



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

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 608 267-8739  
PH 608 266-4635

August 7, 2007

Scott Pratt  
4044 Oak Park Road  
Deerfield, WI 53531

RE: Approval of a conditional use to allow the demolition and rebuilding of a burned duplex.

Dear Mr. Pratt:

The Plan Commission, meeting in regular session on August 6, 2007 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit, 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 seven items:**

1. Provide a site plan for staff review showing all existing information and proposed drainage for the site.
2. Unit addresses approved and of record with Engineering are as follows: Front unit is 1112 and the side unit is 1110.
3. A City licensed contractor shall perform all work in the public right-of-way.
4. The plan set shall be revised to show more information on the 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.
5. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
6. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. Note: Permit applications are available online at:  
<http://www.cityofmadison.com/engineering/permits.cfm>.
7. 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.

**Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following three items:**

8. The final site plan shall be drawn to scale at 1" = 20'. Show all four property lines with dimensions. (Note: the front property line is usually 6-8" from the sidewalk toward the house).
9. The driveway curb opening shall be narrowed to provide a 5' minimum from the adjacent property where it enters the lot to allow the curb radius to be in front of your property. Questions regarding the curb opening shall be addressed to City Engineering.
10. The second parking stall shall lead to a stall outside of the required front yard. The second parking stall shall be 18' deep beyond the required front yard. (Note: The required front yard can be the average setback of the house on each side. If the adjacent house has more than a 25' setback, Zoning would count the setback as 25' for that house.) Provide the setback of the adjacent houses (the one on each side) on the final plan.

**Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following two items:**

11. 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.
12. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be four-inches in height, numbers shall be in contrast to the background and visible from the street.

**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 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. Staff notes this has been approved.
3. The Madison Water Utility shall be notified to remove the water meter 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 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 and conditional use permit.

1110 & 1112 E. Gorham Street.

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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 267-1150.

Sincerely,

Kevin Firchow  
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  
Scott Strassburg, Fire Department  
Janet Dailey, Engineering Division  
Dennis Cawley, Madison Water Utility

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Firchow)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<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 checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: