



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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July 10, 2012

Scott Poulsen
Poulsen Enterprises, Inc
4860 Pine Spring Rd
Deforest, WI 53532

RE: Approval to demolish a single-family residence and construct a new single-family residence on a waterfront parcel at **5430 Lake Mendota Drive**

Dear Mr. Poulsen:

At its July 9, 2012 meeting, the Plan Commission, meeting in regular session, approved your client's demolition and conditional use requests to demolish a single-family residence and construct a new single-family residence on a waterfront parcel at 5430 Lake Mendota Drive. These approvals are subject to the below conditions. In order to receive final approval of the demolition and conditional use and for permits to be issued, the following conditions must be met:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following twelve (12) items:

1. The existing sanitary sewer configuration puts the property owner at significant risk if the private main fails. The Applicant shall take out a Permit to Excavate in the Right of Way from the City for the new sanitary sewer lateral connection to the Madison Metropolitan Sewerage District (MMSD) main in Lake Mendota Drive. The lateral connection will also require a permit from MMSD to connect to their facility. Contact Curt Sauser at MMSD to apply for this permit (222-1201x269). Allow for a minimum of 3-days advanced notice prior to the start of the work. Provide an approved copy of the MMSD permit to City Engineering prior to sign off of the site plans.
2. The applicant shall install a cleanout at the property line for access to the existing private sewer main serving 5426 Lake Mendota Drive. The portion of the private sanitary sewer main upstream from the cleanout, which served 5430 Lake Mendota Drive, shall be abandoned.
3. The plans shall be revised to show the lowest entrance opening to be an elevation of 853.5 or higher.
4. Revise the proposed drainage plan such that the drainage will not discharge onto the adjacent properties.
5. Provide additional information on Clifford Court and Lake Mendota Drive to show any proposed work. No private improvements or planting are to be placed in the Right of Way.
6. The existing garage as shown is currently encroaching into the right of way. The applicant shall apply for a privilege in streets permit and enter into an encroachment agreement if the garage is to remain. Please contact Jenny Frese of City Real Estate at 608-267-8719.

7. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
8. All work in the public right-of-way shall be performed by a City licensed contractor.
9. All damage to the pavement on Lake Mendota Drive, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm>
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 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>.
12. 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, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following six (6) items.

13. 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.
14. 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.
15. As per the submitted plans, no vegetation in this area is to be removed.
16. Average setback calculations where determined by submitted survey from Williamson Surveying & Associates.
17. 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.
18. Plans call out an existing detached garage to share a proposed new driveway with access from Clifford Court, the maximum driveway width shall be 22' at Clifford Court.
19. The garage door on the existing garage will be moved from the SE side to the NE side of garage. Existing driveway from Lake Mendota Drive shall be closed and terrace restored with lawn as per City Engineering requirements.

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

20. 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>
21. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities (608) 246-4587.

Please contact my office at 267-1150 if you have questions regarding the following three (3) items:

22. That the applicant provides a revised landscape plan, for staff approval, that removes any proposed private landscaping and related encroachments into the Clifford Court and Lake Mendota Drive rights-of-way.
23. That the applicant provides updated lot coverage statistics including the coverage of the proposed home, accessory structures, patios and paved areas as a percentage of the total area of the lot. Staff recommend that the site and landscape plan: a) not exceed 20% lot coverage within 35 feet of the ordinary high water mark and b) not exceed 50% total lot coverage.
24. That revised grading information, including a more detailed grading plan, be provided for approval by Planning, Building Inspection, and City Engineering staff. This information should resolve the apparent inconsistencies between the site plan and elevation drawings, meet applicable codes, and meet the approval conditions recommended by City Engineering.

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.

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

1. Please revise your plans per the above and submit eight (8) copies of a complete 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. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of a wrecking permit.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
4. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

- 5. 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 building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit and conditional use permit.

If you have any questions regarding obtaining your demolition or building permits, 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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

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

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

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