



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

March 29, 2007

Mark Engram
BWZ Architects
2211 Parmenter Street
Middleton, Wisconsin 53562

RE: Approval of a request to rezone 3200 Monroe Street from R2 (Single-Family Residence District) to Planned Unit Development, General Development Plan (PUD-GDP) to allow expansion of an existing school building. (Wingra School)

Dear Mr. Engram:

At its March 27, 2007 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 3200 Monroe Street from R2 to PUD-GDP. The following conditions of approval shall be satisfied prior to final approval and recording of the general development plan:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following eighteen (18) items:

1. Stormwater detention required only if adding 20,000 square feet of impervious surfaces.
2. Revise plans to coordinate with final ownership plans related to Certified Survey Map application that is subdividing this block.
3. A new address of 718 Gilmore Street is assigned to the existing Wingra School site identified as Lot 2 of proposed Certified Survey Map.
4. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
5. The applicant's project requires the minor restoration of the street and sidewalk. The applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
6. The applicant shall replace all sidewalk and curb and gutter which abuts the property that 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.

7. A City licensed contractor shall perform all work in the public right of way.
8. The site plans shall be revised to show the location of all rain gutter down spout discharges.
9. 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.
10. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity.
11. 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.
12. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2 & 10-year storm events and control 40% TSS (20 micron particle).
13. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement.
14. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). 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, other miscellaneous impervious areas.
15. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). 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).
16. 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.
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. 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 John Leach, Traffic Engineering, at 267-8755 if you have questions about the following five items:

19. Please provide detail drawings of bicycle racks to be used to ensure they comply with City of Madison bicycle rack design specifications.
20. 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'.
21. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
22. 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.
23. 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:

24. An approved informal variance has been agreed to between the Fire Marshal and building representatives. If any change to this agreement occurs, a new review will be required.

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

25. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of **one** accessible stall striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b.) Show signage at the head of the stall. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c.) Show the accessible path from the stall to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
26. Provide a detailed landscape plan. Show species and sizes of landscape elements. 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.)

27. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet for more information). Lighting will be limited to .08 watts per square foot.
28. In the Zoning Text, revise the signage to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R2 and as approved by the Urban Design Commission.

Please contact my office at 261-9632 if you have questions about the following two items:

29. That the zoning text for the planned unit development be amended as follows:
- a.) that the "Permitted Uses" section be revised as follows:
 - Educational and recreational uses as follows:
 1. Nursery schools or day care centers.
 2. Elementary and secondary schools.
 3. Other educational facilities.
 4. Nonprofit recreational buildings and community centers.
 - Parks and playgrounds owned and operated by the City of Madison.
 - Additional uses, including but not limited to the following, are allowed when approved as an alteration to the PUD by the Director of Planning and Community and Economic Development:
 1. Music, dance, gymnastics, physical education, bodybuilding, and physical fitness schools.
 - Accessory uses to the uses listed above.
 - b.) that a note be included in the zoning text indicating that any future improvements to the playground adjacent to Cross Street or to Dudgeon School Park will be subject to the approval of the Superintendent of Parks and/ or the Board of Parks Commissioners;
 - c.) that the "Family Definition" section be revised to indicate that a family definition does not apply to this project.
30. That recording of this planned unit development not occur until the Certified Survey Map of this block has been recorded by the City of Madison.

Building permits may not be issued until a specific implementation plan for this project is approved by the Common Council and recorded with the Dane County Register of Deeds.

After the plans have been changed as per the above conditions, please file **eight (8) sets** of the revised, complete site plans, building elevations, floor 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.

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-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

- cc: Don Marx, Community & Economic Development Division
- Kathy Voeck, Assistant Zoning Administrator
- Janet Dailey, City Engineering
- John Leach, Traffic Engineering
- Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: