



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
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June 13, 2012

Anne Neujahr Morrison
Urban Land Interests
10 E Doty Street
Madison, WI 53703

RE: Approval to rezone **24 North Webster and 123 East Mifflin Street** from C4 (Central Commercial District) to PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) for the purpose of constructing a fifth floor addition to an existing mixed-use building.

Dear Ms. Morrison:

At its June 12, 2012 meeting, the Common Council approved your application for a Zoning Map Amendment to rezone 24 North Webster and 123 East Mifflin Street from C4 (Central Commercial District) to PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) for the purpose of constructing a fifth floor addition to an existing mixed-use building. The following conditions of approval shall be satisfied prior to final approval and recording of the Specific Implementation Plan.

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following item:

1. The address type numbers shown on submittal plans do not conform to city address requirements. A prior site address plan for ground thru fourth floors was previously approved for this site and is on file with City Engineering. Submit a PDF floor plan file for the proposed fifth floor addition to Lori Zenchenko (LZenchenko@cityofmadison.com) so that an addressing plan can be developed, approved and implemented.

Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions regarding the following item.

2. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineer to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following three (3) items.

3. Meet applicable building codes, including accessible requirements.
4. Show addresses of tenant spaces on the building of the final site plan.
5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Signage must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning including temporary signs as reviewed in MGO 31.

Please note, the Common Council, based on the recommendation of the Plan Commission, removed the Zoning- recommended condition stating:

“Provide 22 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan for the residential use and 2 bike stalls for the commercial use. NOTE: 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. Show the stalls on the plans.”

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 to if you have questions regarding the following two (2) items:

6. Provide an automatic fire sprinkler system, fire alarm system, and standpipe system in accordance with IBC Chapter 9.
7. Provide a stretcher size elevator in accordance with SPS 362.3002.

Please contact Dennis Cawley, Madison Water Utility, at 261-9632 to if you have questions regarding the following item:

8. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. This property is not in a Wellhead Protection District. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Please contact my office at 267-1150 if you have questions regarding the following two (2) items. These conditions reflect commitments made by the applicant during the May 21 Plan Commission public hearing. These items were recommended by the Plan Commission and approved by the Common Council at their June 12 meeting.

9. That the exterior building lighting utilize the fixture provided in the Plan Commission materials.
10. That the interior floor to ceiling height for the fifth floor penthouse will not exceed 10 feet.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Please now follow the procedures listed below:

After the plans have been changed as per the above conditions, please file nine (9) sets of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Pat Anderson, Zoning

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: