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 608 267-8739
PH 608 266-4635

November 17, 2009

Jason DeNoble
Hart DeNoble Builders
7923 Airport Road
Middleton, WI 53562

RE: Approval to demolish a single-family residence and construct a new single-family residence on a waterfront property at 1834 Camelot Drive

Dear Mr. DeNoble:

The Plan Commission, meeting in regular session on November 16, 2009 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit and conditional use to demolish a single-family residence and construct a new single-family residence on a waterfront property at 1834 Camelot Drive, subject to the conditions below. In order to receive final approval of the demolition permit and conditional use the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following six (6) items:

1. Applicant shall provide the location and ten (10) foot width of the Mendota Estates platted MMSD sanitary main/easement on either the survey drawing or a utility plan within the plan set.

2. All work in the public right-of-way shall be performed by a City licensed contractor.

3. The site plans shall be revised to show the location of all rain gutter down spout discharges.

4. The plan set 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 location 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. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at: http://www.cityofmadison.com/engineering/permits.cfm.

6. Prior to approval of the 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. This permit application is available on line at http://www.cityofmadison.com/engineering/permits.cfm.

Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following seven (7) items.

7. Provide surveyors verification pursuant to section 28.04(19)(b)1. establishing the existing development pattern, setback from the normal high water mark. For purposes of this section, the existing development pattern shall mean the average setback of the five (5) developed zoning lots to each side of the proposed development lot. For all zoning lots, the principal building setback shall be not less than the existing development pattern.

8. Please work with zoning staff to establish said setback, which is measured to the principal building to the nearest tenth of a foot. Survey shall include all decks three feet or more above the normal grade. Survey shall be submitted with plans for final sign off, showing an accurate existing development pattern prior to a building permit being issued.

9. Provide on final plan sets the correct addresses of the properties involved in the establishment of the development pattern.

10. Lake front development shall comply with City of Madison General Ordinances Section 28.04 (19) The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Provide a landscape plan to show landscape elements to be removed and show a detailed plan showing sizes and number of landscape elements to be added to the site. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery. (Note: Within the waterfront setback requirements tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.)

11. Show designated flood plain area on the site plan. Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.

12. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued. (Please note this plan has been submitted and approved by Mr. Dreckmann on November 5, 2009)

13. Sec 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have questions on the following item:

14. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have any questions regarding compliance with Fire Code conformance issues related to this project.

Please contact my office at 267-1150 if you have questions on the following two (2) items.

15. That the applicant submits a plan showing existing grades on the site. The applicant's final sign-off plans shall include dimensioned elevation drawings for all sides of the building that label the finished-grade elevations at the building corners for approval by Planning Division staff.

16. That the applicant labels the building exterior materials on the elevation drawings, for approval by Planning Division staff.

17. That the applicant provides a landscape plan and inventory, as required by the Zoning Ordinance for approval by Planning Division staff.

No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for obtaining your demolition permit and conditional use:

1. Please revise your plans per the above and submit ***eight (8) 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. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of a wrecking permit.

3. 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.

4. No alteration of this proposal shall be permitted unless approved by the 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 the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit and conditional use permit.

If you have any questions regarding obtaining the demolition approval, 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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

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

_____
Signature of Applicant

cc: Pat Anderson, Ast. Zoning Administrator
Scott Strassburg, Madison Fire Department
Janet Dailey, Engineering Division
George Dreckmann, Recycling Coordinator

For Official Use Only, Re: Final Plan Routing			
☒	Planning Div. (Firchow)	☒	Engineering Mapping Sec.
☒	Zoning Administrator	☐	Parks Division
☒	City Engineering	☐	Urban Design Commission
☐	Traffic Engineering	☒	Recycling Coor. (R&R)
☒	Fire Department	☐	Other: Metro Transit