

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
of August 1, 2006

RE: I.D. # 04158: Zoning Map Amendment I.D. 3124 To Rezone 453 W. Washington Avenue from R6 (General Residence District) to PUD-GDP-SIP

1. Requested Actions: Approval of a request to rezone 453 W. Washington Avenue from R6 (General Residence District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to convert two residential buildings into a single building containing a ground-floor restaurant, bakery and bar with four apartments to be located on the upper floors.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments; Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments.
3. Report Prepared By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant & Property owner: Navin Jaurgumilli, Capitol Bakery, LLC; 18 Shepard Terrace; Madison.

Agent: Mark Schmidt, Knapp-Schmidt Architects; PO Box 762; Wautoma.
2. Development Schedule: The applicants wish to commence construction in October 2006 with completion scheduled for March 2007.
3. Location: Approximately 5,610 square feet (0.13 acres) located at the southeasterly corner of W. Washington Avenue and S. Bassett Street, Aldermanic District 4; Madison Metropolitan School District.
4. Existing Conditions: A two-family residence located at 451 W. Washington Avenue and a four-unit apartment building located at 453 W. Washington Avenue, zoned R6 (General Residence District).
5. Proposed Land Use: The applicant proposes to join the two residential buildings via a two-story connection, with a restaurant, bakery and bar to occupy the first floor and four apartment units to be located above.
6. Surrounding Land Use and Zoning:
North: Keller Realty offices, two to four-unit apartment buildings, zoned R6 (General Residence District);

South: Two to four-unit apartment buildings, zoned R6; Tuscan Place apartments/ Jo's Tazzina Café, zoned PUD-SIP;

West: Two to four-unit apartment buildings, zoned R6;

East: Two to four-unit apartment building and AAA office building, zoned R6.

7. Adopted Land Use Plan: The Bassett Neighborhood Master Plan recommendations include the subject site in a primarily residential zone that generally extends along both sides of W. Washington Avenue south to W. Wilson Street between Bedford and Broom streets at a density of between 26 and 40 units per acre. Development along W. Washington Avenue may also include commercial uses. Rehabilitation of existing structures is encouraged.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the Planned Unit Development District standards.

PLAN REVIEW

The applicant is requesting approval of a planned unit development to allow two existing multi-family structures located at the southeasterly corner of W. Washington Avenue and S. Bassett Street to be preserved and combined through a two-story addition into a mixed commercial and residential development. The project will include a restaurant, bakery and bar occupying the first floor with four apartment units to be located above.

The subject site is zoned R6 residential zoning and is comprised of two 33-foot wide and 85-foot deep parcels containing a total of 5,610 square feet of lot area. The existing buildings include a two-story, two-family residence located at 451 W. Washington Avenue and a three-story, four-unit apartment building located at 453 W. Washington Avenue. Both buildings are Victorian-styled and are oriented to W. Washington Avenue. The two-family building contains a first-floor front porch, while the four-unit building features a partially enclosed front stoop with open second floor porch. The two properties share a common driveway from S. Bassett Street with limited off-street parking located primarily behind the 451 W. Washington Avenue property.

The proposal calls for the basement, first and second floors of the two buildings to be joined, with the restaurant/ bakery/ bar space to occupy all of the first floor and most of the basement with the exception of common mechanical equipment and a tenant laundry room for the multi-family component. Most of the bakery operation, which will serve the proposed restaurant as well as offsite clients, will be located in the new basement. The restaurant and bar functions will occupy all of the first floor, with seating for approximately 60. A significant feature of the proposed restaurant includes an outdoor eating area that extends the length of the front facade of the conjoined building. The existing covered porch on the 451 building will be combined with a raised patio adjacent to the W. Washington Avenue sidewalk to provide seating for twelve, while a new covered porch will be built along the front of the 453 building. A similar patio will extend adjacent to the Washington sidewalk, wrapping around the S. Bassett Street side of the building to provide a total of 22 outside seats at the 453 building. A side service door with no access from the public sidewalk will be added along the Bassett elevation to accommodate service on the western patio. Hours of operation for the restaurant will be from 6 AM to 11 PM, with outdoor service to end at 9 PM. The applicant indicates that the bar will only operate during food service hours.

The existing two-bedroom unit located on the second floor of 451 W. Washington Avenue will remain, with access from a common hallway to be shared with the front unit above the restaurant in the 453 W. Washington Avenue building as well as a third floor unit that will occupy the entire third floor of the 453 building. A second, rear second floor unit will be accessible from a rear stairwell that will also serve as secondary access to the third floor unit in the 453 building. While the building connection will extend the length of the 453 building on the basement and first floor levels, the extent of the second floor of the connection is relegated to a front hallway between the second floor units. A shared roof deck will be built atop the first floor of the building addition for use between all of the second floor units in addition to the individual porches that will be provided for each of the four units.

The project proposes no off-street parking for either the restaurant or residential components. The existing driveway parking will be eliminated in favor of a service area to serve the project, with a trash enclosure located along the rear wall of the 451 building. The location and general size of the driveway is not proposed to change.

Many of the existing architectural characteristics of the two buildings will be preserved as part of this project, including the cross-dormer roof on 451 W. Washington Avenue, and the third-floor shed dormers and the bay windows of 453 W. Washington Avenue. The applicant proposes a combination of new horizontal lap and scalloped siding on the two buildings, with split face block to comprise the exterior of the restaurant patio walls as well as the walls of the basement.

ANALYSIS & CONCLUSION

The Bassett Neighborhood Master Plan was adopted in 1997 as a neighborhood-led planning effort to guide the ongoing redevelopment and preservation efforts in the neighborhood. The plan recommended the two blocks of W. Washington Avenue between Bedford and Broom Streets – including the subject site – for preservation of the existing residential character. This section of W. Washington Avenue largely features two and three-story multi-unit residences setback from the street. The plan encourages rehabilitation of these structures, with opportunities for selective demolition and infill with buildings “designed with a character and scale that compliments the existing block face” and designed to fit into the predominantly residential character. The neighborhood plan supports commercial development as part of redevelopment of the blocks of W. Washington Avenue between Broom and Bedford streets but is unspecific about what intensity of commercial development can be supported. Currently, commercial uses in the 400- and 500-blocks of W. Washington Avenue range between dental offices in converted former residences closer to Broom Street, to the AAA Building located in the middle of this block.

This recommendation was echoed in the Comprehensive Plan, which includes this site in the Mifflin-Bassett Residential Sub-district. Recommended land uses are predominantly residential, but mixed-use buildings with first-floor neighborhood commercial spaces (including retail, office, dining and entertainment uses) with residential uses above are supported at locations identified in a detailed neighborhood plan. Buildings should be between two and four stories in height and designed to be consistent with the predominant scale of buildings in the area.

The adaptive reuse of the two residential buildings at 451 and 453 W. Washington Avenue appears to support many of the objectives of these two plans. The proposal will preserve most of the architectural features of the two buildings and maintain the existing scale on this block, while renovating the structures following years of use as student rental properties. The addition of the front porches at 453 W. Washington enhances the character of the building, which is currently adorned with an improvised front porch enclosure that detracts from the overall appearance of the front façade. A combination of shared and individual porches will provide usable open space for the four residential units to offset the lack of open space elsewhere on the subject site.

The Planning Unit generally has concerns about the absence of parking to serve this development and is concerned that potential approval of this project not set a negative precedent for providing parking for other developments in the Bassett neighborhood south of W. Washington Avenue or the Mifflin area to the north. While the existing neighborhood context is decidedly not dependent on the automobile and is generally well served by a variety of modes of transportation, staff feels some consideration should be given to how viable mixed-use projects such as the one proposed will be without any provision for off-street parking, either on-site, or off-site in a parking facility. The nearest public parking facilities to this project are each located three blocks away, while on-

street parking is regulated through residential parking permits that restrict parking between 8 AM and 6 PM daily.

Overall though, the Planning Unit believes that the project, if well executed, can meet all of the standards for planned unit developments found in the Zoning Ordinance. The proposed combination of the two subject residential building into a single mixed commercial-residential building implements a number of objectives contained in the Bassett Neighborhood Master Plan and the Comprehensive Plan by preserving the scale and contextual relationships in the neighborhood while introducing neighborhood-oriented mixed-use development along this section of W. Washington Avenue. While the outdoor seating along W. Washington does represent a minor departure in character from the existing residential setbacks, the addition of outdoor seating along both adjacent streets should serve to activate both streetscapes. Staff does not feel the proposed hours of operation for the restaurant/ bakery/ bar use are inappropriate given the project's central location along W. Washington Avenue and at the edge of a block.

The Urban Design Commission (UDC) reviewed the project and recommended initial approval on June 28, 2006 (see attached report).

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward Zoning Map Amendment 3124, rezoning 453 W. Washington Avenue from R6 (General Residence District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That a detailed landscaping plan be submitted for Planning Unit staff approval that identifies specific landscaping materials to be planted along the perimeter of the project, with specific attention to be paid to the treatment of the areas between the raised patios along W. Washington Avenue and S. Bassett Street.
3. That the list of permitted uses for this PUD be revised per Planning Unit approval to include only:
 - residential uses as permitted in the R6 zoning district;
 - restaurants, including outdoor eating areas as shown on the attached plans;
 - bakeries, retail and wholesale as shown on the attached plans, and;
 - bars/ taverns as shown on the attached plans.
 - The hours of operation for this project shall also be noted in the zoning text.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 28, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 453 W Washington Ave, Rezoning

Present Zoning District: R-6

Proposed Use: Addition to join 2 residential buildings & remodel for bakery, restaurant/tavern & 4 apartments.

Requested Zoning District: PUD(GDP-SIP)

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Show building dimensions on the site plan as well as setback dimensions.
2. Meet applicable State building, accessible and building setback ordinances.
3. Provide **eight** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. **A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.**
4. In the zoning text, state the number of dwelling units in the Statement of Purpose section of the zoning text.
5. In the zoning text, include a statement that signage will be as approved by Urban Design and Zoning. Note: The sign in the front, as proposed, does not comply with Chapter 31 ordinances as signable area.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	3,240 sq. ft. (6,000 min.)	5,604 sq. ft. (existing)
Lot width	50'	adequate
Usable open space	840 sq. ft.	657 sq. ft. *
Front yard	20'	4' *
Side yards	9' each side (zoning)	2' & 5' *
Rear yard	30'	9/ 2" *
Floor area ratio	2.0	1.8
Building height	---	3 stories

Site Design	Required	Proposed
Number parking stalls	0 (central business district)	0
Accessible stalls	building, yes	Per building codes
Loading	1 (10' x 35') area	provided
Number bike parking stalls	4 residential use 4 commercial 8 total	(3)
Landscaping	Yes	
Lighting	n/a	n/a

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **R-6** district, because of the surrounding land uses.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

July 27, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **453 West Washington Avenue – Rezoning – R6 to PUD (GDP-SIP) – Bakery, Restaurant / Tavern & 4 Unit Apartment**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. A condition of approval shall be that no residential parking permits will be issued for 453 West Washington Avenue, this would be consistent with projects. In addition, the applicant shall inform all owners and/or tenants of this facility of the requirement in their condominium documentation, apartment leases and zoning text.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Mark Schmidt
Fax: 920-787-1418



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: June 29, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 453 W. Washington Ave. Rezone R-6 to PUD

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. In reference to comment 1.5 listed below, the Bistro address is 453 W Washington Ave. Preliminary addresses for the reconfigured apartments are:
 Apartment 1 address is 451 W Washington Ave # 101
 Apartment 2 address is 451 W Washington Ave # 102
 Apartment 3 address is 3 S Bassett St
 Apartment 4 address is 451 W Washington Ave # 201
 All preliminary addresses require final approval of the City Engineer.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 453 W. Washington Ave. Rezone R-6 to PUD

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer 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. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.



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- 1.5 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.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use 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. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street.

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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.

- 3.12 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, 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.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 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-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 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.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently

within the jurisdictional flood plain.

- 4.12 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) Version 2001 or older, MicroStation (dgn) Version J or older, 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.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 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/Etc...
- d) 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.

Utilities General

- 5.1 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.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.

- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, 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.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 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.

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CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 • FAX: 608-267-1153

DATE: 7/13/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **453 W. Washington Ave.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
3. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

August 1, 2006

Brad Murphy
City of Madison
Planning & Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Capitol Bakery & Bistro – 451 / 453 W. Washington Ave
Steering Committee Review

Dear Brad,

The Bassett District of Capitol Neighborhoods established a Steering Committee to review the referenced development proposal in August 2005. Since that time the Committee has met with the applicant several times. We believe the proposal has evolved significantly from its original conception in beneficial ways. The Steering Committee unanimously favors approval of this proposal subject to the conditions listed below. We believe that the Applicant is agreeable to the noted conditions which have been discussed in our meetings.

The proposal is consistent with the adopted Bassett Neighborhood Master Plan of 1997. The adaptive reuse of the existing structures provides a commercial use beneficial to the neighborhood while preserving the scale and character of the buildings along W. Washington Ave. The Steering Committee spent a considerable portion of their time working with the Applicant to ensure that the residential character of the two buildings was maintained. We believe the current proposal represents a significant improvement in this regards compared to the original proposal.

The proposed use is for a bakery and restaurant where the serving of alcohol is an adjunct to the primary operation. The Neighborhood is supportive of this use. Any changes to the type of use specifically related to the serving of alcohol which makes alcohol the primary source of revenue during any of the hours of operation should not be approved without a full review as a major alteration to the PUD.

Recommendations for Conditions of Approval:

1. The hours of operation for public service are to be between 6:00 AM and 11:00 PM, with the last interior seating at 10:30 PM and the last exterior seating at 9:00 PM. The onsite bakery at the lower level may have a production schedule outside of the hours for public service. These hours of public operation shall also be made a part of the alcohol license approval.

2. Vendor deliveries and trash pickup will occur between the hours of 7:00 AM and 5:00 PM
3. In lieu of providing bicycle and scooter parking equivalent to one per bedroom for the residential tenants, the proposal will include 6-7 stalls at the rear of the building and wording within the residential leases prohibiting parking in other areas including porches or the street terrace. The property owner will actively enforce this lease provision.
4. Venting for all mechanical, restaurant and bakery equipment shall be subject to approval by Planning Staff and the Urban Design Commission. This approval shall include consideration of the location, type of vent terminus and noise impacts of the venting.

In closing the Steering Committee would like to thank the development team for the congenial and professional manner with which they engaged the neighborhood. We believe that this review process is an example of the constructive participation of the parties in a review process where all agree that there has been a positive evolution of the proposal as a result.

Sincerely,

Peter Ostlind
Steering Committee Chair
Bassett District
Capitol Neighborhoods