



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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August 10, 2010

Arlan Kay
Architecture Network
116 E Dayton St.
Madison, WI 53703

RE: Approval of the demolition of a single-family home and a conditional use for the construction of a new single-family home on a waterfront property at 5206 Harbor Court in the R2 (Single-Family Residence) District.

Dear Mr. Kay:

The Plan Commission, meeting in regular session on August 9, 2010 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit and conditional use at 5206 Harbor Court. In order to receive final approval for the demolition permit, the following conditions must be met:

Please contact my office at 266-5974 with questions about the following two (2) items:

1. The applicant is strongly encouraged to pursue opportunities to relocate the existing structure. If relocation is infeasible, the reuse and recycling plan shall be approved by both the Recycling Coordinator and Planning Division staff, and shall include a thorough inventory of materials to be reused from the current structure.
2. Final plans submitted for staff review and approval shall include a grading plan demonstrating that the proposed grades are similar to existing grades, and will not contribute to a further increase in the height of the new home.

Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following seven (7) items:

3. Driveway width shall be revised (narrowed) to no more than 20 feet at the property line.
4. Any damage to the pavement shall be restored in accordance with the City's Pavement Patching Criteria.
5. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
6. All work in the public right-of-way shall be performed by a City licensed contractor.

7. 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.
8. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the sanitary sewer or storm sewer construction (MGO 37.05(7)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
9. 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact Pat Anderson, Zoning Administrator at 266-5978 with questions about the following five (5) items:

10. 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.
11. MGO Sec. 28.12(12)(e) 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.
12. Zoning Board of Appeals on May 13, 2010 approved a front yard area exception of 11.88' with the overhang projection of 4' as per the plans submitted. The new home is to come within 43.28 feet to the normal high water mark of Lake Mendota and 14.2 feet of the adjoining property on the left side.
13. Lakefront development shall comply with MGO Sec. 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 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).
14. 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 MGO 28.04(20)(b).

Please contact Dennis Cawley, Water Utility at 261-9243 with questions about the following two (2) items:

15. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
16. 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.

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

1. Please revise your plans per the above and submit **seven (7) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the demolition permit and conditional use 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.

If you have any questions regarding obtaining your demolition permit or conditional use permit, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Pat Anderson, Assistant Zoning Administrator
Janet Dailey, City Engineering
George Dreckmann, Recycling Coordinator

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

Signature of Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<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:
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: