



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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January 12, 2010

William J. Flanigan
Holtz Builders, Inc.
2560 East Main St.
Reedsburg, WI 53959

RE: Approval of the demolition of a single-family home and a conditional use for the construction of a new single-family home on a waterfront property at 2708 Waunona Way in the R1 (Single-Family Residence) District.

Dear Mr. Flanigan:

The Plan Commission, meeting in regular session on January 11, 2010 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit and conditional use at 2708 Waunona Way. In order to receive final approval for the demolition permit, the following conditions must be met:

Please contact my office at 266-5974 with questions about the following three (3) items:

1. The Applicant shall provide a revised landscape plan and inventory for approval by Planning Division staff. This landscape plan shall include all existing and proposed trees for the entire lot (designating on the plan sheet existing trees, those proposed for removal, and the placement of new trees), and an inventory of any other existing vegetation within 35 feet of the waterline. At a minimum, the landscape plan shall identify the location of replacement trees for the three mature trees proposed for removal due to the placement of the home, and suitable locations for future replacement trees, should others require removal in the future due to damage from proximity to the home. Replacement trees need not be of the same species as those removed, but should have a similar size at maturity.
2. Final plans submitted by the applicant for review by Planning Division staff shall include elevations specifying exterior materials. On the final plans, the replacement of EIFS on the south façade with stone or fiber cement is encouraged.
3. The final demolition plan shall indicate the removal of the existing gravel driveway off of Woodley Lane, and the existing asphalt drive on the east side of the property off of Waunona Way. These areas shall remain covered with grass, groundcover, or other landscaping materials as approved by staff on final plans.

Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following eleven (11) items:

4. Revise the plan to include the location of the existing public sanitary sewer and public easement (per recorded easement document 0861675). Although the site plan appears to identify plenty of setback and separation between the proposed dwelling unit and city record sewer facility locations, the facilities and easements shall be field located and shown on the plan. This will confirm city record locations and also provide assurance that no other proposed site plan amenities (landscaping, accessory buildings, etc.) will encroach upon these facilities.
5. Any damaged pavement shall be restored in accordance with the City's Pavement Patching Criteria.
6. Contact Dean Kahl of City Forestry at dkahl@cityofmadison.com or 266-4816 to coordinate any tree removal or replacement (if necessary) for the proposed drive location on Waunona Way. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry.

7. Applicant shall revise proposed contours on east side of lot to construct a defined swale to convey drainage to lake. Applicant shall provide locations of proposed downspouts.
8. The Applicant shall close all abandoned driveways by restoring the terrace with grass.
9. Value of restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation. The Applicant's project requires the minor restoration of the street. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
10. All work in the public right-of-way shall be performed by a City licensed contractor.
11. 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.
12. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
13. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
14. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

NOTE: Permit applications for Nos. 9, 12, and 13 are available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>

Please contact Pat Anderson, Zoning Administrator at 266-5978 with questions about the following five (5) items:

15. Provide surveyors verification pursuant to Section 28.04(19)(b)1. Establishing the existing development pattern, setback from the normal high water mark. For purposes of this section, the existing development pattern shall mean the average setback of the five (5) developed lots to each side of the proposed development. For all zoning lots, the principal, building setback shall be not less than the existing development pattern. Please work with zoning staff to establish said setback, which is measured to the principal building on the lot and includes all decks three feet or more above normal grade and measured to the nearest tenth of a foot. Survey shall be submitted with plans for final signoff, showing an accurate existing development pattern prior to a building permit being issued.
16. Waterfront development shall comply with City of Madison General Ordinances Section 28.04(19). The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Provide a landscape plan to show landscape elements to be removed and show a detailed plan showing sizes and number of landscape elements to be added to the site. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery.
NOTE: Within the waterfront setback requirements, tree and shrub cutting shall be limited to consideration of the effect on water quality, protection, and scenic beauty, erosion control, and reduction of the effluents and nutrients from the shoreland.)
17. Show designated flood plain area on the site plan. Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per MGO Section 28.04(20)(b).

- 18. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann (gdreckmann@cityofmadison.com, 608-267-2626), prior to a demolition permit being issued.
- 19. MGO Section 28.12(12)(e) 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 Dennis Cawley, Water Utility at 261-9243 with questions about the following two (2) items:

- 20. Although not required, the property owner may wish to consider increasing the size of the existing 3/4" water service lateral.
- 21. This property is not in a Wellhead Protection District. 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.

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

- 1. Please revise your plans per the above and submit **seven (7) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the demolition permit and conditional use permit.
- 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.

If you have any questions regarding obtaining your demolition permit or conditional use permit, 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 266-5974.

Sincerely,

Heather Stouder, AICP
 Planner

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

Signature of Applicant

cc: Pat Anderson, Assistant Zoning Administrator
 Janet Dailey, City Engineering
 George Dreckmann, Recycling Coordinator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input checked="" type="checkbox"/>	Recycling Coordinator (R & R)
<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:
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: