



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 608 267-8739
PH 608 266-4635

January 17, 2008
REVISED January 31, 2008

Gary Brown
University of Wisconsin-Madison
614 Walnut Street
Madison, Wisconsin 53726

RE: Approval of a demolition permit to allow the former A. W. Peterson university office building located at 750 University Avenue to be demolished to accommodate the future expansion of the Chazen museum of Art.

Dear Mr. Brown:

The Plan Commission, meeting in regular session on January 14, 2008 determined that the ordinance standards could be met and **approved** your request for a demolition permit. This letter clarifies the conditions of approval that are required for final zoning approval of your demolition. The following conditions shall be met:

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

1. All proposed work in Murray Street shall be coordinated with the proposed UW Utility Vault Project. (East Commons Utility Tunnel Project.)
2. The applicant shall replace all sidewalk and curb and gutter that abuts 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.
3. A City licensed contractor shall perform all work in the public right of way.
4. 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.
5. Prior to approval, 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. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
7. 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 applications for #6-7 are available online at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following item:

8. Install physical barriers at the drive openings onto the property after the demolition to prevent vehicular encroachment until such time as the site will be redeveloped. Provide details of the type of physical barrier to be installed. The site shall be graded and seeded to minimize erosion if no redevelopment is commenced within 24 months.

Please now follow the procedures listed below for obtaining final zoning approval for your demolition permit:

1. Please revise your plans per the above and submit *seven (7) copies* of a demolition site plan 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. Please also revise your letter dated January 30, 2008 to reflect concurrence with these conditions.
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. 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.

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.

Signature of Applicant

- cc: Matt Tucker, Zoning Administrator
John Leach, Traffic Engineering
Dan McCormick, Traffic Engineering
Scott Strassburg, Fire Department
Janet Dailey, Engineering Division
Rob Phillips, Deputy City Engineer
Dennis Cawley, Madison Water Utility
George Dreckmann, Recycling Coordinator

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 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: