



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00015

Address: 717 E Johnson ST

Current Revision #: 0

Submitted by: 700 East LLC

Contact: Chris Houden

Project Type: Land Use

Description: Demolish or relocate six residential buildings, construct two four-story mixed-use buildings w/ 2,400 sq. ft. of commercial and 54 apartments, and approve planned multi-use site with seven buildings, including five residences with 13 total units

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Sep 18 2018
Engineering Review Main Office	Approved	Brenda Stanley	Sep 7 2018
Fire Review	Approved	William Sullivan	Aug 14 2018
Lighting Review	Approved	Steve Rewey	Aug 2 2018
Metro Review	Approved	Timothy Sobota	Jul 26 2018
Parks/Forestry Review	Approved	Kathleen Kane	Aug 16 2018
Planning Review	Approved	Kevin Firchow	Sep 6 2018
Recycling Coordinator	Approved	Bryan Johnson	Aug 15 2018
Traffic Engineering Review	Approved	Timothy Stella	Aug 30 2018
Water Utility Review	Approved	Adam Wiederhoeft	Aug 7 2018
Zoning Review	Approved	Jenny Kirchgatter	Sep 6 2018

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CAD received 8/13/2018.

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Mapping Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the 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) 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, setbacks, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@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.

Supplement Accepted**Comment Date:** 07/27/2018

Corrected sheets uploaded 9/18/2018.

New sheets submitted to Zoning, however, there are other address errors on sheets C3.0 - C7.0 that need to be corrected. 6/28/2018 sheets still show architectural numbers in square boxes. Those are not valid for addressing. An addressing plan was approved 6/27/2018 and should have been submitted with this plan set. Including the new unit matrix references.

Applicant shall submit the final revised Addressing Plan to Zoning to be attached to the project site plans. When the PDF is attached to this LNDUSE file, the supplement comment will be updated by Lori Zenchenko.

Supplement Accepted**Comment Date:** 08/01/2018

CSM 14890 recorded 8/21/2018 as doc #5435587.

New parcel id number is 0709-132-1334-7. Tax parcel address is 723 E Johnson St.

The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record

Supplement Accepted**Comment Date:** 08/01/2018

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Plans Received 2018-8-23

The site plans shall be revised to acknowledge that the pending Certified Survey Map for this development shall dedicate (not by easement) the required right of way along E Johnson Street as required by Engineering and Traffic Engineering to accommodate the required terrace and sidewalk improvements.

Supplement Accepted**Comment Date:** 08/01/2018

Doc No. 5438237

The Owner of 751 E Johnson St shall dedicate right of way along E Johnson Street as required by Engineering and Traffic Engineering to accommodate the required terrace and sidewalk improvements for this development. A separate City of Madison Real Estate Project will be required. Coordinate the dedication with Jeff Quamme of Engineering Mapping. (jrquamme@cityofmadison.com)

Supplement Accepted**Comment Date:** 08/01/2018

Doc No. 5436632

A draft copy of the proposed access easement over 751 E Johnson Street has been provided. Upon edits being made, a copy of the recorded easement, post CSM, shall be provided prior to final site plan sign off.

Supplement Accepted**Comment Date:** 08/01/2018

Bio-retention eliminated on plans provided 8-23-2018

The overflow weir for the bioretention basin will discharge onto an adjacent property. Applicant shall provide the recorded copy of the stormwater drainage agreement between this property and the adjacent property permitting this discharge.

ENGINEERING VERIFICATION

Supplement Accepted**Comment Date:** 07/26/2018

This site will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Please submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Jeff Benedict, City Engineering, for approval.

Supplement Accepted**Comment Date:** 07/26/2018

This site will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Jeff Benedict at City Engineering.

Supplement Accepted**Comment Date:** 07/26/2018

This project will need to address washing of concrete trucks or removal of concrete waste/waste water onsite. Provide a detail and location for the disposal of concrete waste/waste water as part of the Erosion Control Permit. Contact Jeff Benedict.

Supplement Accepted**Comment Date:** 07/26/2018

This project will likely require construction dewatering and a dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit. Contact Jeff Benedict.

Supplement Accepted**Comment Date:** 07/26/2018

This site will require a Storm Water Management Permit. Please submit the Storm Water Management Permit Application (and associated fee) to Jeff Benedict, City Engineering, for approval.

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This project appears to disturb over 1 acre and requires an NR216 Permit (NOI & WRAPP submittal) from the WDNR. The local EC Permit cannot be issued until the NR216 coverage is shown to be in place. Contact Jeff Benedict.

Supplement Accepted**Comment Date:** 07/26/2018

Show downspout discharge locations for 749 E Johnson St.

Supplement Accepted**Comment Date:** 07/26/2018

This project requires a pumping plan, designed & stamped by a Professional Engineer registered in the state of Wisconsin, for the area draining to the underground parking entrance. This pumping system shall have the capacity to convey the 100 year storm event. The required flow rate shall be determined using the rational method (NOAA Atlas 14). The calculator is located at this link: http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=wi Contact Jeff Benedict.

Supplement Accepted**Comment Date:** 07/26/2018

Per Chapter 37.09(3)(d)7 MGO This parcel shall match the existing volumetric discharges from the property to other lands not under their control in storm events including the 1, 2, 5, & 10 year storm events. - UPDATE per Owner Agent - The bioretention basin was removed so there is not discharge across the property to the southeast. So control of discharges will no longer be needed.

Note**Comment Date:** 07/26/2018

A portion of this project comes under the jurisdiction of the WDNR for wetland or wetland indicator soils issues. A permit for those matters may be required prior to construction on any of the lots currently within the jurisdictional wetland or wetland indicator area. (NOTIFICATION)

Supplement Accepted**Comment Date:** 07/26/2018

The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.

Supplement Accepted**Comment Date:** 07/26/2018

ENGSRP-2018-05533

Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

Supplement Accepted**Comment Date:** 08/03/2018

PAID \$1,338.45 7/30/18

All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) 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))

Supplement Accepted**Comment Date:** 08/03/2018

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The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

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- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names
- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

Supplement Accepted**Comment Date:** 08/03/2018

The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East). 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) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
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- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names
- j) Stormwater Management Facilities
- k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

Supplement Accepted**Comment Date:** 08/03/2018

The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering 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. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)

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The fire access plans shall clearly indicate that the project meets the hose length of 250-ft from the fire lanes to all exterior portions of the buildings. Submit updated drawings. Per the revised Sheet C7.0 received 8-10-18.

PLANNING VERIFICATION**Supplement Accepted****Comment Date:** 07/25/2018

Demolition Plan includes inconsistencies compared to what was approved by Plan Commission regarding 725 and 731 East Johnson Street. Revise plans to be consistent with Plan Commission approval.

Supplement Accepted**Comment Date:** 07/25/2018

Plans include revised terrace/planter detail along rear property line. Provide further clarification on dimensions/heights, etc on these features. Confirm with Zoning whether modifications meet applicable setback requirements.

Supplement Accepted**Comment Date:** 07/25/2018

Several modifications to the landscape plan. Confirm whether there is a code requirement or other reason to remove landscaping on west side of building. Latest plans appear to remove trees and reduce landscaping along rear of building. Contact staff to discuss modifications and/or revise plans to reflect approved planting plan.

Supplement Accepted**Comment Date:** 07/25/2018

Rooftop planting plan has reduction in the amount of plantings compared to plans presented and approved to Plan Commission. Modify plans to provide consistency with PC approval.

Supplement Accepted**Comment Date:** 07/25/2018

Clearly label areas of grass, including along the smaller residential areas.

Supplement Accepted**Comment Date:** 07/25/2018

Clarify details above parking structure entry (materials, planting, use, etc) generally behind 739-743 structures.

Supplement Accepted**Comment Date:** 07/25/2018

Plans appear to show 14 fewer bike parking stalls compared to PC approved plans. Adjust plans to provide consistency with PC approval.

Supplement Accepted**Comment Date:** 07/25/2018

Provide elevation drawing for South Building B.

Supplement Accepted**Comment Date:** 07/25/2018

Provide detail on floor plan and elevations for five residential structures, consistent with Plan Commission conditions. Staff has had an initial meeting with applicant. Follow up with staff prior to this submittal to discuss this and compliance with approval conditions (including #69,75, and 78) of the approval letter.

Supplement Accepted**Comment Date:** 07/25/2018

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Per condition 72 of the approval letter, the approved application includes the relocation of the current "727 East Johnson Street" structure between the current 745 and 753 East Johnson Street properties. Prior to final sign-off the demolition and conditional use, the applicant shall demonstrate that requirements regarding relocation and distance between structures can be met, as determined by the Director of Building Inspection, or his designee. Any modification in which these structures are proposed for demolition and not relocation is considered a major alteration and will require further consideration by the Plan Commission.

Supplement Accepted**Comment Date: 07/25/2018**

Per condition 73 of the approval letter, The approved application includes the relocation of the current "725 and 737 East Johnson Street" structures to 827 East Gorham Street. The applicant shall complete the final sign-off and permitting process for 827 East Johnson Street prior to final sign-off of this conditional use. Any modification in which these structures are proposed for demolition and not relocation is considered a major alteration and will require further consideration by the Plan Commission.

Note**Comment Date: 07/25/2018**

That as stated in the letter of intent, occupants of 739-753 East Johnson Street shall have access to the shared rooftop patios in the new building.

Note**Comment Date: 07/25/2018**

The developer should work with parties to encourage the reuse and salvage of materials for any home approved for demolition.

Note**Comment Date: 07/25/2018**

The developer shall attempt to relocate the structures currently at 731 and 733 East Johnson Street to other lots within the neighborhood.

Note**Comment Date: 09/06/2018**

As committed to by applicant, all the existing asphalt siding on the 745 and 739/741 structures shall be removed. Existing wood siding on all sides shall be repaired/repainted or replaced (based on condition), as noted on approved plans.

TE VERIFICATION**Supplement Accepted****Comment Date: 08/03/2018**

Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com

Supplement Accepted**Comment Date: 08/03/2018**

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; ADA/striped stall dimensions; secured parking facility; sidewalk dimensions; drive aisle dimensions; bike stall dimensions and detail; underground parking dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

Supplement Accepted**Comment Date: 08/03/2018**

A deposit of \$1000 payable to City Treasurer will be required for the installation of traffic signage and markings deemed necessary with the completion of the development. (To be paid as part of the developers agreement)

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A deposit of \$0 payable to City Treasurer will be required for the electrical installations or modifications deemed necessary with the completion of the development. Make check payable to the City of Madison Treasurer to be delivered or mailed to Attention Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Accepted**Comment Date:** 08/03/2018

The Driveway Approach form will be filled out in the Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$100 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Accepted**Comment Date:** 08/03/2018

The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained, they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. Place and dimension all vision triangles in the proposed plan.

Supplement Accepted**Comment Date:** 08/03/2018

Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.

Supplement Accepted**Comment Date:** 08/03/2018

This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on East Johnson Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff. No part of the jersey barriers/construction shall exceed the parking lane.

Supplement Accepted**Comment Date:** 08/03/2018

Stop signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

Supplement Accepted**Comment Date:** 08/03/2018

Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.

Supplement Accepted**Comment Date:** 08/03/2018

The applicant shall indicate on the underground parking plan whether the garage is used for residential use only, mixed commercial and residential use, or employee and residential use only.

Supplement Accepted**Comment Date:** 08/03/2018

Dimension underground parking stall widths and any stalls that aren't the same as the typical width.

Supplement Accepted**Comment Date:** 08/03/2018

Applicant shall provide a copy of all cross access agreements. Email to tstella@cityofmadison.com

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A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Note **Comment Date:** 08/07/2018

A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Note **Comment Date:** 08/07/2018

The Madison Water Utility shall be notified to remove the water meter(s) at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

ZONING VERIFICATION**Supplement Accepted** **Comment Date:** 08/30/2018

Provide detailed floors plans including all the dwelling units for the proposed mixed use building at 723 and 729 E Johnson St.

Supplement Accepted **Comment Date:** 08/30/2018

Provide floor plans and elevations for the 5 existing residential buildings to remain located at 739 through 753 E Johnson St. Identify any interior or exterior alterations or repairs proposed for the buildings.

Supplement Accepted **Comment Date:** 09/06/2018

Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

Supplement Accepted **Comment Date:** 08/30/2018

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Verify the number of bicycle stalls located in the underground garage. Clearly show the dimensions of the stalls and access aisles on the basement level plan. A minimum of 67 resident bicycle parking spaces are required plus six (6) guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be short-term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. A minimum of two (2) short-term bicycle stalls shall be required for the commercial uses. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. Provide a detail of the bicycle rack design.

Note**Comment Date:** 08/22/2018

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.

Supplement Accepted**Comment Date:** 08/30/2018

The final site compliance date is September 1, 2019.

Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Note**Comment Date:** 08/22/2018

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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.