



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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October 21, 2009

Gary Brown
University of Wisconsin-Madison
Facility Planning & Management
614 Walnut Street
Madison, Wisconsin 53726

RE: Approval of a conditional use for a construction shop in the C3 Highway Commercial District to allow construction of new physical plant shops for the University of Wisconsin at 30 N. Mills Street.

Dear Mr. Brown;

At its October 19, 2009 meeting, the Plan Commission found the conditional use standards met and approved your application to construct new physical plant shops at 30 N. Mills Street, subject to the conditions below. In order to receive final approval of the conditional use, the following conditions must be met:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following eighteen (18) items:

1. Any damage to the N. Mills Street pavement will require restoration in accordance with the City's Patching Criteria.
2. All landscaping beds shall be revised to stay off of the public right of-way. Trees shall not obstruct the public sidewalk.
3. Catchbasins will not be sufficient to meet Wisconsin Department of Natural Resources stormwater treatment criteria; a filter system will be needed.
4. Proposed connection to existing storm box requires permit and must be cored.
5. Plans shall be revised to show existing and proposed public and private storm systems more clearly.
6. The applicant is proposing connecting to an abandoned sanitary sewer main. Provide additional detail and information on how this shall function.
7. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
8. The applicant's project requires the minor restoration of the street and sidewalk. The applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City

Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.

9. All work in the public right of way shall be performed by a City-licensed contractor.
10. 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.
11. 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.
12. 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) off of new paved surfaces; provide oil & grease control from the first 1/2" of runoff from parking areas, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
13. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) izenchenko@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. Email 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. 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.
16. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
17. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division 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 Division signoff.
18. 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 Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following six items:

19. When the applicant submits final plans of one contiguous plan 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, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway to lots on either side and across the across drive aisles, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'.
20. Extend landscaped island at the southerly driveway farther west into the handicap stall area to create better access for turning movements within the parking lot. The handicap stall will need to be relocated to meet ADA standards.
21. "Stop" signs shall be installed at a height of 6 feet to the bottom of the first sign at the driveway approach to N. Mills St. 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.
22. This is a State of Wisconsin project; the applicant could note on the plan sheet or submit a letter to the Traffic Engineering Division that states: "The parking stalls design is according to State of Wisconsin parking design standards and approved by the State of Wisconsin."
23. 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.
24. 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 Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following three items:

25. Meet all applicable State accessible requirements, including the provision, signage and marking of the required accessible and van-accessible stalls, as required by the Zoning Administrator prior to final approval of the conditional use.
26. The final plan shall be revised to show the location and amount of bicycle parking to serve the proposed building as required by the Zoning Ordinance. 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.
27. Parking lot plans with greater than 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.

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

28. This property is in a Wellhead Protection District–Zone B. The owner shall provide the Madison Water Utility with evidence that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative.

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

29. That a note be placed on the site plan prior to receiving final zoning approval for this conditional use to clarify that the stacked parking along the southern wall is for automobiles in accordance with the restriction in C3 Highway Commercial zoning for this specific use.

30. That the project plans be revised per Planning Division approval prior to final zoning approval of this conditional use as follows:

- a.) show the planting of a skyline honeylocust in the landscaped island opposite the southwestern corner of the proposed building;
- b.) tint or clad the precast panels along the western, rear façade to match the color of the primary brick along the three other facades to reduce the sharp color contrast between the brick and precast on the rear elevation;
- c.) provide the maximum amount of window inset depth and window height possible per the Urban Design Commission recommendation;
- d.) reconfigure the floorplans, if possible, to relocate the locker rooms and bathrooms from the eastern wall of the first floor to allow the inclusion of full vision glass along the entire first floor façade along N. Mills Street instead of spandrel glass as now proposed.

31. That the applicant explore the following recommendations made by the Urban Design Commission:

- a.) the addition of windows in the stair wells along the northern and southern facades and the addition of windows in the shop spaces along the western wall;
- b.) the addition of a canopy along the western, rear elevation to accommodate the amount of activity in addition to looking at alternative colors;
- c.) the relocation of the public entrance to the southeastern corner of the building to provide outside space for employees;
- d.) simplify the landscape plan; don't use crabapple; reduce species; use something more masculine to create a line of monoculture along the south utilizing Ginkgo with the landscaping around the building needing a stronger theme; need a more interesting palate of plants including providing an alternative to the use of spirea.
- e.) pulling the north driveway to the north combined with modifying existing tree islands to create a double-loaded bay to provide greenspace on the building's south elevation;
- f.) the extension of the north and south walls to the west as thicker wing walls to create more architectural integrity.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 to discuss the provision of fire hydrants and fire lanes to serve the new building with the Fire Department prior to final signoff of the conditional use.

Please now follow the procedures listed below for obtaining your conditional use 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 conditional use permit.

If you have any questions regarding obtaining your building permits, 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

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

Signature of Applicant

- cc: Janet Dailey, City Engineering Division
 John Leach, Traffic Engineering Division
 Pat Anderson, Asst. Zoning Administrator
 Dennis Cawley, Madison Water Utility
 Scott Strassburg, 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 checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: