



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

May 4, 2005

Scott Lewis
106 East Doty Street
Madison, WI 53703

SUBJECT: 901 Williamson Street and 407-411 South Paterson Street

Dear Mr. Lewis:

The Common Council, at its May 3, 2005 meeting, conditionally approved your application for rezoning from C2 to PUD (GDP-SIP) for property located at 901 Williamson Street and 407-411 South Paterson Street.

The conditions of approval are:

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

1. Address must be approved by City Engineering.
2. 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.
3. 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.
4. 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

5. 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.
6. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
7. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
8. 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, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following five items:

9. NOTE: It appears that the relocated house has a minimum of 6 bedrooms in the first, second, and third floor unit. The occupancy is limited to five unrelated persons in the unit or a family plus four unrelated persons.
10. Meet applicable building codes and minimum housing codes.
11. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stalls striped per State requirements. The stall shall be a van accessible stall 8 feet wide with an 8 foot striped out area adjacent.
 - b. Show signage at the head of the stall.
 - c. Show the accessible path from the stall to the commercial building.
12. Provide 10 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: A bike-parking stall is two feet by six feet with a five-foot access area.
13. In the zoning text, signage shall be compared to the C-2, etc.

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

14. The applicant shall revise the landscape plan and provide a landscape element list identifying the quantity and common and botanical names of all plant materials prior to requesting staff sign-off on the Planned Unit Development District documents.
15. The applicant shall obtain building permits for the remodeling of the relocated structure, in particular, the applicant shall refrain from utilizing the attic floor space within this structure until proper building permits have been obtained, Building Inspection staff have inspected the structure, and a certificate of occupancy has been issued for the third floor level.

16. The height of the first floor of the relocated structure shall be within one-foot of the elevation of the existing residential building on this site. The applicant shall provide a front elevation drawing showing both residential structures on this property, which shall also note the first floor elevation of both residential buildings prior to requesting final staff sign-off on the Planned Unit Development District documents.

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

17. Total Park Fees for two added duplexes units = \$5,189. (Fee in lieu of 2,200 square feet of dedication = \$3630. Park Development Fee = \$1,559.)
18. 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 Forest, 266-4816.

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 (7) 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.

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

Sincerely,

Peter Olson, Planner II

c: Zoning Administrator
City Engineering
Traffic Engineering

Traffic Engineering City Engineer Zoning Planning Parks
