



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 267-8739

www.cityofmadison.com

December 17, 2014

Brian Munson
Vandewalle and Associates
120 E. Lakeside St.
Madison, WI 53715

RE: Approval of a major alteration to a conditional use for the identification of locations for potential exhaust louvers for first floor commercial spaces on a twelve-story mixed-use building currently under construction at 437 North Frances Street in the Downtown Core (DC) District.

Dear Mr. Munson:

At its December 15, 2014 meeting, the Plan Commission found the standards met and **approved** your client's request for a major alteration to a conditional use at 437 North Frances Street, subject to the conditions below. In order to receive final approval of the major alteration to the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have questions regarding the following 5 items:

1. Final plans shall include a detailed materials schedule, including color specifications, indicating that the proposed louvers are designed to blend in with surrounding materials. In each approved location, the alternative material to be utilized as a replacement for louvers shall be clearly identified.
2. Louvers shall not be installed until such time as a tenant for which building codes require an exhaust system is identified and granted a certificate of occupancy by Zoning staff. In any instance where such tenant can utilize an existing exhaust system in an adjacent commercial space, this should be done to minimize the number of louvers on the building exterior. The applicant shall demonstrate to Planning, Urban Design, and Building Inspection staff any reasons why this cannot be accomplished.
3. As commercial tenants change over time, louvers installed for previous tenants shall be immediately removed and replaced with glass or brick if the new tenant does not require an exhaust system to meet building code requirements.
4. At any one time, certificates of occupancy for tenants qualifying as "food and beverage uses" shall be limited such that one or more tenant spaces with direct access from State Street will be available for retail or service establishments not qualifying as a "food and beverage use".
5. Final plans submitted for staff review and approval shall meet all conditions of approval noted by the Urban Design Commission on September 17, 2014.

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following 2 items:

6. Tenant configurations have changed from initial approval of 5 tenant addresses along State St. New addresses will need to be assigned due to the increase of tenant spaces. Please contact Lori Zenchenko at 608-266-5952 with questions regarding this matter.
7. 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, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for obtaining your building permits:

1. Please revise the plans per the above conditions and file **seven (7)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting 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.

If you have any questions regarding obtaining the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

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

Signature of Applicant

cc: Janet Schmidt, City Engineering Division
Jeff Quamme, Engineering Mapping
Pat Anderson, Asst. Zoning Administrator
Al Martin, Urban Design

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<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 type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Metro Transit