



Department of Planning & Development
Planning Unit

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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December 6, 2006

J. Randy Bruce
Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, Wisconsin 53562

RE: Approval of a request to rezone 301 S. Ingersoll Street from M1 (Limited Manufacturing District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of a former taxi garage and the construction of a new 76-unit rental apartment project.

Dear Mr. Bruce:

At its December 5, 2006 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 301 S. Ingersoll Street from M1 to PUD-GDP-SIP. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following nineteen (19) items:

1. Any damage to E. Wilson Street pavement will require restoration in accordance with the City's patching criteria.
2. A storm sewer-pumping plan for the sump at the entrance to the underground parking shall be provided to the City and stamped by a Professional Engineer. The plan shall show adequate capacity to handle a 100-year storm event.
3. The proposed retaining walls shall create drainage problems for adjacent lots to the southwest. Revise plan to provide a solution.
4. Eliminate any openings in the proposed retaining wall along the southeast property line.
5. Replacement of curb along E. Wilson Street shall include relocation of existing inlets, such that they are not located within the driveways.
6. No sanitary sewer exists along E. Wilson Street. All connections must be to S. Ingersoll Street or provide for main extension along Wilson.
7. The developer may need to replace the sidewalk and curb along S. Ingersoll Street. Prior to proceeding, the developer shall coordinate City replacement of existing sanitary main, if the City deems necessary.
8. 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.

9. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
10. The approval of this project 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 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.
11. 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.
12. The applicant shall replace all sidewalk and curb and gutter which abuts the property that is damaged by the construction or any sidewalk and curb and gutter and 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.
13. A City licensed contractor shall perform all work in the public right-of-way.
14. 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.
15. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
16. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
17. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
18. 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.

19. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

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

20. Direct, safe and reasonable pedestrian and bike pathways with ramps and crosswalks shall be provide from the buildings entrance to the public walkway from/to logical directions of approach. The applicant shall revise the sidewalk running along the driveway and loading zone in the driveway, that the sidewalk shall be separated with curb from both the loading area and driveway. The MGO states no ramps or crosswalks shall end in a driveway approach.
21. 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'.
22. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
23. The plan sheets C-1.1 and C-1.2 show a driveway on S. Ingersoll Street to be removed from proposal.
24. The applicant shall modify the driveway approach according to MGO 10.08(3)(b), No entrance shall be closer than five feet to an adjacent property line.
25. 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.
26. 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.
27. 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:

28. Park dedication required for this project is 53,200 square feet based on 700 square feet per unit for the 76 additional units. 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 \$92,568.00. Park Development Fees are \$39,836.16 (\$524.16 per unit). → Total park fees for this project = **\$132,404.16. Park fees shall be paid prior to issuance of a building permit.**

Please contact Scott Strassburg, Madison Fire Department, at 261-9643 if you have questions about the following item:

29. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19 as follows:
 - a.) Provide an aerial apparatus access fire lane that is at least 26 feet wide, with the near edge of the fire lane within 30 feet of the structure, and parallel to one entire side of the structure for 24-unit Section A building;

- b.) the site plans shall clearly identify the location of all fire lanes;
- c.) provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

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

- 30. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of two accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8 feet wide with an 8-foot striped out area adjacent.
 - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60 inches between the bottom of the sign and the ground.
 - c.) The stalls shall be as near the accessible entrance (elevators) as possible.
- 31. Provide 63 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: 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.
- 32. In the zoning text, under parking and loading, eliminate the statement "no off-street loading will be provided." In the zoning text, under signage, "signage will be allowed as per the R6 zoning district as approved by the Urban Design Commission."

Please contact Mary Anne Thurber, Madison Police Department, at 266-4238 if you have questions regarding the following item:

- 33. The Police Department requests more secure bicycle and moped parking for this project so as to keep these off the street and away from building in a more secure area, which will reduce theft.

Please contact my office at 261-9632 if you have questions about two Planning Unit conditions (#34 & 35) and the four Plan Commission conditions of approval (#36 – 39):

- 34. The zoning text and plan set be revised per Planning Unit approval to clarify whether off-street loading will be provided for this project. The zoning text indicates that loading will not be provided, but the site plans show a 10 by 35-foot loading area adjacent to the driveway from E. Wilson Street.
- 35. The developer shall submit full building elevations for both the three and four-story buildings (including building materials) for Planning Unit approval prior to recording.
- 36. That project not be recorded until such time as the developer has received WHEDA financing to ensure the project's status as an affordable rental project.
- 37. That the developer submit proof of financing for the project prior to recording.
- 38. That this approval shall apply to a rental project containing a minimum of 80% percent of its total units as affordable to families earning 60% of the Area Median Income or less.
- 39. That the developer dedicate an avigation easement to Dane County as requested in the letter to the Plan Commission from Rodney Knight, dated November 20, 2006

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.

After the plans have been changed as per the above conditions, please file **ten (10) 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. A copy of the Reuse and Recycling Plan shall also be submitted to Zoning for forwarding to the City's Recycling Coordinator for 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 261-9632.

Sincerely,

Timothy M. Parks
 Planner

cc: Kathy Voeck, Asst. Zoning Administrator
 Janet Dailey, City Engineering
 Si Widstrand, Parks Division
 John Leach, Traffic Engineering
 Mary Anne Thurber; Madison Police Dept.
 Scott Strassburg, 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 type="checkbox"/>	Parks Division
<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 type="checkbox"/>	Metro Transit
<input type="checkbox"/>	CDBG Office	<input checked="" type="checkbox"/>	Other: Police Department