



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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October 15, 2019

Robert Hoffmann  
Division of Facilities Development  
101 E. Wilson Street  
Madison, WI 53703

RE: Legistar #56789; Accela ID: 'LNDUSE-2019-00083' -- Approval of a Conditional Use to allow construction of an addition to the Mendota Juvenile Treatment Center (MJTC) exceeding 4,000 square-feet of floor area, in the Campus-Institutional (CI) zoning district, at 301 Troy Drive.

Dear Mr. Hoffmann:

At its September 14, 2019 meeting, the Plan Commission, meeting in regular session, found the standards met and **approved** your conditional use request to allow construction of an addition to the Mendota Juvenile Treatment Center (MJTC) exceeding 4,000 square-feet of floor area, in the Campus-Institutional (CI) zoning district, at **301 Troy Drive**, subject to the conditions in the following sections, which shall be satisfied prior to issuance of any City permits related to the project:

**Please contact Brenda Stanley of the City Engineering Division–Main Office at (608) 261-9127 if you have questions regarding the following five (5) items:**

1. Based on historical documents (WDNR BRRS record #03-13-202873), the property may contain residual contaminated soil. If contaminated soil is encountered as part of this redevelopment, all WDNR and DSPS regulations must be followed for proper handling and disposal.
2. SHEET C219 Private sanitary sewer identified to be 24" diameter concrete pipe appears on City records as being 12" diameter private sanitary. Applicant shall verify size of private sanitary sewer.
3. As this is a DOA lead project the State of Wisconsin is the permitting authority for stormwater and erosion control. Provide copies of all approved stormwater management and erosion control permits to the City prior to approval.
4. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
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. (POLICY)

**Please contact Jeff Quamme of the City Engineering Division–Mapping Section, at (608) 266-4097 if you have questions regarding the following item:**

6. Pending review with the Madison Fire Department, address updates/changes may be necessary. 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.

**Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following item:**

7. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; 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.

**Please contact Jenny Kirchgatter of the Zoning Division at (608) 266-4429 if you have any questions regarding the following four (4) items:**

8. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Show the dimensions of the required accessible stalls and access aisles. An accessible stall is a minimum of 8 feet wide with a 5 foot wide access aisle. A van accessible stall is a minimum of 11 feet wide with a 5 foot wide access aisle or 8 feet wide with an 8 foot wide access aisle. Show the required signage at the head of the stalls.
9. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
10. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
11. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

**Please contact Bill Sullivan of the Madison Fire Department at (608) 261-9658 if you have any questions regarding the following item:**

12. Additional fire safety features above the code minimums will be required to offset the limited fire apparatus access to the site. MFD is currently working with the design team.

**Please contact Adam Wiederhoeft of the Madison Water Utility at (608) 266-9121 if you have any questions regarding the following item:**

13. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

**Please contact Tim Sobota, Metro Transit, at (608) 261-4289 if you have any questions regarding the following three (3) items:**

14. To facilitate City transit planning efforts, the applicant shall identify the accessible pedestrian connection (particularly for visitors) between the construction addition/conditional use building and the public sidewalk and existing City transit stop, that is located opposite the North Road access onto Troy Drive/Green Avenue.
15. The applicant shall include the location of these facilities on the final documents filed with their permit application, so that Metro Transit may continue to effectively plan for City transit access oriented for visitors and employees.
16. Metro Transit currently operates daily service along Troy Drive/Green Avenue through the North Street intersection. Bus stop ID #5197 is opposite the proposed project site along the north side of Troy Drive, immediately east of the Green Avenue/North Street intersection.

**Please contact my office at (608) 261-9135 if you have questions regarding the following item:**

17. The applicant shall update any relevant elevations (on Sheets A511, A512 & A513) and renderings per the change from metal to stucco material per the SHPO letter dated October 2, 2019.

**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 your conditional use:**

1. Please revise your plans per the above conditions and submit **eight (8) copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by 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, 215 Martin Luther King Jr. Boulevard. **This submittal shall all also include one complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
3. The approval is valid for two (2) years from the date of the Plan Commission approval. During this time, the applicant must lawfully commence the use.
4. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for 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 City Plan Commission and the conditional use approval standards.
5. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use permit, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at (608) 261-9135.

Sincerely,



Chris Wells  
 Planner

- cc: Brenda Stanley, City Engineering Division  
 Sean Malloy, Traffic Engineering Division  
 Jenny Kirchgatter, Zoning  
 Bill Sullivan, Madison Fire Department  
 Adam Wiederhoeft, Madison Water Utility  
 Tim Sobota, Metro Transit

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| <p>I hereby acknowledge that I understand and will comply with the above conditions of approval for the conditional use permit.</p><br><hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <p style="text-align: center;"><i>Signature of Applicant</i></p><br><hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <p style="text-align: center;"><i>Signature of Property Owner (if not the applicant)</i></p> |
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| <b>For Official Use Only, Re: Final Plan Routing</b> |                       |                                     |                          |
|--|-----------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/>                  | Planning Div. (Wells) | <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 type="checkbox"/>            | Recycling Coord. (R&R)   |
| <input checked="" type="checkbox"/>                  | Fire Department       | <input checked="" type="checkbox"/> | Metro Transit            |
| <input type="checkbox"/>                             | Forestry              | <input type="checkbox"/>            |                          |