



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 608 266-8739  
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November 20, 2013

Arlan Kay  
Architecture Network Inc.  
116 E. Dayton St.  
Madison, WI 53703

RE: Approval of the demolition of a single-family home and a rezoning of property from TR-C2 to TR-C4 for construction of a new single-family home.

Dear Mr. Kay:

At its November 19, 2013 meeting, the Common Council **approved** your client's rezoning request for construction of a new single-family home at 801 Erin Street (now 702 West Shore Drive), subject to the conditions below. This approval followed a November 4 approval by the Plan Commission of the request to demolish the existing home. In order to receive final approval of the demolition and rezoning, and for any necessary permits to be issued for your project, the following conditions shall be met:

**Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following 6 items:**

1. The site plan indicates that the flagstone retaining wall that encroaches a foot or so into Erin Street and West Shore Drive is to remain in its current location. The retaining wall shall be removed from the public right-of-way.
2. The plat of Spohn – Levander Replat of Block 25 Greenbush Addition denotes a 15 foot "Building Line" set back from West Shore Drive. This is also shown on the site plan. The consultant/owner shall confirm with City of Madison Zoning Staff that the proposed new improvements are in conformance with any City of Madison required setbacks.
3. The new house will face West Shore Drive. A new address of 702 West Shore Dr was created 7/25/2013.
4. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
  - b) Internal walkway areas
  - c) Internal site parking areas
  - d) Lot lines and right-of-way lines
  - e) Street names
  - f) Stormwater Management Facilities
  - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)
5. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner

shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO CH 35.02(14)).

6. 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 (POLICY).

**Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following 3 items:**

7. 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. Section 28.185 (1) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(6)(a) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
9. Provide usable open space calculations on final plans pursuant to Section 28.045(2), 28.211, and 28.140.

**Please contact Kay Rutledge, Parks Division, at 266-4714 if you have questions regarding the following 3 items:**

10. Existing street trees shall be protected. Please include the following note on the site plan: 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. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>
11. This development is within the Vilas-Brittingham park impact fee district (SI27). Please reference ID# 13151 when contacting Parks about this project.
12. 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.

**Please contact Bill Sullivan of the Fire Department at 261-9658 if you have questions regarding the following item:**

13. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>.

**Please contact Dennis Cawley of the Water Utility at 266-4651 if you have questions regarding the following item:**

14. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No building permits shall 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 your demolition permit:**

1. Please revise the plans per the above conditions and file **seven (7)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. 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 demolition is commenced within six months of the issuance of said building permit.

If you have any questions regarding obtaining the demolition or conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP  
 Planner

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

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*Signature of Applicant*

- cc: Janet Dailey, City Engineering Division  
 Jeff Quamme, City Engineering Division  
 Pat Anderson, Asst. Zoning Administrator  
 Bill Sullivan, Fire Department  
 Kay Rutledge, Parks Division

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 checked="" 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 checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: