



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

June 5, 2013

John W. Sutton
Sutton Architecture
104 King Street
Madison, WI 53703

RE: Approval of a PD-SIP (Planned Development-Specific Implementation Plan) alteration to allow an approved fitness room to be converted into an additional dwelling unit and revise the bike parking to accommodate private storage units at 201 **South Bedford Street**

Dear Mr. Sutton:

At its May 17, 2013 meeting, the Plan Commission approved your request to convert an approved fitness room into an additional dwelling unit, creating 59 total units. After a referral by the Plan Commission on May 17, a revised request to convert five automobile parking stalls into bicycle parking and to add private storage units was approved at the June 3, 2013 meeting. The following conditions of approval shall be satisfied prior to final approval and recording of the revised Specific Implementation Plan.

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following two (2) items:

1. The address of the fitness room that is being converted to an apartment is 201 S Bedford St Apt 101. The 100 number on the plan is not the official address. The addresses are to follow the approved addressing plan created 9/11/2012 (addressing plan sent to John Sutton).
2. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).

Please contact Eric Halvorson, Traffic Engineering Division, at 266-6572 if you have questions regarding the following six (6) items.

3. The Traffic Engineering Division does not recommend the use of storage lockers as dedicated bike parking. This will likely lead to parking of bikes in undesired locations. (NOTE- Revised plans approved by the Plan Commission did not include storage lockers as dedicated bike parking. Bike parking has been relocated.)
4. When the applicant shall submit 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 and proposed 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, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.

5. 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.
6. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
7. Applicant shall secure bike parking to insure drive access aisle remains clear.
8. Applicant shall clearly define Access Aisle that serves storage units and bicycle parking.

Please contact Matt Tucker, Zoning Administrator, at 266-4569, if you have questions regarding compliance with the Zoning Code.

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

9. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

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

10. The developer shall pay \$2,353.40 for park dedication and development fees for the additional 1 MF unit, which increases the total unit count to 59 units for this development. Since this building is already under construction, park impact fees are due prior to sign-off on the PD-SIP alteration approval

This development is within the Vilas-Brittingham park impact fee district (SI27). Please reference ID#12117.1 when contacting Parks about this project.

Please contact my office at 267-1150 if you have questions regarding the following item.

11. That the plans are revised and show 59 bike parking stalls that are not obstructed and comply with the design standards of 28.141(11). Bike parking stalls shall be dimensioned. The specific rack shall be identified. This information shall be provided for approval by the Zoning Administrator, Traffic Engineering Division, and the Planning Division.

Please now follow the procedures listed below:

After the planned development has been revised per the above conditions, please file nine (9) sets of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, 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 Plan Commission, 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.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Dailey, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Matt Tucker, Zoning
Kay Rutledge, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<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 type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: