



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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December 1, 2005

Joe Krupp
Kennedy Point, LLC
2020 Eastwood Drive
Madison, WI 53704

SUBJECT: 1835 Winnebago Street

THIS LETTER PERTAINS TO THE PUD(SIP) APPLICATION ONLY.

A SEPARATE LETTER HAS BEEN ISSUED REGARDING THE DEMOLITION REQUEST.

Dear Joe:

The Common Council, at its November 29, 2005 meeting, conditionally approved your application for rezoning from R3 to PUD(GDP-SIP) for property located at 1835 Winnebago Street.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following fourteen items:

1. The applicant shall enter into a subdivision contract or developer's agreement to accommodate proposed street improvements.
2. The City of Madison radio systems has 2 microwave directional lines of sight to remote towers citywide running along the south side of East Washington Avenue. The building elevation will not present a problem, as reviewed by Keith Lippert (266-4767), Traffic Engineering Shop, 1120 Sayle Street.
3. The attached declarations of conditions and covenants for streetlights shall be executed and returned with site plans.
4. The applicant shall note on the site plans, "All street improvements approved by others not part of site approval."
5. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent

of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

6. The applicant shall submit plans for parking at 1901 Winnebago Street according to MGO.
7. The applicant shall note that Madison General Ordinance 10.08(a)6 requires all facilities to have adequate internal circulation in which no backing movement, except that required to leave a parking stall, is allowed. All parking facilities shall be designed so as not to utilize any portion of the public right-of-way except to permit ingress and egress in a forward manner: The applicant shall demonstrate on-site plans the truck service can turn around to ingress and egress the site in a forward movement for public safety on Winnebago Street.
8. The applicant should modify the proposed Winnebago Street driveway approach according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4), or the Winnebago Street driveway approach entrance as proposed a special design "Street Type Entrance" shall require the following:
 - A note placed in the zoning text and on the site plans stating, "The property owners shall install and maintain the six (6) inch epoxy white lines for the six (6) foot wide crosswalk and twenty-four (24) inch epoxy white stop bar five (5) feet behind the crosswalk at Winnebago Street. The applicant shall provide a 1"=20' detail drawing of the approach and pavement markings with site plans.
9. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
10. The "Stop" sign shall be relocated to be installed at a height of seven (7) feet behind the property line or behind the Winnebago Street public sidewalk. In addition, the applicant shall install a private street name above the "Stop" sign indicating a private street according to MGO. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
11. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10-feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25-feet from the street intersection in order to provide adequate vehicular vision clearance.
12. The stacked parking spaces shall be exclusive of access drives, aisle, ramps, columns, and bumper stops for each vehicle and be shown on the plan. The off-street vehicle facility design shall provide all vehicle storage and maneuvering in the aisles, and the off-street facility shall not require the use of any of the public right-of-way for vehicle storage or maneuvering. The applicant shall mark and show stacked parking stalls on the plan.
13. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
14. 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 Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following sixteen items:

15. Situs address will be changed to 1835 Winnebago Street. Condo units shall be consecutively numbered (1, 2, 3, etc. to 43).
16. The applicant proposes to relocate First Street westerly to achieve a larger building footprint. The applicant shall be responsible for reconstructing First Street between Winnebago Street and Eastwood Drive including all costs associated with the relocation.
17. Proposed storm sewer shall be designed by a professional engineer and the plan shall be stamped. This plan shall address concerns regarding how stormwater shall be managed when storm in Eastwood Drive is at capacity.
18. Project will require the removal of sanitary sewer on what is now Moulton Court.
19. If possible, the sanitary lateral should come off of Winnebago rather than Eastwood if the grades work.
20. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City/Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer 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. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
21. 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.
22. The applicant shall construct sidewalk to a plan approved by the City Engineer along Eastwood Drive, South First Street and Winnebago Street.
23. The approval of this conditional use 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 the developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right-of-way shall be reviewed by the City Engineer, City Traffic Engineer and City Forester.
24. 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.
25. The applicant shall show stormwater "overflow" paths that will safely route run-off when the storm sewer is at capacity.
26. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the 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 7.5 tons per acre per year.

27. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- 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.)

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com

28. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
29. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
30. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following four items:

31. Include the floor plan of the third floor level in the final plans.
32. Provide 43 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
33. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
34. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot (parking garage) and an average of .75 footcandles. (See City of Madison lighting ordinance.)

Please contact Pete Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following three items:

- 35. Final approval by the Urban Design Commission.
- 36. Finalizing the sale of land to the applicant.
- 37. Finalizing the lease of City land for use by the applicant to implement their landscape plan.

Please contact Hickory Hurie, Community Development Block Grant Office at 267-0740 if you have questions regarding the following item:

- 38. This 42-unit condominium development requires the provision of 7 affordable housing units under Sec. 28.04(25)(c)2., Madison General Ordinance. However, the Plan Commission determined that four (4) affordable housing units shall be provided and dispersed throughout the building according to the ordinance requirements. A payment to the Affordable Housing Trust Fund shall be made in lieu of providing the other three (3) affordable housing units, as specified in Sec. 28.04(25)(c)6.g., and as determined by the Community Development Block Grant Office. The Inclusionary Dwelling Unit Plan shall include this information.

Please contact Dennis Cawley, Madison Water Utility at 266-4651 if you have questions regarding the following three items:

- 39. The Madison Water Utility shall be notified to remove the water meters prior to demolition.
- 40. The Madison Water Utility shall approve the method of abandonment of the existing water main. The developer shall be responsible for all costs associated with this abandonment.
- 41. The Water Utility will not need to sign off on the final plans, nor need a copy of the approved plans.

Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following six items:

- 42. The developer shall pay \$58,460.90 for park dedication and development fees.
- 43. Park Fees shall be paid prior to SIP sign-off, or the developer may pay half the fees and provide a letter of credit for the other half.
- 44. There are no features of this project that qualify for IZ park fee reduction credits.
- 45. The building abuts the Eastwood right-of-way. Walls and landscaping proposed in the right-of-way shall require approval of the plan and maintenance agreements through the "Privilege in Streets" process.
- 46. Calculation of fees in lieu of dedication plus park development fees for 43 multi-family units to replace 3 multi-family plus 3 single-family:

Park dedication = (40 multi-family @ 700 square feet/unit) minus (3 single-family @ 1100 square feet/unit) = 24,700 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.65/square foot).

Estimated fee is \$40,755.00

Park Development Fees = (40 @ \$501.11) – (3 @ \$779.50) = \$17, 705.90

TOTAL PARK FEES = \$58,460.90

47. 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 Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following item:

48. The 26-foot fire lane does not take into account the on-street parking and that would move the fire lane back 8-feet. The lane is already more than 30-feet from the entire side of the structure. The fire lane proposed is 11% grade and this would need to be approved by John Lippitt, Madison Fire Department.

Please contact Tim Sobota, Madison Metro Transit, at 266-4904 if you have questions regarding the following four items:

49. The applicant shall install a concrete passenger boarding pad on the south side of Winnebago Street, approximately 5-feet west of the corner radius of the private drive. (Approximately ten feet east of location shown on sheet C7 submitted June 28, 2005.) The concrete pad shall occupy the full distance of the terrace, measure 10-feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
50. The developer shall revise the location of this concrete passenger boarding pad on the final documents filed with their permit application so that Metro Transit may review and approve the design.
51. Metro Transit operates bus service seven days a week along Winnebago Street and South First Street. Metro bus stop #1901 is on the south side of Winnebago Street, approximately 80-feet east of South First Street.
52. Metro Transit requests to sign and review final documents submitted for this project.

Approval of the SIP 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file twelve (12) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL100, 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.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning

Mr. J. Krupp

12/01/05

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and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

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 (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Section 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain 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.

Sincerely,

Peter Olson
City Planning

c: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineering Traffic Engineering Fire Department Planning Parks Division Urban Design Commission CDBG Real Estate
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