



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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April 19, 2016

Michael Stark
Madison College
1701 Wright Street
Madison, WI 53704

RE: Approval of a conditional use to construct a stadium for Madison College on a property zoned PR (Parks and Recreation) at **2999-3201 Anderson Street**.

Dear Mr. Stark,

At its April 18, 2016 meeting, the Plan Commission found the standards met and approved your conditional use request to construct a stadium for Madison College at **2999-3201 Anderson Street**, subject to the conditions below. In order to receive final approval of the conditional use, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Brenda Stanley, City Engineering, at 261-9127 if you have any questions regarding the following nine (9) items:

1. Applicant shall provide an access path with an easement/ agreement to provide access to the City sanitary sewer manhole on the south side of the soccer field. This access shall be constructed by the applicant with a crush stone base per the specifications of the City Engineer.
2. Proposed new construction shall trigger stormwater management requirements and permitting including erosion control. Contact City Engineer for detail.
3. The City of Madison Engineering Division has televised the sewer line under the proposed soccer field and has determined the sewer shall be replaced. The Applicant shall coordinate with City Engineering to allow for City Engineering to replace the sewer prior to construction beginning on the soccer field. The Applicant shall be responsible for the cost of the manhole the Applicant wishes to relocate. The City of Madison Sewer Utility shall fund the installation of the new sewer pipe.
4. Applicant shall confirm with City Engineering that the cuts and fills being done in the floodplain balance as this is a flood storage area under NR-116. Applicant shall provide documentation of this to City Engineering.

5. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
6. 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. (POLICY)
7. 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. (POLICY)
8. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
9. All damage to the pavement on Anderson St, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)

Please contact Jeff Quamme, Engineering Mapping at 266-4097 if you have any questions regarding the following three (3) items:

10. ORES Project 10996 has been set up for the Applicant to enter into a Consent to Occupy Agreement for the Water Main Easement No. 1 and Sanitary Sewer Easement No. 1 per Document No. 1416749. Provide map (also showing the proposed improvements) and description where the proposed athletic field improvements will encroach into these easements and a \$500 check for administration fees made out to City of Madison Treasurer.
11. An access agreement and construction of suitable routes allowing the Sanitary Sewer Utility to have access to both the manholes on the N and S side of the fields is required. Provide map (also showing the proposed improvements) and description where the proposed access is to be provided and a \$500 check for administration fees made out to City of Madison Treasurer to Jeff Quamme. A Real Estate Project will then be set up to administer the document.
12. 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.

The address of the new softball building is 3003 Anderson St. The address of the entire sports complex is mostly on the 3201 Anderson St parcel.

Please contact Eric Halvorson of Traffic Engineering at 266-6527 if you have any questions regarding the following six (6) items:

13. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
14. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
15. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
16. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
17. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
18. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions regarding the following three (3) items:

19. Provide a bike rack detail.
20. 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 plan by May 31, 2017, as established by the Zoning Administrator.
21. 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. Athletic field signage shall comply with Section 31.044(1)(a) of the Sign Code. Revise the site plan and/ or landscape plan to be consistent. The arrangement of the parking lot and bicycle parking areas are not shown consistently between the two plan pages.

Please contact Dennis Cawley, Water Utility, at 266-4651 if you have any questions regarding the following item:

22. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Please contact Tim Sobota, Metro Transit, at 261-4289 if you have any questions regarding the following four (4) items:

23. In coordination with public works improvements, the applicant shall install and maintain a concrete passenger boarding pad on the south side of Anderson Street, east of the Pearson Street intersection. The concrete pad shall occupy the full distance of the terrace, measure a minimum of 10 feet in width parallel to the street (placed roughly 70 through 80 feet east of the crosswalk), and lie flush between the sidepath and the top of curb.
24. The applicant shall install the private walkway alternative, shown running north from the east entry plaza of the soccer field and connecting to the existing public sidepath at the north property line along Anderson Street.
25. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design. [See attached document "2999as_METRO.pdf"]
26. Metro Transit operates daily transit service along Anderson Street through the Pearson Street intersection, adjacent the project site. Bus stop ID #9383 is adjacent the proposed project site, with the signed bus stop zone encompassing the area from intersection east approximately 100 feet.

Please contact my office at 261-9135, if you have questions regarding the following item:

27. The hours of operation for the stadium shall be 8:00 am-10:00 pm, seven days per week. Future modifications to the hours of operation of the stadium may be requested by the applicant in the future as a minor alteration of the conditional use following a recommendation by the district alder.

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

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

1. Please revise your plans per the above conditions and submit seven (7) copies of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. This submittal shall all also include one complete digital plan set in PDF format. 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.

2. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
4. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use, demolition or building permits, 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 261-9135.

Sincerely,



Chris Wells
Planner

- cc: Brenda Stanley, City Engineering
 Jeff Quamme, Engineering Mapping
 Eric Halvorson, Traffic Engineering
 Jenny Kirchgatter, Asst. Zoning Administrator
 Bill Sullivan, Fire Department
 Dennis Cawley, Water Utility
 Tim Sobota, Metro Transit

I hereby acknowledge that I understand and will comply with the above conditions of approval for conditional use.

Signature of Applicant

Signature of Property Owner (if not the applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Wells)	<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: