



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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January 26, 2006

Mark Zingg
Zingg Design
6603 University Avenue
Middleton, WI 53562

Lori & Jason Smith
5116 Spring Court
Madison, WI 53507

SUBJECT: 5116 Spring Court

Dear Mr. & Mrs. Smith and Mr. Zingg:

The Plan Commission, at its January 9, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a demolition permit-conditional use for the demolition of the existing house and garage located at 5116 Spring Court. The approval included the new house and attached garage.

In order to receive final approval of your proposal, the following conditions must be met:

The Plan Commission specifically directed that the drive be narrowed as much as possible and that the landscape plan be reviewed to see if the view on the garage can be screened.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following seven items:

1. A Street Terrace permit is required for installation of new drive within the right-of-way.
2. The owner/applicant must hire a registered land surveyor to prepare a plat of public sanitary sewer easement map and legal description. Submit map and description with a \$500.00 check, payable to the City Treasurer, to City Engineering, Attention Eric Pederson. Engineering will coordinate the preparation and recording of this easement with City Real Estate staff. Fee collected covers staff time, administrative costs, and recording fees.
3. Easement language shall include provisions for proposed skywalk within easement area, if approved.
4. City Engineering recommends the installation of a secondary sanitary lateral for future connection to Spring Court at such time the public sewer is moved to the street. Approval may be contingent upon owner agreement.
5. All work in the public right-of-way shall be performed by a City licensed contractor.

6. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
7. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

Please contact Bill Roberts of Planning Unit staff at 266-4635 if you have questions regarding the following two items:

8. As required by ordinance, the applicant shall submit a reuse and recycling plan for approval by the City of Madison Recycling Coordinator prior to demolition permits being issued. The applicant is encouraged to explore the possibility of moving this house to another site, but does not recommend that the Plan Commission impose this as a condition of approval.
9. The applicant shall verify that there will be no construction activity or site work within the mapped environmental corridor and 100-year flood plain along the lakeshore. This area shall be shown on the site plan and noted clearly to prevent any encroachment.

Please contact the Madison Fire Department at 266-4484 if you have questions regarding the following item:

10. All portions of the exterior walls of newly constructed one and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Approval of this proposal 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit seven (7) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, Planning and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.

3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Bill Roberts
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineering Traffic Engineering Planning (BR)
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