



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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March 22, 2005

City of Madison Parks Division
Bill Bauer
215 Martin Luther King, Jr. Boulevard
Madison, WI 53701

SUBJECT: 301-325 Olin Avenue – Municipal Swimming Pool

Dear Mr. Bauer:

The Plan Commission, at its March 21, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for a municipal pool facility located at 301-325 Olin Avenue. The Plan Commission approved the design and location of this facility.

In order to receive final approval of your proposal, the following conditions must be met:

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

1. The final pedestrian and bicycle features shall be reviewed and approved by the Traffic Engineer.
2. The operations and design and turning radii for buses and drop-off features on the site shall be reviewed and approved by the Traffic Engineer.
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" = 20'.
4. The street type approaches shall be a special design "Street Type Entrance." The applicant shall provide a detail 1" – 20' detail drawing of the "Street Type Entrance" with plan sheets showing epoxy lane lines, crosswalks, stop bars and pavement markings details to be approved by the City Traffic Engineer. In addition, a note shall be shown on the plan, "ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTAINED BY THE PROPERTY OWNER."
5. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach 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.

6. The developer 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.
7. 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 twelve items:

8. The applicant shall obtain the sidewalk design along Olin Avenue from the City Engineer and show the sidewalk on the site plan. The sidewalk shall be constructed by others.
9. The applicant shall meet the following stormwater requirements – oil and grease control (parking lot), infiltration in accordance with NR-151, total suspended solids control 80%, and detention.
10. Plan shall be revised to show existing sanitary sewer facilities on Olin Avenue. The existing sanitary sewer main appears to be closer on Olin Avenue. Revise plan to show proposed lateral onto Olin Avenue rather than long sanitary main connecting to the MMSD interceptor adjacent to Wingra Creek.
11. If sanitary connects directly to MMSD, owner shall obtain permit from MMSD prior to plan approval.
12. 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.
13. 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.
14. This site is greater than one (1) acre, and the Developer is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at (608) 275-3201 to discuss this requirement.
15. 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.
16. 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

17. 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.
18. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
19. 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 Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following three items:

20. All entrances, driveways, and turn-arounds by building must be posted "No Parking Both Sides," as these are required fire lanes. Show sign posting on site plan.
21. All portions of the exterior wall of this new building shall be within 500 feet of at least TWO fire hydrants. Distances are measured along the path of the hoselay. See MGO 34.20 for additional information.
22. 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.
 - b. Provide a fire lane with the minimum clear unobstructed width of 20-feet.
 - c. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

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

23. Meet all applicable State accessible requirements including, but not limited to:
 - a. Show signage at the head of the accessible stalls.
24. Parking lot plans with greater than twenty (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.
25. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet.) Lighting will be limited to .08 watts per square foot.

Please contact Tim Sobota, Madison Metro Transit at 266-4904 if you have questions regarding the following ten items:

26. The applicant shall install and maintain a concrete passenger boarding pad at the existing Metro bus stop on the south side of Olin Avenue, opposite of Lake Court (#0346). 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.
27. The applicant shall install and maintain a passenger bench on the property side of the sidewalk, adjacent the concrete passenger boarding pad.
28. The applicant shall install and maintain a trash receptacle adjacent the bench amenity.
29. The applicant shall coordinate additional sidewalk installation work along the park frontage with Metro Transit and City Engineering staff, to provide boarding pads as needed at other stops near the park.
30. The applicant shall include these passenger amenities 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.
31. Metro Transit operates bus service along Olin Avenue seven days a week. Service on evenings and weekends can be limited – with frequency of service as low as once every two hours.
32. Metro bus stop #0346 is on the south side of Olin Avenue, opposite the intersection of Lake Court. Additional Metro stops are located on the south side of Olin Avenue at Gilson Street and Homer Court. There are Metro stops on the north side of Olin Avenue at each of these intersections serving the downtown direction of travel.
33. The applicant may choose to provide a second bench and trash receptacle at the bus stop on the north side of Olin Avenue at Lake Court, for patrons returning downtown by transit.
34. The applicant may coordinate the selection of the passenger amenity items with the proposed design elements of the project. The applicant may contact Metro Transit to discuss any questions regarding size, specifications or exact placement requirements.
35. Metro Transit requests to sign and review final documents submitted for this project.

Please contact Al Martin, staff to the Urban Design Commission, at 266-4635 if you have questions regarding the following item:

36. Final approval of the Urban Design Commission is required (see attached report).

Approval of this proposal 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 trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit five (5) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Sec. 2812(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Tim Parks
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Metro (Sobota) UDC (AM) Traffic Engineering City Engineering Fire Department Zoning Planning (TP)
