



Department of Planning & Development
Planning Unit

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August 3, 2006

Matt Garrett & Larry Barton
Strang, Inc.
6411 Mineral Point Road
Madison, Wisconsin 53705

RE: Approval of a request to rezone 203 Wisconsin Avenue from R6 and R6H (General Residence Districts) to C2 (General Commercial District) and approval of a demolition permit to allow razing of a former school building to facilitate an expansion of First United Methodist Church.

Dear Sirs:

At its August 1, 2006 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 203 Wisconsin Avenue from R6 and R6H to C2. On July 24, 2006, the Plan Commission granted **approval** to allow demolition of a former school building and an expansion of First United Methodist Church. The following conditions of approval shall be satisfied or addressed prior to final approval and the issuance of demolition permits:

[Note: Conditions in **BOLD** added by the Plan Commission.]

Please contact Tim Sobota, Metro Transit, at 261-4289 if you have questions about the following two items:

1. **That the applicant work with staff on an acceptable arrangement for bus parking on E. Dayton Street. Should an arrangement acceptable to both sides not be forthcoming, that the matter be appealed to the Transit and Parking Commission.** Madison Metro and City Traffic Engineering have preliminarily approved a FUMC-proposed driveway curb cut to be placed 100-foot from the crosswalk, which should be sufficient to allow a 20-foot setback from the crosswalk and a 80-foot bus stacking area per the requirements of both agencies.
2. FUMC will provide a six-foot long concrete pad between the curb and the sidewalk to allow for better staging as required by Madison Metro. (Per July 31, 2006 e-mail exchange between Bill White and Tim Sobota)

Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following sixteen (16) items:

3. Any damage to the pavement on E. Johnson Street will require repair/restoration in accordance with the City Engineering patching criteria.
4. Applicant shall show how existing buildings are being provided with sanitary sewer service and how sanitary sewer will serve the proposed lots. If lots are to share private mains, maintenance/ownership agreements will need to be in place prior to plan approval.
5. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
6. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
7. The applicant shall replace all sidewalk and curb and gutter which 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.
8. A City licensed contractor shall perform all work in the public right-of-way.
9. 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.
10. 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.
11. 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 Wisconsin Department of Natural Resources is required.
12. If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane County Register of Deeds.
13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle).
14. 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.

15. 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, and other miscellaneous impervious areas.
16. 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, 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).
17. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc. and; 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.
18. Prior to approval of the project, 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.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following sixteen (16) items:

- 19. Per the direction of the Plan Commission and Common Council, that the applicant work with Traffic Engineering staff to address their conditions of approval.**
20. The applicant shall submit one contiguous site plan showing the impacts on all adjacent sites for the CSM, ingress, egress, driveways, approaches, parking spaces, and easements to be approved according to MGO.
21. The parking facility shall be modified to provide for adequate internal circulation for vehicles on CSM Lot 2. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turn around area ten to twelve feet in width and signed "No Parking Anytime." In addition, the applicant shall provide for truck service be shown to turn around to ingress/egress in a forward movement of E. Johnson Street.
22. The applicant should show the dimensions for 18 to 24 E. Dayton Street, 202 to 206 N. Pinckney Street and 203 Wisconsin Avenue impacted sites proposed and existing parking stalls' items A, B, C,

D, 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.

23. The applicant is proposing a temporary parking lot on CSM Lot 2. The Plan Commission approval of the temporary parking lot on Lot 2 should be accordance to MGO.
24. When the applicant submits final plans for approval, the plans shall show the following: items in the terrace as existing (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), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, on a scaled drawing at 1" = 20'.
25. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway, ingress/egress, and parking easements.
26. The applicant shall prevent encroachment onto adjacent land areas and sidewalk by barriers of some type, which shall be noted on the face of the revised plans.
27. "Stop" and "No Left Turns" signs shall be installed at a height of seven feet to the bottom of the first sign at all approaches to E. Dayton Street & E. Johnson Street and a "Stop" sign shall be installed at a height of seven feet at N. Pinckney Street driveway approach to Lot 2. 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.
28. 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.
29. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
30. The applicant shall modify the plan so no part of the driveway approaches shall extend in front of the property belonging to a person other than the permittee unless both property owners sign a joint application for a permit or driveway radii waiver letter prior to submittal of plans for approval.
31. The applicant should provide for adequate pedestrian pathways/linkage from the public sidewalk on E. Dayton Street to all proposed future building entrances.
32. 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.

33. The developer shall work with the City to resolve construction-related issues prior to submitting final plans for approval. The site has limited areas on and off site for construction-related use. There shall be no or very limited impact to Johnson Street. There may be a daily fee for any on-street parking or loading zone removal due to this project. The fee is based on the hourly meter rate times nine (9) hours per day. Staff cannot commit to anything until it can perform a detailed review with the applicant.
34. 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 Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following three items:

35. Provide six bike parking stalls 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: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
36. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.
37. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of two accessible stalls striped per State requirements in the parking garage and a minimum of two accessible stalls striped per State requirements in the surface lot. A minimum of one of the surface stalls shall be a van accessible stall 8-foot wide with an 8-foot striped area adjacent. Note: The accessible garage parking stalls shall have a minimum of a 5-foot' striped out area adjacent to them.
 - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground/floor.
 - c.) Show the accessible path from the stall to the building. The stall shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.

Please contact my office at 261-9632 if you have questions about the following two items:

38. That the applicants for the church and residential projects execute and record a joint Certified Survey Map of their lands prior to final approval and the issuance of building and/or demolition permits that re-divides the subject properties to reflect their proposed projects and future ownerships. The CSM shall dedicate or reference all cross-access, parking and fire access easements necessary to implement the projects as deemed necessary by City agencies during review and approval of the survey.
39. That, at the time both this project and the Lewis project at 22 E. Dayton Street and 208 N. Pinckney Street submit for final staff approval prior to the issuance of building and/or demolition permits, a fully dimensioned site plan be submitted for approval that shows the operation of both projects on

Block 91 in accordance with all applicable City codes and ordinances, including but limited to shared fire lanes, cross access and parking operations.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to issuance of a wrecking permit.

Please now follow the procedures listed below for obtaining your demolition permit:

1. Please revise your plans per the above and submit *eight (8) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the 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 the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit.

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

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

<i>Signature of Applicant</i>	

cc: William F. White c/o Michael Best & Friedrich, LLP; 1 S. Pinckney Street, Suite 700; Madison, Wisconsin 53703

Kathy Voeck, Asst. Zoning Administrator
Janet Gebert, City Engineering
John Leach, Traffic Engineering
Tim Sobota, Metro Transit
George Dreckmann, Recycling Coordinator

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