



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

July 30, 2019

Rick North
Residential Design Build, LLC
702 N High Point Road
Madison, WI 53717

RE: Approval of a demolition permit to raze an existing single-family residence and construct a new single-family residence at 4800 Buckeye Road (ID 56389; LNDUSE-2019-00065).

Dear Mr. North;

At its July 29, 2019 meeting, the Plan Commission found the standards met and **approved** the demolition permit request to raze an existing single-family residence and construct a new single-family residence at **4800 Buckeye Road**. The conditions of approval in the following sections shall be satisfied prior to issuance of demolition permits for the project.

Please contact my office at (608) 243-0554 if you have any questions regarding the following item:

1. Label heights, materials, and colors on the elevation drawings.

Please contact Jacob Moskowitz, Assistant Zoning Administrator at (608) 266-4560 if you have any questions regarding the following four (4) items:

2. Provide a complete, to-scale site plan for final sign-off with all setbacks labeled and including all driveways and other pavement.
3. 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).
4. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission
5. 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 Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have any questions regarding the following two (2) items:

6. 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. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

7. Owner shall understand Buckeye Road is under reconstruction in the summer/fall of 2019 and the road is closed to through traffic. Demolition contractor shall coordinate access requirements with City Construction Engineer.

Please contact Lori Zenchenko of the City Engineering Division – Mapping Section at (608) 266-5952 if you have any questions regarding the following three (3) items:

8. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
9. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
10. Provide an accurate site plan utilizing the lot survey completed by Walker Surveying on June 12, 2019. The current site plan does not have an accurate boundary shown.

Please contact Bill Sullivan of the Fire Department at (608) 261-9658 if you have any questions regarding the following two (2) items:

11. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>

Please contact Adam Wiederhoeft of the Water Utility at (608-266-9121) if you have any questions regarding the following two (2) items:

12. 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.
13. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

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 permits for your project:

1. After the plans have been revised per the above conditions, please file **eight (8) sets** of complete, fully dimensioned, and to-scale plans, 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, 215 Martin Luther King Jr. Boulevard. **This submittal shall all also include one (1) complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.
2. 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.
3. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission. Where the plans have not been altered since issuance of the demolition or removal permit and the permit has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date.
4. 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.

If you have any questions regarding obtaining your conditional use 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 243-0554.

Sincerely,



Sydney Prusak
 Planner

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for demolition.</p> <p>_____</p> <p><i>Signature of Applicant</i></p> <p>_____</p> <p><i>Signature of Property Owner (if not the applicant)</i></p>

- cc: Jacob Moskowitz, Asst. Zoning Administrator
 Brenda Stanley, City Engineering
 Lori Zenchenko, City Engineering – Mapping
 Bryan Johnson, Streets Division
 Bill Sullivan, Fire Department
 Adam Wiederhoeft, Water Utility

LNDUSE-2019-00039			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Prusak)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks/Forestry 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 checked="" type="checkbox"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: