtain other approvals to place items in the right of way.
39. Applicant shall provide and show on final plans a 10' vision triangle along the sidewalk from the vehicular exits located on Atwood Avenue and Dunning Street. These vision triangles shall be clear of obstructions preventing the vision of pedestrians along the sidewalk.
40. Applicant estimates that 30-40% of the parking spaces will be available during normal business hours when residents are at work for commercial uses. Forty parking spaces are planned, 30-40% of these spaces would be 12-16 spaces for commercial uses, leaving 24-28 spaces available for residents. There are 32 residential units, hence the spaces available for residential parking during the day is fewer than the number of residential units. The parking utility requires that at least one parking space be available for every residential unit for the residents to be eligible for the Residential Permit Parking Program. Since this requirement is not met, a condition of approval shall be that no residential parking permits shall be issued for 2158 Atwood Avenue. In addition, the applicant shall inform all potential residents of this development of this restriction in their apartment leases. In addition, the applicant shall submit for 2158 Atwood Avenue a copy of the lease noting the above condition.
41. 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.
42. 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.
43. 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.
44. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Zoning Administrator (Contact Pat Anderson, 266-5978)

45. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances prior to sign installations.
46. Sec. 28.185 (7)(a)5 requires approval of a reuse and recycling plan by the Recycling Coordinator, Mr. George Dreckmann(608-267-2626), prior to the issuance of the demolition permit.
47. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
48. Sec. 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
49. The submitted plans indicate 40 bike parking stalls are to be provided but only 38 appear to be shown on the plans. Also, no wall mount bike parking is shown, but a reference to 10 spaces being provided is included in the submitted plans. Correct final plans to provide the minimum bicycle parking stalls for the development including guest stalls. Bicycle parking shall be located in a safe and convenient location on an impervious surface subject to section 28.141(11) to be shown on the final plans. A minimum of 90% of the required bicycle parking stalls for the residential use shall be designed as long term stalls, with the remaining 10% as short-term bicycle parking. Guest stalls for the residential use and 90% of the bike parking required for commercial uses shall be short term. A maximum of 25% of the required bike parking may be structured (wall mounts). Provide a detail of the bike racks to be installed. NOTE: 3 required residential guest bike parking spaces must be located within 100' of the residential entrance, which is located at the northeast corner of the building. Submitted plans show 6 bike parking spaces at the southwest corner of the building, which do not satisfy the requirements for short-term bike parking.
50. As the commercial tenant spaces are leased, the entire development must reflect compliance in the required amount, type and number of auto and bike parking spaces, to be reviewed prior to obtaining zoning approval for each future tenant space use. Parking reductions maybe requested pursuant Section 28.141(5).
51. 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. Also, the submitted plans show landscaping elements placed in the terrace, which does not count toward the landscaping requirement for this development. Revise final landscaping plan to omit landscaping in the terrace as part of on-site landscaping calculations. Landscaping elements in the terrace shall require a separate approval with City Real Estate. Contact Jerry Lund at 267-8718.
52. Provide detailed of the green roof elements for these to qualify as a deduction to the lot coverage requirement.
53. New buildings the TSS district with nonresidential uses at the ground level must provide a minimum percentage of windows and door openings in the primary street facing façade. Provide final calculations to determine the door and window opening percentage requirements for the primary street façade have been met, per Sec. 28.060(2)(d).
54. No rooftop or ground-level mechanical equipment is shown on the submitted plans. If such equipment is proposed, it must be screened per Sec. 28.060(2) (e) & (f).
55. Screening along district boundaries is not being provided due to the cross-access drive aisles located along lot lines in this planned multi-use site. A waiver is being requested by the applicant, pursuant to Section 28.142(8).
56. This project is designed as a planned multi-use site. Pursuant to section 28.137(2)(a) A planned multi-use site, shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Community and Economic Development recorded in the office of the Dane County Register of Deeds.

Parks Division (Contact Kay Rutledge, 266-4714)

57. 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 conditional use. This development is within the Tenney, Law & James Madison park impact fee district (\$I26). Please reference ID#14140 when contacting Parks about this project.

Fees in lieu of dedication =	32	MF @	\$1,799.00	=	\$57,568.00
Park development fees =	32	MF @	\$662.95	=	\$21,214.40
			Total Fees		\$78,782.40

58. 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 site plan.

59. 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>.

60. 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>.

Fire Department (Contact Bill Sullivan, 261-9658)

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

62. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503, as follows:

- a) The site plans shall clearly identify the location of all fire lanes.
- b) MGO 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.

Water Utility (Contact Dennis Cawley, 266-4651)

63. The Madison Water Utility shall be notified to remove the water meter prior to demolition. 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.