



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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May 24, 2017

Jeff and Mariel Simon
147 Lansing Island Drive
Indian Harbor Beach, FL 32937

RE: Legistar #46773 -- Approval of a demolition permit to demolish 50 percent or more of the exterior walls of a single-family residence and two conditional use permits to construct an addition in excess of 500 square feet on a lakefront property and construct an accessory building in TR-C1 zoning on a lakefront property at **4930 Lake Mendota Drive**.

Dear Mr. and Mrs. Simon:

At its May 22, 2017 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your demolition permit request to demolish 50 percent or more of the exterior walls of a single-family residence and two conditional use permits to construct an addition in excess of 500 square feet on a lakefront property and construct an accessory building in TR-C1 zoning on a lakefront property at **4930 Lake Mendota Drive**, subject to the conditions below. In order to receive final approval of the conditional use, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Timothy Troester of the City Engineering Division at 267-1995 if you have any questions regarding the following item:

1. Applicant shall maintain drainage from S to N along both side lot lines and not fill to force all water to be directed to neighboring lots. A grading plan shall be added to the plan set to show how the side yards shall be explicitly graded.

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following item:

2. An 8-inch sanitary sewer runs through the rear yard of this site. The sewer was constructed circa 1959 with a general easement per Document No. 964094 without specific location or width. For the sewer in this area, when redevelopment occurs, City Engineering requires the owner to grant a 15' wide sanitary sewer easement centered on the existing facilities. Applicant shall coordinate with and have their surveyor provide a map and legal description of the required easement to Jeff Quamme. (jrquamme@cityofmadison.com) The easement document will be drafted by City Real Estate for execution by the owner(s) and subsequently recorded by City Real Estate Staff.

Please contact Jenny Kirchgatter of the Zoning Division at 266-4429 if you have any questions regarding the following ten (10) items:

3. Remove the existing paved parking area located in the front yard setback between the proposed detached garage and Lake Mendota Dr. Return the section of paved area that is located on the private property to a grass or landscape surface. Return the section of paved area that is located in the City right-of-way to a grass surface per City Engineering requirements.
4. Verify that the studwall will not be removed behind the existing elevated deck, and provide details regarding the repair of the deck. The deck is an existing encroachment within the lakefront yard setback. If the wall supporting the deck is removed or if the deck structure is removed, the deck may not be replaced within the lakefront setback.
5. It appears that screening is proposed on the west side of the existing elevated deck within the lakefront setback yard. Screening must comply with the provisions of Section 28.142(11).
6. 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, Bryan Johnson (608-266-4682).
7. Section 28.185(10) 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.
8. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
9. Clearly show the location of the roof eaves and gutters in relation to the property lines and setbacks. Roof eaves and gutters may project up to two (2) feet into a side yard setback and three (3) feet into the front or lakefront yard setbacks.
10. Filling, grading and excavation of the zoning lot may be permitted only where protection against erosion, sedimentation and impairment of fish and aquatic life has been assured. Obtain necessary erosion control permits. Any earth disturbing activity along the lake shore may require a permit from the Department of Natural Resources. Contact the Department of Natural Resources for more information.
11. Provide lot coverage information for the area within thirty-five (35) feet of the Ordinary High Water Mark (OHWM). Lot coverage within thirty-five (35) feet of the OHWM shall not exceed twenty percent (20%). Public paths within this area shall not be included in the lot coverage limit. Provide details of proposed pervious paver areas.
12. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any 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: <https://homefiresprinkler.org/fire-sprinkler-guide/>

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following two (2) items:

14. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.
15. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

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

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above conditions and submit **eight (8) copies** of a complete, fully dimensioned and scaled 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. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, 126 S. Hamilton Street. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. 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.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
4. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.

5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use, demolition or building permits, 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 261-9135.

Sincerely,



Chris Wells
Planner

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

cc: Timothy Troester, City Engineering
John Sapp, City Engineering
Jeff Quamme, Engineering Mapping
Jenny Kirchgatter, Zoning
Bill Sullivan, Fire Department
Adam Wiederhoeft, Water Utility
Bryan Johnson, Recycling Coordinator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Wells)	<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 checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Metro Transit
<input checked="" type="checkbox"/>	Water Utility		