

PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of January 9, 2008

RE: I.D. #08745, Demolition Permit & Conditional Use – 731 Williamson Street

1. Requested Action: Approval of a demolition permit for a single-family residence at 731 Williamson Street in C2 (General Commercial District) zoning. In C2 zoning, residential uses exceeding 50% of the gross floor area are conditional uses.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses. Residential uses in C2 zoning are governed by Section 28.09 (2)(c & d)
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION:

1. Applicant & Property Owner: Lindsey Lee; 731 Williamson Street; Madison.
Agent: Todd Barnett; 118 N. Breese Terrace; Madison.
2. Development Schedule: The applicant wishes to begin demolition as soon as all necessary approvals have been obtained. Completion is anticipated this fall.
3. Parcel Location: A 1,612 square-foot parcel generally located on the south side of Williamson Street between Jenifer Street and S. Livingston Street; Third Lake Ridge Historic District; Aldermanic District 6; Madison Metropolitan School District.
4. Existing Conditions: The site is developed with an existing single-family residence, zoned C2 (General Commercial District).
5. Proposed Use: A new single-family residence.
6. Surrounding Land Use and Zoning:
North: The Olds Building, El Dorado Grill, Ground Zero coffeehouse, surface parking, zoned C2 (General Commercial District) and C3 (Highway Commercial District);
South: One- and two-family residences on Jenifer Street, zoned R4 (General Residence District) and C2;
East: One and two-family residences along Williamson Street, zoned C2;
West: Kerr-McGee Triangle Park.

7. Adopted Land Use Plan: The Comprehensive Plan identifies this area for medium-density residential uses. The subject site is also located within the boundaries of the Marquette-Schenk-Atwood Neighborhood Plan, which contains no specific land use recommendations for the south side of the 700-block of Williamson Street but does not discourage the continuation of residential uses in that block.
8. Environmental Corridor Status: This property is not located within a mapped environmental corridor.
9. Public Utilities & Services: This property is served by a full range of urban services

STANDARDS FOR REVIEW:

This application is subject to the standards for demolition permits and conditional uses.

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant is requesting approval of a demolition permit to demolish a 1.5-story, 927 square-foot single-family residence located at 731 Williamson Street, which is located on the south side of Williamson between Jenifer and S. Livingston streets in C2 commercial zoning. City records indicate that the cottage-style house was built in 1874 and contains two bedrooms and one bath. The property is an approximately 35-foot wide and 45-foot deep parcel with a scant 1,612 square feet of area. The L-shaped structure sits within a half-foot of the Williamson Street property line above an exposed basement located adjacent to the public sidewalk. The western wall sits 3 feet from the westerly side property line shared Kerr-McGee Triangle Park, with the rear wall about 9 feet from the southerly property line, which is shared with a two-family residence on Jenifer Street. The easternmost wall of the existing residence is approximately a foot from the easterly side property line. The eaves of the single-family residence located adjacent at 735 Williamson Street overhang less than a foot onto the subject property. [It is staff's understanding that a joint maintenance agreement will be executed between the property owners at 731 & 735 Williamson Street to address the long-term maintenance of their two properties.]

The subject site is the first in a line of mostly one- and two-family residences located on the south side of the 700-block of Williamson Street east of Kerr-McGee Triangle Park. The site is located across Williamson from surface parking for the Olds Building, El Dorado Grill and Ground Zero coffeehouse, which are located in C2 and C3 commercial zoning. The site is located in the Third Lake Ridge Local Historic District, which generally extends between S. Blair and S. Dickinson streets and Williamson Street and Lake Monona.

Plans submitted with this demolition request propose construction of a new three-story single-family residence that will be constructed into a hill that slopes from south to north across the site. The proposed residence will contain three bedrooms and two baths as depicted on the attached floorplans, with a two-car tandem garage located along the eastern wall at ground level. The new residence will actually consist of five levels as depicted on the floorplans. The modern-designed structure will be sided with a combination of fiber cement siding and panels located above a

textured concrete base. The new building will be topped with a cross gable-like metal roof and will include a rooftop deck at the northwest corner located adjacent to a "bump-up room" at the fifth level.

The new building will be setback within 2 feet of the front property line and 10.9 feet from the rear property line. A raised planter is proposed along most of the front wall within the front yard setback. Under C2 zoning, the new residence is required to provide a 20-foot front yard and 30-foot rear yard. The Zoning Board of Appeals granted variances to the required front and rear yards on November 29, 2007. In addition, the new residence will be setback 3.75 feet from the easterly property line and 2.67 feet from the westerly property line adjacent to the park.

The applicant has submitted a series of photos of the interior and exterior of the structure to be demolished, which depict a building in poor condition and in need of substantial renovation. Kitty Rankin, the City's preservation planner, toured the inside of the existing building with two members of the Landmarks Commission and confirmed the dilapidated condition of the structure, particularly the roof and building exterior.

The Landmarks Commission has reviewed both the demolition of the existing residence and the plans for the replacement structure and has granted Certificates of Appropriateness for both (see the attached minutes of October 10 and 24, 2007 Landmarks Commission meetings).

The Planning Division is not opposed to the demolition of this residence and believes that the demolition standards can be met. The existing structure will be replaced by a new structure that should be more economically viable over the long term than preservation of the existing residence. The design of the new residence has been reviewed and approved by the Landmarks Commission, which generally determined the modern design of the new structure to be respectful of the historic character of the Third Lake Ridge Local Historic District. Staff also believes that the conditional use standards can be met with this request. The construction of the new residence continues a long-standing land use pattern in this block of Williamson Street, which is entirely residential in character despite the C2 commercial zoning. Staff does not feel the establishment of the new residence will in any way impact the uses, value and enjoyment of surrounding lands or the normal and orderly development of the surrounding area.

The applicant has submitted a reuse and recycling plan as part of the application, which will require approval by the Recycling Coordinator prior to the issuance of a wrecking permit.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the demolition standards and conditional use standards met and **approve** demolition of a single-family residence at 731 Williamson Street subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant work with the City Engineer's Office to provide additional space adjacent to Williamson Street for the expansion and maintenance of the public sidewalk.

Madison Landmarks Commission

Third Lake Ridge Historic District
Criteria for the review of new construction
Parcels zoned Commercial

Address: 731 Williamson Street
Date: October 5, 2007
Form Prepared By: K. H. Rankin

Does the project meet the following guideline criteria?
(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(11)(f), available on the web at www.cityofmadison.com)

Yes	<u> X </u>	No	<u> </u>	1.	Gross volume.
Yes	<u> X </u>	No	<u> </u>	2.	Height.
Yes	<u> X </u>	No	<u> </u>	3.	Rhythm of solids and voids in street façade(s).
Yes	<u> X </u>	No	<u> </u>	4.	Materials in street façade(s).
Yes	<u> </u>	No	<u> X </u>	5.	Roof design.
Yes	<u> X </u>	No	<u> </u>	6.	Rhythm of building masses and spaces.

Explanation:

The owners propose to demolish this house and build a new single-family house on the site. The first question before us is whether or not to issue a demolition permit. I have toured the house with Dan Stephans and Brenda Konkell. We have not talked about it, but my opinion is that the house is ready for the wrecking ball.

First its history. It is one of the oldest houses in the neighborhood. The west end of Williamson Street and Wilson Street toward the capitol was heavily populated by early German settlers. It is one of the few parts of the downtown that can truly be called an ethnic neighborhood. This house was built ca. 1857-1860 by Christopher and Wildhagen as a residence for Wildhagen and their cabinetry shop. Christopher lived on the same block and the Wildhagens probably lived in this house. Wildhagen and Christopher split up fairly quickly, but Fred and August Wildhagen continued to live here and operate a cabinetmakers shop. Also living here was Louis Wildhagen, a wagonmaker. Around the year 1871 Frederick Krehl, a tinner lived here and worked downtown. The Krehls lived in the house until the 1890s.

The house is a very simple cottage with later siding. The original bargeboard is the only interesting exterior feature and it should be kept for reuse. The interior is completely devoid of character and has been significantly remodeled. Every functional part of the house needs complete replacement and the structure is not good, particularly the roof. The house appears to have been neglected for decades. No one in their right mind would try to restore it (by the way I

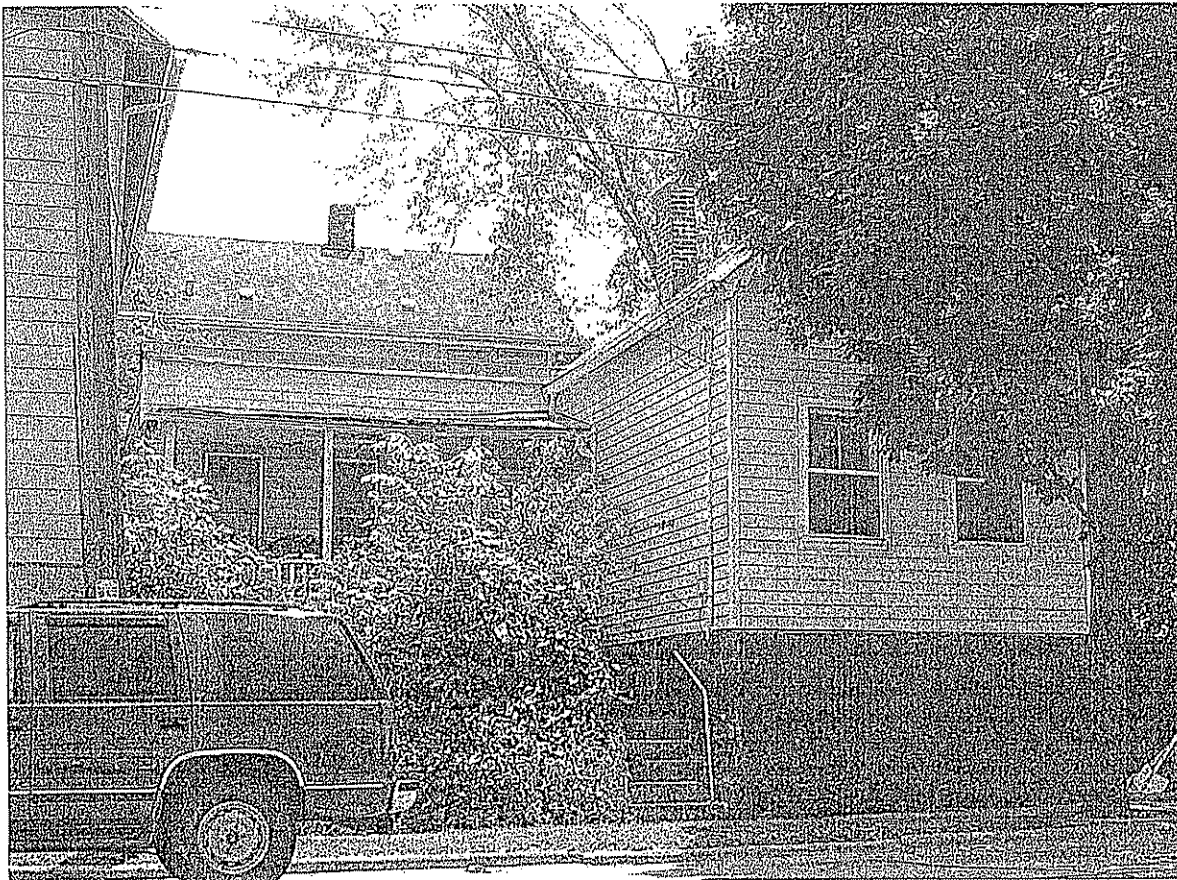
X Please see continuation sheet

07658

have not said that about too many houses over the years and I have seen plenty of poorly maintained houses).

The second issue is the new house proposed for the site. The owners have chosen to build a modern design house, while still blending with the historic character of the area. It is a very tiny lot and they have developed a proposal for a small house that will work for a family of four. If there were more room, I would probably recommend against the garage door facing the street, but, in this case, it is the only way to provide off-street parking for the house.

My only concern is the roof design. The butterfly roof is a very modern style first used for middle class residences in the 1950s and continuing until the 1970s, a period in which houses were being designed to reflect a sense of modernity, in direct opposition to the original hipped and gabled roofs of earlier days. This particular property is the single most visible spot in the district, directly adjoining the park at the intersection of Jenifer and Williamson Street. The foliage in the park that will screen it will not be on the trees for half of the year. The surrounding houses are a very tight collection of mostly gabled roofs. The owners and their architect are aware of this concern and may bring alternate roof designs to the meeting. The butterfly roof shape is not compatible with the character of the surrounding neighborhood and I recommend rejection of the project until a more compatible roof design is proposed.





A Place for All People
Established 1969

Marquette Neighborhood Association
953 Jenifer Street
Madison, WI 53703
mnaboard@marquette-neighborhood.org
www.marquette-neighborhood.org

DATE: October 1, 2007

Re: MNA Board Support for Lee-Rosen Rebuild at 731 Willy Street

Board of Directors

Attn: Landmarks Commission

Mike Engel
President

John Coleman
Vice-President

Jonathon Gramling
Treasurer

John Schlaefer
Secretary

Johanna Coenen

Michael Jacob

Tariq Pasha

Ben Sommers

Julie Spears

The Marquette Neighborhood Association (MNA) Board is pleased to write this letter of support for the proposal by Beth Rosen and Lindsey Lee to replace the existing structure at 731 Williamson Street with a single family residence. On September 19, at the Marquette Neighborhood monthly meeting, the board passed a resolution to send the city a letter stating that: "The board supports the replacement of the existing structure at 731 Williamson St. with a single-family residence of contemporary design that respects the rhythm and context of the neighborhood."

During discussion at the board meeting it was noted that while MNA has consistently supported retention of existing structures within the neighborhood, the existing structure is in exceptionally bad condition. That factor, and the fact that the proposal is to replace the existing structure with one of similar scale and that the project will provide family housing in the neighborhood, convinced the board that this project will be of significant benefit to the neighborhood.

The full board and the Preservation and Development Committee of MNA have met with the Lee-Rosens. The board and committee endorse the idea of constructing an contemporary single family dwelling and look forward to meeting with the Lee-Rosen's again to exchange ideas on final details of the structure's exterior.

Thank you for your attention to this project and hope that you will be able to support it.

Sincerely,

John Coleman
Vice-President
on behalf of the Board of Directors
Marquette Neighborhood Association



City of Madison
Meeting Minutes - Draft
LANDMARKS COMMISSION

City of Madison
Madison, WI 53703
www.cityofmadison.com

Wednesday, October 10, 2007

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room LL-130 (Madison Municipal Building)

CALL TO ORDER/ROLL CALL

Present: 5 -

Brenda K. Konkell; Daniel J. Stephans; Robin M. Taylor; Randall A. Page
and Erica Fox Gehrig

Excused: 2 -

Stuart Levitan and Michael J. Rosenblum

Guests: Ms. Johanna Cannon, Mr. Lindsey Lee, Ms. Elizabeth Rosen, Ms. Carolyn
Freiwald, Mr. Gene Devitt, Ms. Ledell Zellers, Ms. Sharon Kilfoy, Mr. Todd Barnett

APPROVAL OF MINUTES

No minutes were submitted for approval.

UNFINISHED BUSINESS

1. **06956** Amending Section 28.04(22) of the Madison General Ordinances to change various provisions of the ordinance regulating the demolition of buildings.

No revisions to the original draft were available for review yet, so a motion was made by Stephans, seconded by Konkell, to Rerefer to the next LANDMARKS COMMISSION meeting. The motion passed by voice vote/other.

NEW BUSINESS ITEMS

Public Hearing and Consideration of Issuance of Certificates of Appropriateness

2. **07658** 731 Williamson Street, Third Lake Ridge historic district - public hearing and consideration of issuance of Certificate of Appropriateness for demolition of existing single-family house and Certificate of Appropriateness for construction of new one

The Landmarks Commission considered the demolition of the existing house first. A motion was made by Stephans, seconded by Taylor the Landmarks Commission to Approve the issuance of a Certificate of Appropriateness for the demolition of the existing house. The motion passed 4 (Konkel, Page, Stephans, Taylor) to 1 (Gehrig).

A motion was made by Stephans, seconded by Gehrig, to Refer consideration of the Certificate of Appropriateness for the new construction to the next LANDMARKS COMMISSION meeting. The motion passed by voice vote/other.

Mr. Lee, one of the owners of the property, said that the current house on the site was assessed for \$2000. He said that he and his wife joked that it was over-assessed because it is in very poor condition. He noted that Ms. Rankin had said that no one in their right mind would try to rehabilitate this house. They intend to demolish it and build a modest single-family residence on the site. He noted that the house is currently five feet away from the adjacent building. The proposed foot print is actually smaller than the footprint of the existing house.

He noted that the existing house was built in two or three phases with lean-tos appended to the side wing. There is no basement or frost footings under the side wing. Mr. Stephans concurred with Mr. Lee's conclusion, saying that there is substantial deflection of the roof members, the roof itself was in very poor condition, and the house had been extensively modified on the interior.

Ms. Zellers, who is a downtown resident, spoke next. She said that she is greatly concerned about the precedence of demolishing houses in historic districts, saying that this project could be used as a rationale for demolishing other houses in historic districts. She said that owners often use the poor condition of existing houses as a basis for requesting demolition, but that any old building can be retained if the will is there, no matter what its existing condition.

Ms. Freiwald said that she lives on Williamson Street. She said that she had toured the house and it is clearly not in the best of shape, but it was one of the 20 oldest houses in Madison, and an entryway for the historic district. She noted the importance of the German immigrants who settled this area early on. She said that many people in the district had taken similar houses and rehabilitated them. She worried about the equity of requiring people who own other old houses in the district to comply with regulations regarding the proper roof material, railing design, etc. and then turning around and letting one of the old buildings be destroyed completely.

Mr. Devitt said he agreed with the previous two speakers. He said that he lives in Mansion Hill and noted that there are buildings being abused and even abandoned there, buildings that help make up the fabric of the neighborhood. He is also very worried about the precedent of allowing the demolition of a house in an historic district. He said that after one goes down, he was afraid that others would follow like dominoes.

Ms. Rosen, the second owner of the property, said that she loves old historic buildings but that the historic part of the house in question is 400 square feet, which would make it almost unusable for residential use. She said that she believed that the Landmarks Commission looks at the merits of each project individually and that this would not necessarily mean that the Landmarks Commission would have to permit other demolitions. She said that if they were to save the historic parts of the house, only the bargeboards and one interior door would remain of the historic fabric of the building.

Mr. Page read to the Commission the standards for demolition. He noted that the current

house has been found to have defects that make it unfit for human occupation. He believes that it constitutes a menace to its occupants and perhaps the general population.

Mr. Lee replied that he and his wife had purchased the property last May. He said it had been lived in for about 25 years by a troubled older gentleman, who let the property deteriorate. He noted that Dick Wagner, who owns other property in this block, said that it was not feasible to reuse. He said that this was not a case in which the applicant had demolished the building by neglect. The condition of the house is actually pulling down the value of neighboring houses. He urged the Commission not to go too far in requiring preservation or they might lose support for preservation.

Mr. Barnett, the architect, said that the house was in such bad condition that he didn't even want to spend much time in it. The floors were sagging, it needs new foundation underpinnings, siding, etc, etc., saying that by the time the building were rehabilitated there would be little of it left.

Mr. Stephans said that, in his opinion, the building would be eligible for condemnation by the City. Many of the additions and alterations had originally been done in less than craftsman-like fashion.

Mr. Devitt said that if the assessment is so low, it makes it more feasible to spend a fair amount of money on rehabilitation. He noted that every old building has replacement parts. He said that if buildings could be demolished because they had many replacement parts, probably most of the downtown could be demolished.

Ms. Cannon said that she had been to two neighborhood association board meetings at which this project was discussed. The board was careful to seriously consider the demolition because they generally agree that buildings should be preserved, but that the board was convinced that the building cannot be restored affordably. She said that the board was particularly happy to retain a young family and wants to attract more young homeowners to the neighborhood. The board was thinking about the bigger picture of wanting to encourage people of different ages and diversity, and economic growth. The board did not have a problem with the modern design, adding that the neighborhood does not want to see fake historic buildings in the district.

Ms. Taylor said that the building was an eyesore and has a large hole in its roof. There is nothing historic or architecturally significant about it. She said that the Commission looks at all demolition projects case-by-case. Mr. Page asked if they considered keeping the oldest part of the house, but Mr. Lee said that the only way to put a reasonably sized house on the property would be to make it multi-level. Ms. Rankin said that the upper floor of the oldest section probably would not meet code for ceiling heights. She added that she has been in many old buildings in the downtown and that she had never seen any that were in worse condition.

Mr. Stephans said that if the siding and plaster were removed there would be no house left, because the structure is so deteriorated. Saving the house would be creating a replica. The fact that the proposal is for a modest single-family house will help to ensure the retention of the small scale buildings in the immediate vicinity. Ms. Gehrig was still concerned about the equity of allowing a building to be torn down while requiring others to be preserved.

The Commission then discussed the proposed new house design. Ms. Rankin noted that her major concern was with the reverse pitched roof, which is very different from the gable

and hipped roofs in the immediate part of the district. Mr. Lee said that if they use a flat roof, it would look too much like the commercial structures in the area. He said that he had considered other roof designs, but a gabled roof made it look too much like a doll house. He said that the butterfly roof was a reflection of what its going on in the interior. He said he was open to other ideas, although the butterfly roof was integral to the house design. Mr. Page expressed concern that the window design did not reflect the rhythm of fenestration in the district.

Mr. Devitt said that the proposed design looked like it was from the 1970s or 1980s, a type that was actually an impetus that helped create the need for historic districts, specifically because people did not want to see that kind of design in the historic neighborhoods.

Mr. Lee said that he had received strong support from neighborhood residents. Ms. Cannon said that the MNA board had not really taken up the design for the proposed building and said when they did, she would report back to the Landmarks Commission. Ms. Gehrig said that it was important to have a new building fit in with its surroundings and this design did not fit in. Ms. Taylor said that she was sure a beautiful and functional modern house could be designed to weave into the old. She said the proposed design was almost a slap in the face to the other buildings in the neighborhood.

Mr. Stephans said that the proposal needs to have an alternate roof shape and he said he could think of several design solutions that would look more compatible. He said he would like to see something that looked like a gable, maybe incorporating the bargeboards into the new design. He also urged that something nice be done with the garage doors. Ms. Taylor urged the applicants to soften the design, using shapes reminiscent of neighboring structures. Mr. Page noted that it was not the Landmarks Commissions' place to design buildings for people, and suggested that the owners come back to the commission with some ideas for modification. Ms. Cannon said she totally understood where the Landmarks Commission was coming from but noted that part of the beauty of Williamson Street is its diversity. Ms. Gehrig said that she was afraid that after it was built residents of the district would wonder how that could have been approved.

3. 07659

Williamson Street Park, 1002 Williamson Street, Third Lake Ridge Historic District - consideration of issuance of Certificate of Appropriateness for murals in park

A motion was made by Stephans, seconded by Taylor, to Approve a Certificate of Appropriateness for this project. The motion passed by voice vote/other.

Mr. Kilfoy, the artist for this project said that the mural would be about the history of arts on Williamson Street in the 1970s. The Greater Williamson Area Business Association had approved the project, as has the Marquette Neighborhood Association. The painting work will be coordinated by Ms. Kilfoy, and will be undertaken by members of the community.

Mr. Lee, treasurer for the Greater Williamson Business Association, said that there was a synergy of artists in the area in the 1970s and they didn't want that freedom of artistic expression to be lost.

Ms. Taylor said that these projects always involved many children in the neighborhood and the project was a great one on many levels. She said it would be a nice addition to the neighborhood. Mr. Page noted the great amount of neighborhood support for this project.

NEW BUSINESS ITEMS**Public Hearing and Consideration of Issuance of Certificates of Appropriateness**

3. 07790 26 North Prospect Avenue, University Heights historic district - public hearing and consideration of issuance of Certificates of Appropriateness for demolition of the existing garage and construction of new garage on the same site

A motion was made by Stephans, seconded by Taylor, to Approve a Certificate of Appropriateness for this project. The motion passed by voice vote/other.

Mr. Jones, the contractor, said that the stucco on the garage will match the texture of the stucco on the house. The hipped roof is intended to reflect the hipped roof on the house. The windows will match the windows on the house, not what is shown on the plans.

No one else wished to speak at the public hearing.

Consideration of Issuance of Certificate of Appropriateness

4. 07658 731 Williamson Street, Third Lake Ridge historic district - public hearing and consideration of issuance of Certificate of Appropriateness for demolition of existing single-family house and Certificate of Appropriateness for construction of new one

A motion was made by Stephans, seconded by Taylor, to Approve a Certificate of Appropriateness for the project, with the condition that Ms. Rankin approve the final roofing material. The motion passed by the following vote:

Excused: 2 -

Brenda K. Konkel and Michael J. Rosenblum

Ayes: 4 -

Daniel J. Stephans; Stuart Levitan; Robin M. Taylor and Randall A. Page

Noes: 1 -

Erica Fox Gehrig

Mr. Lee, an owner of the property, presented a plan that they had devised that includes a gable roof, rather than the butterfly roof originally proposed. He said that the exterior design was not an easy one to change, with the multi-level interior layout. He said that he believed the building would still be contemporary while blending with the historic neighborhood. The walls will be cement board and fiber cement panels. The base will be textured concrete. The roof proposed is standing seam metal. He noted that it would be more pleasant to look at when they sit on the upper level patio and the material is environmentally friendly. He noted that the neighborhood so far had given their general support for a good contemporary design and that they particularly did not want to see a fake historic house there.

Ald. Rummel said that people in the neighborhood are very happy to see a single-family house at that location and that it embodies the ideal of living and working within walking distance. She believes that the neighborhood wants something that reflects our current period while still honoring our past, without getting stuck in it.

Ms. Gehrig said that the Commissioners' point of view was the same, but that they

needed to also make sure the design adheres to the criteria in our ordinances.

Regarding the roof material, Ms. Taylor said that she has driven past the new metal roof at 1242 Spaight Street. The owner had received approval for installing a metal roof, which she wanted for energy conservation reasons, but in a design that is modeled in such a way as to look like shingles, which is the material used originally for almost every old house in Madison. She suggested that the owners look into that style of roof if they wanted to use metal. Mr. Page agreed, saying that standing seam metal was more appropriate for commercial uses and that the roofing material for this house should look like shingles.

Mr. Stephans said he liked the previous design, but that this design will be much more comfortable within its immediate surroundings. He said using more siding and the revisions of the window placement were good ones. Ms. Taylor thanked Mr. Lee for considering the changes. Mr. Lee replied that they did not consider the design a compromise and that they were happy with the new design. He noted that one of the neighbors had suggested making the upper section the same color as the rest of the front to read better with the design composition.

Ms. Gehrig said that she thought the design was good, but she was concerned about what the rest of the neighborhood would think about the modernity of the design and whether it fits with the immediate surroundings.

5. 07793 315 South Baldwin Street, Third Lake Ridge historic district - consideration of reconsideration of denials of Certificates of Appropriateness for skylight and solar collector

A motion was made by Stephans, seconded by Taylor, to Reconsider at its next meeting its original denial of the issuance of a Certificate of Appropriateness for the solar collector at this address. The motion passed by voice vote/other.

Ms. Rankin noted that one of the city attorneys had reviewed state statutes restricting a municipality's regulations of solar and wind devices. She advised the Landmarks Commission to reconsider its original denial of the solar collector.

Referrals from Other City Agencies

6. 07794 1022 West Johnson Street - referral from Plan Commission staff for Landmarks Commission opinion of demolition of existing buildings at 309 North Mills Street and 1022 West Johnson Street and construction of a new residential building adjacent to Luther Memorial Church, 1021 University Avenue

A motion was made by Stephans, seconded by Gehrig, that the Landmarks Commission recommend to the Plan Commission that demolition not be approved, but relocation to an appropriate site could be considered. The motion passed by voice vote/other.

A motion was made by Stephans, seconded by Gehrig, to Refer to the next LANDMARKS COMMISSION meeting consideration of the effect of the proposed new building on the historic integrity of Luther Memorial Church. The motion passed by voice vote/other.



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
1 866 704 2315 Textnet

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

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

Financial Officer
Steven B. Danner-Rivers

DATE: January 4, 2008

TO: Plan Commission

FROM: *for* Larry D. Nelson, P.E., City Engineer

SUBJECT: 731 Williamson Street Conditional Use and 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. The applicant shall dedicate a two foot wide permanent limited easement for sidewalk along Williamson Street and relocate the existing sidewalk in accordance with plans prepared by the City Engineer. The existing terrace has a tree surrounded by a tree grate and the tree grate measures approximately 4 feet by 4 feet. Approximately one half of the tree grate is located in the main line sidewalk because the terrace is extremely narrow. These tree grates are problematic because they are small and the roots to the trees heave the tree grates causing a trip hazard in the main line sidewalk. The two foot easement allows the sidewalk to be relocated away from the tree and the tree grate to be removed.
2. A street excavation permit is required for the construction of the driveway to be included with the required sidewalk work.
3. According to City records, sanitary sewer lateral for this home runs below 732 Jenifer Street (home that is right behind this home). New lateral shall be located on Williamson Street.

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: 731 Williamson Street Conditional Use and 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

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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 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko lzenchenko@cityofmadison.com or (608) 266-5952
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:
 - 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 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.

- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. **(Optional:** and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
 - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. **(Optional:** with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
 - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. **(Optional:** and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
 - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. **(Optional:** with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

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 Williamson Street . 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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 _____.
- 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) off of new paved surfaces
- Control 80% TSS (5 micron particle) off of new paved surfaces
- Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
- Provide substantial thermal control.
- Provide oil & 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.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 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, 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 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 dedicated 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.
- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection

charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

- 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, invert elevation, and alignment of the proposed service.

From: Pederson, Eric
Sent: Monday, January 07, 2008 3:58 PM
To: Parks, Timothy; Tucker, Matthew
Cc: Phillips, Rob; Dailey, Janet
Subject: 731 Williamson Street Cond Use & Demo

Tim & Matt

After numerous conversations with Todd Barnett, the agent representing Lindsey Lee and this project, Engineering (Rob Phillips) has agreed to relax the two feet wide public sidewalk easement to 1.67 feet (1'-8") for this site.

Please let us know if this email communication is sufficient. Thanks!

Eric



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

January 4, 2008

TO: Plan Commission

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

SUBJECT: **731 Williamson Street – Conditional Use / Demolition – Single Family Home**

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

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

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

3. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Todd Barnett

Fax:

Email: trbarchi@aol.com

DCD: DJM: dm