



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, AICP, Director

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March 6, 2020

Duane Johnson  
Knothe Bruce Architects LLC  
7601 University Avenue  
Middleton, WI 53562

RE: LNDUSE 2020-00005 | ID# [59306](#) and [58805](#)

Approval of an Amended PD-GDP-SIP and Revised Conditional Use for Block 88 -  
216 South Pinckney Street

Dear Mr. Johnson:

At its February 24, 2020 meeting, the Plan Commission approved your client's request for a conditional use alteration to amend the projections into the Capitol View Preservation Height Limit. At its March 3, 2020 meeting, the Common Council approved your client's request for an amended Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP). This approval includes modifications to the building's upper nine-stories and increases the number of dwelling units from 148 to 162. The following approval conditions shall be satisfied prior to final plan approval, recording of the planned development, the issuance of building permits for this project, and, where applicable, throughout the life of the use.

**Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 608-266-4097 if you have any questions regarding the following three (3) items:**

1. The Condominium Plat application for this project shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.
2. Submit a Floor Plan in PDF format to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) that includes a floor plan for each floor on a separate sheet for the development of a complete 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 application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application.
3. 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 Sean Malloy of the Traffic Engineering Division at 608-266-5987 if you have any questions regarding the following item:**

4. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on E. Doty Street and E. Wilson Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 608-266-4429 if you have questions about the following five (5) items:**

5. Work with Zoning and Planning staff for final approval of the Zoning text for the Phase 2 SIP.
6. Bicycle parking for the residential dwelling units shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11). A minimum of 162 resident bicycle stalls are required plus a minimum of 16 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
7. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
8. 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.
9. 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 Kate Kane of the Parks Division at 608-261-9658 if you have any questions regarding the following item:**

10. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park -Infrastructure Impact Fee district. Please reference ID# 17114.2 when contacting Parks about this project.

**Please contact Bill Sullivan of the Madison Fire Department at 608-261-4429 if you have questions regarding the following item:**

11. The project shall maintain the previously approved fire department access lanes. Shortening the aerial access on Wilson Street will not be acceptable.

**Please contact Bradley Hofmann of City Forestry at 608-267-4908 if you have any questions regarding the following two (2) items:**

12. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann - bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester prior to the approval of the site plan.
13. 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 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 - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/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 608-267-1150 if you have any questions regarding the following two (2) items.**

14. No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on street-facing walls is not included in this approval and will require approval of an alteration to this Planned Development should they be proposed at a later time.
15. The dimensions of the overall elevator and mechanical overruns are specified in the submitted plan sets. This height of the screening walls shall be the minimum height necessary to screen equipment. Note that an increase in the height or the area beyond what is shown in the approved plans will require consideration of either a minor (administrative) or major alteration to this approval, depending on the scope of the changes.

**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 **nine 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, Suite 017, 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.

Under State Statute §66.10015(5), these land use approvals shall be valid for five (5) years from the date of the Common Council Approval granted on March 3, 2020. If this plan is not recorded by that time, as described above, 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.

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 608-267-1150.

Sincerely,

Kevin Firchow, AICP  
 Principal Planner

- cc: ALL VIA EMAIL  
 Matt Tucker, Zoning Administrator  
 Brenda Stanley, City Engineering Division  
 Jeff Quamme, City Engineering Division – Mapping  
 Sean Malloy, City Traffic Engineering Division  
 Bill Sullivan, Madison Fire Department  
 Bradley Hoffman, City Forestry  
 Katherine Kane, Madison Parks Division  
 George Austin, Project Director

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

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*Signature of Applicant*

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*Signature of Property Owner (if not the applicant)*

<b>Accela ID: LNDUSE-2020-00005</b>			
<b>For Official Use Only, Re: Final Plan Routing</b>			
<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:
<input type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: