



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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June 3, 2008

Jim Ternus  
Strand Associates, Inc.  
910 West Wingra Drive  
Madison, Wisconsin 53715

RE: Approval of a demolition permit for two vacant buildings and associated surface parking lots at 1910 Roth Street & 1126 Huxley Street (Kraft/Oscar Mayer).

Dear Mr. Ternus:

The Plan Commission, meeting in regular session on June 2, 2008 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit to allow two buildings and associated surface parking lots located at 1910 Roth Street and 1126 Huxley Street to be razed and replaced with grass open space, 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 11 items:**

1. Any damage to the pavement will require restoration in accordance with the City's Patching Criteria
2. City Engineering shall review and approve plans and grades for sidewalk replacement, including replacement of steps with a handicap ramp, in conjunction with the Permit to Excavate in Public Right-of-way review.
3. Future construction on these sites shall be considered "redevelopment" for storm water management purposes.
4. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring terrace with grass.
5. 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.
6. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
7. All work in the public right of way will be performed by a City licensed contractor.
8. 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.
9. Prior to approval, this project shall comply with Chapter 37 f the Madison General Ordinances regarding storm water management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of

Madison website – as required by Chapter 37 of the Madison General Ordinances. Storm water management plans shall be submitted and approved by City Engineering prior to signoff.

10. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (.dwg) Version 2001 or older, Microstation (.dgn) Version J or older, or Universal (.dxf) format and contain only the following data, each on a separate layer name/level number:
- a) Building footprints
  - b) Internal walkway access
  - c) Internal site parking areas
  - d) Other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e) Right-of-way lines (public and private)
  - f) All underlying lot lines or parcel lines if unplatted
  - g) Lot numbers or the words “unplatted”
  - h) Lot/Plat dimensions
  - i) Street names

All other levels (contours, elevations, etc.) are not to be included with this file submittal.

Note: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, or parking/pavement during construction will require a new CAD file.

11. 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.

The applications for the above permits (#5 and # 11) are available online at:  
<http://www.cityofmadison.com/engineering/permits.cfm>.

**Please contact Pat Anderson, Assistant Zoning Administrator at 266-4551 if you have any questions about the following 2 items:**

12. 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.
13. Future development shall meet applicable building and zoning ordinances following applicable processes. As the result of no application for the proposed use at 1126 Huxley Street, the site shall be landscaped and seeded to minimize erosion.

**Please contact John Leach, Traffic Engineering, at 267-8755 if you have any questions about the following 4 items:**

14. When submitting final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), types of surfaces, existing property lines, all existing driveway approaches, and a scaled drawing at 1” = 20’.
15. In order to provide adequate vehicular vision clearance, the applicant must meet the City’s sight-triangle preservation requirement as follows: 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 intersections.

- 16. All existing driveway approaches that are to be abandoned shall be removed and replaced with curb and gutter and noted on the site plan.
- 17. Public signing and marking related to the development, for which the developer shall be financially responsible, may be required by the City Traffic Engineer.

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

- 1. Please revise your plans per the above and submit *six (6) 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 approval.
- 5. This approval shall become null and void one year after the date of the Plan Commission meeting unless the demolition is underway, or a valid demolition permit is issued and demolition commenced within six months of the issuance of said permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition 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 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.</p>  <p>_____</p> <p><i>Signature of Applicant</i></p>
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- cc: Pat Anderson, Assistant Zoning Administrator  
 Janet Dailey, City Engineer's Office  
 John Leach, Traffic Engineering Division  
 George Dreckmann, Recycling Coordinator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<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: