



Department of Planning & Community & Economic Development
Planning Division

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October 4, 2013

John Seamon
Iconica
901 Deming Way
Madison, Wisconsin 53717

RE: Approval of major amendments to the PD-GDP and PD-SIP zoning for 210 S. Brooks Street to allow the former Longfellow School to be converted into apartments and for a new apartment building to be constructed, with 104 total dwelling units (Alexander Co.).

Dear Mr. Seamon;

At its October 1, 2013 meeting, the Common Council **conditionally approved** your application to amend the Planned Development zoning for 210 S. Brooks Street subject to the following conditions of approval, which shall be satisfied prior to final approval and recording of the specific implementation plan and the issuance of permits for new construction:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following seventeen (17) items:

1. Revise plans for sanitary sewer connection to be compatible with the reconstructed sewer on Mound Street. The City has provided a manhole at elevation 854.50 (approx.) and stationed at 26"M"+13, Right 28.50 on Mound Street.
2. The proposed new building will cross the underlying platted lot lines. Current State building code requires that the underlying platted lot lines be dissolved by Certified Survey Map (CSM) prior to issuance of building permits.
3. For site plan clarity and addressing purposes, Engineering-Mapping recommends that the site plan references to the R1, P1 and P2 floor designations be amended to read 1st, 2nd and 3rd floors.
4. In accordance with 10.34 MGO, Street Numbers, submit a PDF of each floorplan to Lori Zenchenko (lzenchenko@cityofmadison.com) at Engineering-Mapping so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
5. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.

6. 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.
7. All work in the public right of way shall be performed by a City-licensed contractor.
8. All damage to the pavement on Mound, S. Brooks and Chandler streets adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
9. The site plans shall be revised to show the location of all rain gutter down spout discharges.
10. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.
11. For commercial sites less than one acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than one acre and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
12. 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.
13. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the City 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. E-mail 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.
14. 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).
15. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.

16. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
17. 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 Scott Langer of the Traffic Engineering Division at 266-5987 if you have any questions regarding the following six (6) items:

18. The Plan Commission does not approve loading zones within the public right of way. Any such zone shall be approved by the Parking Utility and Traffic Engineering Division upon completion of the project.
19. The applicant shall work with City staff on an off-street loading plan for move-in/ move-out parking for the proposed apartment development.
20. A condition of approval shall be that no residential parking permits shall be issued for both buildings at 210 S. Brooks Street, 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 the 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 210 S. Brooks Street project noting the above condition in the lease when submitting plans for City approval.
21. When the applicant submits plans for approval, the applicant shall show the following on one contiguous plan: existing items in the terrace (e.g., signs and street light poles), type of surfaces, percent of slope, existing and proposed property lines, addresses, all easements, all pavement markings, building placement, adjacent driveway approaches to lots on either side and across the street, signage, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, parking stall dimensions including the 2 feet overhang on a scaled drawing at 1" = 20'. Contact the Traffic Engineering Division if you have questions.
22. 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/ handholes, including labor, engineering and materials for both temporary and permanent installations.
23. 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 Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two (2) items:

24. Provide fire apparatus access as required by IFC 503 2009 edition, MGO Sec. 34.503, as follows: The site plans shall clearly identify the location of all fire lanes.
25. As discussed with the design team, additional life safety features will be required due to the lack of fire access.

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following five (5) items:

26. The developer shall pay approximately \$247,107.00 for park dedication and development fees for the 105-unit multi-family development proposed. The developer must select a method for payment of park fees before signoff on the PD-GDP-SIP approval. This development is within the Vilas-Brittingham park impact fee district (SI27). Please reference ID# 13134 when contacting Parks Division staff about this project.

Fees in lieu of parkland dedication in 2013 are \$1,708.00 per multi-family unit. Park development fees in 2013 are \$645.40 per multi-family unit for a combined impact fee of \$2,353.40. Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.

27. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Dean Kahl, dkahl@cityofmadison.com (266-4816). Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
28. Additional street trees are needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, dkahl@cityofmadison.com (266-4816). Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in Section 209 of City of Madison Standard Specifications for Public Works Construction.
29. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of City of Madison Standard Specifications for Public Works Construction.
30. 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.

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

31. Note: All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Please contact my office at 261-9632 if you have any questions regarding the following three (3) items:

32. The development plans shall be revised for final Planning Division approval prior to recording and the issuance of building permits as follows:
- a.) Revise the floorplans of the new building to clearly identify the type of units (number of bedrooms);

- b.) Provide a detail of how the 20% required open space in Section 28.098 of the Zoning Code is being provided for this development, including all applicable yard spaces and all porches and balconies, but not including the surface parking area;
 - c.) Provide detailed interior/ courtyard elevations of the new building;
 - d.) Provide bike parking for the entire development for final approval by Planning staff and the Zoning Administrator in accordance with the Zoning Code, including the minimum number of spaces required in Section 28.141(4) Table 28I-3 and the design and location requirements of Section 28.141(11);
 - e.) Provide a fully dimensioned site plan that includes the setback of both buildings from adjacent property lines and the dimensions of the courtyard entrances as measured from the adjacent building walls;
 - f.) Show the trash room on the final plans.
33. The zoning text shall be revised for final Planning Division approval prior to recording and the issuance of building permits as follows:
- a.) Revise the Permitted Uses section to state "Multi-family residences as shown on the approved plans and any accessory uses related thereto, including parking, storage and management offices.";
 - b.) The family definition for the one- and two-bedroom development shall be the same as for the TR-C3 zoning district, which would limit the occupancy of each dwelling unit to a family plus one additional roomer, or a maximum of two unrelated individuals;
 - c.) Revise the Signage section to state: "Signage for the development shall be limited to the maximum permitted in the TR-V2 zoning district, and as approved by the Urban Design Commission or its secretary, and the Zoning Administrator";
 - d.) Revise the Floor Area Ratio and Building Height references to state: "As shown on the approved plans";
 - e.) Section C, Lot Area should be revised to only make reference to the 24,731 square feet of usable open space provided, and the final amount of usable open space shall match the detail provided in condition 1 above.
34. The Alexander Co. and Meriter Hospital shall provide final details of the revised valet parking and daycare pick-up and drop-off lease to the Traffic Engineering Division and Planning Division for approval prior to final approval and recording of the project, including the hours of operation for the valet and daycare parking and identification of which stalls on Level P1 will be used. Any future changes to the lease arrangement, including any termination of the lease, shall be approved as an alteration to this specific implementation plan by the Director of the Planning Division or Plan Commission follow a recommendation by the district alder.

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

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

After the planned unit development has been revised per the above conditions, please file **twelve (12) 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 Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.181(5), 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

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"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Landmarks Comm.

cc: Janet Dailey, City Engineering Division
Scott Langer, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Bill Sullivan, Madison Fire Department
Kay Rutledge, Parks Division
Amy Scanlon, Preservation Planner