



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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April 22, 2005

Gary A. Brown, FASLA, Director
Planning & Landscape Architecture
UW-Madison Facilities Planning & Management
856 WARF Building
610 Walnut Street
Madison, WI 53726

SUBJECT: 716 and 801 West Dayton Street

Dear Gary:

The Common Council, at its April 19, 2005 meeting, conditionally approved your application for rezoning from R6, M1 and Conservancy to PUD(GDP-SIP) for property located at 716 and 801 West Dayton Street.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following nine items:

1. The approval of this facility does not include the approval of the as proposed improvements in the street right-of-way. The applicant should remove all proposed improvements in the right-of-way on the site plan sheets or note: "All right-of-way improvements require separate approval by the Board of Public Works and Common Council for the public right-of-way changes to be requested by the developer."
2. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grate and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, 266-4767, Traffic Engineering Shop, 1120 Sayle Street.
3. 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 two (2) feet overhang, and a scaled drawing at 1" = 30'.

4. The applicant shall provide scaled drawing at 1" = 30' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, semi trailer and vehicle movements, ingress/egress easements and approaches.
5. All existing driveway approaches on West Dayton Street and Murray Street which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
6. The applicant shall show the dimensions for existing and proposed surface/underground parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2. This is a State of Wisconsin project, the applicant could not 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."
7. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10-feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25-feet from the street intersection in order to provide adequate vehicular vision clearance.
8. The developer/contractor shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
9. 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 Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following seventeen items:

10. Right-of-way dedication requires legal description and map prepared and stamped by a Registered Land Surveyor. Submit map, description and \$500 fee to City Engineering (Eric Pederson) for review and processing with City Real Estate.
11. City Engineering believes there is an existing storm pipe between Inlet 99 and Inlet 72; please verify.
12. The applicant shall revise the plan to show existing and proposed elevations of sanitary sewer.
13. It appears that the proposed sanitary sewer may be oversized (18" diameter) as it only serves the SERF building. Provide drainage fixture units of both the SERF and the dormitory to properly size the sewer. Said sewer shall be privately owned and maintained by the University.
14. 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.

15. The applicant shall dedicate right-of-way along Dayton Street as required for the proposed sidewalk relocation.
16. 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 the 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.
17. 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 which the City Engineer determines to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
18. All work in the public right-of-way shall be performed by a City licensed contractor.
19. 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.
20. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss this requirement.
21. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a. Building Footprints
- b. Internal Walkway Areas
- c. Internal Site Parking Areas
- d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com

22. 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.
23. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
24. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to

complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

25. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
26. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

27. Meet all applicable State requirements including, but not limited to:
 - a. Provide a minimum of one accessible stall striped per State requirements. The stall shall be a van accessible stall 8-feet wide with an 8-foot striped out area adjacent.
 - b. Show signage at the head of the stalls.
 - c. Show the accessible path from the stalls to the building, including ramps, and curbs/wheel stops where required.
28. Lighting plans are required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles.

Please contact Peter Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following item:

29. No construction or demolition activity shall comment until the PUD is recorded.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following item:

30. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Please contact Tim Sobota of Madison Metro Transit, at 261-4289 if you have questions regarding the following eight items:

31. The applicant shall maintain or replace the concrete passenger boarding pad at the existing Metro bus stop on the east side of Park Street, south of Dayton Street (#0561). The concrete pad shall occupy the full distance of the terrace, measure a minimum of 6-feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
32. The applicant shall install and maintain a bench or other seating amenity on the property side of the sidewalk, adjacent the concrete passenger boarding pad.
33. The applicant shall install and maintain a trash receptacle adjacent the bench or seating amenity.
34. The applicant shall maintain and protect pedestrian access to the sidewalk and this bus stop boarding area at all times during construction.

35. The applicant shall include this passenger amenity and the location of the concrete boarding pad on the final documents filed with their permit application so that Metro Transit may review and approve the design.
36. Metro Transit operates bus service along Park Street seven days a week. Metro bus stop #0561 is on the east side of Park Street, approximately 15-feet south of Dayton Street.
37. The applicant may select the passenger amenity items given their preference of materials, color, etc. to match the building or landscape elements. The applicant may contact Metro Transit to discuss any questions regarding size or exact placement requirements.
38. Metro Transit requests to sign and review final documents submitted for this project.

Approval of the SIP plans for 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file five (5) sets of the complete site plans, building elevation and floor plans 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.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

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 (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Sec. 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

Mr. G. Brown
4/22/2005
Page 6

If you have any questions regarding recording this plan or obtaining permits, please call Kathy Voeck, Acting Zoning Administrator, at 266-4551.

Sincerely,

Peter Olson
City Planner

c: Zoning Administrator
City Engineering
Traffic Engineering

Traffic Engineering City Engineering Zoning Planning Urban Design Commission Fire Department Madison Metro Transit
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