



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

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

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December 20, 2011

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

RE: Approval of a major alteration to an existing conditional use to allow the renovation and expansion of the Memorial Union at 800 Langdon Street, including improvements to the north and west sides of Union Terrace and renovation of the adjacent shoreline.

Dear Mr. Brown;

At its December 19, 2011 meeting, the Plan Commission found the standards met and **approved** your conditional use alteration for 800 Langdon Street. 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. A Maintenance Agreement and/or Encroachment Agreement shall be required for private encroachments within N. Park Street right of way including, but not limited to, the Memorial Union building, shed, decks and various stairs, retaining walls and landscaping amenities.
2. It appears that the right of way on the plans does not coincide with the city right of way records. The plans reflect the right of way jogging and following the building, which appears to be incorrect.
3. Provide a copy of the Wisconsin Department of Natural Resources permits for the proposed work.
4. Verify the location of the existing public storm sewer. City records show the storm sewer draining from Langdon Street north through the existing easterly parking lot towards the lake. Verify the public storm sewer easement for the existing 24-inch storm sewer that drains from Langdon through the existing easterly parking lot to the lake. If no easement exists the University shall dedicate a new public storm sewer easement or provide plans that show an alternate long term solution for the storm sewer.
5. The University shall televise the existing storm sewer that discharges at the extension of N. Park Street and the existing easterly parking lot prior to the construction of the improvements and after the construction of the improvements. Any damage to the public storm sewer shall be the responsibility of the University to repair.
6. On Sheet C-106 the sanitary sewer on the Langdon Street side of the Union is crossing a steam duct with 0.10' of separation. The 6-inch lateral is proposed to be installed at 2% slope. Suggested alternative would be to install an 8-inch lateral at 0.5% to increase the vertical separation from the steam duct. Consider utilizing pipe supports at the steam duct crossing to avoid breaks in the lateral pipe (see the City of Madison Standard Specifications for Public Works Construction, Standard Detail Drawing 5.8.1).
7. The University shall meet with City Engineering, City Traffic Engineering and Metro Transit to discuss the right of way improvements on Langdon and N. Park Street. The University may need to enter into a maintenance agreement for non-standard improvements in the right of way.

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 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
10. 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.
11. 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
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 Division - [dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com) or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the final approval of the site plan.
14. All damage to the pavement on N. Park Street and Langdon Street adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
15. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) [izenchenko@cityofmadison.com](mailto:izenchenko@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.

**Please contact Bryan Walker of the Traffic Engineering Division at 267-8754 if you have any questions regarding the following seven (7) items:**

16. The University shall work with the City on the design and plans for Langdon Street for such things as sidewalk, terrace, and on-street parking, with a plan to be reviewed and approved by the City.
17. The University shall maintain the current width or preferably widen the sidewalk along the north side of Langdon Street. A narrower sidewalk in this area cannot support the amount of activity and pedestrian traffic flow using these facilities.
18. The University shall maintain the current bus loading and on-street parking conditions on Langdon Street.

19. The University shall determine the location of the mid-block pedestrian crossing and work with City Traffic Engineering to move any facilities attributed to the crossing.
20. The University shall work with City Planning and City Traffic Engineering to coordinate any plans for a pedestrian-bike connection along the lake front to James Madison Park.
21. 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.
22. 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 Tim Sobota at Metro Transit at 261-4289 if you have any questions regarding the following four (4) items:**

23. The applicant makes limited reference in the documents submitted for review regarding the existing bus stop locations served by Metro Transit vehicles on both Park Street and Langdon Street, adjacent the project site. Absent any information to the contrary, the applicant shall maintain these bus stop locations upon project completion.
24. The applicant shall install and coordinate the maintenance for a new passenger waiting shelter with seating amenity on the east side of Park Street, north of Langdon Street. The bus shelter should be installed just south of the intersection with Observatory Drive.
25. The applicant shall install and coordinate the maintenance for a new passenger waiting shelter with seating amenity on the north side of Langdon Street, west of Park Street. The bus shelter should be installed a sufficient distance east of the intersection such that a stopped bus could depart the stop and proceed into the left turn lane onto southbound Park Street.
26. The applicant shall include the location of these passenger amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.

**Please contact my office at 261-9632 if you have any questions about the following item:**

27. That the project plans be revised for final Planning Division approval prior to the commencement of construction to reflect the final design of the Union Theater addition approved by the UW Board of Regents.

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

**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.**

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

1. Please revise your plans per the above conditions and submit **nine (9) 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

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

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*Signature of Applicant*

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*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 checked="" type="checkbox"/>	Other: Metro Transit