



Department of Planning & Community & Economic Development
Planning Division

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May 25, 2010

Amy Supple
Hammes Company
22 E. Mifflin Street, Suite 800
Madison, Wisconsin 53703

RE: Approval of a request to rezone 666 Wisconsin Avenue and a portion of 2 E. Gilman Street from R6H (General Residence District) and HIST-MH OR (Mansion Hill Historic District/Office Residence District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) and approval of a conditional use for waterfront development to allow the redevelopment and expansion of the existing Edgewater Hotel to a 190-room hotel and the construction of a parking garage.

Dear Ms. Supple;

At its May 18, 2010 meeting, the Common Council **conditionally approved** your application to rezone 666 Wisconsin Avenue and a portion of 2 E. Gilman Street from R6H and HIST-MH OR to PUD-GDP-SIP and affirmed the Plan Commission's March 22, 2010 approval of a conditional use for waterfront development. The following conditions of approval shall be satisfied prior to final approval of the planned unit development and conditional use, recording of the planned unit development, and the issuance of permits for construction:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following thirty (30) items:

1. The applicant shall work with the City on accessibility issues for the plaza area and shall make modifications to the plan to provide improved access for disabled individuals as required by the City.
2. The applicant shall review with the City Engineer the improvements within the public right of way, easements, and other public ownership and shall make modifications to the details of those spaces if required by the City Engineer.
3. The applicant shall enter into agreements for maintenance of public right of way, easements and other public ownership as required by the City Engineer.
4. The applicant shall grant all necessary easements or access as determined by the City Engineer and the City Attorney and as required to facilitate the public's use of the proposed public spaces including the plaza, elevators, stairways, and the lake shore path.
5. The applicant shall close all abandoned driveways on Langdon Street by replacing the curb in front of the driveway and restoring the terrace (the area between the curb and sidewalk) with grass.

6. The applicant shall show the existing 6-foot public easement located along the shoreline on the proposed site plan and verify the existing/proposed walk is within the existing easement. If the path location is outside the existing easement then the easement shall be modified appropriately.
7. The proposed relocation of the public storm sewer is not maintainable under the proposed steps. Provide alternatives to address the maintenance of the storm sewer.
8. This redevelopment may require various permits from the Wisconsin Department of Natural Resources and US Army Corps of Engineers. The applicant shall provide copies of all required permits prior to approval.
9. All utility work (storm sewer, sanitary sewer and water) shall be included in the Development Agreement.
10. The applicant shall provide estimates sanitary flow calculations for the new hotel to determine if the existing City sanitary sewer has adequate capacity for this hotel development.
11. If the proposed development is connecting to new sanitary sewer equals or exceeds 54 dwelling fixture units, the owner shall obtain Water Quality Certification from the Capital Area Regional Plan Commission.
12. The construction of this development 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. (Per MGO 16.23(9)c)
13. The applicant shall make improvements to Langdon Street and Wisconsin Avenue in order to facilitate ingress and egress to the development.
14. 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. (Per MGO 16.23(9)(d)(6))
15. 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. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
16. 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 that 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.

17. The applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
18. All work in the public right of way shall be performed by a City-licensed contractor. (Per MGO 23.01)
19. 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 Department - dkahl@cityofmadison.com or 266-4816.
20. The site plans shall be revised to show the location of all rain gutter down spout discharges.
21. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity.
22. 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.
23. 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.
24. If the lots within this site plan are interdependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site, an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan, and recorded at the Dane County Register of Deeds.
25. 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-year storm events; control 40% TSS (20 micron particle) off of new paved surfaces; provide oil & 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.
26. 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.

27. 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).
28. 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.
29. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
30. 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 Division, at 267-1969 if you have questions about the following fourteen (14) items:

31. The applicant shall finalize the details of the Transportation Demand Management (TDM) Plan and the plan's incentives to reduce automobile trips and increase alternative modal share with the City Traffic Engineer prior to site plan approval.
32. The applicant shall enter into a Developer Agreement for the planned improvements to upgrade Wisconsin Avenue and Langdon Street prior to final approval, and post a deposit and surety to pay for the work.
33. The approval of this PUD-GDP-SIP 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 Common Council for the restoration of the public right of way including any changes requested by the developer.
34. Edgewater parking rates for the general public (not tenants, customers or hotel guests): The developer shall execute a parking rate agreement with the Parking Utility to ensure that parking rates charged to the general public in the project's TIF-funded ramp are not less than the rates charged by the Parking Utility. "General public" shall be defined to mean parkers other than hotel guests, visitors and employees. In the past the Parking Utility has secured a similar agreement with a developer that received TIF funds to reduce the cost of the development's parking facility. Without such an agreement, publicly subsidized private parking structures could undercut the Parking Utility's parking rates and negatively impact its revenues. The agreement shall cover leased, monthly, daily and hourly rates. Please contact Bill Knobeloch, Parking Operations Manager at 266-4761 if you have questions regarding this condition.
35. The applicant shall submit a signage plan to show public lake ingress and egress access from Wisconsin Avenue to Lake frontage and back. In addition, the applicant will need show signage for accessible routes.

36. The applicant shall provide a recorded easement or agreement to accommodate public lake access. The applicant shall graphically show the public access on the site plans and recorded PUD-GDP-SIP.
37. 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'.
38. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
39. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
40. The street type approaches at Wisconsin Avenue and Langdon Street shall be reviewed and approved by the City Traffic Engineer and City Engineering Division. In addition, the applicant shall be responsible financially to maintain pavement marking as approved by the City Traffic Engineer. The applicant shall at all times maintain crosswalks, stop bars and lane lines, signage and included in the geometrically special design "Street Type Entrance." The applicant shall provide a detail 1" = 20' drawing of the "Street Type Entrance." The applicant shall show, lane dimensions, lane line color and width according to the Federal Highway Administration "Manual On Uniform Traffic Devices." in epoxy for lane lines, 12" cross walks lines, 24" stop bars, pavement markings details and signage to as approved by the City Traffic Engineer. In addition, a note shall be shown on the plan, "All Pavement Marking Shall Be Installed In Epoxy And Maintained By The Property Owner."
41. The driveway and site design at Wisconsin Ave shall be so designed so as not to violate the City's sight triangle preservation requirement, which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
42. Traffic signal/street light declaration of conditions and covenants shall be executed and returned with the final site plans. The development shall acknowledge their proportionate share of traffic signal assessments, as may be planned in a future year. The development shall further agree in writing to not oppose their proportionate share of the traffic signal assessments as part of the City's Special Assessment districts for traffic signals.
43. 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.
44. 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 Matt Tucker, Zoning Administrator, at 266-4569 if you have any questions regarding the following nine (9) items:

45. New information has not been submitted by the applicant to determine the waterfront setback requirement. As presented, staff believes the additions will exceed the setback of the existing structure, and there is no setback problem. Submission of a final site plan, based upon a survey will be required to verify the setback.
46. Bicycle and moped parking has been included in the submittal, but detailed information must be submitted to clarify the provision of these facilities. Also, it is not clear that five surface bicycle parking stalls at the plaza level is adequate to meet the anticipated bike parking demand for this space. Final plans should show the bicycle racks located within the bicycle parking areas, showing the code-compliant bicycle parking. Note: A bicycle parking stall is 2 feet by 6 feet with 6 feet of vertical clearance, with a 5-foot access area.
47. Moped parking is proposed, but detail is not provided to describe the size of these stalls. Please show width of moped parking stalls on final plans. Note: previous approvals for moped parking have used the following dimensions: Spaces shall be a minimum of 3 feet by 6 feet including access aisle of 5 to 6 feet, with a vertical clearance of 6 feet.
48. Zoning and Planning staff will need to work with the applicant to clarify certain aspects of the zoning text. For final signoff, the zoning text must be clarified, including but not limited to the following major comments:
 - a.) A statement referencing the use and management plan for the public space should be included in the zoning text.
 - b.) A statement describing conditions of approval relative to the outside eating and drinking areas on the private property must be included.
 - c.) Signage for the project is not being reviewed at this time. For this project, reference should be included that signage will be addressed as a separate future sign package approval.
 - d.) Additional conditions of approval established by the Common Council as part of the approval process must be added to the zoning text, when those conditions become finalized.
49. Open spaces designed and intended for outdoor recreation (public and/or private) must be specifically shown on the final plans and described in the zoning text.
50. The site plan shows cross access with neighboring properties. As part of this rezoning a reciprocal land use agreement or a cross access easement agreements shall be approved by the Traffic Engineer, City Engineer and Director of Planning and Development recorded in the Office of the Dane County Register of Deeds.
51. This project includes alterations to the existing sites adjacent and to the east of the area to be rezoned (2 E. Gilman Street and 530 N. Pinckney Street, National Guardian Life development) A new and contemporary site pan for the adjacent site must be submitted and approved before this project will be granted zoning approval. Changes to the adjacent site include, but are not limited to: parking, landscaping, bicycle parking and parking lot lighting.
52. Off-street loading: The Zoning Ordinance requires four 10' x 35' loading areas, where the submittal two areas inside the building (approximately 10' x 35' and 10' x 83') along with a trash compactor space. The plans also show an overflow surface space that could accommodate a semi-tractor and

trailer. The applicant asks for approval of the loading provision plan as shown in the submitted plans with this request.

53. The project includes rooftop elevator access, which qualifies as an additional story. This story appears to provide potential future rooftop access for the hotel, which will need to be approved as a separate item.

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

54. The conversion of a portion of the top two floors of the new hotel tower into residential dwelling units will require the payment of park impact fees prior to the issuance of permits for the conversion. Final park dedication and development fees will be determined for the residential units at the time of the conversion and will be based on the fees due and payable in the year the building permits are issued for the dwelling unit conversion. The applicant shall acknowledge the requirement to pay park impact fees for the future conversion of a portion of the hotel into dwelling units in the zoning text for the final PUD.

Please contact my office at 261-9632 if you have questions about the following sixteen (16) Planning Division items:

55. That the developer receive all necessary approvals from the State of Wisconsin for any existing or proposed future projections into Lake Mendota or modifications to the lakeshore. The final recorded development plans shall show these projections only as approved by the State.
56. That the developer receive final approval of the proposed ADA-compliant accessible route through the proposed hotel complex to Lake Mendota and the central plaza from the Director of the Planning Division in consultation with the Director of the Building Inspection Division prior to final approval and recording of the planned unit development.
57. That the developer and NGL submit a Certified Survey Map (CSM) of their entire ownerships for City approval prior to the submittal of the final planned unit development documents for recording. The CSM shall reflect the proposed lot configuration following the sale of NGL lands to the applicant and shall include any easements to be dedicated to the public to facilitate implementation of the project, except as separately required in these conditions of approval. The approved CSM shall be recorded immediately following final approval and recording of the planned unit development.
58. That the property owner(s) execute all easements deemed necessary by the Common Council to assure the public's access as included in the approved development. Acceptance of these easements shall occur prior to the release or modification of any existing public easements, with all new recorded easements to be reflected on the final CSM required in the preceding condition.
59. That the developer enter into a Use and Maintenance Agreement with the City as required by the Common Council to address the use, operation and maintenance of the various public and semi-public spaces included with the proposed development. This agreement shall be reviewed by the Plan Commission and approved by the Common Council prior to the final approval and recording of the planned unit development.
60. That the developer 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.

61. That the developer receive all necessary approvals from the City of Madison for any encroachments into the Wisconsin Avenue right of way such as underground parking, utility vaults, terraces, stairs, overhangs, projections, etc. prior to the final staff approval and recording of the planned unit development.
62. That the zoning text be revised prior to recording per Planning Division approval as follows:
- a.) a "Statement of Purpose" section that reads as follows shall be added: "The following Zoning Text has been prepared on behalf of Midwest Realty and Investment Corporation for the Edgewater Hotel Planned Unit Development District, which has been established to allow for the redevelopment and expansion of the Edgewater Hotel, located at 666 Wisconsin Avenue in Madison, as more particularly described on the attached Legal Description incorporated herein by reference as Exhibit I and in the Letter of Intent for the project.";
 - b.) the Rooftop Installations section be revised to add that the placement of the listed equipment will require the prior approval of alterations as provided for in the Alterations and Revisions section of the zoning text;
 - c.) that the list of permitted uses for the development be further revised as follows and as finalized and approved by staff prior to recording of the PUD:
 - State "Multi-family residences, limited to no more than 10 units as stated in the Letter of Intent"
 - Specify which uses permitted in the OR district that the developer wishes to include in the PUD
 - Specify/ enumerate the types and/ or nature of the "Limited Retail Uses to Service the Project"
 - Specify that "Outdoor open spaces and terraces" shall be as shown on the approved plans
 - Remove "rooftop installations"
 - Privately owned non-accessory parking facilities for the parking of private passenger automobiles
 - d.) that a list of conditional uses for the development be included as follows and as finalized and approved by staff prior to recording of the PUD:
 - -Outdoor eating areas as shown on the approved plans [Note: The outdoor eating areas for the two restaurants, café, club level and ballroom shown on the March 10, 2010 plans will be deemed approved conditional uses if the project is approved as presented.]
 - -Use of the hotel tower roof for hotel/ guest functions, including for outdoor eating and recreation
 - e.) that the Floor Area Ratio/ Building Height section be revised to read "The estimated floor area ratio is 2.72 and as shown on approved plans";
 - f.) that the Off-Street Parking and Loading section be revised to read "As shown on approved plans";
 - g.) that signage be limited to the maximum allowed in the C1 zoning district, subject to approval by the Urban Design Commission and Zoning Administrator;
 - h.) that the "Additional Leased Area" section be removed as it is not on the subject zoning lot;

- i.) that information describing how the proposed hotel parking facilities may be shared in the future with National Guardian Life be included in the final zoning text, to be approved by Planning staff.
- 63. That the site plan (Sheet C1.06) be revised prior to recording to show the setback of the new hotel tower from the existing and vacated right of way lines of Wisconsin Avenue (at Floor 1) and from a minimum of 3 locations along the lakeshore.
- 64. That the development plans be revised prior to recording per Planning Division approval to show the location and arrangement of bike parking to serve the project as required by 28.11 of the Zoning Ordinance.
- 65. That the configuration and final design of a clearly delineated and publicly accessible pedestrian path extending the full lake frontage of the subject parcel be approved as part of the final planned unit development. The final location of this path shall be located within an easement dedicated to the City and shall remain free of any obstructions, including proposed outdoor eating areas.
- 66. That the final project landscaping plan and vegetation removal and grading plans adjacent to Lake Mendota be approved by the Planning Division prior to final approval and recording of the planned unit development.
- 67. That the applicant receive final approval of the development from the Urban Design Commission prior to final approval and recording of the planned unit development. An appeal of this decision of the Urban Design Commission may be taken to the Plan Commission by the applicant or by the Alderperson of the District in which the project is located and shall state the reasons for the appeal. Any appeal shall stay the final approval and recording of the planned unit development and issuance of permits until the appeal has been acted upon by the Plan Commission.
- 68. That a revised Transportation Demand Management (TDM) Plan be submitted for approval by the City Traffic Engineer and Director of the Planning Division prior to final signoff of the planned unit development and issuance of building permits. The revised TDM should further elaborate on the strategies the developer will use to reduce automobile trips and increase alternative modal share, particularly for hotel employees. The TDM should include measures to set price signals (parking cash-out or direct subsidies, etc.), transit assistance, and other incentives to employees.
- 69. That the developer revise the planned unit development for Planning Division approval prior to final signoff and recording that describes the future use of and connection between the hotel's parking garage and NGL's existing under-building parking structure. Such future connection between these two structures may require approval of an alteration to the Edgewater project as well as approval of a rezoning of the nonconforming R6H-zoned NGL property.
- 70. That the ordinance amending the vacation of Wisconsin Avenue (ID #17101) be amended to include language that the amended ordinance not become effective unless the subject planned unit development be recorded.

In addition, the following five (5) conditions were added by the Common Council:

- 71. That the renovation of the exterior of the original 1946 hotel tower be conducted in accordance with the Secretary of the Interior standards for rehabilitation (of historic buildings) to the extent possible as approved by the Landmarks Commission, with the exception of applying those standards to the front entry overhang, the proposed entrance at the southeastern corner of the building, which shall be constructed as originally designed, and the exception of the one-story clubhouse addition.

72. The design details for the rehabilitation of the exterior of the 1940s hotel tower, including but not limited to, window, door, and material specifications, and brick repair, must be submitted for review and approval by the Landmarks Commission.
73. The design details and construction drawings for the new top floor, Rigadoon Room, and front entrance element for the 1940s tower must be submitted for review and approval by the Landmarks Commission.
74. Any change that permanently limits access or freedom of movement to the public access component shall be considered a major alteration to the planned unit development, especially any change that would include fencing or gates, requiring approval by the Common Council.
75. The City shall not issue permits which allow buses servicing guests of the Edgewater Hotel to be parked on the streets within the Mansion Hill Historic District in excess of the posted parking regulations. Additionally, permits shall not be provided for such buses to park in areas with parking meters in excess of the posted limits within the Mansion Hill Historic District.

After the plans have been changed as per the above conditions, please file **ten (10) sets** of the final planned unit development 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.

This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.

Approval of 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.

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.

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.

No alteration of this conditional use 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. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

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
Dan McCormick, Traffic Engineering Div.
Bill Sullivan, Madison Fire Department
Matt Tucker, Zoning Administrator
Mario Mendoza, Office of the Mayor

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

Signature of Applicant

Signature of Property Owner (If Not Applicant)

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: