



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, AICP, Director

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November 1, 2018

Mary Ann Vanhook  
LVDA  
57 West Grand Avenue  
Chicago, IL 60654

RE: LNDUSE-2018-00092 | ID# 53022

Approval of an Amended PD-GDP-SIP District for Block 88 (216 South Pinckney Street)

Dear Ms. Vanhook:

At its October 16 meeting, the Common Council approved your client's request to rezone the subject property from PD-GDP-SIP (Planned Development-General Development Plan-Specific Implementation Plan) to amended PD-GDP-SIP. This approval establishes separate SIPs (Specific Implementation Plans) for Phase 1 and Phase 2 as noted on approved plans and includes design modifications for the Phase 1 SIP (the Underground Parking and Podium).

The following approval conditions shall be satisfied prior to final plan approval, recording of the planned development, the issuance of building permits for this project, and, where applicable, throughout the life of the use.

**Please contact Brenda Stanley of the City Engineering Division at 608-261-9127 if you have any questions regarding the following 18 items:**

1. Applicant needs to submit a utility plan sheet (plan view only) with plan submittal. City utility improvements (sewer, storm sewer, and water should reference City Project # 11471, Contract #7952.
2. Applicant shall provide 5' cover over parking deck under Pinckney St ROW as required by City Engineer
3. Applicant shall provide structural engineering plans and calculations stamped by professional engineer to show design is adequate to carry greater of loading conditions of 250 psf & AASHTO H-20 loading. In addition design shall be adequate to carry loads from street lighting, street furniture and street trees.
4. Applicant shall install/provide additional accommodations to support tree health over the parking structure, such as silva cells, raised planters or approved equal as required by city engineer.
5. Applicant shall install Bassett style pedestrian lighting along E Doty St, S Pinckney St & E Wilson St as required by City Engineer.

6. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan. (POLICY)
7. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 24-hr, 100-yr design storm. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
8. 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.
9. 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. (POLICY)
10. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:a) Building Footprintsb) Internal Walkway Areasc) Internal Site Parking Areasd) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)e) Right-of-Way lines (public and private)f) Lot lines or parcel lines if unplattedg) Lot numbers or the words unplattedh) Lot/Plat dimensionsi) Street namesj) Private on-site sanitary sewer utilities (including all connections to public sanitary)k) Private on-site storm sewer utilities (including all connections to public storm)All other levels (contours, elevations, etc) are not to be included with this file submittal.NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.
11. The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering 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. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)
12. The approval of this zoning approval 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. (MGO 16.23(9)(d)(6))

13. 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. (POLICY)
14. 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. (POLICY)
15. The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system. (POLICY)
16. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
17. All damage to the pavement on E Doty St, E Wilson St & S Pinckney St, 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> (POLICY)
18. The Applicant shall Construct Sidewalk to a plan approved by the City.

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

19. For the underground encroachment document to be drafted by the City Attorney's Office permitting and documenting the parking structure proposed within the Pinckney Street right of way, the Applicant shall provide a map exhibit and legal description by a Professional Land Surveyor showing the improvements with a fully dimensioned and legally described perimetrical boundary of the encroachment area referenced to the Dane County Coordinate System and tied to a quarter section line as required by Chapter 236 of the Wisconsin Statutes. The map and legal description shall also define and describe the three dimensional location of the upper and lower limits of the (proposed structure) encroachment area. All vertical locations shall be referenced to the NAVD 88 (91) datum. Provide an electronic copy of the exhibit and legal description to the Land Records Coordinator, (Jeff Quamme - jrquamme@cityofmadison.com) for review, comment and coordination.
20. The lease agreement(s) required for the private structure to be constructed above and upon the public parking structure shall be executed prior to construction of the private structure.
21. Maintenance agreements will be required in the future for the proposed water fountain/sculpture improvements proposed as part of the future phases within the adjacent public right of ways.
22. The lease agreement(s) required for the private structure to be constructed in the future above and upon the podium structure shall be executed prior to issuance of a building permit and construction of the future private structure over and above this parking structure.

**Please contact Sean Malloy of the Traffic Engineering Division at 608-266-4097 if you have any questions regarding the following eight (8) items:**

23. The applicant shall work with Traffic Engineering to provide a loading zone that will limit the negative impacts to the adjacent public Right-of-Way. It is our experience if a site is built with a 10 foot wide loading zone the operators of the facilities find this to be insufficient and look to the City to provide additional loading on-street. Often this is problematic if not impossible to provide and the applicants are additionally troubled when they learn no on-street loading zones are not reserved for one user.
24. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings 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.
25. 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.
26. 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.
27. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
28. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet - 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
29. Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts.
30. The developer shall work with the City to resolve any construction-related issues. A detailed construction plan shall be provided showing all access and staging areas.

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 608-266-4429 if you have questions about the following four (4) items:**

31. The bicycle parking requirements will be reviewed prior to obtaining Zoning approval for the future commercial tenant uses.
32. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
33. 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.
34. 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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following two (2) items:**

35. The Utility/Site Plan(s) shall be revised to show all existing and proposed public water mains, valves, hydrants and service laterals in the project area as well as identify the diameters of the existing water mains and laterals.
36. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

**Please contact Kathleen Kane of the Parks Division at 608-261-9658 if you have any questions regarding the following two (2) items:**

37. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann - bhofmann@cityofmadison.com or 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction -
38. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) 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# 17114.1 when contacting Parks about this project.

**Please contact Bill Sullivan of the Madison Fire Department at 608- 261-4429 if you have questions regarding compliance with applicable fire codes and ordinances.**

**Please contact my office at 608-267-1150 if you have any questions regarding the following items. Please note, the Urban Design Commission granted their final approval of this item at their October 24, 2018 meeting.**

39. The revised Planned Development-General Development Plan- Specific Implementation Plan shall not be recorded and building permits shall not be issued until the Urban Design Commission grants final approval and determines that the standards for Public Projects 33.02(4)(b) and the Planned Development design objectives listed in Sections 28.098(1) and (2) and other requirements of the Sections 28.098(1) and (2) have been met. The applicant may appeal the Urban Design Commission's decision to the Plan Commission, which may affirm, reverse, or modify the Urban Design Commission's decision.

**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 Janine Glaeser, Urban Design Commission Secretary, at 608-267-8740 if you have any questions about those conditions.**

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

After the planned development has 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, Suite 017, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. **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 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.

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. 28.181(5), 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 608-266-4551. If I may be of any further assistance, please do not hesitate to contact me at 608-267-1150.

Sincerely,

Kevin Firchow, AICP  
Principal Planner

cc: ALL VIA EMAIL

Brenda Stanley, City Engineering Division  
Dave Schaller, City Engineering Division  
Jeff Quamme, City Engineering Division – Mapping Section  
Sean Malloy, City Traffic Engineering Division  
Bill Sullivan, Madison Fire Department  
Katherine Kane, Madison Parks Division  
George Austin, Project Director  
Natalie Erdman, Director Planning & Community & Economic Development

<b>Accela ID: LNDUSE-2017-00014</b>			
<b>For Official Use Only, Re: Final Plan Routing</b>			
<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 (EP)	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Water Utility (EP)	<input type="checkbox"/>	Other: