



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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November 12, 2014

Ellsworth Brown
Wisconsin Historical Society
816 State St.
Madison, WI 53706

RE: Approval of the demolition of a warehouse building for construction of a State Archive Preservation Facility at 201 South Dickinson Street in the Traditional Employment (TE) District.

Dear Mr. Brown:

At its November 10, 2014 meeting, the Plan Commission found the standards met and **approved** your request for a demolition at 201 South Dickinson Street, subject to the conditions below. In order to receive final approval of the demolition, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have questions regarding the following 2 items:

1. In final plans submitted for staff review, the applicant is encouraged to incorporate a small amount of bicycle parking near the visitor entrance.
2. Final plans submitted for staff review shall include a landscape schedule including species and planting size.

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following 15 items:

3. There is public water main noted to be removed on the demolition plan. Coordinate any public water main removal or modifications with the City of Madison Water Utility. Also confirm the configuration of the existing water main facilities near the easterly corner of the property at the end of the S Thornton Ave cul de sac with Water Utility Engineering staff. The plan set differs some from the City of Madison facilities mapping as to the configuration in that area.
4. Coordinate and obtain necessary permits/right of entry for any demolition work to be completed or any access within the right of way during demolition within the Railroad Street and E Wilson Street right of ways with the City of Madison and with Union Pacific Railroad.
5. The proposed new building will cross an underlying platted lot line. 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 for new construction. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM

shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit for new construction.

6. Some railroad track spurs serving this property shown on the plans have been removed. Update the plan to reflect current conditions.
7. The addresses of 202 S Thornton Ave and 201 S Dickinson St will be retired with the demolition of the building. The new proposed building is assigned an address of 204 S Thornton Ave.
8. The City of Madison does not have jurisdiction over the required erosion control and stormwater management permitting as this project is under the jurisdiction of the State of Wisconsin. The Applicant shall supply copies of all approved Erosion and Stormwater permits to the City prior to approval of this project.
9. 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.
10. Submit a PDF of all floor plans to izenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
11. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
12. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
13. All damage to the pavement on Dickinson Street and Thornton Avenue, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
14. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)
15. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work (MGO 10.05(6)) and MGO 35.02(4)(c)(2)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
 16. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit

fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO CH 35.02(14)).

17. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (608-261-9688) 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)).

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

18. 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; 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.
19. 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.
20. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Please contact Kay Rutledge of the Parks Division at 266-4816 if you have any questions about the following 4 items:

21. 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 Dean Kahl – dkahl@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 site plan.
22. Additional street trees are needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a site plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.
23. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public

Works Construction -

<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.

24. Please reference ID# 14154 when contacting Parks about this project.

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

25. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

26. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt. Scott Bavery (608) 576-0600.

Please contact Dennis Cawley of the Water Utility at 266-4651 if you have any questions about the following 2 items:

27. The Madison Water Utility shall be notified to remove the water meter prior to demolition.

28. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following 9 items:

29. Sec. 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. (608-267-2626).

30. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.

31. Sec. 28.185 (9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.

32. Clearly show the required two 10' x 35' loading spaces on the final plans.

33. Provide a detail of the bicycle rack. Call out and dimension required stalls on the final plan.

34. Provide setback dimensions for building on final site plan.

35. Pursuant to Sec. 28.142: 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 and meet all landscaping and screening requirements on final plans.

36. Provide lot coverage calculation with final plan set. Note *lot coverage* definition per sec 28.211.

37. Provide overall height of structure on final plans.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No demolition or building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for obtaining your building permits:

1. Please revise the plans per the above conditions and file **eleven (11)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
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. This approval shall become null and void one 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 six months of the issuance of said building permit.

If you have any questions regarding obtaining the demolition approval, please contact the Zoning Administrator at 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 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit and conditional use.</p> <p>_____</p> <p><i>Signature of Applicant</i></p>
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- cc: Janet Schmidt, City Engineering Division
 Jeff Quamme, City Engineering Division
 Pat Anderson, Asst. Zoning Administrator
 Bill Sullivan, Fire Department
 Kay Rutledge, Parks Division
 George Dreckmann, Recycling Coordinator
 Eric Halvorson, Traffic Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<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 type="checkbox"/>	Historic Preservation