



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

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

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August 9, 2011

Ron Klaas  
D'Onofrio Kottke & Associates  
7530 Westward Way  
Madison, Wisconsin 53717

RE: Approval of a demolition permit and conditional use to allow an existing single-family residence on a lakefront lot at 1810 Waunona Way to be demolished and a new residence to be constructed (Michael & Nickola Scott)

Dear Mr. Klaas;

At its August 8, 2011 meeting, the Plan Commission found the standards met and **approved** your demolition permit and conditional use for a new residence 1810 Waunona Way, subject to the conditions below. In order to receive final approval of the demolition permit and for any necessary permits to be issued for your project, the following conditions shall be met:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following items:**

1. Revise both the existing conditions map and site plans to include the field-surveyed location of the existing public sanitary sewer. This location is necessary to ensure adequate separation preserving the ability of the City to protect and maintain these facilities. The applicant shall field survey two structures (one upstream and one downstream) to define the location of these existing facilities. Submittal and review of these revised plans may require additional comments and/or site plan modifications.
2. Full drainage information shall be provided for the site including how the driveway and rooftops shall be drained.
3. The applicant shall show the City sanitary sewer and easement on the lake side (north side) of the proposed home and the footprint of the proposed home.
4. No improvements of any kind shall be allowed within the sanitary sewer easement area.
5. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
6. 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 from the City Engineering Division.
7. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction or any sidewalk and curb and gutter that 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.

8. All work in the public right of way shall be performed by a City-licensed contractor.
9. All damage to the pavement on Waunona Way adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
10. 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.
11. Prior to final approval of the demolition permit 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 Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:**

12. The Madison Water Utility shall be notified to remove the water meter prior to demolition. 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 Patrick Anderson, Zoning Office, at 266-5978 if you have any questions regarding the following items:**

13. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the 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.
14. Lakefront development shall comply with MGO Section 28.04(19): The cutting of trees and shrubbery shall be limited in the strip of land 35 feet inland from the normal waterline. Provide a landscaping plan to show any landscape elements to be removed and show a detailed plan showing the 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.)
15. Show the designated floodplain area on the site plan. Any construction within a floodplain shall meet flood proofing/protection measures and such design shall be certified by a registered professional engineer or architect per MGO Section 28.04(20)(b).

16. Average setback calculations were determined by submitted survey and compared to permitted construction on file.

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

This agency submitted a response with no conditions of approval for this request. The agency comments included the following note: "A residential fire sprinkler system may be installed 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 my office at 261-9632 if you have any questions about the following conditions added by the Plan Commission, which shall be reviewed and approved by the Planning Division prior to the issuance of demolition and building permits for this project:**

17. That the applicant submit a tree preservation and protection plan for the 42-inch burr oak.

18. That the applicant revise the landscaping plan for the new residence to show the planting of two oak trees to replace the two trees being removed.

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

**No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.**

**Approval of plans for this project 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.**

**Please now follow the procedures listed below for obtaining permits for your project:**

1. Please revise your plans per the above conditions and submit **seven (7) copies** of a complete, fully dimensioned 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.
2. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the 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.
3. The Madison Water Utility shall be notified to remove the water meter(s) prior to demolition.
4. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
 Planner

cc: Janet Dailey, City Engineering Division  
 Pat Anderson, Asst. Zoning Administrator  
 Bill Sullivan, Madison Fire Department  
 Dennis Cawley, Madison Water Utility

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

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*Signature of Applicant*

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*Signature of Property Owner (If Not Applicant)*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<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"/>	Other: