



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

November 10, 2016

Gary Brown
University of Wisconsin–Madison
University Facility Planning & Management
30 N. Mills Street
Madison, Wisconsin 53715

RE: Approval of a demolition permit and conditional use to allow demolition of a residence appended to a place of worship at 1121 University Avenue and a portion of the existing Daniels Chemistry Building to allow construction of nine-story academic tower as part of the renovation of the Daniels Building at 1101 University Avenue.

Dear Mr. Brown;

At its November 7, 2016 meeting, the Plan Commission found the standards met and **approved** your demolition permit and conditional use for 1101-1121 University Avenue 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 fifteen (15) items:

1. The applicant shall revise location of southern most sanitary sewer lateral on N. Mills Street to connect to a manhole. An 8-inch diameter sewer lateral connection to an 8-inch diameter sewer main requires a structure.
2. The applicant shall provide projected water use calculations to confirm City sewer has adequate capacity for the additional drainage fixtures.
3. Notice: City of Madison erosion control and stormwater management permit shall not be issued. Rather this development is under the jurisdiction of the Wisconsin Department of Natural Resources for both of these issues.
4. The applicant shall dedicate an 8-foot wide Permanent Limited Easement for public sidewalk along University Avenue.
5. The applicant shall enter into a maintenance agreement for landscaping/streetscaping, paving, bike parking and stormwater trench drains in the right of way.

6. 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 Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
7. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction per MGO Section 37.05(7).
8. The construction of this project will require that the applicant shall apply for an excavation in the right of way permit for the required infrastructure improvements. The permit will include fees and deposits associated with the work in the right of way. The applicant shall contact City Engineering to schedule the development of the plans.
9. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer.
10. The applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
11. 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.
12. The applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
13. All work in the public right of way shall be performed by a City-licensed contractor.
14. All damage to the pavement on University Avenue and N. Mills Street adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.
15. The applicant shall Construct Sidewalk to a plan approved by the City.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following four (4) items:

16. The proposed new building will cross an underlying platted lot line. As discussed at a previous Development Assistance Team meeting, current fire code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of

Madison Planning Division. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.

17. The Applicant shall obtain a privilege in streets agreement for bike rack and trench drain within University Avenue and any other encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
18. The site plan and future CSM requires new Public Sidewalk easement along University Avenue to be granted on the face of the land division. Contact Jeff Quamme – jrquamme@cityofmadison.com to receive the appropriate easement terms/conditions language for inclusion on the future CSM.
19. The cross-access easement required with the adjacent property to the west shall be provided for review and subsequently recorded immediately after the CSM recording has been accomplished.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following seven (7) items:

20. The applicant shall submit one contiguous plan for approval showing proposed conditions and one contiguous plan showing existing conditions. 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.
21. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
22. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
23. All parking facility design shall conform to the standards in MGO Section 10.08(6).
24. The applicant(s) shall maintain a 5-foot wide, Americans with Disabilities Act (ADA) compliant, pedestrian walkway for the duration of the project on all street frontages classified as a collector or higher. The applicant shall also maintain a 5-foot wide bicycle lane for the duration of the project on all street frontages with existing bicycle facilities. Exceptions to this requirement may be granted by Traffic Engineering on a limited term basis if and when the applicant can show a public safety concern and they also provide a clear date when the pedestrian/bicycle facilities are to be restored. All closures shall be designed by the applicant, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), to be submitted and approved by Traffic Engineering.

25. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
26. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Dave Nachreiner, (266-4768) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

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

27. The applicant shall install and maintain a new passenger waiting shelter with seating amenity on the west side of N. Mills Street, south of University Avenue. The bus shelter should be installed no more than 90 feet south of the crosswalk at University Avenue, to avoid overlap with existing on-street parking stalls. [See attachment '1101ua_METRO.pdf']
28. The applicant shall protect the existing curbside bus loading zone and sidewalk pedestrian access to transit vehicles during construction. Pedestrian access must be maintained at least 90 feet south of the crosswalk at University Avenue, on the west side of N. Mills Street, and must comply with standards set out by the Americans with Disabilities Act. 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 Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two (2) items:

29. Provide fire apparatus access as required by IFC 503 2015 edition and MGO Section 34.503.
30. Verify the requirement to extend fire sprinkler systems to the entire floor area of the existing high-rise Daniels Building where the floor area of alteration exceeds 50 percent of the total floor in accordance with the International Existing Building Code.

Please contact Janet Schmidt of the Parks Division at 261-9688 if you have any questions regarding the following three (3) items:

31. Please call Dean Kahl at (608) 266-4891 to coordinate the delivery and storage of any old and existing tree grates from the existing tree plantings.

32. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the final plan.
33. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Tree planting specifications can be found in Section 209 of City of Madison Standard Specifications for Public Works Construction.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions about the following eight (8) items:

34. 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. Bryan Johnson (608-266-4682). 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. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
35. Revise the site plan to clearly identify existing and proposed site features, including the Lot 55 parking lot, loading and service facility, and bicycle parking areas. Provide a count of the proposed bicycle stalls.
36. Submit floor plans and elevations for The Crossing Campus Ministry Building.
37. Parking requirements for persons with disabilities shall comply with MGO Section 28.141(4)(e). Final plans shall show the required van accessible stall. A van accessible stall is a minimum of 8 feet wide with an 8-foot wide striped access aisle. Show the required signage at the head of the stalls.
38. Vehicle parking and bicycle parking are proposed per existing UW Campus Plan recommendations.
39. 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.
40. Submit screening details of the existing loading and service area.
41. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per MGO Section 28.142(9)(d).

Please contact my office if you have questions about the following two (2) items:

42. That Sheets C300 (Site Layout) and L200 (Landscaping) be revised for final staff approval to clearly show the final lot line between the University-owned Chemistry Complex land and The Crossing Campus Ministry property (1127 University Avenue). Sheet C300 shall clearly indicate the proposed setbacks for both the proposed Daniels addition and the east wall of The Crossing from this line.
43. That the applicant submit floorplans and elevations for The Crossing Campus Ministry Building following demolition of 1121 University for final approval by the Planning Division and Zoning Administrator.

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, 126 S. Hamilton Street; First Floor. **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. 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.
 Janet Schmidt, Parks Division
 Adam Wiederhoeft, 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-2015-00107			
<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 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