



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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June 5, 2018

Ross Treichel
Sketchworks Architecture, LLC
7780 Elmwood Avenue #208
Middleton, Wisconsin 53562

RE: Legistar #51320 | Accela ID: 'LNDUSE-2018-00038' -- Approval of an alteration to an approved Planned Development – Specific Implementation Plan to revise plans for an approved mixed-use building at **550 Junction Road** to add three dwelling units and reduce the first floor commercial space to 9,000 square feet.

Dear Mr. Treichel:

At their June 4, 2018 meeting, the Plan Commission, meeting in regular session, **approved** your client's request for an alteration to an approved Planned Development – Specific Implementation Plan (PD-SIP) to revise plans for an approved mixed-use building at 550 Junction Road to add three dwelling units and reduce the first floor commercial space to 9,000 square feet. This approval is subject to the below conditions of approval that shall be satisfied prior to final approval and sign-off of the plans, recording of the revised Planned Development, and the issuance of permits.

Please contact Jeff Quamme, City Engineering Division - Mapping, at (608) 266-4097 if you have questions regarding the following item:

1. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes the revised 1st floor and 5th floor plan sheets for addressing updates and reapprovals. 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 application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application.

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.

Please contact Jenny Kirchgatter, Zoning Division, at (608) 266-4429 if you have questions regarding the following four (4) items:

2. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g), Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 36 resident bicycle stalls are required plus a minimum of 4 short-term guest stalls. A minimum of 90% of the resident stalls (32 stalls) shall be designed as long-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. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck, patio areas, or private storage areas accessory to dwelling units. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
3. The bicycle parking requirements for the future commercial tenant uses will be reviewed for compliance with Sections 28.141(4), Table 28I-3, and 28.141(11) prior to obtaining Zoning approval.
4. 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.
5. 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 District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Sarah Lerner, Parks Department, at (608) 261-4281 if you have questions regarding the following three (3) items:

6. 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 the additional 3 MF units added as part of submitted Alteration to Planned Development (PD). This development is within the West Park -Infrastructure Impact Fee district. Please reference ID# 17134 when contacting the Parks Division about this project.
7. Additional street trees are needed for this project. City Forestry has approved the site plan submitted with the original rezone application on July 28, 2017. This plan does not alter the exterior of the building, therefore no additional information is required.
8. Contractor shall contact City Forestry 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.

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

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission/ Urban Design Commission Secretary prior to the final staff approval of the project and the issuance of building permits. You should contact Janine Glaeser, the Urban Design Commission Secretary, at (608) 267-8740 if you have any questions about those conditions.

Please now follow the procedures listed below:

After the planned development has been revised per the above conditions, please submit **nine (9) 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.

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.

This property is not 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. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

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) 261-9135.

Sincerely,



Chris Wells
Planner

cc: Jeff Quamme, Engineering Mapping
Jenny Kirchgatter, Zoning Division
Sarah Lerner, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Wells)	<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"/>	Metro Transit
<input type="checkbox"/>	Water Utility		