



City of Madison Site Plan Verification

PROJECT: LNDMAC-2016-00019

Address: 1000 Edgewood College DR

Current Revision #: 0

Submitted by: Potter Lawson

Contact: Doug Hursh
(608) 247-2471
dough@potterlawson.com

Project Type: Minor Alteration to Approved Conditional Use

Description: Modify central parking lot to increase number of stalls

Status: Approved

Revision History: 0

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Aug 4 2016
Engineering Review Main Office	Approved	Timothy Troester	Mar 28 2016
Fire Review	Approved	William Sullivan	Mar 23 2016
Landmarks Commission Review	Approved	Amy Scanlon	Mar 18 2016
Planning Review	Approved	Timothy Parks	Mar 18 2016
Traffic Engineering Review	Approved	Eric Halvorson	Mar 18 2016
Urban Design Commission Review	Approved	Alan Martin	Mar 25 2016
Zoning Review	Approved	Jenny Kirchgatter	Mar 29 2016
Plan Director Review	Administrative Approval	Jay Wendt	

ENGINEERING

Note **Comment Date:** 03/28/2016

Site plan submittals will be required City Engineering review for the specific implementation of improvements prior to construction to ensure the stormwater management plan has been implemented sufficiently to cover the phased improvements.

ENGINEERING MAPPING

Supplement Accepted **Comment Date:** 03/18/2016

Revised plans received 2016-8-4, also provided to zoning.

The Master Plan should be revised to show the Regina Hall Eastern Addition that is under construction and has been approved for a minor alteration in 2014.

PLANNING

Note **Comment Date:** 03/18/2016

The addition of the proposed parking spaces in the "Central" lot is consistent with discussions between Edgewood and the Liaison Committee in August 2015. Planning has no concerns regarding this amendment to the master plan.

ZONING

Note **Comment Date:** 03/29/2016

Site plan review and approval is required prior to construction of the parking lot.



City of Madison

APPLICATION FOR ALTERATION OF ~~EXISTING CONDITIONAL USE~~

to Edgewood College Master Plan

FOR OFFICE USE ONLY

Date: _____

LNDMAC: _____

Parcel #: _____

TO ZONING ADMINISTRATOR:

The undersigned owner (contract owner) of property herein described hereby applies for approval to make minor alterations to an existing conditional use.

Location of Property/Street Address: 1000 Edgewood College Dr Ald. District: _____
Zoning District: _____

~~Existing Conditional Use:~~ _____

Amendment
Proposed ~~Alteration~~ (Describe): Modify central parking lot to increase number of stalls

This application must be accompanied by four (4) sets of construction and plot plans indicating the proposed alteration, if there are no exterior changes to the site or parking lot. Eight (8) sets of construction and parking lot plans are required, if exterior changes are proposed to the site or parking lot. An Adobe Acrobat PDF File of the submitted plans, either on a non-returnable CD or USB flash drive, or emailed to zoning@cityofmadison.com, must also be submitted. The application fee is \$100, in addition to applicable site plan review fees.

Section 28.183(8), states: "No alteration of a conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the standards in subsection 28.183(6)."

Respectfully submitted,

Name Doug Hursh Address Potter Lawson
Telephone (608) 274-2741 Email dough@potterlawson.com

ALDER'S RECOMMENDATION:

See Attached

ZONING ADMINISTRATOR'S COMMENTS:

Occupancy Certificate Status	_____
Outstanding Orders	_____
Conditions of Approval Met	_____
Compatibility of Proposed Alteration with Concept Approved By Plan Commission	_____ _____
Compatibility of Proposed Alteration with Standards 28.183(6)	_____ _____

Approved according to 28.183(8).

☒ Director of Planning & Community & Economic Development/Date 3/28/2016

Disapproved – Refer to Plan Commission

☐ Director of Planning & Community & Economic Development/Date

Amendment One to the approved Edgewood Campus Master Plan

February 26, 2016

Prepared by: Potter Lawson Inc. and Ayers and Associates

This document serves as Amendment One to the approved Edgewood Campus Master Plan.

Changes to the master plan:

Edgewood High School proposes to modify the central parking lot to increase the number of future parking stalls from 30 to 72.

As part of its plan for growth and accommodating commuting students, Edgewood High School is constructing 3 additional parking lots in its existing large parking lot area to the Northwest of the school entrance. The area of the proposed 3 parking lots is essentially at grade and converting the area to parking lots will require minimal grading. It is reasonable to believe that this entire area was pre-graded for parking lot expansion at the time the existing parking lot was constructed.

The original master plan from 2015 had anticipated adding 30 stalls in this parking lot but the high school would like to take advantage of the available area and add 72 stalls to alleviate as much of the street parking issue in the surrounding neighborhood streets as possible. Therefore an addendum to the approved master plan is being sought. Community approval has been sought and granted as well as approvals from the area's Alderperson, the Campus School and the College.

As part of this package we have included: a letter from the presidents of the 3 institutions on campus approving the changes, a letter from the Alder Sara Eskrich approving the changes, and meeting minutes from the Edgewood Neighborhood Liaison Committee approving the changes.

Master Plan Document Changes:

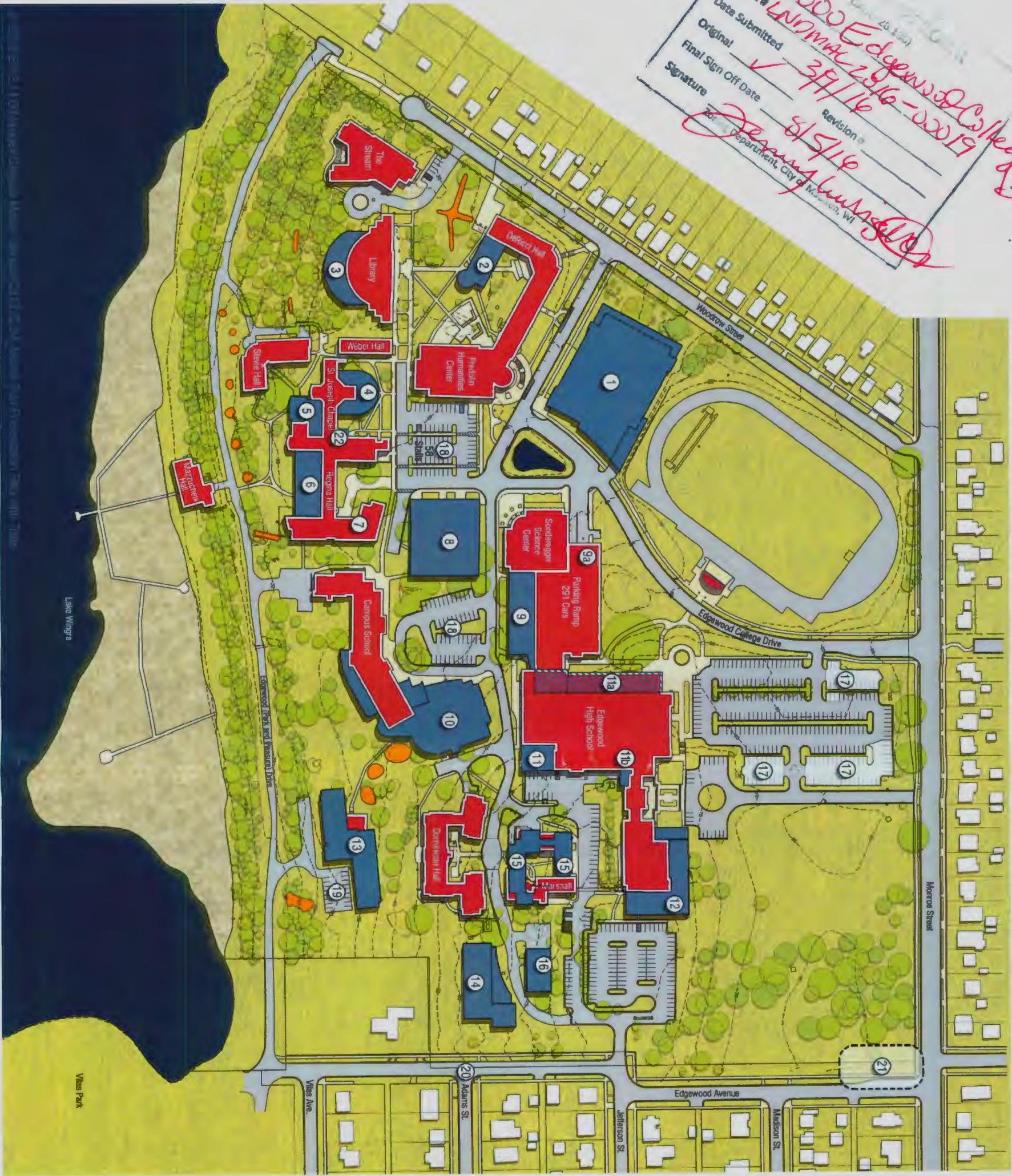
The following list outlines the documents within the Approved Edgewood Campus Master Plan that are affected by the change to the parking lot:

1. **Page 20 - Item number 17. Additional Parking:** change from 30 stalls to 65 stalls
2. **Page 21 - Campus Plan – Future Buildings:** Replace plan to include plan of additional parking stalls at High School parking lot.
3. **Page 23 - Perimeter Building Setback Diagram:** Replace plan to include plan with additional stalls at High School parking lot.
4. **Page 44 - Open Space Diagram:** Replace diagram with plan that includes additional parking stalls at the High School parking lot.
5. **Page 46 - 3.10 Traffic and Parking:** Modify Current and Future parking counts chart to reflect the additional stalls for the High School parking lot expansion, item I, High School Central Lot, Future new parking goes from 30 stalls to 72 stalls and High School Future Totals goes from 213 to 255. The total counts for the chart for Future new parking goes from 198 to 240 and the Future Totals goes from 1067 to 1109.

6. **Page 49 - Stormwater Management Diagram C1.0** is changed to show additional parking stalls at the High School Central Lot, see notes in #9 below for comments regarding the modified table dated 2/26/2016.
7. **Page 52 - Campus Plan- Bicycle Parking Plan:** is modified to show additional car parking stalls at the High School Central Lot.
8. **Appendix A.1 Campus Site Plans:**
 - a. The existing condition site plans are unchanged
 - b. The following plans are modified to include the additional stalls at the High School Central Lot:
 - i. Campus Plan Future Buildings
 - ii. Perimeter Building Setback Diagram
 - iii. Open Space Diagram
 - iv. Campus Plan - Bicycle Parking Plan
 - v. Stormwater Treatment Location Map
9. **Appendix A.3 Stormwater Management Plan:** The only item that is changed in the Storm Water Management Report is the Campus Storm Water Summary Table on page 4 as agreed upon by Tim Troester and dated 2/26/2016. The storm water plan included in the Master Plan dealt only conceptually with the site improvements and will be substantiated with an additional detailed report at the time of each addition. The summary table is the key to dictating when new storm water management measures will be required and by how much the campus is exceeding minimum requirements.
10. **Appendix A.3 Stormwater Management Plan, Exhibit 2, Storm Water Treatment Location Map, C1.0:** is updated to include the additional parking stalls at the high school lot and the table to the left hand side of the plan is updated and is dated 2/26/2016. See note 9 above for comments regarding the modified table.

End of Document

Address: 1000 Edgewood College Dr
Permit #: LNDMA-2516-00019
Date Submitted: 3/7/16
Original: ☒
Final Sign Off Date: 8/5/16
Signature: [Signature]
For: Department, City of Madison, WI



Potential New Buildings or Additions

1. Future Facility & Structured Parking
2. Derick Hall Addition
3. Library Addition
4. Chapel Addition
5. Regina Western Addition
6. Dining Hall Addition
7. Regina Hall Eastern Addition - Completed 2016
8. Edgedome Renovation or New Facility
9. Sonderegger Addition
- 9a. Addition to Parking Structure
10. Campus School Addition
11. High School Southern Addition
- 11a. High School Expansion over Existing Common Space
- 11b. High School Core Addition
12. High School Eastern Addition
13. New Residential or Mixed Use to Replace Siena Hall
14. New Non-Residential Building
15. Marshall Hall Addition
16. New Non-Residential Building
17. Additional Parking (72 Stalls)
18. Revised Parking Layout
19. Revised Parking Layout
20. Existing Curb Cut
21. See Note 21 on Campus Plan Narrative
22. New Entrance to Regina Hall

- Existing Buildings
- 2010 Campus Plan Proposed Additions/Expansions
- Native American Mound

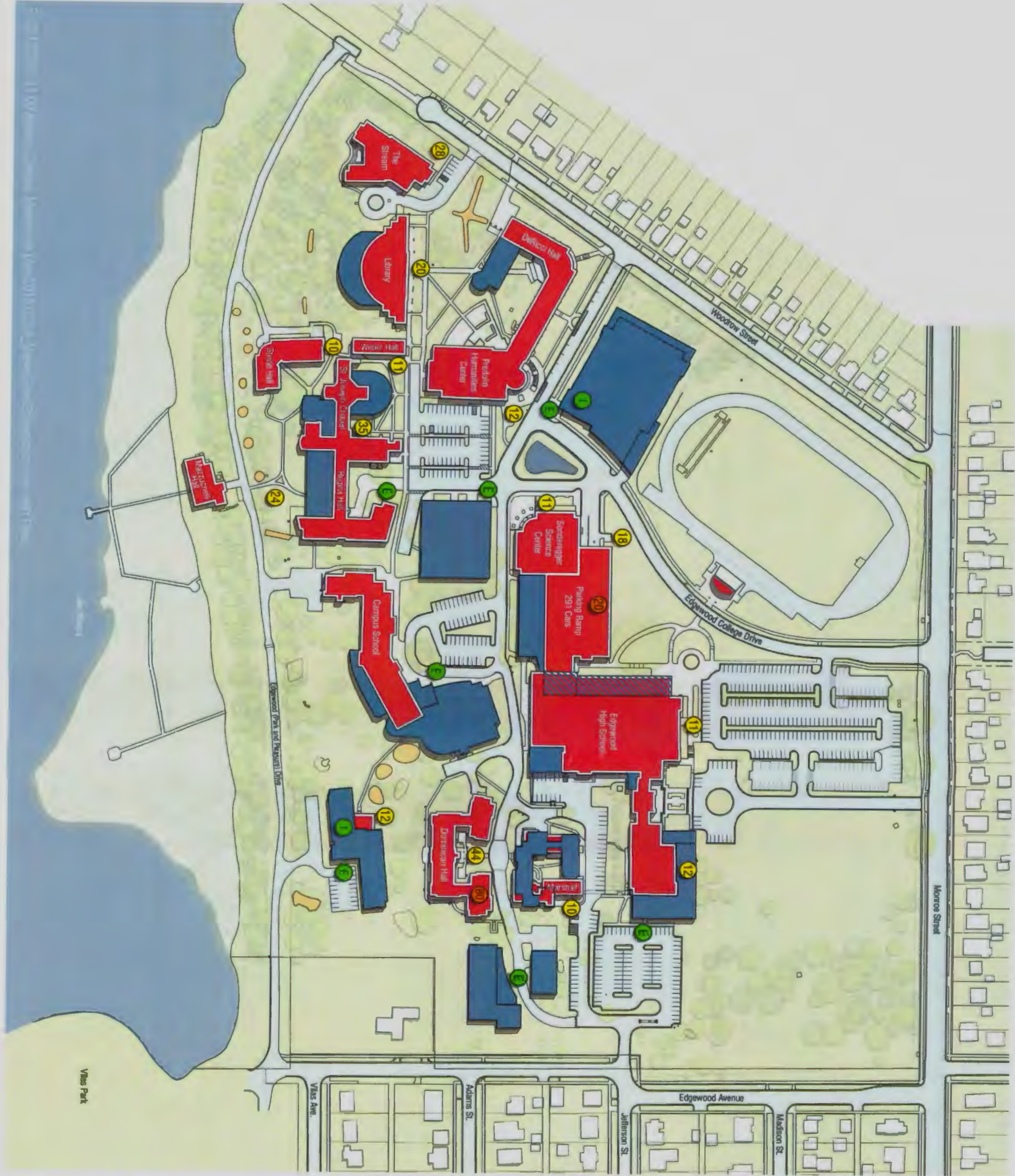




- Existing Buildings
- Native American Mound

Existing Bike Parking

College	
Surface Stalls:	235
Covered Stalls:	100
	335
High School	
Surface Stalls:	23
Covered Stalls:	0
	23
Campus School	
Surface Stalls:	0
Covered Stalls:	0
	0



- Existing Buildings
- 2010 Campus Plan Proposed Additions/Expansions
- Native American Mound
- Existing External Bicycle Parking
- Existing Internal Bicycle Parking
- Future External Bicycle Parking
- Future Internal Bicycle Parking



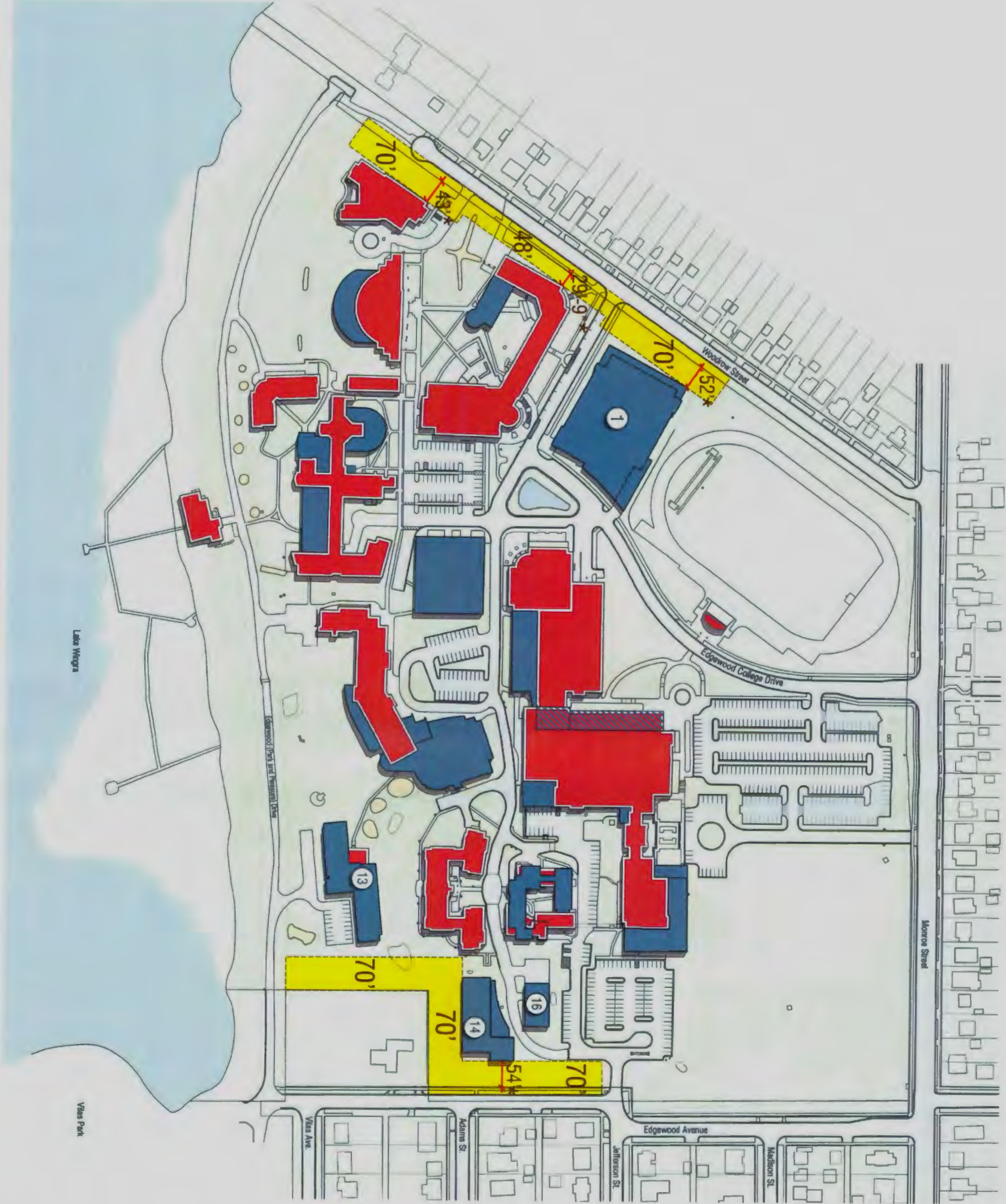


Open Spaces

1. Athletic Fields and Recreation Space
2. Athletic and Recreation Space
3. Recreation Space and Stormwater/
Snow Management for Parking Ramp
4. Neighborhood Buffer Zone
5. Edgewood (Park and Pleasure) Drive Landscape
Buffer Zone - 35' From Edge of Drive Pavement
6. Shoreland Zone
7. Wetlands
8. Playground
9. Eagle Mound
10. Courtyard Activity Space
11. Woodlands - Contemplative Space
12. Mound Grouping
13. Stormwater Retention Water Feature
14. Recreation Space
15. Green Space

Open Green Space



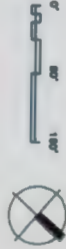


Perimeter Buildings

- ① **Future Facility & Structured Parking**
Approx. 80,000 sf program space
241 parking stalls on two levels
- ⑬ **Sienna Hall Replacement Residence Hall**
Approx. 36,000 sf
3 levels, facing south
2 levels, facing north
Potential for 70-85 beds
- ⑭ **New Non-Residential Building**
Approx. 54,000 sf
3 levels
- ⑯ **New Non-Residential Building**
Approx. 12,000 sf
2 levels

Existing Buildings
 2010 Campus Plan Proposed Additions/Expansions
 Setback Area

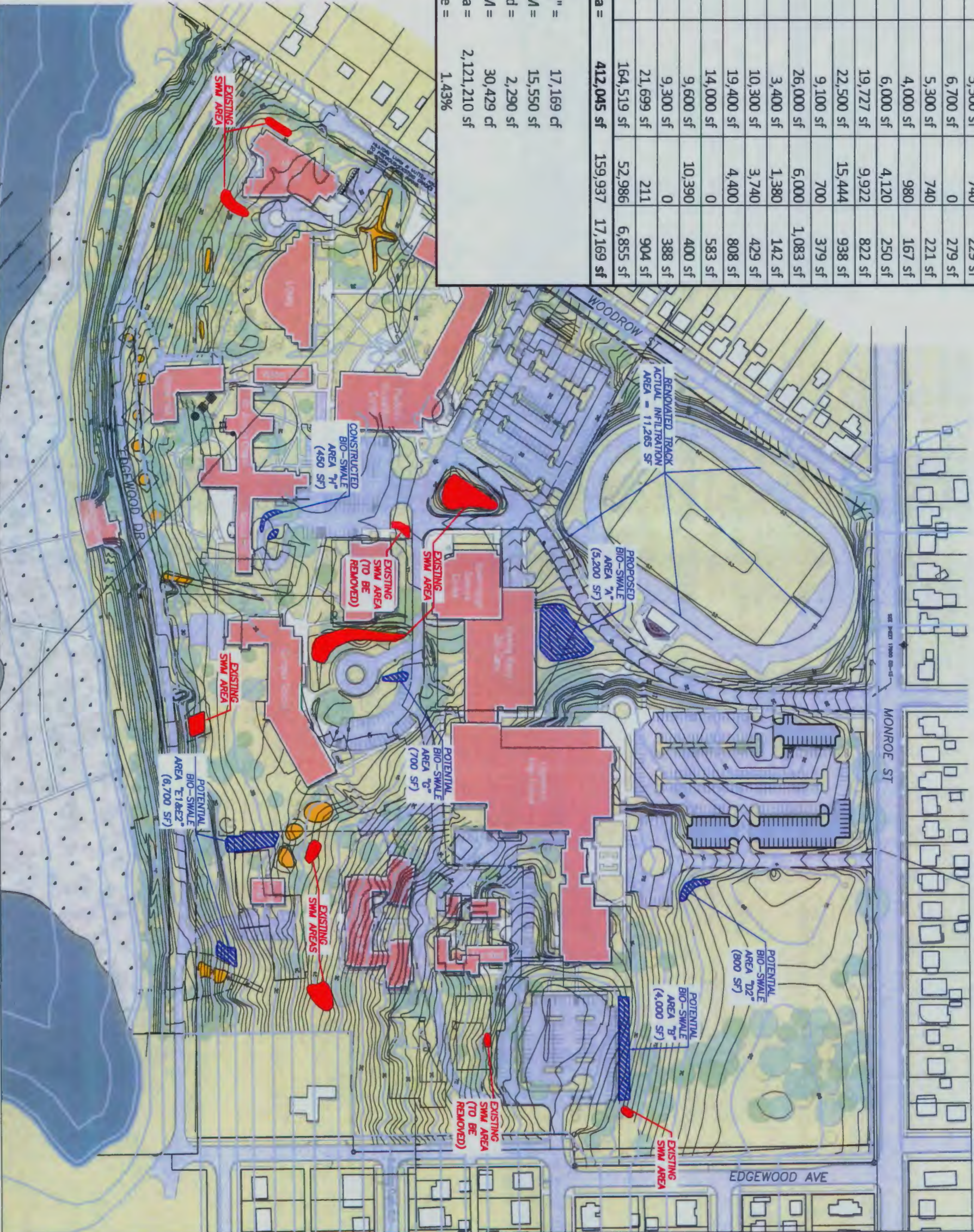
Note: Building set back dimensions are shown from the building edge to the face of curb at streets and to the property line at Kuby's property.
 * Dimension to Property Line



Campus Master Plan

Addition	Description	Proposed Impervious Area	Removed Imp. Area	Infiltration Area Req'd
1	Future Facility & Structured Parking	55,000 sf	48,184	2,292 sf
2	DeReci Hall Expansion	5,500 sf	740	229 sf
3	Library Expansion	6,700 sf	0	279 sf
4	Chapel Expansion	5,300 sf	740	221 sf
5	Regina Hall Western Expansion	4,000 sf	980	167 sf
6	Dining Expansion	6,000 sf	4,120	250 sf
7	Regina Hall Eastern Expansion	19,727 sf	9,922	822 sf
8	Edgedome Expansion	22,500 sf	15,444	938 sf
9	Sonderegger Expansion	9,100 sf	700	379 sf
10	Campus School Expansion	26,000 sf	6,000	1,083 sf
11	High School Southern Expansion	3,400 sf	1,380	142 sf
12	High School Eastern Expansion	10,300 sf	3,740	429 sf
13	Siena Hall Replacement	19,400 sf	4,400	808 sf
14	New Non-residential Building	14,000 sf	0	583 sf
15	Marshall Hall Expansion	9,600 sf	10,390	400 sf
16	New Non-Residential Building	9,300 sf	0	388 sf
17	Additional High School Parking (72)	21,699 sf	211	904 sf
-	High School Track Update	164,519 sf	52,986	6,855 sf
Total Proposed Impervious Area =		412,045 sf	159,937	17,169 sf

Proposed Storage req'd by "first 1/2" method" = 17,169 cf
Existing amount of site dedicated to SWM = 15,550 sf
Existing stormwater features to be removed = 2,290 sf
Ultimate Total Site Area dedicated to SWM = 30,429 cf
Total Site Area = 2,121,210 sf
Total area for SWM as a % of site = 1.43%



Professional Seal

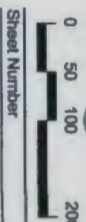
Revision	Date
AREA F	12/06/2015
ADDED H.S. PARKING	2/26/2016

Project Name
EDGEWOOD COLLEGE
STORM WATER
MANAGEMENT
PLAN

CITY OF
MADISON,
WISCONSIN

Drawn By: M/F
Checked By: J/L
File: P-SWM
Issued For: FINAL REPORT
Date: 01/02/2014
Project No. 2495

Sheet Title
STORM WATER
TREATMENT
LOCATION MAP



December 4, 2015

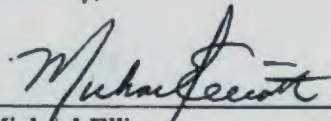
To Whom It May Concern:

In an effort to alleviate the problem of on-street parking in the surrounding neighborhoods, Edgewood High School is proposing an amendment to the Edgewood Campus Master Plan to allow for additional on-campus parking. The submitted plan was endorsed by the Vilas and the Dudgeon Monroe Liaison Committees (meeting minutes attached) and supported by our District 13 Alderperson, Sara Eskrich. We are now seeking City of Madison approval so the project can receive the appropriate permits and be completed.

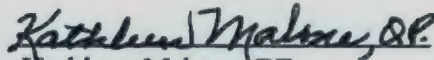
The Presidents of the three Edgewood schools endorse this proposal and join together to ask for approval of this amendment to our Edgewood Campus Master Plan.

Thank you for your consideration.


Sincerely,



Michael Elliott
President
Edgewood High School



Kathleen Malone, OP
President
Edgewood Campus School



Scott Flanagan
President
Edgewood College

Edgewood Neighborhood Liaison Committee

August 15th, 2015; 4:30 PM

Present: Susan Serrault, Mike Elliott, Sara Eskrich, Michael Guns, Tom Huber, Sr. Kathleen Malone, Doug Poland, Shawn Schey, John Standridge

Guests: Marcus Fink (Ayres Associates, formerly SAA), Greg Fries (City of Madison Engineering, Stormwater), Timothy Parks (City of Madison Planning, Master Plan), Matt Tucker (City of Madison Planning)

Absent: Mike Metcalf, Daryl Sherman, Tom Turnquist

Susan Serrault called the meeting to order at 4:37 PM to introduce the first topic of the meeting, the High School Parking Lot.

The July 14th meeting minutes were approved. (1st approval Jon Standridge, 2nd Mike Elliott)

Marcus Fink distributed a map exhibiting the proposed parking lot and the storm water calculates were added.

Marcus also provided the following comments:

- This plan meets and exceeds current requirements.
- An infiltration area will be added in the current grassy area near the parking ramp. This area currently has two drains and raingarden plants will be added in to enhance filtration. Jim Lorman had recommended this area as well as the plants as a good area for infiltration, which will allow the runoff water to receive additional filtration on its way to the retention pond.
 - This area is in the proposed discus field. When Edgewood High School chooses to move forward with the discus area, the plants will be replaced with stones to provide alternative filtration.

City of Madison guests shared the following:

- Maintenance of the High School field filtration system was addressed in planning and permitting by the City for the field improvements.
- Greg Fries confirmed that the High School is meeting or exceeding the current requirements for infiltration as well as sediment control.
- The Master Plan is very close to approval and a PUD will not be needed. The two smaller parking areas will be treated as a 'minor alteration' to the Master Plan. All pages of the Master Plan touched by this alteration will need to be changed.
- City stormwater management process must be followed. The City of Madison requirements are higher than the State's, and this plan meets or exceeds those standards.

Sara Eskrich, Alder, solicited feedback from the Liaison Group.

- There was a conversation regarding TDM's and Mike Elliott confirmed that he is encouraging alternative methods of transportation.
- Traffic patterns were discussed.
- After discussion with City Staff, there were no environmental concerns.

The committee approved moving forward with the minor alteration approach. Edgewood High School will begin the process of permitting and plan approval at this time. This could take approximately one month. The High School would like to have this completed by late fall.

Updates:

DMNA

- House by Strictly Discs will become a multi-use building (Underground Food Collective, Apartments, FIT, etc.)
- The Sunday Farmers Market is receiving very good reviews.

Vilas

- New BBQ place will cook off-site. A trial of the smoker on-site will occur with a public meeting that afternoon. Their liquor licenses states 'no smoke', however, they may apply for an alteration to that.

Campus School

- Parking lot was re-asphalted and striped.
- ½ days begin on 8/24 and first full day is 8/27.
- Playground renovation is nearing completion.
- Inside remodeling is finished with now accessible restrooms.

High School

- Field track blacktop is in process.
- It takes 30 days for rubber coating and lines to be applied.

College

- Move-In weekend is 8/22 and 8/23. It was shared that the dining site for Saturday would be located near the Stream.

Respectfully Submitted,

Susan Serrault

8/24/2015



Office of the Common Council
Ald. Sara Eskrich, District 13

City-County Building, Room 417
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3345
Phone (608) 266-4071
Fax (608) 267-8669
district13@cityofmadison.com
www.cityofmadison.com/council/district13

January 17, 2016

To Whom It May Concern:

Please accept this letter stating my strong support for Edgewood High School's proposed parking lot expansion. This is something that I have been working with the school and neighbors on since spring 2015. The Edgewood Neighborhood Liaison Committee, Vilas Neighborhood Association, and Dudgeon Monroe Neighborhood Association have also been discussing this issue and have all shared their support for this project.

Edgewood continues to be a great neighbor in District 13. Student parking in the neighborhood is a significant issue to many of my residents. To the extent that we can mitigate that in many ways, including the traffic demand management techniques and expanded parking, the city should move forward swiftly with Edgewood.

Do not hesitate to contact me directly with any questions.

Best,

A handwritten signature in cursive script, appearing to read "Sara Eskrich".

Sara Eskrich

For planning purposes only, determining the equivalent amount of stormwater management areas was performed by utilizing "The First Half-Inch Infiltration Standard" as authored by the Waukesha County Land Conservation Department (Exhibit #3). This general rule of thumb is an excellent tool to plan for future stormwater needs. Detailed calculations however will be required for each impervious addition to the site and a running tally will need to be kept to ensure storm water requirements are being met over the entire campus.

WINSLAMM 9.4.0 was used to determine generic, anticipated, water quality treatment rates and infiltration volumes.

POTENTIAL RESULTS:

The following table summarizes the proposed amount of impervious area that is to be added to the site as well as the amount of existing impervious area that is to be removed as a result of the construction activities:

Campus Master Plan				
Addition	Description	Proposed Impervious Area (sf)	Removed Impervious Area (sf)	Required Infiltration Area (sf)
1	Future Facility & Structured Parking	55,000	48,184	2,292
2	DeRecci Hall Expansion	5,500	740	229
3	Library Expansion	6,700	0	279
4	Chapel Expansion	5,300	740	221
5	Regina Hall Western Expansion	4,000	980	167
6	Dining Expansion	6,000	4,120	250
7	Regina Hall Eastern Expansion	19,727	9,922	822
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15	Marshall Hall Expansion	9,600	10,390	400
16	New Non-Residential Building	9,300	0	388
17	Additional Parking (72)	21,699	211	886
-	Track Renovation	164,519	52,986	6,855
-	Total Proposed Impervious Area =	411,614 sf	159,937	17,151
	Cumulative Total Additional Impervious Area =	251,677 sf		
	Maximum build-out ISR =	47%		