



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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FAX 608 266-8739
PH 608 266-4635

February 7, 2008

James McFadden
McFadden & Company
228 State Street
Madison, Wisconsin 53703

RE: Approval of a request to rezone 520 E. Johnson Street from R5 (General Residence District) to Planned Unit Development, General Development Plan (PUD-GDP) to allow the relocation of a three-family residence located at 119 N. Butler Street to this site (Cliff Fisher)

Dear Mr. McFadden:

At its February 5, 2008 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 520 E. Johnson Street from R5 to PUD-GDP. The following conditions of approval shall be satisfied prior to final approval and recording of the general development plan:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following eleven items:

1. Each building shall have a separate sanitary lateral. Show all existing and proposed sewer laterals on the site plan.
2. If the rezoning is approved, please coordinate new address plan for this site with City Engineering Division Program Specialist Lori Zenchenko (lzenchenko@cityofmadison.com or 266-5952) prior to issuance of building permit to place relocated residence.
3. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. Email file transmissions preferred. Please include the site address in this transmittal. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. If the requested electronic CAD file cannot be provided to the Engineering Division, the submittal of a scaled drawing of the entire site boundary identifying dimensioned locations of all existing and proposed improvements and impervious areas (sidewalks, driveways, etc.) is required prior to issuance of building permits.
4. The applicant's project requires the minor restoration of the street and sidewalk. The applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City

Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.

This permit application is available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

5. The applicant shall replace all sidewalk and curb and gutter which abuts the property that 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.
6. A City-licensed contractor shall perform all work in the public right of way.
7. The site plans shall be revised to show the location of all rain gutter down spout discharges.
8. 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.
9. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
10. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

The permit applications for #9 & 10 are available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

11. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following four items:

12. A condition of approval shall be that no residential parking permits shall be issued for 520 E. Johnson Street, 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 520 E. Johnson Street a copy of the lease noting the above condition in the lease when submitting plans for City approval.
13. When the applicant submits final plans 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, one contiguous plan (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" = 30'.

14. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
15. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following three items:

16. Work with Zoning staff to correct the submitted zoning text for this planned unit development.
17. Provide five parking stalls in a safe, convenient location.
18. Show the areas qualifying as usable open space on the final plans.

Please contact my office at 267-8735 if you have questions about the following item:

19. That the approval of the subject project be contingent upon the approval of the general development plan for the 38-unit apartment building at 119-125 N. Butler Street and 120 & 124 N. Hancock Street. Relocation of the house at 119 N. Butler Street to the 520 E. Johnson Street site shall not occur until specific implementation plans for both projects have been approved and recorded.

Building permits may not be issued until a specific implementation plan for this project is approved by the Common Council and recorded with the Dane County Register of Deeds.

After the plans have been changed as per the above conditions, please file **seven (7) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the

expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 267-8735.

Sincerely,

Michael Waidelich
Principal Planner

cc: Matt Tucker, Zoning Administrator
Janet Dailey, City Engineering
John Leach, Traffic Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Parks)	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: