



Department of Planning & Community & Economic Development
Planning Division

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May 9, 2012

Wayne Dishaw
Aberdeen, LLC
2344 Hidden Meadows Drive
Sun Prairie, Wisconsin 53590

Jeff Kraemer
Raymond Management Company
8333 Greenway Boulevard, Suite 200
Middleton, Wisconsin 53562

RE: Approval of minor alterations to the approved Planned Unit Development–Specific Implementation Plans for the proposed Hampton Inn & Suites Hotel at 454 W. Johnson Street and the existing Aberdeen Apartments at 437 W. Gorham Street to allow a shared private drive through the two properties to be eliminated.

Gentlemen;

At its May 7, 2012 meeting, the Plan Commission **approved** your minor alteration PUD-SIP requests for 437 W. Gorham Street and 454 W. Johnson Street, subject to the following conditions of approval, which shall be satisfied prior to recording of your alterations:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following thirteen (13) items:

1. The applicant for the hotel shall comply with all City Engineering Division conditions of the Planning Division June 10, 2011 conditional approval letter of the demolition permit and PUD rezoning.
2. Safe overflow paths for runoff shall be documented showing that the building is not flooded when the storm sewer reaches pipe capacity.
3. Monitoring wells associated with Wisconsin Department of Natural Resources BRRTS #0313001684 shall be properly abandoned per NR141, as required when closure was granted. Contact Brynn Bemis at 267-1986 with any questions regarding this requirement.
4. The site plans shall be revised to show the location of all rain gutter down spout discharges.
5. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity.
6. 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.

7. For commercial sites with 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 1 acre, 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.
8. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle) off of new paved surfaces and 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.
9. The applicant shall submit, prior to plan signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
10. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
11. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
12. Prior to approval of the issuance of a demolition permit, 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.
13. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division signoff, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.

Please contact my office at 261-9632 if you have any questions regarding the following item:

14. That the final form of the Easement Modification and Termination Agreement affecting the subject properties be approved by the Planning Division, and that said agreement be executed and recorded prior to final approval and recording of the PUD-SIP for the hotel at 434-454 W. Johnson Street. No permits for demolition or new construction for the hotel project may be issued until the final agreement and PUD zoning for the hotel have been recorded.

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

The conditions for the PUD and demolition permit for 434-454 W. Johnson Street contained in the June 10, 2011 letter of approval shall continue to apply to that project except where modified herein, and by the removal of condition #41, which no longer applies by virtue of this alteration approval.

This approval letter shall be recorded with your alteration requests and the PUD materials for 434-454 W. Johnson Street.

If you have any questions regarding obtaining building permits for this property, 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: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Pat Anderson, Asst. Zoning Administrator
Bill Sullivan, Madison Fire Department