



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 267-8739

www.cityofmadison.com

November 4, 2015

Gary Brown
University of Wisconsin–Madison
University Facility Planning & Management
610 Walnut Street
Madison, Wisconsin 53726

RE: Approval of a demolition permit and conditional use to allow demolition of a former residence known as “Science House” and construction of an addition to Babcock Hall at 1605 Linden Drive on the University of Wisconsin-Madison campus (LNDUSE-2015-00049).

Dear Mr. Brown;

At its November 2, 2015 meeting, the Plan Commission found the standards met and **approved** your demolition permit and conditional use for 1605 Linden Drive subject to the conditions of approval in the following sections, which shall be satisfied prior to issuance of any City permits related to the project.

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following six (6) items:

- 1.) This project requires an erosion control plan/permit. However as a Department of Administration project, the City of Madison shall not issue a permit, but will review the plan and provide comments. Any/All enforcement shall be directed through the Wisconsin Department of Natural Resources.
- 2.) This facility may be subject to sewer effluent monitoring for purposes of surcharge billing. The applicant shall revise plans to install a sewer monitoring manhole over the proposed sewer lateral and prior to the sewer main in conformance with requirements of the City Engineer. If the monitoring manhole is on private property, the owner shall grant an easement to the City for purpose of sampling.
- 3.) All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering 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 two working days prior to requesting City Engineering signoff.
- 4.) This project appears to have proposed uses that could require sanitary sewer surcharges based on monitoring of the discharge of sanitary sewerage. The applicant shall install a monitoring manhole on the exterior of the building in compliance with City of Madison Engineering criteria. Please contact Tim Troester (267-1195) with any questions regarding this requirement.

- 5.) 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.
- 6.) Add Note to Plans: Contractor shall notify Ray Schneider (608) 347-3628, rays@madsewer.org, 5 days prior to making the connection to the MMSD manhole to arrange for inspection of the connection. Sewer connection shall conform to all MMSD connection specification criteria. Contractor is responsible for taking out the MMSD connection permit as well as the permit connection fee (\$950.00, 2015 rate) if applicable.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following three (3) items:

- 7.) Proposed construction is in close proximity to a Madison Metropolitan Sewerage District (MMSD) interceptor sewer main. The applicant shall coordinate with staff from MMSD to avoid any conflicts with their facilities.
- 8.) The site plan shall accurately show and label the right of way of the Wisconsin DOT owned Railroad right of way along the south side of the site plan.
- 9.) The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only 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.); e) right-of-way lines (public and private); f) lot lines or parcel lines if unplatted; g) lot numbers or the words unplatted; h) lot/plat dimensions; i) street names. All other levels (contours, setbacks, elevations, easements, etc) are not to be included with this file submittal. Note: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

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

- 10.)The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
- 11.)All parking facility design shall conform to the standards in MGO Section 10.08(6).

12.)Note: As of October 2, 2015, Traffic Engineering will no longer be accepting paper plans; to ensure a timely review, all submittals shall include an electronic copy (PDF preferred).

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

13.)The Madison Water Utility shall be notified to remove the water meters prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility in accordance with MGO Section 13.21.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two (2) items:

14.)Provide fire apparatus access as required by IFC 503 2015 edition and MGO Section 34.503.

15.)Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Lt. Scott Bavery of the MFD Training Division to discuss this possibility at 576-0600.

Please contact Tim Sobota of the Metro Transit at 261-4289 if you have any questions regarding the following two (2) items:

16.)Bus stop ID #2003 is adjacent the proposed project site along the south side of Linden Drive, with the bus stop zone encompassing the area from the existing bus stop sign pole back towards the east. The existing parking stall placement is too close to the intersection, which prevents buses from pulling fully adjacent the existing corner bulb to safely load/unload passengers onto the sidewalk terrace from both the front and rear doors, or deploy the wheelchair ramp properly. In coordination with public works improvements, the applicant shall extend the existing curb bulb into a full-length bus stop bulb at the existing Metro bus stop on the south side of Linden Drive, west of Babcock Drive (#2003). The bus bulb shall measure a minimum of 40 feet in width parallel to the street, running from the existing intersection stop bar to the west.

17.)The applicant shall eliminate parking within 50 feet of the existing intersection stop bar, to permit buses to pull fully adjacent the curbside bus bulb loading zone and safely load/unload passengers directly onto the sidewalk terrace - including when deploying the wheelchair ramp. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions about the following six (6) items:

18.)MGO Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann. (267-2626). Section 28.185(10): Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185 (7)(a)5 shall submit documents showing compliance with the plan within 60 days of completion of demolition.

- 19.) Show the existing and proposed bicycle parking in the vicinity of the building. Bicycle parking is required per Section 28.141(4)(g) and 28.141(11): Provide evidence that the existing bicycle parking is adequate or that additional bicycle parking is being provided in the vicinity of the building.
- 20.) Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls.
- 21.) Submit a stamped landscape plan and landscape worksheet with the final plans. Per Section 28.142(3), landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
- 22.) Provide a detail of the screening for the loading areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of 6 feet and not greater than 8 feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- 23.) Exterior lighting shall be in accordance with MGO Section 10.085. Provide an exterior lighting photometric plan and fixture cut sheets with the final plan submittal.

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 **nine (9) 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. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Section 28.185(10) of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
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 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.

Sincerely,

Timothy M. Parks
 Planner

cc: Tim Troester, City Engineering Division
 Eric Halvorson, Traffic Engineering Division
 Jenny Kirchgatter, Asst. Zoning Admin.
 Jeff Quamme, Engineering Mapping Sec.
 Dennis Cawley, Madison Water Utility
 Bill Sullivan, Madison Fire Department
 Tim Sobota, Metro Transit

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			
LNDUSE-2015-00049			
<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 checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Metro Transit