



Department of Planning & Community & Economic Development

## Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 267-8739

[www.cityofmadison.com](http://www.cityofmadison.com)

October 20, 2015

Chris Gosch  
Bark Design  
10 N Livingston St.  
Madison, WI 53703

RE: Approval of a conditional use for a 48-unit addition to an approved mixed-use building.

Dear Mr. Gosch:

At its October 19, 2015 meeting, the Plan Commission found the standards met and **approved** your client's request to construct a 48-unit addition to an approved mixed-use building at 810-854 East Washington Avenue. In order to receive final approval of the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

**Please contact my office at 266-5974 if you have any questions regarding the following 5 items:**

1. An updated management plan for the property including parking management, the use of the community room, rooftop terraces, and rooftop gardens shall be provided to staff for review and approval as part of the conditional use.
2. Final plans submitted for staff review and approval shall include sufficient detail to ensure that the 24 interior bedrooms within one-bedroom dwelling units on the west side of the tower have borrowed light from living spaces.
3. Final plans submitted for review by the Urban Design Commission and staff shall include sufficient detail on the proposed materials to include colors, specifications, and assurances that the proposed metal panels will not have visible fastening systems.
4. Prior to submitting final plans for review and approval by staff, the UDC must grant final approval of the design of the proposal, and the applicant shall meet any conditions of approval by the UDC.
5. Final plans shall include additional information and associated parking plans to ensure that bicycle parking requirements are met or exceeded for the entire building.

**Please contact Brenda Stanley, City Engineering at 266-4537 if you have any questions regarding the following 9 items:**

6. This alteration adds units that were not declared within the Galaxie Condominium as units nor was the area shown as a future expandable area. The condominium declaration shall be amended as necessary adding the new additional area as expandable area and also adding the units to the condominium that are part of this addition. An addendum to the Condominium Plat shall also be

recorded with the amendment. Both shall be recorded at the Register of Deeds prior to building permit issuance.

7. No changes to the physical elevations of the entrances to the buildings are approved with this application unless the Developer's agent meets first with City Engineering staff for review and approval.
8. Apartment addresses on floor plans are non-conforming and shall not be used. Submit a PDF of all floor plans (include all floors below the proposed additional apartments, it is unclear if the proposal affects the commercial or parking levels) to [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. 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.
9. Revise plans to show elevations and sizes of sanitary sewer facilities (Existing and Proposed).
10. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Brenda Stanley). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information:
  - a) Building Footprints
  - b) Internal Walkway Areas
  - c) Internal Site Parking Areas
  - d) Other Misc Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e) Right-of-Way lines (public and private)
  - f) Plat name and lot lines (metes & bounds parcel lines if unplatted)
  - g) Platted lot numbers (noted "unplatted lands" if not platted)
  - h) Lot/Plat property dimensions
  - i) Street names
  - j) Stormwater Management Facilities
  - k) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)
11. 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. (MGO 10.05(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
12. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. (MGO 10.05(6)) and MGO 35.02(4)(c)(2)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>
13. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan (POLICY).
14. 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 (POLICY).

**Please contact Bill Sullivan, Fire Department at 261-9658 if you have any questions regarding the following 3 items:**

15. The letter of intent indicates completion of both Phase I & II for July 2016; however, requests have already been made to begin occupancy as early as November 2015. Provide a detailed layout of the area that would be requested to be occupied prior to completion of the building in addition to the

interim life safety plan and other means and methods to ensure the safety of occupants from the continued construction of the building.

16. Site plans do not reflect current designs and differ from sheets within the Phase II conditional use alteration set. Specifically, the landscape is different between sheets. Provide accurate documents at site verification step.
17. Additional comments may be warranted based on the limited detail of the exiting plans at this point of the building design.

**Please contact Tim Sobota, Metro Transit, at 261-4289 if you have any questions regarding the following 5 items:**

18. In coordination with new revisions to the public works improvements, the applicant shall replace the concrete passenger boarding pad at the existing Metro bus stop on the north side of East Washington Avenue, west of Paterson Street (#1660) - at least 50 through 60 feet west of the new curb ramp location. 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.
19. The applicant shall install and maintain a bench or other seating amenity in the adjacent property landscape plan (making revisions to location per requirement above), ideally taking advantage of any building overhang or canopy to provide the seating amenity some shelter from the elements.
20. The applicant shall continue to maintain and protect access to the existing bus stop zone for both pedestrians and transit vehicles at all times during project construction.
21. The applicant shall include the location of these revised transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design. (See attached document "800ew\_Metro.pdf").
22. Metro Transit operates daily transit service along East Washington Avenue through the North Paterson Street intersection. Bus stop ID #1660 is adjacent the proposed project site along the north side of East Washington Avenue, with the bus stop zone encompassing the area from the existing bus stop sign pole and concrete boarding pad surface east back to the intersection at North Paterson Street. Any shift of the current curb ramp and crosswalk towards the west, to accommodate the widening of North Paterson Street, requires a corresponding shift of the existing concrete boarding pad location - to prevent a stopped bus from encroaching in the widened area of the new intersection.

**Please contact Janet Schmidt, Parks Division, at 261-9658 if you have any questions regarding the following item:**

23. 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 the additional residential units associated with this development. The developer must select a method for payment of park fees before signoff. This development is within the Tenney – Law – James Madison park impact fee district (S126). Please reference ID# 14109 when contacting Parks about this project.

**Please contact Eric Halvorson, Traffic Engineering, at 266-6527 if you have any questions regarding the following 6 items:**

24. 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 Engineering 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 Dave Nachreiner, (266-4899) 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.
25. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
26. 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.
27. 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.
28. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings 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.
29. A condition of approval shall be that no residential parking permits shall be issued for 810 East Washington Avenue. The applicant is encouraged to inform all tenants of this restriction in their apartment leases. In addition, the applicant shall submit a copy of the lease noting the above condition.

**Please contact Dennis Cawley, Water Utility, at 266-4651 if you have any questions regarding the following 2 items:**

30. This property is located in wellhead protection district WP-24. This proposed use is allowed in this district. Any proposed changes in use shall be approved by the Water Utility General Manager or his designee.
31. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-4429 if you have any questions regarding the following 4 items:**

32. Provide details of the rooftop deck area.
33. Submit floor plans for the parking levels to verify vehicle and bicycle parking requirements are being satisfied.

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34. As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.
35. Bike parking for this project shall be provided as uses are established for the various spaces in the development. Per Sec. 28.141(11), required bicycle parking shall comply with short and long-term bike parking requirements for both residential and non-residential uses, to be shown on the final plan sets. Provide a detail of the proposed bike rack.

**Please contact Dennis Cawley, Water Utility, at 266-4651 if you have any questions regarding the following 3 items:**

36. The new water service lateral shall be installed as a cut-in connection.
37. The Madison Water Utility shall be notified to remove the water meters prior to demolition.
38. This property is not located 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.

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No demolition or building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.**

**Please now follow the procedures listed below for obtaining your conditional use permit:**

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 letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or valid building permits are issued.

If you have any questions regarding obtaining the conditional use approval, 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 266-5974.

Sincerely,

Heather Stouder, AICP

Planner

cc: Jenny Kirchgatter, Asst. Zoning Administrator  
 Bill Sullivan, Fire Department  
 Brenda Stanley, City Engineering  
 Jeff Quamme, Engineering Mapping  
 Janet Schmidt, Parks Division  
 Eric Halvorson, Traffic Engineering  
 Tim Sobota, Metro Transit  
 Al Martin, Urban Design Commission

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit.

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*Signature of Applicant*

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*Signature of Property Owner (if not applicant)*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<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"/>	Metro Transit