



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

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

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April 24, 2012

Gary Brown, FASLA  
University of Wisconsin-Madison  
930 WARF Building  
610 Walnut Street  
Madison, WI 53726

RE: Conditional Use approval to construct an addition to the West Campus Cogeneration Facility at **515 Walnut Street**

Dear Mr. Brown:

At its April 23, 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 the West Campus Cogeneration Facility at 515 Walnut Street. 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. The applicant shall provide evidence of the WDNR approval on the erosion control and stormwater management plan for this site.
2. The sanitary improvements are shown that replace existing facilities that will benefit multiple properties. The applicant shall provide elevations and slopes of these proposed facilities. The Applicant is responsible for obtaining WDNR approval as required due to the sewer relocation and upsizing. A copy of the WDNR approval shall be provided to the City.
3. The applicant shall provide projected discharge flow rates to the sanitary sewer. No cooling water shall be discharged to the sanitary sewer without prior approval from the City. It is recommended that the Applicant meet with the City Engineer to review discharges and proper sewer billing methods.
4. Shallow and deep groundwater data from 2001 next to the West Campus Cogen Facility indicates that the site is impacted by tetrachlorethylene contamination above the groundwater NR140 enforcement standard (5µg/l). Any dewatering associated with this project should be tested and, if necessary, discharged into the sanitary sewer, following all MMSD and City permitting requirements.
5. Clearly show all property lines on each of the pages in the plan set and clearly label the existing public water main.
6. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) [lzenchenko@cityofmadison.com](mailto:lzenchenko@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. Email 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.

7. 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.

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

8. This is a State of Wisconsin project, the applicant shall note on the plan sheet or submit a letter to Traffic Engineering, City Of Madison "The parking stalls design is according to State of Wisconsin parking design standards and approved by the State of Wisconsin."

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

9. 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:**

10. If outdoor lighting is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards.
11. Provide a detailed landscape plan as required by City of Madison General Ordinances Section 28.12. Show species and sizes of landscape elements. 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.
12. Provide a site plan drawn to scale that clearly shows the property lines. One sheet of the site plan set shall include the entire lot. The site plan shall show dimensions of the building and setbacks from the property lines at right angles to the property lines.

**Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following two (2) items:**

13. The Madison Water Utility will need additional information on the proposed utilities for this project as there appears to be a potential conflict with an existing 20" water main in the Linden Drive right-of-way.
14. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

**Please contact my office at 267-1150 if you have any questions regarding the following item:**

15. Ald. Shiva Bidar-Sielaff and the Regent Neighborhood Association have recommended approval subject the following conditions:
- 15a. Sound testing will take place before and after construction to ensure no increase in noise from plan escaping into the neighborhood. If a noise increase is detected, remedial action will be taken.
  - 15b. Neighborhood will be informed of any one-time noise event such as expulsion of steam for testing or cleaning stacks.

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

1. Please submit eight (8) copies of a complete plan set to the Zoning Administrator for final review and comment.
2. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.
3. 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.
4. 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

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit and conditional use.	
_____	
<i>Signature of Applicant</i>	
_____	
<i>Signature of Property Owner (if not the applicant)</i>	

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 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 type="checkbox"/>	Other: