



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
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May 7, 2008

Lance T. McGrath
McGrath Associates, Inc.
103 N. Hamilton Street
Madison, Wisconsin 53703

RE: Approval of a request to rezone 451 W. Wilson Street and 315 S. Bassett Street from R6 (General Residence District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of two apartment buildings and construction of a 40-unit apartment building.

Dear Mr. McGrath:

At its May 6, 2008 meeting, the Common Council **conditionally approved** your application to rezone property located at 451 W. Wilson Street & 315 S. Bassett Street from R6 to PUD-GDP-SIP. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following twenty-six (26) items:

1. Submit a PDF of each floor to 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 also subject to the review and approval of the Fire Marshal.
2. Any damage to the pavement on W. Wilson Street or S. Bassett Street shall require restoration in accordance to the City's Pavement Patching Criteria.
3. Access to the pedestrian crossing of the railroad tracks must be maintained at all times.
4. Please note that the WisDOT owns the rail corridor.
5. Any roof drains shall be directly connected to the public storm sewer system.
6. Provide more detail for proposed trench drains at garage entrances. Provide calculations to verify no flooding of the garage shall occur. Said report shall be stamped by a professional engineer. If trench drains are located in the right-of-way, an encroachment agreement shall be required prior to sign off.
7. RCP is not an acceptable material for the proposed sanitary sewer laterals. Revise to show PVC laterals.
8. 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.

9. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
10. The approval of this project 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.
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.
12. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
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.
14. A City-licensed contractor shall perform all work in the public right of way.
15. 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 at dkahl@cityofmadison.com or 266-4816.
16. The site plans shall be revised to show the location of all rain gutter down spout discharges.
17. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
18. 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.
19. 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 Wisconsin Department of Natural Resources is required.

20. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to 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 Chapter 37 of the Madison General Ordinances.
21. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. Email file transmissions preferred. Please include the site address in this transmittal. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format.
22. 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.
23. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
24. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
25. Prior to final approval of the project, 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.

Applications for the three above permits (#20-23) are available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

26. 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 (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following ten items:

27. A condition of approval shall be that no residential parking permits shall be issued for 315 S. Bassett Street and 451 W. Wilson Street, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued. In addition, the applicant shall submit a copy of the lease for 315 S. Bassett Street and 451 W. Wilson Street noting the above condition in the lease when submitting plans for City approval.

28. The applicant shall remove from the Zoning Text and plan sheets the 10 X 35-foot loading zoning to be placed on street. If a loading zoning is required it shall be located off street to pick up trash or loading services.
29. The applicant shall modify the bike parking area to accommodate some bike parking outside the building. The bike parking shall not encroachment onto the public right of way.
30. The applicant shall indicate the type of bicycle racks to be installed both inside and outside.
31. The applicant should provide an area for visitor outside and inside tenant moped parking spaces and access. Moped standard parking spaces recommend 4 feet in width and 6 feet in length with a 6-foot access aisle.
32. 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-foot overhang, and a scaled drawing at 1" = 20'.
33. The applicant shall submit with the parking lot plans a letter of operation of the garage door to the underground parking area, and modify the ingress/egress showing a detail drawing of the area showing queuing of at least one vehicle of 20 feet from the behind the property line to the garage door that will not be blocking the public sidewalk.
34. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
35. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
36. 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 Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following seven items:

37. Plans represent counting storage areas toward required bicycle parking. Final plans must show bicycle parking in storage meet dimensional requirements and are accessible, to count toward bike parking space requirement.
38. Work with Planning and Zoning staff to identify additional areas for bicycle and scooter parking, as well as to devise methods to restrict bicycle and scooter parking from terrace and other non-designated areas on the site.
39. In regard to the provision of off-street loading berths, the applicant has not provided a designated of-street loading area for this project, and therefore requests a waiver of said requirement with this request. It appears loading needs will be managed through a request for an on-street loading berth on S. Bassett Street.
40. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of four accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b.) Show signage at the head of the stalls.

- c.) Show the accessible path from the stalls to the elevator. Parking stalls shall not block the entry to the elevators.

- 41. Provide building height, in city datum, on final submitted plans.
- 42. Identify useable open space areas on building plans and provide area calculations when SIP is submitted for final approval.
- 43. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following three items:

- 44. There is a loading zone shown on the street located within the fire access; this will have to be discussed and approved. Also any on-street parking will have to be taken into account for the measurement from the edge of the building to the nearest side of the 26-foot aerial fire lane.
- 45. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19 to clearly identify the location of all fire lanes.
- 46. 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.

Please contact my office at 261-9632 if you have questions about the following four items:

- 47. That the zoning text be revised per Planning Division approval as follows:
 - a.) that the list of uses be revised to note multi-family residential uses as shown on the approved plans and accessory uses directly associated with those permitted uses;
 - b.) signage for the commercial buildings shall be limited to the maximum permitted in the R6 district for the residential building, as approved by the Urban Design Commission and Zoning Administrator (the provision for temporary construction signage is acceptable pending approval by the Zoning Administrator);
 - c.) that a section be added to the zoning text acknowledging the presence of existing and future high levels of noise and vibration resulting from trains operating on the adjacent and nearby railroad rights of way, including from possible future commuter rail services. This provision shall also be added to the leases for all 40 units proposed, with a copy of the lease to be provided for the file.
- 48. That the applicants receive approval of an encroachment/privilege in streets agreement from the City for the terraced landscaping area and all of the balconies to be located within the right of way of S. Bassett Street prior to final approval and recording of the planned unit development.
- 49. That the applicant receive the approval of the City Forester for all trees to be planted in the S. Bassett Street terrace.
- 50. That the applicants submit a Certified Survey Map for approval by the City that combines the two existing parcels into one lot reflecting the proposed redevelopment of the site with one building. [Note: The two underlying parcels comprise Lot 1, Block 47, Madison Original Plat. This comment may be addressed by

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recombining the two underlying parcels into one parcel with the City Assessor's Office prior to final approval and recording of the PUD.]

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final approval of the planned unit development for recording. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Note that any applicable park fees are payable prior to the recording of the PUD or within 14 days of the issuance of building permits. Please contact Si Widstrand at 266-4711 for information on any fees due and the process for paying them.

Approval of 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.

After the plans have been changed as per the above conditions, please file **eight (8) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of a wrecking permit. The reuse and recycling plan shall be submitted along with the resubmittal of site plans for forwarding to the Recycling Coordinator.

The Madison Water Utility shall be notified to remove the water meter prior to demolition.

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

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

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Sincerely,

Timothy M. Parks
Planner

cc: Matt Tucker, Zoning Administrator
Janet Dailey, City Engineering
John Leach, Traffic Engineering
George Dreckmann, Recycling Coordinator
Si Widstrand, Parks Division
Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Parks)	<input type="checkbox"/>	CDBG Office
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division (Park fees)
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: