



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

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, subject to the conditions below. In order to receive final approval of the demolition permit, the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following ten 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 City's preference is that the proposed building be provided sanitary sewer service on Murray Street.
3. The approval of this permit 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.
4. 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.
5. A City licensed contractor shall perform all work in the public right of way.
6. 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.

7. 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.
8. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
9. 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 #8-9 are available online at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

10. 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.

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

11. The applicant shall provide an overall transportation master plan for the area, from Murray Street to Lake Street and from State Street to University Avenue. Among other things, the master plan shall show the plans for traffic patterns and future access. Areas to cover include:
 - a) A public service court from Lake Street to Fitch Court to service the multiple buildings and service needs off-street.
 - b) The loss and replacement of the fourteen (14) City parking meters on Murray Street.
 - c) The drop-off/pick-up plans and designs along University Avenue to serve and replace existing like facilities.
 - d) As discussed previously with UW representatives, the dedication of additional street right of way along Lake St from University Avenue to State Street (approximately 10-12 feet) to replace and provide capacity for traffic demands, ingress/egress, parking, drop off, and service needs, particularly in light of plans to close Murray St and Fitch Court.
 - e) The landscape, streetscape and pedestrian plans for University Avenue and Lake Street.
 - f) The plans for potential truck service and delivery from University Avenue to Murray Street to service the University Club and other like situated properties.
12. The applicant shall indicate the type of bicycle racks to be installed.
13. The applicant should provide an area for moped parking spaces and access. Moped standard parking spaces recommend 4 feet in width and 6 feet in length with a 6-foot access aisle.
14. 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 feet overhang, and a scaled drawing at 1" = 20'.

15. "Stop" and "No Left Turns" signs shall be installed at a height of seven feet to the bottom of the first sign at the driveway approach to University Ave. and "Do Not Enter" sign shall be installed at a height of seven feet at University Avenue westerly approach. 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. The applicant shall submit a detail signage plan to secure the one-way operation for the drop-off drive aisle along University Avenue.
16. The applicant shall modify the approaches to install Class 3 driveway approaches on University Avenue.
17. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and hand holes, including labor, engineering and materials for both temporary and permanent installations.
18. 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 Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

19. Future development shall meet applicable building and zoning ordinances following applicable processes. As the result of no application for the proposed use, the site shall be landscaped and seeded to minimize erosion.
20. 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. Show the type of physical barrier to be installed on the final site plan.

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

1. Please revise your plans per the above and submit *seven (7) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of a wrecking permit. The reuse and recycling plan shall be submitted along with the resubmittal of site plans for forwarding to the Recycling Coordinator.
3. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
4. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
5. 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 and conditional use 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 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
Scott Strassburg, Fire Department
Janet Dailey, Engineering Division
Dennis Cawley, Madison Water Utility

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