



Department of Planning & Development  
**Planning Unit**

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

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May 17, 2005

Abigail Kosky  
Alexander Company, Inc.  
145 East Badger Road  
Madison, Wisconsin 53713

RE: Item #01198 – Approval of a demolition permit for a multi-family residence at 528 S. Park Street and consideration of a parking reduction in the amount of 12 spaces

Dear Ms. Kosky:

The Plan Commission, meeting in regular session on May 16, 2005, determined that the ordinance standards could be met and **approved** your client's request for a demolition permit to allow a two-family residence located at 528 S. Park Street to be razed and a new two-story commercial building to be constructed, subject to the conditions below. The Commission also granted the parking reduction needed for the new building. In order to receive final approval of the demolition permit, the following conditions must be met:

**Please contact Kathy Voeck, the Acting Zoning Administrator, at (608) 266-4551 if you have questions regarding the following two items:**

1. Meet all applicable State accessible requirements, including but not limited to:
  - a.) provide a minimum of one accessible stalls striped per State requirements; a minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent, and;
  - b.) show signage at the head of the stall.
2. Revise the landscaping plan to identify species and sizes of landscaping elements.

**Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following twelve (12) items:**

3. Drainage shall be allowed from the rear of the property out to S. Park Street. The applicant shall show how this drainage will be accommodated.
4. A licensed City contractor shall perform all work in the right of way.
5. The Applicant shall replace all sidewalk and curb and gutter abutting 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.
6. 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.

7. The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. A Professional Engineer must stamp the soil retention system. The City Engineer may reject or require modifications to the retention system.
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. 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.
10. 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.
11. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
12. 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.
13. 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.
14. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, other miscellaneous impervious areas.

**Please contact John Leach, Traffic Engineering, at (608) 267-8755 if you have questions about the following seven (7) items:**

15. The retail entry and canopy on S. Park Street may need to be revised if it extends into the public sidewalk or public right of way.
16. The applicant shows a modified site plan for 520 & 528 S. Park Street as approved April 11, 1997. The applicant will need to submit plans for 520 & 528 S. Park Street to accommodate both facilities and complying with City ordinances.
17. When the applicant submits final plans for 520 & 528 S. Park Street 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'.

18. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
19. "No Right Turn" or "One-Way" sign shall be installed to the one-way alley. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
20. 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.
21. 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 Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:**

22. Provide a completed fire apparatus access as required by Comm. 62.0500 and Section 34.19 MGO as follows:
  - a.) provide a completed "Fire Access and Hydrant Worksheet" with the final site plan submittal, and;
  - b.) the site plans shall clearly identify the location of all fire lanes.
23. All portions of the exterior wall of newly constructed public buildings, places of employment and open storage of combustible materials shall be within 500 feet of at least two fire hydrants. Distances measured along the path of the hoselay. See Section 34.20 of the Madison General Ordinances for more information.

**Please contact my office at 261-9632 if you have questions about the following two Planning Unit conditions on this project:**

24. That the applicant submit a cross-access and parking easement with the property to the north for approval by the Planning Unit and Traffic Engineer prior to final sign off of the demolition permit. The approved easement shall be recorded prior to the issuance of the wrecking permit.
25. That the applicant submit final building designs for approval by Planning Unit staff, including colored building elevations and materials.

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

1. Please revise your plans per the above and submit *seven (7) 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. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or 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. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit and conditional use.

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 may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit and parking reduction.

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*Signature of Applicant*

cc: Kathy Voeck, Acting Zoning Administrator  
Gary Dallmann, City Engineer's Office  
John Lippitt, Madison Fire Department  
John Leach, Traffic Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" 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: