



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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July 23, 2018

Thomas Miller  
Kahler Slater Architects  
44 E Mifflin Street  
Madison, WI 53703

RE: Legistar File ID #50758 & 50430; Accela ID: 'LNDUSE-2018-000015' – Approval of a Zoning Map Amendment, Demolition Permit, and Conditional Use approvals for **717-753 East Johnson Street**.

Dear Mr. Miller:

At their July 10, 2018 meeting, the Common Council meeting in regular session, after reconsideration of the zoning map amendment, found the standards met and approved your client's zoning map amendment, rezoning the subject properties from the TR-V2 (Traditional Residential-Varied 2) District to the NMX (Neighborhood Mixed Use) District.

At their June 4 meeting, the Plan Commission found the standards met and approved the demolition of four structures (717, 719, 731 and 733 East Johnson Street) and the relocation of three other structures (725, 727, and 737 East Johnson Street). At that same meeting, the Plan Commission also found the conditional use standards met and approved your client's conditional use requests for: 1) More than 8 Dwelling Units in a mixed-use building; 2) Multi-family dwelling containing 5-8 units; 3) Three-family Unit Dwelling; 4) Two-family Unit Dwelling; 5) Single-Family Detached Dwelling; 6) Less than 75% of ground-floor frontage as non-residential use; 7) Less than 75% of ground floor area as non-residential use; 8) Building height in excess of three stories and 40 feet; and 9) a Multi-tenant building exceeding 10,000 square feet of area.

These approvals allow for the construction of a four-story mixed-use building with 54 apartments and approximately 2,800 square feet of commercial space as part of a planned multi-use site that also includes five residential buildings. In order to receive final approval of the conditional use and demolition permits, and for any permits to be issued for your project, the following conditions shall be met:

**Please contact Brenda Stanley of the Engineering Division at (608) 261-9127 if you have any questions regarding the following 30 items:**

1. The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances. Minimum opening to underground parking = 851.0. (POLICY).

2. This project appears to require permanent dewatering. A permit to connect to the public stormwater system shall be required from City Engineering. Additionally, a permit for non-storm discharge to the storm sewer system from the City/County Health Department shall also be required. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to issuance of the connection and non-storm discharge permits.
3. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity. If no outlet to public right-of-way can be established for the overflow drainage then either a Drainage Agreement over the adjacent private property must be obtained or storm water volume control for the 1, 2, 5 & 10 year events must be provided. If a Drainage Agreement is necessary, recorded copy of the agreement shall be provided to City Engineering prior to final sign off of the site plan. The agreement shall be recorded immediately after the required Certified Survey Map has been recorded. Any volume control calculations must be provided in the P.E. stamped storm water management report required for the development. (POLICY)
4. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
5. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
6. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
7. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
8. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
9. 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. (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 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 or parcel lines if unplatted
- g. Lot numbers or the words unplatted
- h. Lot/Plat dimensions
- i. Street names
- j. 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](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto: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 applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information:
  - 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 or parcel lines if unplatted
  - g. Lot numbers or the words unplatted
  - h. Lot/Plat dimensions
  - i. Street names
  - j. Stormwater Management Facilities
  - k. Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
12. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM DAT files b) RECARGA files c) TR-55/HYDROCAD/Etcd) 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. (POLICY and MGO 37.09(2))
13. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit application and plan. If contaminated soil or

groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.

14. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
15. 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.
16. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used. POLICY AND MGO 10.29
17. 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.
18. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)
19. 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)
20. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2, 10, & 100 -year storm events, matching post development rates to predevelopment rates.
21. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.
22. 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.

23. 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)
24. 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))
25. 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)
26. The Applicant shall Construct Sidewalk to a plan approved by the City. Sidewalk along new buildings shall be 7' with a 6' terrace.
27. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO16.23(9)(d)(4))
28. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
29. 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.
30. The Applicant shall obtain a Street Excavation Permit for the work in the Right of Way. Work anticipated is sidewalk replacement, terrace restoration, curb & gutter replacement and pavement replacement.

**Please contact Jeffery Quamme of the Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following 11 items:**

31. The pending Certified Survey Map for this development shall dedicate the required right of way along E Johnson Street as required by Engineering and Traffic Engineering to accommodate the required terrace and sidewalk improvements.
32. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then

create the new Address-Parcel- Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.

33. The parcel at 751 E Johnson Street is no longer part of the pending Certified Survey Map. A copy of the recorded access easement over 751 E Johnson Street shall be provided for review and recorded prior to final site plan sign off.
34. The parcel at 751 E Johnson Street is no longer part of the pending Certified Survey Map. The Owner of 751 E Johnson St shall dedicate right of way along E Johnson Street as required by Engineering and Traffic Engineering to accommodate the required terrace and sidewalk improvements for this development. A separate City of Madison Real Estate Project will be required. Coordinate the dedication with Jeff Quamme of Engineering Mapping. ([jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com))
35. Apartment numbers in square boxes on plan set are not valid for apartment addresses.
36. Submit a Floor Plan for each separate building in PDF format to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) that includes a floor plan for each floor on a separate sheet for the development of a complete building and interior addressing plan. Also submit floor plans for the existing houses and add the entry doors and stairwells. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application.
37. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.
38. Sheet A114 Correct floor plan labels. 2) 751 E Johnson St second floor unit. 3) 751 E Johnson St. Also correct sheet title to 751/753 E Johnson St. Apartment addresses are 753 E Johnson St (ground floor), 751 E Johnson St # 2 (second floor) and 753 E Johnson St # 3 (third floor).
39. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
40. The base address of the westerly apartment building is 723 E Johnson St. The base address of the easterly apartment building is 729 E Johnson St. Westerly retail now shows 2 entry doors. Address numbers are assigned to a specific door. Retail A potentially has addresses of 719 and 721 E Johnson St. Easterly retail now shows 2 entry doors. Retail B potentially has addresses of 725 and 727 E Johnson St. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
41. On demolition sheet, update both relocated house text to reference E Gorham St not Gorham St.

**Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following seven (7) items:**

42. The applicant shall either dedicate Right-of-Way or provide an onsite permanent easement to allow for the installation of a six (6) foot terrace, measured from the back of curb, and a seven (7) foot sidewalk.
43. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on East Johnson Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.
44. 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.
45. 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.
46. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
47. 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.
48. 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.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2) (bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer.

**Please contact Jenny Kirchgatter, the Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following eight (8) items:**

49. Work with Zoning staff to identify the qualifying at-grade and structured useable open space areas on the final plans. Roof decks, porches, and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied. Show the minimum dimensions in addition to area of the of the decks, porches and balconies and at-grade useable open space areas.

50. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
51. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
52. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
53. Submit a dwelling unit summary for the proposed and existing buildings including the number of units and bedrooms. Verify the number of units and bedrooms for the existing single-family, 2-unit, 3-unit, and 5-unit buildings. The site plan, floor plans, and dwelling unit summary shall present accurate and consistent information for the existing and proposed buildings.
54. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 75%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. Label and provide details of green roof areas.
55. As each tenant space is leased, the entire 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.
56. Provide the minimum required number of bicycle parking spaces distributed as both Short Term and Long Term bicycle parking for the residential and commercial uses, as required per Sections 28.141(4) and 28.141(11). A minimum of 67 resident bicycle parking spaces are required plus six (6) guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be short-term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. A minimum of two (2) short-term bicycle stalls shall be required for the commercial uses. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. Provide a detail of the bicycle rack design.

**Please contact Bill Sullivan, Madison Fire Department at (608) 261-9658 if you have any questions regarding the following item:**

57. With the relocation of the existing building to lot 749 E Johnson Street, this building will be required to be retrofitted with a fire sprinkler system in accordance with NFPA 13R.

**Please contact Sarah Lerner of the Parks Division at (608) 261-4281 if you have any questions regarding the following item:**

58. 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 North Park -Infrastructure Impact Fee district. Please reference ID# 18112 when contacting Parks about this project.



59. The house move route shall be submitted to Brad Hofmann - [bhofmann@cityofmadison.com](mailto:bhofmann@cityofmadison.com) or 266-4816. All proposed street tree pruning and removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or Habitat Stewardship Committee prior to the approval of the site plan.
60. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266- 4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction –

<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>.

Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

61. Contractor shall contact City Forestry Brad Hofmann [bhofmann@cityofmadison.com](mailto:bhofmann@cityofmadison.com) or 266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.

**Please contact Adam Wiederhoeft of the Water Utility at (608) 266-9121 if you have any questions regarding the following three (3) items:**

62. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
63. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
64. The Madison Water Utility shall be notified to remove the water meter(s) at least two working days

prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

**Please contact Tim Sobota of Metro Transit at (608) 261-4289 if you have any questions regarding the following three (3) items:**

65. In coordination with public works improvements, the applicant shall maintain the concrete terrace adjacent the existing Metro bus stop zone on the south side of East Johnson Street, west of Livingston Street (#1121).
66. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.
67. Metro Transit operates daily service along East Johnson Street through the Livingston Street intersection. Bus stop ID #1121 is adjacent the proposed project site along the south side of East Johnson Street, with the bus stop zone encompassing the area from the existing bus stop sign pole east forward towards the intersection.
68. The applicant might consider additional transit amenities on the property adjacent this bus stop zone, such as a trash receptacle or seating amenity, in finalizing their landscape plan.

**Please contact my office at (608) 267-1150 if you have any questions regarding the following ten (10) items. Please note that items 75-78 were added by the Plan Commission at their June, 4, 2018 meeting.**

69. That prior to final approval and sign-off of the conditional use and demolition permits, the applicant shall provide more detailed elevation drawings including material, color, and height information for the structures currently addressed as 739-753 East Johnson Street for staff approval.
70. That the demolition and relocation approvals shall be null and void if the corresponding zoning map amendment (ID 28.022-00324) is not approved by the Common Council.
71. That as stated in the letter of intent, occupants of 739-753 East Johnson Street shall have access to the shared rooftop patios in the new building.
72. The approved application includes the relocation of the current "727 East Johnson Street" structure between the current 745 and 753 East Johnson Street properties. Prior to final sign-off the demolition and conditional use, the applicant shall demonstrate that requirements regarding relocation and distance between structures can be met, as determined by the Director of Building Inspection, or his designee. Any modification in which these structures are proposed for demolition and not relocation is considered a major alteration and will require further consideration by the Plan Commission.
73. The approved application includes the relocation of the current "725 and 737 East Johnson Street" structures to 827 East Gorham Street. The applicant shall complete the final sign-off and permitting process for 827 East Johnson Street prior to final sign-off of this conditional use. Any modification in which these structures are proposed for demolition and not relocation is considered a major alteration and will require further consideration by the Plan Commission.

74. That the elevations shall be revised, for staff approval, which remove and find an alternative to the large painted address numbers currently shown on the elevation drawings.
75. The porch on the current 727 East Johnson Street structure, being relocated within this project site between the current 745 and 753 East Johnson Street, shall be revised to include an open porch or porches.
76. The developer should work with parties to encourage the reuse and salvage of materials for any home approved for demolition.
77. The developer shall attempt to relocate the structures currently at 731 and 733 East Johnson Street to other lots within the neighborhood.
78. The exterior siding of the five existing and relocated homes included in this development shall include modifications and improvements for the purpose of creating more architecturally pleasing structures which are more compatible with the original styles of the neighborhood. No specific materials are required and the developer may use repair, repainting, or replacement to meet this condition. Final details and plans shall be approved by the Planning Division.

**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 your conditional use:**

1. Please revise your plans per the above conditions and submit **eleven (11) copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by 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. **This submittal shall all also include one 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.
2. This property is located in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
4. The conditional use and demolition approvals are valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.

5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for 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 City Plan Commission and the conditional use approval standards.
6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use or building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at (608) 267-1150.

Sincerely,

Kevin Firchow, AICP  
 Principal Planner

cc: Brenda Stanley, Engineering  
 Jeffery Quamme, Engineering Mapping  
 Sean Malloy, Traffic Engineering  
 Jenny Kirchgatter, Zoning  
 Bill Sullivan, Fire Department  
 Sarah Lerner, Parks Division  
 Adam Wiederhoeft, Water Utility

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

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*Signature of Applicant*

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*Signature of Property Owner (if not the applicant)*

For Official Use Only, Re: Final Plan Routing			
<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	<input checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Metro Transit
<input checked="" type="checkbox"/>	Water Utility		