

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

To: Plan Commission **Date:** January 9th 2008
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 750 University Avenue

Present Zoning District: R6

Proposed Use: Demolish existing building; retain existing basement space to be used for staging of utility work occurring immediately adjacent to this site. First floor and basement walls will be removed pending Chazen Museum Addition project.

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). NONE.

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permits being issued.
2. Future development shall meet applicable building and zoning ordinances following applicable processes. As the result of no application for the proposed use, the site shall be landscaped and seeded to minimize erosion.
3. Install physical barriers at the drive openings onto the property after the demolition 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.

ZONING CRITERIA

| Bulk Requirements | Required | Proposed |
|--------------------------|-------------------------------|-----------------|
| Lot Area | 6,000 sq. ft. | 45,408 sq. ft. |
| Lot width | 50' | Adequate |
| Front yard | 20' | TBD* |
| Side yards | 5' + 2' for each story over 1 | TBD* |
| Rear yard | 30' or 45% bldg height (TBD) | TBD* |
| Floor area ratio | 2.0 | TBD* |

| Site Design | Required | Proposed |
|----------------------------|---------------------------|-----------------|
| Number parking stalls | One space per 2 employees | TBD* |
| Accessible stalls | TBD* | TBD* |
| Loading | TBD* | TBD* |
| Number bike parking stalls | TBD* | TBD* |
| Landscaping | TBD* | TBD* |

| Other Critical Zoning Items | |
|------------------------------------|-----|
| Urban Design | Yes |
| Historic District | No |
| Landmark building | No |
| Flood plain | No |
| Barrier free (ILHR 69) | Yes |

With the above conditions, the proposed project **does** comply with all of the above requirements.

* The requirements herein shall be determined at a later date, when the museum project is submitted for Conditional Use review.

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Parks, Timothy

From: Nan Fey [nanfey@earthlink.net]
Sent: Sunday, January 13, 2008 10:44 PM
To: Murphy, Brad; Parks, Timothy
Cc: Zellers, Ledell; Dreckmann, George
Subject: FW: Peterson Building

Please make sure this correspondence is provided to all of the Plan Commissioners at the meeting.

Thanks. Nan

From: Ledell Zellers [mailto:lzellers@mailbag.com]
Sent: Sunday, January 13, 2008 6:33 PM
To: 'Nan Fey'; 'Judy Olson'; James Boll; Tim Gruber
Cc: 'George Dreckmann'
Subject: FW: Peterson Building

Hello,

Please see below. This is something I think should be more carefully considered. The granite in question is approximately 2 inches thick, and is approximately 5x5 feet. There are many of these. While recycling as described below is better than being landfilled, it would be far better to reuse this beautiful stone. Is there any way a higher bar of stewardship of resources can be required in this and future projects? If nothing else, if individuals are willing to provide a certificate of insurance, could they not be permitted to reclaim and reuse this kind of resource? It seems like such a waste.

Thank you.

Ledell Zellers

From: Dreckmann, George [mailto:GDreckmann@cityofmadison.com]
Sent: Monday, January 07, 2008 9:39 AM
To: lzellers@mailbag.com
Cc: Parks, Timothy
Subject: Peterson Building

Mr. Zellers,

I expect that the granite from the outside of the Peterson Building will indeed be crushed and recycled as aggregate. I am reluctant to require the reuse of building facades because it is quite difficult to do it in a timely manner. I would make an exception for facades that have some historical significance, but that is not the case with the building.

Sincerely,

George

George P. Dreckmann
Recycling Coordinator
City of Madison
1501 W. Badger Rd.

1/14/2008

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Parks, Timothy

From: Nan Fey [nanfey@earthlink.net]
Sent: Monday, January 14, 2008 8:23 AM
To: Murphy, Brad; Parks, Timothy
Cc: Zellers, Ledell
Subject: More on Peterson Building

Please included these comments, too. Thanks. Nan

From: Ledell Zellers [mailto:lzellers@mailbag.com]
Sent: Monday, January 14, 2008 6:53 AM
To: 'Nan Fey'
Subject: RE: Peterson Building

PS Prior to looking at the recycle/reuse plan for the Peterson Building I contacted Gary Brown. He only committed to recycle and nothing was evident in the plan about the granite. Given that smashed soapstone has been set out by dumpsters at UW I don't see that UW has a very high standard of environmental stewardship. I just wanted you to know I didn't bring it to the Plan Commission level without first trying to find out if they were going to be responsible stewards. My main goal is to have developers responsibly investigate and take the route of reuse rather than recycle but certainly recycle before landfilling.

Thanks.

From: Nan Fey [mailto:nanfey@earthlink.net]
Sent: Sunday, January 13, 2008 10:44 PM
To: Brad Murphy; Tim Parks
Cc: lzellers@mailbag.com; gdreckmann@cityofmadison.com
Subject: FW: Peterson Building

Please make sure this correspondence is provided to all of the Plan Commissioners at the meeting.
 Thanks. Nan

From: Ledell Zellers [mailto:lzellers@mailbag.com]
Sent: Sunday, January 13, 2008 6:33 PM
To: 'Nan Fey'; 'Judy Olson'; James Boll; Tim Gruber
Cc: 'George Dreckmann'
Subject: FW: Peterson Building

Hello,

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Thank you.

Ledell Zellers

1/14/2008

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(3)

Murphy, Brad

From: BROWN, Gary [GBROWN@fpm.wisc.edu]
Sent: Monday, January 14, 2008 1:06 PM
To: Judy Olson
Cc: HARMAN, Stephen; Nan Fey; greg.bares@wisconsin.gov; Gruber, Timothy; Murphy, Brad
Subject: RE: Peterson Building

Hi, Judy... we can consider this but you should know that Ledell has been asking for the granite for her own personal use and that is something we can not do on state projects. The contractor is being required to reuse and recycle as much of the building as possible and the state contract will hold them to that. I can not, however, guarantee that the granite will be available for public consumption. The contractor is required to work with the Habitat for Humanity ReStore to salvage useable building materials where ever possible. I suspect too that removing the granite without breaking it is going to be an issue.

We'll do everything we can to recycle as much of the building materials as possible. I suggest Ledell contact someone at the ReStore and put in a request that way and see if they can negotiate that with the contractor directly from their end.

Gary

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Gary A. Brown, FASLA

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 Facilities Planning & Management
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 Madison, WI 53726-2397
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 TEL: 608-263-3023
 CELL: 608-334-2417
 FAX: 608-265-3139

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From: Judy Olson [mailto:jolson@operationfreshstart.org]
Sent: Monday, January 14, 2008 12:45 PM
To: BROWN, Gary
Subject: FW: Peterson Building

Gary,

Could you please consider a different approach to recycling the Peterson Building granite? I am forwarding Ledell Zellers' e-mail on to you. I (and probably others) will make this request tonight at PC.

Thanks.

Judy Olson

From: Ledell Zellers [mailto:lzellers@mailbag.com]
Sent: Sunday, January 13, 2008 6:33 PM
To: 'Nan Fey'; Judy Olson; James Boll; Tim Gruber
Cc: 'George Dreckmann'
Subject: FW: Peterson Building