



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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April 28, 2017

Chris Oddo
InSite Consulting Architects, LLC
115 E Main St., Suite 200
Madison, WI 53703

RE: ID 46548, 46286 | LNDUSE-2017-00019 – Zoning Map Amendment, Demolition Permit 201-215 N Blount St.

Dear Mr. Oddo:

At its April 24, 2017 meeting, the Plan Commission **forwarded** your request to rezone the project site from TR-V2 to PD-GDP-SIP to the Common Council with a recommendation of approval and approved the requests for Demolition Permit and Conditional Use subject to the Common Council's approval of the rezoning. **Please note that final approval of the rezoning request is subject to review and consideration by the Common Council at its May 2, 2017 meeting.** In order to receive final approval of the aforementioned application requests and for any necessary permits to be issued, the following conditions must be met:

Please contact my office at 267-8733 if you have questions regarding the following 7 items:

1. The Applicant shall revise the plan set to clearly dimension the building setbacks.
2. At Site Plan Review, the Applicant shall provide elevations and floor plans that document the existing three structures, including materials, building height and interior space.
3. The existing building located at 711-713 E Johnson comprised of two residential units will be relocated to E Dayton Street.

Porches: The existing building has two porches; a front porch and a side porch located on what is currently the north side of the building. Original porches and features shall be retained and rehabilitated unless that is not possible. If replacements in whole or in part are necessary, the replacement porch(es) shall be constructed in a manner that is consistent and compatible with the historic vernacular architecture of its time and reflect the existing detailing.

Window Trim: Window trim shall be in like and kind with regard to materials, and shall restore the historic window frame detailing that is present on many of the existing windows.

4. With regard to the existing buildings located at 207, 209-211, and 213-215 N Blount Street:

Cosmetic repairs and routine maintenance, including but not limited to those related to porches and

windows, that does not result in a replacement, but that may include painting and replacement of individual failing components (trim, fascia, floor boards, etc.) shall be completed two years from the date of Common Council approval May 2, 2017, for the newly constructed eight-unit building located at 201 N Blount Street. All repairs and maintenance shall be completed in like and kind with regard to materials to the extent feasible/available, and shall be consistent with the existing historic architecture in detailing and design.

5. The Applicant shall revise the Zoning Text to include the following with regard to the future maintenance of the existing buildings located at 207, 209-211 and 213-215 N Blount Street:

There are three existing buildings (207, 209-211, and 213-215 N Blount Street) that will be located within the Planned Development. The building located at 207 N Blount is comprised of two units, 209-211 N Blount Street, three units, and 213-215 N Blount Street two units. If the exterior front porches, windows, dormers, or materials including but not limited to, wood and masonry elements are replaced in the future on any of these existing buildings, the replacements shall be consistent and compatible with the existing historic architecture and character, including detailing, materials, size and scale, so long as such consistency/compatibility requirements are not inconsistent with the then-current State of Wisconsin building code requirements. If any of the foregoing exterior alterations are made to the existing buildings, the alterations shall be reviewed by the City's Historic Preservation Planner as part of the Site Plan Review/Building Permit process. Nothing in this provision shall require the owner of the property to undertake any of the foregoing alterations, and this section shall only apply if the owner elects to do so in the future.

6. The Applicant shall revise the Zoning Text to also note that the surface parking shall be as shown on approved plans.
7. The Applicant shall work with City of Madison Parking Utility to retain the existing residential parking permits currently afforded the existing units.

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following 19 items:

1. The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances POLICY).
2. The Applicant shall be required to discharge any run-off to the public ROW. The rear of the properties has an enclosed depression that does not drain - no discharge shall be allowed to that area.
3. 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> (Section 35.02(14), MGO).

4. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service (POLICY).
5. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
6. 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 (POLICY).
7. The Applicant shall submit, prior to plan sign-off, but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the 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 Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
 - k) Private on-site storm sewer utilities (including all connections to public storm)All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

8. The Applicant shall submit, prior to plan sign-off, but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and Section 37.09(2), MGO).

PDF submittals shall contain the following information:

- 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.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Stormwater Management Facilities
 - k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
9. 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 Section 37.09(2), MGO).
10. 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 (POLICY AND Sections 10.29 and 37.05(7)(b), MGO for developments over 10,000 square feet of impervious area).
11. The Applicant shall submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
12. The Applicant shall demonstrate compliance with Section 37.07 and 37.08, MGO, 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 5.0 tons per acre per year.

13. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required (NOTIFICATION).
14. Prior to approval, this project shall comply with Chapter 37, MGO, regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
15. The Applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction (Section 37.05(7), MGO). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
16. 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 (POLICY).
17. All work in the public right-of-way shall be performed by a City licensed contractor (Sections 16.23(9)(c)(5) and 23.01, MGO).
18. All damage to the pavement on N Blount, E Dayton & E Johnson Streets, 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).
19. The construction of this project will require that the Applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The Applicant shall contact City Engineering 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. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum (Section 16.23(9)(c), MGO).

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have questions regarding the following 9 items:

1. 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; semi-trailer movement and vehicle routes; dimensions of radii; and percent of slope.

2. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
3. 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.
4. All parking facility design shall conform to the standards, as set in Section 10.08(6), MGO.
5. The ADA ramp appears to be obstructed by the ADA parking stall; the Applicant shall provide a plan clearly show a compliant ADA route for review prior to final plan sign-off.
6. The Applicant shall provide a clearly defined 5-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
7. The Applicant shall modify the site plan to clearly show a convenient pedestrian walkway from the parking area to each unit. This will provide orderly passage from an occupant's vehicle to their domicile in less than ideal conditions.
8. The Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.
9. The Applicant shall adhere to all vision triangle requirements as set in Section 27.05, MGO (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways). If Applicant believes public safety can be maintained they shall apply for a waiver of Section 27.05(2)(bb), MGO - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer.

Please contact Jenny Kirchgatter of the Zoning Division at 266-4429 if you have questions regarding the following 14 items:

1. Submit complete plan sets for the final review, including a fully dimensioned site plan with building setback distances to the property lines.
2. Section 28.185(7)(a)(50), MGO 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, Bryan Johnson (608-266-4682).
3. Pursuant to Section 28.185(10), MGO, every person who is required to submit a reuse and recycling plan pursuant to Section 28.185 (7)(a)(5), MGO shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.

4. Pursuant to Section 28.185(9)(a), MGO, a demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
5. The Applicant shall work with Planning and Zoning staff to finalize the Zoning Text.
6. The Applicant shall revise the plans to provide the minimum required number of bicycle parking spaces distributed as both Short Term and Long Term bicycle parking as required per Sections 28.141(4) and 28.141(11), MGO. A minimum of 11 resident bicycle parking spaces are required plus one (1) guest stall. A minimum of 90% of the resident stalls shall be designed as long term parking, and the guest stalls shall be short term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5)-foot access aisle for wall mount parking. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. Provide a detail of the bicycle rack design.
7. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e), MGO. Final plans shall show the required van accessible stall. A van accessible stall is a minimum of 8-feet wide with an 8-foot wide striped access aisle or 11-feet wide with a 5-foot wide access aisle. Show the required signage at the head of the stall.
8. The Applicant shall submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3), MGO, "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.
9. The Applicant shall submit a detail of the trash enclosure. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6)-feet and not greater than eight (8)-feet.
10. The Applicant shall submit floor plans and elevations for the existing two and three-unit dwellings located on the site and the two-unit dwelling that will be relocated to the site. Submit elevations for the proposed 8-unit building.
11. The Applicant shall submit a rooftop plan for the proposed 8-unit building showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d), MGO.
12. Exterior lighting provided shall be in accordance with Section 10.085, MGO. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
13. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
14. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are

issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

1. Provide fire apparatus access as required by IFC 503 2015 edition, Section 34.503, MGO, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Section 34.503, MGO /IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, if any part of the building is over 30 feet in height. It is the project designer's responsibility to coordinate fire access with Zoning, Traffic, Forestry, and neighborhood requirements to achieve an acceptable design meeting everyone's needs.
2. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner at jbuechner@cityofmadison.com or (608)516-9195.

Please contact Janet Schmidt of the Parks Division at 261-9688 if you have questions regarding the following 2 items:

1. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per Sec. 16.23(8)(f) and 20.08(6), MGO, will be required for all new residential development associated with this project. This development is within the North Park - Infrastructure Impact Fee district. Please reference ID# 17115 when contacting Parks about this project.
2. 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>

Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have questions regarding the following 3 items:

1. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.
2. This property is in a Wellhead Protection District–Zone (WP-24). The owner shall provide the Madison Water Utility with evidence that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Adam Wiederhoeft at awiederhoeft@madisonwater.org for additional information, including a summary of the submittal requirements.
3. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications.

For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following 11 items:

1. The proposed lots within this development are dependent on each other for overland and subsurface stormwater drainage. A private Storm Sewer/Drainage Easement/Agreement for all lots within this development shall be drafted, executed and recorded prior to building permit issuance.
2. The Applicant shall provide for review reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the development as proposed between the two proposed lots that will be adjacent to each other and proposed for redevelopment. The document(s) shall then be executed and recorded and copies provided prior to building permit issuance
3. The various proposed plan sheets do not match each other. There is a duplicate of sheet A1.01 showing a site from different submittal.
4. Note, the house that is being relocated to this location from a site on E Johnson Street is being reviewed on a separate LNDUSE-2017-00022. The site plan for the current location of the proposed house to be moved shouldn't be included with this application.

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. 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.
6. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
7. The site plan shall include all lot/ownership lines, existing building locations (including the garages), proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
8. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
9. Remove the reference to 700 E Dayton St for the proposed moved house on all sheets.
10. Provide full frontal view elevation drawings. The current elevation drawings are from various degree views.
11. Submit a PDF of all floor plans for the proposed 8 unit to lzenchenko@cityofmadison.com so that a preliminary building and interior addressing plan can be developed prior to plans being submitted for permit review. 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.

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

For obtaining your Demolition Permit and PD-GDP-SIP, please follow the procedures listed below:

1. Please revise your plans per the above conditions and submit **10 copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. This submittal shall all also include one complete digital plan set in PDF format. Also be sure to include any additional materials requested by these departments for their approval prior to sign-off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206, MGO, and any other documentation requested herein by the Zoning Administrator, located at 126 S Hamilton St., Madison, WI 53701. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for final approval.
2. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

3. The Madison Water Utility shall be notified to remove the water meters prior to demolition. 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.
4. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of a wrecking permit. The reuse and recycling plan shall be submitted along with the resubmittal of site plans for forwarding to the Recycling Coordinator.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the demolition permit approval standards.
6. This letter shall be signed by the Applicant to acknowledge the conditions of approval and returned to the Zoning Administrator.
7. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the Applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the Applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
8. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.

If you have any questions regarding obtaining your conditional use, demolition permit, or building permits, 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 267-8733.

Sincerely,



Jessica Vaughn, AICP
Planner

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

Ligistar ID# 46548, 46286
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201-215 N Blount St.
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cc: Brenda Stanley, City Engineering
Eric Halvorson, Traffic Engineering
Jenny Kirchgatter, Zoning
Bill Sullivan, Fire Department
Janet Schmidt, Parks Division
Adam Wiederhoeft, Water Utility
Jeff Quamme, City Engineering Review Mapping

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Vaughn)	<input checked="" type="checkbox"/>	Zoning Administrator
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Engineering Mapping Sec.	<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 checked="" type="checkbox"/>	Other: Water Utility