



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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July 23, 2008

Dave Stopple
Madison Property Management
1202 Regent Street
Madison, Wisconsin 53715

RE: Approval of a demolition permit for a fire-damaged, nonconforming single-family residence at 1500 Williamson Street.

Dear Mr. Stopple:

The Plan Commission, meeting in regular session on July 21, 2008 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 1500 Williamson Street to be razed and replaced with greenspace, 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 4 items:

1. The applicant shall indicate how the home to be removed was served by sanitary sewer. Any separate or shared lateral will have to be properly removed or abandoned. The applicant shall take out the necessary permits to plug the lateral
2. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
3. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
4. 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 applications for the above permits (#1, #3, and #4) are available online at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact Pat Anderson, Assistant Zoning Administrator at 266-4551 if you have questions about the following item:

5. The subject property backs up to a vacated railroad corridor owned by the City. The applicant must work with the City's Real Estate Division to verify that the location of the rear lot line is correctly located in the field for any future development.

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

1. Please revise your plans per the above and submit *five (5) 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 prior to demolition, and all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.
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. 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 I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

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

Signature of Applicant

cc: Pat Anderson, 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 (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 type="checkbox"/>	City Engineering Mapping		