

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
August 1, 2005

RE: I.D. #01688, Demolition Permit – 401 N. Third Street

1. Requested Action: Approval of a demolition permit for a trucking terminal at 401 N. Third Street.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits.
3. Report Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION:

1. Applicant & Property Owner: PDQ Food Stores, Inc.; PO Box 620997; Middleton, Wisconsin 53562; Randy Manning, representative.
2. Development Schedule: The applicant wishes to commence demolition in September 2005; the construction of the proposed gas station will be completed in February 2006.
3. Parcel Location: An approximately 2.63 acre parcel located at the northeast corner of N. Third Street and Pennsylvania Avenue; Aldermanic District 12; Urban Design District 4; Madison Metropolitan School District.
4. Existing Conditions: The site is developed with an existing trucking terminal, zoned M1 (Limited Manufacturing District)
5. Future Use: A new 6,000 square-foot PDQ convenience store with seven fuel pump island and a detached 2,400 square-foot car wash (to be considered on a forthcoming application).
6. Surrounding Land Use and Zoning:
North: East Athletic Field (MMSD), zoned R4 (General Residence District);
South: Commercial buildings, zoned M1 (Limited Manufacturing District);
East: One, two and multi-family residential buildings, zoned R4;
West: Commercial and industrial buildings, zoned M1.
7. Adopted Land Use Plan: This site was included in the "Parks, Recreation, Open Space and Conservancy" recommendation for East athletic Field and nearby Demetral Field according to the 1988 Land Use Plan.
8. Environmental Corridor Status: This property is not located within a mapped environmental corridor but is adjacent to public lands that are designated within a corridor.

9. Public Utilities & Services: This property is served by a full range of urban services

STANDARDS FOR REVIEW:

This application is subject to the demolition standards of Section 28.04 (22).

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant is requesting approval of a demolition permit to raze an existing one-story concrete and masonry truck terminal located on at 2.63-acre parcel located at the northeast corner of N. Third Street and Pennsylvania Avenue in M1 (Limited Manufacturing District). The subject site is being cleared of all improvements to make way for a new PDQ gas station and convenience store that will be presented to the Plan Commission on August 22, 2005 with a request to rezone the site to a planned unit development. The applicant is seeking approval of the demolition of the building and clearing of most site improvements (including all pavement, lighting, site utilities, vegetation and screening) in advance of the proposed rezoning and development plan review in order to have sufficient time in advance of construction to remediate soils and recycle building materials.

The existing building faces Pennsylvania Avenue and includes approximately 18 loading docks located along the northern and eastern walls of the site. The eastern portion of the site was a fenced trailer storage area. Most of the site is hard-surfaced, either as building or truck parking or maneuvering.

The proposed PDQ gas station and convenience store, if approved, will feature a 6,000 square-foot, one-story convenience store that will be set back approximately 140 feet from and parallel to Pennsylvania Avenue. Seven gas pump islands will be located under a canopy about midway between the building and Pennsylvania Avenue, with the underground fuel storage tanks located along the western property line. Three diesel pumps will be located under a separate canopy off the northwest corner of the convenience store. A 2,400 square-foot, two-bay car wash will be located in the northeastern corner of the site at the rear of the convenience store. Parking for 36 automobiles will be provided along the northern, southern and western walls of the convenience store and in the southeastern corner of the property. The site is located in Urban Design District #4 and will therefore require the review and approval of the demolition and site improvements by the Urban Design Commission. Approval of the demolition by the UDC will be required before a wrecking permit can be issued.

The applicant is requesting consideration of the building demolition separate from the proposed redevelopment plan. The Plan Commission has granted demolition permits in similar situations on a very limited basis. Recent examples include portions of the former Rayovac complex on Winnebago Street at Union Corners and the Schmitz's Auto Towing and Salvage site on N. Park Street near Regent Street (UW dormitory project). In general, the Planning Unit prefers to consider building demolitions and site redevelopment plans concurrently. This is especially true if the building could potentially be reused or if there is a risk that the proposed redevelopment project would not go forward and we are left with a vacant lot. In most cases we would prefer the

building to remain on the lot. A detailed review of the gas station and convenience store proposal will be submitted for Plan Commission consideration at the next meeting.

Particular attention will be given during the review of the proposed gas station/ convenience store/ car wash to the appearance of the proposed site improvements as well as the integration of the site into its surroundings, especially the buffering and screening of the site from nearby residential properties and the lighting of the site. However, while the nuances of the proposed development will need to be worked out, the Planning Unit believes that the proposed use may be appropriate for this location, which has historically been associated with transportation-related uses and is located along a busy commercial and industrial corridor.

The Planning Unit believes that the Plan Commission can conclude that the demolition standards are met with this request and allow the applicant to proceed with building demolition, site clearance and property remediation in advance of the PUD rezoning and development plan approvals. Should the gas station and convenience store not be approved and/ or built, staff believes that the demolition of the building and the clearing of site improvements may still be appropriate if the Plan Commission believes that the existing building can serve no other use than as a truck terminal.

The Emerson East Neighborhood Association has provided correspondence to staff supporting the demolition of the truck terminal (see attached).

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of wrecking permit.

RECOMMENDATION

The Planning Unit does not object to the demolition permit being approved in this case. If the Plan Commission should concur, the Commission should find that the demolition standards are met and **approve** demolition of former truck terminal at 401 N. Third Street subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant receive approval of the demolition by the Urban Design Commission prior to issuance of a wrecking permit.



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: July 19, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 401 North Third 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. It is possible that the applicant might encounter solid waste during demolition activities. The applicant shall be responsible for the proper handling of all excavated waste and its disposal at the WDNR licensed landfill.
2. The city maintains a series of subsurface gas probes on the northern end of the property to monitor for methane gas. The applicant shall be responsible for the protection of these structures and their replacement if damaged.
3. The applicant shall dedicate additional right-of-way along Pennsylvania Avenue. The right-of-way line shall be 17-feet back from the face of curb.
4. The applicant shall dedicate additional right-of-way along North Third Street. The right-of-way line shall be 14-feet back from the face of curb.
5. The applicant shall construct sidewalk along Pennsylvania Avenue. The width of the sidewalk may be wider than standard as determined by the City Engineer and City Traffic Engineer.
6. Stormwater treatment requirements include 40% TSS, oil and grease removal and erosion control.
7. The work under the Developer agreement shall include removal and/or abandonment of the public sanitary sewer, along with release of corresponding easement.

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: 401 North Third 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

- 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 Pennsylvania Avenue and North Third Street.
- 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

(6)

gress 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:

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.

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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

July 26, 2005

TO: Plan Commission

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

SUBJECT: **401 North Third Street – Demolition – Demolish Existing Structure**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

1. No Comments on the Demolition. However, TE staff is including the Rezoning Comments for future development or land use.

MAJOR OR NON-STANDARD REVIEW REZONING COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall execute a waiver of notice and hearing on special assessments for the future traffic signals and associated street improvements at the intersections the City plans to signalize. The traffic signal waiver may also require a deposit for future area traffic signals and associated intersection changes.
2. The applicant shall be responsible for securing all proper permits and approvals from any municipality or government unit having jurisdiction with the project. The existing or proposed driveway approach on U.S. Hwy 113 requires approval by State of Wisconsin. In particular, the applicant shall contact Marshal Quade, Wisconsin Department of Transportation (243-3366), with 4 sets of plans for review and approval. The applicant shall return two WDOT-approved copies to the City of Madison Traffic Engineering Division.
3. The North Third Street driveway approach shall be relocated southerly as follows: Commencing at the northwest property corner at Pennsylvania Av. and N. Third St.; thence southerly along the westerly property line 180 ft. to the new centerline of the N. Third St. 40 ft. driveway approach. The driveway needs to be as far away from Pennsylvania Av as possible.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

4. 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, addresses, one contiguous plan (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. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan. The applicant shall relocate the N. Third St. approach as noted above and remove the existing N. Third St. approach.
6. "Stop" and "No Left Turns" signs shall be installed at the driveway approach to Pennsylvania Av. and a "Stop" sign shall be installed at the N. Third St. driveway approach. 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.
7. The automobile laundry shall be designed to provide one parking space for each two employees, and one parking space for the owner or manager of the facility. One additional space shall be provided for each nozzle of any vacuum-cleaning machine, while storage space shall be adequate to accommodate all vehicles off-street that is awaiting delivery. All the above shall be noted on the site plan.
 - a. In addition, for every self-service stall the applicant shall provide five (5) reservoir parking spaces. This site has two (2) self-service stalls and requires 10 reservoir parking spaces dimensioned nine (9) feet by twenty (20) feet to be shown on the site plan. The car wash reservoir parking spaces shall be clearly identified. The applicant shall provide a proposed Queuing Model with the plans.
8. If the automobile laundry has some type of indoor drying equipment, the exit door shall be forty (40) feet beyond the dryers. However, the Director of the Inspection Unit may reduce this distance requirement when the applicant provides a noise study demonstrating that the sound levels of the indoor drying equipment and laundry equipment do not exceed 65 decibels (dbs) between 7:00 a.m. and 7:00 p.m. and 60 decibels (dbs) between 7:00 p.m. and 7:00 a.m. at a residential property line, and meets Section 28.08, Madison General Ordinances, and all other requirements. The applicant shall note location of dryer units if being installed.
9. The applicant shall prevent drainage or deposition of water, which may create icing on any public sidewalk or right-of-way. In addition, the applicant shall prevent the drainage or deposit of cleaning material that may create undesirable conditions in the storm drainage system. Both water and cleaning material controls shall be noted on the site plan.
10. The automobile laundry time of operation shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Exceptions to these hours are subject to City Plan Commission review and approval under Section 28.12(10). This site is adjacent to a residence area and the operation of this site should be limited to the hours between 7:00 a.m. and 9:00 p.m.

11. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
12. To provide for adequate pedestrian pathways/linkage from the public sidewalk to the building entrances, the applicant shall modify the site plans with a pedestrian linkage to N. Third St.
13. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
14. 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: Randy Manning
Fax: 828-2195
Email: manning@pdqstores.com

DCD:DJM:dm

From: "Susan Agee " <susanagee@charter.net>
To: <tparks@cityofmadison.com>
Date: 7/20/05 6:38AM
Subject: Demolition permit for PDQ at 401 North Third Street

Demolition permit for PDQ at 401 North Third Street

On July 19, 2005 the Emerson East Neighborhood Association Project Management Team (PMT), met with Chris Thiel of Schreiber/Anderson regarding the proposed development at 401 North third Street.

We find PDQ's plans for demolition and clean up of the existing contamination to be favorable and we support the granting of a demolition permit to clear the site. It is our understanding that materials that can be recycled will be and that storm-water and run-off concerns will be addressed in their erosion control plan which includes use of a track pad. We ask that the plan include a capping plan for winter in case construction does not start when expected, so the site is protected from erosion or runoff if delays should occur.

Respectfully submitted by Susan Agee, President of Emerson East Neighborhood Association
and Robert Gibbons, Chair PMT-IT

CC: <district12@cityofmadison.com>, <rmanning@pdqstores.com>



Department of Planning & Development
 Planning/Inspection/Real Estate/Community & Economic Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Unit
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY
- FINAL PLAT
- LOT DIVISION
- CONDITIONAL USE
- REZONING
- INCLUSIONARY ZONING.
- OTHER: DEMOLITION

401 NORTH THIRD STREET
 DEMOLISH EXISTING TRUCK TERMINAL
 RANDY MANNING - POT FOOD STORES

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PLANNING UNIT CONTACT: TIM PARKS

RETURN COMMENTS BY: 21 JULY 2005

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: rmanning@pdgstores.com Fax: 828-2195

Date Submitted: 05 JULY 2005 Plan Commission: 01 AUGUST 2005

Date Circulated: 06 JULY 2005 Common Council: _____

SEPARATE DEMO REQUEST *
 REZONING IN PROGRESS ALSO

CIRCULATED TO:

- ZONING
- FIRE DEPARTMENT
- PARKS DIVISION
- TRAFFIC ENGINEERING
- CITY ENGINEERING
- WATER UTILITY
- CDBG - HURIE
- REAL ESTATE - D. WARREN

- DISABILITY RIGHTS - SCHAEFER
- POLICE DEPT. - THURBER
- CITY ASSESSOR - SEIFERT
- MADISON METRO - SOBOTA
- BOARD OF EDUCATION C/O SUPT.
- PUBLIC HEALTH - K. VEDDER
- NEIGHBORHOOD ORGANIZATION

- ALD. Benford DIST. 12
- MADISON GAS & ELECTRIC
- ALLIANT ENERGY
- SBC
- MID PLAINS TELE
- MT. VERNON TELE

- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.
- A resolution will be before the Common Council within a few weeks regarding this matter.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS: *please request applicant host community meeting.*
Bruce Benford



Department of Planning & Development
 Planning/Inspection/Real Estate/Community & Economic Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Unit
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY
- FINAL PLAT
- LOT DIVISION
- CONDITIONAL USE
- REZONING
- INCLUSIONARY ZONING
- OTHER: _____

401 NORTH THIRD STREET
 RZ: M1 → PUD(GOP-SIP)
 DEMOLISH EXISTING STRUCTURE & BUILD CONVENIENCE
 STORE W/ GAS SALES
 RANDY MANNING - PDR FOOD STORES, INC

(10)

PLANNING UNIT CONTACT: TIM PARKS

RETURN COMMENTS BY: 11 AUGUST 2005

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: rmanning@pdgstores.com Fax: 828-2195

Date Submitted: 22 JUNE 2005 Plan Commission: 21 AUGUST 2005

Date Circulated: 29 JUNE 2005 Common Council: 06 SEPTEMBER 2005

CIRCULATED TO:

- ZONING
- FIRE DEPARTMENT
- PARKS DIVISION
- TRAFFIC ENGINEERING
- CITY ENGINEERING
- WATER UTILITY
- CDBG - HURIE
- REAL ESTATE - D. WARREN

- DISABILITY RIGHTS - SCHAEFER
- POLICE DEPT. - THURBER
- CITY ASSESSOR - SEIFERT
- MADISON METRO - SOBOTA
- BOARD OF EDUCATION C/O SUPT.
- PUBLIC HEALTH - K. VEDDER
- NEIGHBORHOOD ORGANIZATION

- ALD. BENFORD DIST. 12
- MADISON GAS & ELECTRIC
- ALLIANT ENERGY
- SBC
- MID PLAINS TELE
- MT. VERNON TELE

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

A resolution will be before the Common Council within a few weeks regarding this matter.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:

This plan needs more public input.
 I would suggest that PDR host at
 least two neighborhood meetings.
 Bria Benford

REC'D JUL 18 2005



Department of Planning & Development
Planning/Inspection/Real Estate/Community & Economic Development
Mark A. Olinger, Director

Bradley J. Murphy
Planning Unit
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY
- FINAL PLAT
- LOT DIVISION
- CONDITIONAL USE
- REZONING
- INCLUSIONARY ZONING
- OTHER: DEMOLITION

2844 COMMERCIAL AVENUE
DEMOLISH SINGLE FAMILY HOUSE & BUILD 4-UNIT
TOWNHOUSE
ERICH & HAAR / JIM GLUCK - GLUCK ARCHITECTS

(10)

PLANNING UNIT CONTACT: TIM PARKS

RETURN COMMENTS BY: 21 JULY 2005

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: gluckarch@shglobal.net Fax: 251-2530

Date Submitted: 22 JUNE 2005 Plan Commission: 01 AUGUST 2005

Date Circulated: 28 JUNE 2005 Common Council: _____

CIRCULATED TO:

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RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:

OK *Capt. R. J. Park*
MPS
NORTH DISTRICT

10