



Department of Planning & Development  
**Planning Unit**

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

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FAX 608 266-8739  
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July 19, 2006

Navin Jarugumilli  
18 Shepard Terrace  
Madison, WI 53705

SUBJECT: 305 East Johnson Street – Rezoning PUD-GDP-SIP

Dear Mr. Jarugumilli:

The Common Council, at its July 18, 2006 meeting, conditionally approved your application for rezoning from R6 to PUD(GDP-SIP) for property located at 305 East Johnson Street.

The conditions of approval are:

**THE PLAN COMMISSION, AT THEIR JULY 10, 2006 MEETING, ADDED THE FOLLOWING SPECIFIC CONDITIONS OF APPROVAL:**

1. In granting final approval, the Urban Design Commission shall review the sound buffering quality of the row of landscaping along the southern property line of the site.
2. The applicant shall install a parking control gate on the neighboring property at 301 East Johnson Street to be maintained by the owner of that neighboring property.
3. All aspects of the business shall close at 11:00 p.m. daily.

**PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TWO ITEMS:**

4. When reviewing a site plan it should be recognized that site-specific considerations will influence a design and that various compromises are required in the development of any site layout. A restaurant requires truck deliveries of goods on a daily or weekly period. The applicant shall need to recognize the limited and additional cost to make deliveries to this location. The applicant will need to have truck deliveries made at the existing "Truck Loading Zone" on the north side of East Johnson Street. The applicant shall note in the zoning text the following:

Truck Loading and Parking is not provided on or off-site as proposed with the rezoning. All owners and/or tenants of this facility are aware that no "Truck Loading Zone" will be granted on the southerly side of East Johnson Street in the peak hour lane. In addition, all truck service will need to

use the existing "Truck Loading Zone" on the north side of East Johnson Street. The property owner and restaurant owner shall provide a letter to the Traffic Engineer acknowledging this.

5. 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 Janet Gebert, City Engineering, at 261-9668 if you have questions regarding the following two items:**

6. The applicant shall replace all sidewalk and curb and gutter abutting the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. The applicant shall close all abandoned driveways.
7. 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.)
- e. Right-of-Way lines (public and private)
- f. Lot lines
- g. Lot numbers
- h. Lot/Plat dimensions
- i. Street names

Note: Email file transmissions preferred: [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)

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

8. The plans shall be consistent. The plans show two 2-bedroom units and the cover sheet of the plans shows 5-bedrooms in the usable open space area. Make the cover sheet consistent with the plans.
9. Provide 4 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.
10. Provide a detailed landscape plan. Show species and sizes of landscape elements.

11. In the zoning text under signage include "Signage shall be approved by the Urban Design and Zoning." Note: Sign permits must be issued by the Zoning Section of the Department of Planning and Development prior to sign installations.

**Please contact Al Martin, staff to the Urban Design Commission, at 266-4635 if you have questions regarding the following item:**

12. If not already obtained, final approval of this proposal will be required by the Urban Design Commission or staff.

**Please contact John Lippitt, Madison Fire Department, at 266-4484 if you have questions regarding the following item:**

13. This proposal must meet all fire and building codes for this occupancy use change.

All applicable conditions of approval contained in the June 23, 2005 conditional use approval letter from Tim Parks shall be addressed.

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.

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 KATHY VOECK, RON TOWLE, OR MATT TUCKER, ZONING ADMINISTRATOR, AT 266-4551.**

Sincerely,

Bill Roberts  
Planning & Development

c:      Zoning Administrator  
         City Engineering  
         Traffic Engineering  
         Knapp Schmidt Architects, P.O. Box 762, Wautoma, WI 54982  
         Danny Tzakis, P.O. Box 2138, Madison, WI 53701  
         **UDC – AL MARTIN**

## **SIGN-OFF**

Traffic Engineering
City Engineering
Fire Department
Zoning Administrator
Urban Design Commission
(AM)
Planning
Water Utility