



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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October 21, 2008

Fran Reible
Daniels Construction
3500 University Avenue
Madison, 53744

RE: Approval of a demolition permit to demolish a grocery store with no proposed future use at 1422 Northport Drive

Dear Mr. Reible:

The Plan Commission, meeting in regular session on October 20, 2008 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit to demolish a grocery store with no proposed future use at 1422 Northport Drive, subject to the conditions described below. In order to receive final approval of the demolition permit, the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following five (5) items:

1. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
2. 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.
3. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by Chapter 37 of the Madison General Ordinances.
4. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>
5. Prior to approval of the demolition/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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following eleven (11) items:

6. The applicant has submitted a temporary parking lot plan to the City of Madison to be reviewed with this Demolish.
7. The applicant shall submit a 1" = 20 ft detail drawing of signage and pavement marking to be maintain by the property owner with access to Northport Drive traffic signal as approved. In addition, a note shall be shown on the plan, "ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTIAN BY THE PROPERTY OWNER."
8. The access for driveway approaches is an important element in planning, design, and operation of roadways. Studies show that access points are the main source of crashes and congestion. Their location and design directly affect the safety and functional integrity of streets. Special design approaches at traffic signals must be maintained with signage and pavement marking to direct vehicles, limit delays and promote effective traffic signal coordination.

As a condition of approval for the special geometrically designed traffic signal approach at Troy Drive and Northport Drive, the property owner is required to install and maintain pavement markings and signs accommodating access at traffic signals. The Madison General Ordinance Sec. 10.08 (c) requires that the property owner shall be financially responsible and maintain pavement markings and signage required for special geometrically designed approaches and entrances, as approved for the commercial driveway approach. The approved special design approach to the Northport Drive & Troy Drive traffic signal requires pavement markings to accommodate two (2) egressing and one- (1) ingressing traffic lanes. In addition, two traffic signal loop detectors were installed for signal coordination to accommodate the egressing lanes from your property to Northport Drive and Troy Drive. The private driveway approach requires pavement markings missing that affect traffic signal coordination, and the marking will need to be re-installed immediately by the property owner.

The attached pavement marking drawing is required on the private driveway special design "Street Type Entrance" to accommodate the businesses and traffic signal coordination. The egress was for two traffic lanes: lane measuring from the westerly face of curb easterly twelve (12) ft. (2) an additional ten to eleven (10 - 11) ft. lane as noted that is separated by a painted or epoxy six (6) inch white skip line ten (10) ft. in length and spacing of thirty (30) ft. for a distance of 120 ft. northerly starting from the twenty-four (24) inch white stop bar four (4) feet behind the crosswalk, with a one hundred and twenty (120) ft. double yellow line dividing the egress lanes from the ingress lane starting from the northerly edge of the cross walk. Six (6) inch white lines for the six (6) ft. wide crosswalk at the ramps shall be painted at the intersection of the street. You will find a sketch drawing attached showing the pavement markings to be installed and maintained as described in the above paragraph.

9. At the time of redevelopment, the site shall be modified to provide a 20 ft wide public ped-bike easement from Northport Dr. to the back property line, to service the property and for future ped-bike connections into the neighborhood. The exact alignment shall be reviewed and approved by the Traffic Engineer.
10. At the time of redevelopment, the site shall be modified to provide sidewalks on both sides of the entry drive.
11. The applicant shall indicate the type of bicycle racks to be installed location of both proposed and existing.

12. When the applicant shall submit plans for 1410, 1422, 1426, and 1434 Northport Drive, 1500 to 1564 Troy Drive, approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, all driveway approaches, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
13. The applicant shall provide scaled drawing at 1" = 40' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, semi trailer and vehicle movements, ingress/egress easements and approaches.
14. The applicant shall show the dimensions for proposed and existing parking stalls' items A, B, C, D, E, F, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.
15. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan. The applicant will need to show all approved sign on site as approved by the City of Madison.
16. 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 Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following five (5) items:

17. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
18. Submitted landscape plan does not match the site plan. For parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. Note: The landscape points worksheet has been changed regarding point value of landscape elements. Please get a new copy from us. The required trees to not count toward the point total.
19. Lighting is not required. However, if it is provided, it must comply with the attached ordinance. Lighting will be limited to .08 watts per square foot.
20. The site is a Planned Commercial site, where cross-access is shared with several properties. An overall site plan must be submitted showing all properties in this Planned Commercial site and those close to this site. Please contact Pat Anderson in the Zoning office to discuss this request.
21. No land use is currently proposed for the site. Any future use of the site must comply with the C1 District standards.

Please contact Captain Cameron McLay, Madison Police Department at 245-3652 if you have questions regarding the following two (2) items:

22. The demolition occurs with the usual safeguards to keep the public out of the area throughout the demolition process.
23. There is a plan to make effective use of this space post-demolition to prevent it from becoming a loitering place suitable for drug dealing, drinking, and other illegal activities. Acceptable plans would include lighting for the area, and either "No Trespassing" signage or some type of plans to put the area to positive use. Sign off plans will be reviewed by the Police Department for compliance with this condition.

Please contact my office at 267-1150, if you have questions regarding the following two (2) items. Note Condition 25 was added by the Plan Commission.

24. That the property owner executes a restrictive covenant prior to issuance of the demolition permit, which requires Plan Commission approval of the proposed alternative use of the property prior to issuance of building permits for any new construction. The standards for approval of the proposed alternative use shall be those in contained in Section 28.12 (12) of the Zoning Ordinance. The form of the restrictive covenant shall be approved by the Planning Division and City Attorney's Office.
25. That the applicant grade and seed this portion of the property with grass and that this portion of the property is secured with a fence.

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

1. Please revise your plans per the above and submit *eight (8) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. 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.
3. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
4. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
5. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit and conditional use permit.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

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

Signature of Applicant

cc: Matt Tucker, Zoning Administrator
Cameron McLay, Police
Janet Dailey, Engineering Division
George Dreckmann, Recycling
Coordinator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Firchow)	<input checked="" type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Other: Police- McLay