



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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May 8, 2012

Julie Wiedmeyer
Urban Land Interests
10 East Doty St., Ste. 300
Madison, WI 53703

RE: Approval of the demolition of a vacant warehouse building and a conditional use to construct six non-accessory surface parking stalls in the C2 (General Commercial) District.

Dear Ms. Wiedmeyer:

The Plan Commission, meeting in regular session on May 7, 2012 determined that the ordinance standards could be met and **approved** your request for a demolition permit at 12 North Webster Street, and for a conditional use to construct six non-accessory parking stalls in its place. In order to receive final approval for the demolition permit, the following conditions must be met:

Please contact my office at 266-5974 with questions about the following item:

1. The conditional use for six new non-accessory parking stalls is considered temporary, and shall be reviewed by the Plan Commission again within three years of approval (no later than May 7, 2015). At that time, should the Plan Commission determine that an extension is inappropriate, the six stalls shall be removed by the property owner and replaced with grass or an alternative landscape plan approved at that time.

Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following 11 items:

2. For solely efficiency reasons, the Engineering Mapping staff suggest the owner make written request to the Assessor's Office to combine the following parcels, that are currently owned by the same entity, in city records:
251-0709-133-3018-3
251-0709-133-3017-5
251-0709-133-3016-7
251-0709-133-3015-9
251-0709-133-3014-1
3. Drainage overflow from the bioswale area in the west corner of the parking lot shall be piped to the inlet on Webster Street at the North corner of the site.
4. Clearly show the right-of-way lines for the Alley (both sides).
5. The applicant shall reconstruct portion of the public alley as required to install the curb and gutter and bioswale for the parking lot. The applicant shall obtain a Street Excavation Permit for this work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. The applicant shall provide a cash deposit in the amount of \$6000 to guarantee the alley work. Upon acceptance of the work the City will refund the deposit.

6. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
7. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which 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.
8. All work in the public right-of-way shall be performed by a City licensed contractor.
9. All damage to the pavement on North Webster Street, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm>
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 Areas
 - c) Internal Site Parking Areas
 - d) Other Misc. 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 namesAll other levels (contours, elevations, etc) are not to be included with this file submittal.
NOTE: Email file transmissions preferred addressing@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.
11. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
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. This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact Pat Anderson, Zoning at 266-5978 with questions about the following 7 items:

13. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. Georg Dreckmann, prior to a demolition permit being issued.
14. MGO Section 28.12(12)(e) requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

15. Provide a detailed landscape plan as required by MGO Section 28.12. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provide meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot, depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total).
16. For parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Within 10' from a driveway crossing of a street lot line, any landscaping/screening shall not exceed 2' in height for vision clearance.

Please contact Bill Sullivan, Fire Department at 261-9658 with questions about the following item:

17. MFD supports the demolition of this particular structure due to hazards associated with the current condition of the structure.

Please contact Dennis Cawley, Water Utility, at 261-9243 with questions about the following 2 items:

18. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
19. This property is not in a City of Madison Wellhead Protection District. The wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Bryan Walker, Traffic Engineering, at 267-8754 with questions about the following item:

20. When the applicant submits final plans of one contiguous plan for 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, 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'

Please now follow the procedures listed below for obtaining your demolition permit and conditional use:

1. Please revise your plans per the above conditions and submit **nine (9) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
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 permit.
3. This demolition approval shall become null and void one year after the date of the Plan Commission approval unless the demolition is commenced, or a valid demolition permit is issued and demolition is commenced within six months of the issuance of said building permit.
4. The conditional use for the temporary parking lot shall become null and void three years after the date of the Plan Commission approval, on May 7, 2015. If seeking an extension, the property owner must submit an additional conditional use request for consideration by the Plan Commission prior to that time.

If you have any questions regarding obtaining your demolition permit or conditional use, 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
George Dreckmann, Recycling Coordinator
Bill Sullivan, Fire Department
Janet Dailey, Engineering
Eric Pederson, Engineering Mapping
Bryan Walker, Traffic Engineering
Dennis Cawley, Water Utility

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 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"/>	Metro Transit:
<input checked="" type="checkbox"/>	Engineering Mapping	<input checked="" type="checkbox"/>	Water Utility