



Department of Planning & Community & Economic Development
Planning Division

Website: 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

April 20, 2011

Chris Muchka
Progress Investors, LLC
PO Box 108
Madison, WI 53701

RE: Approval to rezone the property at 14 South Franklin Street from R5 to PUD(SIP) to construct a two-story building with two residential units.

Dear Mr. Muchka:

At its April 19, 2011 meeting, the Common Council **approved** the rezoning of your property at 14 South Franklin Street from R5 to PUD(SIP), subject to the following conditions of approval from reviewing agencies:

Please contact my office at 266-5974 if you have questions about the following item:

1. Final plans shall be reviewed and approved by staff to the Urban Design Commission and Landmarks Commission for consistency with their recommendations.

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following six (6) items:

2. The approved addresses for this site are as follows:
14 S. Franklin St. – 1st Floor apartment
16 S. Franklin St. – 2nd Floor apartment
3. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees (MGO 16.23(9)(d)(6)).
4. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which 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 (POLICY)
5. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5 and MGO 23.01).
6. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement (POLICY).
7. 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 (POLICY).

Applications for Nos. 3 and 7 are available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions about the following four (4) items:

8. 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.
9. MGO Section 28.12(12)(e) requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
10. In the Zoning Text, note that signage shall meet requirements per MGO Chapter 31 pre the R5 district and as approved by the Urban Design Commission.
11. Show the addresses of tenant spaces on the building in the final site plan, pursuant to MGO Section 10.34(2). Address information can be obtained from Lori Zenchenko of City Engineering at (608) 266-5952.

Please contact Dennis Cawley, Water Utility, at 261-9243 if you have questions about the following three (3) items:

12. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
13. This property is in a Wellhead Protection District. This use is permitted in the District. Any proposed change in use shall be approved by the Water Utility General Manager or his designated representative.
14. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Bill Sullivan at 266-4420 if you have questions about the following item:

15. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. NOTE: A residential fire sprinkler system may be installed in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homeforesprinkler.org/Consumer/ConsHome.html>.

After the plans have been changed per the above conditions, please file a signed copy of this approval letter and **ten (10) sets** of the revised, complete plan set 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.

Building permits will not be issued until this process has been completed. No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.

If you have any questions regarding final approval of this plan or obtaining permits, please call Pat Anderson, Assistant Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this rezoning request.

Signature of Applicant

- cc: Janet Dailey, City Engineering
- Pat Anderson, Zoning
- George Dreckmann, Recycling Coordinator
- Eric Pederson, Engineering Mapping
- Al Martin, Urban Design Planner
- Amy Scanlon, Preservation Planner
- Bill Sullivan, Fire Department

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