



Department of Planning & Community & Economic Development

## Planning Division

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October 7, 2015

Marc Ott & Ted Matkom  
Gorman & Company  
200 N. Main Street  
Oregon, Wisconsin 53575

RE: Approval of an amended Planned Development–Specific Implementation Plan to allow construction of a mixed-use building at Union Corners on land addressed as 2524 Winnebago Street containing a 28,000 square-foot grocery store, 10,000 square feet of general commercial space and 100 apartments.

Gentlemen;

At its October 6, 2015 meeting, the Common Council **conditionally approved** your application for PD (SIP) approval of Buildings 1 and 2 of Union Corners on land addressed as 2524 Winnebago Street subject to the following conditions, which shall be satisfied prior to final approval and recording of the specific implementation plan and the issuance of permits for new construction:

**Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have any questions regarding the following thirty-five (35) items:**

1. The applicant has shown proposed access to underground parking. It is unclear how these will be drained. The applicant shall provide additional detail including if needed pumping plan stamped by a registered engineer or master plumber showing the system can accept a 100-year rain event.
2. 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.
3. This project falls in the Rock River TMDL Zone and is subject to increased erosion control enforcement as authorized by Resolution 14-00043 passed by the Common Council on January 21, 2014. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department Natural Resources (WDNR).
4. The site plans shall be revised to show the location of all rain gutter down spout discharges.
5. 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.

6. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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 5.0-tons per acre per year.
7. This site appears to disturb over 1 acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their Notice of Intent Permit (NOI) or Water Resources Application for Project Permits (WRAPP) permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
8. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office.
9. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% off of the proposed development when compared with the existing site.
10. 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).
11. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit.
12. This project appears to require permanent dewatering. A permit to connect to the public stormwater system shall be required from the City Engineering Division. Additionally, a permit for non-storm discharge to the storm sewer system from the City/County Health Department shall be required.
13. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The contractor shall coordinate this testing with the erosion control measures and notify City Engineering 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
14. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5 x 14" size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff has reviewed the draft document and approved it with any required revisions, submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. The draft

SWMA document can be emailed to Tim Troester (west) at [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com), or Jeff Benedict (east) at [jbenedict@cityofmadison.com](mailto:jbenedict@cityofmadison.com). The final document and fee should be submitted to City Engineering.

15. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
16. Per the WDNR closure letter, this property was closed with residual soil and/or groundwater contamination (BRRTS #06-13-506291). If contaminated soil or groundwater is encountered as part of this redevelopment, all WDNR and DSPS regulations must be followed for proper handling and disposal.
17. 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 Engineering Division signing off on this project.
18. The construction of this project will require the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact Brenda Stanley at [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) 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. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
19. 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.
20. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
21. All work in the public right of way shall be performed by a City-licensed contractor.
22. All damage to the pavement on Milwaukee Street, E. Washington Avenue and Winnebago Street adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
23. The approval of this development 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.

24. 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.
25. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including SLAMM DAT files, RECARGA files, TR-55/HYDROCAD/Etc., and 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).
26. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). The CAD file will only be required prior to final plan review so that multiple files do not need to be supplied or reviewed. E-mail CAD file transmissions are preferred to: [jbendict@cityofmadison.com](mailto:jbendict@cityofmadison.com) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) . The party responsible for the CAD file e-mail transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
27. 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.
28. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
29. For commercial sites less than 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than 1 acre, and contains a commercial building, 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.

30. 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 Madison General Ordinances.
31. The applicant shall submit for approval a stormwater management plan addressing the above issues.
32. The developer shall remove curb cuts and drive aprons on Winnebago Street and E. Washington Avenue. The terrace shall be replaced with grass and new curb and gutter poured along the street. This will require replacement of stormwater inlets.
33. The developer shall install sidewalk on frontage along Winnebago Street.
34. 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 Parks Division, [dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com) or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to final approval of the site plan.
35. 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.

**Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following eight (8) items:**

36. Submit a PDF of all floor plans to [izenchenko@cityofmadison.com](mailto:izenchenko@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 Marshal.
37. The portion of the proposed building has been removed from within Milwaukee Street per the revised site plans received August 31, 2015. No further action is needed.
38. The Declaration of Storm Water Easement (Document No. 5176965) shall be amended to add the storm management facilities to be constructed on this site. Note: The following documents have been recorded as previously required for the PD(GDP) and are of record. Lands conveyed to Applicant 5176964. Cross Easement Declaration Document No. 5176966. DCCR Document No. 5177070.
39. It is recommended that upon the relocation of the communication facilities located in the northerly corner of the site that the applicant have the communication utilities release any easement rights retained when that portion of Milwaukee Street was vacated. (Document No. 4253834)
40. Per the revised plans provided on August 31, 2015, no portion of Milwaukee Street will be discontinued. Therefore no new land division is required for this project.

41. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
42. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
43. The applicant shall confirm if any portions of the proposed building and/or any private site improvements will encroach into the adjacent right of ways. This includes (but is not limited to) bike racks, balconies and roof overhangs. If any private improvements should encroach into the right of way, the applicant shall make an application with the City of Madison for a privilege in streets agreement administered by the City Office of Real Estate Services. An approval of the development does not constitute or guarantee approval of any encroachments.

**Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following nine (9) items:**

44. The applicant shall adhere to all vision triangle requirements as set in MGO Sec. 27.05 (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways.). If the applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2)(bb) – Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer.
45. Lower level parking is not dimensioned and as such not reviewable at this time; Traffic Engineering reserves the right to make any comment up to and including comments that may require a redesign and cause the applicant to return to Plan Commission for approval. The applicant should be aware standard parking stalls are 9 feet by 18 feet with 24 foot of back-up, stall widths shall not be encroached upon by any items including columns.
46. All sidewalks adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang.
47. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, all bicycle racks adjacent the public right-of-way shall have a 2- to 5-foot buffer.
48. 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.
49. 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.

- 50. 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.
- 51. All parking facility design shall conform to the standards in MGO Section 10.08(6).
- 52. Modify all 'Street' type entrances (radius) to 'Commercial' type entrances (flairs).

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions about the following nine (9) items:**

- 53. Submit a complete set of plans, including but not limited to the following: dimensioned site plan showing the property lines and setback distances, lower level parking, floor plans for all floors, rooftop plans, detailed rooftop, mechanical and green roof plan for the proposed grocery store, building elevations with materials and colors identified.
- 54. Bicycle parking shall comply with the design and location requirements for short-term and long-term parking spaces. Clearly identify and dimension all bike parking locations. There may be additional Zoning comments regarding bicycle parking following the submittal of plans for final sign-off.
- 55. No rooftop or ground-level mechanical equipment is shown on the submitted plans. If such equipment is proposed, it must be screened per MGO Section 28.142(9).
- 56. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with the final plan submittal.
- 57. Bike parking shall comply with MGO Ch. 28 Table 28I-3 (General Regulations) and Section 28.141 (11). Provide the required bicycle parking spaces designated as long-term or short-term spaces. A minimum of 90% of the required bicycle parking stalls for the residential use shall be designed as long-term stalls, with the remaining 10% as short-term bicycle parking. Guest stalls for the residential use and 90% of the bike parking required for commercial uses shall be short-term. A maximum of 25% of the required bike parking may be structured (wall mounts). Bicycle parking design and location shall comply with Sec. 28.141 (11) of MGO. Clearly identify the locations and numbers of bike stalls. Provide a detail of the bike racks to be installed. Note: A bicycle stall is 2 feet by 6 feet with a 5-foot access area.
- 58. Parking requirements for persons with disabilities must comply with MGO Sec. 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls.
- 59. Submit a stamped landscape plan and landscape worksheet stamped by the registered landscape architect. Per MGO Section 28.142(3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
- 60. Show the locations of the refuse disposal areas on the final plans. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal areas are located outside the buildings, they shall be screened on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of 6 feet and not greater than 8 feet.

61. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of MGO and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Please contact Tim Sobota of Metro Transit, at 266-4429 if you have questions about the following six (6) items:**

62. In coordination with public works improvements, the applicant shall maintain or replace the concrete passenger boarding pad at the existing Metro bus stop on the south side of Milwaukee Street, east of E. Washington Avenue (#1293). The concrete pad shall occupy the full distance of the terrace, measure a minimum of 10 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb. A continuous concrete terrace would also be suitable.
63. The applicant shall install and maintain a bench or other seating amenity in the adjacent property landscap plan at stop location #1293, ideally taking advantage of any building overhang or canopy to provide the seating amenity some shelter from the elements.
64. The applicant shall coordinate maintaining and protecting access to the existing bus stop zone for both pedestrians and transit vehicles at all times during project construction, to the maximum extent permissible.
65. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.
66. Metro Transit operates daily transit service along Milwaukee Street and E. Washington Avenue adjacent the project site. Bus stop #1293 adjacent the proposed project site generally has its bus stop zone encompassing the area from the existing bus stop sign pole and concrete boarding pad surface back to the preceding intersection and crosswalk location.
67. Conceptual Bus Rapid Transit (BRT) design studies have identified a new bus stop zone area along E. Washington Avenue, immediately west of the Milwaukee Street intersection. Sample BRT station design guidelines indicate at least 12 feet of available right-of-way being typical for the dimension measured from the face of curb across the station platform to the back of a public sidewalk. A minimum of 8 feet is shown for just the BRT station infrastructure, measured from the face of curb to the rear point of a passenger shelter structure. City Engineering staff may coordinate right-of-way alignments in this area to accommodate any potential future need for BRT infrastructure.

**Please contact Dennis Cawley of the Water Utility at 261-9243 if you have questions about the following item:**

68. Note: All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

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



69. Provide fire apparatus access as required by IFC 503 2012 edition, MGO Sec. 34.503, as follows:
- a.) The site plans shall clearly identify the location of all fire lanes.
  - b.) Per MGO 34.503/IFC 503 Appendix D105, provide an aerial apparatus access fire lane that is at least 26 feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30 feet and not closer than 15 feet from the structure, and parallel to one entire side.
  - c.) The aerial fire lane shall cover not less than 25% of the building perimeter.
  - d.) Provide a fire lane that extends to within 150 feet of all exterior portions of the structure, or it can be extended to within 250 feet if the building is fully sprinklered.
70. All portions of the fire lanes for 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 Sec. 34.507 for additional information.

**Please contact Janet Schmidt of the Parks Division at 261-9688 if you have any questions regarding the following three (3) items:**

71. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the development. This development is within the Olbrich park impact fee district (SI25). Please reference ID# 14124.1 when contacting Parks Division staff about this project. [Note: 2015 Park Impact Fees are now in effect.]
72. Street trees are required for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl—[dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com) or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in Section 209 of City of Madison Standard Specifications for Public Works Construction.
73. 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 my office at 261-9632 if you have any questions regarding the following four (4) items, including the conditions added or modified by the Plan Commission and Common Council (#75c & 78):**

74. The E. Washington Avenue entrances into the first floor commercial spaces in the western wing of the proposed building shall be unlocked and operable during business hours. Operable doors into those spaces from the parking area and central plaza are also encouraged.
75. That the specific implementation plan be revised prior to final approval by the Planning Division and the issuance of building permits as follows:
- a.) provide a clear phasing plan for the subject Building 1 and previously approved UW Health Clinic and Buildings 4/ 5 projects to ensure that all site improvements, including the mid-block

pedestrian path, serpentine path, and associated landscaping, will be implemented through those project approvals;

- b.) provide a fully dimensioned site plan that identifies the exterior dimensions of the property and clearly identifies the setbacks of the building from all property lines;
- c.) provide detailed and dimensioned elevations of the first floor commercial spaces from E. Washington Avenue, Milwaukee Street, the pedestrian plaza and path, and parking lot, including typical door locations, materials, and sill heights. If an art wall or living wall is proposed along Milwaukee Street, details of that treatment shall be provided;
- d.) show the dedicated elevators for the residential portion of the building and any freight elevators for the grocery store on the floorplans;
- e.) show the location and details of any cart corrals to be installed in the surface parking lot;
- f.) on Sheet A2, show the outline of the subject site in relation to the underground parking garages; on Sheets A1 and C200, show the outline of the underground garages;
- g.) provide detailed elevations with materials for all facades of the mixed-use building, above-grade walls enclosing the ramps leading to the parking garages and the egress stair from the residential garage at the southwesterly corner of the site.

76. The applicant may submit a zoning text specific to this project for review and approval by the Planning Division and Zoning Administrator prior to recording or note that this project is subject to the zoning text conditionally approved with the final Union Corners General Development Plan.

77. No utility or HVAC pedestals or penetrations, including HVAC wall packs for units, and gas meters or electric meters for buildings/ units shall be permitted without specific approval by the Urban Design Commission and Plan Commission. As part of the approval of this project, the commissions shall consider the louvers proposed to vent individual "wall-pack" heating and air-conditioning units shown on the northeastern and southwestern facades of both buildings.

78. That bike parking be provided at all major entrances.

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

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

After the planned development has been revised per the above conditions, please file **eleven (11) sets** of complete, fully dimensioned, and to-scale plans, 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. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

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

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. 28.181(5), 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 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Brenda Stanley, City Engineering Division  
Jeff Quamme, City Engineering Division  
Eric Halvorson, Traffic Engineering Division  
Dennis Cawley, Madison Water Utility  
Tim Sobota, Metro Transit  
Jenny Kirchgatter, Assistant Zoning Administrator  
Janet Schmidt, Parks Division  
Bill Sullivan, Madison Fire Department

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