



Department of Planning & Community & Economic Development
Planning Division

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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March 20, 2012

Robert Shipley
2211 Parmenter St.
Middleton, WI 53562

RE: Approval of the demolition of two vacant buildings with no proposed alternative use.

Dear Mr. Shipley:

The Plan Commission, meeting in regular session on March 19, 2011 determined that the ordinance standards could be met and **approved** your request for a demolition permit at 204 West Main Street and 31 South Henry Street. In order to receive final approval for the demolition permit, the following conditions must be met:

Please contact my office at 266-5974 with questions about the following item:

1. The Plan Commission approved the request subject to Landscape Plan Alternative 'A' (with community garden plots); plan 'B' may be used if the applicant chooses not to allow a community garden on the property.
2. Prior to the implementation of community garden spaces on the site, the applicant shall submit further detail, for review and approval by staff, to include the following:
 - a) Detail on the proposed fence and gates surrounding the gardens,
 - b) Detail on any proposed water source,
 - c) Detail on any proposed storage structures and/or items such as compost bins and rain barrels, and
 - d) Plan for the overall management of the gardens.
3. The applicant shall submit a revised landscape schedule for staff review and approval that includes the species labeled "BFI", "FS", and "BFW" as shown near the corner of West Washington and Henry Streets.
4. Existing birch and evergreen trees on the site shall be preserved during the demolition process, and these trees shall be reflected on the final landscape plan submitted for review and approval by staff.
5. The applicant shall work with staff to incorporate additional landscaping on the portion of the site formerly occupied by the cathedral.
6. Proposed landscaping on the site is to be well-maintained, and the seeding application should be sufficient so as to establish a residential lawn standard.

Please contact Pat Anderson, Zoning at 266-5978 with questions about the following seven (7) items:

7. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
8. MGO Section 28.12(12)(e) requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

9. Approval of the demolition permit will require the removal of all structures and improvements, excluding the fence and retaining wall along Henry Street. Any driveway opening or curb cut must be removed and replaced with curb and gutter as per City Engineering and Traffic Engineering requirements, and landscaped/seeded or otherwise designed to minimize erosion. After demolition and prior to curb and gutter replacement, the installation of physical barriers shall be required across the private property adjacent to any driveway aprons, to prevent the parking/access of vehicles on the site.
10. Future development shall meet applicable building and zoning ordinances following applicable processes.

Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following 14 items:

11. The temporary construction entrance shall be removed and terrace, curb, sidewalk restored at the end of the project.
12. The drive apron shall be removed on S. Henry Street, curb shall be replaced, and the grass restored in the terrace.
13. The steps in the terrace on W. Main Street shall be removed and replaced with a grassed terrace.
14. Approval of any tree removal, trimming or replacement shall be obtained from the City Forester. A tree removal permit shall be obtained prior to removing any City owned tree.
15. Contact Engineering Mapping (Lori Zenchenko zenchenko@cityofmadison.com) when site work is completed and restored to seed for proper updates to Stormwater Utility impervious records to assure proper billing reduction.
16. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
17. *Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.* The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.
18. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
19. All work in the public right-of-way shall be performed by a City licensed contractor.
20. All damage to the pavement on S. Henry St. and W. Washington Ave. adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm>.
21. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 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.

22. 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.
23. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Misc. Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) All Underlying Lot lines or parcel lines if unplatted
- g) Lot numbers or the words “unplatted”
- h) Lot/Plat dimensions
- i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred addressing@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

24. 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>

Please contact Bill Sullivan, Fire Department at 261-9658 with questions about the following item:

25. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities at (608) 246-4587.

Please contact Dennis Cawley, Water Utility, at 261-9243 with questions about the following item:

26. This property is not in a wellhead protection district. All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21. All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21. The Water Utility will need a copy of the approved plans.

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

1. Please revise your plans per the above conditions and submit ***nine (9) copies*** of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the demolition permit.
3. This approval shall become null and void one year after the date of the Plan Commission approval unless the demolition is commenced, or a valid demolition permit is issued and demolition is commenced within six months of the issuance of said building permit.

If you have any questions regarding obtaining your demolition permit, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

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

Signature of Applicant

cc: Pat Anderson, Assistant Zoning Administrator
George Dreckmann, Recycling Coordinator
Bill Sullivan, Fire Department
Janet Dailey, Engineering
Eric Pederson, Engineering Mapping
Dennis Cawley, Water Utility

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<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 type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Metro Transit:
<input checked="" type="checkbox"/>	Engineering Mapping	<input checked="" type="checkbox"/>	Water Utility