



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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December 2, 2011

J. Randy Bruce
Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, Wisconsin 53562

RE: Approval of a request a major alteration to an approved Planned Unit Development General Development Plan/ Specific Implementation Plan to allow construction of a 30-unit apartment building in place of a previously approved mixed-use building at 1 Hawks Landing Circle. (Rouse Management/ Fairway View, LLC)

Dear Mr. Bruce;

At its November 29, 2011 meeting, the Common Council **conditionally approved** your application to amend the PUD-GDP-SIP for 1 Hawks Landing Circle to allow construction of a 30-unit apartment building at 31 Hawks Landing Circle. The following conditions of approval shall be satisfied prior to final approval and recording of the amended planned unit development and the issuance of permits for new construction:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following five (5) items:

1. The applicant shall dedicate a Permanent Limited Easement for public sidewalk along Mid Town Road. Submit a sketch, legal description, and \$500 fee for the administration of the easements.
2. In accordance with 10.34 MGO–Street Numbers, submit a PDF of floorplans to Lori Zenchenko in Engineering Mapping (Lzenchenko@cityofmadison.com) so that an addressing plan can be developed and implemented for this site. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
3. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.

4. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc. shall be shown on the plan.
5. The site plans shall be revised to show the location of existing utilities, including the depth, type, and size in the adjacent right of way.

Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following five (5) items:

6. Parking requirements for persons with disabilities must comply with Section 28.11(3)6.(m), MGO, which includes all applicable State accessible requirements.
7. Bike parking shall comply with MGO Section 28.11: Provide one bike parking stall for each apartment (30 additional) 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 2' by 6' with a 5-foot access area.
8. Off-street parking requirement shall comply with MGO Section 28.11: Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. 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' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Call out on final plans surface parking devoted to Bldg "A".
9. Lighting is required and shall be in accordance with MGO Sec. 10.085: Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 footcandles at 10 feet from the adjacent lot line. (See City of Madison Lighting Ordinance).
10. Signage must be approved by the Urban Design Commission or staff. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following three (3) items:

11. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500 feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.507 for additional information.
12. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19, as follows:
 - a.) The site plans shall clearly identify the location of all fire lanes;
 - b.) IFC 503 Appendix D105: 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 and not closer than 15 feet from the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
13. The design team shall review the plan and code for standpipe requirements.

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following item:

14. The developer shall pay park dedication and development fees for the 10 additional multi-family units proposed and any units in the proposed building for which park impact fees have not been previously paid. The developer must select a method for payment of park fees before signoff on the rezoning. The park fees shall be paid prior the issuance of building permits. The park dedication and development fees due shall be based on the fees in effect in the calendar year that they will be paid.

Please contact my office at 261-9632 if you have questions about the following four (4) items:

15. That the applicant work with the Planning Division and Zoning Administrator prior to final approval and recording of the planned unit development to develop an enumerated list of permitted commercial and office uses for the zoning text. [Staff believes that it would be best going forward to approve PUD zoning texts with such use lists so as to avoid references to the existing Zoning Code, which is currently being rewritten and will likely have different, more contemporary use lists.] The permitted use list shall also be revised to remove references to six-story height limitations. Building heights within this PUD will be established on approved specific implementation plans.
16. Sheet C-1.1 shall be revised to identify the addresses of all six of the buildings on the site. The same plan shall be further revised to note the number of residential units, structured parking stalls, square-footage of commercial/ non-residential space, and gross square-footage contained in each building.
17. Final plans for the proposed revisions to the exterior elevations and floorplans for Building C shall be approved by the Planning Division Director prior to final approval of the PUD for recording and the issuance of building permits for that building.
18. That the applicant receive final approval of the project from the Urban Design Commission prior to final approval of the PUD for recording and the issuance of building permits for the new building.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

After the planned unit development has been revised per the above conditions, please file **ten (10) sets** of complete, fully dimensioned, and to-scale 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 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: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Dennis Cawley, Madison Water Utility
Kay Rutledge, Parks Division
Pat Anderson, Asst. Zoning Administrator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<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 type="checkbox"/>	Rec. Coord. (R&R Plan)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: