



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

November 20, 2013

J. Randy Bruce  
Knothe & Bruce Architects, LLC  
7601 University Avenue, Suite 201  
Middleton, Wisconsin 53562

RE: Approval of an alteration to an approved Planned Development–Specific Implementation Plan and conditional use to allow plans for a fifth-floor terrace for an apartment building currently under construction at 633 N. Henry Street to be revised to include a pool and for balconies to be added to the lake-facing façade of an existing apartment building at 140 Iota Court (Palisades Apartments, LLC).

Dear Mr. Bruce;

At its November 18, 2013 meeting, the Plan Commission **conditionally approved** the above-described PD-SIP and conditional use alteration for 633 N. Henry Street and 140 Iota Court subject to the following conditions of approval, which shall be satisfied prior to recording of the alteration and the issuance of building permits for the approved project:

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

1. The applicant shall provide information on where the (storm or sanitary) filter and any pool discharges shall be directed prior to approval. Other permits may be needed depending on the information provided.
2. 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).

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

3. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. However, ensure the 2-hour fire rating of Stair B continues in corridor leading to roof plaza.

**Please contact my office at 261-9632 if you have any questions regarding the following four (4) items:**

4. Prior to the recording of the alteration and issuance of amended building permits for these projects, the plans shall be revised per Planning Division approval as follows:
  - a.) Clarify that the glass railing system for the proposed pool area is clear glass;
  - b.) Provide a section of the pool at the northwestern corner of the fifth floor of 633 N. Henry Street;
  - c.) Provide the proposed elevations of all four walls of 140 Iota Court and denote the final materials for the balconies proposed on the lake-facing facade.

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

After the plans have been revised per the above conditions, please file **seven (7) 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 Zoning staff to the City department staff listed above for their final approval.

If you have any questions regarding obtaining building permits for this property, please contact the Zoning Administrator at 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
 Planner

cc: Janet Dailey, City Engineering Division  
 Matt Tucker, Zoning Administrator  
 Bill Sullivan, Madison Fire Department

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 type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: