



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://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

March 5, 2009

Jim Glueck  
Glueck Architects  
116 N. Few Street  
Madison, Wisconsin 53703

RE: Approval of a request to rezone 1045 & 1047 E. Wilson Street from M1 (Limited Manufacturing District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow the future creation of two parcels for two existing residences (Common Wealth Development/ Housing Options).

Dear Mr. Glueck;

At its March 3, 2009 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 1045 & 1047 E. Wilson Street from M1 to PUD-GDP-SIP to allow the future creation of two parcels for two existing residences. 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 Division, at 261-9688 if you have questions regarding the following three items:**

1. Each dwelling shall have a separate sanitary sewer lateral or otherwise have a recorded lateral ownership agreement in place for future cost sharing of the maintenance and replacement costs of the lateral and emergency response for sewer backup.
2. Prior to approval, show location of existing sewer laterals serving each property.
3. Upon approval of the rezone request, the applicant shall submit a two-lot Certified Survey Map in accordance with Madison General Ordinances. All final parcel data (parcel identification numbers and addresses) will be provided and approved at that time.

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

4. That the PUD-GDP-SIP be revised per Planning Division approval prior to recording show the setbacks of the existing buildings from the proposed common lot line.
5. That a Certified Survey Map of the subject property be approved by the City and recorded in conjunction with the final approval and recording of the PUD-GDP-SIP.
6. That the applicant work with the Planning Division and Zoning Administrator to further refine and revise the zoning text for this PUD prior to its final approval and recording.

**Note: The rezoning and subsequent land division will not create an additional impact on the park system and no park fees will be required.**

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.

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.

Sincerely,

Timothy M. Parks  
Planner

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:

- cc: Janet Dailey, City Engineering Division  
John Leach, Traffic Engineering Division  
Tom Maglio, Parks Division  
Tim Sobota, Metro Transit  
Scott Strassburg, Madison Fire Department  
Pat Anderson, Asst. Zoning Administrator