



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

July 21, 2010

Daniel Bohl
440 West Dayton St.
Madison, WI 53703

RE: Approval to rezone the property at 431 West Dayton Street from R6 to PUD(SIP) to allow for the construction of a 4-story apartment building with 4 residential units.

Dear Mr. Bohl:

At its July 20, 2010 meeting, the Common Council **approved** the rezoning of your property at 431 West Dayton Street from R6 to PUD(SIP), subject to the following conditions of approval from reviewing agencies:

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

1. Prior to acquiring a demolition permit, the applicant shall provide proof of financing for the implementation of the project as proposed in the form of an executed construction contract and a letter of commitment from a lender, for approval by the Director of the Department of Planning and Community and Economic Development.
2. A management plan shall be submitted as part of the zoning text for review by staff, to include details for move-in/move-out, the removal of snow, trash, and recycling, and maintenance of the grill area in the rear open space.
3. The zoning text and a copy of the tenant lease submitted for review by staff shall clearly indicate that the occupancy of each unit is limited to the number of bedrooms in the unit.
4. Prior to sign-off, a private easement shall be prepared and recorded to allow for the placement of the private sidewalk as proposed between 431 W Dayton Street and 433 W Dayton St.
5. In plans submitted for staff review and approval, the proposed sidewalk along the west side of the building shall be shifted to the west so as to provide space for a narrow landscaped strip between the building and the sidewalk. The proposed landscaping shall be added to the landscape plan for review and approval by staff.

Please contact Al Martin, Urban Design, at 267-8740 if you have questions about the following item:

6. The proposal shall incorporate the conditions of approval recommended on June 30 by the Urban Design Commission, for review and approval by Urban Design staff, as follows:
 - a) Incorporate substantial landscaping between the buildings instead of a flower bed.
 - b) Remove spirea from the landscaping plan, and ensure that the landscaping is symmetrical.
 - c) The brick shall match the sides of the building across the street.
 - d) All windows on the front shall have a metal spacer between the glass and a muntin bar on the face.
 - e) Revised details of the pediment for the top story and the entryway shall take into account suggestions for architectural treatment.
 - f) The light levels shall meet City code, with the option to select a different wallpack

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions about the following 8 items:

7. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
8. MGO Section 28.12(12)(e) 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.
9. Bike parking shall comply with MGO Section 28.11. Provide twenty three (23) bike parking stalls (one per bedroom) in a safe and convenient location on an impervious surface to be shown on the final plan. **NOTE:** A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. Moped parking must also be shown, if provided.
10. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
11. In the Zoning Text, revise the signage to be allowed as per MGO Chapter 31, as compared to the R6 District.
12. Identify Usable Open Space areas and calculations when site plans are submitted for final review.
13. Put addresses of the building and number of units on the final plan sets pursuant to MGO Section 10.34(2). Address information can be obtained from Lori Zenchenko of City Engineering at (608) 266-5952.
14. Pursuant to MGO Section 28.08(7)(j), Refuse Storage: In the R6 District, all refuse receptacles, cans, dumpster carts, or bins will be screened from view from the street and abutting property. Provide detailed drawings of the refuse storage area.

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following 12 items:

15. The preliminary address for the proposed apartment building will be 431 W. Dayton St. with apartment numbers 101, 201, 301 and 401.
16. Any damage to the pavement will require restoration in accordance with the City's Patching Criteria.
17. The applicant's contractor shall obtain a Permit to Excavate for the installation of utilities to serve this project and shall pay the permit fee, inspection fee and street degradation fee.
18. Sanitary lateral connection to the 24" main will be difficult and costly-saddle lateral connection required.
19. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
20. 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.
21. 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.
22. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
23. 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

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.

- 24. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. (MGO 10.05(6)) and MGO 35.02(4)(c)(2))
- 25. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7)
- 26. Prior to approval of the rezoning, 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.

NOTE: Permits applications for Nos. 24-26 above are available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have any questions about the following 3 items:

- 27. No residential parking permits shall be issued for 431 West Dayton Street, which is consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases and note in the Zoning Text that no residential parking permits shall be issued. The applicant shall submit for 431 West Dayton Street a copy of the lease noting the above condition when submitting plans for City approval. Please contact William Knobloch or Bill Putman, Parking Utility at 266-4761 if you have questions regarding this item.
- 28. 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, signage, percent of slope, and a scaled drawing at 1" = 20'.
- 29. 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 Dennis Cawley, Water Utility, at 261-9243 if you have questions about the following item:

- 30. The Madison Water Utility shall be notified to remove the water meter prior to demolition. The property is not in a Wellhead Protection District. 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 Scott Strassburg, Fire Department, at 261-9843 if you have questions about the following item:

31. Comply with all applicable fire codes and ordinances.

Please contact Kay Rutledge, Parks Division at 266-4714 if you have questions about the following item:

32. The developer shall pay approximately \$5,035.52.00 for park dedication and development fees for the 4 new multifamily units, minus credits for the single-family home proposed for demolition

2010 Fee Calculation			
fees in lieu of dedication = (4 mf units X \$1,477.00 per unit)	=	\$	5,908.00
<u>park development fees = (4 mf units X \$592.55 per unit)</u>	=	\$	<u>2,370.20</u>
	Subtotal fees:	=	\$ 8,278.20
Less Credit = (1 sf unit x \$3,242.68 combined fee per unit)	=	\$	3,242.68
	Total fees	=	\$ 5,035.52

NOTE: A method for payment of park fees must be determined before signoff on the rezoning. The fees were calculated at the new 2010 rates. Based on the existing ordinance, park fees will be assessed based on the year in which they are paid if it is not 2010.

After the plans have been changed per the above conditions, please file **eleven (11) sets** of the revised, complete plan set 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.

Building permits will not be issued until this process has been completed. 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.

If you have any questions regarding final approval of this plan or obtaining permits, please call Pat Anderson, Assistant Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Janet Dailey, City Engineering
Pat Anderson, Zoning
John Leach, Traffic Engineering
George Dreckmann, Recycling Coordinator
Al Martin, Urban Design Planner
Kay Rutledge, Parks Division

I hereby acknowledge that I understand and will comply with the above conditions of approval for this rezoning request.

Signature of Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input checked="" type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: