

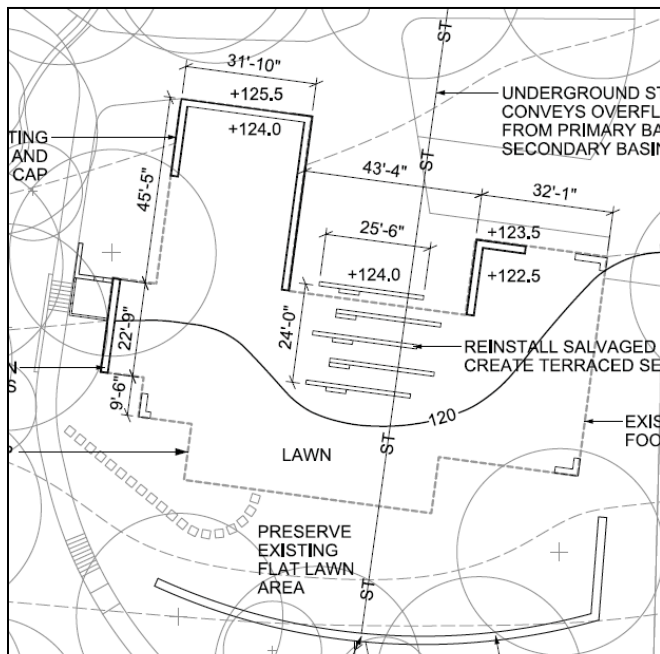


Project Address: 1206 Northport Drive
Application Type: Demolition
Legistar File ID # [31830](#)
Prepared By: Heather Stouder, AICP, Planning Division
 Report Includes Comments from other City Agencies, as noted

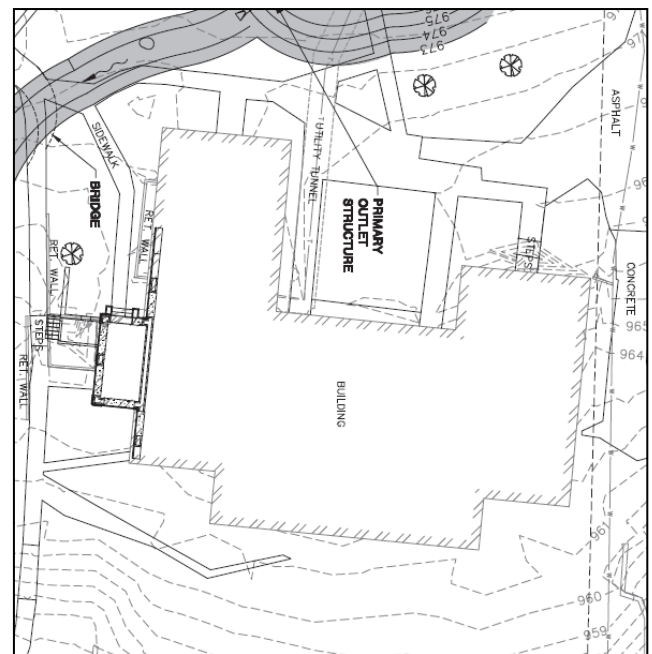
Summary of Project Updates

Since this proposal was referred by the Plan Commission in November, 2013, the applicant has met with interested neighbors on multiple occasions, and recently submitted revised plans for the site, which preserve a significant two-story element of the dormitory building. In 2013, the applicant proposed keeping low portions of the foundation outline of the building, and reinstalling some of the masonry as a seating area within the building footprint. In revised plans, the applicant proposes to maintain an approximately 170 square foot, 2-story element of the western portion of the building, along with an interpretive display of the building’s history. Other elements of the foundation and any new seating areas have been removed from the plans, as shown in the comparison below. The site will include interpretive signage explaining the extent and use of the Dormitory building, and will be accessible via a sidewalk from an accessible parking stall to the north.

November 2013 Plans



September 2014 Plans



Stormwater management plans for the site have been addressed in greater detail over the past several months, and will need to be submitted to Engineering staff for review prior to final sign-off on the plans. The City’s Historic Preservation Planner has reviewed the revised plans, and notes that *“the proposed treatment is respectful of the original structure and landscape.”* Alder Anita Weier has noted support as well, commenting that it is much improved from the November 2013 proposal.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition standards can be met, and **approve** the proposal. This recommendation is subject to input at the public hearing and the conditions recommended by reviewing agencies.

Recommended Conditions of Approval *(To replace those recommended in the November, 2013 staff report)*

Major/Non-Standard Conditions are Shaded

Zoning Administrator (Contact Pat Anderson, 266-5978)

1. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, a demolition permit shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann (608) 267-2626.
2. Section 29.185(1) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.

Water Utility (Contact Dennis Cawley, 266-4651)

4. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
5. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

City Engineering Division (Contact Janet Dailey, 261-9688)

6. The site plans shall note Certified Survey Map Number 12189 and show all of the boundaries of the Certified Survey Map as they exist within the site plan. It appears the limits of the Watermain and Booster Pump Easement per Doc No. 1249251 has been shown, but still needs to be labeled accordingly on the site plan.
7. This project proposes to improve drainage conditions for areas downstream. A full stormwater management plan shall be submitted, reviewed and approved by City Engineering prior to sign off.
8. Revise the plan to show the existing and proposed sanitary sewer facilities serving this site, including the existing service to the building to be demolished.
9. Clarify the note on the site plan that refers to reconstruction of curb along the access drive for the property located at 1311 Lake View Ave.
10. Provide an overall location map for the entire parcel, including outline of the work and buildings to be demolished.
11. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common

Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.

12. Prior to approval, this project shall comply with MGO Chapter 37 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 MGO Chapter 37.
13. Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.
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 (POLICY and MGO 37.09(2)).

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)
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 (POLICY and MGO 37.09(2)).

16. 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 (MGO 10.05(6)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

No other agencies submitted comments for this request.