

**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
Of July 30, 2008**

**RE: ID 11412, Conditional Use Application – 750 University Avenue**

1. Requested Action: Consideration of a conditional use to allow construction of an addition to the Chazen Museum of Art at 750 University Avenue.
2. Applicable Regulations: Section 28.08 (7)(c) identifies colleges and universities and buildings at colleges and universities over three stories in height as conditional uses in R6 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Timothy M. Parks, Planner

**GENERAL INFORMATION**

1. Applicant: Robert Barr, Continuum Architects & Planners, SC; 228 S. 1<sup>st</sup> Street; Milwaukee  
  
Agent & Property Owner: University of Wisconsin-Madison, c/o Julie Grove, University Facility Planning & Management; 614 Walnut Street; Madison.
2. Development Schedule: Construction of the museum addition will begin in February 2009, with the addition scheduled to open in February 2011.
3. Location: Approximately 1.23 acres located at northeast corner of N. Murray Street/ East Campus Mall and University Avenue; Aldermanic District 8; Madison Metropolitan School District.
4. Existing Conditions: The former A. W. Peterson university office building that previously occupied the site is currently being demolished. The site is zoned R6 (General Residence District).
5. Proposed Land Use: A four-story addition to the Chazen Museum of Art located across East Campus Mall.
6. Surrounding Land Use and Zoning:  
North: Pres House student activity center and residential facility, zoned PUD-SIP;  
  
South: University Square, zoned PUD-SIP;  
  
West: Existing Chazen Museum of Art, University Club, zoned R6 (General Residence District);

- East: Multi-tenant commercial buildings (Brothers, etc.), zoned C2 (General Commercial District).
7. Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and other properties generally to the north and west as part of the University of Wisconsin campus under the “campus” land use recommendation.
  8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
  9. Public Utilities & Services: The property is served by a full range of urban services.

#### **STANDARDS FOR REVIEW:**

This application is subject to the conditional use standards of Section 28.12 (11).

#### **PREVIOUS APPROVAL**

On January 14, 2008, the Plan Commission approved a demolition permit to allow the former A. W. Peterson university office building to be demolished to accommodate the future expansion of the Chazen museum of Art.

#### **ANALYSIS, EVALUATION AND CONCLUSION**

The University of Wisconsin is requesting conditional use approval for 750 University Avenue to allow construction of an addition to the Chazen Museum of Art located at 800 University Avenue, one parcel to the west of the site across East Campus Mall (formerly N. Murray Street). The proposed four-story eastern wing of the museum will occupy the site formerly occupied by the Peterson university office building, which was granted demolition permit approval earlier this year by the Plan Commission and is currently being deconstructed.

The addition will feature a lobby, temporary exhibit space and 165-seat auditorium on the first floor, galleries, classroom and meeting spaces on the second floor, and permanent exhibit spaces on the third floor above grade. A fourth floor, primarily located below grade, will include storage, workshop, classroom and mechanical spaces to serve the museum. The entrance to the museum addition will be located along the westerly wall of the new building with access from the future East Campus Mall pedestrian concourse. An enclosed third floor bridge over East Campus Mall that includes various gallery spaces is proposed to join the existing museum with the proposed addition. A one-way passenger loading zone and handicapped parking area is proposed within the setback located between the two museum buildings and University Avenue, with truck loading for the museum addition to be provided along the north wall.

The proposed addition will be similar in bulk and mass to the existing museum and will reflect a complimentary but distinct modern architectural character. The building will be constructed with a combination of cupped limestone, architectural concrete panels and copper siding. Window placement around the building is generally limited to control light into the gallery spaces, though at least one significant window has been included on the west, south (University Avenue) and north facades. In addition, the north wall will feature a significant window along the third floor façade and a large curtain wall is provided along the west façade facing East Campus Mall. The roof of the building will also include a number of light wells to provide natural lighting to exhibit spaces below.

The plans for the addition include a planting plan for the museum complex on both sides of East Campus Mall. The plan includes the planting of large caliper understory canopy trees along the south elevations of both buildings and a line of honeylocust on both sides of the guest loading zone parallel to University Avenue. Ten large caliper shade trees will be installed in the courtyard between the existing western museum wing and the University Club to the north. The trees proposed on the south side of the guest loading zone/ handicapped parking area will require the approval of the City Forester, as they will be located in the University Avenue right of way.

Construction of the section of East Campus Mall between University Avenue and the State Street concourse will coincide with the construction of the museum addition in 2009. Eventually, East Campus Mall will extend as a dedicated pedestrian corridor between Regent Street on the south and the Memorial Union on the north. Conversion of the former N. Murray Street into the pedestrian mall will be dependent upon the University working with the City to provide adequate service access for buildings located in the 700-block of University/State Street west of Lake Street, including the proposed museum addition. An agreement between the University and City that addresses this access issue as well as future planning and infrastructure needs for the 700- and 800-blocks of University Avenue and State Street is currently being negotiated separately. Staff recommends that a condition of approval be placed on this application that requires that the master planning called for in the agreement be completed prior to the issuance of final staff approval and the commencement of construction for the museum addition.

The Planning Division believes that the standards for conditional uses can be met with the proposed Chazen Museum of Art. Although the programming of the proposed addition limits the number of openings along the University Avenue façade, staff believes that the museum addition represents a significant expansion of a valuable civic asset for the University and the region and merits approval.

The proposed museum addition was presented to the Urban Design Commission on June 4, 2008 for informational purposes as a courtesy. The project does not require Urban Design Commission approval. A report summarizing the discussion is included in the Plan Commission materials for informational purposes.

## **RECOMMENDATION**

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction of an addition to the Chazen Museum of Art at 750 University Avenue, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the University receive the approval of the City Forester for the trees proposed on the south side of the guest loading zone/ handicapped parking area in the University Avenue right of way.
3. That the cooperative master planning for the 700- and 800-blocks of University Avenue and State Street as called for by the (attached draft) agreement between the City of Madison and University be completed prior to the issuance of final staff approval and the commencement of construction for the museum addition.

## AGENDA # 7

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> June 4, 2008
TITLE: 750 University Avenue – Advisory Review of a Conditional Use for the Chazen Museum of Art, 81,000 Square Foot Building Addition. 8 <sup>th</sup> Ald. Dist. (10664)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: June 4, 2008	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Jay Ferm, Marsha Rummel, Bruce Woods, Todd Barnett, Richard Slayton and Richard Wagner.

### SUMMARY:

At its meeting of June 4, 2008, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for advisory review of a conditional use for the Chazen Museum of Art located at 750 University Avenue. Appearing on behalf of the project were Gary Brown, Robert Barr, Russell Panczenko and Julie Grove, all representing the University of Wisconsin-Madison. Prior to the presentation staff noted to the Commission that the item that was listed on the agenda has “School/Public Building” was incorrectly listed although the Chazen Museum is a component of the University of Wisconsin Madison, a public entity and school, the property is to be developed under its existing R6 General Residence District zoning designation as a conditional use. Often times, projects under review by the Commission under the auspices of the University are developed as part of a rezoning to PUD-SIP which requires Urban Design Commission recommendation to the Plan Commission and Common Council by ordinance according to the provisions of the Zoning Code; this is not a PUD zoning. Interpretations of State Statute provide that the University of Wisconsin as well as the State are only subject to provisions of the Zoning Code and not provisions of the Urban Design District portion of Chapter 33 which requires approval of “public building;” therefore Commission review of the project is only advisory in association with the conditional use approval process. The applicant, the University of Wisconsin, has agreed to an advisory review by the Urban Design Commission at the request of Planning staff preliminary to the Plan Commission’s consideration of the Conditional Use of the museum on this site. Gary Brown provided an introduction to the project with details of the plan presented by the development team.

Following the presentation the Commission noted the following:

- Appreciate that the sculpture garden has a rotating seasonal display. Question why the bridge has no views (windows) into the sculpture garden.
- Enhance and design; grate complements the existing building.
- Consider extending the south bridge window to a more dramatic; a feature.
- Look at column that supports the bridge; architecturally not resolved. Needs more study. For example, consider pulling copper to column.
- On the front elevation there is a problem with the architecture of the Elvejum versus the new. The Elvejum aggressively four sided; new building is not; not a fraternal twin. The new building needs a four

sided approach especially on the northerly elevation featuring the loading dock area as viewed from the west.

- Concrete on north elevation versus copper is an issue.
- New building lacks layers of scale, lacks depth in architecture; tectonic scale, level of detail.
- Mall entry chaotic eye not drawn to the entrance but to the lobby's glass wall. Entrance lost on the façade needs a greater level of detail to draw you to entry.
- Entry tucked under bridge insubordinate to the glass lobby entry.
- Don't have grand entrance onto University Avenue, needs to be more visible. Need to see more detail as to how the landscaping design is developed.
- Continue bronze along the north elevation.
- Consider pulling entry out so visible from the street (University Avenue).
- Open bridge to relate to its University Avenue frontage.

### **ACTION:**

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 7, 7 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 750 University Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	7	-	-	-	7	7	7
	7	7	-	-	-	6	7	7
	-	5	-	-	-	-	-	5
	-	-	-	-	-	-	-	8

**General Comments:**

- Ambitious building, look forward to seeing next iteration for details and refinements of scale. Address entry and make it grander. Thanks for voluntarily coming to UDC. We love to look at University buildings.
- Nice treatment blending and contrasting with existing building. Better entry sequence will help.
- Exciting concept; however, the lack of layers of architecture scale is very noticeable next to the iconic original building. Needs more cooking.
- Make entry visible from University Avenue traffic. Work on bridge support. Work on north façade.



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
1 866 704 2315 Textnet

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

**Financial Officer**  
Steven B. Danner-Rivers

DATE: July 23, 2008  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 750 University Avenue Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Plans for the East Campus Mall shall be approved separately by the Common Council. A development agreement or an alternate format as approved by the City Engineer shall be required for the East Campus Mall.
2. Revise plan to show that University Avenue has concrete pavement. Concrete pavement replacement shall extend to existing longitudinal joints.
3. All inlets draining the drop off area shall have 40% TSS control meeting new WDNR implementation guidelines and oil and grease control.
4. A maintenance agreement is required for practices called for under 4.17.
5. Additional public storm sewer installations or replacements may be required as determined by the City Engineer.
6. Non-standard storm items (i.e. - plotted drains) within the right-of-way shall be maintained by the Developer. A maintenance agreement shall be required.
7. Plans need to show the latest proposed utility improvements for East Campus Mall (previously named Murray Street).





## GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

### Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 750 University Avenue Conditional Use

#### General

- 1.1 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.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 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.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 Submit a PDF of all floor plans to Lori Zenchenko [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for this development. The Developer shall indicate the method of payment as provided below:
- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
  - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall receive the invoices to pay the outstanding impact fees at the time of permit issuance. The following shall be required prior to plat sign off:
    - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
    - b) All information shall transmitted to Janet Dailey by e-mail at [jdailey@cityofmadison.com](mailto:jdailey@cityofmadison.com), or on a CD to:  
  
Janet Dailey  
City of Madison Engineering Division  
210 Martin Luther King Jr. Blvd  
Room 115  
Madison, WI 53703
    - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

**LOTS / BUILDINGS WITHIN THIS SUBDIVISION / DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.**

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
  - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
  - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
  - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
  - a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
  - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
  - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
  - a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
  - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.  
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without

the written consent of all the parties hereto, or their respective successors-in-interest.

- 2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
  - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
  - e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

#### Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 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.
- 3.11 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.
- 3.12 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.

- 3.13 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.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.
- 3.18. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - [dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com) or 266-4816.

#### Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 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.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 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 Co Register of Deeds.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle) off of new paved surfaces
  - Control 80% TSS (5 micron particle) off of new paved surfaces
  - Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.
  - 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.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 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.

- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number:
- a) Building Footprints
  - b) Internal Walkway Areas
  - c) Internal Site Parking Areas
  - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e) Right-of-Way lines (public and private)
  - f) All Underlying Lot lines or parcel lines if unplatted
  - g) Lot numbers or the words "unplatted"
  - h) Lot/Plat dimensions
  - i) Street names
- All other levels (contours, elevations, etc) are not to be included with this file submittal.
- NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.
- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.
- NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:
- Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.
- Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.
- 4.14 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, and shall have a scale bar on the plan set.
- PDF submittals shall contain the following information:
- a) Building footprints.
  - b) Internal walkway areas.
  - c) Internal site parking areas.
  - d) Lot lines and right-of-way lines.
  - e) Street names.
  - f) Stormwater Management Facilities.
  - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files.
  - b) RECARGA files.
  - c) TR-55/HYDROCAD/Etc...
  - d) 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.
- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

#### Utilities General

- 5.1 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>.

- 5.2 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>.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

**Sanitary Sewer**

- 6.1 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>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 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.



## Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608 266 4761  
TTY 866-704-2315  
FAX 608 267 1158

July 25, 2008

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **750 University Avenue – Demolition – for Addition to Existing Chazen Museum of Art UW**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

- 1. Master Plan for the Block Required:** With the demolition of the Peterson Building, the new Murray Mall, and the proposed new development on the block, which also results in the loss of Murray Street and Fitch Court, the University shall work cooperatively with the City of Madison to complete a master plan for the subject block (specifically the area bounded by Park, State Street, Lake Street and University Ave (700 and 800 blocks)).

The master plan shall be completed and approved by the Plan Commission and Common Council prior to or concurrent with any formal sign-off of the subject application. The details of the Master Plan will be determined and are subject to change pending further study and investigation. The University acknowledges that the City intends that the Master Plan consider the following to address access, service and street capacity related to the new development, the new Murray Mall, and the loss of Murray Street and Fitch Court currently serving the block:

- a) a public service court, designed for truck turnaround service, from Lake Street to Fitch Court to service the subject block's multiple buildings and service needs off-street from Lake Street to North Murray Street/East Campus Mall, related to providing alternate access to properties affected by the loss of vehicular access on Murray Street/East Campus Mall and Fitch Court.
- b) the dedication by Certified Survey Map by the University of additional street right of way, fee simple and sidewalk easements along Lake Street from University Avenue to State Street adjacent to University properties (approximately 10-12 feet) to replace and provide capacity for traffic demands, ingress/egress, parking, drop off, and service needs;
- c) site drop-off/pick-up plans and designs along University Avenue to serve and replace existing like facilities;
- d) site plans for potential truck service and delivery from University Avenue to North Murray Street/East Campus Mall to service the University Club and other like situated

properties;

- e) working cooperatively with the City to resolve issues related to the removal, replacement or payment for the existing fourteen (14) metered public parking stalls on North Murray Street.
- f) If necessary, the University shall complete a traffic impact study for the 700 and 800 Blocks.

**2. Providing Alternate Access to Properties that May be Affected by the Loss of Vehicular Access on the East Campus Mall.**

a. **Phase A – East Campus mall closed to normal vehicular traffic and Fitch Court remains in place.** Prior to the conversion of the East Campus Mall from a standard City street to a pedestrian / bike mall the University shall complete the following. The University shall dedicate sufficient roadway easement to allow a WB 50 design vehicle (or alternate design vehicle if acceptable to the City Engineer and City Traffic Engineer) to move through Fitch Court and out to Lake Street in a manner sufficient to serve the effected parcels and as required by the City Engineer and City Traffic Engineer. In addition, the University shall construct any necessary street improvements as required by the City Engineer to facilitate the movement however the improvements are considered temporary and full street improvements shall not be required until Phase B. The University shall fund these improvements.

b. **Phase B – East Campus mall closed to normal vehicular traffic and Fitch Court discontinued north of University Avenue.** The University is interested in asking the City to vacate Fitch Court north of University Avenue. Prior to Vacating Fitch Court north of University Avenue, the University shall complete the following. The University shall dedicate a new future right of way and agree to construct a new future street, including utilities, from North Lake Street to Fitch Court, as approved by the City's Board of Public Works and Common Council and in accordance with the City of Madison Standard Specifications for Public Works Construction. The University will request vacation of all or part of Fitch Court. The new right of way and street shall be sufficient to accommodate a WB-50 design vehicle and shall be sufficient to service the properties adjacent to Fitch Court. This could be accomplished by creating a dead end street with a turn around sufficient to accommodate the design vehicle or by creating some type of a loop street with sufficient turning radii. The University shall enter into an agreement for this work and shall coordinate with the City of Madison for dedication of the future right of way and easements and shall relocate or have relocated any necessary utilities, both private and public that need to be relocated to effect the vacation of Fitch Court. The University shall fund these improvements.

3. **Traffic Signals.** Unless otherwise provided, the University shall, prior to sign-off, execute an agreement with the City for the traffic signal operation and maintenance costs of the traffic signals installed for the benefit of the University at the intersections of University Avenue and North Murray Street/East Campus Mall and West Johnson Street and North Murray Street/East Campus Mall (similar to existing agreement for the traffic signals at Highland Avenue and Observatory Drive).



## PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

4. None

### GENERAL OR STANDARD REVIEW COMMENTS

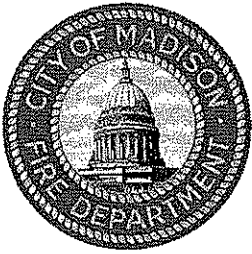
In addition, we offer the following General or Standard Review Comments:

5. 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), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, and a scaled drawing at 1" = 20'.
6. "Stop" and "No Left Turns" signs shall be installed at a height of seven (7) feet to the bottom of the first sign at the driveway approach to University Ave. and "Do Not Enter" sign shall be installed at a height of seven (7) feet at University Avenue westerly approach. 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. The applicant shall submit a detail signage plan to secure the one-way operation for the drop-off drive aisle along University Avenue.
7. The applicant shall modify the approaches to install Class 3 driveway approaches on University Avenue. The applicant shall dimension all driveway approaches with flares according to M.G.O.
8. 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 hand holes, including labor, engineering and materials for both temporary and permanent installations.
9. 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 John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Gary Brown  
Fax: 265-3139  
Email: [gbrown@fpm.wisc.edu](mailto:gbrown@fpm.wisc.edu)

DCD: DJM: dm



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295  
Phone: 608-266-4484 • FAX: 608-267-1153

DATE: July 23, 2008  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **750 University Ave.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. East Campus Mall must support 85,000 lb load for fire access; show 26 foot aerial access to building; provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: provide an aerial apparatus access fire lane that is at least 26-foot 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.

## **GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows
  - a. The site plans shall clearly identify the location of all fire lanes.
  - b. 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.
  - c. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
  - d. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
3. 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 Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan