



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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August 2, 2005

Betty and Jim Willmore
2724 Waunona Way
Madison, WI 53713

SUBJECT: 2720 Waunona Way

Dear Mr. & Mrs. Willmore:

The Plan Commission, at its August 1, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for the demolition of the houses/cottages located at 2720 Waunona Way and construction of a new house on the site.

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

PLEASE CONTACT GARY DALLMANN, CITY ENGINEERING AT 266-4751 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING NINE ITEMS:

1. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
2. 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.
3. The site plans shall be revised to show the location of all rain gutter downspout discharges.
4. 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.
5. 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.
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 connection permits and sewer plugging permits prior to any utility work.
8. 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.
9. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

PLEASE CONTACT KATHY VOECK, ASSISTANT ZONING ADMINISTRATOR AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FIVE ITEMS:

10. Show the revised driveway configuration to the 2724 Waunona Way site. Only one driveway is permitted on each site that meets Chapter 28.11 criteria for size and percentage of front yard coverage.
11. Revise the final site plan to reflect the corrected setback dimensions.
12. Show the scale on the elevation drawings to show compliance of height requirements.
13. The final plan shall show landscape elements within 35-feet of the waterfront and show if any of the landscape elements will be removed. There is a limitation on removal of landscape elements in this area.
14. Show the revised lake setback on the final site plan.

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 five (5) sets of the final site plans to the Zoning Administrator. In addition to these five sets of plans, please submit enough plans for each reviewing agency. The final plans are reviewed and approved by 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

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commenced within six months of the date of issuance of the building permit. See Sec. 2812(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