



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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October 1, 2015

Ronald M. Trachtenberg
von Briesen & Roper, SC
10 E. Doty Street, Suite 900
Madison, Wisconsin 53703

RE: Approval of an alteration to an approved Planned Development–General Development Plan and Specific Implementation Plan to allow construction of a new church and student center at 723 State Street with one less story than previously approved.

Dear Mr. Trachtenberg;

At its September 21, 2015 meeting, the Plan Commission **conditionally approved** your application for PD (GDP-SIP) alteration for 723 State Street subject to the following conditions, which shall be satisfied prior to final approval and recording of the PD(GDP-SIP) alteration and the issuance of permits for new construction:

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following two (2) items:

1. 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.
2. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions about the following four (4) items:

3. Update the site plan to be consistent with the project changes, including the layout for bicycle parking and showing the exterior bicycle stalls.
4. Provide typical details for the fifth floor roof garden planters and green roof areas.

5. If exterior lighting is provided it shall be in accordance with MGO Section 10.085. Submit a photometric plan and fixture cut-sheets if building lighting is provided.
6. 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 Dennis Cawley of the Water Utility at 261-9243 if you have questions about the following item:

7. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility in accordance with MGO Section 13.21. The Water Utility will not need to sign off the final plans for the building, and will not need a copy of the approved plans.

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

8. 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.) MGO Sec. 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. The aerial fire lane shall cover not less than 25% of the building perimeter.
9. Provide direct roof access from the stair.

Please contact my office at 261-9632 if you have any questions regarding the following two (2) items:

10. The subject development shall be subject to the zoning text for the Planned [Unit] Development–General Development Plan previously approved and recorded for the church and student center.
11. That the final plan materials be revised to include the square-footage of each floor of the proposed building by use and the gross floor area of the building.

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.

Note: The City Engineering Division submitted a response with no new conditions for this request. All City Engineering Division requirements from the previously approved PD shall remain intact. No further comments on the alteration are provided.

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 **ten (10) 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

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 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: Landmarks Comm.

cc: Tim Troester, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Jenny Kirchgatter, Assistant Zoning Administrator
Bill Sullivan, Madison Fire Department