



Department of Planning & Community & Economic Development

## Planning Division

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February 24, 2016

Doug Hursh  
Potter Lawson, Inc.  
749 University Row  
Madison, Wisconsin 53705

RE: Approval of a conditional use to allow construction of additions to and the renovation of an existing Madison Metropolitan Sewerage District lift station located at 2115 Allen Boulevard in Marshall Park.

Dear Mr. Hursh;

At its February 22, 2016, the Plan Commission found the standards met and **approved** your conditional use request for 2115 Allen Boulevard. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

**Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following nine (9) items:**

1. The applicant shall provide a set of plans and calculations for the stormwater management facilities being proposed. There is no maintenance agreement required as these are being done voluntarily.
2. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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 5.0-tons per acre per year.
3. This project falls in the Rock River TMDL Zone and is subject to increased erosion control enforcement as authorized by Resolution 14-00043 passed by the Common Council on January 21, 2014. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department Natural Resources (WDNR).
4. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit.
5. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than 1 acre, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on

behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.

6. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of MGO.
7. The applicant shall replace all sidewalk and curb and gutter that 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.
8. All work in the public right of way shall be performed by a City-licensed contractor.
9. All damage to the pavement on Allen Boulevard adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.

**Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following two (2) items:**

10. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records. The address of the MMSD Pump Station 15 is 2115 Allen Boulevard; the new restroom building will be 2113 Allen Boulevard.
11. Provide and label all easements of record as per the comments by the Parks Division [below].

**Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following two (2) items:**

12. 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 two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
13. All parking facility design shall conform to the standards in MGO Section 10.08(6).

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

14. The solar panel installation shall comply with the International Fire Code 2015 edition, Section 605.11 and the latest edition of NFPA 70, National Electric Code.
15. The Madison Fire Department recommends the buildings/city assets be protected with an automatic fire sprinkler system.

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

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

**Please contact Janet Schmidt of the Parks Division at 261-9688 if you have any questions regarding the following twelve (12) items:**

17. The bio-retention basin should not include any decorative rip-rap or accent boulders and should be planted with native plants (Parks will advise to what plants to use but generally we will want a grassed edge with prairie plantings) – please modify the drawings accordingly.
18. The Parks Division and Madison Metropolitan Sewerage District will provide a maintenance agreement on the general operations of the restroom facility and maintenance of the ground improvements prior to approval of the zoning.
19. Provide details on the bike repair station and parking, the water fountain, and the boat washing station for final approval by the Parks Division prior to final sign-off and issuance of building permits.
20. Final approval of the landscaping plan for the pumping station, restrooms and related site improvements shall be as approved by the Board of Park Commissioners and implemented by the Parks Division prior to final sign-off and issuance of building permits.
21. Show patching of the bike path, and note that a permit by the City of Middleton will be required for tapping into the existing inlet on Allen Boulevard.
22. Plans should include all the details that are listed in the Legend on page L-01. Those details were not included with what was provided.
23. Parks staff will advise on the final planting plan for the bioretention area and any areas that Parks Division will be required to maintain. Coordinate with City Engineering during the final sign-off process.
24. Provide all easements of record on the drawings. There is a MMSD easement per document 1354825 that is not shown, in addition to MG&E underground easement Document No. 1727418 that is not included. There also appears to be a water easement per Document No. 1123568 that is not shown. The MMSD easement for the pumping station should be labeled as easement Document No. 1358656.
25. Notes include meter vault and force main bypass manholes on Sheet C-4 and C-3 that should be included in the final plans.
26. The grades on the parking lot on the southerly side of the boat parking immediately adjacent to the buildings appear to be wrong – revise as necessary.
27. The Asphalt Driveway detail sheet is not included. Provide the detail sheets for any detail that is called out on the plans.

28. Provide dimensions on the parking stalls.

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-6527 if you have any questions regarding the following three (3) items:**

29. Show the distances of the proposed pumping station and restroom building from the front and north side property lines.

30. Submit the landscape plan stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.

31. Submit a detail of the proposed bike rack.

**Please contact my office at 261-9632 if you have any questions about the item:**

32. The plans shall be revised prior to the issuance of building permits to include: a fully dimensioned site plan that identifies the exterior dimensions of the property and existing and proposed buildings, and dimensions the setbacks of the buildings as proposed from Allen Boulevard and the northern property line.

**The applicant is also required to satisfy the Urban Design Commission conditions of approval prior to the final staff approval of the project and the issuance of permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.**

**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. **This submittal shall all also include one (1) complete digital plan set in PDF format.** 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. 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.
3. 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  
Jeff Quamme, City Engineering Division – Mapping Section  
Eric Halvorson, Traffic Engineering Division  
Jenny Kirchgatter, Assistant Zoning Administrator  
Janet Schmidt, Parks Division  
Dennis Cawley, Madison Water Utility  
Bill Sullivan, Madison Fire Department

<b>Accela ID: LNDUSE-2015-00079</b>			
<b>For Official Use Only, Re: Final Plan Routing</b>			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering (PDF)	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: