



Department of Planning & Community & Economic Development
Planning Division

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November 7, 2007

George E. Austin
Wisconsin Alumni Research Foundation
614 Walnut Street Room 1265 C
Madison, WI 53726

RE: Approval of a request to demolish seven buildings and rezone 1301 University Avenue from R6 (General Residence District) and C2 (General Commercial District) to Planned Unit Development, General Development Plan, (PUD-GDP) to allow development of two interconnected research facilities.

Dear Mr. Austin:

At its November 6, 2007 meeting, the Common Council **conditionally approved** your application to rezone property located at 1301 University Avenue from R6 (General Residence District) and C2 (General Commercial District) to Planned Unit Development, General Development Plan, (PUD-GDP). The following conditions of approval shall be satisfied prior to final approval and recording of the general development plan:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following twenty-four (24) items:

1. This approval does not constitute approval of any changes to the public right of way including those changes proposed for Orchard Street and University Avenue. Changes to the public right of way shall be completed in accordance with a separate plan set issued by the City Engineer with the approval of the Common Council. The Developer is encouraged to meet with the City Engineer and the City Traffic Engineer to discuss potential changes in the public right of way.
2. The Developer shall make improvements to North Randall Avenue, University Avenue, and North Orchard Street as required by the City Engineer. The City Engineer may agree to defer a portion of the work if the work better fits into a larger project, a subsequent project by others, or a future project associated with another redevelopment proposal in the area. It is recommended that the Developer meet with the City Engineer and City Traffic Engineer to discuss the improvements.
3. Developer shall dedicate a 17 foot wide strip of right of way along North Randall Street. The right of way will provide for the addition of bike lanes on North Randall Street. The existing lane configuration is 4 vehicular lanes, (8 feet, 10 feet, 10 feet, 8 feet). The proposed cross section will utilize 3 of the 4 existing lanes thereby preserving most of the existing pavement that was reconstructed in 2003. (8 foot bike lane on west side, four 10 foot vehicular lanes, 5 foot bike lanes on east side) In addition 14 feet is proposed between the face of curb and the property line on the east side to provide for a standard tree terrace.
4. The Developer shall dedicate a sidewalk easement 7 feet wide along Campus Drive. This easement will allow space for a tree terrace along Campus Drive and is consistent with the proposed development plan provided to the City.

NOTE: Required dedications may be accomplished more efficiently and effectively by the submittal, approval and recording of a Certified Survey Map rather than being administered by independent City of Madison Real Estate projects and the required \$500 processing fee associated with such. A Certified Survey Map would also be a tremendous benefit to the owner in compilation of ownership and title.

5. The Development requires extensive work within the Public Right of Way. The orderly reconstruction of the right of way is best accomplished through a Development Agreement with the City. The City shall not sign off on this development, permit the connection of utilities, or permit any work within the right of way without an agreement in place. The Developer is encouraged to meet with the City Engineer to determine how best to secure an agreement.
6. The sanitary sewer, and possibly other utilities shall need to be replaced with the reconstruction of Orchard Street if the reconstruction is approved. The Developer shall coordinate the reconstruction with the City Utility Replacement.
7. All proposed wastewater discharges shall be in conformance with MMSD's Industrial Wastewater Discharge Requirements.
8. The proposed service tunnel on Orchard Street may conflict with numerous utilities. The tunnel will require a Privilege in Streets Permit.
9. Coordinate new addresses for this development with Lori Zenchenko lzenchenko@cityofmadison.com or 266-5952.
10. 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.
11. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
12. The approval of this Conditional Use 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.
13. 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.

14. 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.
15. All work in the public right-of-way shall be performed by a City licensed contractor.
16. The site plans shall be revised to show the location of all rain gutter down spout discharges.
17. 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.
18. 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.
19. 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.
20. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). 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, other miscellaneous impervious areas.
21. The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>
22. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>
23. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>
24. 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 John Leach, Traffic Engineering, at 267-8755 if you have questions about the following two items:

25. The final design and/or improvements to Randall Ave, Orchard St., University Ave. & Johnson St. shall be reviewed and approved by the City Traffic Engineer and City Engineer. The applicant shall need to obtain separate approval by the Board of Public Works and Common Council for the restoration and/or reconstruction of the public right-of-way including any changes requested by the developer. The applicant shall note on the site plan, " All work proposed in the right-of-way is not being approved as part of the PUD (GDP/SIP). All work in the right-of-way is approved separately by the Board of Public Works, City of Madison."
26. The applicant shall enter into a subdivision contract or developer's agreement for the reconstruction of the streets and sidewalk adjacent to the development, including Randall Ave. The reconstruction of the streets and sidewalk shall be subject to the plans and specifications of the City Traffic Engineer and City Engineer.
27. The applicant shall post a deposit or letter of credit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and hand holes, including labor, engineering and materials for both temporary and permanent installations. This will include the costs for installation, operation, and maintenance of a any new traffic signals.
28. The site and GDP shall clearly denote a minimum of eight (8) feet of new right of way dedication along Randall Ave for bike lanes and pedestrian needs.
29. The site and GDP shall clearly denote a minimum of 5-8 feet wide direct and unobstructed public pedestrian sidewalk on Orchard Street from Johnson St to University Ave.
30. The applicant shall submit a construction staging and traffic control plan prior to approval of the GDP and SIP. A condition of these plans is that the development construction cannot impact the University Ave sidewalk and contra flow bike lane. The site has limited areas on and off site for construction-related use. In addition, there shall be no or very limited impact to Johnson St. On-site security/police to secure the operations and proper use by pedestrians, bicycles, and motor vehicles may be required at the developer's cost. The applicant shall post a deposit or letter of credit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and hand holes, including labor, engineering and materials for both temporary and permanent installations.
31. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be review by Traffic Engineer to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
32. The final locations and number of bicycle parking shall be reviewed and approved by the Traffic Engineer.
33. 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'.

34. 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.
35. The intersection 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.
36. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall. The applicant will need to show the dimensions for proposed degree parking stalls' items A, B, C, E, F, H and 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.
37. 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.
38. 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 Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following two items:

39. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: (commercial structures only)
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
 - c. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
 - d. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
40. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Please contact Matt Tucker, Zoning Administrator, at 266-4551 should you have questions regarding the compliance with the City Zoning Code.

Please contact my office at 267-1150 if you have questions about the following ten conditions regarding the following item:

41. That the applicant revises the zoning text to clarify the allowable retail uses, addressing the concerns noted in the Planning Division Report of October 15. Uses should be clarified to only allow only restaurants with indoor and outdoor seating or in the alternate; allow only retail uses permitted in the C1 zoning district.

After the plans have been changed as per the above conditions, please file **ten (10) sets** of the revised, complete site plans, building elevations, floor plans 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.

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. 28.12(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.

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: Matt Tucker, Zoning Administrator
Janet Dailey, City Engineering
John Leach, Traffic Engineering
Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<input type="checkbox"/>	CDBG Office (IZ-related)
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division (Park fees)
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: Madison Metro