



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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www.cityofmadison.com

November 26, 2014

Larry Taff
TZ of Madison, Inc.
6 Fuller Dr.
Madison, WI 53704

RE: Approval of the demolition of a vacant auto repair shop with no proposed use at 1034 Walsh Road in the IL (Industrial - Limited) District.

Dear Mr. Taff:

At its November 24, 2014 meeting, the Plan Commission found the standards met and **approved** your client's request for a demolition at 1034 Walsh Road, subject to the conditions below. In order to receive final approval of the demolition, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have questions regarding the following item:

1. Final plans submitted for staff review and approval shall include a copy of the site plan showing details of the proposed condition following demolition. On this site plan, the proposed groundcover shall be clearly identified for all parts of the site.

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following 9 items:

2. Prior to approval, provide detail on the existing condition and the proposed status for the "Outfall Control Structure".
3. The City's records show water main located on the northwest corner of the property. Prior to any redevelopment the Applicant shall verify the location of the city's facilities and dedicate a public water main easement, if necessary for any facilities located on the property.
4. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
5. 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.
6. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
7. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 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.

8. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)
9. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work (MGO 10.05(6)) and MGO 35.02(4)(c)(2). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
 10. 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> (MGO CH 35.02(14)).

Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following 5 items:

11. Sec. 28.185 (7)(a)5. 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, Mr. George Dreckmann. (608-267-2626).
12. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
13. Sec. 28.185 (9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
14. Note: The site is to remain capped as per DNR recommendations. New landscape plan to be submitted with future development. Any phasing for demolition, involving a cap or change to the surfacing for the site, must be reviewed and approved by staff before any change will be permitted.
15. Remove asphalt driveway and apron and replace with curb and gutter as per City Engineering & Traffic Engineering requirements. During demolition and prior to curb and gutter, installation of barriers shall be installed across the driveway to prevent the parking of vehicles.

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Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions about the following item:

16. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt Scott Bavery (608) 576-0600.

Please contact Dennis Cawley of the Water Utility at 266-4651 if you have any questions about the following 3 items:

17. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
18. This property is located in wellhead protection district WP-24. This proposed use is allowed in this district. Any proposed changes in use shall be approved by the Water Utility General Manager or his designee.
19. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No demolition or building permits shall 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 building permits:

1. Please revise the plans per the above conditions and file **seven (7)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. 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.

If you have any questions regarding obtaining the demolition approval, 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 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit and conditional use.</p> <hr style="width: 80%; margin: 0 auto;"/> <p><i>Signature of Applicant</i></p>

cc: Janet Schmidt, City Engineering Division
 Jeff Quamme, City Engineering Division
 Pat Anderson, Asst. Zoning Administrator
 Bill Sullivan, Fire Department
 George Dreckmann, Recycling Coordinator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<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 type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Historic Preservation