



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

August 9, 2012

Randy Bruce
Knothe & Bruce Architects, LLC
7601 University Avenue Suite 201
Middleton, WI 53562

RE: Approval to rezone **1201-1211 Mound Street** to the PUD-SIP district for the purpose of constructing two new two-unit dwellings

Dear Mr. Bruce:

At its August 7 meeting, the Common Council **conditionally approved** your client's zoning map amendment rezoning 1201-1211 Mound Street to the Planned Unit Development-Specific Implementation Plan (PUD-SIP) District. The following conditions of approval shall be satisfied prior to final approval and recording of the Specific Implementation Plan. Please note, a separate approval letter has been sent to the applicant regarding the related certified survey map. These conditions relate to the zoning map amendment.

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following fifteen (15) conditions:

1. The concurrent Certified Survey Map (CSM) application shall be approved and recorded prior to issuance of any building permits for new construction.
2. There appears to be un-recorded private shared parking and ingress-egress arrangements between the two properties located at 1201 and 1211 Mound Street. Prepare and record private parking and ingress-egress documents with the Register of Deeds and provide copies to Engineering for proper record keeping and future driveway permitting purposes. The proposed CSM shall reference these private recorded documents prior to CSM recording.
3. The proposed Bldg 4 garage option conflicts with proposed bicycle parking. Reconcile on final approved site plans.
4. Proposed Bldg 2 has a preliminary approved address of 1207 Mound St. Apt. Nos. 1 and 2.
5. Proposed Bldg 4 has a preliminary approved address of 208 S. Charter St. apt. Nos. 1 and 2.
6. Proposed building 2 shows connection to an existing unused sanitary sewer lateral that is 104 years old and should not be relied upon for use. Revise plans to show a new sanitary sewer lateral connection to the existing main on Mound Street.
7. Revise plans for the drainage in the south west corner of the development. Runoff shall be directed onto the alley and not discharged onto the adjacent property.
8. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.

9. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter 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.
10. All work in the public right-of-way shall be performed by a City licensed contractor.
11. All damage to the pavement on Mound Street, Charter Street and the public alley, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm>
12. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only 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) all underlying lot lines or parcel lines if unplatted, g) lot numbers or the words "unplatted", h) lot/plat dimensions, i) street names, and all other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred addressing@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.
13. 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
14. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
15. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact Dan McCormick, Traffic Engineering, at 267-1969 to if you have questions regarding the following four (4) items:

16. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

17. 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.
18. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
19. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following six (6) items:

20. Put addresses of the buildings and number of units in each building on the site plans. Address information can be obtained from Lori Zenchenko of City Engineering at (608)266-5952.
21. If lighting is provided it shall be in accordance with City of Madison General Ordinances Section 10.085. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
22. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide minimum of one accessible stall striped per State requirements. Stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
23. Provide reciprocal parking agreement.
24. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide one bike parking stall for each bedroom in a safe and convenient locations on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
25. Provide detailed floor plans, elevations and unit mix of the two existing duplexes.

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 to if you have questions regarding the following item:

26. Provide automatic fire sprinklers in Building #1 and Building #2. SPS 321.03(3)(c)

Please contact Kay Rutledge, Parks Division, at 261-9658 to if you have questions regarding the following four items:

27. The developer shall pay approximately \$14,165.32 for park dedication and development fees for 4 additional duplex units that will be constructed on the two new lots created by this CSM.

28. The developer must select a method for payment of park fees before signoff on the CSM / SIP.
29. Approval of 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.
30. This development is within the Vilas-Brittingham impact fee district (SI27).

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 to if you have questions regarding the following two (2) items:

31. There is no existing water service lateral serving proposed Lot 2. Each lot is required to have a separate water service lateral connected to a public water main.
32. All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21. All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21. This property is not in a wellhead protection district. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

Please contact my office at 267-1150 if you have questions about the following six (6) items. Please note that items 35-38 were recommended by the Plan Commission (in addition to the staff recommended conditions) and approved by the Common Council.

33. That the applicant works with Planning and Zoning staff to revise the Family Definition in the Zoning Text. The revised language shall limit the number of unrelated occupants in a dwelling unit to three (3) for Lots 2 and 4. This would allow one individual or family and two "roomers" (using the language in the sited code section). Per the applicant's request, Lots 1 and 3 may utilize the less restrictive standard sited in the draft zoning text. All other provisions of the family definition are intended to apply. Final language shall be approved by the Zoning Administrator.
34. That the applicant receives final approval from the Urban Design Commission prior to final sign-off and recording of this PUD.
35. That the applicant receives approval of an alteration to this SIP (Specific Implementation Plan) prior to receiving permits to build the conceptual garage options depicted on plans. The garages may be approved as a minor alteration by the Planning Division Director.
36. The approval is for the revised site plan presented by the applicant at the July 23, 2012 meeting, which moved Building 4 to the north and included nine (9) parking stalls along the alley
37. That Building 4 be moved closer to South Charter Street
38. That the landscape plan be revised to include additional parking lot landscaping along Charter Street.

Please follow the procedures listed below for finalizing the zoning approval.

After the plans have been changed as per the above conditions, please file eleven (11) 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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

For Official Use Only Re: Final Plan (Rezone/Demo) Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input type="checkbox"/>	CDBG
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Comm. Staff
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Engineering Mapping

cc: Janet Dailey, City Engineering Division
Dan McCormick, Traffic Engineering
Pat Anderson, Asst. Zoning Administrator
Dennis Cawley, Madison Water Utility