



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
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

August 9, 2013

Tom Vavra
Vavra Design, LLC
1905 S. 1st Street
Milwaukee, Wisconsin 53204

RE: Approval of final plans for a two-family residence at 1801 Beld Street following a 2005 demolition permit approval (Shariff Syed).

Dear Mr. Vavra;

At its August 5, 2013 meeting, the Plan Commission granted approval of final plans for your client's new single-family residence on property located at 1801 Beld Street, subject to the conditions below. In order to receive final approval of your project and for building permits to be issued, the following conditions must be met:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following four (4) items:

1. Approved proposed addresses for the site are: 1st Floor Apartment = 1801 Beld Street; 2nd Floor Apartment = 1803 Beld Street.
2. Land disturbances over 4,000 square feet will require an erosion control permit.
3. 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).
4. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged, the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013, new plugging procedures and permit fees are in effect.

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following item:

5. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the

outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of City of Madison Standard Specifications for Public Works Construction. Please reference ID#13143 when contacting Parks Division staff about this project.

Note: The conditions related to the payment of park impact fees for this project were removed by the Plan Commission, as those conditions are not applicable due to the prior existence of a two-family residence on the subject site. The pending request will not create additional park impacts.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

6. Note: The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e).

Please contact Matt Tucker, Zoning Administrator, at 261-9688 if you have questions regarding the following six (6) items:

7. Approval of the demolition permit will require the removal of all structures including the driveways, landscaped and seeded to minimize erosion, remove asphalt and gravel driveway and apron on Beld Street and Kenward Street. Replace with curb and gutter as per City Engineering and Traffic Engineering requirements. During demolition and prior to curb and gutter, installation of barriers shall be installed across the driveway to prevent the parking of vehicles.
8. Section 28.045 requires a maximum front yard setback of 30 feet. Provide a revised setback on the site plan that complies with this requirement from Beld Street. Work with Zoning staff to establish this setback.
9. Section 28.141(8)(c)5, Residential Parking Locations states: Provides that a maximum of forty percent (40%) of the front and rear yard setbacks may be paved and used for driveway and parking purposes provided lot coverage requirements are not exceeded. Call out and dimension on final plans the paved area in this area.
10. Call out and dimension required vehicle parking stalls. A typical parking stall is 8'x18'.
11. Provide usable open space calculations on final plans pursuant to Sections 28.045(2), 28.211 and 28.140.
12. Pursuant to Section 28.211 a dwelling unit shall be designed as living quarters for one family only. A family may consist of two (2) unrelated adults and the minor children of each. Such a family may not include any roomers except where the dwelling unit is owner-occupied. Dwellings that are not owner occupied are limited to one (1) roomer.

Note: The family definition in the TR-C4 zoning district limits the occupancy of each dwelling unit to a family plus one additional roomer, or a maximum of two unrelated individuals.

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

1. After the plans have been revised per the above conditions, please file **seven (7) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section

28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

2. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. Approval of the plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.
4. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations or additions which may be approved by the Director of Planning and Community and Economic Development if determined to be compatible with the concept approved by the Plan Commission. Following the issuance of a Certificate of Occupancy, future additions or alterations to the proposed alternative use of the property shall not be subject to review. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission. Where the plans have not been altered since issuance of the demolition or removal permit and the permit has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date.

If you have any questions regarding obtaining your 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,

Timothy M. Parks
 Planner

cc: Janet Dailey, City Engineering Division
 Matt Tucker, Zoning Administrator
 Kay Rutledge, Parks Division
 Bill Sullivan, Madison Fire Department

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

Signature of Applicant

*Signature of Property Owner
 (If Not Applicant)*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: