



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
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

November 7, 2006

Dan Day
D'Onofrio, Kottke & Associates
7530 Westward Way
Madison, Wisconsin 53717

RE: Approval of a demolition permit for a single-family residence at 8815 Silkwood Trail AND LD 0637 –
Certified survey map – 8815 Silkwood Trail.

Dear Mr. Day:

The Plan Commission, meeting in regular session on November 6, 2006, determined that the ordinance standards could be met and **approved** your request for a demolition permit to allow an existing a single-family residence located at 8815 Silkwood Trail to be razed, subject to the conditions below. A Certified Survey Map dividing this property into four parcels is also hereby approved, subject to the conditions below.

In order to receive final approval of the demolition permit and the Certified Survey Map, the following conditions must be met:

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

For the demolition permit:

1. Existing septic system shall be properly abandoned or removed per the Dane County Department of Health (Dane County Sanitarium).
2. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.

For the Certified Survey Map:

3. Corrections needed for curve data for curve 1-2, bearing error. Also incorrect distance shown for east line of Lot 503 along Sundance Drive.
4. PLSS land tie must show a dimension from the NW Corner, which is the only PLSS corner identified with a coordinate value.
5. If a crown point (for drainage) exists on the side yard of lots as shown, elevations must be provided for the crown point.
6. A separate sanitary lateral shall serve each lot.

7. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this plat. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat without the agreement executed by the developer.
8. A minimum of two working days prior to requesting City Engineering signoff on the CSM the applicant shall contact Janet Dailey (261-9688) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

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

9. Park dedication is required for the three additional single-family lots in the amount of 3,300 square feet. The required dedication shall be paid as a fee in lieu of land, based on the actual value of the acreage up to a maximum of \$1.74 per square foot. A park development fee of \$815.36 per lot is also due.
→ Land Fee Value: \$5,742.00 + Park Development Fee: \$2,446.08= Total Park Fees: \$8,188.08

The park fees shall be paid prior to the issuance of the building permit for Lots 2-4.

Please note that the City Real Estate Office is reviewing the report of title provided with the Certified Survey Map and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.

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

1. 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 (see last page). Be sure to include proof that any additional materials or conditions requested by the above departments have been satisfied prior to request of 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. 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 conditional use.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551.

Please note the following regarding final approval of the Certified Survey Map:

A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division is scheduled to be reviewed by the Common Council on November 21, 2006.

As soon as the comments and conditions for the Certified Survey Map have been satisfied as verified with a completed affidavit form (enclosed), the original along with the revised Certified Survey Map, with all signatures and approvals from the reviewing agencies, shall be brought to this office for final signoff. You may then record the certified survey at the Dane County Register of Deeds. For information on recording procedures and fees, contact the Register of Deeds at 266-4141.

Upon acceptance and recording of the certified survey map by the Dane County Register of Deeds, please transfer the recorded volume, document number, and page numbers to the copies and forward a copy to this office for our records.

The original survey map with the recording information is permanently kept on file in the Dane County Register of Deeds Office. A copy of the recorded document can be obtained from the Register of Deeds Office, Room 110, City-County Building or the Real Estate Office in the Madison Department of Planning and Development.

Any appeal from the land division action, including the conditions of approval, must be filed with the Circuit Court within thirty (30) days from the date of this letter. The approval of this CSM shall be null and void if not recorded in **six months** from the date of the approving resolution.

Issuance of the demolition permit will track separately from the CSM, with the demolition permit to be submitted to the Zoning Administrator, while the CSM is presented individually to each agency. 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.

<i>Signature of Applicant</i>

cc: Don Esposito, Veridian Homes; 6801 South Towne Drive; Madison, Wisconsin 53713

Kathy Voeck, Assistant Zoning Administrator
Janet Dailey, City Engineer's Office
Si Widstrand, Parks Division

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