

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
September 8, 2005

DEMOLITION PERMIT AND CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to demolish two garage-type buildings utilized as contractor's offices and shops to allow for the construction of two new contractor's office and shop buildings on the property located at 6600 Watts Road.
2. Applicable Regulations: Section 28.04(22) provides the regulations for the approval of the demolition or removal of existing buildings. Section 28.09(3)(d)5 requires contractor's or construction offices and shops must obtain a conditional use permit.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Joe Peiss, Struck Street, LLC, P.O. Box 44705, Madison, WI 53744; and Tom McCoy, McCoy Engineering, 5440 Willow Road, Suite 115, Waukegan, WI 53597.
2. Status of Applicants: Property owner and site engineer.
3. Development Schedule: The applicant wishes to demolish the existing structures as soon as all land use approvals have been obtained. The applicant wishes to have occupancy of the new buildings in spring 2006.
4. Parcel Location: Northwest corner of the intersection of Watts Road with Struck Street, Aldermanic District 1, Middleton-Cross Plains School District.
5. Parcel Size: 0.74 acres.
6. Existing Zoning: C3L Commercial Service and Distribution District.
7. Existing Land Use: Contractor's offices and shops.
8. Proposed Use: Remove two existing structures and construct two new buildings to house small contractor's offices and shops.
9. Surrounding Land Use and Zoning: This property is located in the center of a large retail and service commercial district, which includes contractor's offices and shops, storage and warehousing, motor vehicle service and repair, and retail sales zoned C3L, M1 and PCD(SIP).
10. Adopted Land Use Plan: I-Industrial.

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11. Environmental Corridor Status: This property is not located within a mapped environmental corridor. A 30-foot wide easement for an underground storm sewer is located along the easterly portion of the subject property. In addition, a 30-foot wide sanitary sewer easement is located in the westerly 1/3 of the subject property.

PUBLIC UTILITIES AND SERVICES:

This property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the demolition and conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The applicants own a 0.76 acre site at the northwest corner of Watts Road and Struck Street. This property has been used for many years for small contractor's offices and shops. The existing structures are little more than garage-style buildings and have generally reached the end of their economic life. The off-street parking area is largely gravel and outdoor storage areas are enclosed with chain link fencing. This property is generally unattractive and in significant need of redevelopment. The applicant also owns the three parcels located along the west side of Struck Street north of the subject property. The northerly most parcel contains mini-warehouses. The middle two lots in this block that front on Struck Street have been redeveloped in the recent past for general office use, including contractor's offices and shops. The applicant now wishes to redevelop the southerly lot into more attractive, useful buildings.

The demolition standards generally require that the Plan Commission find that the requested demolition and the proposed use are compatible with the purpose of the demolition ordinances and the intent and purpose expressed in the Zoning Code for the zoning district in which the property is located. The statement of purpose of the demolition section includes encouraging the preservation of existing buildings which are structurally sound, economically productive, and suitable for rehabilitation or repair. The two structures on this lot have outlived their economic usefulness and this parcel is in need of redevelopment. Many of the surrounding properties have, over the past 10-15 years, been rebuilt and redeveloped. The proposed use of the subject property is to continue long-standing uses of small offices and contractor's offices and shops. The surrounding development pattern is largely of a heavy commercial and industrial character. The proposed use is compatible with the existing surrounding development pattern and is authorized as a conditional use within the existing C3L Commercial Service and Distribution District. Planning Unit staff feel that this application can meet the demolition standards.

The applicant proposes to construct two new buildings on this site. Development of the subject property is somewhat hampered by the existence of a 30-foot wide storm sewer easement along the easterly property line, which also angles to the west in the southerly half of this property, and a 30-foot wide sanitary sewer easement through the westerly one-third of this property. One of the proposed buildings will accommodate two office spaces and will be located to the west of the

sanitary sewer easement. The second building will accommodate 3-4 office spaces and will be located between the sanitary sewer easement and the storm sewer easement.

The westerly building will be approximately 40-feet in width and 50-feet in depth. The easterly building will be approximately 60-feet in width and also 50-feet in depth. Together, these buildings will provide approximately 7,000 square feet of floor area. Each building will be one-story in height and will be provided with a rear garage door for access to loading, unloading and interior storage. Off-street parking will be located in front of the proposed buildings and will not interfere with the existing easement. Twenty-four off-street parking stalls will support this development. This meets the minimum code requirements. Contractor's offices and shops often require access to the rear of the buildings for delivery by large trucks including semi-trucks, and loading of small service vehicles. The formal office and display area, including customer access areas, are at the front of these buildings. by necessity, customer and employee parking is located between the building and the street right-of-way, and the service drive is located at the rear. The applicant has located the proposed buildings in about the only position that can accommodate the requirements of the proposed use. The site plan also includes a sufficient quantity of decorative landscape enhancement and screening, which exceeds minimum ordinance requirements. The applicant has also redeveloped the two parcels adjacent on the north and the proposed development will be compatible with and complement those recently redeveloped properties.

RECOMMENDATIONS:

The subject property is located in an older heavy commercial/industrial district. Over the past few years, some of the existing properties within this area have undergone redevelopment. In addition, properties located south of Watts Road have been approved for retail development. The buildings located on this property have reached the end of their economic life and redevelopment will be an asset to the subject property and to the immediate surrounding neighborhood. Planning Unit staff recommends that the Plan Commission find that the ordinance standards have been met and approve the demolition of two contractor's office/shop buildings and the construction of two new buildings for general office and contractor's office and shop use on the property located at 6600 Watts Road, subject to input at the public hearing and reviewing agency comments.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: September 13, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 6600 Watts Road Conditional Use/Demolition

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. 6600 Watts Road will not be a valid address for this site. Contact City Engineering for new addresses for the Credit Union Site.
2. The Developer shall note that the City plans to reconstruct Third Street in 2006 with special assessments. Please contact Rob Phillips at 266-4090 to obtain the proposed grade of Struck Street. The site plan shall be revised to show the grade of the sidewalk along Struck Street prior to sign off.
3. City of Madison vacated surplus Watts Road right-of-way and recorded quit claim deed to owner (Struck Street LLC). The quit claim deed contained errors in the legal description prepared by the owners surveyor - David Cheney. Mr. Cheney has corrected the errors and a corrective deed must be recorded prior to approval of this plan. Contact Jeff Ekola at 267-8719 and refer to Real Estate Project No. 7892.
4. Storm water management requirements include: sediment control (40% TSS), 2, 10, and 100 year detention.
5. This lot is in the Upper Badger Mill Creek Impact Fee District and is required to pay impact fees prior to development being approved.
6. Prior to approval of the City Engineer, the owner shall provide evidence that Madison Metropolitan Sewerage District (owner of 30-foot sanitary easement) has reviewed and approved the plans.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments
and Conditional Use Applications.

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General

- 1.1 The construction of this building 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.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 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.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along Watts Road and Struck Street.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation

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Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.

- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____
- 3.10 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.
- 3.11 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.
- 3.12 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

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- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.
- CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain 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 Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in this transmittal.
- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 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.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 11, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 6600-6602 Watts Rd., Conditional Use and Demolition

Present Zoning District: C3L

Proposed Use: Demolish two shop/office bldgs. and build two contractor/office bldgs.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.09(3)(d)5 states that a contractor shop is a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). NONE.

GENERAL OR STANDARD REVIEW COMMENTS

1. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.
2. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	32,707 sq. ft.
Lot width	50'	202.34'
Front yard	0'	61.5'
Side yards	0'	7' 6" and 55'
Rear yard	10'	52' (irregular lot)
Floor area ratio	3.0	less than 1.0
Building height	--	1 story (w/mezzanines)

Site Design	Required	Proposed
Number parking stalls	23 approx.	24
Accessible stalls	Min. 1	2
Loading	1 (10' x 35') area	provided
Number bike parking stalls	3	6
Landscaping	As shown	adequate
Lighting	No	(1)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

September 8, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **6600 Watts Road – Conditional Use / Demolish – Contractor’s Office Building**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
4. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

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Contact Person: Tom McCoy
Fax: 608-441-0732
Email: mccoengineering@charter.net

DCD:DJM:dm

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CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 9/6/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **6600 Watts Rd.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.
3. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

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**CITY OF MADISON
MADISON WATER UTILITY
119 East Olin Avenue
266-4651**

MEMORANDUM

Date: August 9, 2005

To: The Plan Commission
From: Dennis M. Cawley, Engineer 4 - Water Utility
Subject: DEMOLITION / CONDITIONAL USE – 6600 Watts Road

Madison Water Utility has reviewed this demolition / conditional use request and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

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

The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Dennis M. Cawley