



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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March 21, 2007

Melissa Destree
Destree Design Architects
222 W. Washington Avenue, Suite 310
Madison, Wisconsin 53703

RE: Approval of a demolition permit and conditional use for a single-family residence on a waterfront lot at 5110 Spring Court.

Dear Ms. Destree:

The Plan Commission, meeting in regular session on March 19, 2007 determined that the ordinance standards could be met and **approved** your client's request for a demolition and conditional use permits to allow a single-family residence located at 5110 Spring Court to be razed and a new residence to be constructed, 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 eight items:

1. No work shall be allowed along the shoreline unless owner has received appropriate permits from Wisconsin Department of Natural Resources and the US Army Corps of Engineers.
2. The applicant shall provide a 20-foot wide sanitary sewer easement centered on the existing sanitary sewer main. No structures will be allowed in this 20-foot wide easement area. The applicant shall provide a sketch, legal description, and a check in the amount of \$500.00 for administration of the easement. Submit check and easement documentation to Eric Pederson of City Engineering. Reference Real Estate Project No. 8699 and Engineering Project No. 53B2610 on easement submittal.
3. The applicant's surveyor shall locate a minimum of one upstream manhole and one downstream manhole to get the alignment of the sanitary sewer main.
4. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
5. A City licensed contractor shall perform all work in the public right of way.
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.

7. 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.
8. 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 two items:

9. Delineate flood plain area on the site plan.
10. Show the existing garage on the final site plan without the trellis/arbor roof structure.

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 *five (5) 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. The reuse and recycling plan shall be submitted along with the resubmittal of site plans for forwarding to the Recycling Coordinator.
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.

If you have any questions regarding obtaining your demolition or 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 and conditional use.

Signature of Applicant

cc: Kathy Voeck, Assistant Zoning Administrator
Janet Dailey, City Engineer's Office
George Dreckmann, Recycling Coordinator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<input checked="" type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: