



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
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October 30, 2008

Richard L. Palmer
Royal Oak Engineering
5610 Medical Circle, Suite 6
Madison, Wisconsin 53719

RE: Approval to rezone the property at 1421 MacArthur Road from R1 (Single-family Residential) to R2 (Single-family Residential) to allow for the division of the lot into two.

Dear Mr. Palmer:

At its October 28, 2008 meeting, the Common Council **approved** the rezoning of your client's property at 1421 MacArthur Road from R1 to R2 subject to the following conditions of approval from reviewing agencies:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following five (5) items:

1. Each lot will be served by a separate sanitary sewer lateral.
2. If this proposed rezoning request is approved, the applicant must submit a Certified Survey Map for City of Madison approval, and record with the Dane County Register of Deeds, to legally create the two individual proposed parcels prior to issuance of any building permits.
3. If the lots within this site plan are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site, an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the County Engineer, referenced on the site plan, and recorded at the Dane County Register of Deeds.
4. The plan shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the locations of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
5. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Subdivision Contract. Contact Janet Daily to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off.

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions about the following three items:

6. If service to Lot 2 crosses Lot 1, a private water service lateral easement will be required.
7. Each lot shall have a separate water service lateral connected to a public water main.

8. All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21. All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions about the following item:

9. Final plans submitted must show addresses for each lot. Contact Lori Zenchencko of City Engineering at (608) 266-4711 to obtain the addresses.

Please contact my office at 261-9632 if you have questions about the following two items:

10. That the rezoning from R1 to R2 will not take effect until a Certified Survey Map showing a subdivision into two conforming lots has been prepared, approved by the Plan Commission, and recorded. The Land Division Application can be found at the following link: <http://www.cityofmadison.com/BI/PlatCSMAApp12-22.pdf>
11. That, prior to obtaining a building permit, the property owner will submit the plans for a new residential structure on the lot for review by Planning Division Staff. Any new residential structure must uphold the general character of the neighborhood.

Note: This approval 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. Park fees to be determined will be required as part of the required land division.

Please now prepare a Land Division Application and submit it with applicable fees and any other documentation requested herein to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. **Rezoning will not take effect until a Certified Survey Map has been approved and recorded.**

If you have any questions regarding final approval of this plan or obtaining permits, please call Pat Anderson, Assistant Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 266-5974.

Sincerely,

Heather Stouder
Planner

cc: Janet Dailey, City Engineering
Pat Anderson, Zoning
Si Widstrand, Parks
Norb Scribner, Dane County Land Records and Regulations

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

Signature of Applicant