

PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
May 19, 2008

RE: I.D. # 09982: Zoning Map Amendment I.D. 3348, Rezoning of 31 S. Henry Street from C4 to PUD-GDP-SIP

1. Requested Actions: Approval to rezone the property from C4 (Central Commercial District) to PUD-GDP-SIP (Planned Unit Development Plan-General Development Plan-Specific Implementation Plan) to allow a renovation and building addition creating a total of 59 apartment units with first floor retail and office space.
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: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant: Cliff Fisher; Governor of Madison, LLC; P.O. Box 1601; Madison, WI 53701
Agent: David Ferch, Architect; 2704 Gregory St; Madison, WI 53711
2. Development Schedule: The applicant estimates construction would begin in June 2008 with project completion scheduled for January 2009.
3. Location: Approximately 10,800 square foot lot at the southeast corner of West Washington Avenue and South Henry Street; Aldermanic District 4; Madison Metropolitan School District.
4. Existing Conditions: The site includes an existing three-story building, originally constructed as the St. Raphael Cathedral School and Covenant. The building was sold and converted to office space in the 1970s.
5. Proposed Land Use: The applicant proposes to add three floors to the existing structure for a total of six stories. The building will be converted into an apartment building with 59 total units and ground floor retail, office, and restaurant space.
6. Surrounding Land Use and Zoning: Current zoning and land use are summarized as follows:

North: Office, zoned C2 (General Commercial District)

South: St. Raphael's Cathedral Site, zoned C4 (Central Commercial District)

East: Office, zoned C2 (General Commercial District)

West: Capitol West Mixed-Use Development, Zoned PUD-SIP

7. Adopted Land Use Plan: The Comprehensive Plan includes the subject property within the "Downtown Core". The recommended uses include "mixed-use buildings with first story retail/dining/entertainment/service/office and upper story residential uses." No specific density limit is established and the plan recommends densities of 60 dwelling units per acre and higher in this area. The Bassett Neighborhood Plan includes similar recommendations.
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 standards for zoning map amendments and planned unit development districts.

PLAN REVIEW

The applicant requests approval to rezone the property from C4 (Central Commercial District) to PUD-GDP-SIP (Planned Unit Development Plan-General Development Plan and Specific Implementation Plan) to allow a building addition and renovation creating 59 apartment units and ground floor retail and office space. The proposal does not meet C4 standards for usable open space or dwelling unit mix and therefore, planned-unit development zoning is necessary to complete the project as proposed.

Surrounding Context and Existing Conditions

The subject site is located at the corner of West Washington Avenue and South Henry Street, two blocks from the Capitol Square. The fire-damaged St. Raphael's Cathedral sits south of the subject property. Multi-story office buildings are located to the north and east. The Capitol West mixed-use redevelopment project is just west of the site, including an 11-story retail and residential building that is under construction. The Metropolitan Place Condominiums are located just west of the project area on West Washington Avenue.

The existing building is a three-story, masonry-clad structure, originally built as a school and covenant for St. Raphael's. It was sold and converted into an office building in the 1970s. The building includes a masonry facade and is roughly 23,000 square feet in area. The mass of the structure is pulled close to the West Washington Avenue right-of-way, with a prominent "saw-tooth" design along Henry Street.

Proposed Addition and Renovations

The applicant proposes to add three additional floors to the building. The new upper floors sit directly atop the lower levels, preserving the prominent saw-tooth design along Henry Street. Total proposed building height would be 73.5 feet, with a small portion of the building on West Washington up to 81 feet tall. The plans also show the addition of a new restaurant space at the corner of Henry Street and West Washington Avenue. This addition would be a one-story projection, placed close to the street edge. The remainder of the first floor would be converted into additional retail or office space.

Completion of the project would yield 48,348 square feet of total building area, with 4,970 square feet for the first floor restaurant and retail areas. The residential component of the project includes 59 total units, with 25 efficiencies, 24 one-bedroom units and 10 two-bedroom units. The applicant provided more diversity in unit mix after staff raised concerns with the original concept that included only efficiency and one-bedroom units.

General Building Layout

The entrance to the restaurant and upper floor apartments is located on West Washington Avenue. The applicant is resolving the final location of the restaurant entrance and this condition is one of several established by the Urban Design Commission to be resolved at the time of final UDC approval. The main door to the rear retail and office space is located on South Henry Street.

The residential units on each floor would be oriented off a central hallway. Upper-floor units will include balconies, however no units will have separate outdoor entrances.

Building Design

The building design and materials have changed as the project moves through the Urban Design Commission process. The most current elevations are included in the Plan Commission packet. The masonry and stone on the original three floors is maintained on each of the plan iterations. The original plans submitted to the Plan Commission showed the new restaurant projection and upper floor addition clad in synthetic stucco. The revised plans receiving initial UDC approval have substituted the synthetic stucco for cement siding on the upper floors. Two colors of this 18 inch-wide siding will be used, differentiating the saw-tooth projections. This siding is intended to have an architectural block-type appearance. The edge of each projection will be lined with cut stone, matching the stone on the original lower floors. The upper floor windows align with those on the original floors. The base of the proposed one-story projection is clad in a stone veneer, matching the existing base stone.

Landscape Plan

Landscaping is limited to small planting areas at the perimeter of the building. Current plans show the planting of several yews in the small West Washington Avenue setback. Other small planting areas are proposed along Henry Street, in the area defined by the saw-tooth projections. Plantings include spirea adjacent and three honey locust trees, as shown in the attached plans.

Parking

There is no off-street automobile parking proposed for this project. The applicant proposes to include 64 bicycle-parking stalls with 59 inside the building and five (5) outside. The indoor bike parking is located at the rear of the first floor and accessed by a hallway running the length of the building. The neighborhood has requested the applicant explore options for adding on-site moped parking. The applicant has discussed very preliminary options with planning staff, however, no provision for moped parking is included in the current submittal.

Zoning Text

The applicant's zoning text lists permitted uses as those listed in the C4 zoning district, matching those allowed with the parcel's current zoning. Other bulk and design requirements including height, yard, and landscaping requirements would be "provided as shown on the approved plans." Although shown on the plans, outdoor seating areas for the restaurant are not listed as a permitted use.

ANALYSIS

Conformance with Comprehensive Plan

The subject property is located within an area defined as the "Downtown Core" in the Comprehensive Plan. Mixed-use buildings, such as the proposed project are recommended uses. The proposed project has a density of over 250 dwelling units per acre. The Comprehensive Plan recommends that densities in this area can exceed 60 dwelling units per acre, however, a specific density limit is not established. The Bassett Neighborhood Plan, adopted in 1996 includes the subject site within the "State Capitol Area" and includes similar recommendations.

Design Considerations

The applicant received initial Urban Design Commission approval on April 23, 2008 and a copy of these minutes is attached. Planning staff note two significant issues being considered by the UDC. The first is the cement panel siding proposed as the primary building material on the upper floors. The elevation drawings appear improved over earlier concepts, however, the material is considered "new" and staff are not aware of comparable applications. The second issue is improving the appearance of the one-story restaurant projection including concerns over

materials and front door location. These and other design issues must be resolved prior to final approval of the UDC. Further information should be also be provided for planning staff approval, as these design issues are resolved.

Dwelling Unit Mix

The applicant's original submittal included only efficiency and one-bedroom units. Staff requested the applicant diversify the dwelling unit mix to include more multi-bedroom units. In that discussion, the applicant indicated that there was little market feasibility for apartments with three or more bedroom units as no on-site parking would be available. However, the applicant did revise the unit mix which now includes 10 two-bedroom units, accounting for roughly 17% of the building's total dwelling units.

Outdoor Seating Area

The applicant's plans identify "future" outdoor seating areas, both on-site and in the West Washington Avenue right-of-way. The proposed zoning text does not explicitly include outdoor seating as a permitted use. Staff recommend that the future outdoor seating area be approved as an amendment to the SIP, requiring Plan Commission approval. At this time, no operational information is available to further evaluate such a proposal and with the close proximity the upper-floor residential units, such detail is necessary to assess its potential impacts.

Inclusionary Zoning

The proposed building included in this proposed planned unit development will consist entirely of rental units, so the project is not subject to inclusionary zoning regulations.

CONCLUSION

The Planning Division believes the proposed addition and renovation is consistent with the Comprehensive Plan and Basset Neighborhood Plan. The proposed density is over 250 dwelling units per acre, however, neither plan recommends a specific maximum density in this area. In considering the context, the adjoining blocks include large residential and mixed-use projects such as Metropolitan Place and the Capitol West and therefore, staff believe the project is not inconsistent with the size and scale of the surrounding area.

The Urban Design Commission granted initial approval of this project on April 23, 2008 and the applicant has made significant changes to the building design since the original submittal. Exterior materials have most notably changed, and the applicant now proposes to use cement board siding on top of the building's original masonry base. This material is intended to have an architectural block appearance and staff are not aware of other applications of this material. The remaining design issues, as noted in the UDC minutes, must be resolved prior to receiving final UDC approval.

Staff believe that the project could meet applicable review standards, provided the remaining design issues are addressed and the conditions stated below are met.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments and planned unit developments met and forward Zoning Map Amendment 3348, rezoning 31 South Henry Street from C4 (Central Commercial District) to Planned Unit Development-General Development Plan & Specific Implementation Plan (PUD-GDP-SIP) with a recommendation of **approval**, subject to input at the public hearing and the conditions listed below.

In the alternative, if the Plan Commission believes more information on design related issues is necessary, the Commission could refer the project to a future meeting, pending final approval of the Urban Design Commission.

1. Comments from reviewing agencies.
2. That the applicant resolve the remaining design issues noted in the minutes of the Urban Design Commission and that the applicant obtain final Urban Design Commission approval prior to final staff sign-off of the zoning map amendment.
3. That the applicant add a note to the site plan indicating that on-site outdoor eating areas are not included in this approval and shall be considered by the Plan Commission as an alteration to the SIP.
4. That the developer submit proof of financing and an executed contract with a construction firm, which provides assurances that the project will be completed once started, in a form acceptable to the Director of the Department of Planning and Community & Economic Development prior to any permits being issued.
5. That the applicant provide a mock-up of the proposed cement siding materials for Planning staff approval.
6. That final design of the restaurant projection be provided for Planning staff approval.

DRAFT

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** May 7, 2008

TITLE: 31 South Henry Street - PUD(GDP-SIP) to Remodel an Existing 3-Story Structure and Adding 3 Additional Stories to Accommodate 58 Apartment Units and 5,000 Sq. Ft. of First Floor Commercial Space. 4th Ald. Dist. (09853)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: May 7, 2008

ID NUMBER:

Members present were: Lou Host-Jablonski, Todd Barnett, Marsha Rummel, Bruce Woods, John Harrington, Richard Wagner, Richard Slayton, Jay Ferm and Bonnie Cosgrove.

SUMMARY:

At its meeting of May 7, 2008, the Urban Design Commission **REFERRED** consideration of a PUD(GDP-SIP) located at 31 South Henry Street. Appearing on behalf of the project were Michael May, representing the Bassett Neighborhood Steering Committee, David Ferch, architect, and Peter Ostlind, representing the Bassett District of Capitol Neighborhoods. The modified plans as presented by Ferch as following:

- The movement of bike racks primarily for residential use in the interior of the first floor at the rear of the boiler room and within the Henry Street courtyard.
- The landscape plan has been modified to change out trees within the patio/courtyard along Henry Street along with the provision of a tree protection plan.
- There is an increase in the size of the balconies from 30" to 36" for the 1-bedroom/efficiency units with the 2-bedroom units featuring a 5' to 6' balcony.
- The door on Henry Street has been modified; tempered, insulated glass in aluminum frame.
- A previously proposed stone wrap around a vertical column of windows along the Henry Street elevation has been eliminated.
- Back balcony rails have been changed to an aluminum rail system with glass.
- The front stair tower has been modified to include more glass.
- The 1-story retail addition has been modified to push up the glass storefront with upper transom windows as an added feature.
- In regards to consideration of a 2-story element with the addition; a raised parapet and combined horizontal block band has been proposed as an alternative atop the addition.
- Signage for the 1-story commercial retail addition features backlit quarter inch aluminum painted individual letters atop a metal raceway including provision for small-scale tenant signage.
- The review of the fiber cement siding samples provides for the use of two standard colors with a factory finish; white cream and a brick matching color. The aluminum frames on windows would feature a medium dark brown.

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Following the presentation the Commission noted the following:

- Not swayed by the use of 3-foot wide balconies for aesthetic reasons. Not a usable width. Sticking out to add width not an issue.
- Consider carving out space for more courtyard moped parking; if future outdoor eating area within the public right-of-way for the proposed restaurant.
- Retail space as designed doesn't quite hold up.
- Bike parking located deep inside the building is a problem, doesn't meet need of everyday bikers; need to provide bike parking combined with available access to the entrance outside of the building.
- The problem with the taller side of extended parapet instead of parapet on the 1-story restaurant addition.
- Consider signage adjacent to the doorway entry on West Washington.
- The corner addition's entry is hidden, an issue.
- Make entry to the restaurant more visible.
- Make the corner façade a lighter color to stand out more completely from expanded main structure.

Michael May and Pete Ostlind, of the Bassett Neighborhood Steering Committee, spoke noting the following:

- Issue with the identification and lack of pre-dominance of the residential entry to the building; define entry to apartments on West Washington Avenue vs. Henry Street as well as entry to rear office space.
- Need to resolve moped parking issue; facilitate with use of a ramp to deal with grade issues in the courtyard.
- Proposed use of solar and/or geo-thermal not clarified in proposed plans.
- Need to provide durable construction fencing.
- Consideration for a "reflective" roof.

ACTION:

On a motion by Slayton, seconded by Cosgrove, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (9-0). Motion to refer. The motion required address of the above stated concerns and the following:

- All balconies are to be a minimum of 5 feet in width.
- Relook at the appearance of the restaurant addition.
- Deal with moped parking issue. Investigate converting on-street parking stalls to "moped" parking in consultation with the Traffic Engineer.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 5, 6, 6, 7, 7, 7, 7 and 7.

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URBAN DESIGN COMMISSION PROJECT RATING FOR: 31 South Henry Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	7	5	-	-	-	7	6
	-	-	-	-	-	-	-	5
	5	5	5	-	-	6	6	5
	7	7	5	-	5	6	7	7
	-	-	-	-	-	-	-	7
	7	6	7	-	4	5	10	7
	-	7	6	-	6	-	7	7
	7	7	5	6	6	6	7	6
	-	-	-	-	-	-	7	7

General Comments:

- Nice improvements – the color is much better. Rethink the restaurant area.
- Great infill project.
- Good quality architecture and appropriate infill. Balconies must be minimum 5-feet in depth for usability. Architecture of retail needs work.
- Need to solve bike, moped parking accessibility.
- Nice progress. Recognize that moped parking is an issue, but placing them into courtyard is not the answer. Protect this space!
- Address entry/retail “diner.” Deeper balconies, more accessible bike parking. Recommend PBMVC look at converting parking stall into moped parking. Good infill project that will enliven corner/block.

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 23, 2008
TITLE: 31 South Henry Street - PUD(GDP-SIP) to Remodel an Existing 3-Story Structure and Adding 3 Additional Stories to Accommodate 58 Apartment Units and 5,000 Sq. Ft. of First Floor Commercial Space. 4th Ald. Dist. (09853)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: April 23, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski, Marsha Rummel, Bonnie Cosgrove, John Harrington, Todd Barnett, Richard Slayton and Richard Wagner.

SUMMARY:

At its meeting of April 23, 2008, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 31 South Henry Street. Appearing on behalf of the project were David Ferch and Catherine Hixon. Appearing neither in support nor opposition was Michael May, representing the Bassett Neighborhood Steering Committee. The modified as plans as presented by Ferch featured the following:

- Change in unit mix provides for 10 two-bedroom units.
- The proposed use of EIFS has been eliminated in favor of paneled cement boards with an architectural block appearance.
- The architectural treatment includes vertical elements, along with cut stone trim window openings.

Following a review of the revised building elevations and plan details the Commission noted the following:

- As a replacement for the proposed use of crabapple trees in the courtyard, use upright multi-stemmed service berries such as Autumn Brilliant, Amelanchier. It was noted that the use of crabapples were a problem in a seating area where the suggested use of Amelanchier would not require the use of tree grates but utilize an organic mulch. Also as an alternative the use of Locust in the courtyard was noted.
- The depth of balconies should be 5-feet.
- Like direction of architecture.
- Proposed location of the bike rack for commercial use; set up against wall requires attention.
- Prefer materials in rendering versus the cement board panel samples as presented.
- Balconies should be deeper with railings to be more contemporary in a similar vocabulary as the rest of the building.
- Simplify stone trim window relationship to use of brick and cement panels.
- Stair tower façade doesn't work between new and old.

- Lower retail area window pattern doesn't fit architecture as proposed.
- The Henry Street door needs to be more friendly as an access point.

Michael Bay, representing the Bassett Neighborhood Steering Committee of the Bassett District Capital Neighborhoods spoke noting the following concerns:

- Need a plan for moped storage.
- Concern with plexi-glass materials for privacy screening on lower balconies.
- Concern with the joint of the cement panels.
- Concern with the cement panels color being complementary to the overall building material color palette.
- Need to provide option for bike storage.
- A tree preservation plan needed during construction.
- Consider green design for the roof.
- The rear pedestrian entry door is too industrial.
- Concern with matching existing stone with the use of stone as proposed.

ACTION:

On a motion by Harrington, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required address of the above stated concerns and the following:

- The West Washington frontage needs work, especially the stair tower transition, in addition to address of landscape comments relevant to the treatment of the courtyard area, including treatment of the lower level retail façade and the Henry Street door needs to be more interesting and architecturally compatible with the overall façade treatment, both existing and proposed.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 5, 6, 6, 6, 6.5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 31 South Henry Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	6	5	-	-	-	6	6
	-	-	-	-	-	-	-	5
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	6.5
	-	5	5	-	-	-	6	5
	7	7	6	6	-	7	8	7
	7	5	-	-	-	6	7	6

General Comments:

- Nice reuse project. West Washington entrance still needs work but like overall direction.
- West Washington elevation needs architectural work. Otherwise, this project is heading in the right direction.
- Broad concepts work well, details for landscaping, bike parking, façade lines, materials need more study.
- Look at thin vertical stone trimmed window element.
- The architecture is heading in the right direction. Good use of a tricky space.



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
1 866 704 2315 Textnet

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.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

Financial Officer
Steven B. Danner-Rivers

DATE: May 2, 2008
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 31 South Henry Street Rezoning

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. Any damage to pavement on West Washington Avenue or South Henry Street will require restoration in accordance with the City's Patching Criteria.
2. Any proposed curb cut on South Henry Street shall be approved by the Board of Public Works.
3. Plan requires being revised to include the installation of a sanitary lateral across West Washington Avenue connecting to the City's 15" diameter sewer on the north side of the street. Lateral shall be sized in accordance to Wisconsin Plumbing Code. If 8" diameter or larger, constructing a sewer access structure shall be required.

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: 31 South Henry Street Rezoning

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.

9



- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 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 Submit a PDF of all floor plans to Lori Zenchenko lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshall.
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:
 - 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

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.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

9

- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
- b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
- b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

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 _____.

9

- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. 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.
- 3.18. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816.

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

9

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) off of new paved surfaces
 - Control 80% TSS (5 micron particle) off of new paved surfaces
 - Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.
 - 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.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 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, 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:
 - 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) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

- 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.
- 4.16 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.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 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, invert elevation, and alignment of the proposed service.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

April 24, 2008
Rev: May 22, 2008

TO: Plan Commission

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

SUBJECT: **31 South Henry Street – Rezoning – C4 to PUD (GDP-SIP) 58 Units**

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 shall be issued for 31 *South Henry Street*, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued. In addition, the applicant shall submit for 31 South Henry Street a copy of the lease noting the above condition in the lease when submitting plans for City approval.
2. The applicant shall remove new driveway approach onto S. Henry St. Driveway approaches are only to accommodate parking spaces. The applicant is proposing to remove a public two parking spaces to accommodate this ramp for trash or refuse.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

3. The applicant shall indicate the type and location of bicycle racks to be installed.

GENERAL OR STANDARD REVIEW COMMENTS

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

4. 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), signage, percent of slope, vehicle routes, dimensions.

5. 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: David Ferch
Fax: 608-233-9171
Email: dferch@itiss.com

DCD: DJM: dm



Department of Public Works
Parks Division

City-County Building, Room 104
210 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TTY/Textnet: 866 704 2315
FAX: 608 267 1162

May 9, 2008

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager
SUBJECT: **31 South Henry Street**

S.W.

1. The developer shall pay \$109,704.10 for park dedication and development fees.
2. Prior to City signoff on this project, the developer shall select a process for paying the park impact fees, and meet the requirements of that process.
3. There are no features of this SIP that qualify for IZ park fee reduction credits.

Calculation of fees in lieu of dedication plus park development fees for 58 multifamily units:

Park Dedication = (58 mf@ 700 square feet/unit) = 40,600 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.91 / square foot) = **\$77,546.00**

Park Development Fees = (58 @ \$554.45) = \$ 32,158.10

TOTAL PARK FEES = \$109,704.10

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Simon Widstrand at 266-4714 or swidstrand@cityofmadison.com if you have questions regarding the above items.

Park Impact Fees Parkland impact fees and park development impact fees shall be paid for this project. Payment checks shall be payable to the City of Madison Treasurer. All questions, payments and deliveries shall be made to the office of the Madison Parks Division. Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

1. Payment of all fees in a lump sum prior to City signoff on the project.



2. When fees exceed \$20,000, the developer may pay half the fees and provide a two-year letter of credit at no interest for the remaining half of the fees, both prior to City signoff.

3. When fees exceed \$50,000 for plats being built with phased subdivision improvement contracts, the developer may pay the fees due for the number of units in each contract phase, paid at the time of contract execution, and at the fee rates then in effect. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project.

4. The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off:

- a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a Cadd file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision.
- b) All information shall transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:
Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
- c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.
- d) The Developer shall put the following note on the face of the plat, certified survey map and PUD signoff plan:

ALL THE LOTS / BUILDINGS WITHIN THIS SUBDIVISION / DEVELOPMENT PLAN ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 19th 2008
To: Planning Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 31 South Henry St.

Present Zoning District: C-4

Proposed Use: Convert existing 3 story office building to 58 apartments (28 eff., 30 one-bedrooms) with 5,000 sq. ft. first floor commercial space.

Requested Zoning District: PUD (GDP-SIP)

1. Provide 58 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
2. In regard to the provision of off-street loading berths, the applicant has not provided a designated off-street loading area for this project, and therefore requests a waiver of said requirement with this request.
3. In the family definition of the zoning text, the definition shall coincide with a compatible zoning district's occupancy per the Madison General Ordinances family definition. Any further restriction on occupancy that may be proposed must be enforced by the property owner or manager, and shall not be part of the zoning text. Work with zoning staff to modify the zoning text prior to final plan submittal.

C-4 ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	10,801.66 sq. ft.
Lot width	50'	66.32'
Usable open space	5,800 sq. ft.	1,172 sq. ft. +
Front yard	20'	As shown on plans
Side yards	Min. 8' side yards	Match existing/as shown on plans
Rear yard	10'	Match existing/as shown on plans
Floor area ratio	n/a	n/a
Building height	3 stories/40'	6 stories

Site Design	Required	Proposed
Number parking stalls	0 (Central business district)	0
Dwelling unit mix (point value)	Not less than 1.5	.75
Loading	1 (10' x 35') area	None provided (2)
Number bike parking stalls	58	65 (1)
Landscaping	No	n/a
Lighting	No	

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Utility easements	None shown
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 C-4 district, because of the surrounding land uses.



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: May 14, 2008
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **31 S. Henry Street**

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. Per IFC 509.1 where a fire command center is provided, a plan submittal of the location and accessibility shall be provided to the department for approval. **Please note:** A fire department permit and plan review is required of the layout of the fire command center and all features required by section 911.1 IBC/ IFC 509.1 to be contained therein and shall be submitted for approval prior to installation. Location of Fire Command Center shall be approved by the MFD.

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.
 - b. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
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.
4. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan