



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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November 10, 2016

Lee Christensen
Gebhardt Development
222 North Street
Madison, Wisconsin 53704

RE: Consideration of a major alteration to an approved conditional use to allow construction of 11 live-work units and 32 multi-family dwellings in two buildings along the E. Mifflin Street side of "The Galaxie" mixed-use development, generally addressed as 810 E. Washington Avenue.

Dear Mr. Christensen;

At its November 7, 2016 meeting, the Plan Commission found the standards met and **approved** your conditional use alteration for the E. Mifflin Street side of "The Galaxie" mixed-use development, generally addressed as 810 E. Washington Avenue. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following eight (8) items:

1. The utility plan appears to be out of date for utility improvements made to Paterson Street. (See City-Issued Plans dated August 24, 2015 and June 3, 2016, Project #53B2371)
2. All City Engineering comments for original conditional approval of 810 E. Washington Ave, The Galaxie, shall be applied to this approval.
3. For Commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
4. This project falls in the Rock River TMDL Zone and is subject to increased erosion control enforcement as authorized by Resolution 14-00043 passed by the Common Council on January 21, 2014. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department Natural Resources (WDNR).
5. 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 5.0-tons per acre per year.

6. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office.
7. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% off of the proposed development when compared with the existing site.
8. 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 Madison General Ordinances.

Please contact Jeff Quamme of the City Engineering–Mapping Section at 266-4097 if you have any questions regarding the following two (2) items:

9. The construction of these units requires expansion of the Galaxie Condominium. A condominium addendum and plat amendment shall be recorded at the register of deeds prior to final site plan approval.
10. The alpha numeric unit numbers shown on the matrix and plans are not valid for addresses. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following four (4) items, including the condition (#14) added by the Plan Commission:

11. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
12. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
13. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.

14. That the Traffic Engineering Division confirm that adequate vision clearance is provided at both driveway entrances adjacent to Phase 3 per MGO Chapter 27.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two (2) items:

15. Signage shall be provided at the pedestrian bridge informing users that they are entering a different building with a different address. Location shall match fire alarm/fire sprinkler zones.
16. Coordinate the fire alarm and fire sprinkler zones for the pedestrian bridge.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following ten (10) items:

17. Each phase of the development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.
18. Per telephone conversation on September 23, 2016 with applicant Kyle Dumbleton, a drive-thru service window (vehicle access sales and service window) is **not** being requested with this application. Submit a revised letter of intent with the final plan submittal removing any references to a drive-thru service window.
19. Provide calculations for useable open space for the overall development and for phase III of the development. Clearly show the useable open space areas on the final plans. In addition to showing structured useable open space at balconies or rooftop areas, identify each qualifying at-grade usable open space area on the final plans. Roof decks and balconies may be used to meet up to 75% of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
20. Provide an undated vehicle parking and bicycle parking summary for the entire development. A minimum of 43 automobile parking stalls and 46 bicycle parking stalls are required for Phase III of the development.
21. Show the existing and proposed exterior bicycle parking stalls on the proposed Phase III site plan.
22. The live/work units shall comply with the supplemental regulations of Section 28.151 for Live/Work Units.
23. Submit a revised landscape plan and landscape worksheet stamped by the registered landscape architect. The landscape plan shall be updated based on the proposed building footprints. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
24. If exterior lighting is provided, it must comply with MGO Section 10.085 outdoor lighting standards. If exterior site lighting is provided, submit an exterior lighting plan and fixture cut sheets with the final plan submittal.
25. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning

Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

26. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact my office at 261-9632 if you have questions about the following four (4) items, including the condition (#30) added by the Plan Commission:

27. Units 301-308 of the western, Live/Work building do not meet the supplemental regulations for such units and shall be labeled as multi-family dwellings (apartments, etc.). The final plan sets shall be modified to clearly identify the 11 live/work units and 8 non-live/work units in the western building accordingly.
28. The final plans for Phase III shall include an updated project data table for the overall Galaxie development, including the number of dwelling units in each phase by type (number of bedrooms, live/work, etc.), commercial square-footage, and automobile and bike parking stalls.
29. That final approval of the modified plans for Phase III be approved with a condition requiring approval of a final detailed landscaping plan for this phase by the Secretary of the Urban Design Commission. Appeal of the secretary's decision on the landscaping plan and final project details may be filed for review by the full Urban Design Commission.
30. That a lighting plan be submitted for approval by the Urban Design Commission and staff prior to final plan approval and issuance of permits.

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

Note: The Parks Division did not submit comments for this alteration. Any conditions applied to this phase with the previous approvals are carried forward to this alteration, including the requirement to pay park impact fees for the dwelling units in this phase prior to issuance of building permits, and any street tree planting or protection requirements. If you have any questions, please contact Janet Schmidt at 261-9688.

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. After the plans have been revised per the above conditions, please file **nine (9) sets** of complete, fully dimensioned, and to-scale plans, 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, 126 S. Hamilton Street; First Floor. **This submittal shall all also include one (1)**

complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.

2. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature box on last page]
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the conditional use standards. This approval shall become null and void one (1) year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within 6 months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division—Mapping Section
Eric Halvorson, Traffic Engineering Division
Jenny Kirchgatter, Assistant Zoning Administrator
Janet Schmidt, Parks Division
Adam Wiederhoeft, Madison Water Utility
Bill Sullivan, Madison Fire Department

LNDUSE-2016-00090			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<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 type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:

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

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*