



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 608 266-8739
PH 608 266-4635

January 11, 2008

Brandon Cook
924 Aldora Lane
Waunakee, Wisconsin 53597

RE: Approval of a request to rezone 430 W. Dayton Street from R6 (General Residence District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to allow construction of an apartment in the basement of an existing three-unit building and construction of a one-unit carriage house following the demolition of an existing detached single-family residence.

Dear Mr. Cook:

At its January 8, 2008 meeting, the Common Council **conditionally approved** your application to rezone property located at 430 W. Dayton Street from R6 to PUD-GDP-SIP. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development and the issuance of building permits and/ or a Certificate of Occupancy:

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

1. Provide detailed site plan to show existing and proposed drainage for the site and show existing and proposed sanitary sewer laterals for each building.
2. Provide revised detailed site plan to better identify the existing and proposed floor plans and primary access locations for all buildings and units.
3. Coordinate an updated address plan for this site with Engineering Program Specialist Lori Zenchenko via e-mail at lzenchenko@cityofmadison.com or 266-5952.
4. Provide revised detailed site plan to better identify the following required features: building footprints, internal walkway areas, internal site parking areas, other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.), right of way lines (public and private), lot lines, lot numbers, lot/plat dimensions and street names.

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following nine items:

5. Downtown Design Zone 2 requires a 25-foot rear yard setback for a residential structure. Since the proposed carriage house in Phase 2 does not appear to meet this requirement, any reference to this new structure must be removed from the plans. The existing structure may remain, and is being considered as part of this review.
6. Provide five bike parking stalls (one per dwelling unit) 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. Moped parking must also be shown, if provided.

7. The submitted site plan does not reflect the Urban Design Commission (UDC) approval, and floor plans and building plans do not clearly depict the bedroom accounts and floor plan for each unit. Please clarify by providing a complete and accurate plan set, including site plan, elevation drawings and floor plans when specific implementation plan (SIP) is submitted for final review.
8. The submitted site plan must be updated to reflect phasing of this project, and interim improvements proposed for the area behind the 4-unit building must be shown.
9. The zoning text needs to be clarified. In regard to permitted land uses, please modify the zoning text to state: "Residential uses as permitted in the R6 General Residence District." Also, please delete item "L."
10. Meet all applicable State accessible requirements, including but not limited to:
 - a.) provide a minimum of one accessible stalls striped per State requirements. The stall must be a van accessible stall, 8' wide with an 8' striped out area adjacent.
 - b.) show signage at the head of the stall.
11. Provide a detailed landscape plan, showing phases as identified in the letter of intent.
12. Identify useable open space areas and area calculations when SIP is submitted for final review.
13. Provide a reuse & recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued for the rear house.

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

14. That the zoning text be revised per Planning Division approval as follows:
 - a.) that the permitted uses be: "Multi-family residences as shown on the approved plans;"
 - b.) signage shall be limited to the maximum permitted in the R6 zoning district, as approved by the Urban Design Commission and Zoning Administrator.
15. That all of the application materials be revised to eliminate references to the demolition of the existing single-family residence and construction of a carriage house at the rear of the subject site prior to recording of the planned unit development and the issuance of any permits for the installation of the fourth dwelling unit.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about this project's need to provide all fire apparatus access required by Comm. 62.0509 and MGO 34.19 as part of the final signoff of the project.

Note that any applicable park fees may be payable prior to the recording of the PUD or within 14 days of the issuance of building permits. Please contact Si Widstrand at 266-4711 for information on any fees due and the process for paying them.

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 **seven (7) 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 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: Matt Tucker, Zoning Administrator
Janet Dailey, City Engineering
Si Widstrand, Parks Division
Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Parks)	<input type="checkbox"/>	CDBG Office
<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 type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: