



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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FAX 608 266-8739
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June 23, 2005

Steve Meier
Joe Daniels Construction Co., Inc.
919 Applegate Road
Madison, Wisconsin 53713

RE: Approval of a demolition permit for a commercial building at 3862 Johns Street and a conditional use for a contractors shop in C2 zoning.

Dear Mr. Meier:

The Plan Commission, meeting in regular session on June 20, 2005, determined that the ordinance standards could be met and **approved** your client's request for a demolition permit to allow a commercial building located at 3862 Johns Street to be razed and a new commercial building containing a contractors shop to be constructed, subject to the conditions below. In order to receive final approval of the demolition permit and conditional use, the following conditions must be met:

Please contact Kathy Voeck, the Assistant Zoning Administrator, at (608) 266-4551 if you have questions regarding the following five items:

1. Section 28.08(3)(d)5 allows contractor shops as a conditional use in the C-2 district provided that all parking (other than automobiles), loading, display of merchandise and parking or storage of equipment and supplies shall be conducted within completely enclosed buildings.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a.) provide a minimum of one accessible stall striped per State requirements. A minimum of one of the stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent;
 - b.) show signage at the head of the stalls;
 - c.) show wheel stop or curb at head of stalls to protect the accessible route to the building from vehicular encroachment;
 - d.) dimension the accessible stall.
3. A loading area is not required. If provided it shall be 10' x 35' with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
4. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to

prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. The landscape plan and the site plan show bike parking in different locations. The plans shall be consistent and meet the above codes.

5. Within ten feet from a driveway crossing of a street lot line, any landscaping/screening shall not exceed two feet in height for vision clearance. The six-foot fence cannot obstruct vision within ten feet of the neighbor's driveway opening at his lot line. Note: The six-foot high screening fence shown between the R3 residential district and the commercial district is required.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following eight items:

6. Site plan shall be revised to show existing curb and gutter and concrete drive apron.
7. Any damage to pavement resulting to work associated with this project will require restoration in accordance with City Engineering's Patching Criteria.
8. Stormwater Management requirements include 40% sediment control and oil and grease control. Design calculations for bio-retention shall be submitted to City Engineering as well as a planting plan.
9. Applicant shall confirm existing lateral has adequate capacity to provide sanitary sewer service to proposed building and is in satisfactory condition for re-use.
10. 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.
11. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss 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.
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, other miscellaneous impervious areas.

Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have any questions regarding the following item:

14. The Madison Water Utility shall be notified to remove the water meter prior to demolition. The Madison Water Utility shall approve any proposed relocation of the existing hydrant. MWU will not need to sign off on the CSM but requests an approved copy for their files.

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:

15. Provide a completed fire apparatus access as required by Comm. 62.0500 and Section 34.19 MGO as follows:
 - a.) provide a completed "Fire Access and Hydrant Worksheet" with the final site plan submittal, and;
 - b.) the site plans shall clearly identify the location of all fire lanes.
16. All portions of the exterior wall of newly constructed public buildings, places of employment and open storage of combustible materials shall be within 500 feet of at least two fire hydrants. Distances measured along the path of the hoselay. See Section 34.20 of the Madison General Ordinances for more information.

Please contact my office at 261-9632 if you have questions about the following two Planning Unit conditions on this project:

17. That the applicant submit final building designs for approval by Planning Unit staff, including colored building elevations and materials.
18. That the applicant plant four upright evergreens (such as arborvitae) along the north wall of the building to reduce the visual impact of the proposed building on the adjacent residence. [Author's note: This condition may be modified or removed based on the screening required in the Zoning Administrator's comments.]

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

1. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of wrecking permit.
2. Please revise your plans per the above and submit *five (5) 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.
3. 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.
4. 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.

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,
Plan Commission

Timothy M. Parks
Planner

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

Signature of Applicant

- cc: Kathy Voeck, Acting Zoning Administrator
Gary Dallmann, City Engineer's Office
John Lippitt, Madison, Fire Department
Dennis Cawley, Madison Water Utility

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: