



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
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

March 10, 2009

Tim Nachreiner
33 Park Heights Court #4
Madison, Wisconsin 53711

RE: Approval of final plans for a single-family residence at 5314 Loruth Terrace on one of two lots created by a previously approved Certified Survey Map and demolition permit.

Dear Mr. Nachreiner;

At its March 9, 2009 meeting, the Plan Commission granted approval of final plans for your new single-family residence on property located at 5314 Loruth Terrace, subject to the conditions below. In order to receive final approval of your project and for building permits to be issued, the following conditions must be met:

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

1. All pavement restoration on Loruth Terrace shall conform to the City's Patching Criteria.
2. A City-licensed contractor shall perform all work in the public right of way.
3. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.

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

4. Within 10 feet from a driveway crossing of a street lot line, any landscaping/screening shall not exceed 2 feet in height for vision clearance.

Please now follow the procedures listed below for obtaining your building permit:

1. Please revise your plans per the above and submit **six (6) copies** of a complete 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.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.

If you have any questions regarding obtaining your 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

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

Signature of Applicant

cc: Janet Dailey, City Engineering Division
Pat Anderson, Asst. Zoning Administrator

| For Official Use Only, Re: Final Plan Routing | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | Planning Div. (T. Parks) | <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 type="checkbox"/> | Recycling Coord. (R&R) |
| <input type="checkbox"/> | Fire Department | <input type="checkbox"/> | Other: |