



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
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November 18, 2008

Lorraine Winchel
Wisconsin Department of Transportation SW Region
2101 Wright Street
Madison, Wisconsin 53704

RE: Approval for the demolition of a vacant 4-unit residential building at 2014 Allied Drive for future transportation purposes.

Dear Ms. Winchel:

The Plan Commission, meeting in regular session on November 17, 2008 determined that the ordinance standards could be met and **approved** with conditions your agency's request for a permit to demolish an existing vacant 4-unit residential building at 2014 Allied Drive to be replaced in the short term with greenspace and to be utilized in the long term as transportation right-of-way. In order for the demolition permit to be issued, the following conditions must be met (it is assumed that many will be covered in a contract agreement between the City of Madison and the Wisconsin Department of Transportation for the demolition):

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following six items:

1. The applicant shall obtain a street terrace permit for removal and/or replacement of curb and gutter, drive apron, or sidewalk within the right-of-way.
2. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
3. 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.
4. All work in the public right-of-way shall be performed by a City licensed contractor.
5. Prior to receiving a demolition permit, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater 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.
6. Prior to receiving a demolition, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves the building 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 (#1 and #6) are available online at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

Please Contact Patrick Anderson, Zoning Administrator, at 266-4551 if you have questions about the following three items:

7. 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.
8. 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.
9. Remove asphalt driveway and apron and replace with curb and gutter. During demolition and prior to curb and gutter installation, concrete barriers shall be installed across the driveway to prevent the parking of vehicles.

Please now follow the procedure listed below for obtaining your conditional use permit:

1. Please revise your plans per the above and submit *five (5) 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 the City Engineering Division 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 the demolition use permit.

If you have any questions regarding obtaining your demolition permit, 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

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use permit.

Signature of Applicant

cc: Pat Anderson, Assistant Zoning Administrator
 Janet Dailey, City Engineer's Office
 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 type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: