



Department of Planning & Community & Economic Development
Planning Division

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
PH 608 266-4635

March 12, 2013

Kevin Carey
3934 Manitou Way
Madison, WI 53711

RE: Approval of the demolition of a single-family home for construction of a new single-family home at 3934 Manitou Way.

Dear Mr. Carey:

At its March 4, 2013 meeting, the Plan Commission found the standards met and **approved** your demolition permit application for 3934 Manitou Way, subject to the conditions below. In order to receive final approval of the demolition permit and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 you have questions regarding the following three items

1. Exterior materials shall be labeled on elevations submitted for staff review and approval.
2. Final plans submitted for staff review and approval shall include a replacement canopy tree similar in mature size to the crabapple tree that will likely be lost due to the placement of the new home.
3. During the demolition and construction process, the stone neighborhood monument on the property will be protected. If the stone monument is damaged during demolition or construction, it will be repaired.

Note: This condition was added by the Plan Commission on March 4, 2013.

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following three items:

4. Drainage patterns shall be maintained to not adversely affect adjacent properties and to convey runoff to the street.
5. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
6. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01)

Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following two items:

7. MGO Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann (608-267-2626).
8. MGO Section 28.185(10) states that every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.

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

9. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.30(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homesprinkler.org/Consumer/ConsHome.html>
10. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFC Training Division to discuss possibilities (608) 246-4587.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following two items:

11. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
12. 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.

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have questions regarding the following item (reference ID #13107 when contacting Parks about this project)

13. Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Approval of plans for this project 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.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

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 permits for your project:

1. Please revise your plans per the above conditions and submit **seven (7) copies** of a complete, fully dimensioned 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. Sec 28.12(12)(e) of the 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.
3. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.

If you have any questions regarding obtaining your 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 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Janet Dailey, City Engineering Division
Pat Anderson, Asst. Zoning Administrator
Bill Sullivan, Madison Fire Department
Dennis Cawley, Madison Water Utility
George Dreckmann, Recycling Coordinator

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

Signature of Applicant

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