



Location
2605 Todd Drive

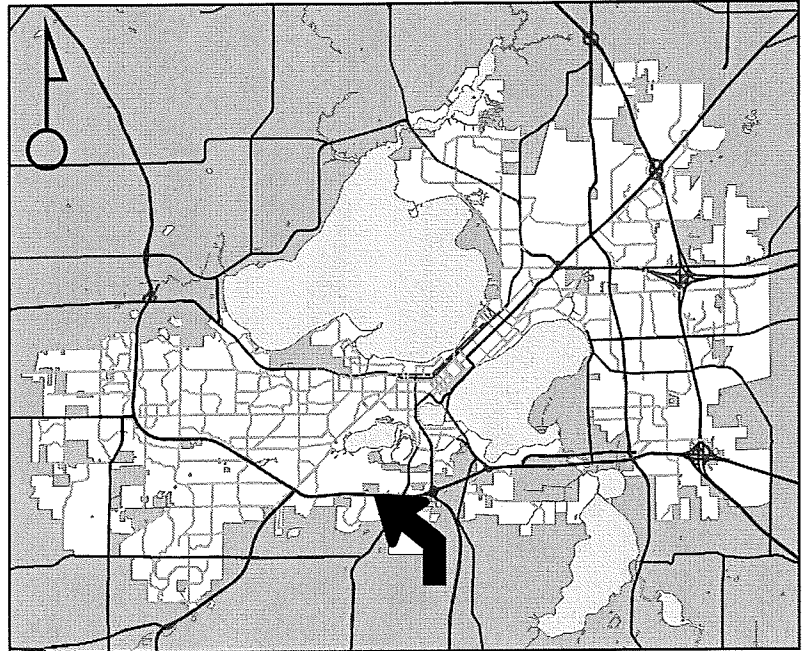
Project Name
Mustang Properties Demolition

Applicant
Sean Baxter – Mustang Properties LLC /
Amy Wildman – Ideal Builders, Inc.

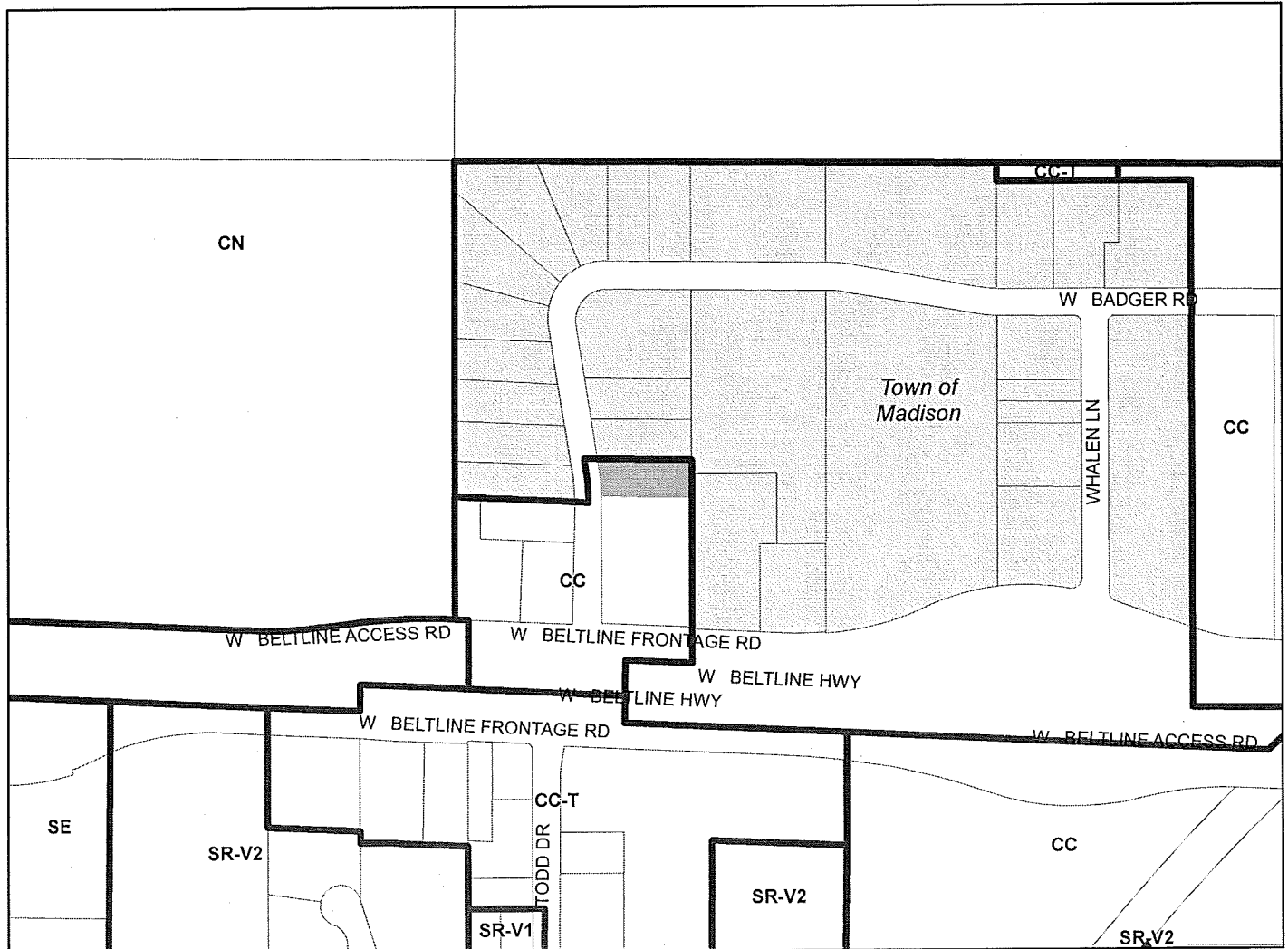
Existing Use
Vacant

Proposed Use
Demolish commercial building
with no proposed use

Public Hearing Date
Plan Commission
17 October 2016

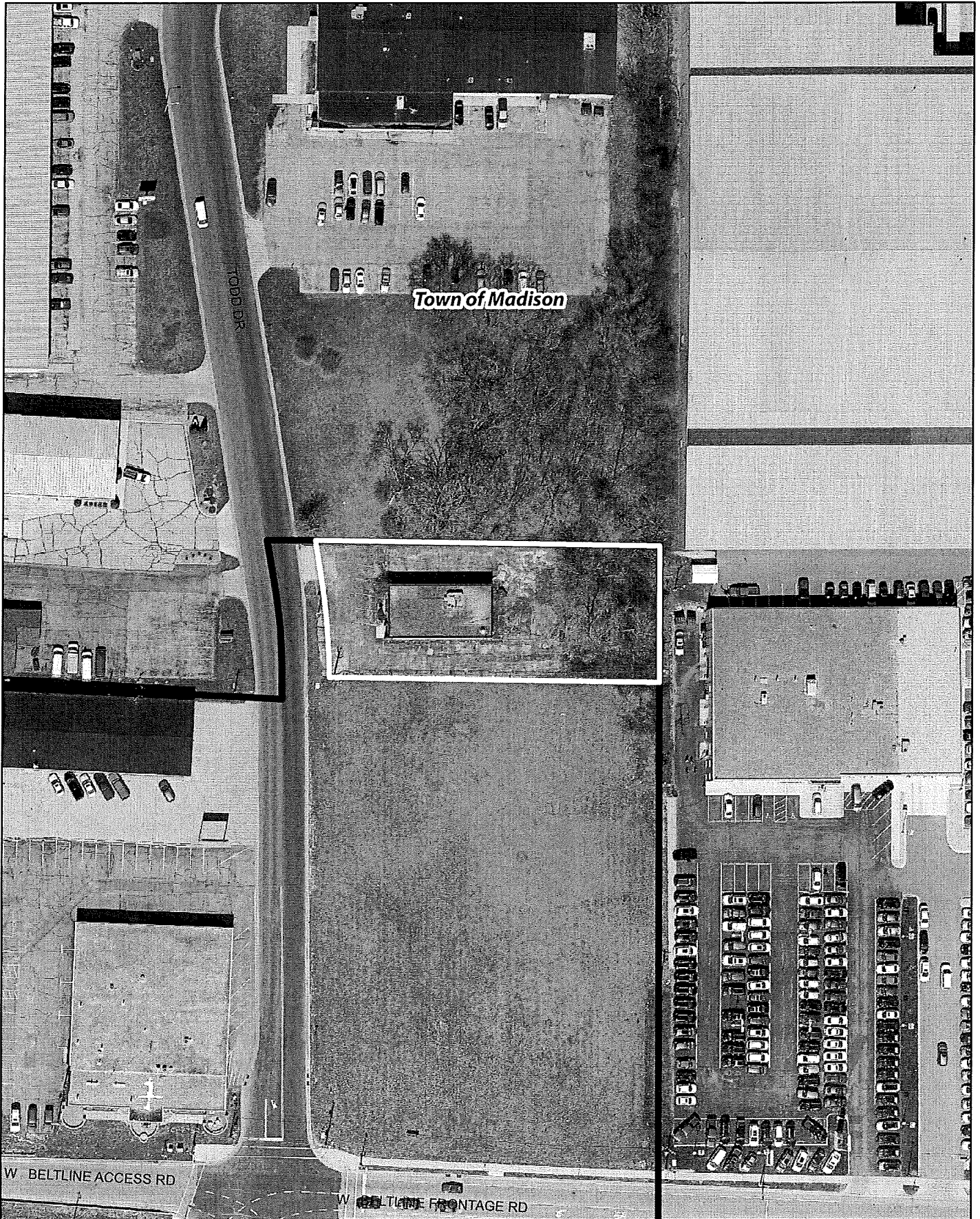


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 11 December 2016





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$ 600</u>	Receipt No. <u>20529-</u>
Date Received <u>9/7/16</u>	<u>0010</u>
Received By <u>JLK</u>	
Parcel No. <u>0709-343-1202-9</u>	
Aldermanic District <u>14 - Sherri Carver</u>	
Zoning District <u>CE</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

LANDUSE-2016-00102

1. Project Address: 2605 Todd Dr., Madison, WI 53713
Project Title (if any): 2605 Demo

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Sean Baxter Company: Mustang Properties LLC
 Street Address: 2303 W. Beltline Hwy. City/State: Madison, WI Zip: 53713
 Telephone: (608) 276-0238 Fax: (608) 276-0221 Email: kayserexec@yahoo.com

Project Contact Person: Amy Wildman Company: Ideal Builders, Inc.
 Street Address: 1406 Emil Street City/State: Madison, WI Zip: 53713
 Telephone: (608) 271-8111 Fax: (608) 271-6233 Email: aawildman@idealbuildersinc.com

Property Owner (if not applicant): n/a
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolish and/or reuse and recycle of existing structure, appurtenances, and pavements. Restore with grass. No proposed use yet identified.

Development Schedule: Commencement Fall 2016 Completion Fall 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

32
COPIES
11x17

- ~~Seven (7) copies~~ of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- ~~Twenty Five (25) copies~~ of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper

For projects requiring review by the Urban Design Commission, provide Fourteen (14) additional 11x17 copies of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

32

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|-----------------------------------------------|-------------------------------------------------|--------------------------------------------------------------|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

\$600

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Shari Carter - 07/2016; Neighborhood/Business Association - 06/2016; Interested Parties - 06/2016

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Chris Wells Date: 8/16/16 Zoning Staff: Jenny Kirchoff Date: 8/16/16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Sean Baxter Relationship to Property: Owner

Authorizing Signature of Property Owner [Signature] Date 9/7/2016



September 7, 2016

City of Madison - Zoning Administrator
215 Martin Luther King Jr. Blvd., Room LL-100
PO Box 2985
Madison, WI 53701-2985

Re: 2605 Todd Drive Demolition Permit – Land Use Application Letter of Intent
Site Address: 2605 Todd Drive, Madison, WI

Dear Zoning Administrator:

This letter is to describe the intent of the Land Use Application for a Demolition Permit for the property located at 2605 Todd Dr, Madison, WI. Mustang Properties, LLC, the owner of the property, intends to raze the existing structure and prepare the 0.47 acre site for future redevelopment.

Project Team

- Owner/Developer: Mustang Properties LLC
2303 W. Beltline Hwy
Madison, WI 53713
(608) 276-0238
Representative: Sean Baxter
- Project Manager: Ideal Builders, Inc
1406 Emil St
Madison, WI 53713
(608) 271-8111
Representative: Amy Wildman
- Civil Engineer Consultant: Vierbicher
999 Fourier Dr, Ste 201
Madison, WI 53717
(608) 826-0532
Representative: Matt Schreiner

Existing Conditions

The existing property includes a vacant, one-story, 2500-square-foot office building (principal structure), paved parking area, and trees, shrubs, and other vegetation. The current lot coverage is approximately 72 percent (0.47 ac lot size). The property is zoned CC (Commercial Center District). The 2016 assessed property value of the land is \$105,000.

vision to reality

September 7, 2016

Page 2

Proposed Use

A specific long-term use has not yet been identified for this site. The Owner intends to be the long-term owner of the site. The Owner intends to complete demolition and market a development-ready site for one or more commercial tenants. A reuse of the site for commercial purposes is consistent with the adopted City comprehensive plan for the site.

As the long-term use is not yet determined, the future building size, hours of operation, parking and bike stall count, lot coverage, usable open space, and full-time jobs to be created are not yet known. Once a tenant and use are identified, a site plan application will be prepared and submitted for review by City staff. Future development will be in accordance with applicable City of Madison regulations.

The demolition of the existing structure and related components on the property is a critical step to the ultimate redevelopment of the property. Leaving the existing structure vacant until a specific land use is identified does not provide a benefit to the Owner, neighborhood, or City, particularly since the Owner cannot predict the timing of a potential tenant and redevelopment activity. A vacant structure will become a blight influence and could be used for illegal activities if left as-is. The site is readily accessible to trespassers at this location, so securing the site could be difficult. In addition to potential vandalism, a vacant building is a potential hazard to anyone who may enter, including fire or police department personnel. The Owner believes that it is in their interest and in the interest of the public to remove the existing structure.

Construction Details

The Owner's proposed schedule for demolition and site restoration is November and December of 2016. The structure will be removed by a qualified demolition contractor in compliance with City requirements, including a recycling plan and erosion control plan. Reuse and recycling will be encouraged for the existing structure and materials where possible. Existing vegetation will be preserved to the extent feasible and practical. After the structure and pavements are removed, and utilities properly abandoned or removed, the site will be restored with grass.

The estimated cost of demolition and site restoration is \$50,000. The estimated number of construction jobs to complete the demolition will be ten (10). No public subsidy is being requested.

If you have any questions concerning the above information or attached plans, please contact me at msch@vierbicher.com or 821-3961.

Sincerely,



Matthew W. Schreiner, PE, LEED-AP

Attachments: Land Use Application Form
Building Photos of 2605 Todd Dr
Project Plans
Alder Correspondence
Neighborhood/Business Association Correspondence
Review Fee



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

2605 Todd Drive Demolition Permit – Building Photos

Site Address: 2605 Todd Drive, Madison, WI



Photo 1: Building exterior, looking northeast.



Photo 2: Building exterior, looking southeast.



Photo 3: Building exterior, looking northwest.



Photo 4: Building exterior, looking southwest.



Photo 5: Building interior.



Photo 6: Building interior.



Photo 7: Building interior.



Photo 8: Building interior.



Photo 9: Building interior.

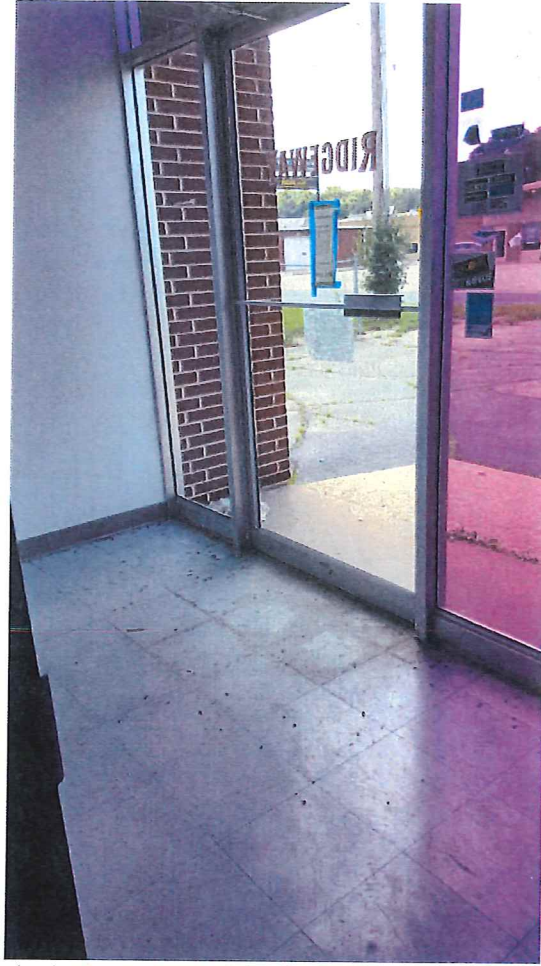


Photo 10: Building interior.

M:\Ideal Builders\160283_2605 Todd Drive Demo\Design Development\Permits\Local\City Demo\2605 Todd Dr - Letter of Intent.docx



- LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - ~~~~~ EXISTING EDGE OF TREES
 - WW — WW — EXISTING WATER MAIN
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - S/W — S/W — EXISTING SANITARY SEWER LINE

vierbichter
 planners | engineers | advisors

RESURUS, MADISON, PRAIRIE DU CHIEN, WISCONSIN
 999 Fuller Dr. Suite 201, Madison, WI 53706
 Phone: (608) 824-0332 Fax: (608) 824-0330

Existing Conditions Plan
 2605 Todd Drive
 City of Madison
 Dane County, Wisconsin

REVISIONS	REVISIONS	REVISIONS	REVISIONS
NO.	DATE	REMARKS	REMARKS

SCALE: AS SHOWN

DATE: 9/7/16

DRAFTER: DEHL/NBOW

CHECKED: MSCH

PROJECT NO.: 160283

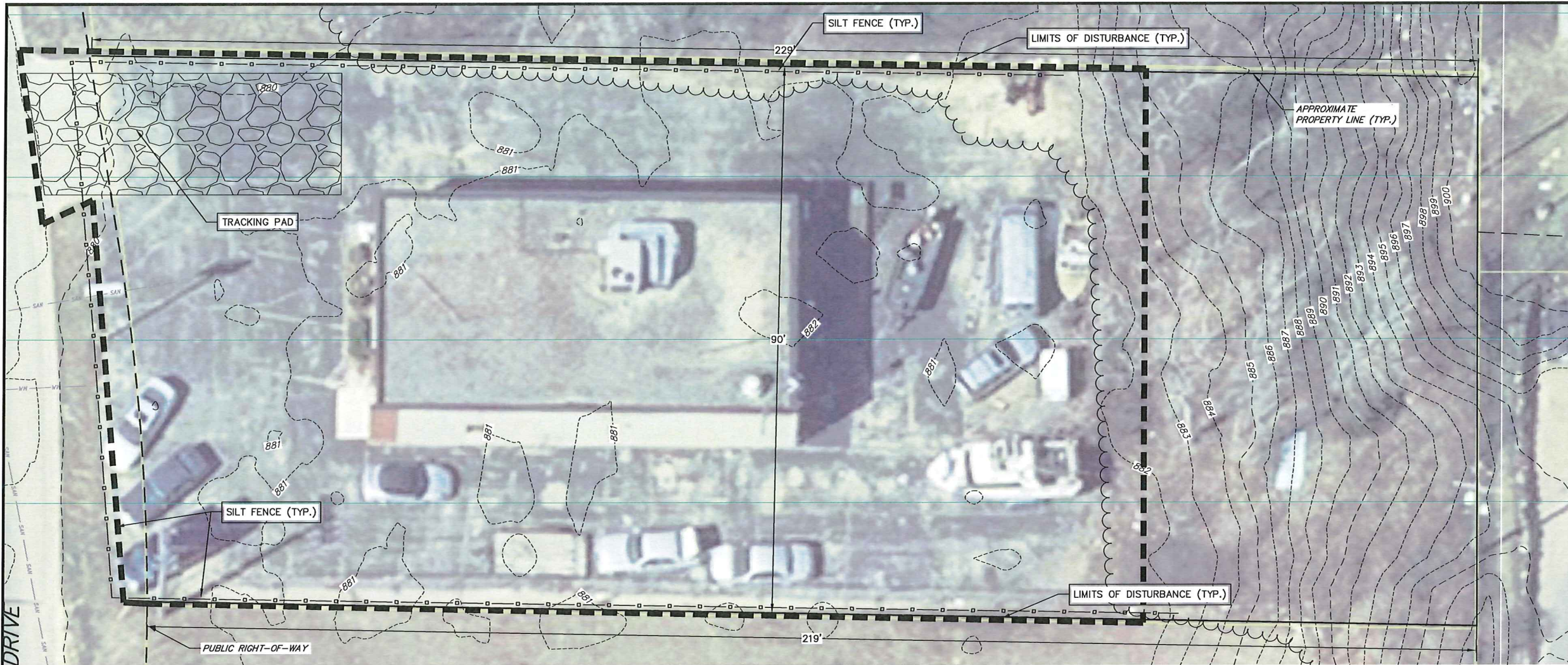
SHEET: 1 OF 3

DWG. NO.:

CONTOURS SHOWN FROM WISCONSIN VIEW - FEB 2016
 AERIAL IMAGE FROM DANE COUNTY DCI - 2014
 UTILITIES FROM CITY OF MADISON GTWeb GIS VIEWER - AUGUST 2016

©2016 Vierbicher Associates, Inc.

07 Sep 2016 - 10:49a M:\Ideal Builders\160283_2605 Todd Drive Demo\CADD\160283 - Base Eng.dwg by:nbow



- LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - - - S - - - SILT FENCE
 - - - - - - - - - DISTURBED LIMITS
 - [Pattern] TRACKING PAD

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE SHALL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. INLET FILTERS ARE TO BE PLACED IN EXISTING STORMWATER INLET STRUCTURES RECEIVING RUNOFF FROM SITE. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET.
12. ALL AREAS SHALL BE RESTORED WITH 4" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH WITHIN 14 DAYS OF COMPLETION OF LAND DISTURBING ACTIVITIES.
13. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
14. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
15. SILT FENCE OR EROSION CONTROL LOGS (SILT SOCK) SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
16. INSTALL MINIMUM 6"-7" WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY CITY OF MADISON.
20. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

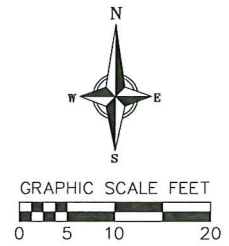
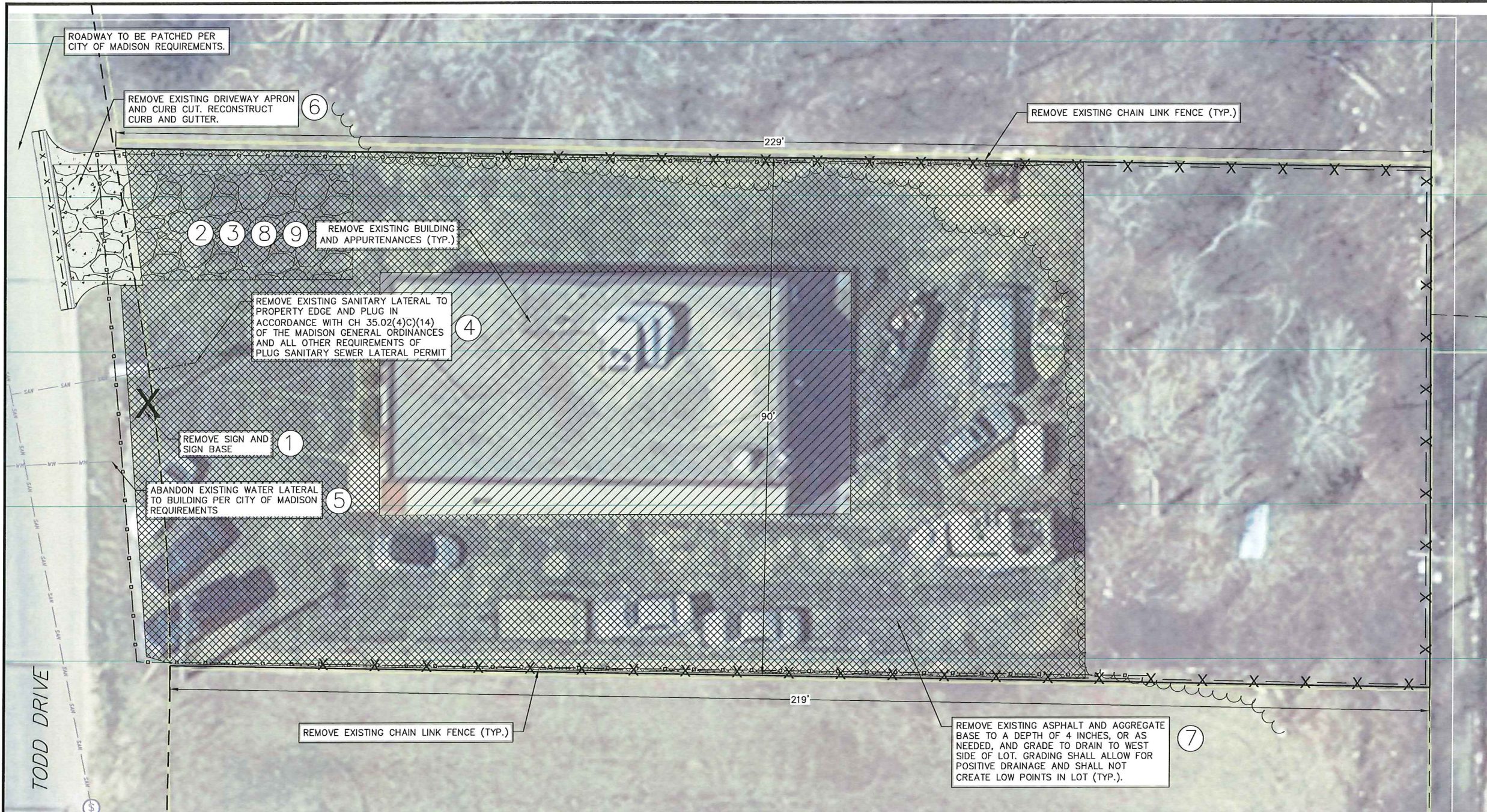
TEMPORARY AND PERMANENT:

- USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

| REV. NO. | DATE | REMARKS |
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| REV. NO. | DATE | REMARKS |
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| SCALE AS SHOWN |
| DATE 9/7/16 |
| DRAFTER DEHL/NBOW |
| CHECKED MSCH |
| PROJECT NO. 160283 |
| SHEET 2 OF 3 |
| DWG. NO. |



Demolition Plan
 2605 Todd Drive
 City of Madison
 Dane County, Wisconsin

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY PLUGGING WITH LOCAL AUTHORITIES AND FOLLOW ALL REQUIREMENTS OF PLUG SANITARY SEWER LATERAL PERMIT APPLICATION AND CITY OF MADISON REQUIREMENTS.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. EXISTING TREES AND VEGETATION SHALL BE PRESERVED TO THE EXTENT FEASIBLE. COORDINATE ANY APPARENT REQUIRED TREE REMOVALS WITH OWNER. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL CLOSE ALL ABANDONED/REMOVED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS OF A TEMPORARY NATURE, INCLUDING PERMIT TO EXCAVATE IN PUBLIC RIGHT-OF-WAY AND BUILDING PERMIT.
9. THE LOCATION OF EXISTING PRIVATE UTILITIES ARE NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO HAVE UTILITIES MARKED AND ENSURE SERVICES ARE PROPERLY DISCONNECTED OR REMOVED PRIOR TO DEMOLITION. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF UTILITY MARKINGS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE REPAIR IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

DEMOLITION KEY:

1. REMOVE EXISTING SIGN AND CONCRETE BASE.
2. REMOVE EXISTING BUILDING AND ALL APPURTENANCES, INCLUDING BUT NOT LIMITED, TO BUILDINGS, SLABS, PORCHES, DECKS, ELECTRICAL, AND PLUMBING, ALL IN ACCORDANCE WITH REUSE & RECYCLING PLAN AND ALL APPLICABLE LOCAL AND STATE REGULATIONS.
3. ABANDON EXISTING GAS LINE/METER. COORDINATE WITH LOCAL GAS UTILITY COMPANY.
4. PLUG & ABANDON EXISTING SANITARY LATERAL PER CITY OF MADISON REQUIREMENTS.
5. ABANDON EXISTING WATER LATERAL PER CITY OF MADISON REQUIREMENTS.
6. REMOVE EXISTING DRIVEWAY APRON AND CURB CUT AND REPLACE WITH CURB AND GUTTER (SEE DEMOLITION LEGEND).
7. REMOVE EXISTING PAVEMENT (SEE DEMOLITION LEGEND).
8. COORDINATE WITH LOCAL UTILITY AND REMOVE OVERHEAD UTILITY SERVICES.
9. COORDINATE REMOVAL OF WATER SERVICE METER WITH CITY OF MADISON. CONTACT WATER METER SHOP AT (608) 266-4765.

LEGEND

- - 820 - - EXISTING MAJOR CONTOURS
- - 818 - - EXISTING MINOR CONTOURS

DEMOLITION PLAN LEGEND

- ⑧ [Cross-hatch pattern] CURB AND GUTTER REMOVAL
- [Diagonal hatch pattern] ASPHALT REMOVAL
- [Stippled pattern] CONCRETE REMOVAL
- ③ [Diagonal hatch pattern] BUILDING REMOVAL
- ⊗ TREE REMOVAL
- - - SAWCUT
- ⊗ UTILITY STRUCTURE REMOVAL
- x - x - x UTILITY LINE REMOVAL

| REVISIONS | NO. | DATE | REMARKS |
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| SCALE | A5 SHOWN |
| DATE | 9/7/16 |
| DRAFTER | DEHL/NBOW |
| CHECKED | MSCH |
| PROJECT NO. | 160283 |
| SHEET | 3 OF 3 |
| DWG. NO. | |