



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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June 8, 2011

Suma Elwell
Wisconsin Reinsurance Corporation
2810 City View Dr.
Madison, WI 53718

RE: Approval of a demolition of a vacant nursing home facility and the rezoning of property at 3030 City View Drive from R4 to RPSM.

Dear Ms. Elwell:

The Common Council, meeting in regular session on June 7, 2011 determined that the ordinance standards could be met and **approved** your request for demolition and rezoning of property at 3030 City View Drive. In order to receive final approval, the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-968 with questions about the following eight (8) items:

1. Applicant shall locate City sewer lateral if present and take out a sewer plug permit. The lateral is not shown on City records.
2. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
3. *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 (MGO 16.23(9)(d)(6)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
4. All work in the public right-of-way shall be performed by a City licensed contractor.
5. All damage to the pavement on City View Drive, 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>.
6. 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.
7. 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.

8. 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 John Leach, Traffic Engineering at 267-8755 with questions about the following item:

9. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

Please contact Pat Anderson, Zoning, at 266-5978 with questions about the following two (2) items:

10. 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 (FULFILLED).
11. MGO Sec. 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.

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

12. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Please contact Dennis Cawley, Water Utility at 261-9243 with questions about the following two (2) items:

13. This property is not in a Wellhead Protection District. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
14. 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 the rezoning and 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. 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 Common Council 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 permit.

If you have any questions regarding the rezoning or 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
Eric Pederson, Engineering Mapping
John Leach, Traffic Engineering
Bill Sullivan, Fire Department

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

Signature of Applicant

Signature of Property Owner

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