



Department of Planning & Community & Economic Development  
**Planning Division**

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

January 6, 2011

Sue Springman  
Mullins Group, LLC  
401 N. Carroll Street  
Madison, Wisconsin 53703

RE: Approval of a request to rezone 2508-2544 University Avenue/ 516-518 Highland Avenue from C2 (General Residence District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of six existing buildings and construction of a mixed-used building with 130 residential units and approximately 8,600 square feet of retail space.

Dear Ms. Springman;

At its January 4, 2011 meeting, the Common Council **conditionally approved** your application to rezone 2508-2544 University Avenue/ 516-518 Highland Avenue from C2 to PUD-GDP-SIP to allow demolition of six existing buildings and construction of a mixed-used building with 130 residential units and approximately 8,600 square feet of retail space. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development and the issuance of permits for demolition and new construction:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following twenty-two (22) items:**

1. The applicant shall coordinate the construction of the proposed development with the University Avenue reconstruction project scheduled for 2011.
2. A maintenance agreement will be required for any streetscape items located in the right of way. The City's proposed University Avenue reconstruction project does not include this work.
3. The applicant shall complete a CSM and obtain sign off from Engineering prior to issuance of building permits for this development. [Note: A one-lot CSM has been submitted separately for City review.]
4. The applicant shall work with City Engineering in their plan to install public storm sewer along the north property line of this site. This may require a permanent limited easement and/or a temporary limited easement for the installation of the public storm sewer along the north property line, as determined by the City Engineer. Design of the north face of the building shall allow for removal of the existing retaining wall within the Campus Drive.
5. The developer shall coordinate the site improvements with the City's future storm box culvert project located adjacent to the site. The City and developer have met and have come to an agreement that the developer shall provide the City and their contractor access within and through the site to complete the storm box construction, which is anticipated to begin in April 2011. The City will require approximately 8 weeks to complete the majority of the storm box construction. The City and developer shall coordinate the access needs to allow the City's contractor on site while developer's work on site is in progress, whenever possible.
6. The applicant shall dedicate a permanent limited easement and/or a temporary limited easement for the installation of public storm sewer along the north property line.
7. The applicant shall provide dedicate right of way for Highland Avenue to allow for 5 feet of grassed terrace, 5 feet of sidewalk and 6 inches from the back of sidewalk to the property line.

8. Coordinate the final addressing plan for this site with Lori Zenchenko, Engineering Mapping Section. Please transmit floorplans in PDF format via email to [Addressing@cityofmadison.com](mailto:Addressing@cityofmadison.com).
9. The intersection of University Avenue and Highland Avenue floods to approximately the sill of Lombardino's front entrance. The lowest entrance to the proposed building and underground parking entrance shall be a minimum of 0.5 feet above the flood elevation, unless documentation is provided and approved by the City Engineer waiving the requirement.
10. Private connections to the storm sewer box on University Avenue shall be shown and elevations of the proposed inverts identified.
11. Sanitary sewer service shall be provided on both Highland Avenue and University Avenue. The applicant shall install new sanitary main within the sidewalk on University Avenue from Highland Avenue to serve this development. The new sanitary sewer installation shall be coordinated with the University Avenue reconstruction project.
12. The applicant is proposing to install shoring and/or a soil retention system to allow for the construction of the building directly behind the property line on University Avenue. There is currently an existing 12-foot by 6-foot storm box located under the north curb line on University Avenue that has likely limited the terrace tree roots from spreading towards the roadway. The vertical cut of the roots to facilitate the new building along with the existing obstruction of the roots towards the roadway will lead to instability in the root system. The applicant shall meet with City Forestry and City Engineering staff to discuss the impacts. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
13. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
14. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
15. The approval of this planned unit development does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
16. The applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The applicant shall provide the City Engineer the proposed grade of the building entrances so that the City Engineer can approve the grade of the entrances prior to signing off on this development.
17. The applicant shall replace all sidewalk and curb and gutter that 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.

18. The applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of the planned unit development does not constitute or guarantee approval of such encroachments.
19. The applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
20. All work in the public right of way shall be performed by a City-licensed contractor.
21. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree-planting plan (in PDF format) to Dean Kahl, of the City Parks Division, [dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com) or 266-4816. The district alder and Regent Neighborhood Association board shall receive a copy of the tree-planting plan for comment prior to implementation.
22. All damage to the pavement on University Avenue adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria if it is damaged after the completion of the City's reconstruction project.
23. 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.
24. 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.
25. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites, with over one acre of disturbance for stormwater management and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151, but a separate permit submittal is now required from the WDNR for this work as well.

As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the DNR, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Please contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement.

26. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2, 10, & 100-year storm events; control 40% TSS (20 micron particle) off of new paved surfaces; provide oil and grease control from the first 1/2" of runoff from parking areas, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
27. The applicant shall submit, prior to plan signoff, 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: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

28. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. 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).
29. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
30. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
31. Prior to approval of the issuance of a demolition permit, 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.
32. 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.
33. City of Madison Environmental Projects staff have reviewed the subject site and determined that a Phase I ESA will be required of the applicant. The applicant shall provide 1 digital and 2 hard copies of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (267-1986, [bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com)) for further review. The district alder and Regent Neighborhood Association board shall receive a digital copy of the ASTM Phase I ESA at the same time it is submitted to the City staff. The City shall share with the district alder and Regent Neighborhood Association board its written recommendations on whether a Phase II ESA is necessary.

**Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following thirteen (13) items:**

34. The applicant will need to dedicate to the City right-of-way to accommodate a 5-foot grass/tree terrace, 5-foot public sidewalk, and 1 additional foot to the property line on Highland Avenue. The min. 5 foot terrace is also required to modify the driveway approach to accommodate an 8% maximum slope from the public sidewalk to the gutter for vehicle clearance. The applicant will need to revise the site plans and the CSM to show this dedication.
35. Doors for residences and commercial spaces shall be designed to open inward and not outward onto the Highland Avenue or University Avenue public rights of way.
36. A condition of approval shall be that no residential parking permits shall be issued for this project, as would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the restriction in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued. In addition, the applicant shall submit a copy of the lease for the 2508-2544 University Avenue/ 516-518 Highland Avenue project noting the above condition in the lease when submitting plans for City approval.
37. The applicant shall provide language in the zoning text stating that "All stacked-parking vehicles shall not use the right-of-way for vehicle storage or maneuvering and how the vehicles shall be moved to allow a blocked

vehicle access at all times. A contact person & telephone number shall be provided to handle any complaints or problems regarding the stacked-parking operation on the site."

38. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by the Traffic Engineer Division to accommodate the microwave sight and building. The applicant shall submit grading plans and elevations if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
39. When the applicant submits final plans 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, one contiguous plan (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 2-foot overhang, and a scaled drawing at 1" = 20'.
40. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
41. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turnaround area and signed with a "No Parking Anytime."
42. Overhead mirrors and "Stop" signs shall be installed at the driveways to underground parking areas. A "Stop" sign shall be installed at the Highland Avenue and University Avenue driveway approaches. All signs at the approaches shall be installed on site or behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
43. The accessible parking space shall have a minimum vertical clearance of 8 feet, 2 inches for ingress/ egress to comply with the Americans with Disabilities Act Requirements as set forth in the Wisconsin Administrative Code ILHR Charter 69. At least 7 feet of vertical clearance are required for underground parking spaces other than accessible parking spaces and all vertical clearances shall be shown on the plan.
44. Per ordinance, the small car stalls shall not exceed 25% of the total number of Medium and Large Vehicles and Small Vehicles stalls for the facility. The site plan shall show small car parking spaces identified and properly controlled with a sign "Small Cars Only" per each space when plans are submitted for approval.
45. The applicant 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.
46. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

**Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following seven (7) items:**

47. A waiver of one 10 x35-foot designated off-street loading area was granted with the approval of this project; one stall was shown on the approved plans and shall be provided.
48. Parking requirements for persons with disabilities must comply with MGO Section 28.11 (3)6.(m) which includes all applicable State accessible requirements, including but not limited to:
  - a.) Provide the minimum number of accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent to and on the passenger side for the surface parking.

- 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.
  - d.) If parking is designated for commercial or residential uses, designate on the plans. Residential parking requires 2% of the stalls be accessible. If it is a mixed-use building (residential and commercial), the commercial requirements shall apply. Where surface and garage parking are provided, the accessible parking shall be provided in each.
49. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
50. Plans do not clearly show the level of detail needed to determine if signage meets the C2 requirements. In the Zoning Text, revise the signage to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R6 for the residential uses and as per C2 for buildings containing commercial uses, and as approved by the Urban Design Commission.
51. Per Plan Commission condition of approval, at least 100 bike parking stalls be provided to serve the proposed development. The applicant shall provide a bike parking plan for patrons of the proposed commercial spaces to the district alder for review and comment prior to final staff approval of the project for recording and issuance of permits. Bike parking stalls shall be provided in a safe and convenient location on an impervious surface to be shown on the final plans for the residential use. Contact Jerry Lund in the City's Office of Real Estate Services (267-8718) regarding proposed encroachments into the street right of-way with bike parking and or signage. Note: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area.
52. If exterior lighting is provided, it must comply with MGO Section 10.085 outdoor lighting standards. Lighting will be limited to .10 watts per square foot.
53. The submittal does not include any information relative to the provision of useable open space. The amount of useable open space being provided must be identified and shown on final site plans.

**Please contact Kay Rutledge, Parks Division, at 266-4714 if you have any questions regarding the following two (2) items:**

54. 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.
55. The developer shall pay \$257,514.32 in park dedication and development fees for 130 multi-family units, which is the remaining amount due after a credit is given for 4 existing multi-family units and 1 single-family unit. The developer must select a method for payment of park fees before signoff on the PUD rezoning. This development is located within the Vilas-Brittingham (SI27) park impact fee district. Fees in lieu of dedication=(130 units@\$1,477)=\$192,010.00; Park development fees=(130 units@ \$592.50)=\$77,025.00, for a total park impact fee before credit of \$269,035.00. Credits for existing units=\$11,520.68 based on 1 existing single-family unit at \$3242.68, and 4 multi-family units @ \$2,069.50 combined fee= \$8,278.00.

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

56. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. However, due to the complexity of the project, additional fire service features may be required in accordance with MGO 34.501.

**Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:**

57. Note: The property is not located in a Wellhead Protection District. The Madison Water Utility shall be notified to remove the water meters prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

**Please contact my office at 261-9632 if you have questions about the following ten (10) items, including the conditions added or modified by the Plan Commission on December 20, 2010, and the condition related to hours of operation for certain outdoor components added by the Common Council on January 4, 2011 (#67):**

58. That the zoning text be revised per Planning Division approval prior to final approval and recording of the planned unit development as follows:

- a.) signage shall be limited to the maximum permitted in the R6 zoning district for the residential uses and as per C2 zoning district for the commercial uses and as approved by the Urban Design Commission and Zoning Administrator (references to "as shown on approved plans" and conceptual sign locations shall be removed);
- b.) that a section be added to the zoning text acknowledging the presence of existing and future high levels of noise and vibration resulting from Campus Drive and from trains operating on the nearby railroad corridor, including from possible future commuter rail services. This provision shall also be added to the leases for all residential units proposed, with a copy of the lease to be provided for the file.
- c.) building height and floor area ratio shall be "As shown on approved plans";
- d.) revise the list of permitted uses as follows:
  - offices, business and professional (the other uses listed appear elsewhere in the list);
  - remove references to publicly owned and operated parking facilities.
  - outdoor eating areas for restaurants, brewpubs, taverns, etc. as shown on the approved specific implementation plan, or as minor alterations to approved and recorded specific implementation plans when approved by the Planning Division Director following a recommendation by the District Alderperson, with the following conditions or as otherwise provided for through the alteration process:
    - Music: No additional outdoor amplification of sound is permitted.
    - Outdoor eating areas shall be subject to the Plan Commission's continuing jurisdiction, as provided for in Section 28.12(11)h.4.
    - The sale of alcohol shall not be permitted before 11:00 a.m.

59. The letter of intent describing the existing conditions, demolition and proposed development shall be separated from the zoning text for the project prior to final approval and recording of the planned unit development.

60. That prior to final approval and recording of the planned unit development, the applicant obtain a cross-access easement from the Wisconsin Department of Transportation to provide access to the western driveway shown on the project plans. In the event the applicant is unable to obtain said easement, the development plans shall be revised to accommodate the western access on the subject property. The applicant shall consult with the district alder, Regent Neighborhood Association and Planning staff prior to modifying this driveway access.

61. That the applicant submit proof of financing and executed contracts with construction firms for the entire scope of the project, which provide assurances that the entirety of the project will be completed once started, in a form acceptable to the Director of the Department of Planning and Community & Economic Development prior to the recording of the planned unit development and the issuance of any building permits. For the purposes of this condition, the entire scope of the project shall mean all excavation; site utility construction; construction of improvements in the public right of way and on the zoning lot; structural, electrical, plumbing and mechanical construction, and; any other building improvements and furnishings required by the Director of the Building Inspection Division for the issuance of Certificates of Occupancy for the project.

62. That the applicant submit a final streetscaping plan for the University Avenue and Highland Avenue frontages for review by the Planning Division Director and inclusion in the Developer's Agreement prior to final approval of the project for recording and issuance of permits. The district alder and Regent Neighborhood Association board shall receive a copy of the streetscaping plan and given the opportunity to provide feedback.
63. That the residential units proposed to abut Campus Drive be designed with sufficient soundproofing measures to insure that highway-generated noise from Campus Drive not exceed 52 decibels on the interior of those units.
64. That the design studies requested by the Urban Design Commission be made and that any modifications be approved by Planning Division staff in consultation with the district alder prior to final approval of the project for recording and the issuance of permits.
65. Significant concerns already exist among residents with respect to noise emanating from UW west campus buildings, Campus Drive, the VA Hospital and the UW Hospital Medflight. The project itself, when completed, should not add noise to the neighborhood from mechanical systems associated with the property and should additionally result in the decrease in noise from Campus Drive. Noise measurements in 3 key spots in the neighborhood south of the project should be taken prior to and after construction to demonstrate that noise levels have not increased due to mechanical systems of the project. Written documentation of achieving this condition should be provided to the district alder and Regent Neighborhood Association board no later than 6 months after building is completed and open for occupancy.
66. That the applicant provide the proposed comprehensive sign package for the development to the district alder for review and comment prior to comprehensive design review approval by the Urban Design Commission.
67. Per Common Council approval, that the hours of operation for any outdoor eating areas and the sixth floor patio be 7:00 a.m.-9:00 p.m., seven days a week. The hours of operation may be revisited as part of a minor alteration. [This condition shall be included in the final staff-approved zoning text for the project prior to recording.]

**The applicant is also required to satisfy the conditions of the December 15, 2010 approval by the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.**

**No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.**

After the plans have been changed as per the above conditions, please file **ten (10) sets** of the final general development plan 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. Where the plans have not been altered from the Common Council's approval, the Director of Planning and Community and Economic Development may approve an extension of up to 24 months to record the plan. No construction or alteration of the property included in this application shall be permitted until the 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  
Brynn Bemis, City Engineering Division—Environmental Projects  
Dean Kahl & Marla Eddy, City Forestry  
John Leach, Traffic Engineering Division  
Kay Rutledge, Parks Division  
Bill Sullivan, Madison Fire Department  
Dennis Cawley, Madison Water Utility  
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"/>	Water Utility
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: