



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

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

Madison Municipal Building  
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July 24, 2007

Peter Rott  
710 Eugenia Avenue  
Madison, Wisconsin 53705

RE: Approval of a demolition permit and conditional use for a single-family residence on a waterfront lot at 5320 Lake Mendota Drive.

Dear Mr. Rott:

The Plan Commission, meeting in regular session on July 23, 2007 determined that the ordinance standards could be met and **approved** your client's request for demolition and conditional use permits to allow a single-family residence located at 5320 Lake Mendota Drive to be razed and a new residence 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 Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following nine items:**

1. The location of the "provisional" WDNR/ FEMA flood plain shall be shown on the plan along with the lowest entrance elevation of the structure.
2. The owner shall execute and record a Declaration of Conditions and Covenants agreeing to assessment for a new sewer lateral within Lake Mendota Drive and agreeing to switch sewer connection, at owner's expense and within 60-days notice from the City Engineer (copy of Declaration attached).
3. Plan needs to be revised to show the existing sanitary sewer main between the existing home and the proposed garage. The City needs 15 feet to maintain the City sewer facilities.
4. A City licensed contractor shall perform all work in the public right of way.
5. The area adjacent to this proposed development has a known flooding risk. All entrances shall be two feet above the adjacent sidewalk elevation or one foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.
6. 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.

7. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
8. 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.
9. 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 Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following two items:**

10. Show 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 Section 28.04 (20)(b), MGO.
11. Show all landscape elements within 35 feet of the ordinary high water mark that will be removed, if any.

**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. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of a wrecking permit. The reuse and recycling plan shall be submitted along with the resubmittal of site plans for forwarding to the Recycling Coordinator.
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.

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 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.

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*Signature of Applicant*

cc: Matt Tucker, Zoning Administrator  
Janet Dailey, City Engineer's Office  
George Dreckmann, Recycling Coordinator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<input checked="" type="checkbox"/>	Recycling Coordinator (R & R)
<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: