



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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October 4, 2011

David Nelson
Ruedebusch Development and Construction, Inc.
4605 Dovetail Dr.
Madison, WI 53704

RE: Approval of the demolition of vacant industrial buildings associated with the Royster-Clark Fertilizer Plant in the M2 (General Manufacturing) and M1 (Limited Manufacturing) Districts.

Dear Mr. Nelson:

The Plan Commission, meeting in regular session on October 3, 2011 determined that the ordinance standards could be met and **approved** your request for a demolition permit at 902 Dempsey 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 two (2) items:

1. A restrictive covenant shall be prepared and placed on the subject property which ensures that any new use of the property or redevelopment of the property shall be subject to review and approval by the Plan Commission. This document shall be reviewed by staff in the Planning Division and the City Attorney's Office prior to issuance of a demolition permit.
2. The applicant shall provide written assurances from the Wisconsin Department of Natural Resources (DNR) and the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) that all necessary environmental protections for the demolition are in place prior to the City's issuance of a demolition permit.

Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following six (6) items:

3. There are significant MMSD fees due for this property which will be delayed until the site redevelops. For reference, the 2011 fee rate is \$15.71 per 1,000 sq. ft.
4. It is very likely that future redevelopment of the property will require offsite stormwater improvements to get adequate capacity to the site.
5. Provide proof of DNR approval for the removal of any caps used to close portions of the site. Written approval from DNR will be required prior to sign-off on the demolition permit.
6. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
7. 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 existing prior to beginning construction.

8. All work in the public right-of-way shall be performed by a City licensed contractor.
9. All damage to the pavement on Cottage Grove Road and Dempsey Road, 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>.
10. 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.
11. 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.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

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>

Please contact Pat Anderson, Assistant Zoning Administrator at 266-4569 with questions about the following four (4) items:

13. 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.

NOTE: 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.

14. All driveways shall be closed and all improvements shall be removed. The site shall be graded, seeded, and maintained until future development is approved.

Please contact Bill Sullivan, Madison Fire Department, at 266-4420 with questions about the following item:

15. 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:

16. The Madison Water Utility shall be notified to remove the water meters prior to demolition. 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 and submit ***eight (8) 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 unless the demolition is commenced or a valid demolition permit is issued and demolition is commenced within six months of the issuance of said permit.

If you have any questions regarding obtaining your demolition permit or conditional use 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: Matt Tucker, Zoning Administrator
Janet Dailey, City 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 conditional use permit.

Signature of 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 type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: