



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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May 8, 2007

Cliff Goodhart  
Eppstein Architects  
222 W. Washington Avenue, Suite 658  
Madison, Wisconsin 53703

RE: Approval of a conditional use for a parking reduction to serve the future Goodman Atwood Community Center in the former Kupfer Iron Works located at 149 Waubesa Street.

Dear Mr. Goodhart:

The Plan Commission, meeting in regular session on May 7, 2007 determined that the ordinance standards could be met and **approved** your client's request a conditional use permit, subject to the conditions below. In order to receive final approval of the conditional use, these conditions must be met. Note that some of the conditions that follow apply to the improvements proposed for the overall community center project and that they will need to be addressed as part of receiving final site plan approval for the overall project prior to obtaining the necessary construction/ building permits.

**Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following fifteen (15) items:**

1. The subject parking reduction appears acceptable provided the applicant pursues and secures the following items:
  - a.) Due to a deficiency of off-street parking to accommodate the land use, Traffic Engineering staff supports the proposed shared parking discussions with Madison Kipp and St. Bernard's Parish for overflow parking and event parking. The applicant shall secure the agreement with one or both for shared parking prior to approval. In addition, the applicant shall submit a copy of the shared parking agreements to Traffic Engineering. If shared parking agreement is not reached the adjacent residential area will need to accommodate all the overflow parking on-street and this will be problem.
  - b.) The applicant shall accommodate a passenger pick-up/drop-off use area on-site. Any Waubesa Street passenger pick-up/ drop-off would not be recommended with the limited vision, curve and narrow street. There is a "No Parking Restriction" along the east side of the street and parking is permitted on the west side of Waubesa Street to accommodate residential, vision and traffic volume using the street in this area.
2. The applicant shall provide as many bicycle parking stalls as possible, and show bicycle racks and mopeds to be placed outside the building by the entrance of the building on-site. In addition, applicant shall indicate the type of bicycle racks to be installed.
3. The applicant shall note all items in the terrace area. The applicant has proposed to relocate the driveway approach that may require a costly large utility Pole to be relocated. The driveway approach should be located

10 or more feet from streetlight poles or utility poles to accommodate turning vehicles ingressing and egressing the site.

4. The applicant shall dimension all driveway approaches on Waubesa Street frontage of the property. In addition, the applicant shall dimension the most southerly approach, distance to the bike path and ramp opening onto Waubesa Street. The applicant shall modify the driveway approach and bike ramp that it shall be at least ten (10) feet apart and in no case less than the sum of the approach flares.
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, stalls including the two feet overhang, and a scaled drawing at 1" = 20'.
6. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress, agreements and easements from the railroad and City of Madison.
7. The applicant shall prevent encroachment onto adjacent land railroad and bike path areas and sidewalk by barriers of some type, which shall be noted on the face of the revised plans.
8. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan. The applicant shall show all vehicle ingress/egress access overhead doors and driveway approaches to the building and driveways or drive aisles inside the building accommodate the vehicles. If no access to accommodate a vehicle parking space or drive through the existing driveway approaches shall be abandoned, removed, and noted on the site plan.
9. A "Stop" sign shall be installed at a height of seven feet at the driveway approaches. All signs at the approaches to East Spring Drive and signs 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.
10. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall. The applicant will need to show the dimensions for proposed degree parking stalls' items A, B, C, E, F, and H for degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
11. The applicant shall modify any gravel areas to bituminous, or Portland Cement concrete in accordance with City of Madison standards and specifications. All off-street facilities shall be paved in accordance to City of Madison General Ordinance Section 10.08(6)(a) 10. The applicant shall note types of surfaces.
12. The applicant shall show any Zoning required "Truck Loading Areas" and show truck movements ingressing/egressing the loading areas.
13. 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 handholes, including labor, engineering and materials for both temporary and permanent installations.
14. The applicant shall install a barrier along the bike path and driveway to prevent vehicles from encroachment onto the bike path and ramp.
15. 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 Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following six items:**

16. Meet all applicable State accessible requirements, including but not limited to:
  - a.) Provide a minimum of three accessible stalls striped per State requirements. A minimum of one 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-inches between the bottom of the sign and the ground.
  - c.) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
17. Provide one 10' x 35' loading area with 14-foot vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
18. Provide 42 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
19. For parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
20. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet for more information). Lighting will be limited to .08 watts per square foot.
21. The site plans shall include dimensions of the lot, buildings, setbacks, stalls and drive aisles.

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following twenty (20) items:**

22. A development agreement is required for this project due to the work required in the public right of way. The City Engineer may allow the use of a permit for the required work if the City Engineer determines that the City requirements can be met.
23. The submitted site plan is extremely lacking in detail. As details become available, City Engineer shall have more comments. City Engineer advises another submittal for review purposes when details are available. Site plan must be consistent with Certified Survey Map ownership boundaries.
24. This site is prone to periodic flooding. The City has a proposed project that shall lessen the flooding occurrences. Said project has not received final approval and a construction schedule is undetermined. Applicant agrees and understands the interim and long-term risks of this site and shall design accordingly.

25. The gymnasium requires a separate street address, which will be determined after resubmittal.
26. Previously submitted Certified Survey Map conditions must be satisfied and CSM recorded. Waubesa Court right of way dedication and designation is required.
27. 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.
28. 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.
29. The site plan shall identify the difference between existing and proposed impervious areas.
30. 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.
31. 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.
32. 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.
33. 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 Wisconsin Department of Natural Resources is required.
34. 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) and provide oil and grease control from the first 1/2" of runoff from parking areas.
35. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). 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, other miscellaneous impervious areas.
36. 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, 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).

37. 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.
38. The area adjacent to this proposed development has a known flooding risk. All new 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.
39. Prior to approval of the project, 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.
40. 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 (261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
41. 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.

**The Madison Fire Department did not have comments on the parking reduction. However, please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the overall project's need to provide all fire apparatus access required by Comm. 62.0509 and MGO 34.19.**

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

1. Please revise your plans per the above and submit *eight (8) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. Staff recommends that you consider addressing the conditions specific to the conditional use and the conditions related to the overall final site plan approval as one unified submittal through Zoning.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval for the parking reduction conditional use and returned to the Zoning Administrator when requesting demolition and/or building permit approval. (Signature box is located on next page)
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 demolition permit and conditional use permit.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

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Sincerely,

Timothy M. Parks  
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for the conditional use for the parking reduction.

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*Signature of Applicant*

cc: Kathy Voeck, Assistant Zoning Administrator  
John Leach, Traffic Engineering  
Scott Strassburg, Madison Fire Department  
Janet Dailey, Engineering Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: