



Department of Planning & Community & Economic Development

Planning Division

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September 27, 2018

Jeff Vercauteren
Husch Blackwell, LLP
33 E. Main Street, Suite 300
Madison, Wisconsin 53703

RE: Approval of a request to rezone 118-126 State Street from DC (Downtown Core District) to PD (Planned Development District) and approval of a General Development Plan and Specific Implementation Plan and demolition permit to demolish four commercial buildings and construct a nine-story, 133-room hotel with first floor restaurant-tavern and rooftop lounge. [LNDUSE-2018-00073; ID 52535 & %2218]

Dear Mr. Vercauteren;

At its September 17, 2018 meeting, the Plan Commission found the standards met and **conditionally approved** your demolition permit for 118-126 State Street. At its September 25, 2018 meeting, the Common Council **approved** the rezoning of the property from DC to PD to allow construction of a nine-story hotel. Prior to issuance of demolition or building permits for the project, the conditions of approval in the following sections shall be satisfied:

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have any questions regarding the following twenty-one (21) items:

1. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees.
2. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Please contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
3. 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.
4. Plans show eight-inch lateral connection to eight-inch main. Connection of laterals eight-inch in diameter or larger require a manhole over the City sewer main.

5. The applicant shall provide projected wastewater flows as a condition of plan approval. The City sanitary sewer on State Street may have capacity limitations. The applicant shall submit projected wastewater flows to Mark Moder, mmoder@cityofmadison.com, 261-9250 as a condition of plan approval.
6. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
7. 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). All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.
8. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). 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 Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
9. This project appears to require construction dewatering. A dewatering plan shall be submitted to the City Engineering Division as part of the Erosion Control Permit application and plan. If contaminated soil or groundwater conditions exist on or adjacent to this project additional Wisconsin Department of Natural Resources (WDNR), Public Health Madison-Dane County, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
10. 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 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

11. 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.
12. For commercial sites less than one (1)-acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than one 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.
13. 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.
14. 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.
15. Proposed storm laterals shall be connected to the public storm sewer at an existing SAS or will require a proposed structure at the connection point. Plans shall be revised accordingly. Any unused storm sewer laterals shall be plugged and the owner or owner's representative shall obtain a permit to plug each existing storm sewer lateral that is unused.
16. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering 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. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
17. This zoning approval 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.
18. 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.
19. The applicant shall construct pavement, curb and gutter, and sidewalk on the abutting streets to a plan approved by the City.

20. The applicant shall abandon all underground vaults in the right of way.
21. The applicant shall remove street overpass structure. Restoration to the [State Street-Capitol Parking Ramp] shall be constructed by the developer as required by City Engineer.

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:

22. The site plans included in the packet are deficient. They are from the previous application in August of 2017. They do not show the current building as proposed and they do not include the additional lands added to the project from 124-126 State Street. Additional comments and conditions are reserved pending the submittal of fully developed site plans for this proposed building.
23. The plans for this redevelopment require the removal of the skywalk over W. Dayton Street, demolition of the existing buildings and the removal of underground vault areas under W. Dayton Street and N. Carroll Street. Applicant shall coordinate a Real Estate project with Jeff Quamme (jrquamme@cityofmadison.com - 266-4097) for the termination of the Encroachment agreement and amendment per Document Nos. 2024487 and 4825670, Real Estate Project No. 527. Also, the Air Space Lease per Document No. 3931894, existing Real Estate Project No. 499 for the skywalk improvements shall be terminated.
24. The Site Plan indicates fixed canopies and cornices that will encroach into the N. Carroll, W. Dayton and State Street rights of way. The applicant shall confirm all other portions of the proposed building and/or any private site improvements that will encroach into the adjacent right of ways. This includes (not limited to) balconies, roof overhangs and underground vaults. For all private improvements encroaching into the rights of way, the applicant shall make an application with City of Madison for a privilege in streets administered by the City of Madison Office of Real Estate Services. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way.
25. Since the new application site plans are incomplete, the project addresses are pending. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
26. The applicant shall coordinate a Real Estate project with Jeff Quamme (jrquamme@cityofmadison.com - 266-4097) for the termination of the Encroachment agreement for 126 State Street per Document No. 4758109, Real Estate Project No. 9539.
27. The underground vault areas shall be shown and noted to be removed on the existing conditions and demolition plan.
28. The pending Certified Survey Map application for this property shall be updated with the additional lands, resubmitted, completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the

property database so that the permitting system can upload this data and permit issuance made available for this new land record.

29. Submit a floorplan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following twelve (12) items:

30. The Parking Utility supports removal of the existing skywalk.
31. The Letter of Intent states, "The hotel will be served by off-site valet parking at existing parking structures with excess capacity." State where these existing parking structures are that have excess capacity, and show documentation that the owners of these parking structures will commit to providing parking for the proposed hotel.
32. The Parking Utility has concerns with the removal of on-street metered stalls in this area. If the Common Council ultimately decides that public parking is to be removed, the loss of metered parking stalls represents a substantial revenue loss to the Parking Utility. In addition to the seven metered stalls on the block, the space reserved for persons with disabilities would need to be relocated to a location as near to the existing stall as possible. The applicant shall be required to compensate the Parking Utility for the net present value of the revenue stream for the next twenty years for each parking stall removed as a result of this project.
33. The applicant shall prepare a Transportation Demand Management Plan (TDMP) to be reviewed and approved by the City Traffic Engineer per MGO Section 28.098(2)(d). Specifically, the applicant shall include a section discussing valet service and operation, this shall include expected peak times, staffing levels, areas for vehicular storage, times for drop-off and retrieval, how many vehicles they expect to see queued on N. Carroll Street at one time, and what is done when access to such locations is not available. The applicant shall ensure that valet activities will have no negative impacts, which includes but is not limited to double parking, to N. Carroll Street and W. Dayton Street. Note: The applicant has made it known that they do not intend to use a shuttle bus for hotel occupants and language expressing as such should be included in their plan.
34. The applicant shall work with Traffic Engineering to create a Traffic Management Association (TMA).
35. The applicant has proposed, and the Transportation Commission has approved a recommendation for, valet operations on N. Carroll Street. The applicant has also implied the address may be other

than N. Carroll Street upon final approval, as this is determined by factors that may ultimately be out of their control. Let it be known, if the valet operation is on N. Carroll Street, that addressing for the building on any alternative street frontage is wholly unacceptable and in this circumstance, the Traffic Engineering Division would rescind a recommendation of approval. This is due to the reasonable understanding of how modern navigation devices will ultimately direct users to the address of the building and not the valet location as is intended by the applicant. This will result in preventable and unacceptable negative impacts to the surrounding public rights of way.

36. 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.
37. 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.
38. 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.
39. All parking facility design shall conform to the standards in MGO Section 10.08(6).
40. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alterations necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb)–Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer. On Sheet C301, the applicant has mistakenly inverted their vision triangle to be in the public right-of-way as opposed to being appropriately shown on private property as intended by the ordinance.
41. 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 Austin Scheib, (266-4768, ascheib@cityofmadison.com) at the 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.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions about the following seven (7) items:

42. The applicant is proposing a building height of four stories at the State Street property line with a 30-foot setback to a height of nine stories which exceeds the maximum height allowed per the Downtown Height Map. Section 28.071(2)(a) Downtown Height Map allows a maximum building height of four stories extending 30 feet back from the State Street right-of-way line with a maximum height of six stories beyond. When applying the standards for approval of a Zoning Map Amendment to an application for height in excess of that allowed in Section 28.071(2). Downtown Height Map, except as provided for in Section 28.071(2)(a)1. and Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans and no application for excess height shall be granted by the Plan Commission unless it finds that all of the conditions listed in Section 28.098(2)(h) are present.
43. A Planned Development shall comply with all standards, procedures, and regulations of Chapter 28 Madison General Ordinances that are applicable to the individual uses within the development, including the General Regulations of Subchapter 28I and the Supplemental Regulations of Subchapter 28J. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of thirteen (13) bicycle parking stalls for the hotel use. A minimum amount of bicycle parking equal to 5% of capacity of persons is required for the restaurant-tavern. 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.
44. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (266-4682). Section 28.185(10) requires that every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
45. Work with Planning and Zoning staff to finalize the zoning text.
46. Submit a fully dimensioned site plan. Identify and label the property line. Show the building setbacks as measured to the property lines on the site plan. Identify and provide the distance of the setback line on the fifth and ninth floor plan.
47. Provide fully detailed floor plans and elevations. Label and dimension the floor plans. Identify and label the building materials and colors on the elevations.
48. Per Section 28.134(3) Capitol View Preservation, show the height of the building on the building elevations per City Datum. For the purpose of this subsection, City datum zero (0.00) feet shall be established as eight hundred forty-five and six-tenths (845.6) feet above sea level as established by the United States Coast and Geodetic Survey.
49. Provide details of the fifth floor and ninth floor rooftop terrace areas, including the layout of tables and seating areas, planters, and amenities.

50. Provide the layout of the tables and chairs for the rooftop terrace outdoor eating areas. The capacity shall be established for the outdoor eating areas. Occupancy is established by the Building Inspection Division. Contact Building Inspection staff at 266-4559 to help facilitate this process.
51. If exterior lighting is provided, it must comply with MGO Section 10.085 outdoor lighting standards. If exterior site lighting is provided, submit an exterior lighting plan and fixture cut sheets with the final plan submittal.
52. 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.
53. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following four (4) items:

54. Private wells may have served the parcels associated with this project prior to municipal water service connections. The existing properties will require an internal and external survey for potential un-abandoned private wells prior to proceeding with demolition. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and MGO Section 13.21 prior to the demolition of the property. Please contact water utility staff at 266- 4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development
55. Regarding the proposed water service lateral: A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E. Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact the Madison Water Utility at (608) 266-4646.

56. If the applicant intends to re-connect the existing six-inch fire service lateral at west corner of site: A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E. Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact the Madison Water Utility at (608) 266-4646.
57. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at 266-4765 to schedule the meter removal appointment.

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

58. The Madison Fire Department (MFD) has concerns regarding compliance with the IBC based on the submitted floor plans. The ninth floor is missing the second exit stair, exit stairs are not discharging occupants to the exterior, and the fire command center location has not been identified and agreed upon with MFD.
59. Provide fire apparatus access as required by IFC 503 2015 edition, MGO Section 34.503, as follows:
- a.) The site plans shall clearly identify the location of all fire lanes.
 - b.) MGO Section 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.
 - c.) 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 has a fire sprinkler system.
 - d.) Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.
 - e.) Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28 feet.
 - f.) Provide a fire lane with the minimum clear unobstructed width of 20 feet.
 - g.) Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal; the form is available at www.madisonfire.org.
 - h.) Where mountable sidewalk/curbs are used as part of the fire lane those sidewalk/curbs shall be constructed of concrete or asphalt only, and designed to support a minimum load of 85,000 lbs.

Provide a cross-section detail of the proposed mountable sidewalk/curbs. Clearly identify the locations of all proposed mountable sidewalk/curbs.

Please contact Kathleen Kane of the Parks Division at 261-9671 if you have any questions regarding the following two (2) items:

60. Existing street trees shall be protected. Please include the following note on the site plan: "The 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 prior to the start of construction. Tree protection specifications can be found in Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*. 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."
61. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. Tree planting specifications can be found in Section 209 of the *City of Madison Standard Specifications for Public Works Construction*.

Please contact Tim Sobota at Metro Transit at 261-4289 if you have questions about the following five (5) items:

62. The vehicle travel lanes on the State Street transit mall have been officially designated by the City of Madison as fixed guideway facilities for transit operations with the Federal Transit Administration. This official designation, and the associated travel restrictions against general traffic usage, allows the City of Madison to receive annual Federal funding that goes towards the operation and maintenance of these lane facilities for transit operations.
63. Any closure of the travel lanes along State Street, that may be approved by City Traffic Engineering to facilitate construction of this project, may require that the applicant post a deposit or otherwise reimburse Metro Transit and the City of Madison for the potential loss of Federal funding for any period of time where scheduled transit trips might be required to detour off the State Street transit mall facility.
64. Any detour of scheduled transit trips to alternate downtown streets, that may be implemented by Metro Transit in response to such an approved closure of State Street, may additionally require that the applicant reimburse the Madison Parking Utility for the loss of any parking meter revenue (where implementing alternate bus stop zones may eliminate existing parking stalls).
65. Metro Transit currently operates weekend and holiday bus service on the parcels contained in this GDP application - in accordance with the conditions of approval originally required of the applicants by the City Council in 1995 and 1996. These transit operations include bus service operating past two existing passenger waiting shelters that area maintained by the applicant, and dedicated layover bays

on the property for buses that do park at these internal stop locations for varying amounts of time between scheduled arrivals and departures.

66. Metro Transit would support possible revisions to the current transit operations and amenities on these properties - in coordination with the applicant - in order that the City might operate a more efficient pattern of bus traffic through the site, than what was originally required and approved. Such alterations to the underlying bus access easements, amenity locations, and bus layover sites could proceed on a similar timeline with the construction and occupancy of the proposed alterations to the GDP, if adopted as updates/revisions to what the original GDP had required. The applicant shall include the location of these transit amenities, and recorded easement document numbers, on the final plans filed with their permit application so that Metro Transit may review and approve the design.

Please contact my office at 261-9632 if you have any questions regarding the following eight (8) items, including the conditions recommended by the Plan Commission on September 17, 2018:

67. Prior to final sign-off and issuance of demolition or building permits for the hotel, proof of financing and executed contracts with construction firms for the entire scope of the project shall be provided for review and approval by the Director of Planning and Community and Economic Development, which shall indicate that the project, once started, can be completed consistent with the approved plans.
68. Revise the plans prior to final approval and issuance of permits to label the spaces on all of the floorplans and provide detailed elevation graphics for all walls of the building. The first floor plan shall include detailed information on the location and furnishing of the valet station.
69. Provide detailed site plans and landscaping plans for the site and adjacent rights of way for review and comment by the Planning Division prior to incorporation of those plans into the public improvement plans and specifications approved by the Board of Public Works and Common Council.
70. That the applicant work with Planning Staff and the Urban Design Commission to design the exterior walls along the interior lot lines to be pervious and include full glass windows along those facades to the greatest extent possible, which will require the developer to obtain easements or air rights from the adjoining properties and/or use fire-resistant glass on those sides of the building.
71. That signed letters of intent for the provision of off-street parking be provided as part of the parking management plan prior to building permit issuance.
72. That the PD zoning text be revised to include the hotel and food and beverage uses as a conditional uses, subject to the provisions of MGO Section 28.183.
73. That no lighting be installed on the building's rooftop terrace shine onto State Street. The Urban Design Commission shall review the applicant's lighting plan for compliance following review by the Planning Division.

74. As an advisory recommendation, the Plan Commission requested that an equal number of ADA parking spaces be provided as close as possible to an accessible entrance to the building to replace lost ADA parking.

The Urban Design Commission recommended final approval of the Planned Development on August 8, 2018 with no conditions. Please contact Janine Glaeser, Urban Design Commission Secretary, at 267-8740 if you have any questions about that approval. Final approval by the Commission is required prior to final staff approval and issuance of permits for the project.

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

No interior, exterior or structural demolition or wrecking activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.

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. **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 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 (608) 266-4551. If I may be of any further assistance, please do not hesitate to contact me at (608) 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Tim Troester, City Engineering Division
Jeff Quamme, City Engineering Division–Mapping Section
Eric Halvorson, Traffic Engineering Division
Adam Wiederhoeft, Madison Water Utility
Jenny Kirchgatter, Assistant Zoning Administrator
Kathleen Kane, Parks Division
Tim Sobota, Metro Transit
Janine Glaeser, Urban Design Commission
Bill Sullivan, Madison Fire Department

Accela ID: LNDUSE-2018-00073			
For Official Use Only, Re: Final PD 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 (EP)	<input checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Metro Transit
<input type="checkbox"/>	Water Utility (EP)	<input type="checkbox"/>	Other: