



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

June 6, 2012

Andy Mullendore
Strand Associates, Inc
910 West Wingra Drive
Madison, WI 53715

RE: Conditional Use approval to construct an addition to Madison Water Utility Well 15 at **3900 East Washington Avenue**

Dear Mr. Mullendore:

At its June 4, 2012 meeting, the Plan Commission, meeting in regular session, found the standards were met and approved your conditional use alteration to construct an addition to Madison Water Utility Well 15. To receive final approval of the conditional use, the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have any questions regarding the following seven (7) items:

1. This service address shall become a customer of the Madison Sewer Utility and pay a flat rate or measured rate as determined by the City Engineer.
2. The proposed bike path shall be constructed and rerouted prior to removal of the existing path to accommodate the construction.
3. The site plan calls for a proposed permanent private access easement across City Park land shall be approved by the Parks Division. If approved, the owner/applicant shall provide the City with an easement map and legal description exhibit and payment of \$500 administrative fee. The City of Madison Office of Real Estate Services will then prepare, administer and record this private access easement.
4. Various public and private easements, WisDOT access restrictions and other land records encumbering this site were provided to the owner/applicant via email transmission. Revise the final site plans to include the type, location and appropriate recorded document numbers for all easements and restrictions so that these rights are protected and preserved throughout the course of the project.
5. 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.
6. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, 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.

7. The applicant shall submit, prior to plan sign-off, 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: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.), e) right-of-way lines (public and private), f) all underlying lot lines or parcel lines if unplatted, g) lot numbers or the words "unplatted", h) lot/plat dimensions, i) street names, and all other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred addressing@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have any questions regarding the following item:

8. When site plans are submitted for approval, the developer shall provide a recorded copy of the reciprocal land agreement for passage over, upon, across and through the facilities and ingress and egress for each building, loading and parking site. This land agreement for vehicular and pedestrian access shall be a perpetual, non exclusive, unimpeded or unobstructed land agreement for the lots in the site.

Please contact Bill Sullivan, Madison Fire Department, at 266-4420 if you have any questions regarding the following item:

9. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503.
10. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following three (3) items:

11. Show address of the building of the final site plan pursuant to City of Madison General Ordinances Section 10.34 (2). Address information can be obtained from Lori Zenchenko of City Engineering at (608) 266-5952.
12. Lighting is not required. However, if it is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

Please contact Kay Rutledge, Parks Division at 266-6518 if you have any questions regarding the following five (5) items:

13. The Parks Division will work with the Water Utility to develop an agreement regarding maintenance responsibilities for the Water Utility's access areas on parkland, and the installation of the light pole for the Water Utility's facility.
14. The Parks Division will work with City Engineering regarding the realignment of the bike path through Reindahl Park and the installation of the drinking fountain next to the bike path.

15. The Parks Division will work with the Water Utility to ensure that both agencies have access through the new gate being installed.
16. 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.
17. 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.

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

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

1. Please submit ten (10) copies of a complete plan set to the Zoning Administrator for final review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or 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.

If you have any questions regarding obtaining the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP
 Planner

cc: Janet Dailey, City Engineering
 Bryan Walker, Traffic Engineering
 Patrick Anderson, Zoning
 Bill Sullivan, Madison Fire Department
 Kay Rutledge, Parks Division

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit and conditional use.</p> <p>_____</p> <p style="text-align: center;"><i>Signature of Applicant</i></p> <p>_____</p> <p style="text-align: center;"><i>Signature of Property Owner (if not the applicant)</i></p>

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<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 type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: