



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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August 21, 2007

Sam Briedenbach  
The Breidenbach Group  
1431 Northern Court  
Madison, Wisconsin 53703

RE: Approval of a demolition permit to allow two single-family residences located at 1435 and 1441 Northern Court to be razed and an office addition for an adjacent contractors shop at 1431 Northern Court to be constructed.

Dear Mr. Briedenbach:

The Plan Commission, meeting in regular session on August 20, 2007 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:

*[Note: This letter supersedes an earlier version of the approval letter for your project, which did not include all of the conditions approved with the project.]*

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

1. The applicant shall indicate the type of bicycle racks to be installed outside.
2. 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'.
3. The applicant should show the existing driveway loading area approach on the westerly side of the building or note the approach is to be removed.
4. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
5. 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 Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following twelve items:**

6. According to City of Madison records, the Breidenbach Group, LLC currently owns the underlying property as three separate assessment parcels. Engineering suggests that at a minimum, the owner ask the City

Assessor's Office combine these three assessment parcels into one assessment parcel. A more desirable alternative would be to combine these properties into one lot by a new Certified Survey Map, although legally this is not required.

7. A City licensed contractor shall perform all work in the public right of way.
8. The site plans shall be revised to show the location of all rain gutter down spout discharges.
9. 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 County Register of Deeds.
10. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Control 40% TSS (20 micron particle).
11. 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.
12. 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>.

13. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, other miscellaneous impervious areas.
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, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; 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 File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc. and; 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.
16. The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right of way.

17. 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 Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following four items:**

18. Meet all applicable State accessible requirements, including but not limited to:
- a.) Provide a minimum of one accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
  - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
19. For the parking lot expansion, provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
20. Provide one 10' x 35' loading area with a 14-foot vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
21. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet for more information). Lighting will be limited to .10 watts per square foot.

**Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following two items:**

22. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least two fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.
23. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19, as follows:
- a.) Provide a fire lane that extends to within 150 feet of all exterior portions of the structure, or it can be extended to within 250 feet if the building is fully sprinklered.
  - b.) The site plans shall clearly identify the location of all fire lanes.
  - c.) Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

**Please contact my office at 261-9632 if you have questions about the following Planning Division condition:**

24. That the applicant provide a landscaping and screening plan along the northeasterly property line to screen the proposed parking lot from the Yahara River View Apartments per Planning Division approval. The landscaping and screening plan shall consist of a solid buffer between the parking lot and adjacent residential development and may include a mix of plant materials and solid fencing. The size and species of any additional landscaping shall be noted on the plan.

**Please contact Jeff Ekola, Real Estate Section, at 267-8719 regarding the following three items:**

25. Submit a plat of survey prepared by a registered land surveyor that accurately depicts the existing conditions.
26. Revise the site/ parking/ utility plan so that the plan a) shows the encroachment into Railroad Street of the existing metal building that will remain as part of the project, and b) demonstrates by dimensioning the distances to the property lines that new improvements will not encroach into the City right of way.
27. Enter into a standard encroachment agreement with the City of Madison to cover the existing encroachment and any others that may be found to exist or that are approved by the City in connection with this project.

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

1. Please revise your plans per the above and submit ***eight (8) 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 meters 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.

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*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  
Jeff Ekola, Real Estate Section

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 checked="" type="checkbox"/>	Other: Real Estate Section