



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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March 19, 2008

J. Randy Bruce
Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, Wisconsin 53562

RE: Approval of a request to rezone 101-109 N. Franklin Street from R5 (General Residence District) to Planned Unit Development, General Development Plan, Specific Implementation Plan (PUD-GDP-SIP) to allow the relocation of the Conklin House residential building located at 307-309 N. Mills Street to this site (John Leja).

Dear Mr. Bruce:

At its March 18, 2008 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 101-109 N. Franklin Street from R5 to PUD-GDP. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development and relocation of the house to the site:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following eleven items:

1. The parallel Certified Survey Map application shall be approved and recorded prior to the issuance of building permits for the creation of interior private pedestrian and parking lot easements. Storm Water Utility bills will be calculated and billed after the CSM is recorded based on the proposed lot lines represented on the CSM, unless the owner/applicant desires to have this done differently by separate recorded agreements. If the separate recorded agreement scenario is chosen by the owner/applicant, please provide a recorded copy to Lori Zenchenko at lzenchenko@cityofmadison.com.
2. Please coordinate site address and new interior addresses plans by submitting PDF floor plans, via e-mail, for the entire site to Lori Zenchenko at lzenchenko@cityofmadison.com.
3. Provide copy of recorded private pedestrian access rights into this site from E. Mifflin Street from the adjacent property along the northeasterly for the proposed new concrete walk shown on the proposed site plan.
4. The City Engineer may allow the use of a street excavation permit for the work required to provide service laterals to these lots in place of a Developer Agreement as determined by the City Engineer after reviewing the site requirements with the applicant. Please contact Janet Dailey at 261-9688 to set up a meeting regarding this issue.

5. Any damage to the pavement on E. Mifflin Street will require restoration in accordance with the City Engineering Patching Criteria, including milling and overlaying 50-feet of the roadway.
6. The applicant shall provide a plan showing all utilities that will serve this site.
7. The applicant shall provide a recorded private sanitary sewer easement across lots being crossed with proposed sanitary sewer lateral (103/105, 107/109 N. Franklin Street).
8. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
9. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction or any sidewalk and curb and gutter that 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.
10. A City licensed contractor shall perform all work in the public right-of-way.
11. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. Email file transmissions preferred. Please include the site address in this transmittal. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. If the requested electronic CAD file cannot be provided to the Engineering Division, the submittal of a scaled drawing of the entire site boundary identifying dimensioned locations of all existing and proposed improvements and impervious areas (sidewalks, driveways, etc.) is required prior to issuance of building permits.
12. 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.

The permit application for the above is available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

13. 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.

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:

14. The relocated building will require a new water service lateral from the existing water main in E. Mifflin Street.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following item:

14. A condition of approval shall be that no residential parking permits shall be issued for 101-109 N. Franklin Street, (the applicant shall included the new address for the Conklin House on E. Mifflin Street) this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued for all existing and new addresses. In addition, the applicant shall submit include a copy of the lease noting the above condition in the lease when submitting plans for City approval.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following item:

15. Please provide floorplans of all existing buildings on site in addition to the plans for the relocated house.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following item:

16. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be four inches in height, numbers shall be in contrast to the background and visible from the street.

After the plans have been changed as per the above conditions, please file **eight (8) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of 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. 28.12(10)(e), 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 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Pat Anderson, Assistant Zoning Administrator
Janet Dailey, City Engineering
John Leach, Traffic Engineering
Scott Strassburg, Madison Fire Department
Si Widstrand, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Parks)	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input 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 Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: