



Department of Planning & Community & Economic Development

Planning Division

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

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Phone: (608) 266-4635

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www.cityofmadison.com

June 28, 2016

Bill Wellman
Graduate Madison
601 Langdon Street
Madison, WI 53703

RE: Approval of a conditional use and zoning map amendment rezoning **601 Langdon Street** to amended PD-GDP-SIP (Planned Development-General Development Plan-Specific Implementation Plan) to allow for a ground floor walk-up service window and to construct roof top mechanical equipment and screening.

Dear Mr. Wellman:

At their June 21, 2016 meeting the Common Council, meeting in regular session, conditionally approved your zoning map amendment request rezoning 601 Langdon Street to the amended Planned Development-General Development-Specific Implementation Plan (PD-GDP-SIP) district to allow for a ground floor walk-up service window and to construct roof-top mechanical equipment and screening. At their June 13, 2016 meeting, the Plan Commission, meeting in regular session, conditionally approved your conditional use request to establish a walk-up service window. These approvals are subject to the below conditions of approval that shall be satisfied prior to final approval of the conditional use and sign-off of the plans, recording of the Planned Development, and the issuance of permits.

Please contact Tim Troester, City Engineering Division, at 267-1995 if you have questions regarding the following two (2) items:

1. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which 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. (POLICY)
2. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)

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

3. 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.

4. 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.
5. 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.
6. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have questions regarding the following item:

7. Ensure the existing fire department connection is not obstructed by tables, chairs, fencing, etc in the proposed outdoor seating area.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions regarding the following three (3) items:

8. Provide a detail of the revised first floor exterior seating area. Update page A5.2R to show the layout of the tables and chairs and details of the planters.
9. The final plans shall be consistent with the existing construction.
10. Per Section 28.186(4)(b), The property owner or operator is required to bring the property into compliance with all elements of the approved site plan by September 1, 2016, as established by the Zoning Administrator.

Please contact Janet Schmidt, Parks Division, at 261-9688 if you have questions regarding the following item:

11. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction- <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will

require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Please contact my office at 267-1150 if you have questions regarding the following item.

12. That the Zoning Text be revised as follows with the final details to be approved by the Zoning Administrator and the Planning Division:
 - a. That the Zoning Text be separated from the letter of intent and provided as a separate document.
 - b. That Permitted and Conditional Uses be provided as numbered lists.
 - c. That the permitted use list eliminate references to the NMX and R6 Districts.

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 planned development has been revised per the above conditions, please 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.

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.

In regards to the conditional use, 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 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. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. 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 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 Schmidt, Parks Division
Jenny Kirchgatter, Zoning
Bill Sullivan, Madison Fire Department
Eric Halvorson, Traffic Engineering Division
Brenda Stanley, Engineering Division

I hereby acknowledge that I understand and will comply with the above conditions of approval for conditional use.	
<hr/>	
<i>Signature of Applicant</i>	
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<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 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: