



Department of Planning & Development
Planning Unit

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April 10, 2006

Dick Keintz
Edgewood, Inc.
1000 Edgewood College Drive
Madison, WI 53711

Doug Hursh
Potter Lawson, Inc.
15 Ellis Potter Court
Madison, WI 53711

SUBJECT: 1014 Edgewood Avenue/555 Woodrow Street

Dear Mr. Keintz and Mr. Hursh:

The Plan Commission, at its April 3, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a major alteration to an existing conditional use located at 1014 Edgewood Avenue/555 Woodrow Street. The approval is for a new student dormitory building and expanded parking lot, as well as site plan changes and landscaping as provided in your conditional use permit application dated February 22, 2006.

In order to receive final approval of your proposal, the following conditions must be met:

THE PLAN COMMISSION ADDED THE FOLLOWING FOUR CONDITIONS OF APPROVAL AFTER CONSIDERING ALL THE INFORMATION YOU PROVIDED, AS WELL AS INFORMATION PROVIDED TO THE COMMISSION FROM RESIDENTS AND THOSE IN ATTENDANCE AT THE PUBLIC HEARING.

1. The off-street parking lot adjacent to Edgewood Avenue, opposite the Jefferson Street intersection shall be closed from 11:00 p.m. until 5:00 a.m. daily.
2. A key (or key card) operated gate shall be provided at the entrance to this parking facility. The design of the gate shall be approved by staff.
3. Construction traffic shall be limited ON Edgewood Avenue and Woodrow Street with limited hours, to be approved by Traffic Engineering staff.
4. The Plan Commission deleted Traffic Engineering condition number 3 of their March 24, 2006 memo regarding the dedication of right-of-way for the realignment of Edgewood Drive at Monroe Street.

PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TWELVE ITEMS:

5. The applicant has included a traffic impact study with its application. The study is reasonably accurate and complete. There are a number of measures noted in the report that Edgewood is doing or proposing to do. Conditions below address the recommendations related to a potential roundabout at Edgewood Avenue and Jefferson Street, and a potential future traffic signal at Edgewood Avenue and Monroe Street.
6. Consistent with the applicant's traffic impact study and as a measure to mitigate traffic associated with the development and preexisting conditions, the applicant shall dedicate right-of-way needed to construct a modern roundabout. The exact right-of-way needs shall be determined by the City and provided to Edgewood to include in their site plan and dedication documents. A preliminary sketch of a roundabout at this location is attached. The actual financing and construction of the subject roundabout is yet to be worked out between the City and Edgewood. At a minimum, the applicant shall enter into developer's agreement to grade their site for future construction of the roundabout.
7. The applicant shall provide scaled drawing at 1" = 50' or larger on two (2) or more sheets showing all the campuses, all the facilities access on Monroe Street, Edgewood Avenue, Edgewood Drive, and Woodrow Street, existing and proposed buildings, layouts of parking lots as approved and proposed, number of proposed parking spaces per parking lot layouts, loading areas, trees, signs, pavement markings, semitrailer, bus, bike, and other vehicle movements.
8. 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 two (2) feet overhang, and a scaled drawing at 1" = 20'.
9. A "Stop" sign shall be installed at a height of seven (7) feet at driveway approaches excluding the Monroe Street traffic signal. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
10. The applicant shall show the dimensions for existing and proposed parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2.
11. Edgewood has a street type approach with a traffic signal at Monroe Street. 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" = 40' drawing of the "Street Type Entrance" from Monroe Street to the first driveway from the east. 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, ARROWS, ONLYs, 12" crosswalks lines, 24" stop bars, pavement markings details and signage 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."

12. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
13. The applicant shall submit with the site plans a letter of operations of all the gates to Edgewood. The applicant shall identify the gates for Woodrow Street and fire lanes. In the letters of operations show each gate and control or operation of when and how the gate will be open.
14. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
15. 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 JANET GEBERT, CITY ENGINEERING, AT 261-9688 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THIRTEEN ITEMS:

16. The applicant shall dedicate land, as required by the City Engineer, to facilitate the realignment of Edgewood Avenue at Jefferson Street including a possible traffic circle.
17. The applicant shall make improvements to the intersection of Edgewood Avenue and Jefferson Street pending final financing plan as determined by the City after negotiation with the developer.
18. It appears that the applicant proposes sanitary sewer service from a private sewer main connecting directly to a Madison Metropolitan Sewerage District Main. Prior to approval of the City Engineer, the applicant shall provide permit or other proof of MMSD approval.
19. The construction of this building 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.
20. 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.
21. 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.
22. The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, 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.

23. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
- a. Detain the 2 and 10-year storm events.
 - b. Control 40% TSS (20 micron particle).
 - c. Provide infiltration in accordance with NR-151.
 - d. Provide oil and grease control from the first ½” of runoff from parking areas.

Stormwater management plans shall be submitted and approved by the City Engineer prior to sign-off.

24. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain 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. Lot lines
- g. Lot numbers
- h. Lot/Plat dimensions
- i. Street names

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com

25. 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.

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.
- g. Detail drawings associated with Stormwater Management Facilities (including if applicable, planting plans).

26. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a. SLAMM DAT files.
 - b. RECARGA files.
 - c. TR-55/HYDROCAD/Etc.
 - d. 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.

27. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
28. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area, as well as the size and alignment of the proposed service.

PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FOUR ITEMS:

29. Please provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
30. Please provide a minimum of 51 bike-parking stalls as required by Ordinance in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
31. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. Note: The required trees do not count toward the landscape point total. Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
32. Exterior lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. (See City of Madison lighting ordinance.)

PLEASE CONTACT KITTY RANKIN OF THE PLANNING UNIT STAFF AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

33. The mounds on the site shall be clearly identified and a protective temporary fence shall be placed around the mounds to prevent possible inadvertent or accidental damage. An inventory shall be provided to staff prior to sign-off on the plans.

PLEASE CONTACT SI WIDSTRAND, CITY PARKS DIVISION, AT 266-4711 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

34. No park dedication or fees are required. One recommendation of the Park Commission, as approved in the 1996 Master Plan, was:

“The Park Commission recommends that any requirement for park dedication and fees for the 300 new residents is already met by the open space and recreation facilities on campus. No additional fees should be required.”

Please contact Simon Widstrand at 266-4714 or swidstrand@cityofmadison.com if you have questions regarding the above item.

PLEASE CONTACT SCOTT STRASSBURG, MADISON FIRE DEPARTMENT, AT 266-4484 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

35. Please provide a site plan that clearly identifies the location of all fire lanes, and per IFC 503.3, show approved “fire lane, no parking” signs posted on the site plan. A maximum of 150-feet on center. Signs must be visual and easily read from any location on the fire lane. Fire lanes 20-27 feet wide will be posted as fire land on both sides; 28-35 feet wide shall be posted fire lane on the appropriate side only.

Approval of this proposal 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit eleven (11) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, Planning, Parks staff and Zoning. Any of these agencies may call you to request additional information or to resolve problems.

2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.

3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL MATT TUCKER OR KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Bill Roberts
 Planning & Development

 Applicant

cc: Zoning Administrator
 City Engineering
 Traffic Engineering
 Parks Department
 Ald. Ken Golden

Zoning City Engineering Traffic Engineering UDC (AI) Planning Parks
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