



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

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

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FAX 608 266-8739  
PH 608 266-4635

June 7, 2011

Steve Harms  
Tri-North Builders  
2524 Research Park Drive  
Fitchburg, WI 53711

RE: Approval of the demolition of an existing restaurant building for construction of a new multi-tenant commercial building in the C3L (Commercial Service and Distribution) District.

Dear Mr. Harms:

The Plan Commission, meeting in regular session on June 6, 2011 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit at 515 South Gammon Road. 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 three (3) items:**

1. Final site plans submitted for staff review and approval shall include an accessible pedestrian path from the public sidewalk along South Gammon Road to the building entrances.
2. In final site plans submitted for staff review and approval, the applicant is encouraged to provide greater depth to the two gabled parapet features, using a standing seam metal roof to match the proposed tower element.
3. Final site plans shall include dimensioned elevations with all materials labeled. Storefront windows shall be transparent glass.

**Please contact Pat Anderson, Zoning at 266-5978 with questions about the following eight (8) items:**

4. Bike parking shall comply with MGO Section 28.11. Provide 6 bike parking stalls in a safe and convenient location on an impervious surface near the building to be shown on the final plan. 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.
5. Parking lot plans with greater than twenty (20) stalls shall comply with MGO Section 28.04 (12). Landscape plans must be stamped by a registered landscape architect. 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. All plant materials in islands shall be protected from vehicles by concrete curbs
6. 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.
7. 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.

8. Parking requirements for persons with disabilities must comply with MGO Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
  - a) Provide a minimum of three (3) 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 48" between the bottom of the sign and the ground.
  - c) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
9. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31, Sign Codes and Chapter 33, Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
10. Lighting is required. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 fc at 10 ft from the adjacent lot line (see City of Madison lighting ordinance).
11. Parking & Loading shall comply with MGO Section 28.11(4). Provide two 10' x 35' loading areas with 14' vertical clearance to be shown on the final plan submitted for sign-off. The loading area shall be exclusive of drive aisle and maneuvering space.

**Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following twelve (12) items:**

12. There is an existing storm sewer system on site. Indicate if this system will remain in place or modified in any way.
13. The new parking area must provide for a 40% TSS removal as compared to having no controls.
14. Private shared cross access rights exist on Lots 1 & 2, CSM 1075 now merged in single ownership and title for the 505 S. Gammon Rd. property to the north. These resultant recorded private cross access rights exist per Doc 3336874. There does not appear to be private cross access easement rights in place for both the 509 and 515 S. Gammon Rd. properties. Provide copies of recorded shared private access rights and identify these on the final plan.
15. The applicant shall install public sidewalk along W. Platte Drive. The applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
16. 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.
17. 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) off of new paved surfaces, and 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 Chapter 37 of the Madison General Ordinances.
18. The applicant shall submit, prior to plan signoff, 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: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

19. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. 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).
20. 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.
21. Prior to approval of the demolition permit 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.
22. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.
23. 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 Bryan Walker, Traffic Engineering, at 267-8754 with questions about the following seven (7) items:**

24. A sidewalk connection may be added from the S. Gammon Road sidewalk to the site if ADA standards can be maintained throughout the length of the connection.
25. The sidewalk along W. Platte Drive shall be extended to the southerly property line of 515 S. Gammon Road in accordance with specifications from City of Madison Engineering Division.
26. When site plans are submitted for approval, the developer shall provide a recorded copy of the joint driveway ingress/egress and crossing easements available to all lots in the project.
27. When the applicant submits final plans of one contiguous plan 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, showing all easements, all pavement markings, building placement, and stalls, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'.
28. A "Stop" sign shall be installed at a height of 7 feet at the driveway approach. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
29. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

30. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and hand holes, including labor, engineering and materials for both temporary and permanent installations.

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

31. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503.

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

32. The Madison Water Utility shall be notified to remove the water meter prior to demolition.

33. 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.

**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

cc: Pat Anderson, Assistant Zoning Administrator  
Janet Dailey, City Engineering  
Bryan Walker, Traffic Engineering  
Eric Pederson, Engineering Mapping  
George Dreckmann, Recycling Coordinator  
Bill Sullivan, Fire Department

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

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Signature of Property Owner (if not applicant)*

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 checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Metro Transit:
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Historic Preservation Planner