



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 608 267-8739
PH 608 266-4635

November 5, 2008

Knute Viland
Transcend Architects & Engineers, Inc.
395 E. Main Street
Sun Prairie, Wisconsin 53590

RE: Approval of a conditional use to allow an apartment building/ lodging house located at 223 W. Gilman Street to be converted into a synagogue with second floor dwelling unit. (Chabad Lubavitch, Inc.)

Dear Mr. Viland:

The Plan Commission meeting in regular session on November 3, 2008 determined that the ordinance standards could be met and **approved** your client's request for a conditional use permit to allow an apartment building/ lodging house located at 223 W. Gilman Street to be converted into a synagogue with second floor dwelling unit, subject to the conditions below. In order to receive final approval of the conditional use and for building and occupancy permits to be issued, the following conditions must be met:

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

1. Provide additional information regarding the existing catch basin - size depth, and where it drains.
2. The applicant shall replace all sidewalk and curb and gutter which abutting 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.
3. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement.
4. 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.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following four items:

5. When the applicant submits final plans for 223 & 225 W. Gilman Street 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), 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. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
7. The site at 225 W. Gilman Street shall either dimension all parking according to MGO parking design standards or the applicant could note on site plans "according to the Central Area Back Yard Parking Standards."
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 Matt Tucker, Zoning Administrator, at 266-4551 if you have questions about the following four items:

9. Provide 2 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. 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.
10. The site plan must be updated to show the required 210 square feet of useable open space on the site plan. Please note the upper balcony area cannot be counted toward the useable open space requirement, as only a portion of this area is considered qualifying useable open space. The site must provide a minimum 10' wide, 200 square feet of unobstructed open space area on the ground in addition to the upper balcony area. Please contact Zoning staff to discuss this requirement.
11. Provide a detail drawing for the proposed dumpster enclosure, including materials for the screening fence/wall and gate.
12. Note: The parking spaces are for the use of the second floor occupancy only.

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

13. That the final plans be revised per Planning Division approval prior to final signoff and the issuance of building permits as follows:
 - a.) identify the proposed second floor porch on the new floorplans;
 - b.) clearly identify the actual setbacks from the proposed first floor addition to the side and rear property lines;
 - c.) note the document number for the existing shared driveway easement; if no such recorded easement exists, the applicant and adjoining property owner shall record one and reflect the new easement on the final plans;
 - d.) show the proposed trash enclosure on the southerly, rear elevation and easterly side elevation, including building materials to be used;
 - e.) show the accessible ramp on the elevation of the westerly side wall, including building materials to be used.

Please now follow the procedures listed below for obtaining your conditional use permit:

1. Please revise your plans per the above and submit *eight (8) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
 Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use project.

Signature of Applicant

cc: Janet Dailey, City Engineering Division
 Matt Tucker, Zoning Administrator
 John Leach, Traffic Engineering Division
 Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering Division	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering Div.	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Engineering Mapping Sec.	<input type="checkbox"/>	Other: