



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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December 12, 2012

Randy Bruce
Knothe and Bruce Architects, LLC
7601 University Ave. Ste. 201
Middleton, WI 53562

RE: Approval to demolish three residences and an office building and rezone property from R6 (General Residence) and C2 (General Commercial) District to PUD-SIP (Planned Unit Development-Specific Implementation Plan) to construct a five-story building with 75 residential units and a ground floor office space.

Dear Mr. Bruce:

At its December 11, 2012 meeting, the Common Council **approved** the demolition of existing buildings and the rezoning of your client's property at 202-210 North Bassett Street and 512-520 West Dayton Street from R6 and C2 to PUD-GDP-SIP, subject to the following conditions of approval from reviewing agencies:

Please contact my office at 266-5974 with questions about the following 6 items:

1. The zoning text shall be revised and submitted to staff for review and approval with the following revisions:
 - a) Statement of purpose shall be changed to reflect the number of units approved.
 - b) Permitted use list shall be revised to include specific mention of the property management office intended for the commercial portion of the building. Any other future commercial use within the space that is not accessory to the residential use would require review as an alteration to the PUD(SIP).
 - c) The family definition shall be changed to limit occupancy within each unit to either a family or unrelated persons equal to the number of bedrooms in the unit, with the exception of the one-bedroom units, which may be occupied by a family, or up to two unrelated persons.
2. The management plan shall be revised and submitted to staff for review and approval with the following revisions:
 - a) Detail on how recycling will be handled within the building. The applicant is strongly encouraged to incorporate a second chute for recyclables, so that they are collected within the first floor trash management area.
 - b) Detail on how the management company will ensure that mopeds are parked solely in designated spaces in the underground parking area, and not elsewhere on the property.
 - c) Detail on how the first floor common room will be managed and utilized.
3. The site plan and underground parking area shall be revised to include at least one standard two-foot by six foot bicycle stall per unit, and a sufficient number of additional bicycle parking stalls so as to have a ratio of one stall per bedroom. In addition, visitor bicycle parking shall be provided on the Bassett Street side of the building near the residential entrance and/or the commercial entrance to the building.

4. The applicant shall further revise the underground parking area for staff review and approval so that all moped parking shall be provided in three-foot by six-foot stalls. Plans shall denote the use of three additional automobile stalls as flexible parking spaces, to be striped and utilized for moped parking until it is demonstrated that fewer moped parking spaces will suffice. If the applicant or a future property owner can demonstrate through a survey of tenant parking needs that these moped stalls are not needed, the space can be converted to automobile parking or other use, as reviewed and approved by Planning and Zoning staff.
5. Prior to the Common Council hearing for this project, the applicant shall obtain final approval for the design from the Urban Design Commission. In making their finding, the Urban Design Commission shall pay close attention to the following details as they pertain to the Design Criteria in Downtown Design Zones:
 - a) Entry Treatment
 - b) Semi-public Spaces
 - c) Landscaping
 - d) Lighting
6. Floor plans shall be revised for review and approval by staff to include the following, which may result in a slight reduction to the overall number of bedrooms proposed:
 - a) Additional laundry facilities on each level to adequately serve the anticipated number of tenants on each floor and to allow space for tenants to sit and wait for their laundry to be done. The applicant is encouraged to provide laundry facilities within the units intended to be marketed to young professionals.
 - b) An example layout of living and dining area furniture to demonstrate that common areas within the three and four-bedroom units can adequately accommodate the number of tenants intended for each unit.

Please contact Matt Tucker, Zoning Administrator, at 266-4569 with questions about the following 9 items:

7. Provide a reuse and recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
8. MGO Section 28.12(12)(e) requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
9. Bike parking shall comply with MGO Section 28.11. Provide 141 bike parking stalls (one per bedroom) in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. Moped parking must also be shown, if provided.
10. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31, Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
11. In the Zoning Text, revise the signage to be allowed as per MGO Chapter 31 as compared to the R6 District.
12. Identify usable open space areas and area calculations when the PUD(SIP) is submitted for final review and approval by staff.
13. Put addresses of the building and number of units on the final plan sets, pursuant to MGO Section 10.34(2). Address information can be obtained from Lori Zenchenko of City Engineering at (608)266-5952.

14. Pursuant to MGO Section 28.08(7)j Refuse Storage, in the R6 District, all refuse receptacles, cans, dumpster carts, or bins will be screened from view from the street and abutting property. Provide detailed drawings of the refuse storage area.
15. Include elevations of the building as part of final plan submittal.

Please contact Janet Dailey, City Engineering at 261-9688 with questions about the following 24 items:

16. The access to the underground parking shall not be lower than the existing top of sidewalk to prevent flooding of the lower levels.
17. A plan to drain the access ramp to the underground parking shall be submitted and approved by City Engineering.
18. Applicant shall either connect lateral to the 10" diameter sewer main on N. Bassett or connect to the 18" diameter sewer main on the southeast side of W. Dayton Street. Any connection of a lateral 8" diameter or larger required the connection to be made at a manhole (either at an existing manhole or a new manhole).
19. Sewer plugs for lateral abandonment after January 1, 2013 shall be by City Crews with applicant paying costs for the service.
20. Clearly identify which City terrace trees are being removed to accommodate the building construction and fire access requirements.
21. In accordance with 10.34 MGO – STREET NUMBERS - Submit a PDF of each floor plan to Engineering Mapping Lori Zenchenko (Lzenchenko@cityofmadison.com) 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.
22. The pending Certified Survey Map for this property shall be completed and recorded with the Register of Deeds (ROD). When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
23. 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.
24. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
25. The approval of this Conditional Use or PUD 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.

26. 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.
27. The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
28. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
29. All damage to the pavement on N. Bassett St., W. Dayton St. adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm>.
30. The site plans shall be revised to show the location of all rain gutter down spout discharges.
31. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 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.
32. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to:
 - a) Control 40% TSS (20 micron particle) off of new paved surfaces
 - b) Provide oil & grease control from the first 1/2" of runoff from parking areas.
 - c) Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website, as required by MGO Chapter 37.
33. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain 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 Misc Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred izenchenko@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

34. 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).
35. 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.
36. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.
37. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing storm 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. \$100 non-refundable deposit will cover for the cost of inspection of the plugging by City staff; and the remaining \$900 will cover 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. This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.
38. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
39. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact Dennis Cawley, Water Utility, at 261-9243 with questions about the following 3 items:

40. The Madison Water Utility shall be notified to remove the water meters prior to demolition.
41. This property is not in a wellhead protection district.
42. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Bill Sullivan, Fire Department, at 266-4420 with questions about the following 3 items:

43. The building shall be sprinklered in accordance with NFPA 13.

- 44. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503, 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.
- 45. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact MFC Training Division at (608) 246-4587 to discuss possibilities.

Please contact Kay Rutledge, Parks Division, at 266-4714 with questions about the following 3 items:

- 46. This development is within the Vilas-Brittingham impact fee district (SI27).
- 47. The developer shall pay approximately \$147,873.31 for park dedication and development fees for the new 75-unit building after a credit is given for the existing single family home and eight multi-family units currently located on the property. (See calculation of 2012 rates below. Rates will be higher if paid after 2012).

New Development	
Fees in lieu of dedication = (75 mf @ \$1,631) =	\$122,325.00
Park development fees = (75 mf @ \$628.92) =	\$ 47,494.00
Subtotal Fees =	\$169,494.00
Credit for Existing Development	
Fees in lieu of dedication (1SF @ \$2,563 + 8MF @ \$1,631) =	\$ 15,611.00
Park development fees = (1SF @ \$978.33 + 8MF @ \$628.92) =	\$ 6,009.69
Subtotal Credit =	\$21,620.69
Total Fees =	\$147,873.31

- 48. The developer must select a method for payment of park fees before signoff on the SIP.
- 49. There is a need for public open space in this area; fees in lieu of dedication from this project and other projects in this area will be utilized to pursue acquisitions (via purchase and dedication) of land to help accomplish this goal.
- 50. 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 Tim Sobota, Metro Transit at 261-4289 with questions about the following 3 items.

- 51. The applicant shall install and maintain a concrete passenger boarding pad on the west side of North Bassett Street, north of the Dayton Street intersection. The concrete pad shall occupy the full distance of the terrace, measure a minimum of 10 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
- 52. The applicant shall include the location of these passenger amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.
- 53. Metro Transit operates weekday transit service along North Bassett Street through the Dayton Street intersection. Bus stop ID #0470 is adjacent the proposed project site, with the signed bus stop zone encompassing the area from the intersection north approximately 100 feet.

After the plans have been changed per the above conditions, please file twelve **(12) sets** of the revised, complete plan set 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 demolition or construction on the property shall be permitted until the PUD-GDP-SIP has been approved and recorded.

Building permits will not be issued until this process has been completed. No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.

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 266-5974.

Sincerely,

Heather Stouder, AICP
 Planner

cc: Janet Dailey, City Engineering
 Matt Tucker, Zoning
 Dan McCormick, Traffic Engineering
 George Dreckmann, Recycling Coordinator
 Eric Pederson, Engineering Mapping
 Al Martin, Urban Design Planner
 Bill Sullivan, Fire Department
 Kay Rutledge, Parks Division
 Tim Sobota, Metro Transit

I hereby acknowledge that I understand and will comply with the above conditions of approval for this rezoning request.

Signature of Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input checked="" type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Engineering Mapping	<input checked="" type="checkbox"/>	Metro Transit