

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
January 17, 2006

**CONDITIONAL USE APPLICATION:**

1. Requested Action: Approval to demolish a metal storage building, demolish a portion of the shop and administration building, and the demolition of a lumber storage building to allow for 24,750 square foot additions to and the remodeling of the administration/shop building for the City of Madison Parks Division maintenance facility located at 1402 Wingra Creek Parkway.
2. Applicable Regulations: Section 28.07(2)(c)17 requires that municipal uses owned and operated by the city must obtain a conditional use permit in the Conservancy District.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Simon Widstrand, Parks Preservation Planner, City of Madison Parks Division, 215 Martin Luther King, Jr. Boulevard, Room 120, Madison, WI 53703; and Richard Lundeen, Bray Associates Architects, Inc., 1468 North High Point Road, Suite 100, Middleton, WI 53562.
2. Status of Applicants: Property owner and project architect.
3. Development Schedule: The applicant wishes to commence demolition and new construction in the spring of 2006. The applicant anticipates completion of this project in May 2007.
4. Parcel Location: This facility is located within the southwesterly portion of Goodman Park (formerly known as Franklin Field) between the Wingra Creek Parkway right-of-way and the Union Pacific Railroad right-of-way, lying south of West Olin Avenue, Aldermanic District 13, Madison Metropolitan School District.
5. Parcel Size: The entire Goodman Park site contains approximately 30 acres. The Parks Division maintenance facility is located within approximately the southern 1/4 of this triangular property.
6. Existing Zoning: C (Conservancy).
7. Existing Land Use: The northerly 3/4 of this park property consists of athletic fields and the currently under construction aquatic facility. The southerly 1/4 of this triangular parcel contains the Parks Division maintenance facility and a parking lot.
8. Proposed Use: This proposal will result in the demolition of a 5,200 square foot storage building, a 1,100 square foot lumber storage building, and the demolition of a portion of

the existing administrative/workshop facility. New additions to the administrative building totaling approximately 24,750 square feet will replace the demolished structures. This construction activity will result in the addition of approximately 13,500 square feet to the overall facilities at this location.

9. Surrounding Land Use and Zoning: This property is surrounded by the South Madison residential area, primarily consisting of one and two-family homes zoned R2 and R3 to the north and west. An old commercial and manufacturing district zoned M1 exists along the adjacent railroad corridor. Lands to the east and south consist of primarily parklands and the Dane County Expo Center zoned Conservancy in the City of Madison and Exposition District in the Town of Madison.
10. Adopted Land Use Plan: P, Parks, Recreation, Open Space and Conservancy Uses.
11. Environmental Corridor Status: This entire site is designated for park and open space uses. In addition, the Wingra Creek Corridor runs adjacent to the southeasterly property line of Goodman Park and the Parks Division maintenance facility.

#### **PUBLIC UTILITIES AND SERVICES:**

This property is served by a full range of urban services.

#### **STANDARDS FOR REVIEW:**

This application is subject to the conditional use standards. The Zoning Administrator has determined that the partial demolition of the administration building and the demolition of two unheated storage buildings, which are accessory buildings, do not require Plan Commission approval of the demolition permit, therefore, the demolition standards do not apply to this application.

#### **ANALYSIS, EVALUATION AND CONCLUSION:**

The applicant, City of Madison Parks Division, proposes to remodel their administration and workshop facilities located at the south end of Goodman Park (formerly Franklin Field). This project will include the removal of two existing buildings; Building "C" a 5,200 square foot storage building located along the westerly property line, and a lumber storage building consisting of approximately 1,080 square feet, which is located just northeast of the existing administration building near the center of this site. Both of these existing structures have been determined by the Zoning Administrator to be accessory buildings and do not specifically require compliance with the demolition standards for approval of their demolition permits. In addition to the removal of these two structures, a 1-story portion of the administrative building containing approximately 5,000 square feet will also be demolished. This represents approximately ¼ of the existing building. New additions containing 24,750 square feet will be constructed to the administration building and a comprehensive remodeling of the interior of the existing portions of the structure will also be part of the proposed project. The existing parking lot, used by both

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the maintenance facility and park users, will also be rebuilt and enhanced with additional landscaping.

The additions to the administration building (identified as Building "A" in the materials submitted by the applicant), will include approximately 21,320 square feet on the first floor and will contain new men's and women's locker rooms, a training room, a new entry and lobby area, and workshops and offices. Approximately 3,430 square feet will be added to the second floor, including the upper lobby, stairwells, corridor and mezzanine area for the new workshop space. Additions to this building will total approximately 24,750 square feet. These facilities are public buildings and therefore, require the review and approval of the Urban Design Commission. At their December 21, 2005 meeting, the Urban Design Commission granted final approval for the proposed building demolitions, additions and site alterations (see attached report).

The subject property is zoned C-Conservancy District. Permitted uses in this zoning district are restricted primarily to public parks and playgrounds and land and water preserves. A somewhat larger array of conditional uses is authorized in the Conservancy District, including municipal uses, which are owned and operated by the municipality. The Madison Parks Division maintenance facility falls under this category. A Parks Division maintenance facility has been located on this property in excess of 60 years. Planning Unit staff have no objection to the improvements to and remodeling of this existing Parks maintenance facility.

**RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve the removal of two storage buildings, the partial demolition of the administration building, and the construction of new additions totaling approximately 24,750 square feet to the existing Parks maintenance facility located at 1402 Wingra Creek Parkway, subject to the input at the public hearing and reviewing agency comments.

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## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 21, 2005

TITLE: 1402 Wingra Creek Parkway – Parks  
Division Administration and Workshop  
Building Expansion

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: December 21, 2005

ID NUMBER:

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Members present were: Paul Wagner, Ald. Noel Radomski, Todd Barnett, Bruce Woods, Lisa Geer, Michael Barrett and Lou Host-Jablonski.

### SUMMARY:

At its meeting of December 21, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of the Parks Division administration and workshop building expansion located at 1402 Wingra Creek Parkway. Appearing on behalf of the project were Richard Lundeen, Richard Slayton, Thomas J. Maglio and Bill Danuser. The revised plans as presented featured the following:

- The existing surface parking lot is proposed to be upgraded as previously requested, with the addition of canopy tree islands, along with restriping and reconfiguration of parking stalls from 10-feet in width to 9-feet in width, in addition to providing accessible parking. The parking lot is not proposed to be lit at night.
- A rain garden is a main feature around the front entry plaza to the building.
- In regards to LEEDS certification issues, a checklist has been provided which asserts that the project can meet some minimal requirements parallel to standards for LEEDS certification. It was noted that due to budget constraints, actual LEEDS certification and its applied costs could not be accomplished under the budget constraints for the project.
- Signage will come back for this project, the adjacent Goodman Pool complex and the park as a separate package.
- Building materials were the same as previously presented, with outbuildings to be painted charcoal gray as a future initiative.

### ACTION:

On a motion by Geer, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL** of the Parks Division administration and workshop building expansion located at 1402 Wingra Creek Parkway. The motion was passed on a vote of (6-0). The motion required the following:

- In regards to LEEDS certification, the project is to model after the LEEDS checklist for minimum certification without applying for certification, but be certifiable.
- Add a tree island to the double loaded bay of surface parking.

- The plan should be tweaked so that four windows loss to the stairs be preserved and be provided with tempered glass.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 7, 7, 7, 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1402 Wingra Creek Parkway

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	7	8	-	-	7	7	7
	7	7	8	-	-	6	7	7
	6	7	7	-	-	6	7	7
	-	-	-	-	-	-	-	7
	7	-	7	-	-	-	-	7
	7	7	7	7	-	7	7	7

General Comments:

- Very nice plan, especially for a public building.
- Addition of landscape islands and trees to existing lot will create a much more inviting space. No lighting overall in the lot is preferable to too much.
- Preserve window band.
- Nice upgrade and re-adaptation of the old building. Beautiful landscaping!

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 18, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 1402 Wingra Creek Parkway

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**Present Zoning District:** Conservancy

**Proposed Use:** Goodman Park Maintenance Facility Additions and Remodeling

**Conditional Use:** 28.07(2)(c)17 Municipal uses, city owned and operated are a conditional use. 28.04(18) Regulations governing bulk requirements shall not apply to any lot designed or intended for a public utility and public service use when approved by the Plan Commission.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of 4 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. The stalls shall be as close to the building as possible.
  - b. Show signage at the head of the stalls.
  - c. Show curbs, wheel stops, or ramps where required to provide the protected path to the building from the stalls.
2. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. Provide 8 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 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.

4. 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.
  
5. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	10 acres	26 acres
Lot width	500'	adequate
Usable open space	n/a	n/a
Front yard	60'	adequate
Side yards	80'	65' (See 28.04(18) above)
Rear yard	100'	adequate
Floor area ratio	n/a	n/a
Building height	2 stories/35'	2 stories/34'

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	70	80
Accessible stalls	4	(1)
Loading	1 (10' x 35')	(2)
Number bike parking stalls	8	(3)
Landscaping	Yes	(4)
Lighting	No	(5)



<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	Yes
Utility easements	No
Water front development	No
Adjacent to park	in park
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.



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## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

January 12, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **1402 Wingra Creek Drive – Conditional Use – City Parks Maintenance Facility**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None
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### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. 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 (2) feet overhang, and a scaled drawing at 1" = 20'.
3. 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 John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Richard C. Lundeen  
Fax: 608-831-2619  
Email: rich@brayarch.com

DCD:DJM:dm



Department of Public Works  
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: January 12, 2006  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 1402 Wingra Creek Parkway Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

- 1. Contact Lori Zenchenko for individual building addresses.
- 2. All work in storm or sanitary sewer easements shall be performed by a City licensed contractor.
- 3. This project shall require a Chapter 30 permit from the WDNR prior to construction.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 1402 Wingra Creek Parkway Conditional Use

**General**

- 1.1 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.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 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.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 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.

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- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Right of Way / Easements**

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 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.
- 3.11 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.

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- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which 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.
- 3.13 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.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

**Storm Water Management**

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 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.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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.
- 4.7 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 WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle).
  - Control 80% TSS (5 micron particle).
  - Provide infiltration in accordance with NR-151.
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain 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) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred [izenchenko@cityofmadison.com](mailto:izenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 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, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) 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.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to. 12

#### Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, 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.

- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 1/17/06  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: 1402 Wingra Creek Pkwy.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

## **GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

2. The owner must ensure the new construction does not create a violation of the building code which was in effect at the time the existing building was constructed.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt