



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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May 22, 2012

Gary Brown  
University of Wisconsin-Madison  
610 Walnut St.  
Madison, WI 53726

RE: Approval of the demolition of two residential buildings and a conditional use to construct a surface parking lot in the R5 (General Residence) District.

Dear Mr. Brown:

The Plan Commission, meeting in regular session on May 21, 2012 determined that the ordinance standards could be met and **approved** your request for demolition at 925-933 West Johnson Street, and for a conditional use to construct a new surface parking lot on the property. In order to receive final approval for the demolition permit and conditional use, the following conditions must be met:

**Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following 15 items:**

1. The owner/applicant desires to raze the existing dwelling units on the two pre-existing parcels of record (0709-232-1506-0 & 0709-232-1505-2) and construct a temporary surface parking lot. Although the application included reference to only these two parcels, the proposed temporary surface lot will also occupy all of existing adjacent parcel 0709-232-1511-9 and a portion of the existing Susan B. Davis Hall located on 0709-232-1504-4. All four properties are owned by UW Regents, therefore City Engineering recommends the owner coordinate with the City Assessor's office staff ([MRichards@cityofmadison.com](mailto:MRichards@cityofmadison.com)) the potential combine of these multiple parcels into one simply for improved and more efficient administrative recordkeeping.
2. Implementation of this site plan shall require a Developer Agreement for the installation of the public storm sewer in Clymer Place.
3. The Applicant shall abandon the driveway on W. Johnson Street and replace with curb and gutter. The terraces shall be restored with concrete, an asphalt setting layer, and brick pavers to match the existing terrace treatment on W. Johnson Street.
4. The proposed construction will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
5. The approval of this Conditional Use 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. The curb location, grades, tree locations, tree species, lighting modifications and other

items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

6. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which 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.
7. All work in the public right-of-way shall be performed by a City licensed contractor.
8. All damage to the pavement on W. Johnson Street and Clymer Place, 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>.
9. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the 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 7.5-tons per acre per year.
10. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle) off of new paved surfaces.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

11. 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 single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain 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 Misc. Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e) Right-of-Way lines (public and private)
  - f) All Underlying 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, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred [zenchenko@cityofmadison.com](mailto:zenchenko@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.

12. 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.

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 Mgmt Facilities (including if applicable planting plans).
13. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files.
  - b) RECARGA files.
  - c) TR-55/HYDROCAD/Etc...
  - d) Sediment loading calculations
- If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided (POLICY and MGO 37.09(2)).
14. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner (POLICY).
15. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

**Please contact Pat Anderson, Zoning at 266-5978 with questions about the following 7 items:**

16. Parking requirements for persons with disabilities must comply with MGO Sec. 28.11(3)6(m), which includes all applicable State accessibility requirements, including but not limited to:
- a) Provide the minimum required accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
  - b) Show signage at the head of the stalls.
  - c) Show the accessible path from the stalls to the buildings.
17. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
18. MGO Sec. 28.12(12)(e) 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.
19. No front yard parking is permitted. Provide revised site plan that shows only landscaping within the 20 foot setback from West Johnson Street.
20. Lighting is required and shall be in accordance with MGO Sec. 10.085. Provide a plan showing at least 0.5 foot candle on any surface on any lot, and an average of 0.75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft. from the adjacent lot line (see City of Madison lighting ordinance).
21. Parking lot plans with greater than twenty (20) stalls shall comply with MGO Sec. 28.04(12). Landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances.
22. No portion of the site may change without Plan Commission approval, however, 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 standards in 29.12(11)(g).

**Please contact Bill Sullivan, Fire Department at 261-9658 with questions about the following item:**

23. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition.  
Contact MFD Training Division to discuss possibilities at (608) 246-4587.

**Please contact Dennis Cawley, Water Utility, at 261-9243 with questions about the following 2 items:**

24. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
25. This property is not in a Wellhead Protection District.
26. 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 my office at 266-5974 with questions about the following item, which was added by the Plan Commission on May 21, 2012:**

27. This conditional use for a surface parking lot is considered temporary, and shall be reviewed by the Plan Commission again within three years of approval (no later than May 21, 2015).
28. That the grading and stormwater management plan for the parking lot be reviewed by the City Engineering Division to insure that stormwater from the parking lot runs toward the bioswale rather than directly onto Clymer Place and further to the south.

**Please now follow the procedures listed below for obtaining your demolition permit and conditional use:**

1. Please revise your plans per the above conditions and submit **eight (8) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the demolition permit.
3. This demolition approval shall become null and void one year after the date of the Plan Commission approval unless the demolition is commenced, or a valid demolition permit is issued and demolition is commenced within six months of the issuance of said building permit.

If you have any questions regarding obtaining your demolition permit or conditional use, 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

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use permit.

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*Signature of Applicant*

- cc: Pat Anderson, Assistant Zoning Administrator  
 George Dreckmann, Recycling Coordinator  
 Janet Dailey, Engineering  
 Eric Pederson, Engineering Mapping  
 Bryan Walker, Traffic Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input checked="" type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Metro Transit:
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Water Utility