



Department of Planning & Development
Planning Unit

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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FAX 608 266-8739
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June 23, 2006

Michael Matty
Renaissance Property Group LLC
1 Sherman Terrace Unit 102
Madison, WI 53704

SUBJECT: 1310 Jenifer Street

Dear Mr. Matty:

The Common Council, at its June 20, 2006 meeting, conditionally approved your application for rezoning from R4A to PUD (GDP-SIP) for property located at 1310 Jenifer Street. The approval included the demolition of the building on this site.

The conditions of approval are:

1. The Plan Commission added a condition of approval that two small windows be added along the east wall of the new building similar to the windows on the west side of the building.

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

2. Provide document showing how the shared sewer lateral will be accessible to both owners and provisions for maintenance of same.
3. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
4. The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
5. All work in the public right-of-way shall be performed by a City licensed contractor.
6. 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.
7. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:

8. The site plan shall show lot dimensions, building dimensions and building setback dimensions. In the zoning text "D" it should say "Floor area:".

Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following item:

9. Total Park Fees for one added unit = \$2,729.36, which shall be paid prior to signoff on the rezoning. (Fee in lieu of dedication = \$1914. Park Development Fee - \$815.36.)

Please contact Scott Strassburg, 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 last least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck.

Approval of the SIP plans for this project 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 street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file twelve (12) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building

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permit. If a new building permit is required pursuant to Section 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551.

Sincerely,

Bill Roberts
Planning & Development

c: Zoning Administrator
 City Engineering
 Traffic Engineering

City Engineering Fire Department Zoning Administrator Parks
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