



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

Website: [www.cityofmadison.com](http://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 608 267-8739  
PH 608 266-4635

November 4, 2008

Mark M. Wohlferd  
Design Shelters, LLC  
3207 Glacier Ridge Road  
Middleton, WI 53562

RE: Approval to demolish a single-family residence and construct a new single-family residence on a lakefront lot at 5706 Lake Mendota Drive

Dear Mr. Wohlferd:

The Plan Commission, meeting in regular session on November 3, 2008 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit and conditional use to demolish a single-family residence and construct a new single-family residence on a lakefront lot at 5706 Lake Mendota Drive, 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 Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following six (6) items:**

1. Create defined swales on both sides of proposed house to safely drain runoff down the side lot lines without adversely affecting neighboring properties.
2. The letter of Intent mentions plans to improve the shoreline. Any work along the shoreline requires a permit from the Wisconsin Department of Natural Resources and the US Army Corps of Engineers. Add the following note to plans: "All shoreline improvements require review and approval by the WDNR and/or Army Corp of Engineers. All permitting shall be in place prior to the start of work on the shoreline."
3. City Engineering requests copies of all permit approvals for work affecting the shoreline.
4. All work in the public right-of-way shall be performed by a City licensed contractor.
5. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
6. 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>.

**Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following item:**

7. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

**Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following six (6) items.**

8. The four-foot wide Siena stone steps and shoreline rip-rap work as shown on the landscape plan is not a part of this approval. Contact the State DNR and or County agencies for approvals of this work.
9. Please work with zoning staff to establish a lake setback from the normal high water mark of Lake Mendota. Discrepancies on neighboring properties will affect the lake setback average. Please provide revised plans for final sign off showing an accurate existing development pattern prior to a building permit being issued.
10. Provide a reuse/recycling plan, 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.
11. Filling and grading permits are not granted by the Plan Commission. Filling and grading plans must be reviewed for compliance with Chapters 28 and 37 of the Madison General Ordinances. Please work with Scott Kerr (608.266.4905) of this department with additional filling, grading or runoff concerns. Additional approvals maybe required by State and County agencies.
12. The landscape plan and the elevations plan do not match up. Please provide a revised elevation plan showing the finished grades.
13. 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 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.)

**Please contact my office at 267-1150 if you have questions on the following two (2) items.**

14. That the applicant's final sign-off plans include dimensioned elevation drawings for all sides of the building that label the existing and proposed grade at the building corners for approval by Planning Division staff.
15. That the applicant removes the underground connection between the garage and residence on final plans. The zoning administrator has determined that as shown, variance approval would be required. This feature has been crossed-off and initialed by the applicant's architect in the current plan set.

**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 *seven (7) 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. 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 the demolition approval, 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 267-1150.

Sincerely,

Kevin Firchow, AICP  
 Planner

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

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*Signature of Applicant*

cc: Pat Anderson, Ast. Zoning Administrator  
 Scott Strassburg, Madison Fire Department  
 Janet Dailey, Engineering Division  
 George Dreckmann, Recycling Coordinator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Firchow)	<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 type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: