



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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October 19, 2010

Steve Shepherd
Ace Hardware Center
1398 Williamson Street
Madison, WI 53703

RE: Approval to demolish a single-family home at 1384 Williamson Street to create a display and storage area for the adjacent hardware store.

Dear Mr. Shepherd:

At its October 18, 2010 meeting, the Plan Commission, meeting in regular session, approved your request to demolish a single-family home at 1384 Williamson Street to create a display and storage area for the adjacent hardware store. In order to receive final approval of the demolition permit and for permits to be issued, the following conditions must be met:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following three (3) items:

1. MGO 10.34 STREET NUMBERS: Coordinate an address plan with the Engineering Division. Submit a PDF of all floor / building plans to Engineering Mapping Lori Zenchenko addressing@cityofmadison.com so that an addressing plan can be developed for the proposed development. Address plans are also subject to review and approval by the Fire Marshal.
2. Redevelopment of this lot may trigger stormwater management requirements.
3. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available online at <http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions regarding the following three (3) items:

4. When the applicant submits final plans of one contiguous plan 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, showing all easements, all pavement markings, building placement, and stalls, 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'.
5. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.

6. The applicant shall show dimensions for the proposed / existing parking stalls' items B= 9 ft width, C=18 ft length, E=24 ft min. for back up for 90 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.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following eight (8) items:

7. Section 28.09 (3) (b) 2. provides that all business, servicing or processing shall be conducted within completely enclosed buildings except for the outside display of merchandise such as garden, lawn and recreation supplies and equipment for sale to the public. Seasonal display areas during normal working hours is permitted, outside bulk storage shall not be permitted.
8. 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.
9. Sec 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
10. The subject property backs up to a vacated railroad corridor owned by the City. The petitioner must work with the City's Real Estate to verify the location of the rear lot line is correctly located in the field for any future development.
11. Bike parking shall comply with City of Madison General Ordinances Section 28.11.
12. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location.
13. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stall striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
14. If additional exterior lighting is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards. Lighting will be limited to .10 watts per square foot.

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have questions regarding the following item:

15. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Please contact Tim Sobota, Madison Metro, at 261-4289 if you have questions regarding the following three (3) items:

16. Metro Transit operates daily transit service along Williamson Street through the Dickinson Street intersection. Bus stop ID#1526 is adjacent the proposed project site, with the signed bus stop zone running from approximately the west end of the existing building back to the Dickinson Street intersection.
17. Metro Transit notes that the proposed park bench on the plans submitted would align with where people boarding at this stop would otherwise be waiting, and would stand as an amenity for people waiting for the bus.
18. Metro Transit would recommend that the applicant consider placing a trash receptacle near this bench as an added amenity for the bus stop area.

Please contact my office, at 267-1150 if you have questions regarding the following two (2) items:

19. That the applicant submits additional landscape information for staff approval. Specifically, this shall include a planting schedule, specifying the planting size of species. The proposed arbor vitae plantings shall along the westerly property line shall be a minimum of 4-6 feet in height at the time of planting.
20. That the applicant provides further detail on the proposed "spectra residential color chain link fence" and clarify the exact location and type of transition between the chain link and decorative fence. Plans should clarify that the proposed color is black, matching the decorative fence. These details shall be approved by staff.

No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.

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

1. Please revise your plans per the above and submit **ten (10)** 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. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. City Engineering staff will review plans for compliance. Please note, this property is not in a Wellhead Protection District. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
3. 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.
4. This letter shall be signed by the applicant and property owner to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.

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 I may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Dailey, City Engineering Division
Pat Anderson, Asst. Zoning Administrator
John Leach, Traffic Engineering
Tim Sobota, Madison Metro
Bill Sullivan, Madison Fire Department

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

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