



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

Website: [www.cityofmadison.com](http://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 608 267-8739  
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May 9, 2008

Todd Jindra  
Building Systems General Corp.  
5972 Executive Drive; Suite 100  
Madison, Wisconsin 53719

RE: Approval of a demolition permit to allow the demolition of single-family residence at 9801 Mineral Point Road as part of the construction of an adjacent warehousing/distribution/office facility (Full Compass).

Dear Mr. Jindra:

The Plan Commission, meeting in regular session on May 5, 2008 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit, 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 eleven items (note some comments apply to the larger Full Compass development):**

1. Development cannot proceed in advance of an agreement for completion of public infrastructure improvements to serve these lots.
2. Development cannot proceed in advance of platting the unplatted lot and making all required roadway and easement dedications.
3. Portions of this lot subject to impact fees, assessments, or connection charges for public sanitary sewer and storm water improvements. Please contact Mike Dailey at 266-4058 for details.
4. The applicant shall add the proposed sidewalk/bike path along Mineral Point Road and the westerly line of the development. The construction of the sidewalk/bike path shall be required with the development of the lots.
5. The applicant shall remove the existing gravel drive on Mineral Point Road and restore the right-of-way with a gravel shoulder and grass. Any work within the Mineral Point Road right-of-way shall be permitted by Dane County Highway & Transportation.
6. Septic system shall be removed or abandoned in accordance with Dane County's Specifications. Applicant shall provide a letter or permit from Dane County Health providing proof that the work has been completed or that the proper permits are in place.
7. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City/ Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City

Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.

8. A City licensed contractor shall perform all work in the public right of way.
9. 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.
10. The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the Wisconsin Department of Natural Resources is required.
11. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide oil and grease control from the first 1/2" of runoff from parking areas 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.

**Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following nine items (note some comments apply to the larger Full Compass development):**

12. The applicant shall prepare and provide grading and construction plans for ped-bike path from the westerly property line to Mineral Point Road. The ped-bike plans shall be reviewed and approved by City Engineering and Traffic Engineering.
13. The applicant may need to modify the Mineral Point Road right-of-way to accommodate the ped-bike plan.
14. The applicant shall enter into a subdivision contract or developer's agreement to accommodate proposed ped-bike improvements.
15. The applicant shall indicate the type of bicycle racks to be installed outside.
16. The applicant shall relocate the future bike path connection from the parking space to a landscaping island with ramp. In addition, the applicant shall have the proposed bike racks by the future bike path connection connected and paved.
17. When the applicant submits final plans 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, 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" = 40'.
18. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
19. The Driveway Approach form will be filled out in Traffic Engineering Office and requires only the fee and deposit to be paid as noted prior to site approval. Make Check Payable to the City of Madison Treasurer to be delivered or mailed to Attention John Leach, Traffic Engineering, Madison Municipal Building, Suite 100,

215 Martin Luther King Jr. Blvd., P.O. Box 2986, Madison, Wisconsin 53701-2986. The Driveway Approach form in Traffic Engineering Office will fill out and requires only the fee. Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:.

20. 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 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 and/or building permit approval.
5. 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.

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 you 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.

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*Signature of Applicant*

- cc: Matt Tucker, Zoning Administrator  
John Leach, Traffic Engineering  
Scott Strassburg, Fire Department  
Janet Dailey, Engineering Division  
Dennis Cawley, Madison Water Utility

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