



Department of Planning & Community & Economic Development
Planning Division

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July 15, 2016

Bruce Rosen & Diane Seder
309 W. Johnson St., Unit 1244
Madison, WI 53703

RE: Approval of a demolition permit to raze a single-family residence and conditional use request to construct a new single-family residence and accessory building exceeding 576 sq. ft. of floor area on a lakefront parcel in TR-C1 zoning at **5628 Lake Mendota Drive**.

Dear Mr. Rosen & Ms. Seder:

At its July 11, 2016 meeting, the Plan Commission, meeting in regular session, found the standards met and **approved** your client's request for a demolition permit to raze a single-family residence and conditional use request to construct a new single-family residence and accessory building exceeding 576 sq. ft. of floor area on a lakefront parcel in TR-C1 zoning at **5628 Lake Mendota Drive**, subject to the conditions below. In order to receive final approval of the demolition permit and conditional use, and for any demolition or building permits to be issued for your project, the following conditions shall be met:

Please contact Brenda Stanley, City Engineering, at 261-9127 if you have any questions regarding the following seven (7) items:

1. Applicant shall show floor elevations and lowest entrance opening on the site plan.
2. Applicant shall show the regulatory floodplain on the site plan.
3. Applicant shall show how all drainage from garage shall be directed to the west side of the building to the proposed rain garden. This will include downspout locations and how the water will cross the entrance walk. Design calculations shall be provided for the rain garden.
4. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

5. 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. (POLICY)
6. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
7. All damage to the pavement on Lake Mendota Dr, 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> (POLICY)

Please contact Jeff Quamme, Engineering Mapping, at 266-4097 if you have any questions regarding the following item:

8. The site plan shall show and denote on the site plan the Ordinary High Water Elevation of 850.7 feet.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions regarding the following seven (7) items:

9. Shift the detached garage to a minimum side yard setback of six (6) feet from the side property line.
10. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
11. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
12. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
13. Identify and label the Ordinary High Water Mark (OHWM) and designated flood plain area on the site plan.
14. Filling, grading and excavation of the zoning lot may be permitted only where protection against erosion, sedimentation and impairment of fish and aquatic life has been assured. Obtain necessary erosion control permits.
15. Relocate the proposed generator outside of the 6 foot side yard setback. A generator is not an allowed encroachment into the side yard setback area. The generator shall be located and screened to reduce its visual impact when viewed from neighboring property and to be compatible with neighboring structures and the character of the community. Screening materials, landscaping, or fencing shall be similar in appearance to those used for the principal structure on the zoning lot.

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

16. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Please contact Dennis Cawley, Water Utility, at 266-4651 if you have any questions regarding the following item:

17. The Madison Water Utility shall be notified to remove the water meter prior to demolition.

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.

Due to the age of the structure on this parcel, a private well survey must be completed prior to the demolition taking place. Please contact Madison Water Utility staff at (608) 266-4654 to schedule the survey.

Please contact my office at 261-9135, if you have questions regarding the following two (2) items:

18. The applicant shall show compliance with Section 28.138(3)(a) regarding removal of vegetation adjacent to the lake prior to final sign off and issuance of permits.
19. If the house is being relocated within the City of Madison, the receiving site shall be approved by Zoning prior to the issuance of permits.

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

No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.

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

1. Please revise your plans per the above conditions and submit **seven (7) copies** of a complete, fully dimensioned and scaled 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. The final site plan shall be accompanied by 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. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the 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, 266-4816.
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.
4. The Madison Water Utility shall be notified to remove the water meters prior to demolition. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. 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. Due to the age of the structure on this parcel, a private well survey must be completed prior to the demolition taking place. Please contact Madison Water Utility staff at (608) 266-4654 to schedule the survey. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.
5. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of a wrecking permit. The reuse and recycling plan shall be submitted along with the resubmittal of site plans for forwarding to the Recycling Coordinator.
6. 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 conditional use approval.
7. The conditional use approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.

- 8. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
- 9. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use, demolition or building permits, 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 261-9135.

Sincerely,

Chris Wells
Planner

cc: Brenda Stanley, City Engineering
Jeff Quamme, Engineering Mapping
Jenny Kirchgatter, Asst. Zoning Administrator
Bill Sullivan, Fire Department
Dennis Cawley, Water Utility
Bryan Johnson, Recycling Coordinator

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

For Official Use Only, Re: Final Plan Routing			
<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 checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: