



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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August 3, 2006

John W. Sutton  
Sutton Architecture  
104 King Street  
Madison, Wisconsin 53703

RE: Approval of a request to rezone 22 E. Dayton Street and 208 N. Pinckney Street from R6H (General Residence District) and C2 (General Commercial District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) and approval of a demolition permit to allow relocation of an existing seven-unit apartment building from E. Dayton Street onto N. Pinckney Street, future demolition of a two-flat to allow construction of a 48-unit apartment building.

Dear Mr. Sutton:

At its August 1, 2006 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 22 E. Dayton Street and 208 N. Pinckney Street from R6H and C2 to PUD-GDP-SIP. The following conditions of approval shall be satisfied prior to final approval and recording:

**Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following fourteen (14) items:**

1. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor and Engineering Division records. The relocated house will have an address of 214 N Pinckney Street. The individual apartment numbers shall be: basement # 1 & # 2, first floor # 101 & # 102, second floor # 201 & # 202, third floor # 301. 22 E Dayton St is acceptable to use for the new 48-unit apartment. Unit addresses shall be assigned with the PUD reviews. Addresses will be coordinated with the First United Methodist Church Certified Survey Map.
2. Coordinate this project with the First United Methodist Church Certified Survey Map (CSM) application and approval. CSM shall be approved and recorded prior to issuance of building permits for new construction.
3. The applicant shall show how proposed five-story building will be provided with sanitary sewer service.
4. The site plans shall be revised to show the location of all rain gutter down spout discharges.
5. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
6. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.

7. 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.
8. This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
9. If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane County Register of Deeds.
10. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle).
11. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, and other miscellaneous impervious areas.
12. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
13. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc. and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
14. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

**Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following seventeen (17) items:**

15. The applicant shall submit one contiguous site plan showing the impacts on all adjacent sites for the CSM, ingress, egress, driveways, approaches, parking spaces, and easements to be approved according to MGO.
16. The parking facility shall be modified to provide for adequate internal circulation for vehicles on CSM Lot 2. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turn around area ten to twelve feet in width and signed "No Parking Anytime." In addition, the applicant shall provide for truck service be shown to turn around to ingress/egress in a forward movement of E. Johnson Street.
17. The applicant should show the dimensions for 18 to 24 E. Dayton Street, 202 to 206 N. Pinckney Street and 203 Wisconsin Avenue impacted sites proposed and existing parking stalls' items A, B, C, D, E, F, H, and

degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2.

18. The applicant is proposing a temporary parking lot on CSM Lot 2. The Plan Commission approval of the temporary parking lot on Lot 2 should be accordance to MGO.
19. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be review by Traffic Engineer to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
20. When the applicant submits final plans for approval, the plans shall show the following: items in the terrace as existing (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), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, on a scaled drawing at 1" = 20'.
21. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway, ingress/egress, and parking easements.
22. The applicant shall prevent encroachment onto adjacent land areas and sidewalk by barriers of some type, which shall be noted on the face of the revised plans.
23. "Stop" and "No Left Turns" signs shall be installed at a height of seven (7) feet to the bottom of the first sign at all approaches to E. Dayton Street & E. Johnson Street and a "Stop" sign shall be installed at a height of seven (7) feet at N. Pinckney Street driveway approach to Lot 2. 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.
24. The applicant shall design the underground parking areas for stalls and backing up according to Figures II of the ordinance using the nine feet or wider stall for the commercial/retail area. The "One Size Fits All" stall maybe used for the underground parking area only, which is a stall S = 8'-9" in width by L = 17'-0" in length with a E=23'-0" backup. The applicant shall modify and dimensions for proposed parking stalls' items S = 17 feet, B=8.75 feet, C=17 feet, D=17 feet, E=23 feet, and F=20 feet, and for ninety-degree angle parking width and backing up. Stair cases, elevators shafts, aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
25. The intersection shall be so designed so as not to violate the City's sight-triangle preservations 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.
26. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

27. The applicant shall modify the plan so no part of the driveway approaches shall extend in front of the property belonging to a person other than the permittee unless both property owners sign a joint application for a permit or driveway radii waiver letter prior to submittal of plans for approval.
28. The applicant should provide for adequate pedestrian pathways/linkage from the public sidewalk on E. Dayton Street to all proposed future building entrances.
29. 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.
30. The developer shall work with the City to resolve construction-related issues prior to submitting final plans for approval. The site has limited areas on and off site for construction-related use. There shall no or very limited impact to Johnson Street. There may be a daily fee for any on-street parking or loading zone removal due to this project. The fee is based on the hourly meter rate times nine (9) hours per day. Staff cannot commit to anything until it can perform a detailed review with the applicant.
31. 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 Si Widstrand, Parks Division, at 266-4711 if you have questions about the following item:**

32. Park dedication required for this project is 31,400 square feet based on 700 square feet per unit for the 48 units (33,600 square feet), less two existing duplex units (1,100 square feet per unit). The required dedication shall be paid as a fee in lieu of land, based on the actual value of the acreage up to a maximum of \$1.74 per square foot. The dedication fee for this project is \$54,636.00. Park Development Fees are \$25,528.96 (\$524.16 per unit), less two existing duplex units (\$815.36 per unit). → Total park fees for this project = **\$78,164.96.**

**Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:**

33. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least two fire hydrants. Distances are measured along the path traveled by the fire truck as the hoses lay off the truck. See MGO 34.20 for additional information.
34. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19 as follows:
  - a.) the site plans shall clearly identify the location of all fire lanes;
  - b.) provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
  - c.) provide a minimum unobstructed width of 26 feet for at least 20 feet on each side of the fire hydrant.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following ten items (requirements based on the project as a PUD-GDP-SIP):**

35. The site plan shall show dimensions of the lot, structures, setbacks from property lines, clearly show property lines and the boundary of the SIP on the site plans. The plan sheets and all documents shall be consistent including number of units.

36. Meet applicable building codes and building code setbacks.
37. Show the access to the parking stalls, shown on Phase I. Include the adjacent lot development with cross access. Obtain a cross access agreement.
38. Meet all applicable State accessible requirements, including but not limited to:
  - a.) Provide a minimum of two accessible stalls striped per State requirements in the parking garage and a minimum of two accessible stalls striped per State requirements in the surface lot. A minimum of one of the surface stalls shall be a van accessible stall 8-foot wide with an 8-foot striped area adjacent. Note: The accessible garage parking stalls shall have a minimum of a 5-foot' striped out area adjacent to them.
  - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground/floor.
  - c.) Show the accessible path from the stall to the buildings or elevator in the garage. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
39. Provide a 10' by 35' loading areas with 14-foot vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space.
40. Provide 54 bike-parking stalls in safe and convenient locations 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: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. Surface bike stalls shall be shown on the site plan.
41. Provide a detailed landscape plan, including the species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
42. Provide addresses on the site plans of the existing buildings that will remain, proposed buildings and addresses of the buildings to be moved or demolished.
43. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 footcandle at 10 feet from the adjacent lot line. (See City of Madison lighting ordinance for more information).
44. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to the Community Development Block Grant Office a copy of the approved plan for recording prior to final signoff of the rezoning.

**Please contact Kitty Rankin, Preservation Planner, at 266-6552 if you have questions about the following Landmarks Commission condition:**

45. For the moving of the house into the Mansion Hill historic district (to 208 N. Pinckney Street):
  - a.) the stair tower should have a hipped roof
  - b.) the columns under the porch shall be of foundation materials rather than brick
  - c.) the railing shall be paneled

- d.) staff shall approve the final foundation materials
- e.) the windows shall be replaced with new ones that match the size and appearance of the originals.

**Please contact Tim Sobota, Metro Transit, at 261-4289 if you have questions about the following item:**

- 46. The applicant shall coordinate with City Traffic Engineering and Metro Transit to minimize accessibility impacts to the Metro bus stop location on E. Dayton Street at Wisconsin Avenue for both transit vehicles and passengers, during those times the bus stop is being used due to closure of the Capitol Square.

**Please contact Hickory Hurie or Barb Constans, Community Development Block Grant Office, at 267-0740 if you have questions about the following item:**

- 47. A full Inclusionary Dwelling Unit Plan shall be submitted with the Amended PUD-SIP required prior to the construction of the 48-unit apartment building. The plan shall include details on unit placement, number of bedrooms and pricing that meets the requirements of the Ordinance.

**Please contact my office at 261-9632 if you have questions about the following three items:**

- 48. That the applicants for the church and residential projects execute and record a joint Certified Survey Map of their lands prior to final approval and the issuance of building and/or demolition permits that re-divides the subject properties to reflect their proposed projects and future ownerships. The CSM shall dedicate or reference all cross-access, parking and fire access easements necessary to implement the projects as deemed necessary by City agencies during review and approval of the survey.
- 49. That, at the time both this project and the FUMC project at 203 Wisconsin Avenue submit for final staff approval prior to the issuance of building and/or demolition permits, a fully dimensioned site plan be submitted for approval that shows the operation of both projects on Block 91 in accordance with all applicable City codes and ordinances, including but limited to shared fire lanes, cross access and parking operations.
- 50. That an amended specific implementation plan be submitted for approval by the Common Council prior to the issuance of building and/or demolition permits related to the proposed 48-unit apartment building that includes final details on building architecture, materials and landscaping. A final Inclusionary Dwelling Unit Plan shall be submitted with the amended specific implementation plan that provides a final unit count for the development and dispersion plan in conformance with the Zoning Ordinance.

Approval of 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.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the recording of the PUD and issuance of a wrecking permit.

After the plans have been changed as per the above conditions, please file **eleven (11) 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

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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: Kathy Voeck, Asst. Zoning Administrator  
Janet Gebert, City Engineering  
Si Widstrand, Parks Division  
John Leach, Traffic Engineering  
Tim Sobota, Metro Transit  
Barb Constans, CDBG Office  
George Dreckmann, Recycling Coordinator  
John Lippitt, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division (park fees)
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Metro Transit
<input checked="" type="checkbox"/>	CDBG Office	<input type="checkbox"/>	Other: