



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
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March 29, 2005

Randy Bruce
Knothe & Bruce Architects
7601 University Avenue Suite 201
Middleton, WI 53562

SUBJECT: 409-421 West Gorham Street

Dear Randy:

The Common Council, at its February 15, 2005 meeting, conditionally approved your application for rezoning from R6 to PUD(GDP-SIP) for property located at 409-421 West Gorham Street.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following nine items:

1. The building elevation will need to be reviewed by the Traffic Engineer to accommodate the City of Madison/911 radio systems and its microwave directional line of sight to remote towers Citywide. The applicant shall submit grade and elevation plans of the building that exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert (266-4767), Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign-off.
2. A condition of approval shall be that no residential parking permits will be issued for 409-421 West Gorham Street, consistent with other 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 units at 409-421 West Gorham Street shall be eligible for residential parking permits according to the inclusionary zoning. The applicant shall provide addresses and apartment numbers for the designated inclusionary dwelling units, eligible for residential parking permits to the City Traffic Engineer/Parking Manager at the time of submittal for sign-off.
3. 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), adjacent driveway approaches to lots on either side and across the street, 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'.

4. The proposed location of the trash enclosure would require a single unit truck to back onto the right-of-way for operation of the site.

The applicant shall note that Madison General Ordinance 10.08(a)6 requires all facilities to have adequate internal circulation in which no backing movement, except that required to leave a parking stall, is allowed. All parking facilities shall be designed so as not to utilize any portion of the public right-of-way except to permit ingress and egress in a forward manner: unless permitted by the Board of Public Works after the Board receives the recommendation of the City Traffic Engineer. This condition shall be approved prior to plans being submitted for approval, contact City Traffic Engineering for detail. Traffic Engineering staff will require a formal letter requesting the right to back off the street, (type of vehicles, reasons, hours of operation of the truck, etc.) and the applicant shall provide a 1" = 20' scale drawing and a drawing on an 8" by 11" sheet showing parking, parking stalls, pavement markings, type of truck turning and both sides of the street. If recommended by the City Traffic Engineer, staff will facilitate the approval of the Board of Public Works.

5. "Stop" and "No Right Turn" signs shall be installed at a height of six (6) feet to the bottom of the first sign at the driveway approach to West Gorham Street. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
6. The "One Size Fits All" stall could be used for the residential parking, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup. Aisles, ramps, columns, street light poles, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
7. The developer shall work with the City to resolve construction-related issues.
8. 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.
9. 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 Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following twenty items:

10. Roof drains shall be connected to the storm sewer system.
11. The applicant shall submit a check (payable to MMSD) for \$23,298.00 to account for 110 new dwelling units.
12. The applicant shall show sanitary lateral size. Revise lateral location to 15-feet northeast and connect to existing manhole.
13. The existing manholes on Gorham Street are mislabeled as MMSD manholes. Revise the plan to the City of Madison.
14. The existing public sanitary sewer may not be adequate to serve the proposed development. Submit sanitary flow calculations to the City Engineer. The project cannot be approved unless there is sufficient capacity in the public sewer system.

15. 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 with the City 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 Acknowledgment prior to the City Engineer signing off on this project.
16. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
17. 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 the 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.
18. 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.
19. The applicant shall replace all sidewalk and curb and gutter abutting the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
20. 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.
21. All work in the public right-of-way shall be performed by a City licensed contractor.
22. 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.
23. 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

24. 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.
25. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
26. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
27. 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.
28. 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.
29. 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 three items:

30. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit to Zoning a copy of the approved plan for recording prior to Zoning sign-off of the PUD.
31. Provide two 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
32. Meet all applicable State accessible requirements including, but not limited to:
 - a. Provide a minimum of three 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.

Please contact Pete Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following three items:

33. The applicant shall provide building and site lighting details to Inspection Unit staff for their review and approval in compliance with Downtown Design Zone criteria prior to requesting sign-off on the Planned Unit Development District documents.
34. The applicant shall obtain a final Urban Design Commission approval for this development proposal prior to requesting sign-off on the Planned Unit Development District documents.
35. Final staff approval of the Inclusionary Dwelling Unit Plan and the land use restriction agreement.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following two items:

36. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
37. The Water Utility will not need to sign off on the final plans, nor need a copy of the approved plans.

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

38. The developer shall pay \$167,102.15 for park dedication and development fees.
39. Park Fees shall be paid prior to SIP sign-off, or the developer may pay half the fees and provide a letter of credit for the other half.

Calculation of fees in lieu of dedication plus park development fees:

Park dedication = (115 multi-family @700 square feet/unit) minus (9 single-family or duplex units @1100 square feet/unit) = 70,600 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.65/square foot). Estimated fee is \$116,490.00

Park Development Fees = (115 @ \$501.11) – (9 @ \$779.50) = \$50,612.15
TOTAL PARK FEES \$167,102.15

40. 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 Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following two items:

41. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19 as follows:
 - a. 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.
 - b. Include street parking in 30' distance.

42. 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 and Fire Hydrant Worksheet" with the site plan submittal.

The Plan Commission imposed the following two conditions:

43. The approval is subject to the applicant receiving final approval by the Urban Design Commission of building materials and colors.
44. The developer shall make a good-faith effort to relocate the existing residences at 417 and 421 West Gorham Street.

The Common Council imposed the following condition:

45. The developer shall remove and store exterior and interior trim material which is covered in lead paint and is available for future use. The developer further agrees to store said material for a period of five (5) years from the date of removal. If during that five year period the material becomes legally transferable, it shall be made available for transfer to interested parties in accordance to the protocol specified for reuse of other non-lead painted material; otherwise the material shall be disposed of according to law.

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.

Mr. R. Bruce

3/29/05

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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 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 George Carran, Zoning Administrator, at 266-4551.

Sincerely,

Peter Olson
City Planner

c: Zoning Administrator
City Engineering
Traffic Engineering

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|---------------------|
| Traffic Engineering |
| City Engineering |
| Zoning |
| Planning Unit |
| Parks Division |
| Fire Department |
| UDC |