



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
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October 5, 2011

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

RE: Approval of zoning map amendment to the PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) zoning district to for **434 South Thornton Avenue, 1526 Jenifer Street, and 433 Cantwell Court** to allow the rehabilitation of three existing apartment buildings.

Dear Mr. Glueck:

At its October 4, 2011 meeting, the Common Council approved your client's application to rezone 434 South Thornton Avenue, 1526 Jenifer Street, and 433 Cantwell Court from the R4 (General Residence District) to the PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) district to allow the rehabilitation of three existing apartment buildings with a total of 12 dwelling units. The following conditions of approval shall be satisfied prior to final approval and recording of the specific implementation plan:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following six (6) items:

1. The property at 433 Cantwell Ct. is included within a condominium plat and condominium declaration. This shall be appropriately removed/terminated from the condominium prior to final approval of plans and issuance of building permits.
2. Submit a PDF of each floor plan to Engineering Mapping Lori Zenchenko (Lzenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
3. Provide additional detail of resultant 1st floor layout for the building currently addressed as 434 S. Thornton Avenue. The redevelopment plan appears to require this building address be changed to a Jenifer Street address.
4. 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.
5. 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)

6. All damage to the pavement on Thornton, Jenifer, Cantwell, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm>

Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions regarding the following two (2) items:

7. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
8. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

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

9. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

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

10. Revise the zoning text under the family definition to reference the R4 district.

Please contact Kay Rutledge, Parks Division, at 266-4714 if you have questions regarding the following two (2) items:

11. There are no additional park fees due at this time.
12. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Dennis Cawley, Water Utility, at 266-4711 if you have questions regarding the following item:

13. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. This property is not in a Wellhead Protection District. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

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

14. That the zoning text be revised as follows:
 - a. That the "Permitted Uses" section be revised to eliminate "B.1) – Permitting uses as provided in R5 District."
 - b. That the "Building Height" section be revised to state Building Height shall be as shown on approved plans.
 - c. That the "Family Definition" section be revised to specify that the family definition shall be consistent

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 plans have been changed as per the above conditions, please file **nine (9) 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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Pat Anderson, Asst. Zoning Administrator
Kay Rutledge, Parks

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: