



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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August 30, 2011

Steve Homa
PEA Builders
WI9557548 Woodland Pl
Muskego, WI 53150

RE: Approval of the demolition of a single-family home for construction of a new single-family home at 5001 Coney Weston Place in the R1 (Single-Family Residence) District.

Dear Mr. Homa:

The Plan Commission, meeting in regular session on August 29, 2011 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit at 5001 Coney Weston Place. In order to receive final approval for the demolition permit, the following conditions must be met:

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

1. The new drive apron and sidewalk directly adjacent to the drive apron shall be constructed of 7" thick concrete.
2. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
3. 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.
4. All work in the public right-of-way shall be performed by a City licensed contractor.
5. All damage to the pavement on Coney Weston Place and Wedgewood Way 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. 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:

7. Provide a reuse/recycling plan, to be reviewed and approved by the City’s Recycling Coordinator, Mr. George Dreckmann (gdreckmann@cityofmadison.com, 267-2626), 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. The existing driveway is to be removed and the street entrance closed to Wedgewood Way as per City Engineering requirements. The vacated driveway shall be landscaped and seeded to minimize erosion. The new driveway shall have a maximum width of 22 feet at the right of way.
10. Final plan sets submitted for staff review and sign-off shall be drawn to scale.

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

1. Please revise your plans per the above and submit **seven (7) 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

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 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: