



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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October 18, 2006

Don Esposito
Veridian Homes LLC
6801 South Towne Drive
Madison, WI 53713

SUBJECT: 6002 Cottage Grove Road

Dear Mr. Esposito:

The Plan Commission, at its October 16, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for the demolition of buildings located at 6002 Cottage Grove Road.

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

1. The Plan Commission added a specific condition of approval that all driveways to the property shall be closed, the site shall be graded and seeded, and no parking shall be permitted on the site. In addition, if it is determined that the buildings will be burned as part of a fire department training exercise that notice be provided to all property owners in an area determined by staff.

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

2. Septic system shall be removed or abandoned in accordance with the Dane County's Specifications.
3. When the land use application is submitted, right-of-way dedication consistent with existing Certified Survey Map 11058 (subdivided Grandview Commons) and McClellan Estates will be required.
4. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
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.

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 plans. The final plans are reviewed and approved by the Fire Department, City Engineering, 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
Daniel Day, D'Onofrio Kottke and Associates, Inc., 7530 Westward Way, Madison, WI 53717

Fire Dept. Zoning City Engineering
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