



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
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

December 20, 2010

Brian Munson
Vandewalle & Associates
120 E. Lakeside Street
Madison, Wisconsin 53715

RE: Approval of a request to rezone 120 E. Lakeside Street from Planned Unit Development-Specific Implementation Plan (PUD-SIP) to Amended Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow the construction of a fourth floor addition to an existing office building to allow the addition of a dwelling unit and additional office space.

Dear Mr. Munson;

At its December 14, 2010 meeting, the Common Council **conditionally approved** your client's application to amend the approved PUD-GDP-SIP for 120 E. Lakeside Street to allow the construction of a fourth floor addition to an existing office building. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development and the issuance of permits for the proposed addition:

Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following six (6) items:

1. The applicant shall indicate the type of City-approved bicycle racks to be installed and locations. The bike rack should be located by the entrances to the buildings.
2. 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 2-foot overhang, and a scaled drawing at 1" = 20'.
3. A "Stop" sign shall be installed at a height of 7 feet at the driveway approach. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
4. The applicant shall design the existing parking stalls and backing up according to Figures II of the ordinance using the 9-foot or wider stall for the commercial/retail area. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
5. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
6. 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 Kay Rutledge, Parks Division, at 266-4714 if you have any questions regarding the following item:

7. The developer shall pay approximately \$2,069.50 for park dedication and development fees for the new multi-family unit. (Fees in lieu of dedication=\$1,477.00; Park development fees=\$592.50). The developer must select a method for payment of park fees before signoff on the rezoning. This development is within the Olin-Turville park impact fee district (SI28).

Please contact Maureen Richards, City Assessor's Office, at 266-4845 if you have any questions regarding the following item:

8. The proposed development is Lakeside Office Condominium. Any change to the condominium will require an amendment to the declaration and an addendum to the condominium plat. The amendment and addendum will require approval of a [separate] Condominium Review Application.

Please contact Bill Sullivan, Madison Fire Department, at 261-9843 if you have any questions regarding the following two (2) items:

9. An automatic sprinkler system will be required. IBC 903.2.7.
10. Provide fire apparatus access as required by IFC 503 2009 edition and MGO Sections 34.03(17) and 34.19, as follows:
 - a.) the site plans shall clearly identify the location of all fire lanes;
 - b.) IFC 503 Appendix D105: Provide an aerial apparatus access fire lane that is at least 26 feet wide, with the near edge of the fire lane within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.

Please contact my office at 261-9632 if you have questions about the following three (3) items:

11. The letter of intent describing the existing conditions and the proposed addition shall be separated from the zoning text for the Amended PUD prior to final approval and recording of the planned unit development.
12. That the plans be revised per Planning Division approval prior to final approval and recording of the planned unit development to provide current, dimensioned site plans for the existing development, including a parking count for the project, and as-built floorplans for the lower three floors.
13. That the zoning text be revised prior to recording of the amended PUD-GDP-SIP as follows:
 - a.) that the list of permitted uses be revised to specify:
 - a single-family-family residence as shown on the approved plans;
 - offices, business and professional;
 - accessory uses directly associated with those permitted uses;
 - b.) that sections be added or re-titled as "Maximum Height and Floor Area Ratio", "Landscaping", "Yard Requirements", "Off-Street Parking and Loading" and "Lighting" and all of those sections shall be "As shown on approved plans";
 - c.) that the "Signage" section of the zoning text be amended to state that signage for the project shall be limited to the maximum permitted in the C1 zoning district, and as approved by the Urban Design Commission and Zoning Administrator.

You are 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 building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

After the plans have been changed as per the above conditions, please file **ten (10) 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

- cc: Janet Dailey, City Engineering Division
- John Leach, Traffic Engineering Division
- Kay Rutledge, Parks Division
- Bill Sullivan, Madison Fire Department
- Pat Anderson, Asst. Zoning Administrator
- Maureen Richards, City Assessor's Office

| 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: |