



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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December 6, 2005

Joel R. Nelson
J.N. Woodworks, Inc.
3520 Packers Avenue
Madison, WI 53704

SUBJECT: 632 Knickerbocker Street

Dear Mr. Nelson:

The Plan Commission, at its December 5, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for the removal of an existing house and the construction of a new single-family home located at 632 Knickerbocker Street.

In order to receive final approval of your proposal, the following conditions must be met:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following four items:

1. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
2. All work in the public right-of-way shall be performed by a City licensed contractor.
3. 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 and street degradation fee as applicable and shall comply with all the conditions of the permit.
4. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

Please contact Al Larson, Madison Water Utility at 266-4651 if you have questions regarding the following two items:

5. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
6. The Water Utility will not need to sign off on the final plans, nor need a copy of the approved plans.

Approval of this proposal 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit four (4) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by City Engineering and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Peter Olson
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineering
