



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 267-8739
PH 608 266-4635

February 13, 2008

George E. Austin
Wisconsin Alumni Research Foundation
614 Walnut Street Room 1265 C
Madison, WI 53726

RE: Approval of a demolition permit for the Randall Tower building at 1314 W. Johnson Street to create a construction staging area for the Wisconsin Institutes for Discovery / Morgridge Institute for Research (WID/MIR) and for future construction of a new/expanded student union (Union South).

Dear Mr. Austin:

The Plan Commission, meeting in regular session on February 12, 2008, determined that the ordinance standards could be met and **approved** your request for a demolition permit for the Randall Tower building at 1314 W. Johnson Street to create a construction staging area for the Wisconsin Institutes for Discovery / Morgridge Institute for Research (WID/MIR) and for future construction of a new/expanded student union, subject to the conditions 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 seven (7) items:

1. Provide a CAD file of the proposed staging area, which includes definition of proposed surface material. Also provide copies of amended land use agreement and/or lease for use of additional WI & SO RR if applicable. (The copy of the land use agreement is not applicable if the staging plan does not use any railroad lands.)
2. Any damages to the pavement on Randall or West Johnson will require restoration in accordance with the City's Patching Criteria.
3. Revise site plan to show existing storm and sanitary connections that shall require abandonment.
4. All work in the public right-of-way shall be performed by a City licensed contractor.
5. 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.
6. 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>
7. 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. 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 three (3) items:

8. The developer shall work with the City to resolve construction-related issues prior to submitting for demolition permit. The site has limited areas on and off site for construction-related use. There shall no or very limited impact to Campus Drive and Randall Street. There may be a daily fee for any on-street parking or loading zone removal due to this project. The fee is based on the hourly meter rate times (X) nine (9) hours per day. Staff cannot commit to anything until it can perform a detailed review with the applicant.
9. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
10. 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 three (3) items:

11. Obtain approval for the submitted reuse/recycling plan from the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
12. Future development shall meet applicable building and zoning ordinances following applicable processes. As the result of no proposed use, the site shall be landscaped and seeded with grass.
13. Install physical barriers at the drive openings onto the property. These barriers shall be in place at the expiration of any approved use 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.

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

1. Please revise your plans per the above and submit *seven (7) 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 you 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

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 type="checkbox"/>	Other:

- cc: Patrick Anderson, Assistant Zoning Administrator
- Janet Dailey, Engineering Division
- John Leach, Traffic Engineering
- Dennis Cawley, Madison Water Utility