

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
December 29, 2005

DEMOLITION PERMIT/CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to demolish an existing single-family house and construct a new single-family house on this shoreline parcel located at 5116 Spring Court.
2. Applicable Regulations: Section 28.04 provides the requirements for demolition permits. Section 28.04(19) requires that new construction on a waterfront parcel must obtain a conditional use permit. Section 28.04 outlines standards for waterfront development.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: Lori and Jason Smith, 5116 Spring Court, Madison, WI 53705; Zingg Design, Mark Zingg, 6603 University Avenue, Middleton, WI 53562.
2. Status of Applicants: Property owners and architect.
3. Development Schedule: 2006.
4. Parcel Location: North side of Spring Court north of Lake Mendota Drive, Madison Metropolitan School District, 19th Aldermanic District.
5. Parcel Size: 10,636 square feet.
6. Existing Zoning: R2.
7. Existing Land Use: Single-family dwelling and detached garage.
8. Surrounding Land Use and Zoning: This site is surrounded by single-family homes along Lake Mendota Drive.
9. Adopted Land Use Plan: RLS Low Density Residential Single-Unit District (less than 8 units an acre).
10. Environmental Corridor Status: A small part of the lot is within the mapped environmental corridor, along the shore of Lake Mendota. This portion of the site is within the 100-year flood plain. The flood plain area shall be shown on the site plan. No building or site changes are proposed within this portion of the site.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services are available to this site.

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STANDARDS FOR REVIEW:

This proposal is subject to the conditional use standards, demolition permit standards and shoreline development standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant wishes to demolish this existing one-story 1,400 square foot single-family house that was built in 1954 and construct a new house on this shoreline lot. The applicant is also proposing to demolish the existing detached garage located on the front portion of the site. The house appears to be in average condition. City staff have not done an inspection of the interior of the house.

The proposed new house will be a two-story dwelling with an attached two-story garage that includes a storage area. The house will have a total 2,847 square feet of living space on the main and upper floors, with an additional 1,373 square feet of finished living space in the basement. The garage will have 1,231 square feet as a storage area, in addition to 860 square feet for parking. There is an existing sanitary sewer line that bisects this lot approximately midway between the lakeshore and Spring Court. The building's design includes a "covered bridge" connection that will span the sanitary sewer easement and connect the garage with the house at the second story (see attached plans). The City Engineer has reviewed this proposal and has no objection to this connection over the existing sewer line.

The waterfront development standards state that new construction shall be no closer to the shoreline than the existing development pattern (the average setback of five developed lots on each side of the proposed development). The Zoning Administrator has reviewed this application and has determined that this requirement has been satisfied. (A copy of the waterfront development portion of the ordinance is attached.)

The applicant obtained approval of the Zoning Board of Appeals of side yard variance exceptions on November 3, 2005. The Zoning Administrator has determined that the other requirements and regulations of the R2 Single-Family Residence District have been satisfied (see attached report).

Waterfront development standard number 2 requires that the applicant show a complete inventory of shoreline vegetation in any area proposed for building, filling, grading or excavating. This standard also limits the cutting of trees and shrubbery in a strip 35-feet inland from the normal waterline. The plans submitted for review show four trees in the rear yard (a pine, hackberry and two ash trees). The hackberry, pine tree and one ash tree are to be preserved. One ash tree in the rear yard will be removed. The application includes an extensive landscape plan that provides significant landscaping along the adjacent property lines. There is an existing dock and retaining wall along the lakeshore that will remain unchanged as a result of this proposal.

The lot is long and narrow (212-feet deep on the west property line and 185-feet deep on the east property line). It is also bisected by an existing sanitary sewer easement for an 8" existing sanitary sewer line that runs through these lakeshore properties along Spring Court. The

architect's solution to connecting the proposed house with the proposed new garage is to build an enclosed second story connection that will provide the linkage between the two structures.

The demolition standards require that the Plan Commission find that both the requested demolition and the proposed use are compatible with the purpose of the demolition section and the intent and purpose expressed in the Zoning Code for the district in which the property is located. The house was built in 1954 and appears to be in good condition. The majority of the applications for demolition and replacement of single-family homes on shoreline lots involve the removal of a house that is in average to good condition. The limited amount of shoreline property results in frequent applications for removing existing older dwellings and replacement with new homes. The applicant will provide a reuse and recycling plan for the removal of this dwelling for City staff review and approval. The Plan Commission could ask that the applicant consider moving the house to another location, but staff feels that the request to demolish the house is not inappropriate or unreasonable and is no different than many other similar proposals approved by the Plan Commission over time.

All new shoreline development is subject to the conditional use standards contained in the Zoning Code. Based upon the staff reports that have been received from the other reviewing departments and Planning staff's review of this application, Planning staff feels that the conditional use standards can be met. Only standard number 2 is in question. Standard number 2 reads:

"That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of this conditional use."

Information provided by other residents or property owners in the neighborhood at the Plan Commission public hearing usually provides additional information for the Plan Commission to use to determine whether this standard has been met. There was neighborhood input at the Zoning Board of Appeals regarding the side yard area exception that were approved by the Zoning Board of Appeals. Staff expects that there will be input from the nearby property owners at the Plan Commission meeting.

Based on the approval granted by the Zoning Board of Appeals of the side yard area exceptions and the determination by the Zoning Administrator that this proposal complies with all of the requirements of the underlying R2 residential zoning district, staff feels that there is a high likelihood that the conditional use standards can be met. Unless compelling information is presented to the Plan Commission demonstrating that the ordinance standards cannot be addressed, staff would conclude that the standards can be met.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission review the plans and consider this application along with the applicant's presentation at the Plan Commission, the comments of the reviewing departments, and any input from the neighborhood at the public hearing to determine whether all the ordinance standards have been satisfied. In the event that the Plan Commission determines that the demolition permit and conditional use permit should be approved, then staff recommends the following as conditions of approval:

1. As required by ordinance, the applicant shall submit a reuse and recycling plan for approval by the City of Madison Recycling Coordinator prior to demolition permits being issued. The applicant is encouraged to explore the possibility of moving this house to another site, but does not recommend that the Plan Commission impose this as a condition of approval.
2. The applicant shall verify that there will be no construction activity or site work within the mapped environmental corridor and 100-year flood plain along the lakeshore. This area shall be shown on the site plan and noted clearly to prevent any encroachment.

(19) Waterfront Development. (Cr. by Ord. 4664, 8-5-74)

- (a) Statement of Purpose. This subsection is established to further the maintenance of safe and healthful conditions, prevent and control water pollution, protect spawning grounds, fish and aquatic life by controlling building sites, the placement of structures and land users and reserving shore cover and natural beauty for all waterfront and shoreland development.
- (b) General Regulations. The following regulations shall apply to all new development except a Civic Auditorium Complex. No building permit shall be issued for any new development of a waterfront or shoreland zoning lot without first obtaining a conditional use permit therefore. For purposes of this section, new development shall be a new principal building, an addition in excess of five hundred (500) square feet of floor area to an existing principal building, or an accessory building. The conditional use permit shall be issued pursuant to the procedure set forth in Section 28.12(10) of this ordinance. In addition to the review standards set forth in Subdivision (g) therein all waterfront development shall be subject to the following standards. (Am. by Ord. 10,713, 8-27-93; Ord. 12,598, 3-3-00)
1. For purposes of this section, the existing development pattern shall mean the average setback of the five (5) developed zoning lots to each side of the proposed development lot. For a zoning lot where a principal building does not or has not existed, the principal building setback shall be not less than the existing development pattern. (Am. by Ord. 12,598, 3-3-00)
 2. Upon the filing of an application for a conditional use permit, the development plan shall show a complete inventory of shoreline vegetation in any area proposed for building, filling, grading or excavating. In addition, the development plan shall indicate those trees and shrubbery which will be removed as a result of the proposed development. The cutting of trees and shrubbery shall be limited in the strip thirty-five (35) feet inland from the normal waterline. On any zoning lot not more than thirty percent (30%) of the frontage shall be cleared of trees and shrubbery. Within the waterfront setback requirements tree and shrub cutting shall be limited by consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.
 3. Any building development for habitation shall be served with public sanitary sewer.
 4. 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. (Am. by Ord. 12,183, 8-31-98)
 5. Where the City's adopted Master Plan includes a pedestrian walkway or bike path along the shoreline, the proposed development shall not interfere with its proposed location.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

December 29, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **5116 Spring Court – Conditional Use / Demolish – Build Single Family Home Waterfront**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: George Solner
Fax: 608-836-1148
Email: geores@zinggdesign.com

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 19, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5116 Spring Ct.

Present Zoning District: R-2

Proposed Use: Demolish a house and build a new waterfront home.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Delineate the flood plain area on the site plan.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	11,429.55 sq. ft.
Lot width	50'	49.65' (existing)
Usable open space	1,000 sq. ft.	adequate
Front yard	30'	31'
Side yards	17' 10" left 14' 8" right	7' 5" left (Var. approved) 7' 3" right
Lake setback average	50.89'	52'
Building height	2 stories/35'	2 stories/27' av. mean

Site Design	Required	Proposed
Number parking stalls	1	3

Other Critical Zoning Items	
Historic District	No
Flood plain	Yes
Water front development	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.



Department of Public Works
City Engineering Division

JAN 03 2006

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: December 29, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 5116 Spring Court Conditional Use and Demolition

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Street Terrace permit is required for installation of new drive within the right-of-way.
2. The owner/applicant must hire a registered land surveyor to prepare a plat of public sanitary sewer easement map and legal description. Submit map and description with a \$500 check, payable to the City Treasurer, to City Engineering, Attention Eric Pederson. Engineering will coordinate the preparation and recording of this easement with City Real Estate staff. Fee collected covers staff time, administrative costs, and recording fees.
3. Easement language shall include provisions for proposed skywalk within easement area, if approved.
4. City Engineer recommends the installation of a secondary sanitary lateral for future connection to Spring Court at such time the public sewer is moved to the street. Approval may be contingent upon owner agreement.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 5116 Spring Court Conditional Use and Demolition

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

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- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 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.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the 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 and sidewalk. 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.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for _____.

the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.11 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.

(3)

- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.

- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Utilities General

- 5.1 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.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 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.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

END



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: December 20, 2005
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **5116 Spring Ct.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. No comments.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. 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 John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt