



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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December 15, 2016

J. Randy Bruce  
Knothe & Bruce Architects  
7601 University Avenue  
Middleton, WI 53562

RE: Approval of an alteration to an approved Planned Development–Specific Implementation Plan for **518-542 Junction Road** to add two apartment units

Dear Mr. Bruce:

At its December 12, 2016 meeting, the Plan Commission, meeting in regular session, approved your client's alteration to an approved Planned Development-Specific Implementation Plan (PD-SIP) for 518-542 Junction Road to add two apartment units, creating 173 total units. In order to receive final approval of the alteration and for permits to be issued, the following conditions must be met:

**Please contact Tim Troester, Engineering Division at 267-1995 if you have questions regarding the following two (2) items:**

1. 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: 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 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](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West). 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.

2. Include civil plan sheets (grading, utilities, etc.) from the previous review/approval of this site. If any changes to the grading or utilities clearly identify those revisions.

**Please contact Jeff Quamme, City Engineering Division -Mapping at 266-4097 if you have questions regarding the following four (4) items:**

3. Now that the CSM has been recorded, separate LNDSPR/LNDMAC/LNDMAP's will be required for each new parcel that has changes.
4. Submit a PDF of all floor plans for each separate building to Lori Zenchenko ([Lzenchenko@cityofmadison.com](mailto:Lzenchenko@cityofmadison.com)); so that the preliminary interior addressing plan can be re-reviewed due to additional units being added. 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.

**Please contact Eric Halvorson, Traffic Engineering Division at 266-6527 if you have questions regarding the following four (4) items:**

5. 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.
6. 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.
7. 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.
8. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-4429 if you have questions regarding the following three (3) items:**

9. Update the plans and letter of intent to reflect the approved and recorded PD (SIP) showing the relocation of the cooling tower from Building 3 to Building 1 and adjustments to vehicle and bicycle parking.
10. 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.

11. 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 and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Please contact Janet Schmidt, Parks Division at 261-9688 if you have questions regarding the following two (2) items:**

12. 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 sign off on the rezoning. This development is within the Far West impact fee district (SI 30). Please reference ID# 15143 when contacting Parks about this project.
13. This alteration modifies the unit count for Building 1 on Lot 3 to 82 (one additional MF) and Building 3 on Lot 1 to 40 (one additional MF). Impact fees are due and payable prior to issuance of building permits.

**Please contact Adam Wiederhoeft, Madison Water Utility at 266-9121 if you have questions regarding the following two (2) items:**

14. The attached site plan drawing does not depict proposed water mains or service laterals. Revise or provide an additional site plan which shows the intended water distribution system.
15. This property is in a Wellhead Protection District–Zone (WP-28). The owner shall provide the Madison Water Utility with evidence that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative.
16. Madison Water Utility will be required to sign off on the Land Use Application prior to the issuance of building permits for the development.

**Please contact Tim Sobota, Metro Transit at 261-4289 if you have questions regarding the following item:**

17. The applicant shall continue to coordinate and update plans, to incorporate the public works and landscape requirements related to transit amenities, as adopted by the Plan Commission in their initial site approval actions of October 20, 2015.

**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 submit nine (9) copies of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by 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. This submittal shall all also include one complete digital plan set in PDF format.

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 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 267-1150.

Sincerely,

Kevin Firchow, AICP  
Planner

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<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 type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: METRO & WATER

Cc (Via Email):

Tim Troester, City Engineering Division  
Jeff Quamme, Engineering Mapping  
Jenny Kirchgatter, Zoning  
Eric Halvorson, Traffic Engineering  
Janet Schmidt, Parks Division  
Adam Wiederhoeft, Water Utility  
Tim Sobota, Metro