



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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August 25, 2015

Paul Cuta
CaS4 Architecture
303 S Paterson St. Ste. 1
Madison, WI, 53703

RE: Approval of demolition of a single-family home for construction of a new single-family home.

Dear Mr. Cuta:

At its August 24, 2015 meeting, the Plan Commission found the standards met and **approved** your client's request to demolish a single-family home at 4022 Manitou Way. In order to receive final approval of the demolition, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact Matt Tucker, Zoning Administrator at 266-4569 if you have any questions regarding the following 3 items:

1. Sec. 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, Mr. George Dreckmann. (608-267-2626).
2. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Sec. 28.185(9) (a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.

Please contact Brenda Stanley, City Engineering at 266-4537 if you have any questions regarding the following 7 items

4. As part of the lot line adjustment process, provide an accurate site plan for the property at 4018 Manitou Way, showing compliance with all applicable zoning setbacks and lot requirements. Include an accurate measurement from the new lot line to the foundation wall of the building.
5. The site plan contemplates a property line adjustment of 3 feet. Although this type of boundary adjustment does not require a Certified Survey Map, it is advised that an administrative Certified Survey Map be drafted and submitted for approval with City of Madison Planning to be ultimately recorded with the Register of Deeds to adjust the lot line between the parcels. This is the best vehicle for accomplishing the adjustment and results in cleaner title for both properties for later conveyances.

6. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
7. 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).
8. 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).
9. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)
10. 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)).

Please contact Dennis Cawley, Water Utility, at 266-4651 if you have any questions regarding the following 2 items:

11. This property is property is not located in a wellhead protection district.
12. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Bill Sullivan, Fire Department at 261-9658 if you have any questions regarding the following 2 items:

13. Madison Fire Department recommend 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>
14. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt. Scott Bavery, (608) 576-0600.

Please contact my office at 266-5974 if you have any questions regarding the following item:

15. As indicated as part of the Plan Commission approval on August 24, 2015, the midline of the main front elevation of the new house may be placed within 30 feet of the front lot line, which will provide just over 22 feet of clearance behind the garage for vehicular maneuvering.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No demolition or building permits shall 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 your demolition permit:

1. Please revise your plans per the above conditions and submit eight (8) 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. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
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 demolition permit is issued.

If you have any questions regarding obtaining the demolition approval, 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

cc: Matt Tucker, Zoning Administrator
Bill Sullivan, Fire Department
George Dreckmann, Recycling Coordinator
Brenda Stanley, City Engineering
Jeff Quamme, Engineering Mapping

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

Signature of Applicant

Signature of Property Owner (if not applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<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"/>	Real Estate