



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
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December 20, 2011

Bill Keenan
710 Brian Hill Rd.
Madison, WI 53711

RE: Approval of the demolition of a single-family home for construction of a new single-family home at 5501 Greening Lane in the R1 (Single-Family Residence) District.

Dear Mr. Keenan:

The Plan Commission, meeting in regular session on December 19, 2011 determined that the ordinance standards could be met and **approved** your request for a demolition permit at 5501 Greening Lane. 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 item:

1. Final elevations submitted for staff review and approval shall indicate the type of siding and other exterior materials proposed. The applicant is encouraged to consider alternatives to EIFS for areas within three feet of the ground.

Please contact Pat Anderson, Assistant Zoning Administrator at 266-4569 with questions about the following three (3) items:

2. 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.
3. 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 or recycling and reuse within 60 days of completion of demolition.
4. The submitted site plan does not show the entire driveway leading to Greening Lane. The final site plan must show the principal building, accessory buildings, and all driveways or paved pathways.

Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following five (5) items:

5. All work in the public right-of-way shall be performed by a City licensed contractor.
6. All damage to the pavement on Greening Lane, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm>.
7. The applicant shall demonstrate compliance with MGO Sections 37.07 and 37.08 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.
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.

This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

9. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact Dennis Cawley, Water Utility at 261-9243 with questions about the following item:

10. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a wellhead protection district. All wells on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility

Please contact Bill Sullivan, Fire Department at 266-4420 with questions about the following item:

11. Note: Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/consumer/conshome.html>

Please now follow the procedures listed below for obtaining your demolition 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.
3. This approval shall become null and void one year after the date of the Plan Commission unless the demolition is commenced or a valid demolition permit is issued and demolition is commenced within six months of the issuance of said 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, Asst. Zoning Administrator
Janet Dailey, City Engineering
Eric Pederson, Engineering Mapping
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: Preservation Planner
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: