



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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February 7, 2013

Clark Solowicz
J.H. Findorff & Son, Inc.
300 S. Bedford Street
Madison, Wisconsin 53703

RE: Approval of a conditional use for a hospital and helipad at the American Center at 4602 Eastpark Boulevard (University of Wisconsin Hospitals and Clinics Authority).

Dear Mr. Solowicz;

At its February 4, 2013 meeting, the Plan Commission found the standards met and **approved** your client's conditional use for a hospital and helipad at the American Center at 4602 Eastpark Boulevard. The following conditions of approval shall be satisfied prior to the issuance of any City utility, building or occupancy permits related to this project:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following twenty-six (26) items:

1. The addresses for the new development shall be as follows:
 - Hospital Address is 4602 Eastpark Boulevard
 - Parking ramp address is 4652 Eastpark Boulevard
 - Central Utility Plant address is 5601 Portage Road
2. The UW Hospital shall submit the projected sanitary flow calculations for the proposed hospital.
3. The cafeteria area shall be required to be metered separately for sewer billing purposes.
4. The proposed 24-inch storm sewer serving the loading dock shall be considered a public storm sewer from the access structure at the northerly right of way of Eastpark Boulevard to the south discharge at the pond. The storm sewer will be designated for draining the loading ramp only. The UW Hospital shall be required to enter into a maintenance agreement for the use of the public pipe.
5. The applicant shall remove references to the proposed 25-foot private storm sewer easement off-site south of the development. The proposed storm sewer will be designated as public and shall be designed within the existing public storm water and drainage easement (Document No. 4337650).
6. The UW Hospital shall dedicate a public water main easement for the proposed water main serving the development. Provide a map exhibit, legal description and \$500 deposit to cover the City's cost for the administration of this easement.

7. The UW Hospital shall be required to enter into a Development Agreement for the transportation improvements in the public right of way that are required for this project. These improvements include:
 - a.) Improvements to Portage Road at Hoepker Road including additional turn lanes, as required by Traffic Engineering and City Engineering;
 - b.) Improvements to Portage Road at the proposed drive entrance, including adequate facilities for turning improvements and access needs. The UW Hospital shall be required to dedicate right of way to facilitate the road improvements. The UW Hospital shall also be required to pay the City for any costs associated with land acquisition for the town property directly north of the proposed driveway as required for the right of way improvements. The proposed improvements and required right of way dedication on Portage Road will likely also require reconstruction of the existing sidewalk.
 - c.) The UW Hospital shall be responsible for the cost of all wayfinding signage necessary to direct the public to the UW Hospital from the various approach routes. The UW Hospital will contract with the American Center for wayfinding needed within the American Center. The UW Hospital will contract directly with the Wisconsin Department of Transportation for wayfinding needed on the State System. The development agreement will provide for the wayfinding necessary for other locations within public right of way and within the City of Madison.
 - d.) The UW Hospital shall make improvements to Eastpark Boulevard as necessary to facilitate Metro Transit when required by the City's Common Council. Improvements may include an eastbound bus pull-out and one westbound bus pull-out on Eastpark Boulevard, including 1) the required infrastructure improvements necessary to construct the pull-outs; 2) a pedestrian cross walk across Eastpark Boulevard, including sidewalk, sidewalk ramps and truncated domes; 3) pedestrian refuge island on Eastpark Boulevard and related infrastructure improvements necessary for the construction; 4) one standard passenger bus shelter with bench on a concrete pad.
8. The UW Hospital shall execute a waiver of their right to notice and public hearing for the UW Hospital's share of the improvements to the intersection of Eastpark Boulevard and American Parkway and the improvements to the southbound ramp onto US Highway 151. The assessments may include costs for design, right of way and construction. The City may undertake this improvement at any time in which the City determines that it is needed.
9. The UW Hospital shall acknowledge that certain improvements may be required in the future to accommodate traffic to and from this UW Hospital as a result of this development and other development in the area. The UW Hospital shall acknowledge that the UW Hospital may be responsible for a portion of the cost of the transportation improvements in accordance with the City's assessment policy and City ordinances for transportation improvements. These improvements are unknown at this time but may included a new interchange on Interstate 39-90-94 in the vicinity of Hanson Road or Hoepker Road, improvements to the intersection of US Highway 51 and Hanson Road, improvements to the intersection of US Highway 51 and Hoepker Road, and a new north-south street generally running between Eastpark Boulevard and Hoepker Road and located east of Portage Road.
10. The applicant shall be required to secure all permits as necessary from the Town of Burke to construct the improvements necessary within the Town's jurisdiction. Provide a copy of any necessary Town permits or approvals to the City prior to the start of any construction within the Town's jurisdiction.
11. The construction of this project 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.

12. The approval of this project 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.
13. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that 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.
14. All work in the public right of way shall be performed by a City-licensed contractor.
15. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl of the Parks Division - dkahl@cityofmadison.com. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
16. All damage to the pavement on Eastpark Boulevard and Portage Road adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
17. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
18. 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.
19. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites, with over one acre of disturbance for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement.

20. Prior to final approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Chapter 37 of the Madison General Ordinances; provide oil & grease control from the first 1/2" of runoff from parking areas, and; 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.
21. 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. 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. E-mail 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.
22. 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).
23. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
24. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
25. 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.
26. This project appears to have proposed uses which could require sanitary sewer demand charges or monitoring of the discharge of sanitary sewerage. The applicant shall install a monitoring manhole on the exterior of the building in compliance with City Engineering criteria. Please contact Tim Troester at 267-1195 with questions regarding this requirement.

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

27. The proposed public water main shall be installed by a standard City of Madison Contract for Subdivision Improvements or Development Agreement.
28. In accordance with MGO Section 13.21, all operating private wells shall be identified and permitted by the Madison Water Utility and all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Water Utility.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

29. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. However, this is a unique project from both an operational perspective and an emergency response perspective. MFD will need to continue to be engaged with the design team as the project continues to develop.

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

30. The UW Hospital shall be required to enter into a Development Agreement for the transportation improvements in the public right of way that are identified in the City Engineering Division conditions (#13) for this project.

31. When the applicant shall submit 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 and proposed 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, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'. Contact the Traffic Engineering Division if you have questions.

32. The developer 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.

33. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

34. The applicant will show the easement for access to West Access Drive on the submitted plan.

35. As the proposed entrance on Eastpark Boulevard does not conform to MGO Section 10.08, the plan needs to be approved by the Board of Public Works with the recommendation from the City Traffic Engineer.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following three (3) items:

36. Parking lot plans with greater than 20 stalls, landscape plans must be stamped by a registered landscape architect. 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. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

37. Lighting is required. Provide a plan showing at least .5 footcandle on any surface on any lot and an

average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 feet from the adjacent lot line. (See City of Madison lighting ordinance).

38. Parking requirements for persons with disabilities must comply with MGO Sec. 28.11(3)6.(m), which includes all applicable State accessible requirements, including but not limited to:
- a.) Provide a minimum of four accessible stalls striped per State requirements. These stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent to and on the passenger side. One each for the surface and underground parking areas.
 - b.) Show signage at the head of the stalls.

Please contact my office at 261-9632 if you have any questions about the following six (6) items:

39. Revise the project plans per Planning Division approval prior to the issuance of any necessary permits for the hospital as follows:
- a.) Provide complete lot coverage information for the overall development, including all land to be occupied by buildings and parking;
 - b.) Work with Planning staff to create a more natural design and appearance of the stormwater management ponds located across the site (the current pond design seemed to staff to be overly engineered in their appearance).
40. That the hospital not open until transit service is available as generally outlined in Metro Transit's January 23, 2013 memo regarding the project, which calls for a transit stop located within a quarter-mile walk from the entrance to the proposed facility with service at least every 30 minutes year round for the entire span of service operated each day. Such service would encompass roughly 111 hours per week (16.5 hours each weekday, 14.5 hours on a Saturday, and 14 hours on a Sunday).
41. That the final Transportation Demand Management (TDM) plan be approved by the Plan Commission following a recommendation by the City Traffic Engineer prior to issuance of building permits.
42. Per MGO Sec. 28.11, provide 1 bike parking stalls per 20 employees as determined by the Zoning Administrator. The stalls shall be located in a safe and convenient location on an impervious surface near the building to be shown on the final plan. Note: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
43. Parking and loading facilities shall comply with MGO Sec. 28.11(4) as determined by the Zoning Administrator. Provide five 10' x 35' loading areas with 14 feet of vertical clearance to be shown on the final plan. The loading area shall be exclusive of drive aisle and required maneuvering space.
44. The applicant is encouraged to share their development plans with Dane County Regional Airport, including details on the construction of the hospital and the operation of the helipad.

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 permits for your project:

1. Please revise your plans per the above conditions and submit **nine (9) 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 28.12(13)(a)10 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. 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. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. 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 permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
 Planner

cc: Janet Dailey, City Engineering Division
 Eric Halvorson, Traffic Engineering Division
 Pat Anderson, Asst. Zoning Administrator
 Tim Sobota, Metro Transit
 Dennis Cawley, Madison Water Utility
 Bill Sullivan, Madison Fire Department

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

Signature of Applicant

*Signature of Property Owner
 (If Not Applicant)*

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 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 checked="" type="checkbox"/>	Other: Metro Transit