



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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December 2, 2010

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

RE: Approval of a request to rezone 601 W. Dayton Street/ 105 East Campus Mall from Planned Unit Development-Specific Implementation Plan (PUD-SIP) to Amended Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow construction of the LaBahn Arena addition to the Kohl Center/ Nicholas-Johnson Pavilion to include an ice arena, athletic offices and locker room facilities.

Dear Mr. Brown;

At its November 30, 2010 meeting, the Common Council **conditionally approved** your application to amend the PUD-GDP-SIP for 601 W. Dayton Street/ 105 East Campus Mall to allow construction of the LaBahn Arena addition to the Kohl Center/ Nicholas-Johnson Pavilion complex. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development and the issuance of any permits related to the construction of the new arena:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following fourteen (14) items:

1. The developer shall enter into an agreement with the City to relocate the existing public storm sewer. The relocation requires the developer to convey a new 15-foot public storm sewer easement. Please provide a sketch and legal description of the easement to Eric Pederson (266-4056 or epederson@cityofmadison.com).
2. The short University owned sanitary sewer main located between proposed SAN MH-6 and the existing SAN MH will need to be abandoned if the sewer is installed at the proposed grades. The new sewer is higher than the existing sewer that runs below the SERF Building.
3. 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.

4. The approval of this planned unit development 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.
5. If applicable, 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.
6. All work in the public right of way shall be performed by a City-licensed contractor.
7. 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.
8. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent for the Department of Commerce and Department of Natural Resources. As this project is on a site with disturbance area less than one acre 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.
9. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
10. The applicant shall submit, prior to plan signoff, 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: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
11. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
12. 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.

13. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.
14. 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 John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following ten (10) items:

15. As this is adding a major new building to the Kohl Center complex, the Plan Commission should consider requiring the University to update its Kohl Center Transportation Management Plan (TMP).
16. The applicant and City will need to review the parking plan with the City's Parking Utility, in accordance with the overall University Campus Master Plan, on a campus-wide basis. Parking for events at the new facility at the Kohl Center, shall follow the Kohl Center event parking management policies and agreements with the City of Madison. The University should not schedule events in both venues at the same time or overlaying conflicting times. Please contact William Knobeloch or Bill Putman, Parking Utility at 266-4761 if you have questions regarding the above items.
17. As this is a State of Wisconsin project, the applicant should note on the plan sheet or submit a letter to the Traffic Engineering Division stating "The parking stalls are designed according to State of Wisconsin parking design standards and approved by the State of Wisconsin."
18. The applicant should relocate the bike racks out of the sidewalk area along W. Dayton Street to maintain an 8- to 10-foot walkway in front of the Kohl Center and SERF Buildings.
19. 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), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.
20. The applicant shall modify the driveway approach according to the design criteria for a "Class 3" driveway with public sidewalk through the approach in accordance to Madison General Ordinance Section 10.08(4). The applicant shall post a deposit for existing conduits under the proposed approach area.
21. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
22. A "Stop" sign shall be installed at a height of 7 feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
23. The University 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.

24. 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 Bill Sullivan, Madison Fire Department, at 261-9658 if you have any questions regarding the following item:

25. Note: The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. MFD is currently working with the University and their design team to ensure the needs of both parties are effectively met.

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:

26. The contractor shall coordinate the installation of the new water service lateral with the Madison Water Utility.

Please contact my office at 261-9632 if you have questions about the following four (4) items:

27. Per the condition recommended by the Joint Southeast Campus Area Committee, the University shall not allow more than 18,000 sold admissions for events occurring concurrently at the Kohl Center and the proposed LaBahn Arena hockey-swimming facility.

28. Prior to final staff approval and recording of the Amended PUD-GDP-SIP, clarify the plans and letter of intent to specify the number of parking stalls to be provided in the new parking lot located adjacent to SERF (the letter states 41 stalls will be provided; the plan set notes 38 stalls with the potential for up to 45).

29. That the University explore further development of the western and southern facades of proposed La Bahn Arena to include greater articulation of those facades prior to final staff approval and recording of the Amended PUD-GDP-SIP to address concerns about the current form of those facades expressed by the Urban Design Commission and Planning Division.

30. That the University work with the Planning Division to update the zoning text for the Kohl Center Planned Unit Development prior to final staff approval and recording of the Amended PUD-GDP-SIP.

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

After the plans have been changed as per the above conditions, please file **nine (9) sets** of the final planned unit development and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12 (10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
 Planner

- cc: Janet Dailey, City Engineering Division
 John Leach, Traffic Engineering Division
 Bill Sullivan, Madison Fire Department
 Dennis Cawley, Madison Water Utility
 Pat Anderson, Asst. Zoning Administrator

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 checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Rec. Coord. (R&R Plan)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: