



Department of Planning & Community & Economic Development

Planning Division

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December 3, 2014

Marc Ott

Gorman & Company, Inc.

200 N. Main Street

Oregon, Wisconsin 53575

RE: Approval of a request to rezone property generally addressed as 702 S. High Point Road from A (Agriculture District) and SR-C1 (Suburban Residential–Consistent 1 District) to PD (Planned Development District) and approval of a General Development Plan and Specific Implementation Plan to rezone the Bishop O’Connor Catholic Pastoral Center to include market-rate apartments, a catering business, institutional uses, outdoor recreation and a place of worship.

Dear Mr. Ott;

At its December 2, 2014 meeting, the Common Council **conditionally approved** your application to rezone 702 S. High Point Road from A and SR-C1 to PD (GDP-SIP) subject to the following conditions of approval, which shall be satisfied prior to final approval and recording of the specific implementation plan and the issuance of permits for the project:

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following ten (10) items (an eleventh condition proposed to address a second S. High Point Road driveway was struck by the Plan Commission at the request of the Traffic Engineering Division):

1. Correct the legal description in the zoning text. A portion of Lot 4 of Ganser Heights has been conveyed to the property to the north.
2. The lot lines of Ganser Heights bisect parking, access and private utilities on site. A reciprocal easement/ agreement addressing the common access, parking, private utilities and drainage uses and restrictions shall be drafted, executed and recorded by all of the entities having ownership within this development.
3. The applicant shall work with the City Engineering Division to establish a permanent easement across the subject property for an east-west off-street public pedestrian/ bicycle path planned to extend from the Ice Age Junction Path along S. Junction Road on the west to the Southwest Path at Odana Hills.
4. 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.

5. In accordance with 10.34 MGO, Street Numbers, submit a PDF of each floorplan to Lori Zenchenko (lzenchenko@cityofmadison.com) at Engineering-Mapping 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.
6. The approval of this Planned Development 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.
7. All work in the public right of way shall be performed by a City-licensed contractor.
8. All damage to the pavement on S. High Point Road and Watts Road adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
9. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
10. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering sign-off.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following seven (7) items:

11. The applicant shall execute a waiver for a hearing and notice of an assessable public works project to provide a U-turn pocket on S. High Point Road near the exit of the facility. The need for this improvement is at the discretion of the City Traffic Engineer or at such time as additional uses are added to the facility.

12. The applicant shall install way-finding signage within the facility parking and circulation directing northbound traffic to exit via S. Junction Road. The signage shall be included on the final site plan and shall be approved by the City Traffic Engineer.
13. The applicant shall include an addendum to all tenant leases requiring all traffic with northbound destinations to exit via the S. Junction Road exit of the facility. The lease shall be submitted for approval along with final plans.
14. 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 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
15. 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.
16. 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.
17. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following three (3) items:

18. Provide bike parking and parking for persons with disabilities as required per Section 28.141 of the Zoning Code. Provide a detail of the bike rack design. Final plans shall show the required accessible stalls, including van accessible stalls.
19. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
20. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Section 31, Sign Code prior to sign installations.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

21. Note: All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following three (3) items:

22. Fire access lanes shall be identified and included in all necessary access easements from adjoining properties/lots.
23. Building additions will require compliance with current fire access requirements including fire hydrant placement and may impact access design on adjoining properties/ lots.
24. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following two (2) items:

25. 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 development. This development is within the Elver park impact fee district (SI31). Please reference ID# 14155 when contacting Parks Division staff about this project.
26. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact my office at 261-9632 if you have any questions about the following four (4) items:

27. That Holy Name Catholic Center, Inc. execute an agreement with the City of Madison requiring it to make a payment reflecting the value of municipal services provided to the proposed development on this site for any year in which it is exempt from paying property taxes. The agreement shall be approved by the Common Council in fulfillment of the standards for Planned Development districts prior to final approval and recording of the PD zoning and issuance of permits related to the project.
28. The applicant submitted two zoning texts to govern the proposed PD district. Staff recommends that the zoning text dated October 13, 2014 be approved subject to final Planning Division and Zoning approval prior to recording and the issuance of building permits as follows:
 - a.) that the permitted uses in the district be limited to: multi-family dwellings as shown on the approved plans; catering; places of worship; general offices and professional offices related to the primary institutional use of the property; outdoor recreation; pool and gymnasium facilities, including for lease to the general public; co-housing; convent, monastery and dormitories related to the primary institutional use of the property; and accessory parking, broadcast facilities, community gardens, management offices, and fitness and community facilities for the primary use of the residents, guests and employees of the property;
 - b.) the legal description shall be revised to reflect the conveyance of portion of the property to the All Saints campus earlier this year;

c.) the Signage section shall be revised to limit signage for the site to the maximum permitted in the SR-C1 zoning district, and as approved by the Urban Design Commission or its secretary, and the Zoning Administrator.

29. The site plan and related plan sheets shall be revised to clearly indicate the use of all of the buildings and facilities present on the campus, including but not limited to the residence along the southern property line and all of the outdoor recreation facilities.

30. That any shared parking and cross-access easements or agreements needed to govern the overall site be reviewed, approved and recorded prior to issuance of permits for the project, and that those agreements be referenced in the final zoning text for the PD district.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

After the planned development has been revised per the above conditions, please file **ten (10) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, 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 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. 28.181(5), 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Schmidt, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Pat Anderson, Assistant Zoning Administrator
Kay Rutledge, Parks Division
Bill Sullivan, Madison Fire Department

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