



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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September 4, 2015

REVISED September 24, 2015

Jim Glueck
Glueck Architects
116 North Few Street
Madison, WI 53715

RE: **109 East Lakeside Street:** Approval of a rezoning from TR-V1 (Traditional Residential- Varied 1 District) to LMX (Limited Mixed Use District) and a conditional use to establish a furniture and household goods store

Dear Mr. Glueck:

At its September 1, 2015 meeting, the Common Council, meeting in regular session, approved your client's request for a zoning map amendment for 109 East Lakeside Street, rezoning the property from TR-V1 (Traditional Residential- Varied 1 District) to LMX (Limited Mixed Use District). At their August 24, 2015 meeting, the Plan Commission, meeting in regular session approved your client's conditional use request to establish a furniture and household goods store at the same address. In order to receive final approval the following conditions must be met:

Please contact Brenda Stanley of the City Engineering Division at 266-4537 if you have questions regarding the following five (5) items:

1. Show on the plan the removal of the portion of the timber retaining wall that lies within the public right of way of E. Lakeside Street.
2. The address of the second hand retail store is 109 E. Lakeside Street. The address of the upper apartment is 107 E. Lakeside Street.
3. All work in the public right-of-way shall be performed by a City licensed contractor.
4. All damage to the pavement on E. Lakeside Street adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.
5. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

Please contact Eric Halvorson, Traffic Engineering Division at 266-6527 if you have questions regarding the following four (4) items:

6. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
7. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
8. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
9. All parking facility design shall conform to the standards in MGO Section 10.08(6).

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

10. The MFD recommends the installation of an automatic fire sprinkler system; especially in the dwelling unit.
11. Provide hard-wired smoke alarms within the dwelling unit.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-4429 if you have questions regarding the following six (6) items:

12. Submit a detail and calculation for the lot coverage requirement. Lot coverage may not exceed the maximum of 65% or the existing lot coverage percentage, whichever is greater. If the existing site currently exceeds the maximum lot coverage of 65%, any proposed improvements cannot further exceed the maximum. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
13. Provide district boundary screening adjacent the west and south property lines. Screening shall be provided along side and rear property boundaries between commercial and mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage,

between six (6) and eight (8) feet in height. For conditional uses, the Plan Commission may modify these requirements. Submit a detail of the screening.

14. Show the refuse disposal area. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
15. Provide a minimum of two (2) short-term bicycle parking stalls for the furniture and household goods store and one (1) long-term bicycle stall for the residential unit per Section 28.141(11) and Table 28I-3. The required long-term bicycle parking space shall be located in an enclosed and secured or supervised area providing protection from theft, vandalism and weather. Bicycle parking spaces shall be a minimum of two (2) feet by six (6) feet with a five (5) foot wide access aisle. Submit a detail showing the model of bike rack to be installed.
16. Submit a landscape plan and landscape worksheet showing that existing and proposed landscaping meets City of Madison requirements per Section 28.142.
17. If exterior lighting is provided, it must comply with Madison General Ordinances Section 10.085 outdoor lighting standards.

Please contact Kay Rutledge, Madison Water Utility at 266-4651 if you have questions regarding the following item:

18. 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.

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

Please now follow the procedures listed below for finalizing your approval:

1. Please revise your plans per the above conditions and submit nine (9) copies of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned

to the Zoning Administrator when requesting conditional use approval.

4. The conditional use approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

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

Sincerely,

Kevin Firchow, AICP
Planner

cc: Brenda Stanley, City Engineering Division
Bill Sullivan, Fire Department
Jenny Kirchgatter, Zoning
Eric Halvorson, Traffic Engineering Division

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

<i>Signature of Applicant</i>	

<i>Signature of Property Owner (if not the applicant)</i>	

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input 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: