

NEED

June 1, 2005

Mr. Brad Murphy
City of Madison
Planning & Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Capitol West – Block 51 SIP
Recommendation of Conditions of Approval for the Plan Commission

Dear Brad,

The Steering Committee established by the Neighborhood recommends that each of the following items be included as Conditions of Approval when the Plan Commission considers the Phase I SIP proposal for this project.

1. The proposed Broom St. Townhome element of the project within the existing setback limit shall be referred until the ongoing City/Neighborhood review process for the Broom St. setback has been completed.

2. Construction of at grade building elements shall not be allowed to infringe within the public right of way. In particular the proposed building at 309 W. Washington shall be modified such that no portion of the structure extends beyond the property line.

3. Projections from the buildings shall not be allowed to extend outward above the public right of way. In particular the balconies of the proposed building at 309 W. Washington shall be modified such that no portion of the building extends outward above the public right of way.

4. The highest elevation of any portion of the building at 309 W. Washington shall not extend above the City Capitol View Preservation limit of 187.2' above city datum. This would include any mechanical or elevator penthouse or other building component.

5. Curb cuts into the street terrace along W. Washington Ave. shall be limited to driveways only. The terrace shall not be allowed to be used for parking or loading of vehicles. In coordination with City Departments loading zones may be established at points along the curb in conjunction with building entrances.

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AMENDMENT
TO ADD
CONDITION
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#22

6. Any modification to the pedestrian passageway extending from S. Henry St. through the Capitol Court Mews and between 345 W. Washington and the existing parking garage to S. Broom St. which would restrict public access shall be considered a major alteration to the PUD/SIP. Such modification shall require approval by the Plan Commission at a public hearing.

7. All trash & recycling containers shall be located within building structures, not on Washington Row or any other pedestrian or traffic corridor.

8. As part of the Phase I construction the drive access from W. Main St. to the new parking garage shall be wide enough to allow for parking large delivery vehicles and tractor trailer type moving vans without blocking the sidewalk or the street. As part of a future Phase which constructs the building at 306 W. Main St. provisions shall be made to accommodate this same delivery parking area within the building structure.

9. The air conditioner condensers for the Main St. townhomes shall be located inside the parking structure adjacent to the townhomes.

10. The Applicant shall provide a temporary common space to be used by the condo community for meetings, etc., until a permanent space is constructed in Phase II.

12. The pole lighting at the top level of the existing parking ramp shall be replaced with light fixtures which minimize impact on the night sky as approved by the Urban Design Commission.

13. Cut-through traffic by construction vehicles and equipment shall be prohibited in the residential streets of the Bassett neighborhood to the west of Broom St. (specifically, W. Main, W. Doty and W. Wilson Sts.) for the duration of Phase I. Construction vehicles should access the site via W. Washington Ave. or Broom St. from the John Nolen Parkway.

The Applicant has committed to the following items which are not specifically noted in the SIP documents. The Steering Committee recommends that these also be included as Conditions of Approval.

14. RP3 residential parking permits shall be available only to residents of specified IZ residential units. RP3 residential parking permits shall not be available to residents of market rate dwelling units.

15. Madison Environmental Group's Preliminary Recycling Reuse Plan, submitted as part of the Phase I SIP shall be a condition of approval.

16. Prior to issuance of any building permits the Applicant shall provide a detailed diagram showing location & quantity of bicycle parking for residents within parking

Replace condition #3 in the Plan

Report with the following:

All encroachments into the public rights of way including the above grade balcony encroachments into ~~the~~ West Washington Ave shall be considered by the City's Priviledge in Streets Committee and approved by the Common Council through approval of a lease or similar vehicle.