



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
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May 22, 2012

Charlie Lazor  
Flat Pak  
2537 Burnham Rd.  
Minneapolis, MN, 55401

RE: Approval of the demolition of a single family home and a conditional use to construct a new single family home on lakefront property in the R1 (Single-Family Residence) District.

Dear Mr. Lazor:

The Plan Commission, meeting in regular session on May 21, 2012 determined that the ordinance standards could be met and **approved** your client's request for demolition at 5510 Lake Mendota Drive, and for a conditional use to construct a new single-family home on the property. In order to receive final approval for the demolition permit and conditional use, the following conditions must be met:

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

1. Final plans submitted for staff review and approval shall include detail on the existing and proposed driveway access to the property, details for any changes proposed to the detached shed/garage, and an parking stall meeting the requirements of the R1 (Single-Family Residence) District.
2. Final plans submitted for staff review and approval shall include labels for all exterior materials.
3. Final plans submitted for staff review and approval shall include the species and planting size for the "new trees" proposed on the site.

**Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following 8 items:**

4. The proposed rock wall on the north side of the property appears to push drainage on the adjacent property. This shall be revised to be a minimum of 5-feet from the property line else other drainage accommodations shall be made and approved by City Engineering.
5. Applicant shall review plan to show how the current and proposed building is or will be served by sanitary sewer. It is recommended that a sewer cleaning company or plumber be hired to make this determination. If there is a sanitary sewer running across the lake side of building (east side) serving other homes, applicant shall dedicate a private sanitary sewer easement across the lot.
6. Owner shall install a new sanitary sewer lateral for connection to Lake Mendota Drive. Owner/Applicant shall meet with the City Engineer to review and understand the sanitary sewer requirements for this lot. Contact Mark Moder at 261-9250 or Mike Dailey at 266-4058.
7. Any damage to the pavement on Lake Mendota Drive resulting from this construction shall be restored.
8. All work in the public right-of-way shall be performed by a City licensed contractor.
9. The site plans shall be revised to show the location of all rain gutter down spout discharges.

10. 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.

This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.

11. 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.

**Please contact Pat Anderson, Zoning at 266-5978 with questions about the following 5 items:**

12. 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.
13. MGO Sec. 28.12(12)(e) requires the submittal of documentation demonstration 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.
14. Lakefront development shall comply with MGO Sec. 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 or 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).
15. 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 28.04(20)(b).
16. Note: Average setback calculations were determined by submitted survey from Williamson Surveying and Associates. Depth penalties on the right and left side yards are also verified by Williamson Surveying to the nearest point of construction including decks and steps more than 3 feet above grade.

**Please contact Bill Sullivan, Fire Department at 261-9658 with questions about the following item:**

17. Note: Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>.

**Please contact Dennis Cawley, Water Utility, at 261-9243 with questions about the following 2 items:**

18. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
19. This property is not in a wellhead protection district. All wells on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The property shall be connected to the municipal water system in accordance with MGO 13.07.

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

1. Please revise your plans per the above conditions and submit **nine (9) 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.
3. This demolition approval shall become null and void one year after the date of the Plan Commission approval unless the demolition is commenced, or a valid demolition permit is issued and demolition is commenced within six months of the issuance of said building permit.

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

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*Signature of Applicant*

- cc: Pat Anderson, Assistant Zoning Administrator  
George Dreckmann, Recycling Coordinator  
Janet Dailey, Engineering  
Eric Pederson, Engineering Mapping  
Bill Sullivan, Madison Fire Department

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 checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Metro Transit:
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Water Utility