



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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February 22, 2017

Gary Brown  
University of Wisconsin–Madison  
Facility Planning & Management  
30 N. Mills Street  
Madison, Wisconsin 53715

RE: Approval of a demolition permit and an alteration to the Planned Development (Specific Implementation Plan) for Kohl Center/LaBahn Arena/Southeast Recreational Facility on the University of Wisconsin-Madison campus to allow demolition and reconstruction of the Southeast Recreational Facility at 715 W. Dayton Street. [LNDUSE-2016-00142]

Dear Mr. Brown;

At its February 20, 2017 meeting, the Plan Commission **approved** your demolition permit and PD(SIP) Alteration subject to the conditions of approval in the following sections, which shall be satisfied prior to issuance of any City permits related to the project.

**Please contact Tim Troester of the City Engineering Division at 267-1995 if you have any questions regarding the following sixteen (16) items:**

1. The lateral connecting to Dayton Street (8-inch diameter) needs to connect to a manhole if it is 8-inch in diameter or larger. Current plan has a proposed 8-inch lateral connecting to the City Sewer in W. Dayton Street.
2. There is a currently a University of Wisconsin (UW)-owned 18-inch diameter cast iron sewer built in 1914 located below the SERF and it is unclear the architect's/ UW's intent for this pipe.
3. The City sewer on W. Dayton Street has capacity limitations. The applicant shall provide projected wastewater flow calculations for the proposed SERF building. The City would prefer that the wastewater flow from the SERF be discharged to the 18-inch diameter sewer draining toward N. Park Street.
4. This project is not subject to traditional stormwater requirements as it is being done by the Department of Administration and is governed by the Wisconsin Department of Natural Resources for erosion control and stormwater management.
5. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be

plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees.

6. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
7. 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.
8. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their Notice of Intent Permit (NOI) or Water Resources Application for Project Permits (WRAPP) permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
9. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
10. The approval of this zoning approval 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.
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.
12. The applicant shall replace all sidewalk and curb and gutter that abuts 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.
13. All work in the public right of way shall be performed by a City-licensed contractor.
14. All damage to the pavement on W. Dayton Street adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
15. The applicant shall construct sidewalk to a plan approved by the City. The contractor shall obtain permit to excavate in the right of way.

16. Based on historical documents (WDNR records: BRRTS #0313001498 and #0313000687, Sanborn maps, or businesses listed in City Directories), the property may contain residual contaminated soil. If contaminated soil is encountered as part of this redevelopment, all WDNR and DSPS regulations must be followed for proper handling and disposal.

**Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following seven (7) items:**

17. There are two locations of roof / canopy overhangs that protrude into the right of way of East Campus Mall at the northwest and southwest corners of the proposed building. City Engineering will support vacating the right of way and dedication of a sidewalk easement over the appropriate vacated areas. The vacation requires Common Council approval. A previous street vacation, Document No. 3514205, exists for the existing facility and the additional vacation with the retention of a sidewalk easement will include a limited area and have no impact on pedestrian movements. The East Campus mall is maintained by the University. Securing appropriate property rights over public right of way shall be required.
18. The area well and bike racks shown encroaching into the East Campus Mall right-of-way will require an encroachment agreement with the City of Madison. Contact the City of Madison Office of Real Estate Services for coordination of the agreement.
19. The Permanent Limited Easement for Parcel 4 of Document No. 2726337 shall be released by a document drafted by the City of Madison Office of Real Estate Services. Coordinate the release and required documents with Jeff Quamme of Engineering Mapping. (jrquamme@cityofmadison.com or 266-4097)
20. The Public Sidewalk Easement per Document No. 3340343 at the northwesterly corner of the site shall be released by document drafted by the City of Madison Office of Real Estate Services. Coordinate the release and required documents with Jeff Quamme of Engineering Mapping. (jrquamme@cityofmadison.com or 266-4097). The bus pull-out area is being moved to the west eliminating the need for this easement.
21. The bus pull-out is being moved to the west adjacent to the Ogg Hall Residence Hall site. The detail shall show the existing W. Dayton Street right of way and the 5-foot Public Street Easement per Document No. 2836422 to determine if additional easement area is required by Engineering staff due to the proposed bus pull-out area. If additional easement area is determined necessary, the easement document shall be drafted by the City of Madison Office of Real Estate Services. Coordinate any required documents with Jeff Quamme of Engineering Mapping. (jrquamme@cityofmadison.com or 266-4097)
22. The City of Madison and UW Board of Regents executed an agreement in 2005 assigning the maintenance of many of the improvements within East Campus Mall to the University of Wisconsin (UW). Those improvements that are disturbed are the responsibility of the UW to replace/restore. East Campus Mall is a public right of way; therefore any work within the right of way will require a permit from the City of Madison.
23. 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. The 715 W. Dayton Street address will be

retired with the demolition of the SERF building. The address of the new (facility#0026) SERF2 building is 797 W. Dayton Street (approved with Liz Fredricks on May 20, 2016).

**Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following four (4) items:**

24. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
25. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
26. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
27. All parking facility design shall conform to the standards in MGO Section 10.08(6).

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions about the following eight (8) items:**

28. MGO Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. Bryan Johnson (608-266-4682). Section 28.185(10): Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185 (7)(a)5 shall submit documents showing compliance with the plan within 60 days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
29. Submit an overall site plan exhibit for the Zoning lot including the proposed SERF building and existing Kohl Center, Nicholas-Johnson Pavilion and Plaza and La Bahn Arena buildings.
30. Provide a parking lot and site information block including the numbers of vehicle parking stalls, moped stalls, and bicycle stalls.
31. Submit a bike rack detail.
32. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.

33. Provide a landscape island within the row of parking adjacent the proposed SERF building. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
34. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
35. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

**Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following four (4) items:**

36. The hydrant proposed to be relocated near the northeast corner of the facility shall be removed, salvaged and returned to Madison Water Utility. The replacement hydrant shall be furnished, owned and maintained by the University, as the hydrant is connected to the private University Water System.
37. The Madison Water Utility shall be notified to remove any Water Utility water meters at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.
38. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two (2) working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E. Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
39. The site plan drawings shall be revised to correctly show all existing public water facilities in the project area. Madison Water Utility will be required to sign off on the Land Use/Site Plan Application prior to the issuance of building permits for the development.

**Please contact Tim Sobota of Metro Transit at 261-4289 if you have questions about the following five (5) items:**

40. Metro Transit opposes the proposed bus drop-off stop zone, shown west of the East Campus Mall pedestrian crossing - as the alternative for the proposed elimination of the City's existing Bus Stop ID #0073.
41. The applicant shall maintain the existing City bus stop zone location east of the East Campus Mall pedestrian crossing, with vehicles to stop curbside either in their current orientation (at the west

end of the parcel) or at the opposite end of the parcel (on the south side of W. Dayton Street, just west of the N. Lake Street intersection). [See attachment "715wds\_site\_METRO.pdf"]

42. The applicant shall install and coordinate the maintenance for a new passenger waiting shelter with seating amenity, and a trash receptacle, in the landscape plan adjacent the curbside bus stop zone at either end of the parcel west of the N. Lake Street intersection. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.
43. Metro Transit operates daily transit service (excluding Holidays) along West Dayton Street through the East Campus Mall pedestrian intersection. Bus stop ID #0073 is adjacent the proposed project site along the south side of Wet Dayton Street, with the bus stop zone encompassing the area from the existing bus stop sign pole and concrete boarding pad surface west back towards the East Campus Mall pedestrian crossing (existing cutout lane area).
44. The applicant may construct the proposed bus drop-off zone west of the East Campus Mall pedestrian crossing if approved by the appropriate City agencies should the applicant determine it would benefit paratransit or other accessible shuttle type vehicles that serve passengers in this area of the campus.

**Please contact Janet Schmidt of the Parks Division at 261-9688 if you have any questions regarding the following item:**

45. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Tree planting specifications can be found in Section 209 of City of Madison Standard Specifications for Public Works Construction.

**Please contact my office at 261-9632 if you have any questions regarding the following six (6) items:**

46. The line weight/ exposure of the floorplans (pages 21-26 of the submittal) shall be adjusted with the final plans to show all of the proposed features on each level uniformly. [Some of the features are ghosted as though they are existing.]
47. That the University explore further articulation of the lower 40 feet of the eastern facade of the proposed Southeast Recreational Facility prior to final staff approval and recording of the Amended PD-SIP. Staff recommends that additional window openings and wall fenestration be provided on that facade, particularly adjacent to the pedestrian walkway and drive that parallel the eastern façade.
48. That the wood-like accent panels shown on portions of the west-facing walls and the undersides of overhangs be eliminated in favor of metal accent panel more consistent with the rest of the building design.
49. Submit an overall site plan for the Planned Development with the final plans for this project that includes the proposed SERF building and existing Kohl Center, Nicholas-Johnson Pavilion and Plaza, and La Bahn Arena buildings, including the overhead pedestrian bridge connecting SERF and La Bahn Arena.

50. Revise the final elevations to include the approved building materials and colors, and include a roof plan in the final plan sets recorded for this project.

51. This Amended PD-SIP shall be subject to the existing approved zoning text for Kohl Center, SERF and LaBahn Arena.

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

**No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.**

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

After the planned development has been revised per the above conditions, please file **ten (10) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. **This submittal shall all also include one (1) complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Plan Commission, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.181(5), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Tim Troester, City Engineering Division  
Jeff Quamme, City Engineering Division–Mapping Section  
Eric Halvorson, Traffic Engineering Division  
Adam Wiederhoeft, Madison Water Utility  
Janet Schmidt, Parks Division  
Jenny Kirchgatter, Assistant Zoning Administrator  
Al Martin, Urban Design Commission  
Bill Sullivan, Madison Fire Department

<b>Accela ID: LNDUSE-2016-00142</b>			
<b>For Official Use Only, Re: Final Plan Routing</b>			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering [E]	<input checked="" type="checkbox"/>	Recycling Coord. (R&R Plan)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Metro Transit
<input checked="" type="checkbox"/>	Water Utility [E]	<input checked="" type="checkbox"/>	Other: