

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
August 1, 2006

DEMOLITION PERMIT APPLICATION, 4504 PFLAUM ROAD:

1. Requested Action: Approval of a permit to demolish an existing single-family house to allow for expansion of the parking lot for an adjacent contractor's office.
2. Applicable Regulations: Section 28.04(22) of the Zoning Code provides the requirements for the approval of demolition permit applications.
3. Report Drafted By: Michael Waidelich, Principal Planner.

GENERAL INFORMATION:

1. Applicant: Jim McDonald, Werner Electric Supply Company, 4428 Pflaum Road, Madison, Wisconsin 53716. Contact person: Roxanne Johnson, Calkins Engineering, 5010 Voges Road, Madison, Wisconsin 53718.
2. Status of Applicant: Owner.
3. Development Schedule: The house will be demolished as soon as the permit is approved. The parking lot expansion will occur shortly thereafter (Fall 2006).
4. Parcel Location: North of Pflaum Road, about 650 feet east of South Stoughton Road. Aldermanic District 16.
5. Parcel Size: Approximately 1.8 acres (two adjacent parcels).
6. Existing Zoning: M1 Limited Manufacturing District.
7. Existing Land Use: This zoning lot comprises two adjacent parcels. On the easterly parcel, an existing single-family house is proposed to be demolished. Following demolition of the house, the existing contractor and electric supply business and its associated parking lot on the westerly parcel will be expanded onto the lot where the house is currently located.
8. Surrounding Land Use and Zoning (See map):
 - North: Furniture store (fronting on S. Stoughton Road) and a warehouse/storage facility (fronting on Advance Road), zoned M1 Limited Manufacturing District.
 - West: Glass and wallpaper store and a restaurant at the Stoughton Road /Pflaum Road corner, zoned C3L Commercial Service and Distribution District (Nonresidential).
 - South: Across Pflaum Road land uses include wholesale equipment sales, business services, vacant parcels and general warehousing and storage businesses, zoned M1 Limited Manufacturing District.

East: East of the house to be demolished are two single-family houses, an automobile repair garage, contractors offices, and warehousing and storage buildings, all zoned M1 Limited Manufacturing District.

9. Adopted Land Use Plan: The *Comprehensive Plan* recommends this area for Industrial uses. The lands adjacent to the west are recommended for General Commercial uses. Contractors and wholesale supply businesses are consistent with both recommendations.
10. Environmental Corridor Status: No Environmental Corridors are designated on this property.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services are currently available to this property.

ANALYSIS, EVALUATION AND CONCLUSION:

This is a request for a permit to demolish an existing single-family house to allow the expansion of the parking lot serving the Werner Electric Supply Company located on the adjacent property. Both lots are owned by the applicant and are zoned M1 Limited Manufacturing District. Contractor and contractor supply businesses are permitted uses in the M1 District, but the standards for approval of demolition permits include consideration of the proposed reuse of the site.

The house proposed to be demolished and the adjacent Werner Electric Supply Company are located within the large industrial and employment district located generally both north and south of Pflaum Road between Stoughton Road (U S Highway 51) and Interstate Highway 39-90. The house is one of several existing houses that were built within this larger area prior to its establishment as an important City of Madison industrial-employment district in the late 1960's. The subject property and most of the surrounding lands have been zoned M1 Limited Manufacturing District for many years. Single-family housing is not generally compatible with the recommended industrial land uses for this area, and the existing houses within this area are being removed incrementally over time as the surrounding businesses need to expand, or as the properties are prepared for future industrial-and business development.

The house for which the demolition permit is requested is a two-bedroom, 1,100 square foot ranch-style home with a detached garage. No information was provided on the current condition of the house, but from the photographs submitted with the application, it appears to be in average condition for a modest house of that era.

The requested demolition will allow the parking area of the electrical supply company on the adjacent lot to be expanded to provide needed parking for employees and customers, and better access to loading areas. The proposed parking lot addition will be about 15,000 square feet and include 45 new parking stalls.. The additional parking will allow sufficient room for a truck to back into a loading dock without pulling out onto Pflaum Road. The new parking will share driveway access (two entry points) with the existing parking lot, and the current driveway serving the house will be removed. The site currently slopes downward to the southeast, and will be re-graded to provide a more level parking area, with a low retaining wall wrapping around the southeast corner of the expanded parking area. Landscaping will be provided along the eastern and southern boundaries of the property, and additional landscaped islands will be provided within the new parking area. Both will include canopy trees as well as smaller shrubs. A wide selection of perennials is proposed

in the stormwater detention area that will be constructed in the southeastern corner of the combined site. Existing trees along the northern edge of the property will be retained.

NOTE: Since the time the application was submitted, the applicant has indicated that they are now considering construction of an expansion to the Werner Electric Supply Company building within the next several years. As a result of this likely building expansion, the site plan and plans for the expanded parking area are being modified to accommodate the future enlarged building. The applicant indicates that the revised parking area will be somewhat smaller, with a lesser number of additional stalls, and a modified access aisle arrangement. The entry points, the stormwater detention area and the perimeter landscaping will be essentially unchanged from the current plans, and the benefit of no longer needing to use Pflaum Road to maneuver trucks to the building loading areas will still be realized. The revised parking area and circulation plan will need to be reviewed and approved by Traffic Engineering. Staff do not feel that this proposed reconfiguration to the expanded parking area or the intention to expand the Werner Electric Supply building in the future substantially affect the recommendation regarding the present application for a permit to demolish the existing house.

Based on the information provided with the application, the Planning Unit staff believe that the standards for approval of the demolition permit can be met. The location is not recommended as a residential area in adopted City plans, and the site is virtually surrounded by expanding heavy commercial and industrial uses. The proposed use of the property to provide an expanded parking and loading area, and potentially a building expansion area, for the adjacent electrical supply business is consistent with the purposes of the M1 Limited Manufacturing District zoning, and with the Industrial land use recommendation in the *City of Madison Comprehensive Plan*. While the house proposed for demolition appears to be in reasonably good condition, this is not a location where continued residential use is encouraged or recommended over the longer term. Staff consider the demolition of a pre-existing house in a non-residential area in order to accommodate the parking needs of the adjacent business to be a necessary and reasonable consequence of the successful growth of this industrial-employment district.

RECOMMENDATION:

The Planning Unit recommends that the permit to demolish the existing single-family house located at 4504 Pflaum Road to allow expansion of the parking area for the adjacent business be approved subject to:

1. The comments of the reviewing agencies.
2. A plan for recycling materials from the house to be demolished shall be approved by the Recycling Coordinator

**FAX TRANSMITTAL**

| | |
|-----------------------|---------------------------------------|
| Date and Time: | August 2, 2006 |
| To/Company: | Roxanne Johnson / Calkins Engineering |
| Fax No.: | 608 838-0445 |
| From: | Margaret |
| No. of Pages: | 3 |
| Re: | Werner Electric |

We have inspected the home at 4504 Pflaum Road to ascertain the feasibility of moving the house to another location. It is a two-bedroom, 1,100 square foot ranch-style home with detached garage built in the 1960's. We anticipate the cost to move the home would be more than the cost of building a similar home at a different location. We plan to recycle and reuse as many materials as possible as itemized in the attached letter. If you have any questions, please contact Rob at 608 209-1915.

Thank you,

Rob Miller



DEMOLITION RECYCLING AND REUSE PLAN

Killer Concrete & Excavating has been contracted by Werner Electric Company to demolish a two-bedroom, 1,100 square foot ranch home built in the 1960's. The home is located at 4504 Pflaum Road in Madison, Wisconsin. We plan to recycle or reuse all recyclable materials in the following manner.

- 1) Contacted Frank Byrne at Habitat ReStore on 8/2/06. He elected to schedule a walk through after the owners move out of the house. At that time he will select the items Habitat ReStore can use and arrange to pick up these items.
- 2) At this time, it is unknown if the appliances will be left in the house. Any appliances left will be taken to a scrap yard.
- 3) The mercury thermostat will be taken to Clean Sweep and any fluorescent light bulbs will be taken to Menards.
- 4) The concrete and asphalt will be recycled as a base for the parking lot.
- 5) The metal will be taken to All Metals Recycling LLC.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

July 27, 2006

TO: Plan Commission
FROM: David C. Dryer, P.E., City Traffic Engineer
SUBJECT: **4504 Pflaum Rd – Demolish – Parking Lot**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. 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" = 20'.
3. When site plans are submitted, the developer shall provide recorded copies of the joint driveway ingress/egress and parking easements or may the site one lot.
4. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
5. The applicant shall show the dimensions for proposed and existing parking stalls' items A, B, C, D, E, and F for parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.

6. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
7. 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 Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Roxanne Johnson
Fax: 838-0445
Email: rjohnson@calkinsengineering.com

DCD: DJM: dm



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: July 19, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 4504 Pflaum Road Demolition

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Site grading and retention pond design shall be revised to reflect right-of-way dedication.
 2. Right-of-way dedication along Pflaum Road must be described and mapped by a Registered Land Surveyor (RLS). Submit RLS signed and stamped map and legal description exhibits and a \$500 check payable to City Treasurer to:
- City of Madison Engineering Division
Eric T. Pederson, R.L.S. 2174
Surveyor II - Land Records Coordinator
1602 Emil Street
Madison, WI 53713-2362
- Reference City of Madison Real Estate Project No. 8543 in submittal. Engineering will review and forward to City Real Estate staff to prepare the deed and coordinate signatures and recording.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 4504 Pflaum Road Demolition

General

- 1.1 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.

- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a 7-foot wide strip of Right of Way along Pflaum Road.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk 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.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.

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- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 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.
- 3.13 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.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 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 WDNR is required.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 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.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain 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 Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicate a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

Utilities General

- 5.1 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.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the

plan.

- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 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.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 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.

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 25, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 4504 Pflaum Rd, Demolition

Present Zoning District: M-1

Proposed Use: Demo of a house to allow expansion of parking lot for contractor's office

Conditional Use: 28.04(22) Demo of a principal building requires Plan Com approval

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of three 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.
 - b. **Show signage at the head of the stalls.** Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. **Show ramps, curbs, or wheel stops where required.**

2. Provide six bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

3. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided 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.) **Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover.** All plant materials in islands shall be protected from vehicles by concrete curbs.

4. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

ZONING CRITERIA

| Bulk Requirements | Required | Proposed |
|--------------------------|-----------------|------------------|
| Lot Area | 6,000 sq. ft. | 78,467 sq. ft. |
| Lot width | 50' | adequate |
| Usable open space | n/a | n/a |
| Front yard | 0' | adequate |
| Side yards | 0' | adequate |
| Rear yard | 10' 1 story | adequate |
| Floor area ratio | 2.0 | less than 1.0 |
| Building height | --- | 1 story existing |

| Site Design | Required | Proposed |
|----------------------------|---------------------|-----------------|
| Number parking stalls | 19 | 58 |
| Accessible stalls | 3 | 4 (1) |
| Loading | 2 (10' x 35') areas | provided |
| Number bike parking stalls | 6 | (2) |
| Landscaping | Yes | (3) |
| Lighting | No | (4) |

| Other Critical Zoning Items | |
|------------------------------------|-----|
| Flood plain | No |
| Barrier free (ILHR 69) | Yes |

With the above conditions, the proposed project **does** comply with all of the above requirements.