



Department of Planning & Development
Planning Unit

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

March 30, 2005

Mitch Vesaas
Tellurian UCAN, Inc.
300 Femrite Drive
Madison, WI 53716

Jim Glueck
Glueck Architects
116 North Few Street
Madison, WI 53703

SUBJECT: 1051-1053 Williamson Street

Dear Mr. Vesaas and Mr. Glueck:

The Common Council, at its March 29, 2005 meeting, conditionally approved your application for rezoning from C2 to PUD(GDP-SIP) for property located at 1051-1053 Williamson Street.

The Plan Commission conditionally approved this matter on March 21, 2005.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following four items:

1. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
2. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan as approved by the City Traffic Engineer.
3. The applicant shall prevent encroachment onto public sidewalk by barriers of some type, which shall be noted on the face of the revised plans. Parking space number 4, parallel parking will require a barrier 2-feet behind the right-of-way line to prevent encroachment onto the public sidewalk.

4. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following six items:

5. The applicant shall install public sidewalk along Williamson Street. 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.
6. 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.
7. All work in the public right-of-way shall be performed by a City licensed contractor.
8. The site plans shall be revised to show the location of all rain gutter downspout discharges.
9. 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.
10. 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), MicroStation(dgn) 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

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following five items:

11. Meet applicable State building codes and building setbacks.
12. On the final plan sets show dimensions of the parking stalls and drive aisle. Include the layout details of the adjacent lot with cross-access from this lot.

- 13. Provide 6 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: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access to the stalls.
- 14. Provide a detailed landscape plan. Show species and sizes of landscape elements. 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.)
- 15. Include in the zoning text the address and legal description of the property. Signage was mentioned in B.2 of the text to be elaborated in a later section of the text but not shown later in the text. List the family definition in the text per Chapter 28 as it applies to the R5 and minimum housing standards per Chapter 27.06. Include in the text the total number of lodging rooms in the whole building.

Please contact Bill Roberts of the Planning Unit staff at 266-4635 if you have questions regarding the following four items:

- 16. The externally stored trash shall be in container and screened from view, consistent with the request of the adjacent Third Lake Ridge City Homes request.
- 17. Any water from the Tellurian addition shall be directed away from the Third Lake Ridge City Homes site or sent directly to the storm sewer.
- 18. Because Third Lake Ridge City Homes has an Easement Agreement with Tellurian, their right to one permanent guest parking stall and one "first-come-first-served" stall shall be maintained and enforced.
- 19. Any future conversion of the front first floor room to use as a dwelling unit shall require approval as a major alteration to the General Development Plan-Specific Implementation Plan.

Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following three items:

- 20. The developer shall pay \$13,438.90 for park dedication and development fees.
- 21. Park Fees shall be paid prior to Zoning sign-off.
- 22. Calculation of fees in lieu of dedication plus park development fees:

Dedication = 8 rooming house units @350 square feet/unit = 2800 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.65/square foot).

Estimated Fee is	\$11,434.50
Park Development Fees = (8 @ \$250.55) =	\$2,004.40
TOTAL PARK FEES =	\$13,438.90

Please contact John Lippitt, Madison Fire Department, at 266-4484 if you have questions regarding the following item:

23. A fire alarm system and/or automatic fire suppression systems are/may be required. Ensure contractors submit applicants for work permits along with construction documents for all fire protection and/or life safety systems as specified in MGO 34.24, to the Madison Fire Department for approval prior to installation.

Approval of the SIP 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file five (5) sets of the complete site plans, building elevation and floor plans 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.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

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.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Sec. 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

Mr. M. Vesaas & Mr. J. Glueck

3/30/05

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If you have any questions regarding recording this plan or obtaining permits, please call Kathy Voeck, Acting Zoning Administrator, at 266-4551.

Sincerely,

Bill Roberts
Planner IV

c: Zoning Administrator
City Engineering
Traffic Engineering

Traffic Engineering City Engineering Zoning Parks Division Fire Department UDC (AM) Planning (BR)
