



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

April 20, 2006

Arlen Kay
Architecture Network, Inc.
116 East Dayton Street
Madison, WI 53703

SUBJECT: 202-206 State Street

Dear Arlen:

The Plan Commission, at its April 17, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for building demolition and a conditional use for a fourth floor addition and façade replacement of 202 State Street, the future demolition of 204-206 State Street, and a four-story addition to the building at 202 State Street.

In order to receive final approval of your proposal, the following conditions must be met:

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

1. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking and conduit and handholes, including labor and materials for both temporary and permanent installations.
2. 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 Janet Gebert, City Engineering, at 261-9688 if you have questions regarding the following nine items:

3. The applicant shall provide a detailed construction drawing of the façade at ground level.
4. No equipment, materials, scaffolding, etc. may occupy the right-of-way on State Street or Dayton Street without the written approval of the City Engineer.
5. All sidewalk, amenities, utilities, granite, etc. within the right-of-way that is damaged by the applicant or their contractors shall be replaced or repaired in accordance with the original plans for the improvement of State Street/Dayton Street and shall utilize the same materials or suppliers as the original. Restoration limits shall be determined by the City Engineer and shall utilize the existing joint patterns. Final restoration must meet approval of the City Engineer or it will be required that it be replaced until it meets the Engineer's approval.
6. Bus traffic on State Street must be maintained.

7. 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.
8. 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.)
- e. Right-of-Way lines (public and private)
- f. Lot lines
- g. Lot numbers
- h. Lot/Plat dimensions
- i. Street names

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com

9. 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.
10. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc. shall be shown on the plan.
11. 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.

Please contact Kathy Voeck or Matt Tucker, the Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

12. The final site plan shall show the entire site.
13. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development. Signage shall also meet Urban Design approval requirements for the C4 District.

Please contact Pete Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following item:

14. The approval of the demolition and new construction on the property at 204-206 State Street shall be valid through the year 2011 unless the proposed four-story addition or façade treatment changes significantly from that included within this development proposal.

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

- 15. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure.

Approval of this proposal 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 trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

- 1. Please revise plans per the above conditions and submit eight (8) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, Planning, Urban Design and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
- 3. No alteration of this proposal shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Peter Olson
Planning & Development

Applicant

c: Zoning Administrator
City Engineering
Traffic Engineering

Zoning
City Engineering
Traffic Engineering
Planning
Fire Department
UDC