



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266 4747
FAX 608 266-8739
PH 608 266-4635

January 5, 2005

Michael Matty
Renaissance Property Group
1 Sherman Terrace #102
Madison, WI 53704

SUBJECT: 1025-1027 Williamson Street

Dear Mr. Matty:

The Common Council, at its January 4, 2005 meeting, conditionally approved your application for rezoning from C2 to PUD(GDP-SIP) for property located at 1025-1027 Williamson Street.

The Plan Commission conditionally approved this matter on December 6, 2004.

The conditions of approval are:

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following ten items:

1. The applicant shall dedicate a 2.0 foot wide public sidewalk easement along Williamson Street. The applicant shall relocate the sidewalk onto the easement per the plans provided by the City. The City Engineer will compensate the developer for a portion of the sidewalk that is reconstructed along Williamson Street in accordance with the City Sidewalk Rebate Program. The sidewalk easement is needed because the grass portion of the terrace is 2.5-feet wide and has mature trees in 4' x 4' tree grates. The tree grates protrude into the sidewalk area 1.5 feet. The tree grates are approaching the end of their service life and replacement of the tree grates is not likely without removal of the existing trees. With the additional space provided by this easement, the tree grates will be eliminated and the mature trees can remain. Requires Developer Agreement.
2. Easement required in Item 3.16 can be created by the proposed CSM which the applicant will submit if the Common Council approves this PUD application. The easement may also be created by City Real Estate Department preparing easement document, for the owner to sign at a cost of \$500 to said owner. The City prefers to have the CSM create the easement if schedule allows.
3. MMSD Sewer fees (\$9.81/1,000 square feet)(33.07' x 132.16) = \$42.87 due prior to approval (2004 Rate).
4. Each building shall be served by a separate sanitary lateral.

5. 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.
6. 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.
7. 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.
8. 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), MicroStation(dgn) 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.)

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com

9. 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.
10. 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.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

11. Meet applicable State building and setback requirements.
12. In the zoning text, Item D should state "floor area ratio: maximum floor area ratio and maximum building height shall be as shown on approved plans."

Please contact Al Martin, staff to the Urban Design Commission, at 266-4635 if you have questions regarding the following two items:

13. If not already obtained, final approval of the Urban Design Commission is required.

14. The Urban Design Commission suggested that the applicant add porous pavers in combination with grass in the central core of the surface parking area in front of the carriage houses as an extension of the driveway green strip along with consideration of the above stated concerns.

Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following item:

15. The park dedication requirement is 4 @ 1,100 square feet = 4,400 square feet. The Fees in Lieu of Dedication are based on the actual value of the acreage otherwise required for dedication, with a maximum value of \$1.58/square foot, adjusted January 1 of each year. The value is determined by the Planning Real Estate Unit and is based on the land value prior to development approval.

Estimated Fee	=	\$6,952.00
Park Development Impact Fee = 4 @ \$723.10	=	<u>\$2,892.40</u>
ESTIMATED TOTAL PARK FEES	=	\$9,844.40

Approval of the SIP 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file five (5) sets of the complete site plans, building elevation and floor plans 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.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis

Mr. M. Matty

1/5/05

Page 4

right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Sec. 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

IF YOU HAVE ANY QUESTIONS REGARDING RECORDING THIS PLAN OR OBTAINING PERMITS, PLEASE CALL KATHY VOECK, ASSISTANT ZONING ADMINISTRATOR, AT 266-4551.

Sincerely,

City Engineering Traffic Engineering Fire Department UDC (AM)
--

Bill Roberts
Planner IV

c: Zoning Administrator
City Engineering
Traffic Engineering
Destree Design Architects, 600 Jefferson St., Oregon, WI 53575