



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

July 6, 2018

Jim Glueck
Glueck Architects
116 North Few Street
Madison, WI 53703

RE: Approval of a Conditional Use to convert an existing building into an arts/technical/trade school (circus arts training) in an Industrial-Limited (IL) zoning district at 84 North Bryan Street (ID 51766; LNDUSE-2018-00051).

Dear Mr. Glueck;

At its July 2, 2018 meeting, the Plan Commission found the standards met and **approved** your client's conditional use request to operate a circus arts training space (arts/technical/trade school) in an existing multi-tenant building at 84 North Bryan Street. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following three (3) item:

1. Per the Supplemental Regulations Section 28.151 School, Arts, Technical or Trade, the applicant shall submit a Traffic Demand Management plan to be approved by the Traffic Engineer and to be kept on file with the Zoning Administrator.
2. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide the anticipated number of students to determine the bicycle parking requirement. Provide a minimum of one (1) short-term bicycle parking stall per five (5) students located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
3. 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 plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have any questions regarding the following one (1) item:

1. Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Erosion Control or Storm Water Management Permits will be required.

Please contact Jeffrey Quamme of the City Engineering Division Mapping Section at (608) 266-4097 if you have any questions regarding the following one (1) item:

2. There are not any new proposed exterior improvements. The site plan shall be updated to show the existing improvements and pavement and properly label them as such.

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 obtaining permits for your project:

1. After the plans have been revised per the above conditions, please file **four (4) 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, 126 S. Hamilton Street. **This submittal shall all also include one (1) complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by 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 conditional use approval.
3. A 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.
4. 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.
5. 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 may be of any further assistance, please do not hesitate to contact my office at 243-0455.

Sincerely,



Colin Punt
Planner

cc: Brenda Stanley, City Engineering Division
Jeff Quamme, Engineering – Mapping
Jenny Kirchgatter, Assistant Zoning Administrator

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

<i>Signature of Applicant</i>

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

LNDUSE-2018-00051			
For Official Use Only, Re: Final Plan Routing			
<input type="checkbox"/>	Planning Div. (Punt)	<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 type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: