



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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December 16, 2014

Chris Wolf
2 Dogs Construction, LLC
5677 Wolf Road
Mazomanie, Wisconsin 53560

RE: Approval of a demolition permit to allow a single-family residence to be razed and a new residence to be constructed at 208 W. Sunset Court (Mary Brewer).

Dear Mr. Wolf;

At its December 15, 2014 meeting, the Plan Commission found the standards met and **approved** your demolition permit for 208 W. Sunset Court. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following five (5) items:

1. The dimensions of the lot along the side and rear lines vary substantially from the dimensions of record on the recorded plat of Sunset Village. Provide clarification if these dimensions are a product of a survey completed on the lot or if the dimensions need to be corrected on the site plan and any correction to the building ties need to be made.
2. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
3. All work in the public right of way shall be performed by a City-licensed contractor.
4. All damage to the pavement on W. Sunset Court adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.
5. 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).

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

6. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility in accordance with MGO Section 13.21.

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

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

Please contact Matt Tucker, Zoning Administrator, 266-4635 if you have any questions regarding the following two (2) items:

8. Provide a site plan showing setbacks to proposed residence. Submitted plans appear to indicate a 6.75-foot left side yard setback. A 7-foot minimum side yard setback shall be provided.
9. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. Section 28.185 of the Zoning Ordinance 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.

Please contact my office at 261-9632 if you have any questions about the following two (2) items:

10. The site plan shall be revised prior to issuance of demolition or building permits to be drawn to scale, with "W. Sunset Court" clearly labeled adjacent to the property. The revised plans shall clearly show the edge of pavement for the public street, and clarify whether the tree(s) not identified for removal will remain.
11. That the applicant work with Planning Division staff prior to final signoff and issuance of permits for the new construction to refine the alignment of first floor front window to the roof dormer above and to make the front door and Newell post a more prominent design feature of the new residence.

No building permits to resume construction of the new home shall be issued until the applicant has met all of the conditions of approval stated in this letter. 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 **eight (8) 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 Zoning staff to the City department staff listed above for their final approval prior to issuance of building permits.

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 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 under this section. 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 Schmidt, City Engineering Division
 Matt Tucker, Zoning Administrator
 Dennis Cawley, Madison Water Utility
 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 type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: