



Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

****BY E-MAIL ONLY****

December 3, 2024

Laura Amundson
City Engineering Division
215 Dr. Rev. Martin Luther King, Jr. Blvd., Room 115
Madison, Wisconsin 53703

RE: Consideration of a demolition permit to demolish a commercial building located at 1810 S Park Street.
(LNDUSE-2024-00097; ID 85831)

Dear Laura,

On December 2, 2024, the Plan Commission found the standards met and **approved** your demolition permit for 1810 S Park Street subject to the conditions that follow. Prior to issuance of permits for your project, the conditions of approval in the following sections shall be satisfied:

Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have any questions regarding the following four (4) items:

1. Based on Wisconsin Department of Natural Resources (WDNR) BRTTS 03-13-002563 MADISON ELECTRIC COOP, the property contains residual contamination. If contamination is encountered, follow all WDNR and Wisconsin Department of Safety and Professional Services (DSPS) regulations for proper handling and disposal.
2. Construction or permanent dewatering from this site may be impacted by on-site or adjacent groundwater contamination. Coordinate with WNDNR to determine if a WPDES permit for contaminated water is required ((608) 266-3906, Trevor.Moen@wisconsin.gov). Send proof of WDNR's determination to Brynn Bemis ((608) 267-1986, bbemis@cityofmadison.com).
3. Obtain a Street Terrace Permit for the proposed work (installation of the driveway apron, landscaping, etc.) in the right of way.
4. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused, and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.

Please contact Julius Smith of the City Engineering–Mapping Section at (608) 264-9276 if you have any questions regarding the following item:

5. The existing lease per Document No. 5748537 over the paved area behind the building will have to be terminated prior to demolition.

Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have questions about the following item:

6. The agency reviewed this request and has recommended no conditions of approval. A Transportation Demand Management (TDM) Plan may be required as part of future development, per MGO Section 16.03.

Please contact Jacob Moskowitz, Assistant Zoning Administrator at (608) 266-4560 if you have questions about the following item:

7. Section 28.185(9) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9) shall submit documents showing compliance with the plan within 60 days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission.

Please contact Matt Hamilton of the Madison Fire Department at (608) 266-4457 if you have questions about the following item:

8. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Ron Blumer of the MFD Training Division at rblumer@cityofmadison.com or (608) 266-4198 to discuss this possibility.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have questions about the following item:

9. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment

Please contact my office at (608) 261-9632 if you have questions about the following two (2) items:

10. Consistent with the recommendation of the Landmarks Commission, that the applicant shall work with Planning Division staff to explore the relocation or salvage of the Quonset buildings that are part of the building complex at 1810 S Park Street as part of the final approval of that demolition permit and prior to issuance of permits.

Demolition activities may not proceed until raze permits have been issued for the approved project. Permits will not be issued until the applicant has met all of the conditions of approval stated in this letter. The future use of the property may require approvals not included with this Plan Commission action.

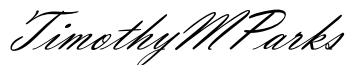
Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to sprapplications@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the **site plan review fee** shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
3. A demolition or removal permit is valid for two (2) years from the date of Plan Commission approval. Where the plans have not been altered since issuance of the demolition or removal permit and the permit has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 12 months from the expiration date.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 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 (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,



Timothy M. Parks
Planner

cc: Tim Troester, City Engineering Division
Julius Smith, City Engineering Division
Trent W. Schultz, Parking Division
Jacob Moskowitz, Assistant Zoning Administrator
Matt Hamilton, Madison Fire Department
Jeff Belshaw, Madison Water Utility
Heather Bailey, Secretary, Landmarks Commission

LNDUSE-2024-00097			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coordinator
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: