



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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November 30, 2023

Drew Martin
Strang, Inc.
811 E Washington Avenue, Suite 200
Madison, Wisconsin 53703

RE: Legistar #[80332](#); Accela 'LNDUSE-2023-00071' -- Consideration of a request to rezone 1849 Wright Street from the IL (Industrial – Limited) District to the CI (Campus-Institutional) District to allow a portion of the existing building to be remodeled and used by the Madison College.

Dear Drew:

At its November 21, 2023 meeting, the Common Council, meeting in regular session, found the standards met and approved your zoning map amendment ordinance request to rezone land at 1835 Wright Street from the IL (Industrial – Limited) District to the CI (Campus-Institutional) District. As part of their review, agencies submitted the following conditions, which should be addressed when you submit for final site plan review.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section, at (608) 266-4097 if you have questions regarding the following two (2) items:

1. The water main easements cited and shown on the plans per Doc No 1955754, Doc No 5633851 (CSM 12648) and Doc No 1390227 (CSM 1389) have all been released and new easement areas granted by Document No. 5633851. Revise the site plans accordingly.
2. It is noted a hydrant and lead are to be relocated along the northerly side of the parking lot and the easement area released. Upon approval by the Water Utility and fire, provide a map exhibit, legal description and administrative fees to Jeff Quamme (jrquamme@cityofmadison.com) to set up the necessary Real Estate project for the release of the easement area and granting of any additional easement area that may be necessary.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following two (2) items:

3. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
4. The applicant shall mark crosswalks where their pedestrian walkway crosses drive aisles

Please contact Trent Schultz of the Parking Utility at (608) 246-5806 if you have any questions regarding the following item:

5. The applicant shall submit a Transportation Demand Management (TDM) Plan to tdm@cityofmadison.com. The TDM Plan is required per MGO 16.03. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following nine (9) items:

6. Per Section 28.097(2)(d), in a Campus-Institutional District without a Campus Master Plan, the establishment, improvement, or modification of any primary or secondary use occurring outside of an enclosed building shall require conditional use approval.
7. Show the parking stalls for the existing parking lot located south of the building.
8. Provide electric vehicle stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the parking stalls (9 stalls) must be electric vehicle ready, and a minimum of 1% of the stalls (1 stall) must be electric vehicle installed. Identify the locations of the electric vehicle ready and installed stalls on the plans, and add the count of electric vehicle stalls to the site information block.
9. Bicycle parking for the Madison College project shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of one (1) bicycle stall per classroom and one (1) per five (5) students. Short-term bicycle parking stalls shall be located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
10. Provide adequate interior parking lot landscaping for the redeveloped parking lot west of the existing building per Section 28.142(6). For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
11. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
12. Verify whether new rooftop mechanical equipment and screening are proposed. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).
13. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

14. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have any questions regarding the following item:

15. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Please contact my office at cwells@cityofmadison.com or (608) 261-9135 if you have questions regarding the following item:

16. The applicant has indicated that the construction yard component is being removed and is not part of this request.

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

Sincerely,



Chris Wells
Planner

cc: Jeffrey Quamme, Engineering - Mapping
Sean Malloy, Traffic Engineering Division
Trent Schultz, Parking Utility
Jenny Kirchgatter, Asst. Zoning Administrator
Jeff Belshaw, Water Utility