



Department of Planning & Community & Economic Development
Planning Division

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September 8, 2010

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

RE: Approval of a request to rezone 1552 University Avenue from OR (Office Residence District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of the former University Health Services Building to allow construction of the first phase of the Wisconsin Energy Institute.

Dear Mr. Brown;

At its September 7, 2010 meeting, the Common Council **conditionally approved** your request to rezone 1552 University Avenue from OR to PUD-GDP-SIP to allow construction of the **first phase** of the Wisconsin Energy Institute following demolition of the University Health Services Building. Approval of the PUD-GDP for the second phase of the Wisconsin Energy Institute was not approved and will require submittal of a subsequent zoning map amendment application prior to construction of that phase proceeding.

The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development and the issuance of any permits related to the construction of the first phase building:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following twenty-five (25) items:

1. The proposed property line as shown on this plan set shall be accomplished by applicant submittal to, and approval by the City a Certified Survey Map and recording of the same with the Dane County Register of Deeds.
2. Any damage to the newly paved roadway shall require restoration in accordance with the City's Pavement Patching Criteria.
3. On Sheet C501, driveway curb and concrete curb (sections 5 & 6) shall be changed to conform to the City's standard Type 'A' concrete curb and gutter.
4. Coordinate final layout of curb, sidewalk and bus pullout with City Engineering Project 53W0609 (University Avenue-Highland Avenue to Breese Terrace).
5. The City has discussed the project with the UW and reached the following understanding: That the UW shall install sidewalk, curb and gutter, and asphalt lower courses adjacent to the development. The City shall install the final asphalt surface course.

6. Provide additional detail for the storm sewer plan.
7. All proposed sanitary sewer improvements on top of the City sanitary sewer system shall be constructed in conformance to the City of Madison Standard Specification for Public Works Construction. See Standard Detail Drawings SDD 5.7.2, 5.7.15, and 5.7.16. The proposed manhole will become part of the City's sewer system.
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 approval of this planned unit development 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.
10. 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.
11. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction or any sidewalk and curb and gutter that 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.
12. All work in the public right of way shall be performed by a City-licensed contractor.
13. 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 or 266-4816.
14. 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.
15. 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.

16. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent for the Department of Commerce and Department of Natural Resources. As this project is on a site with disturbance area less than one acre and contains a commercial building, 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.
17. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle) off of new paved surfaces, 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 Chapter 37 of the Madison General Ordinances.
18. The applicant shall submit, prior to plan signoff, 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: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
19. 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).
20. 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.
21. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
22. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
23. Prior to approval of the issuance of a demolition permit, 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.
24. 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 Division signoff.

25. 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 Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following five (5) items:

26. The final layout and right of way along University Avenue will need to be reviewed and approved by the City Traffic Engineer. There may be a need for more terrace/greenspace between the street and sidewalk, as well as a need for a wider sidewalk along the bus pullout area and continuing west along the frontage in order to provide adequate space for pedestrians, street trees, and bike elements.

27. 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), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.

28. A "Stop" sign shall be installed at a height of 7 feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

29. The University 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 handholes, including labor, engineering and materials for both temporary and permanent installations.

30. 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 Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following five (5) items:

31. The University shall work with Planning and Zoning staff to revise zoning text to better define the uses permitted within this planned unit development.

32. If bike parking is provided it should comply with MGO Section 28.11. There is no predetermined requirement for bike parking, though University Transportation assessments have revealed a need for 70 stalls. Note: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

33. Parking requirements for persons with disabilities must comply with MGO Section 28.11 (3)6.(m) which includes all applicable State accessible requirements, including but not limited to:
- a.) Provide minimum of 5 accessible stalls striped per State requirements. A minimum of 1 of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.

- b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
- c.) Highlight the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.

34. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

35. Parking and loading shall comply with MGO Section 28.11 (4): Provide (2) 10 x 35-foot loading areas with 14 feet of vertical clearance on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have any questions regarding the following item:

36. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.03(17) and 34.19, as follows:

- a.) The site plans shall clearly identify the location of all fire lanes;
- b.) IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26 feet wide, with the near edge of the fire lane within 30 feet and not closer than 15 feet from the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height;
- c.) 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;
- d.) A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length;
- e.) Provide a minimum unobstructed width of 26 feet for at least 20 feet on each side of the fire hydrant;
- f.) Fire lanes shall be unobstructed; there are obstructions shown on the fire lane, remove all obstructions. Examples of obstructions: including but not limited to; parking stalls, loading zones, changes in elevation, power poles, trees, bushes, fences or posts;
- g.) Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 85,000 lbs;
- h.) Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28 feet;
- i.) Provide a fire lane with the minimum clear unobstructed width of 20 feet;
- j.) Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:

37. All water main and lateral work in the public right of way shall comply with the City of Madison Standard Specifications for Public Works Construction.

Please contact Tim Sobota, Madison Metro Transit, at 261-4289 if you have any questions regarding the following four (4) items:

38. The applicant shall install the bus cutout lane as shown on plans submitted for approval. The design submitted is substandard design of the exit taper and desirable length, and will need to be reconstructed and expanded upon construction of the future phase(s) of this project. The proposed design for future development (as shown in plans submitted) would not appear to permit straightening of the exit taper and expansion of this cutout further to the west, meaning the proposed footprint of this future building expansion will require modification in coordination with City Engineering Division and Metro Transit staff and cannot be approved as a general concept as shown.
39. The applicant shall install and maintain the passenger waiting shelter with bench and the trash receptacle as shown on plans submitted for approval (Sheet L101, Detail 2).
40. Such passenger amenity requests are typically fulfilled with the applicant installing the items on private property behind the sidewalk. It is Metro Transit's recommendation that the applicant review the potential of placing the amenities outlined above on private property (if not already). Placement of privately installed and maintained property on public right-of-way will require the review and approval of additional City agencies, including the Office of Real Estate Services and City Engineering Division, prior to Metro Transit giving final approval to the plans.
41. The applicant shall install a sidewalk extension and concrete boarding surface on the west side of Campus Drive, north of the University Avenue intersection for use as an accessible bus stop location. This sidewalk should connect north off the curb ramps shown at this corner, and extend approximately twenty feet back along Campus Drive. The back of the sidewalk and concrete boarding surface should be eight feet from the face of curb. The developer shall include the design and locations of the proposed transit elements on the final documents filed with their permit application so that Metro Transit may approve the plans.

Please contact my office at 261-9632 if you have questions about the following four (4) items:

42. That the applicant revises the zoning text, for approval by staff, to make that text consistent with the rezoning approval limited only to Phase I.
43. That the sign-off plans be revised to clearly denote the limits of the Phase I project, for approval by staff.
44. That the applicant provides the required recycling and reuse plan for the Heath Services Building prior to final sign-off and recording of this Planned Unit Development.
45. That the University provides a noise study that models existing ambient noise in the area and projects how the mechanical equipment to serve the proposed research facility will affect the existing baseline noise present in this area, for approval by staff.

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 permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

The Madison Water Utility shall be notified to remove the water meter prior to demolition.

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

After the plans have been changed as per the above conditions, please file **eleven (11) sets** of the final planned unit and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of 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 Common Council, 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. 28.12 (10)(e), 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: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Dennis Cawley, Madison Water Utility
Tim Sobota, Metro Transit
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 checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Rec. Coord. (R&R Plan)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Metro Transit