



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://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

October 11, 2005

Sam Ovanin  
Sam Ovanin Construction  
1506 Lake View Avenue  
Madison, Wisconsin 53704

RE: Approval of a demolition permit for a single-family residence at 1506 Lake View Avenue.

Dear Mr. Ovanin:

The Plan Commission, meeting in regular session on October 10, 2005, determined that the ordinance standards could be met and **approved** your request for a demolition permit to allow a single-family residence located at 1506 Lake View Avenue 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, these conditions must be met:

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:**

1. Provide a legal parking stall. The driveway shall lead to a parking stall that is outside of the required front setback, which will be beyond the building setback line. Note: A parking area cannot be approved in front of the building setback line. The driveway leading to the parking area can be no wider than the legal parking stall(s).

**Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following five items:**

2. An assessable public sanitary sewer extension may be required for this development. City records show four houses, utilizing a common sanitary lateral (privately owned). Contact City Engineering for additional information.
3. The applicant shall show evidence of an agreement for the maintenance/ownership agreement for the sanitary lateral (private) serving four properties.
4. All work in the right of way shall be performed by a licensed City contractor.
5. 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.
6. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

**Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following item:**

- 7. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

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

- 1. Please revise your plans per the above and submit *six (6) 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. 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.
- 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 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.

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*Signature of Applicant*

cc: Kathy Voeck, Assistant Zoning Administrator  
Gary Dallmann, City Engineer's Office  
John Lippitt, Madison Fire Department

| For Official Use Only, Re: Final Plan Routing |                      |                                     |                         |
|---|----------------------|-------------------------------------|-------------------------|
| <input checked="" type="checkbox"/>           | Planning Unit        | <input type="checkbox"/>            | Madison Water Utility   |
| <input checked="" type="checkbox"/>           | Zoning Administrator | <input checked="" 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:                  |