



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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Madison, Wisconsin 53701-2985
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October 6, 2009

Michael Sturm
Ken Saiki Design
303 S. Paterson Street
Madison, Wisconsin 53703

RE: Approval of a conditional use to allow construction of a visitor's center/ restroom building at 452 State Street/ 229 W. Gilman Street in Lisa Link Peace Park (City of Madison Parks Division).

Dear Mr. Sturm;

At its October 5, 2009 meeting, the Plan Commission found the conditional use standards met and approved the City's proposal to construct a visitor center/ restroom building at 452 State Street/ 229 W. Gilman Street in Lisa Link Peace Park, subject to the conditions below. In order to receive final approval of the project and for building permits to be issued, the following conditions must be met:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following twelve (12) items:

Note: These comments are based on the August 5, 2009 plan submittal. The comments were received after the Plan Commission report was published.

1. The final plans for the park renovation shall be revised to include a full-size copy of the Plat of Survey of this site prepared by Dan Rodman of the Parks Division.
2. The approved address for the proposed Visitor Center is 452 State Street.
3. Detail 12 C601 is missing.
4. No expansion joint necessary in concrete pavement 1 C600.
5. Storm sewer design shall be revised to utilize existing 12-inch lateral from State Street. Contact City Engineering to revise and coordinate design of storm sewer. City Engineering desires a public storm sewer extended and located to serve properties along W. Gilman Street.
6. The applicant shall replace all sidewalk and curb and gutter abutting the property that 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.
7. All work in the public right of way shall be performed by a City licensed contractor.

8. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@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.
9. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc. shall be shown on the plan.
10. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
11. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior 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 2 working days prior to requesting City Engineering signoff.
12. 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 Scott Strassburg, Madison Fire Department, at 261-9843 if you have any questions regarding the following item:

13. Ensure rear egress paths to the public way from all existing businesses are maintained if fencing is installed.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978, regarding any conditions regarding bike parking and accessibility.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

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

1. Please revise your plans per the above and submit **nine (9) 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 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: Bill Bauer, Parks Division
Janet Dailey, City Engineering Division
John Leach, Traffic Engineering Division
Scott Strassburg, Madison Fire Department
Pat Anderson, Asst. Zoning Administrator

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 checked="" 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: