



Department of Planning & Development  
**Planning Unit**

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

March 8, 2006

Frank Staniszewski  
Madison Development Corporation  
550 W. Washington Avenue  
Madison, Wisconsin 53703

RE: Approval of a request to rezone 437 and 441 W. Mifflin Street from R6 (General Residence District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of an existing two-family residence and the construction of a new two-family residence and four-unit apartment building.

Dear Mr. Staniszewski:

At its March 7, 2006 meeting, the Common Council **conditionally approved** your application for rezoning property located at 437 and 441 W. Mifflin Street from R6 to PUD-GDP-SIP. The following conditions of approval shall be satisfied prior to final approval and recording:

**Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following fifteen items:**

1. A new address will need to be assigned. Please contact Lori Zenchenko at 266-5952.
2. Each building will be required to have a separate sanitary sewer lateral.
3. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor and Engineering Division records.
4. 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 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.
5. A City-licensed contractor shall perform all work in the public right-of-way.
6. 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.
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. 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) and provide oil & grease control from the first 1/2" of runoff from parking areas.
9. 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.
10. 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).
11. 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.
12. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
13. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc. shall be shown on the plan.
14. Prior to approval of the project, 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.
15. 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 four items:**

16. 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'.
17. The site has dimensions according to M.G.O. parking design standards. The applicant should note on site plans according to the "Central Area Back Yard Parking Standards." The applicant shall contact Zoning with question on the "Central Area Back Yard Parking Standards."
18. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to street lighting, signing and pavement marking including labor and materials for both temporary and permanent installations.

19. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

A condition prohibiting the issuance of residential parking permits for residents of this project was waived by the Common Council upon recommendation by the Plan Commission due to the affordability of the project.

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

20. The fire lanes shown on the site plans do not comply with Comm. 62.0509, and/or MGO Chapter 34; the owner must revise the plans or apply for and receive approval of a Petition for Variance from the Board of Building Code, Fire Code and Licensing Appeals prior to construction of the project. If the Board does not approve the Petition for Variance, then the owner must submit a new application for approval of revised plans, or discuss an equivalency for code-deficient fire apparatus access.
21. Provide an additional fire hydrant on the site plans; see MGO 34.20 for additional information. A minimum of two shall be shown.
22. 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 hose lays off the truck**. See MGO 34.20 for additional information.
23. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19 as follows:
  - a.) provide a fire lane with the minimum clear unobstructed width of 20-feet;
  - b.) 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
  - c.) the site plans shall clearly identify the location of all fire lanes;
  - d.) provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal;
  - e.) per IFC 503.3 Show approved "fire lane, no parking" signs posted on the site plan. A max of 150- feet on center. Signs must be visual and easily read from any location on the fire lane. Fire lanes 20-27 feet wide will be posted as fire lane on both sides, 28-35 feet wide shall be posted fire lane on the appropriate side only.

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

24. The lots shall be combined into one lot, as a property line cannot pass through a building.
25. Meet applicable State building and State setback requirements. Please contact the building permit staff regarding these requirements.
26. The zoning text states that maximum height allowed is 2 ½ stories. There are three stories in the four-unit building. Change the text to three stories to be consistent with the plans. Change the text regarding signage to say "as allowed per Chapter 31, MGO as compared to the R6 district and as approved by the Urban Design Commission and zoning."
27. Provide a detailed landscape plan. Show 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 feet and 20 feet of the

parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)

28. 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. (Consult the City of Madison lighting ordinance for more details).

**Please contact Si Widstrand, Parks Division, at 266-4711 if you have questions about the following item:**

29. Park dedication required for this project is 2,800 square feet based on 700 square feet per unit for the four 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 \$4,872.00. Park Development Fees are \$2096.64 (\$524.16 per unit). → Total park fees for this project = **\$6,968.64**. Park fees shall be paid prior to each SIP signoff.

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

30. That the statement of purpose in the zoning text be amended to remove all references to specific percentages of the area median income and monthly rents and to indicate who will be available to park in the five off-street spaces proposed. All other similar references to specific rent prices in the project materials should be eliminated.
31. That the site plans be revised per Planning Unit approval to show:
- a.) the location of all utility and HVAC pedestals, with screening as appropriate;
  - b.) a plan depicting the location of the usable open space provided for the project;
  - c.) the letter of intent indicates that two handicap-accessible spaces will be provided in the parking area; the plan shows one. Please clarify and revise accordingly.
32. That the building elevations be revised per Planning Unit approval to show:
- a.) the patio entrances from the first-floor units shown on the site and floor plans;
  - b.) side elevations of the four-unit building;
  - c.) the building materials to be used on all buildings, including the finish of the porches on the 441 W. Mifflin Street two-flat.
33. That the developer receive final approval from the Urban Design Commission (UDC) prior to recording. In considering granting final approval to the project, the Planning Unit requests that the applicant and UDC strongly consider the extension of the front porches across the entire front elevation of the 441 W. Mifflin Street two-flat and additional modifications to the front elevation of the four-unit building that might diminish the apartment-like nature of the building and/or provide additional open space for the two units on the second floor.
34. That the developer make exterior improvements (paint, detailing, etc.) to the two-flat at 437 W. Mifflin Street as part of this project. [The scope of these improvements shall be enumerated on the building elevation sheets and a revised letter of intent submitted for recording.]

The developer shall contact the Madison Water Utility separately to have water meters removed prior to demolition and to coordinate the replacement of the 5/8-inch water laterals as part of this project. For information, please contact Dennis Cawley at the Madison Water Utility at 266-4651.

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.

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 **nine (9) 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 (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 Sec. 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 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, Assistant Zoning Administrator  
Gary Dallman, City Engineering  
John Leach, Traffic Engineering  
John Lippitt, Madison Fire Department  
Si Widstrand, Parks Division

For Official Use Only, Re: Final Plan Routing/ Reuse-Recycling 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
<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 type="checkbox"/>	Other: