



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

March 22, 2005

Debbie & George Phelan
2618 Commercial Avenue
Madison, WI 53704

SUBJECT: House Demolition – 2626 Commercial Avenue

Dear Mr. & Ms. Phelan:

The Plan Commission, at its March 21, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for the demolition and replacement of a single-family house located at 2626 Commercial Avenue.

In order to receive final approval of your proposal, the following conditions must be met:

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following five items:

1. The applicant shall provide correspondence from Madison Gas & Electric indicating that arrangements have been made to terminate the gas and electric service (Greg Smith – gsmith@mge.com).
2. All work in the public right-of-way shall be performed by a City licensed contractor.
3. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
4. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
5. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

Please contact Tim Parks of the Planning Unit staff at 266-4635 if you have questions regarding the following item:

6. The plans shall be revised per Planning Unit approval to include a steeper roof pitch for the new single-family residence that is more in keeping with the roof pitches of other single-family homes

located along Commercial Avenue and on nearby streets. The Plan Commission directed you to work with Planning staff regarding the garage location.

Approval of this proposal 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit four (4) sets of the final site plans to the Zoning Administrator. The plans are reviewed and approved by Fire Department, City Engineering, Planning and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Sec. 2812(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Tim Parks
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

City Engineering Zoning Planning (TP)
