

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
April 8, 2005

ZONING MAP AMENDMENT, LEGISTAR REFERENCE NO. 00773 LOCATED AT 901 WILLIAMSON STREET AND 407-411 SOUTH PATERSON STREET:

1. Requested Action: Approval to rezone property located at 901 Williamson Street and 407-411 South Paterson Street from C2 General Commercial District to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District to allow for the relocation of an existing residential building from 421 West Gorham Street to a vacant side yard located at 407 South Paterson Street.
2. Applicable Regulations: Section 28.12(10) provides the process for zoning map amendments. Section 28.07(6) provides the framework and requirements for the establishment of Planned Unit Development Districts.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Scott Lewis, 106 East Doty Street, Madison, WI 53703; and Jim Vincent, 5944 Seminole Center, Madison, WI 53711.
2. Status of Applicants: Property owner and designer.
3. Development Schedule: The applicant wishes to relocate this existing building as soon as all land use approvals have been obtained. The applicant wishes to have this building ready for occupancy by August 2005.
4. Parcel Location: Easterly corner of the intersection of Williamson Street with South Paterson Street, Aldermanic District 6, Madison Metropolitan School District.
5. Parcel Size: The vacant lot, which will accommodate the relocated building, contains 4,356 square feet. The overall development site contains 8,712 square feet (0.20 acres).
6. Existing Zoning: C2 General Commercial District.
7. Existing Land Use: This property consists of a two-story commercial building with a sandwich shop and small market on the first floor and three apartment units on the second floor. An existing 2-½ story residential building containing three apartment units is located on the southerly portion of this property at 411 South Paterson Street.
8. Proposed Use: The applicant proposes to relocate an existing 2-½ story residential building from 421 West Gorham Street to a vacant side yard located at 407 South Paterson Street. This building currently contains one apartment unit. The applicant

wishes to add a second dwelling unit in the exposed lower level and remodel the third floor of this building.

9. Surrounding Land Use and Zoning (See map): This property is located within the Marquette Neighborhood and is surrounded by low and medium density residential uses and a mix of neighborhood commercial uses along the Williamson Street corridor zoned R4 and C2.
10. Adopted Land Use Plan: RM-X Medium Density Residential-Mixed-Housing Types District (16-25 units per acre).
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the Planned Unit Development District standards.

ANALYSIS AND EVALUATION:

The applicant wishes to relocate an existing residential building from a site previously approved for a student housing development at 421 West Gorham Street. This building was the subject of some concern during the review of the student housing project and had received a recommendation from the Plan Commission and Common Council that the developers of that property make a serious attempt to move that structure to a new location. The applicant, Scott Lewis, has purchased this dwelling and proposes to relocate it to a property he owns at the corner of Williamson and South Paterson Streets. This property is 0.2 acres in size and is currently occupied by a 2-story commercial building with first floor retail and three dwelling units on the second floor, and a 3-unit residential building. A vacant side yard exists between the residential and the commercial structures. An existing surface parking facility serving the commercial building will be reconstructed to take advantage of the slope of this property to allow an exposed lower level for the relocated building. This relocated structure currently accommodates one dwelling unit. The applicant will remodel the structure to provide a second dwelling unit in the lower level and to legalize previously installed finish in the attic level.

Building Inspection staff have inspected the structure proposed for relocation and have noted that a third floor room had been created without the benefit of building permits. Inspection Unit staff issued an Official Notice to the former property owner in mid-2004 regarding this issue (see attached documentation). Planning staff wishes to point out that neither the current applicant nor the developers of the West Gorham Street project were owners of this building at the time of the creation of that third floor room.

The slope of the subject property, upwards from the Williamson Street right-of-way, will provide an exposed lower level to the relocated residence. Currently, a retaining wall approximately 6-8-

feet in height is located along the property line between the commercial and the residential buildings. This retaining wall will be removed to accommodate the relocated building and the grade change will provide access to the lower level of the structure. The applicant will then fill in a portion of the previously excavated area behind the commercial building, providing additional usable open space, construct a new retaining wall, rebuild the surface parking facility and provide additional landscape materials within this previously paved parking area. The applicant will also install additional landscape materials on the residential building sites. The applicant has provided a landscape plan for staff review, however, only general landscape materials are noted, without specifically identifying landscape elements. The landscape plan must be modified with a formal landscape list prior to final staff sign-off on the Planned Unit Development District documents.

Six dwelling units currently exist on this site. The applicant proposes to move an existing single-unit dwelling onto this property and add a second dwelling unit in the lower level. The 8 total dwelling units on this property will yield an overall residential density of 40 dwelling units per acre on this 0.2 acre existing property. Although this density is higher than the maximum of 26 dwelling units per acre as recommended by the adopted land use plan, staff does not object to the higher density on this site, which is located adjacent to the Williamson Street commercial corridor.

A concern noted by Planning Unit staff where other older structures have been relocated in established residential neighborhoods is the significant amount of exposed basement under the relocated structures which result in a building sitting much higher than the surrounding residential buildings, making the relocated structure appear significantly out of place. Planning Unit staff acknowledge the need for a minimum lower level exposure, however, for aesthetic purposes recommends that the first floor elevation of the relocated building be within one-foot of the elevation of the first floor of the existing residential building on this site.

The Urban Design Commission has reviewed the proposed development and recommended final approval at their meeting of April 6, 2005 (see attached report).

The subject property is located in the Third Lake Ridge Historic District. The Landmarks Commission has reviewed the proposed building relocation and has granted a certificate of appropriateness for this development.

CONCLUSION:

The applicant wishes to rezone property at 901 Williamson Street and 407-411 South Paterson Street from C2 General Commercial District to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District to allow for the relocation of an existing single-unit dwelling from 421 West Gorham Street to the vacant side yard at 407 South Paterson Street. The applicant wishes to remodel the structure and add a second unit to the lower level. This plan has been reviewed by the neighborhood organization, the Urban Design Commission and the Landmarks Commission, who all support this redevelopment plan. The relocated structure is similar in age, size and architectural style to the surrounding residential buildings. Planning Unit staff have no objection to this development proposal, which saves an existing residential building from demolition.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward this zoning request, Legistar, I.D. 00773, rezoning property from C2 General Commercial District to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District for property located at 901 Williamson Street and 407-411 South Paterson Street to the Common Council with a favorable recommendation, subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. The applicant shall revise the landscape plan and provide a landscape element list identifying the quantity and common and botanical names of all plant materials prior to requesting staff sign-off on the Planned Unit Development District documents.
3. The applicant shall obtain building permits for the remodeling of the relocated structure, in particular, the applicant shall refrain from utilizing the attic floor space within this structure until proper building permits have been obtained, Building Inspection staff have inspected the structure, and a certificate of occupancy has been issued for the third floor level.
4. The height of the first floor of the relocated structure shall be within one-foot of the elevation of the existing residential building on this site. The applicant shall provide a front elevation drawing showing both residential structures on this property, which shall also note the first floor elevation of both residential buildings prior to requesting final staff sign-off on the Planned Unit Development District documents.

AGENDA # VII.A.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 6, 2005

TITLE: 409-411 South Paterson Street -
PUD(GDP-SIP), Relocate House

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 6, 2005

ID NUMBER:

Members present were: Lou Host-Jablonski, acting as Chair, Todd Barnett, Robert March, Michael Barrett, Lisa Geer, Bruce Woods, and Ald. Steve Holtzman

SUMMARY:

At its meeting of April 6, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of the PUD(GDP-SIP) to relocate a house on property at 409-411 South Paterson Street. Appearing on behalf of the project was Jim Vincent. As part of an overview of the site/landscape plan, Vincent noted that the overall PUD(SIP), which provides for the relocation of an existing two-story, two-unit house on a vacant lot at 409 South Paterson Street, also incorporates two adjoining parcels to the north and to the south, containing an existing three-unit building along with another three-unit building with first floor commercial. The relocated house on the site will be provided driveway access in combination with the existing three-unit building to the north, in addition to shared open space in conjunction with the existing three-unit/first floor commercial building to the south. The topography of the site and that of the adjoining site to the south allows for the exposure of the lower level basement's foundation to be constructed of split-face block. The existing house's exterior façade will remain unchanged except for the reconstruction of a front porch on the front façade of the building.

ACTION:

On a motion by March, seconded by Woods, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a unanimous vote of (7-0). The motion required that the applicant add a canopy tree within the shared open space area with the building at 901 Williamson Street abutting the property's South Paterson Street frontage.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 7, 7, 8, 8, and 10.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 409-411 South Paterson Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	7
	9	10	-	-	-	-	10	10
	6	-	-	-	-	-	-	6
	6	6	5	-	-	-	8	8
	-	-	-	-	-	-	-	8
	7	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Bravo on recycling.
- Infill at its best.
- Appropriate infill location. Add another tree to replace existing being removed.
- Great re-use of an old house.
- Nice location.
- Appropriate neighborhood density and site plan.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: April 7, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 901 Williamson Street/407-411 S. Patterson Street Planned Unit Development (GDP/SIP)

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

- 1. Address must be approved by City Engineering.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 901 Williamson Street/407-411 S. Patterson Street Planned Unit Development (GDP/SIP)

General

- 1.1 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 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 Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

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- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** 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.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 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 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.
- 3.11 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.
- 3.12 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way.

The approval of this development does not constitute or guarantee approval of the encroachments.

- 3.14 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.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 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.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 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) Version 2001 or older, MicroStation (dgn) Version J or older, 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. Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Utilities General

- 5.1 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.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 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.
- 6.2 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.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 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.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 10, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 901 Williamson St and 407 411 S Patterson St

Present Zoning District: C-2

Proposed Use: Relocate a single family house from 421 W Gorham St. onto this lot and convert it into a two unit with a 2 bdrm unit in the basement and a 5 bdrm in the rest of the building.

Requested Zoning District: PUD(GDP-SIP)

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project).

GENERAL OR STANDARD REVIEW COMMENTS

1. Note: It appears that the relocated house has a minimum of 6 bedrooms in the 1st, 2nd, and 3rd floor unit. The occupancy is limited to five unrelated persons in the unit or a family plus four unrelated persons.
2. Meet applicable building codes and minimum housing codes.
3. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stalls striped per State requirements. The stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall.
 - c. Show the accessible path from the stall to the commercial building.
4. Provide 10 bike parking stalls in a safe and convenient location 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.
5. In the zoning text, signage shall be compared to the C-2 , etc.

901 Williamson St (also 407 and 411 S Patterson

March 10, 2005

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ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	9,400 sq. ft.	8,766 sq. ft. *
Lot width	50'	66
Usable open space	3,360 sq. ft.	1,506 sq. ft. *
Front yard	0'	4'
Side yards	8' min. 15' total (3 stories)	5' 8" left side of 407 Patterson* 2' 8" existing right side*
Rear yard	30'	8' 5" *
Floor area ratio	n/a	n/a
Building height	--	3 stories shown

Site Design	Required	Proposed
Number parking stalls	12 residential uses 12 commercial use 24 total	2 *
Accessible stalls	1	(3)
Loading	n/a	n/a
Number bike parking stalls	8 residential 2 commercial 10 total	(4)
Landscaping	n/a	n/a
Lighting	n/a	n/a

Other Critical Zoning Items	
Urban Design	Yes
Historic District	Yes – Third Lake Hist. District
Landmark building	No
Flood plain	No
Utility easements	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the C-2 district, because of the surrounding land uses.



Department of Public Works
Parks Division

Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TDD: 608 267 4980
FAX: 608 267 1162

March 23, 2005

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager
SUBJECT: **909 Williamson / 407-411 South Paterson**

S.W.

1. Total Park Fees for two added duplex units = \$5,189. (Fee in lieu of 2200 Square feet of dedication = \$3630. Park Development Fee = \$1,559.)

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 Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.





CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 3/22/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **901 Williamson St/407-411 S. Paterson St.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. None.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

**CITY OF MADISON
MADISON WATER UTILITY
523 E. MAIN ST.
266-4651**

MEMORANDUM

Date: March 3, 2005

To: Pete Olson - Planning & Development
From: Dennis M. Cawley, Engineer IV - Water Utility
Subject: REZONING – 901 Williamson Street / 407-411 S. Paterson St.

Madison Water Utility has reviewed this rezoning and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

None

The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Dennis M. Cawley



Department of Planning & Development
Inspection Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
TDD 608 266 4747
FAX 608 266 6377
PH 608 266 4551

DATE: March 11, 2005

TO: Peter Olson

FROM: George Hank, Housing Inspection Supervisor

SUBJECT: Relocation of Building from 421 W Gorham St

I have reviewed the file for 421 W. Gorham St. in preparation for the relocation of the building to another location. The submitted plans indicate a third floor area. A review of the building file revealed that the third floor is an illegal space and cannot legally be used.

On June 7, 2004 Code Enforcement Officer Cheryl Van Lear inspected the building as part of a Programmed Inspection Area. The inspection found that the third floor had been finished off without the benefit of building, plumbing, electrical and heating permits and without proper zoning approval. The Notice (204128018, see attached) directed the owner to vacate the third floor or obtain permits and zoning approval. The owner elected to vacate the third floor.

If this building is relocated the third floor shall remain vacant unless proper permits, all required inspections and zoning approval are obtained. Inspections will require the removal of finished wall surfaces to ensure proper installation of covered components.

From: Inspection Unit
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison, Wisconsin 53701-2984

City of Madison
OFFICIAL NOTICE

Notice: An inspection discloses that certain sections of the City Ordinances are being violated.

Property Located At:
421 West Gorham Street

OWNER:
BROK INVESTMENTS 12 LLC
C/O DAVID J KORB
PO BOX 3182
MADISON WI 53704

Item No.	Violating Section No.	CORRECTIONS REQUIRED
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421 WEST GORHAM STREET

EXTERIOR

- | | | |
|----|-------------|---|
| 1. | 27.05(2)(1) | Replace the missing dryer vent cover on the rear of the building. |
| 2. | 27.05(2)(e) | Paint the exterior wood surfaces of the front porch where the paint is deteriorated, chipping, cracking or peeling. Paint all unpainted wood that is not inherently resistant to decay. The paint shall be applied to provide adequate resistance to weathering and to maintain an attractive appearance. |
| 3. | 27.05(2)(e) | Repair the broken shingles under the front entry door. |
| 4. | 27.05(2)(e) | Replace the missing porch baluster. |

THIRD FLOOR APARTMENT

NOTE: There are no records of building permits for the third floor of this building.

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- 5. 28.12(6)
- 29.05
- 29.08
- 29.09

Vacate all occupancy on the third floor for sleeping and living purposes or obtain all building, electrical, plumbing, and heating permits and a certificate of occupancy required for a third floor space.

This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Inspection Unit may issue citation(s), and/or refer the situation to the City Attorney's Office.

The Inspection Unit is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below. You should also contact me on or before the due date if you wish to attend the follow-up inspection.

MGO 27.09(5)(a) REQUIRES THAT A FEE OF \$50.00 BE CHARGED FOR ALL REINSPECTIONS IN EXCESS OF ONE. ATTEMPTED REINSPECTIONS (NO ENTRY) ARE BILLED AT \$35.00 EACH.

Please notify the inspector when work is completed. Telephone: 266-4907
Inspected by: Cheryl Van Lear On: 5-27-04 Date Issued: 6-7-04
The violations shall be corrected on or before: August 25, 2004

Code Enforcement Officer: _____

Any person violating any provision of the City Ordinances enforced by the Inspection Unit is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE INSPECTION SUPERINTENDENT IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.