



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

January 9, 2020

Brian Munson
Vandewalle & Associates
120 E. Lakeside Street
Madison, WI 53715

RE: Legistar #58012; Accela 'LNDUSE-2019-00107' -- Approval of a request a zoning map amendment of properties generally addressed as 9620 Brader Way from PD-GDP (Planned Development – General Development Plan) and PD-GDP-SIP (Planned Development – General Development Plan – Specific Implementation Plan) to PD-GDP-SIP, SE (Suburban Employment), TR-U1 (Traditional Residential-Urban 1), and NMX (Neighborhood Mixed-Use) districts.

Dear Mr. Munson,

At its January 7, 2020 meeting, the Madison Common Council found the standards met and **approved** your request to rezone various properties generally addressed as 9620 Brader Way and vicinity from PD-GDP (Planned Development – General Development Plan) and PD-GDP-SIP (Planned Development – General Development Plan – Specific Implementation Plan) to PD-GDP-SIP, SE (Suburban Employment), TR-U1 (Traditional Residential-Urban 1), and NMX (Neighborhood Mixed-Use) districts. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

Please contact Jeffrey Quamme of the City Engineering Division Mapping Section at (608) 266-4097 if you have any questions regarding the following four (4) items:

1. This project is proposed over 3 lots. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, private water main for fire protection, common areas, storm drainage and storm management that are necessary to accomplish the land division or site

Please contact Kathleen Kane of the Parks Division at (608) 261-9671 if you have any questions regarding the following one (1) item:

2. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per M.G.O. Sec. 20.08(2)), and Park-Land Impact Fees, per M.G.O. Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park -Infrastructure Impact Fee district. Please reference ID# 17121.2 when contacting Parks about this project.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. Please revise your plans per the above conditions and **submit four (4) copies of a complete, fully dimensioned and scaled plans** set to the Zoning Administrator for final review and comment. Be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the **Zoning Administrator, Room 017, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard**. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval. 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
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator.
3. Requests to alter a Planned Development District shall be made to the Director of Planning and Community and Economic Development (DPCED). Upon receipt of the request, the Director shall determine if the request constitutes a major or minor alteration to the Planned Development District. The Director may refer any request for alteration to the Urban Design Commission for an advisory recommendation. Minor alterations may be approved the Director of DPCED or designee following consideration by the alderperson of the district if the requested alterations are consistent with the concept approved by the Common Council. If the alderperson of the district and the Director of DPCED do not agree that a request for minor alteration should be approved, then the request for minor alteration shall be decided by the Plan Commission. Major alterations may be approved by the City Plan Commission if the requested alterations are consistent with the concept approved by the Common Council. Major alterations that represent a substantial departure from the concept approved by the Common Council may be approved only after all of the procedures in Sec. 28.098(5) have been satisfied.
4. This approval shall become null and void one (1) year after the date of the Common Council approval if a copy of the plans, zoning ordinance amendment, and related documents have not been recorded with the Dane County Register of Deeds office. Where the plans have not been altered from the Common Council's approval, the Director of Planning and Community and Economic Development may approve an extension for up to 24 months from the expiration date

If you have any questions regarding obtaining your final approval or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 243-0455.

Sincerely,



Colin Punt
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval.

Signature of Applicant

Signature of Property Owner (if not the applicant)

cc: Jacob Moskowitz, Assistant Zoning Administrator
Jeff Quamme, Engineering – Mapping
Kate Kane, Parks Division

LNDUSE-2019-00107			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Punt)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input 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"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: Forestry