



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
PH 608 266-4635

August 19, 2009

Mr. James McFadden
McFadden & Company
5 North Broom Street
Madison, WI 53703

RE: Approval of an alteration to approved and recorded PUD-SIP (Planned Unit Development-Specific Implementation Plan) for 119 North Butler Street and 120 & 124 North Hancock Street.

Dear Mr. McFadden:

At its August 17, 2009 meeting, the Plan Commission, meeting in regular session, approved your client's application to amend an approved and recorded PUD-SIP (Planned Unit Development – Specific Implementation Plan.) This amendment allows your client to proceed with the following specified activities prior to providing proof of financing as required in Condition 33 of the approval letter dated August 7, 2008.

1. Complete the building renovations to 119 North Butler Street, consistent with the approved and recorded PUD-SIP.
2. Relocate the building at 119 North Butler Street to 520 East Johnson Street consistent with the approved and recorded PUD-SIPs for both properties.
3. Complete the renovations at 120 and 124 North Hancock Street, consistent with the approved and recorded PUD-SIP.

The proof of financing condition, noted below, applies to all other activities on the site, including the demolition of 123 and 125 North Butler Street and the commencing of construction of the 38-unit apartment building. That condition states:

That the developer submits proof of financing, which provides assurances that the project will be completed once started, in a form acceptable to the Director of the Planning and Community and Economic Development prior to any permits being issued.

PUD-SIP Approval Letter: 8/7/2008

Additionally, the Plan Commission added the following condition of approval:

1. That the applicant pays any outstanding permitting fees prior to relocating the building at 119 North Butler Street.

Please now follow the procedures listed below:

Please file **nine (9) sets** of the revised interim site and landscape plan 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
John Leach, Traffic Engineering Division
Scott Strassburg, Madison Fire Department
Pat Anderson, Asst. Zoning Administrator

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 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: Metro Transit