



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

February 24, 2011

Wayne Barsness
D'Onofrio Kottke and Associates
7530 Westward Way
Madison, WI 53717

RE: Approval to demolish a single-family residence at 5428 Lake Mendota Drive, rezone 5426-5430 Lake Mendota Drive from the R1 to R2 District, and approval of a CSM to re-divide the subject three parcels into two lots.

Dear Mr. Barsness:

At its February 22, 2010 meeting, the Common Council **conditionally approved** your client's demolition request, zoning map amendment, and two-lot Certified Survey Map of 5426-5438 Lake Mendota Drive, subject to the conditions of approval from reviewing agencies.

The following conditions of approval shall be satisfied before final approval of the demolition permit and rezoning:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following five (5) conditions:

1. Applicant shall record a private sanitary sewer easement for the private sanitary sewer that crosses the three (3) lots in this proposed CSM.
2. 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)
3. 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. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. (MGO 10.05(6)) and MGO 35.02(4)(c)(2)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
5. 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. (POLICY) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following four (4) items:

6. 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 28.04(20)(b) of the Madison General Ordinances.
7. 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.)
8. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued
9. Sec 28.12(12)(e) of the Madison 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 follow the procedures listed below for obtaining your rezoning and demolition permit:

Please file seven (7) sets of the revised, complete site plans 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 the Zoning staff to the City department staff listed above for their signature of final approval.

The following conditions of approval shall be satisfied before final approval and recording of the CSM:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following five (5) conditions:

10. Label and identify the water edge designation on the Certified Survey Map. (i.e. Observed Ordinary High Water Mark, etc.)
11. The City of Madison prefers individual lot area calculations be shown to both the meander line and the water's edge and both clearly identified. If the Surveyor desires to show only one area calculation, identify which is being shown for convenience.
12. Include graphical representation of the underlying subdivision plat name, platted lot lines and lot numbers.
13. The PLSS land tie intent is a straight line extension of the Certified Survey Map boundary line. There appears to be a transposed bearing shown on this line.
14. Applicant shall record a private sanitary sewer easement and maintenance agreement for sanitary main crossing lots in the proposed CSM.

Please contact my office at 267-1150 if you have questions about the following item:

15. Section 16.23(7)(d) 2 of MGO requires that the survey shall show all existing buildings, including those approved for demolition. Please revise the CSM and include this information.

Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this survey and may have comments. That office will send any comments to you by fax or e-mail. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (enclosed), the original along with the revised Certified Survey Map, with all signatures and approvals from the reviewing agencies, shall be brought to this office for final signoff. You or your client may then record the certified survey at the Dane County Register of Deeds. For information on recording procedures and fees, contact the Register of Deeds at 266-4141.

Upon acceptance and recording of the certified survey map by the Dane County Register of Deeds, please transfer the recorded volume, document number, and page numbers to the copies and forward a copy to this office for our records. The original survey map with the recording information is permanently kept on file in the Dane County Register of Deeds Office. A copy of the recorded document can be obtained from the Register of Deeds Office, Room 110, City-County Building or the Real Estate Office in the Madison Department of Planning and Development.

Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within thirty (30) days from the date of this letter. The approval of this CSM shall be null and void if not recorded in **two years** from the date of the approving resolution.

If you have any questions regarding final approval of this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Dailey, City Engineering Division
Pat Anderson, Asst. Zoning Administrator
Dennis Cawley, Madison Water Utility
Dan Everson, Dane County Land Records and Regulations

For Official Use Only Re: Final Plan (Rezone/Demo) Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input type="checkbox"/>	CDBG
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Comm. Staff
<input type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coordinator (R&R)
<input type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Engineering Mapping