



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

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

Madison Municipal Building  
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P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

August 22, 2012

Todd Gebhardt;  
Northshore Rentals, LLC  
2026 Londonberry Dr  
Madison, WI 53704

RE: Approval of a conditional use alteration for **2801 Dryden Drive** to modify an age restriction requirement to convert 20 units in an existing 40-unit senior apartment building to non-age restricted units.

Dear Mr. Gebhardt:

At its August 23, 2012 meeting, the Plan Commission, meeting in regular session, found the standards were met and approved your conditional use alteration to modify an age restriction requirement to convert 20 units in an existing 40-unit senior apartment building to non-age restricted units. To receive final approval of the conditional use, the following conditions must be met:

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have any questions regarding the following two (2) items:**

1. Submit a PDF of all floor plans, proposed apartment numbers and proposed suite numbers to [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) and [addressing@cityofmadison.com](mailto:addressing@cityofmadison.com) for review and approval and implementation of a final addressing plan for this site. 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 subject to the review and approval of the Fire Marshal.
2. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only 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.), e) right-of-way lines (public and private), f) all underlying lot lines or parcel lines if unplatted, g) lot numbers or the words "unplatted", h) lot/plat dimensions, i) street names, and all other levels (contours, elevations, etc) are not to be included with this file submittal.

**Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following seven (7) items:**

3. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:

- a. Provide a minimum of 1 accessible stall in each surface parking area 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 to and on the passenger side.
  - b. Show signage at the head of the stalls.
  - c. The stalls shall be as near the elevator as possible.
4. Bike parking shall comply with City of Madison General Ordinances Section 28.11.
  5. Provide one bike parking stall for each apt. (40) in a safe and convenient locations on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
  6. Off street parking requirement shall comply with City of Madison General Ordinances Section 28.11. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
  7. If exterior lighting is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards.
  8. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
  9. Parking & Loading shall comply with City of Madison General Ordinances Section 28.11 (4). Provide (1) 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area can be located in the drive aisle.

**Please contact Kay Rutledge, Parks Division, at 266-4714 if you have any questions regarding the following three (3) items:**

10. The developer shall pay \$22,599.20 in park dedication and development fees for the converted 20 non-age restricted apartments after a credit is given for the existing 20 age-restricted senior apartment units.
11. The developer must select a method for payment of park fees before signoff.
12. This development is within the Warner Park Impact Fee District (SI21).

**Please contact my office at 267-1150 if you have any questions regarding the following two items:**

13. That the Land Use Restriction Agreement, approved on October 12, 1998, be amended to reflect the occupancy restrictions approved by the Plan Commission. Per that agreement, modifications to that agreement are also subject to Common Council approval.
14. The developer shall submit a written description of the screening process utilized for all future tenants. The expectation is that this process is equivalent to or exceeds the level of screening services provided by the Apartment Association of South Central Wisconsin or (other established industry standard.) Additionally, the applicant shall include their methodology for informing building tenants of the presence of this conditional use and the approved occupancy restrictions. Such information shall include

appropriate City contacts related to enforcing this approval. Information submitted to satisfy this condition shall be approved by the Planning Division Director, Zoning Administrator, and the City Attorney's Office and will be kept as part the Zoning conditional use file. The applicant shall include a written commitment to following the approved process for all future tenants.

**Please now follow the procedures listed below for obtaining your conditional use:**

1. Please submit seven (7) copies of a complete plan set to the Zoning Administrator for final review and comment.
2. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP  
 Planner

cc: Janet Dailey, City Engineering  
 Patrick Anderson, Zoning  
 Kay Rutledge, Parks Division

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit and conditional use.</p> <hr style="border: 0; border-top: 1px solid black; margin: 10px 0;"/> <p style="text-align: center;"><i>Signature of Applicant</i></p> <hr style="border: 0; border-top: 1px solid black; margin: 10px 0;"/> <p style="text-align: center;"><i>Signature of Property Owner (if not the applicant)</i></p>
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<b>For Official Use Only, Re: Final Plan Routing</b>			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: