

## 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

November 7, 2013

Gary Brown University of Wisconsin-Madison 610 Walnut Street Madison, Wisconsin 53726

RE: Approval of an alteration to an existing conditional use to allow construction of an addition to the parking structure for UW Hospital and Clinics at 610 Highland Avenue.

Dear Mr. Brown;

At its November 4, 2013 meeting, the Plan Commission found the standards met and **approved** your conditional use alteration for 610 Highland Avenue. 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 two (2) items:

- 1. 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).
- All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer
  connection charges are due and payable prior City Engineering Division sign-off, unless otherwise collected
  with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a
  minimum of 2 working days prior to requesting City Engineering Division signoff.

## Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have questions regarding the following three (3) conditions:

3. 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 City Traffic Engineering if you have questions.

- 4. 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.
- 5. 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 Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

6. Fire apparatus access is required. Ongoing discussions with the design team are warranted regarding the south access point, final fire hydrant locations, and possibly trees impacting aerial access.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

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

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. After the plans have been revised per the above conditions, please file **eight (8) sets** of complete, fully dimensioned, and to-scale plans, 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. The sets of final revised plans or documents will be circulated by 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. Approval of the 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.
- 4. 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. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve 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 Plan Commission and the conditional use standards. This approval shall become null and void one (1) 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 6 months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an

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extension for up to 24 months from the expiration date. 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.

Sincere	ely,	I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.
Timothy M. Parks		
Planner		
		Signature of Applicant
cc:	Janet Dailey, City Engineering Division	
	Eric Halvorson, Traffic Engineering Division	
	Matt Tucker, Zoning Administrator	
	Dennis Cawley, Madison Water Utility	Signature of Property Owner
	Bill Sullivan, Madison Fire Department	(If Not Applicant)

For Official Use Only, Re: Final Plan Routing			
$\boxtimes$	Planning Div. (T. Parks)	$\boxtimes$	Engineering Mapping Sec.
$\boxtimes$	Zoning Administrator		Parks Division
$\boxtimes$	City Engineering		Urban Design Commission
$\boxtimes$	Traffic Engineering		Recycling Coor. (R&R)
$\boxtimes$	Fire Department		Other: