

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
February 20, 2006

RE: I.D. # 02719: Zoning Map Amendment I.D. 3159 To Rezone 437 And 441 W. Mifflin Street from R6 (General Residence District) to PUD-GDP-SIP

1. Requested Actions: Approval of a request to rezone 437 and 441 W. Mifflin Street from R6 (General Residence District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of an existing two-family residence and the construction of a new two-family residence and four-unit apartment building.
2. Applicable Regulations: Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments; Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits.
3. Report Prepared By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant & Property owner: Frank Staniszewski, Madison Development Corporation (MDC); 550 W. Washington Avenue; Madison.
2. Development Schedule: The applicants wish to commence construction in April 2006.
3. Location: Approximately 0.25 acres located at 437 & 441 W. Mifflin Street, Aldermanic District 4; Madison Metropolitan School District.
4. Existing Conditions: Two two-unit residences zoned R6 (General Residence District).
5. Proposed Land Use: Two two-unit residences near the street and a four-unit apartment building to be constructed at the rear of the site.
6. Surrounding Land Use and Zoning:
North: Two to four-unit apartment buildings, Ambassador West Apartments, zoned R6 (General Residence District);
South: Two to four-unit apartment buildings and Keller-Williams Real Estate offices on the north side of the 400-block of W. Washington Avenue, zoned R6 (General Residence District);
W&E: Two to four-unit apartment buildings, zoned R6.

7. **Adopted Land Use Plan:** This area is identified in the Mifflin-Bassett Downtown Mixed-Use Sub-district of the recently adopted Comprehensive Plan, which generally recommends the area bounded by W. Dayton Street on the north, W. Wilson Street on the south, Broom Street on the east and Bedford Street on the west for two to four-story buildings consistent with the predominant scale of buildings in the area. The Comprehensive Plan recommends that specific recommended densities for individual blocks or properties be established in a detailed, City-adopted neighborhood plan or special area plan, such as the plan adopted for the Bassett Neighborhood south of W. Washington Avenue.
8. **Environmental Corridor Status:** The property is not located within a mapped environmental corridor.
9. **Public Utilities & Services:** The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the demolition standards of Section 28.04 (22) and the Planned Unit Development District standards.

BACKGROUND & PROJECT HISTORY

The subject site is comprised of two 33-foot wide and 165-foot deep parcels each currently developed with a two-story two-family residence, addressed 437 and 441 W. Mifflin Street, with surface parking on a shared gravel lot in the rear yard. A common driveway extending between the two residences provides access to the rear yard parking areas. The applicant proposes to demolish the western of the two buildings at 441 W. Mifflin Street to allow construction of a new two-family residence in approximately the same location as the previous, and to construct a new four-unit apartment building in the rear yard of both properties. The applicant is requesting that the property be rezoned from R6 (General Residence District) to PUD-GDP-SIP to accommodate the proposed project.

The applicants previously proposed the demolition of both two-flats to allow construction of a single four-story 23-unit apartment building on the combined sites. The Plan Commission was scheduled to review this earlier request on June 6, 2005. However, the applicant decided to not proceed with that request due to significant concerns expressed by the Planning Unit, Urban Design Commission and neighborhood residents regarding the scale, mass, design and appearance of the proposed building, the lack of open space provided in the project, and the precedent approval of the project might have set in the Mifflin neighborhood.

The surrounding W. Mifflin Street area is predominantly characterized by student-oriented two to four-unit rental properties in converted two and two and one-half story houses similar in character to the buildings on the subject site and served by rear surface parking areas. Opposite the subject property across W. Mifflin Street is the Ambassador West, three-story, 80-unit apartment building, developed in the 1970s. The remainder of this block is developed similarly to the subject site, with the exception of the Mifflin Street Art Center/ Planned Parenthood building located closer to Broom Street. Comparable two to four-unit residential uses also exist along most of the north side of the 400-block of West Washington Avenue behind the subject site.

There is at present, no adopted neighborhood plan to guide development in the Mifflin neighborhood. This area is identified in the Mifflin-Bassett Downtown Mixed-Use Sub-district of the recently adopted Comprehensive Plan, which generally recommends the area bounded by W. Dayton Street on the north, W. Wilson Street on the south, Broom Street on the east and Bedford Street on the west for two to four-story buildings consistent with the predominant scale of buildings in the area. The generalized future land use recommendations for this area might support consideration of higher densities in this portion of the downtown area. However, the Comprehensive Plan also recommends that specific recommendations for density and dwelling unit types be established in a detailed, City-adopted neighborhood plan or special area plan, such as the plan adopted for the Bassett Neighborhood south of W. Washington Avenue. Such plans would include recommendations for land uses, density, urban design, circulation, and provision of open space in the Mifflin neighborhood. Staff feels these plans should be prepared prior to any substantial changes in land use and density occurring.

REVIEW OF CURRENT DEVELOPMENT PROPOSAL

The applicants have significantly scaled back their plans for the site, opting to preserve and renovate one of the two-flat buildings and to build a similar two-flat building to replace the other existing two-family building, which has been damaged by a minor fire. The remainder of the site will be developed with a 2.5-story, four-unit apartment building in the rear of the property with a surface parking lot for five spaces between the front and rear buildings.

The applicant indicates that the two-flat at 437 W. Mifflin Street contains a two-bedroom and a three-bedroom unit and is in "serviceable condition." The building is Victorian in styling and includes a covered front porch along the length of the first floor under an open second floor porch. However, the applicant indicates that the building at 441 W. Mifflin Street, which was constructed in 1884 according to City Assessor records, is unsound, structurally and functionally inefficient and was damaged in a small basement fire as reasons for its demolition. The applicant also notes that this building was identified in the blight study that accompanied the creation of Tax Increment Financing District #28 as underutilized and blighted (as was the two-flat to remain next door). The Planning Unit has not toured either building but did conduct a windshield survey. While staff does not have any information that would lead to a different conclusion about

the condition of the buildings, staff would suggest that the exterior conditions of the buildings do not appear to be substantially different from other similar two to four-unit buildings on the block.

The applicant has submitted a detailed reuse and recycling plan for 441 W. Mifflin Street with their application that will be approved by the City's Recycling Coordinator prior to the issuance of a wrecking permit.

The new two-flat building that will replace the current building at 441 W. Mifflin Street will be a two-story building containing a separate three-bedroom, one bath dwelling unit with 1,188 square feet of space on each floor. The building will contain a total of 2,376 square feet of residential floor area and a full basement. The floor area of the new two-flat is considerably larger than the existing building, which contains 1,518 square feet of floor area. The architecture of the new building is evocative of many other Victorian-influenced converted residential buildings in the Mifflin neighborhood (including the neighboring building on the subject site) and features a steeply pitched gabled roof and a small front porch off the sidewalk with a second floor balcony above. The newly constructed two-flat will be deeper as well as slightly closer to W. Mifflin Street than the other two-flat in the PUD, with an eight-foot setback from the front property line. The new building will also double the side yard between the building at 441 W. Mifflin Street on the site and the adjacent building next west, albeit to a very modest three feet.

The four-unit building proposed at the rear of the combined 66-foot wide parcel will span most of the width of the property, with five-foot side yards proposed from both the western and eastern side property lines. The front wall of the building is staggered, with the nearest part of the building 110 feet from W. Mifflin Street, and the furthest portion extending to within ten feet from the rear property line. Access to the four units will be from a central entry foyer facing the parking area that will separate this building from the two front buildings on the site. Two two-bedroom units will occupy the first floor of the four-unit building, while the second floor units will contain two four-bedroom units, both of which will include two bedrooms located in a loft level in the gabled roof of the building. The rear building will not include a basement; a combination laundry/ mechanical room will be located at the rear of the first floor hallway. Both first floor units are provided ground-level rear patios located within the ten-foot rear setback.

Both buildings will feature horizontal lap siding on all four elevations and scalloped siding under the twin front-facing gables. A lower roof covering the entrance to the four-unit building will feature a similar scallop-sided gable. The openings to the patios shown on the site and floor plans located off the rear of the first-floor units are not shown on the building elevations.

The existing driveway between the two two-flat buildings at the front of the subject site will be replaced by a new, ten-foot wide driveway that will open into the five-car parking area located mid-lot between the front and rear buildings. The driveway will be located in the 12.75-foot space between the existing and new two-flat buildings on the front half of the property. Eight

bike parking stalls will be provided in front of the four-unit building to serve the development. Because this development is located in the central parking zone, there is no required automobile parking for properties in this neighborhood.

Landscaping for the overall site is limited to the planting primarily of a variety of both deciduous and coniferous shrubs to be installed at the front and rear of all three buildings, and installation of a variety of perennials on both sides of the driveway leading to the mid-lot parking area.

The intent of the project is to provide "workhouse housing" in the Downtown area. Six of the eight units contained within the planned unit development will be rented to tenant families earning less than 60% of the Area Median Income (AMI), with two of those units to be rented to families below 50% AMI. The two four-bedroom apartments in the rear of the site will be rented as market-rate units.

ANALYSIS

The proposed planned unit development for the site is significantly reduced from the applicant's earlier plans for the same parcel. In general, the Planning Unit believes that in the absence of a plan, which recommends a transition to greater densities and building masses in the Mifflin neighborhood, the proposed development is appropriate for the site and the neighborhood. The demolition and replacement of one of the two existing two-flat buildings with another of similar design, in combination with the renovation of the other on the site, will aid in the preservation of the predominant character of this block of W. Mifflin Street. Staff believes that the introduction of the four-unit building at the rear of the lot represents a much better solution for increasing the density on the property compared to the total site clearance and four-story, 23-unit building solution proposed previously.

The Urban Design Commission (UDC) reviewed the project and granted initial approval on January 11, 2006. UDC members generally liked the project and thought the scale and mass of the project was appropriate for the neighborhood but expressed some concerns about the choice of building materials for the project and the precedent the establishment of a rear lot building such as the one proposed could set for the neighborhood. The UDC report is attached.

The Planning Unit also believes that the scale and massing of the project are appropriate. However, staff believes that the architecture of the new two-flat and four-unit buildings could be improved upon, and will ask the applicant and Urban Design Commission to consider minor modifications to these two buildings when the project comes back to them for final approval. Staff believes the new two-flat at 441 W. Mifflin Street would benefit from the extension of the upper and lower porches across the entire front elevation. This change would greatly improve the building's appearance and be much more in keeping with other houses along the street and in the neighborhood. Similarly, staff believes that the front elevation of the four-unit building,

particularly the foyer, to be somewhat awkward. Staff suggests that the front elevation could be improved by making the architecture more evocative of a rear-lot carriage house and less of an apartment building that mimics the architecture of the two Victorian-styled two-flats at the front of the lot. Another alternative might include modifying the lower roof over the foyer to include a two-story covered porch that would draw less attention to the four-unit entrance while, in combination with a door from the upper hallway, provide an opportunity for a small shared open space for the second floor units.

The construction of the rear building provides a modest increase in density that may be appropriate for application on a limited basis to other two-family lots in the Mifflin neighborhood as an alternative to the demolitions and larger infill projects that have occurred to the south in the Bassett neighborhood (where the changes are generally consistent with the adopted neighborhood plan for the area). However, should developments similar to the subject proposal be proposed on other lots in the Mifflin neighborhood, consideration should be given in particular to whether sufficient off-street parking and open space are being provided. This project provides five off-street parking spaces to serve the 23 bedrooms contained in the three buildings, or 0.2 parking spaces per bedroom. While the Mifflin neighborhood is well located between the central business district and University of Wisconsin campus and has access to a variety of non-vehicular transportation options, the area, like most other residential parking permit zones in the central city, experiences a high demand for limited on-street parking spaces. The demand is partially offset in the Mifflin neighborhood by a large number of rear yard off-street parking lots similar to the one being partially replaced on the subject site by the four-unit building. Should a large number of these rear yard parking areas in the neighborhood be replaced by a rear yard building like the one proposed without provision for some amount of off-street parking, the demand for on-street parking could become an issue. To that end, the Planning Unit feels that this project establishes an acceptable precedent for other such infill projects that may occur in the Mifflin neighborhood by providing a modest setback from the rear property line. Similar rear setbacks in other projects will allow for consideration of full-block circulation and parking solutions through the potential use of mid-block shared driveways or alleys to serve rear parking areas.

Similarly, the provision of most, if not all, of the usable open space required in the R6-zoned neighborhood should be a consideration in future approvals of infill development projects similar to the proposed. The lack of open space in the Mifflin neighborhood was identified as a defining feature in the 1988 Land Use Plan that previously governed development in this area prior to the adoption of the Comprehensive Plan. The lack of open space was one of the reasons why the Land Use Plan recommended redevelopment in the Mifflin neighborhood at densities less than what would be permitted in the R6 zoning. (The Comprehensive Plan does not contain specific recommendations for the Mifflin neighborhood at this time and calls for a detailed neighborhood plan to be adopted to guide future development). The PUD for 437-441 W. Mifflin Street includes 1,600 square feet of usable open space according to the plans, which is only ten feet less

than what is required in the existing R6 zoning (70 square feet per bedroom). The Planning Unit requests that a plan be provided describing the location of the usable open space in this project, which may be partially provided in open porches and balconies but not in the front yard by definition.

CONCLUSION

The Planning Unit believes that the requested rezoning from R6 to PUD-GDP-SIP to allow replacement of an existing two-flat building with a new two-flat and construction of a new four-unit apartment building at the rear of the combined lot represents an appropriate intensification of density in the Mifflin neighborhood, which currently does not have a detailed neighborhood plan to guide redevelopment. Staff believes the scale and massing of the project to be acceptable at this location and feels the number of off-street parking spaces minimally sufficient given the target market for most of the dwelling units. While the proposed development may set a precedent for other similar infill developments in the rear yards of other properties in the Mifflin neighborhood, staff believes that the project begins to set acceptable standards for how those projects may be considered by the Plan Commission and Common Council in the absence of a more detailed plan for the area.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward Zoning Map Amendment 3159, rezoning 437-441 W. Mifflin Street from R6 (General Residence District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the statement of purpose in the zoning text be amended to remove all references to specific percentages of the area median income and monthly rents and to indicate who will be available to park in the five off-street spaces proposed. All other similar references to specific rent prices in the project materials should be eliminated.
3. That the site plans be revised per Planning Unit approval to show:
 - a.) the location of all utility and HVAC pedestals, with screening as appropriate;
 - b.) a plan depicting the location of the usable open space provided for the project;
 - c.) the letter of intent indicates that two handicap-accessible spaces will be provided in the parking area; the plan shows one. Please clarify and revise accordingly.
4. That the building elevations be revised per Planning Unit approval to show:

- a.) the patio entrances from the first-floor units shown on the site and floor plans;
 - b.) side elevations of the four-unit building;
 - c.) the building materials to be used on all buildings, including the finish of the porches on the 441 W. Mifflin Street two-flat.
5. That the developer receive final approval from the Urban Design Commission (UDC) prior to recording. In considering granting final approval to the project, the Planning Unit requests that the applicant and UDC consider the extension of the front porches across the entire front elevation of the 441 W. Mifflin Street two-flat and additional modifications to the front elevation of the four-unit building that might diminish the apartment-like nature of the building and/or provide additional open space for the two units on the second floor.

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 11, 2006

TITLE: 437-443 West Mifflin Street – PUD(GDP-SIP) for Eight Residential Units in Three Buildings. 4th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 11, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Cathleen Feland, Robert March, Ald. Noel Radomski, and Lou Host-Jablonski, Todd Barnett and Michael Barrett.

SUMMARY:

At its meeting of January 11, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 437-443 West Mifflin Street. Appearing on behalf of the project were Jim Glueck, Frank Staniszewski, Rosemary Lee, Joe Houseman and Ledell Zellers. Prior to the presentation of the revised plans, staff noted to the Commission that the project currently under consideration was a replacement proposal for a previously proposed 23-unit apartment building involving demolition of both buildings on the adjoining sites, referred twice by the Commission due to issues with the redevelopment proposal's consistency with the character of West Mifflin Street (June 1 and April 20, 2005). Based on these issues the applicant, Madison Development Corporation and new project architect Jim Glueck have revised the project to provide for the maintenance of one of the two existing structures on the site (a single-family home at 437 West Mifflin), the demolition of one of the existing single-family homes to construct a 2-unit two-story building located at 441-443 West Mifflin (due to fire damage), along with the construction of a 2-½-story four-unit building at the rear of the combined lots. The site and building plans as presented by Glueck featured the maintenance and renovation of the existing house at 437 West Mifflin as a two-unit, combined with the construction of a new 2-story 2-unit building in a complementary "later Victorian" style with a front facing gable. The rear 4-unit building is also of a similar architectural style. The site plan features the utilization of the existing shared driveway between both of the current front located structures, with a 5-stall surface parking lot to be developed between both existing and proposed structures. The four-unit building features more added space to grade to provide for accessible housing. Glueck noted that the demolition of the building at 441-443 West Mifflin would involve an attempt to reuse and integrate salvaged materials. Following the presentation, the Commission expressed concerns on the following:

- Further consideration of the project should be provided with contextual information as to the location of the redevelopment proposal within the Mifflin neighborhood, as well as surrounding properties.
- The Commission also expressed concerns with the precedent regarding the establishment of the 4-unit rear building at the rear of the two combined lots. In response to this issue, Rosemary Lee and Ledell Zellers informed the Commission that they felt that the size and scale, as well as the architecture, was compatible with other structures in the area, as well as noting that other midblock buildings of this size and scale already existed throughout the area.

Lee and Zellers spoke in favor of the project, emphasizing that its size and mass was in accordance and compatible with the rest of the neighborhood, as well as a vast improvement from the previously proposed project. Zellers also noted that the Commission should push for fiber cement siding not vinyl, as well as the reuse and salvage of materials if the building is to be demolished and can't be saved.

Additional comments by the Commissioners were as follows:

- Like project. The rear carriage house is handsome. Prefer the use of fiber cement siding.
- Like scale and scope of project. Like limited parking, but don't like the tearing down of the fire damaged structure and want to hear more about it in detail.

ACTION:

On a motion by Host-Jablonski, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the project. The motion was passed on a unanimous vote of (7-0). The motion required further detailing and consideration of landscaping/drainage plans with consideration of final approval of the project.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 6.5, 7, 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 437-443 West Mifflin Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	6 (2-unit) 7 (4-unit)	-	5	-	8	9	7
	6	6	6	-	-	6	7	6
	7	7	-	-	-	8	9	7
	7	7	-	-	-	5	8	7
	-	-	-	-	-	-	-	6
	6	7	-	-	-	-	7	7
	7	6	-	6.5	-	-	6.5	6.5

General Comments:

- Nice job.
- Very nice! Scale is exactly right while providing more density downtown. The teardown is disappointing.
- An excellent use of the site.
- Appropriate use of site, density and massing. Architecture is somewhat mediocre, but acceptable for low-expectation affordable housing.



Department of Public Works
City Engineering Division

608 266 4751

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City Engineer

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David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: February 8, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 437-439, 441-443 West Mifflin Street Planned Unit Development (GDP/SIP) & Demolition

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

- 1. New address will need to be assigned. Contact Lori Zenchenko at 608-266-5952.
- 2. Each building will be required to have a separate sanitary sewer lateral.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 437-439, 441-443 West Mifflin Street Planned Unit Development (GDP/SIP) & Demolition

General

- 1.1 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.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

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Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** 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.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use 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.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which 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.

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- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 4.11 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.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain 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
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

Utilities General

- 5.1 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.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is

inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 9, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 437-439 & 441-443 W. Mifflin St.

Present Zoning District: R-6

Proposed Use: Demo 2-unit & build new 2 unit & new 4 unit apt. bldg. in addition to existing 2 unit which will remain on site (Total of 8 units) (437-439 one 2 bdrm. & one 3 bdrm units) (441-443 2 unit to be demolished. 441 will be replaced with two 3 bdrm units.) (The new 4 unit will have two 2 bdrm units and two 4 bdrm units)

Proposed Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project): **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. The lots shall be combined into one lot as a property line cannot pass through a building.
2. Meet applicable State building and State setback requirements. Contact the building permit staff regarding these requirements.
3. The zoning text states that maximum height allowed is 2 ½ stories. There are 3 stories in the four unit building. Change the text to three stories to be consistent with the plans. Change the text regarding signage to say as allowed per Chapter 31 of the M.G.O.'s as compared to the R-6 district and as approved by the UDC and zoning.
4. Provide a detailed landscape plan. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)

437-439 & 441-443 W Mifflin St.

February 9, 2006

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5. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. (See City of Madison lighting ordinance).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	20,890 sq. ft.
Lot width	50'	66.42'
Usable open space	1,610 sq. ft.	1,641 sq. ft.
Front yard	20'	8' *
Side yards	7' each side (2 story) (zoning) 9' each side (3 story) (zoning)	3' & 5' 1" * (2)
Rear yard	30'	10'
Floor area ratio	2.0	1.0
Building height	2 stories/35'	3 stories/

Site Design	Required	Proposed
Number parking stalls	13	5
Accessible stalls	1	1
Loading	n/a	n/a
Number bike parking stalls	8	8
Landscaping	Yes	(4)
Lighting	Yes	(5)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

* Since this project is being rezoned to the (PUD) district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R-6 district, because of the surrounding land uses.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

February 9, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **437, 439, 441, & 443 West Mifflin Street – Rezoning / Demolition – R6 to PUD (GDP-SIP) – Build 6 Unit Apartments**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. A condition of approval shall be that no residential parking permits will be issued for 437, 439, 441, & 443 West Mifflin Street, this would be consistent with projects. In addition, the applicant shall inform all owners and/or tenants of this facility of the requirement in their condominium documentation, apartment leases and zoning text; however, the designated inclusionary dwelling unit, shall be eligible for residential parking permits according to the inclusionary zoning. The applicant shall provide addresses and apartment numbers for designated inclusionary dwelling units, eligible for residential parking permits to City Traffic Engineer/Parking Manager. The applicant shall note in the Zoning Text the inclusionary zoning dwelling units.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

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), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. The site has dimensions according to M.G.O. parking design standards. The applicant could note on site plans according to the "Central Area Back Yard Parking Standards." The applicant shall contact City Zoning with question on the "Central Area Back Yard Parking Standards."
4. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.

5. 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 John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Frank Staniszewski

Fax: 608- 256-1560

Email: fstan@mdcorp.org

DCD:DJM:dm



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 • FAX: 608-267-1153

DATE: 2/8/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 437-439 & 441-443 W. Mifflin St.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The fire lanes shown on the site plans do not comply with Comm 62.0509, and/or MGO Chapter 34; the owner must revise the plans or apply for and receive approval of a Petition for Variance from the Board of Building Code, Fire Code and Licensing Appeals prior to construction of the project. If the Board does not approve the Petition for Variance, then the owner must submit a new application for approval of revised plans, or contact John Lippitt (261-9658) at the Madison Fire Department to discuss an equivalency for code-deficient fire apparatus access.
2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. Provide a fire lane with the minimum clear unobstructed width of 20-feet.
 - b. 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 of the structure, and parallel to one entire side of the structure.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.
4. Provide an additional fire hydrant on the site plans; see MGO 34.20 for additional information. A minimum of 2 shall be shown.
5. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
 - c. Per IFC 503.3 Show approved "fire lane, no parking" signs posted on the site plan. A max of 150- feet on center. Signs must be visual and easily read from any location on the fire lane. Fire lanes 20-27 feet wide will be posted as fire lane on both sides, 28-35 feet wide shall be posted fire lane on the appropriate side only.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

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**CITY OF MADISON
MADISON WATER UTILITY
119 East Olin Avenue
266-4651**

MEMORANDUM

Date: January 10, 2006

To: The Plan Commission
From: Dennis M. Cawley, Engineer IV - Water Utility
Subject: DEMOLITION / REZONING – 437-443 West Mifflin Street

Madison Water Utility has reviewed this demolition/rezoning and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

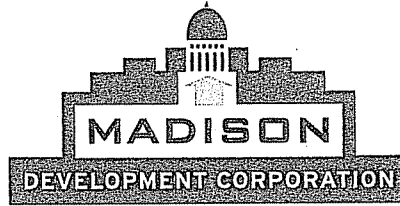
None

GENERAL OR STANDARD REVIEW COMMENTS

The Madison Water Utility shall be notified to remove all water meters prior to demolition. The owner shall coordinate the replacement of the existing 5/8" water service laterals with the Madison Water Utility.

The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Dennis M. Cawley



COPY

December 27, 2005

Madison Plan Commission
215 Martin Luther King Jr. Blvd., Room LL-100
Madison, WI 53701-2985

Dear Commissioners:

Madison Development Corporation is applying for a PUD-SIP rezoning of 437-439 and 441-443 W. Mifflin St., as well as a Demolition Permit for the existing structure at 441 W. Mifflin. This is a re-submission of the April 2005 application that was referred by the Urban Design Commission in June of 2005.

The **existing conditions and uses** of the properties are two duplex apartment buildings. The structure at 437-439 W. Mifflin contains a 2 and 3 bedroom flat. This building is in serviceable condition. This property is occupied by rental tenants. The building at 441-443 W. Mifflin contains two 1bedroom flats. This property is in unsound condition. It was damaged by a vagrant set fire in the basement, which damaged several joists and the boiler, as well as creating significant smoke damage. The building also has a sandstone foundation, 30 amp electric service, is not energy efficient, and the heating system needs total replacement. This building was also designated in the Project Plan for TIF 28 as underutilized and blighted. This building is vacant.

Development Schedule: MDC requests a demolition permit for 441-3 W. Mifflin and would demolish on or about March 15, 2006. We would select a contractor and initiate construction shortly thereafter, and hope to complete construction in late August of 2006, of a replacement duplex at 441, and a new four unit, two and ½ story building at the rear of the combined two lots. A contractor has not yet been chosen. Our architect for the project is Jim Glueck. The property will be owned and managed by MDC, a local non-profit development company which owns and manages about 200 apartments in Madison and Dane County. MDC is the current owner of the subject properties. Frank Staniszewski, President of MDC is the principal contact for the project.

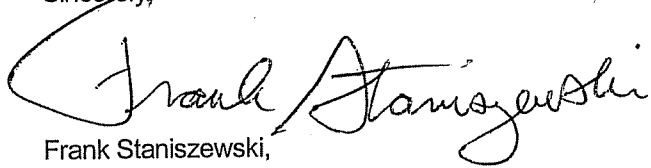
The **new buildings** will contain residential apartment units, including 2- 2 bedrooms, 2-3 bedroom and 2-4 bedroom units. 441 W. Mifflin will be replaced with two units consisting of 2 3-bedroom units. The rear lot which is currently a gravel parking lot will be replaced with a four unit building consisting of 2 2-bedrooms and 2 4-bedrooms. The 4 bedroom units will be rented at market rates of about \$1900 per month. Two of the 2 bedroom units will be restricted to residents earning 60% or less of County Median Income (CMI) and two 3 bedroom units will be restricted to tenants earning below 60% of CMI. All restricted income 2 bedroom units will be rented for \$975 per month and 3 bedrooms at \$1125 per month. The building will also provide 5 surface parking stalls, two of which will be handicapped. The property is about .25 of one acre, or 10,890 square feet. Both new buildings will be two and 1/2 stories. The residential floors in the front building will have 1188 square feet. The rear building will have 2130 square ft on the 1st floor and 3190 between the 2nd and 3rd floor. There are also exterior porches containing 424.7 square feet on the front building. We are leaving the front duplex at 437-9 W. Mifflin as is. It contains 1 – 2 bedroom rented at \$775 and 1-3 bedroom rented at \$875. These rents are affordable at 50% CMI

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December 27, 2005

I look forward to meeting with the Commission to discuss our proposal.

Sincerely,

A handwritten signature in black ink that reads "Frank Staniszewski". The signature is written in a cursive style with a large, sweeping initial "F".

Frank Staniszewski,
President

Zoning Text GDP/SIP

The Mifflin Street Apartments
437-441 W. Mifflin Street
Madison, WI 53703

Legal Description: The lands subjects to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of One rear yard 4 unit building consisting of 2-2 bedrooms and 2-4 bedrooms and the replacement of one two unit building with 2-3 bedrooms. Two of the 4 bedroom units will be rented at market rates of about \$1,900 per month. Two of the 2 bedroom units will be restricted to residents earning 60% or less of County Median Income (CMI), and two 3 bedroom units will be restricted to tenants earning below 60% of CMI. All restricted income 2 bedroom units will be rented for \$975 per month and three Bedrooms at \$1120. The building will also provide 5 surface parking stalls. The property is about .25 of one acre, or 10,890 square feet. The buildings are 2.5 stories tall. The residential floors of the two-unit building will be 1188 sq ft per floor. There are also exterior porches containing 424.7 square feet. The front duplex at 437-9 W. Mifflin contains 1 – 2 bedroom rented at \$775 and 1-3 bedroom rented at \$875. These rents are affordable at 50% CMI.
- B. **Permitted Use:**
1. Those that are stated as permitted uses in the R6 zoning district. The use will be residential apartments.
- C. **Lot Area:** As stated in exhibits, attached hereto.
- D. **Floor Area Ratio:**
1. Maximum floor area ratio proposed is determined to be 1.119. Permitted in R6 zoning is 2.
 2. Maximum building height shall be 2 1/2 stories or as shown on approved plans. The total height of the building of significantly lower then the maximum height allowed for buildings within 1 mile of the Capital.
- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on approved plans.
- G. **Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans.
- H. **Lighting:** Site lighting will be provided as shown on approved plans.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinance, as compared to the R6 district, or signage will be provided as approved on the recorded plans.
- J. **Family Definition:** The family definition of this PUD_SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 zoning district.
- K. **Alterations and Revisions:** No Alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.