



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

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

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January 9, 2008

Gary A. Brown  
University of Wisconsin-Madison  
610 Walnut Street  
Madison, WI 53726

RE: Approval to rezone 630 W. Mifflin Street from M1 (Limited Manufacturing District) to R6 (General Residence District) to allow for the remodeling of an existing warehouse for use as Art Department Studios for the University of Wisconsin.

Dear Mr. Brown:

At its January 8, 2007 meeting, the Common Council **approved** your request to rezone 630 W. Mifflin Street from M1 (Limited Manufacturing District) to R6 (General Residence District) to allow for the remodeling of an existing warehouse for use as Art Department Studios for the University of Wisconsin. The following conditions of approval shall be satisfied prior to final approval and recording of the rezoning.

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following ten (10) items.**

1. Site plan shall accurately show property lines and right-of-way limits. Site improvements shall not extend into the right-of-way without a street encroachment agreement and/or a maintenance agreement between the City and the applicant.
2. Madison Standard Specifications require that public sidewalks be a minimum of 5-inches thick. All sidewalk within the right-of-way shall be revised to show a 5-inch thickness.
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.
4. 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.
5. 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.

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. 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. Email file transmissions preferred. 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. Please include the site address in this transmittal.
9. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
10. 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, at 267-8755 if you have questions about the following seven (7) items.**

11. The applicant shall provide scaled drawing at 1" = 50' or larger on one contiguous plan sheet showing all the facilities' access, existing buildings, layouts of existing and proposed parking lots, loading areas, trees, signs, vehicle movements, ingress/egress easements and approaches. The site plans shall include 545 West Dayton Street and 630 West Mifflin Street both are part of the approved Conditional Use in accordance to M.G.O. design standards.
12. This site has been approved as Kohl Center accessory parking lot. The subject conditional use is conditionally approved subject accessory parking is used, managed and operated in accordance with the City-approved Kohl Center Transportation Management Plan (TMP).
13. 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'.
14. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

- 15. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead end parking lot on the south side of the building. The eliminated stall shall be modified to provide a turn around area ten (10) to twelve (12) feet in width and signed "No Parking Anytime."
- 16. The applicant shall show all dimensions for existing and proposed parking spaces according to Figures II of the ordinance. The applicant may need to modify the parking for backup item "E" for parking design standards where bollards are in the backup area.
- 17. 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 Scott Strassburg, Madison Fire Department, at 261-9643 if you have questions about the following item:**

- 18. No comments on remodeling of existing warehouse, but provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
  - a. The site plans shall clearly identify the location of all fire lanes.

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

Approval of 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.

Please file **eight (8) sets** of the revised, complete site plans 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 signature of final approval.

If you have any questions regarding final approval of 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 267-1150.

Sincerely,

Kevin Firchow, AICP  
 Planner

cc: Janet Dailey, City Engineering  
 John Leach, Traffic Engineering  
 Scott Strassburg, Madison Fire Department  
 Matt Tucker, Zoning Administrator

For Official Use Only Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input type="checkbox"/>	CDBG
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Comm. Staff
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: Metro