

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
October 18, 2005

DEMOLITION APPLICATION:

1. Requested Action: Approval to demolish an existing fire damaged residential building located at 1801 Beld Street to allow for interim open space and future commercial or residential uses.
2. Applicable Regulations: Section 28.04(22) provides the guidelines and standards for demolition permits. Section 28.09(2) provides the framework and requirements for the C1 Limited Commercial District.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Shariff Syed, North American Group, Inc., 6025 Cottontail Trail, Madison, WI 53718.
2. Status of Applicant: Property owner.
3. Development Schedule: The applicant wishes to remove the existing fire damaged building as soon as is practical. The applicant has no immediate plans for a proposed replacement use on this property. In the interim this parcel will be graded and seeded.
4. Parcel Location: Southeast corner of the intersection of Beld Street with Kenward Street, Aldermanic District 13, Madison Metropolitan School District.
5. Parcel Size: 5,600 square feet.
6. Existing Zoning: C1 Limited Commercial District.
7. Existing Land Use: Two-unit residential building significantly damaged by fire in mid-2004.
8. Proposed Use: The applicant wishes to remove this fire damaged building. The applicant has no specific use proposed for this site and will make a final decision and proposal upon obtaining a tenant or client for a new use at this location.
9. Surrounding Land Use and Zoning:
 - North – One and two-family homes and a mixture of commercial, industrial and residential uses zoned C2, C3, R4, R3 and M1.
 - East – One and two-family homes zoned C3.

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South – One and two-family homes, apartments and mixed retail along the Beld Street corridor zoned R4, C2, R5 and R3.

West – Mixed retail and commercial service, an automobile dealership and offices zoned C2, C3 and M1.

10. Adopted Land Use Plan: RLM-X Low to Medium Density Residential Mixed Housing Types District. The South Madison Neighborhood Plan recommends this parcel and the properties contiguous on the south for single-family residential and recommends these properties be rezoned to R3 One and Two-Family Residence District.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

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 standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The building on the subject property was originally constructed in 1920 and for many years provided a first floor commercial space and a second floor apartment unit. After being vacant for a few years in the mid-1980s, the first floor was converted to an apartment unit in 1989. This building has been maintained as a two-flat since that time. In the summer of 2004, this structure was substantially damaged by fire. The then owner of the property failed to properly secure the fire damaged building and Building Inspection staff have informed Planning Unit staff that significant additional damage from rain and weather have caused this structure to be beyond salvage. Due to neglect by the previous owner, the Inspection Unit Director declined to issue a wrecking permit under the provisions of Section 28.04(22)(d)1a, which would allow the issuance of a demolition permit for a structurally unsound building without prior approval by the Plan Commission. Inspection Unit staff are concerned that this structure be demolished as soon as possible, however, the Director of the Inspection Unit did not want to reward the neglect of the prior owner with the issuance of a demolition permit without prior Plan Commission approval.

The applicant, Shariff Syed, purchased the subject property from the prior owner in August 2005. Mr. Syed made application for a demolition permit on August 24, 2005. Mr. Syed has no specific plans for the redevelopment of this property at this time, however, he wishes to remove the existing building as soon as is practical. Thirteenth District Alderman Isadore Knox was concerned about the future use of the subject property and requested Mr. Syed attend a meeting of the Bram's Addition Neighborhood Association to discuss the future of the subject property. This meeting has now been held and the neighborhood and Alder Knox are comfortable with this

application proceeding to the Plan Commission for demolition approval, subject to the Plan Commission reviewing any new development proposals for this property.

The subject property is located within the area included in the South Madison Neighborhood Plan adopted in January, 2005. This plan recommends that the subject property and those parcels to the south along the east side of Beld Street be rezoned to R3 One and Two-Family Residence District. The subject property is contiguous to other commercial land uses zoned C2 General Commercial District and Planning Unit staff could support limited neighborhood-serving commercial uses or low density residential uses on this site. In the absence of a specific proposal for the redevelopment of this property, Planning Unit staff recommend that the Plan Commission place a condition of approval on this demolition permit which will require the property owner to return to the Plan Commission with any future development proposal for this property for a public hearing and Plan Commission approval to address the requirements of the demolition standards, in particular, standard number 2.

Due to the extensive fire damage and the deteriorated condition of this building, Planning Unit staff support the proposed demolition even in the absence of a specific development proposal for this site. Staff conclude that the demolition standards can be met, with the exception of standard number 2, however, staff recommend that any new development proposal for this property return to the Plan Commission for their review and approval to address this standard. Staff does not recommend that the applicant be required to rezone the subject property to R3 One and Two-Family Residence District as recommended by the South Madison Neighborhood Plan at this time. A zoning map amendment will be appropriate when the applicant proposes a new use that is supported by the District Alderperson and neighborhood residents or when a larger scale rezoning is proposed.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the demolition standards are met with the following conditions of approval to address the requirements of standard number 2:

1. Reviewing agency comments.
2. The applicant shall record a deed restriction which requires any use of the subject property to be submitted to the Madison Plan Commission for a public hearing and Plan Commission approval.
3. After demolition the subject property shall be graded and planted with grass seed.
4. All existing curb cuts or driveway approaches shall be removed and the site secured against encroachment by motor vehicles. No parking shall be allowed on this property until a new use is approved and constructed.

SOUTH MADISON NEIGHBORHOOD PLAN

Chapter 8: Land Use Plan Recommendations

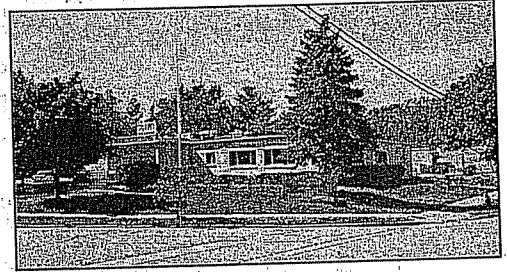
General Land Use

In 1983, the City of Madison adopted a Comprehensive Master Plan that provided a general land use guide for policy makers regarding changes to the City's physical environment. For the last two decades, the City's Comprehensive Master Plan has been periodically amended to reflect changes within the community. The City is currently updating and creating a new Comprehensive Plan to provide a broad planning framework for the future of the City. In addition, neighborhood plans, such as the South Madison Neighborhood Plan, have been adopted as part of the Master Plan to provide policy-makers with neighborhood specific information regarding future land use changes.

Since existing as well as proposed land uses within the neighborhood are important to South side residents and the local business community, it is important to capitalize on the opportunity to bring forth important land use issues that are facing the South side of Madison. The SMNSC examined the existing land uses and proposed long-term changes in specific areas of the neighborhood. The City's Comprehensive Plan will examine the proposed land uses within the South Madison Neighborhood Plan.

Land Use Plan Recommendations

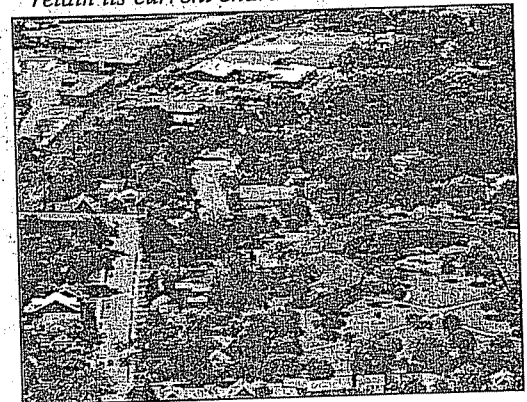
The SMNSC highlighted the importance of preserving the existing housing stock in the predominantly residential areas to ensure the continuance of the single-family, owner-occupancy nature that is common in a large portion of the planning area. Twelve geographic areas have been identified for proposed amendments to the existing land use map. (See Table 1 and Map 8). The SMNSC emphasized the desire to preserve the residential character in the interior of the neighborhoods; promote residential, mixed-use, or commercial along the major transportation corridors, and to retain commercial and manufacturing areas with the exception of one manufacturing area adjacent to a predominantly residential area on Gilson Street. Further details of specific areas are located in the Zoning and/or Redevelopment Section of this document.



Redevelopment areas, such as the potential of the VFW Clubhouse site on West Lakeside Street, could possibly be a higher density, compact development. Views of Lake Monona from a 3-5 story building would be ideal for this site.



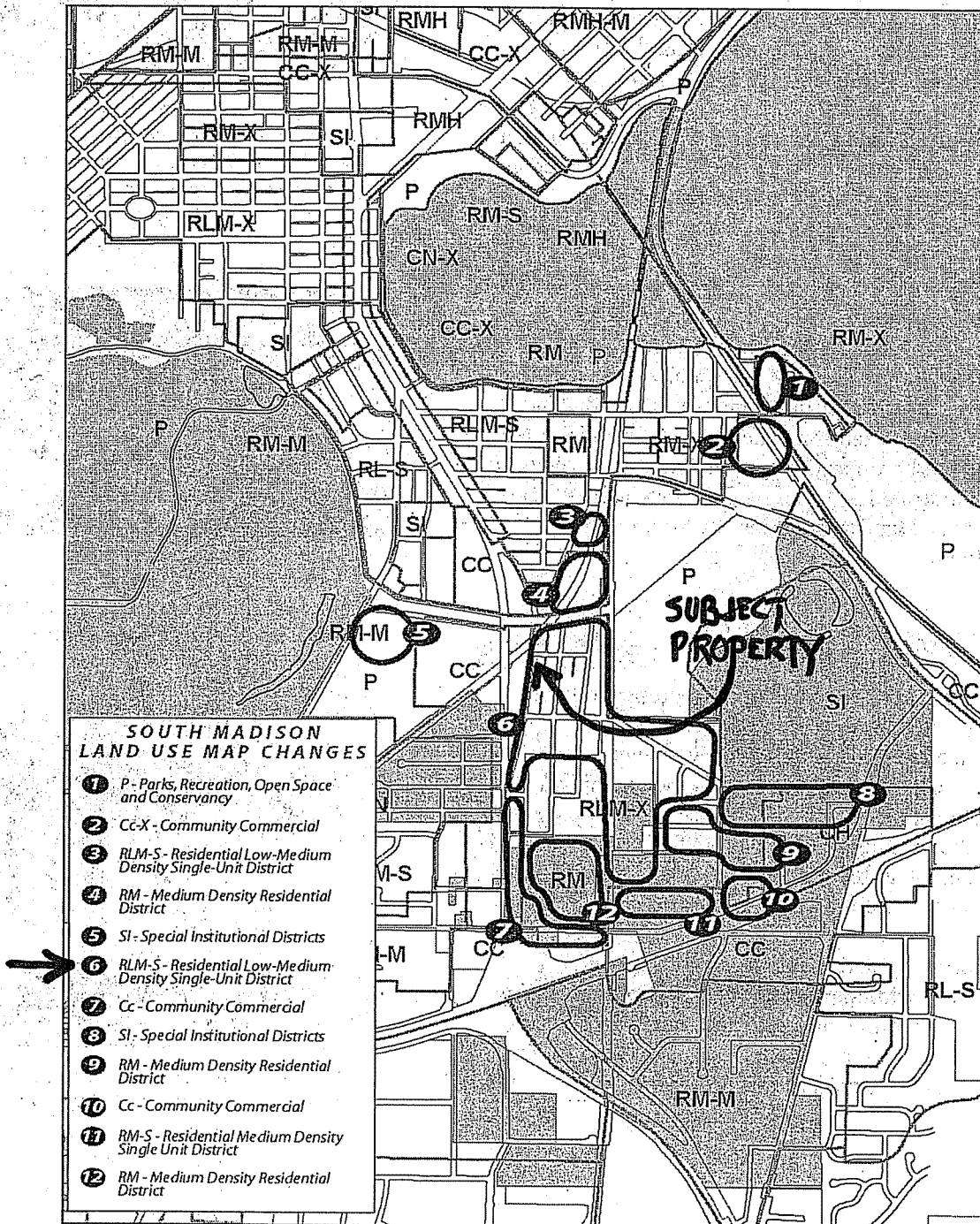
Speculative acquisition of properties in the Bram's Addition neighborhood could possibly change the predominantly single-family nature of this area. Stabilizing the four-block area by downzoning could help retain its current character.



Transition of the Gilson Street industrial area to single-family and multi-family area (over the next 20 years or more) would provide additional housing opportunities in the neighborhood. The key for this potential land use change is the acquisition and relocation of existing business to other appropriate sites on the South side.

Recommendations

1. As part of the City of Madison Comprehensive Master Plan Update, request that the Department of Planning & Development incorporate the proposed land use changes within the adopted comprehensive plan.



Map 8: Proposed Land Use Map Changes

Table 1: Existing and Proposed Land Use Changes

Map Code	Existing Land Use Classification	Proposed Land Use Classification	Proposed Land Use Change Comments
1	RM-X (Residential Medium Density-Mixed Housing)	P (Parks, Recreation, Open Space, and Conservancy)	Reflects existing park and open space use.
2	RM-X (Residential Medium Density-Mixed Housing District)	Cc-X (Community Commercial-Mixed Use District)	Well-designed, high quality professional office or mixed-use building(s).
3	Cc (Community Commercial)	RLM-S (Residential Low-Medium Density-Single Unit Housing District)	Single-family, two-story housing on smaller lots to provide affordable owner-occupied housing
4	Cc (Community Commercial)	RM (Residential Medium Density)	Well-designed, high quality townhouses and multi-family buildings that reflect scale of nearby residential area
5	Cc (Community Commercial)	SI (Special Institution District)	Reflect existing public school use
6	RLM-X (Residential Low-Medium Density-Mixed Housing District)	RLM-S (Residential Low-Medium Density-Single Unit Housing District)	Preserve single-family housing units
7	RLM-X (Residential Low-Medium Density-Mixed Housing District)	Cc (Community Commercial)	Well-designed, pedestrian-oriented groupings of building of two or more stories of similar design. Neighborhood commercial businesses such as financial institution, restaurants, or other retail.
8	RLM-X (Residential Low-Medium Density-Mixed Housing District) and CH (Highway Commercial)	SI (Special Institution District)	Reflects Alliant Energy Center uses
9	RLM-X (Residential Low-Medium Density-Mixed Housing District)	RM (Residential Medium Density)	Reflects existing multi-family uses
10	RLM-X (Residential Low-Medium Density-Mixed Housing District)	Cc (Community Commercial)	Reflects existing commercial uses
11	RLM-X (Residential Low-Medium Density-Mixed Housing District)	RM-S (Residential Medium Density Single Unit District)	Reflects existing uses of mobile home park. Compliance w/State of WI DNR rules for environmental quality controls is necessary to create livable area
12	RLM-X (Residential Low-Medium Density-Mixed Housing District)	RM (Residential Medium Density District)	Reflects existing multi-family uses



Beld Street East

Beld Street, from Dane Street to the Union Pacific Railroad tracks, has predominantly single-family to three-units on the eastern side of the street. Out of the total 24 residential structures, 18 are single-family, 4 are two-units, and 2 are three-units. A larger multi-family complex, 24-units, is located on the southeast corner of Beld and Bram Streets. The rear lots of commercial uses fronting along South Park Street are located on the western side of Beld Street.

Homeownership is relatively stable: 9 (50.0%) of the single-family dwellings and 3 (75.0%) of the two-unit dwellings are owner-occupied. Neighborhood residents believe that in order to retain the stability of the interior of the neighborhood, Beld Street housing stock should be anchored through appropriate zoning. Current zoning in the highlighted area encompasses: C1 (Neighborhood Commercial), R4 (Single-Family to eight units), and R5 (Single-family to larger, multi-family complexes). See

At the northeast and southwest corner of Beld and Kenward Streets are commercial uses. In the long-term, the transition of the commercial uses to residential uses would help stabilize the residential area.

Recommendations

1. Upon the request of the District Alderperson, request that the Planning Unit propose a zoning amendment to rezone the predominantly single-family and two-family area from R4 and R5 to R3 to preserve existing housing characteristics. Disallow the assemblage of properties for larger multi-family residential housing complexes that would not reflect the mass and scale of existing residential structures.
2. Encourage South Park Street commercial property owners to screen the rear yards of their businesses that abut Beld Street residential area. Landscaping of the rear yards of their properties would provide improved screening to the inhabitants of the residential structures along Beld Street.

District Profile Beld Street East

Land Use Plan Designation

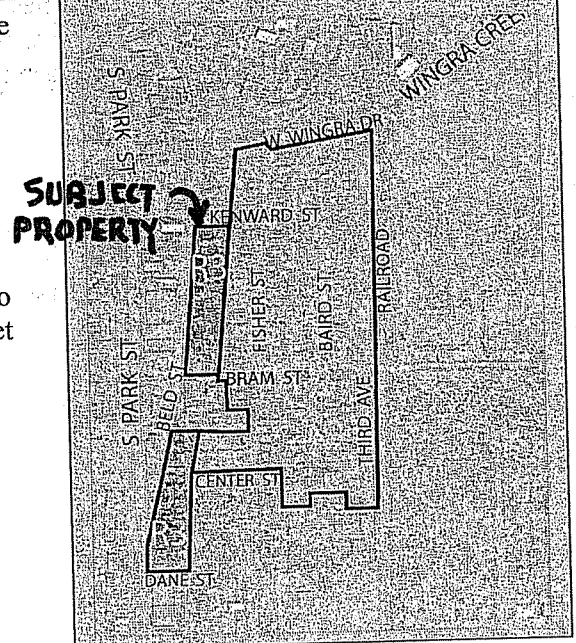
- Existing: RLM-X (Low-Medium Density Mix-Unit District)
- Proposed: Existing: RLM-S (Residential Low-Medium Medium Density Single-Family District)

Zoning

- Existing Zoning: C1/R4/R5
- Proposed Zoning: R3 or equivalent zoning district to reflect existing conditions.

Zoning Analysis: Under existing zoning ordinance, it might be feasible to create a total of 48 new housing units under the existing zoning districts: 34 new housing units in existing single-family dwellings; 5 new housing units in existing two units; 5 new housing units in existing three-units; and 4 in existing vacant parcels. It is estimated that five non-conforming uses would result due to the rezoning.

Proposed Zoning Area:



**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 17, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 1801 Beld St., Demolition

Present Zoning District: C-1

Proposed Use: Demolish a fire damaged two-flat Future residential/commercial development

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Commission approval.

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).

GENERAL OR STANDARD REVIEW COMMENTS

1. Future development shall meet applicable building and zoning ordinances following applicable processes.
2. Install physical barriers at the drive openings onto the property after the demolition to prevent vehicular encroachment until such time as the site will be redeveloped. Show the type of physical barrier to be installed on the final site plan for staff sign off.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	5,600 sq. ft. (existing)
Lot width	50'	40' (existing)
Usable open space	160 sq. ft. per bedroom	
Front yard	25' (or setback of adj. R-4 bldg, if less)	
Side yards	5' 1 story, 6' 2 story (adjacent to R-4) (Commercial bldg.) Per the R-5 for residential bldg	
Rear yard	20' 1 story, 30' 2 story +	
Floor area ratio	n/a	
Building height	3 stories/40'	

Site Design	Required	Proposed
Number parking stalls	Depends on uses	
Accessible stalls	Yes	
Loading	Depends on use & bldg size	
Number bike parking stalls	Dep. on use	
Landscaping	Yes, if 3 stalls or more	
Lighting	Yes, if residential parking	

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

With the above conditions, we have no problem with the subject demolition.



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. Dalley, 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: October 12, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 1801 Beld Street 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. N/A

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.

Name: 1801 Beld Street Demolition

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

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- 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 _____.
- 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 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.
- 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: 7

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 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.



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

October 13, 2005

TO: Plan Commission

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

SUBJECT: **1801 Beld Street – Demolition – Build 2 Story Residential & Commercial**

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 a scaled drawing at 1" = 20'.
3. All existing driveway approaches shall be removed and replaced with curb and gutter and noted on the plan.
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:

Contact Person: Sharif Syed
Fax: 608-270-4084
Email:

DCD:DJM:dm