



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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October 25, 2005

Shariff Syed
6025 Cottontail Trail
Madison, WI 53718

SUBJECT: 1801 Beld Street

Dear Mr. Syed:

The Plan Commission, at its October 24, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for the demolition of a fire damaged building located at 1801 Beld Street.

In order to receive final approval of your proposal, the following conditions must be met:

Please contact John Leach in the Office of the City Traffic Engineer if you have questions regarding the following four items:

1. 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, and a scaled drawing at 1" = 20'.
2. All existing driveway approaches shall be removed and replaced with curb and gutter and noted on the plan.
3. 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 Gary Dallmann, City Engineering at 266-4751 if you have questions regarding the following three items:

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. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
6. 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.

Please contact Kathy Voeck, Assistant Zoning Administrator, if you have questions regarding the following two items:

7. Future development shall meet applicable building and zoning ordinances following applicable processes.
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. Show the type of physical barrier to be installed on the final site plan for staff sign-off.

Please contact Peter Olson, City Planning at 266-4635 if you have questions regarding the following three items:

9. The applicant shall record a deed restriction which requires any use of the subject property to be submitted to the Madison Plan Commission for a public hearing and Plan Commission approval.
10. After demolition the subject property shall be graded and planted with grass seed.
11. All existing curb cuts or driveway approaches shall be removed and the site secured against encroachment by motor vehicles. No parking shall be allowed on this property until a new use is approved and constructed.

Please contact Alan Larson, Madison Water Utility at 266-4653, if you have questions regarding the following two items:

12. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
13. The Water Utility will not need to sign off the final plans nor need a copy of the approved plans.

Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit six (6) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, Planning and Zoning. Any of these agencies may call you to request additional information or to resolve problems.

2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Peter Olson
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineer Traffic Engineering Planning
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