



Department of Planning & Development
Planning Unit

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

November 30, 2005

Joe Krupp
Kennedy Point, LLC
2020 Eastwood Drive
Madison, WI 53704

SUBJECT: 1833 Winnebago Street and 313, 317 & 314 Moulton Court

THIS LETTER PERTAINS TO THE REQUESTED DEMOLITIONS ONLY.

A SEPARATE LETTER WILL BE ISSUED REGARDING THE PUD APPLICATION.

Dear Joe:

The Plan Commission, at its November 21, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for the demolition of four residential buildings located at 1833 Winnebago Street and 313, 317 and 314 Moulton Court.

The Common Council, at its November 29, 2005 meeting, conditionally approved rezoning this property from R3 to PUD(GDP-SIP).

In order to receive final approval of your demolition permits, the following conditions must be met:

Please contact Gary Dallmann, City Engineering at 266-4751 if you have questions regarding the following two items:

1. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
2. 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.

Please contact Al Larson, Madison Water Utility at 266-4651, if you have questions regarding the following three items:

3. The Madison Water Utility shall be notified to remove the water meters prior to demolition.

Mr. J. Krupp

11/30/05

Page 2

- 4. The Madison Water Utility shall approve the method of abandonment of the existing water main. The developer shall be responsible for all costs associated with this abandonment.
- 5. The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Please contact Si Widstrand, City Parks Division at 266-4711, if you have questions regarding the following item:

- 6. Approval of this proposal 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

- 1. Please submit four (4) sets of the demolition plans to the Zoning Administrator. The final plans are reviewed and approved by City Engineering and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
- 3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Peter Olson
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning
City Engineering