



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd  
Madison, Wisconsin 53703  
Phone: (608) 266-4635  
Fax (608) 267-8739  
[www.cityofmadison.com](http://www.cityofmadison.com)

May 7, 2019

Michael & Susan Kitts  
730 Williamson St # 518  
Madison, Wisconsin 53703

RE: Legistar ID# 55449 | Accela ID: 'LNDUSE-2019-00032' -- Approval of a demolition permit at 4216 Doncaster Drive. This is a required follow-up to a previously approved Demolition Permit, at 4214 Doncaster Drive (Legistar #[52206](#)), which was approved by the Plan Commission on July 30, 2018. That demolition request did not include a proposed future use with the submittal materials at the time, and so the Plan Commission added a condition of approval requiring the proposed alternative use to come back for formal Plan Commission approval prior to the issuance of building permits.

Dear Mr. & Mrs. Kitts;

At its May 6, 2019 meeting, the Plan Commission found the standards met and **approved** your demolition permit for 4216 Doncaster Drive. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

**Please contact Tim Troester of the Engineering Division at (608) 267-1995 if you have any questions regarding the following item:**

1. Property does not currently have a sanitary sewer lateral. Applicant shall obtain a permit to excavate in the right-of-way to install a new sewer lateral.

**Please contact Bill Sullivan of the Madison Fire Department at (608) 261-9658 if you have any questions regarding the following item:**

2. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>

**Please contact Adam Wiederhoeft of the Water Utility at (608) 266-9121 if you have any questions regarding the following item:**

3. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

4. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

**Please now follow the procedures listed below for obtaining permits for your project:**

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, Madison Municipal Building, Suite 017, 215 Martin Luther King Jr. Blvd. **This submittal shall all also include one (1) complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.
2. Approval of 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, (608) 267-4908.
3. 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 demolition or 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 (608) 261-9135.

Sincerely,



Chris Wells  
Planner

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

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*Signature of Applicant*

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*Signature of Property Owner (if not the applicant)*

cc: Tim Troester, Engineering Division  
Bill Sullivan, Fire Department  
Adam Wiederhoeft, Water Utility  
Bryan Johnson, Streets Division

<b>LNDUSE-2019-00032</b>			
<b>For Official Use Only, Re: Final Plan Routing</b>			
<input checked="" type="checkbox"/>	Planning Div. (Wells)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input 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 checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: