



Department of Planning & Community & Economic Development
Planning Division

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August 8, 2012

John W. Sutton
Sutton Architecture
104 King Street
Madison, WI 53703

RE: Approval of a PUD Zoning Map Amendment and Demolition Permits for **541-553 West Doty Street and 211 South Bedford Street** for the purpose of razing five residences and one commercial building to allow the construction of a 58-unit apartment building

Dear Mr. Sutton:

At its August 7, 2012 meeting, the Common Council approved your client's application for a Zoning Map Amendment for 541-553 West Doty Street and 211 South Bedford Street to the PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) District to allow the demolition of five residences and one commercial building to allow the construction of a 58-unit apartment building. Demolition permits for the aforementioned properties were approved by the Plan Commission at its July 23, 2012 meeting. The following conditions of approval shall be satisfied prior to final approval and recording of the Specific Implementation Plan and issuance of the demolition permits.

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following nineteen (19) items:

1. This proposed PUD-GDP-SIP requires a Certified Survey Map (CSM) application be made to the city of Madison, approved and recorded with the Register of Deeds prior to issuance of any building permits for new construction. Engineering will make detailed comments regarding the CSM when that application is made.
2. The apartment numbers shown on the floor plans submitted with this application are not valid for city of Madison addressing purposes. Submit floor plans in PDF format to Lori Zenchenko (LZenchenko@cityofmadison.com) to coordinate an addressing plan for this site. Final approved addresses shall be shown on the final approved site plan floor plans.
3. The base situs address for the proposed apartment building will be 201 S. Bedford Street.
4. Clearly show any City terrace trees that are planned for removal. Sheet A1.3 suggests removal of the three existing terrace trees and replacement with new trees.
5. 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.

6. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
7. The approval of this Conditional Use or PUD 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.
8. 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.
9. 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.
10. 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.
11. All work in the public right-of-way shall be performed by a City licensed contractor.
12. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
13. All damage to the pavement on S Bedford Street and W Doty Street, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm>
14. 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.
15. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by Chapter 37 of the Madison General Ordinances.

16. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
17. Prior to approval of the 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) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
18. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
19. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact Dan McCormick, Traffic Engineering Division, at 267-1969 if you have questions regarding the following six (6) items.

20. MGO 10.08 states that the minimum width of a two-way commercial driveway shall be 18' wide at the sidewalk. The driveway entrance to the underground parking facility shall be widened to 18', while the driveway to the service bay may remain at 10' as a truck access.
21. The driveway flares for the service bay may not encroach in front of a neighboring property. If this is unavoidable, a letter from the neighboring property owner shall be submitted to Traffic Engineering accepting the driveway flare encroachment.
22. The garage door to the parking facility shall be located a minimum of 20' back from the sidewalk to allow for one car to queue without blocking the sidewalk/right of way while the garage door is operating. The grade of the ramp for underground parking shall be noted.
23. When the applicant submits final plans of one contiguous plan 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, 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'.
24. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
25. 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 Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following six (6) items.

26. 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.
27. Sec 28.12(12)(e) of the Madison Zoning Ordinance 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.
28. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide sixty-two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
29. Identify Useable Open Space areas on building plans and provide area calculations when SIP is submitted for final approval.
30. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide three accessible stalls 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.
 - b. Show signage at the head of the stalls.
 - c. Show the accessible path from the stalls to the elevator. Parking stalls shall not block the entry to the elevators.
31. Show addresses of tenant spaces on the building of the final site plan pursuant to City of Madison General Ordinances Section 10.34 (2)

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 to if you have questions regarding the following three (3) items:

32. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities (608) 246-4587.
33. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
34. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503

Please contact Kay Rutledge, Madison Parks Division, at 266-4714 if you have questions regarding the following four (4) items:

35. The developer shall pay approximately \$106,216.24 for park dedication and development fees for the new 58 MF unit building after a credit is given for the existing 11 MF units currently located in five buildings on the property.
36. The developer must select a method for payment of park fees before signoff on the SIP.

37. 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.
38. This development is within the Vilas-Brittingham impact fee district (SI27).

Please contact Dennis Cawley, Madison Water Utility, at 261-9632 to if you have questions regarding the following item:

39. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. This property is not in a Wellhead Protection District. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Please contact my office at 267-1150 if you have questions regarding the following three (3) items. Please note that item 43 was added by the Common Council after recommendation by the Plan Commission.

40. That the applicant receives final approval from the Urban Design Commission prior to final sign-off and recording of this PUD. Staff recommend the materials provided for this approval include the details on the balconies and balcony screening provided on the Bedford Street elevation at the Doty corner.
41. That if the Traffic Engineer and Zoning Administrator determine that the project needs additional moped parking, they shall have the ability to require the conversion of other parking to provide additional moped parking. This provision shall be included in the zoning text.
42. That the applicant consults with City Forestry regarding whether the existing walnut tree near the southeast corner of the site can be retained.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

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.

Please now follow the procedures listed below:

After the plans have been changed as per the above conditions, please file eleven (11) sets of the revised, complete site plans, building elevations, floor plans 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.

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-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Dailey, City Engineering Division
Dan McCormick, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Pat Anderson, Zoning
Kay Rutledge, Parks Division

For Official Use Only, Re: Final Plan Routing			
<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 checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: