



Department of Planning & Community & Economic Development  
**Planning Division**

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

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November 21, 2007

Harvey Temkin  
Reinhart, Boerner, Van Deuren SC  
22 E. Mifflin Street, Suite 600  
Madison, Wisconsin 53703

RE: Approval of a demolition permit for a single-family residence at 1015 Hillside Avenue.

Dear Mr. Temkin:

The Plan Commission, meeting in regular session on November 19, 2007 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit to allow a single-family residence located at 1015 Hillside Avenue to be razed on or after November 20, 2008, subject to the conditions below. In order to receive final approval of the demolition permit, the following conditions must be met:

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

1. The applicant shall close all abandoned driveways by restoring the terrace with grass.
2. The demolition plan shall be revised to show the location of the existing sewer lateral and the location of the proposed cleanout. It is understood that the applicant will not abandon the existing lateral at the City right of way (Park Place). Proposed cleanout and abandonment of the old lateral on private property will require being inspected by City Engineering Division staff.
3. A City licensed contractor shall perform all work in the public right of way.
4. 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.
5. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
6. 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.

The permit applications for conditions #5 & 6 are available on line at:  
<http://www.cityofmadison.com/engineering/permits.cfm>.

**Please contact my office at 261-9632 if you have questions about the following four items:**

7. That the applicant close the driveway to Hillside Avenue at the property line as required by the Zoning Administrator.
8. That the property be left on the open market for sale and that no demolition permit be issued before November 20, 2008.
9. That City Engineering shall review and approve a stormwater management / mitigation plan as part of the plans submitted for any replacement structure.
10. Note: The Certified Survey Map adjusting the lot line between this site and the property at 6001 N. Highlands Avenue also approved by the Plan Commission on November 19, 2007 included a provision that a note be placed on the CSM indicating that the Plan Commission shall review and approve any new principal structure constructed at 1015 Hillside Avenue using the conditional use standards.

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

1. Prior to the time wrecking commences on or after November 20, 2008, please revise your plans per the above and submit *four (4) 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. The Madison Water Utility shall be notified to remove the water meter, if any, prior to demolition.
4. 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.
5. 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 on November 20, 2009, one year after the date set by condition #8 above, 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: Matt Tucker, 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: