



Department of Planning & Development
Planning Unit

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

December 6, 2006

James Spahr
Landmark Building Systems
26 Maple View Court
Madison, Wisconsin 53719

RE: Approval of a demolition permit and conditional use for a single-family residence on a waterfront lot at 4922 Lake Mendota Drive.

Dear Mr. Spahr:

The Plan Commission, meeting in regular session on December 4, 2006 determined that the ordinance standards could be met and **approved** your request for a demolition permit and conditional use permit to for property located at 4922 Lake Mendota Drive. The approval acknowledged the demolition of a former single-family residence on the property without the necessary approvals and permits and approved plans for a new single-family residence on the site, subject to the conditions below. In order to receive final approval of the demolition permit and conditional use, the following conditions must be met:

Please contact Kathy Voeck, Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following three items:

1. Provide a minimum of 11.5 feet to the right side of the addition. There is a 4.5' side yard penalty on that side. Note: There is a two-inch side yard penalty for each foot over 40 feet. When the house is deeper than 40 feet from front to back within 18 feet of a side property line, two inches for each foot over 40 feet are added to that side yard requirement. Show the setback from the proposed structure to the side property line on the site plan. [This condition may have been satisfied by the variance granted to the project by the Zoning Board of Appeals on November 9, 2006.]
2. Provide information to substantiate that this proposed addition meets the lake setback average. Lake setback average is the average setback from the closest portion of the principal structure (the house) that is 36 inches above grade, for the five developed properties to each side of this property, to the high water mark. Meet this average.
3. Delineate any floodplain areas on the site plan. (Note: Our special condition screen tells us that a portion of this lot is in a floodplain.)

Please contact Janet Gebert, City Engineering, at 261-9688 if you have questions regarding the following three items:

4. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

5. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
6. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, other miscellaneous impervious areas.

Please contact Scott Strassburg, Madison Fire Department, at 261-9643 if you have questions about the following item:

7. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Please contact my office at 261-9632 if you have questions about the following two Planning Unit conditions:

8. That the applicant revise the site plan to show the location of the recently identified burial mound located northeast of the proposed residence, and that the plan include a note indicating that a construction fence will be erected around the perimeter of the mound throughout the construction period to prevent any disturbance. These preventative measures shall also be shown on the plans at the time of submittal for building permits.
9. That the applicant submit a revised site plan that shows the location of existing vegetation between the residence and lakeshore, indicating any disturbance to that vegetation proposed. Note: Any disturbance within 35 feet of the normal high water mark as part of this application will require review and approval by the Zoning Administrator and the Planning Unit.

Note: This approval does not release the "stop work" order previously issued to this property by the Director of the Inspection Unit. Work cannot resume on this property until all necessary building permits have been issued by the City of Madison. In addition, any requests for building permits for this site may be subject to higher fees as provided for in City ordinances as a result of the demolition of the former residence without City approval, exceeding of the scope of work for the building permit previously issued, and the construction of the new residence without proper permits. The fees assessed to your building permits will be determined by the Director of the Inspection Unit.

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

1. Please revise your plans per the above and submit *five (5) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
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 Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

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 261-9632.

Sincerely,

Timothy M. Parks
Planner

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

Signature of Applicant

cc: Kathy Voeck, Assistant Zoning Administrator
Janet Gebert, City Engineer's Office
Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Parks Division
<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: