



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
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May 2, 2006

Bob Bouril
Bouril Design Studio
6602 Grand Teton Plaza
Madison, Wisconsin 53719

RE: Approval of a demolition permit and conditional use for a single-family residence on a waterfront lot at 2912 Waunona Way.

Dear Mr. Bouril:

The Plan Commission, meeting in regular session on May 1, 2006, determined that the ordinance standards could be met and **approved** your request for a demolition permit and conditional use permit to allow an existing a single-family residence located at 2912 Waunona Way to be razed and a new single-family residence and detached garage to be constructed, subject to the conditions below. In order to receive final approval of the demolition permit and conditional use, the following conditions must be met:

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

1. The final site plan shall be submitted at 1" = 30' scale with dimensions shown. Show the entire lot.
2. Any flood plain or wetland boundaries shall be shown on the final plan. Wetland delineation may be required. If you have questions concerning this comment, please contact Greg Fries in City Engineering at 267-1199.

Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following six items:

3. Works along or near the shoreline may require permit from the Wisconsin Department of Natural Resources. Please verify the need for any WDNR permits prior to city approval.
4. A City licensed contractor shall perform all work in the public right-of-way.
5. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.

6. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
7. 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.
8. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following item:

9. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

In addition, the Plan Commission added the following condition of approval:

10. That the applicant work with the Planning Unit on aesthetic improvements to the western wall of the detached garage. For more information on this condition, please contact Tim Parks at 261-9632.

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 *five (5) 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. 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.
3. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of a wrecking permit.
4. 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 conditional use.

The developer shall contact the Madison Water Utility separately to have water meters removed prior to demolition. For information, please contact Dennis Cawley at the Madison Water Utility at 266-4651.

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 you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

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

Signature of Applicant

cc: Kathy Voeck, Assistant Zoning Administrator
Janet Gebert, City Engineer's Office
John Lippitt, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: