



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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March 7, 2012

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

RE: Approval of a conditional use to allow construction of an all-season golf practice facility at 9002 McKee Road & 2002 S. Pleasant View Road on University Ridge Golf Course.

Dear Mr. Brown;

At its March 5, 2012 meeting, the Plan Commission found the standards met and **approved** your conditional use to allow construction of an all-season golf practice facility at 9002 McKee Road & 2002 S. Pleasant View Road on University Ridge Golf Course. The following conditions of approval shall be satisfied prior to the issuance of any City permits related to this project:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following fifteen (15) items:

1. If the onsite sewerage treatment system is increased or modified, it will require a permit from Madison-Dane County Public Health, which is subject to the approval by the Board of Public Works. If the Board of Public Works deems that sewer is available to this property, the developer shall be required to install public sanitary sewer to serve the development. Due to the topography, a force main may be required on an interim basis if sewer would be routed to the north until gravity sewer becomes available.
2. If new sanitary sewer main is required, the applicant shall provide proof of abandonment of the existing onsite sewerage treatment system as required by Dane County.
3. Coordinate all necessary updates for Address-Parcel-Owner land record information with City Engineering-Mapping Section (Lori Zenchenko 266-5952 – lzenchenko@cityofmadison.com), Fire Department (Bill Sullivan 261-9658 – bsullivan@cityofmadison.com), and the City Assessor's Office (Maureen Richards 266-4845 – mrichards@cityofmadison.com) for all University Ridge properties.
4. The proposed site appears to create more than 20,000 square feet of new impervious area as part of the new development (gravel is considered impervious by ordinance). The proposed improvements will trigger the requirement for stormwater management.
5. The developer is proposing the installation of new public water main to serve the site. A development agreement will be required and additional topographic survey information and coordination with the City Engineering Division and Water Utility will be necessary to determine the appropriate route and easements to serve this development.

6. The University shall coordinate the installation of the water service with the OJ Noer Turfgrass Research and Education Facility property as water service for the property at 2502 S. Pleasant View Road is being installed for fire protection under a different project. It may be advantageous to review the proposed route of the new water service for the Noer property to determine if routing the water main to the east of the practice facility would be more beneficial than routing it to the north.
7. Any work conducted for public improvements shall require the contractor to be prequalified by the City of Madison.
8. 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.
9. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 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.
10. Prior to approval, this project shall comply with Section 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2, 10, & 100-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Section 37 of the Madison General Ordinances, 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 Section 37 of the Madison General Ordinances.
11. 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. E-mail 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.
12. 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).
13. 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.

14. 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 2 working days prior to requesting City Engineering signoff.
15. 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 Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two (2) items:

16. With the extension of the new water main to the west side of the clubhouse, a second fire hydrant shall be installed along the fire lane west of the clubhouse.
17. The Madison Fire Department supports this project with the addition of fire sprinklers in the new building and the new water service and fire hydrants to the site.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following two (2) items:

18. Water main and service lateral extensions shall be in accordance with standard City of Madison policies and procedures.
19. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Pat Anderson, Assistant Zoning Administrator at 266-5978 if you have any questions about the following item:

20. The University shall work with the Zoning Administrator prior to final approval of the conditional use to provide an appropriate amount of bicycle parking to serve the proposed practice facility and existing golf course and clubhouse per Section 28.11 of the Zoning Code.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. Please revise your plans per the above conditions and submit **eight (8) copies** of a complete, fully dimensioned and scaled 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 and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting 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

cc: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Pat Anderson, Asst. Zoning Administrator
Bill Sullivan, Madison Fire Department
Dennis Cawley, Madison Water Utility

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

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*

| 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: |