



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
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

June 16, 2009

Adam Coyle
5193 Nannyberry Dr.
Madison, Wisconsin 53711

RE: Approval of a demolition permit for a fire-damaged single-family home in the R4A (Limited General Residence) District.

Dear Mr. Coyle:

The Plan Commission, meeting in regular session on June 15, 2009 determined that the ordinance standards could be met and **approved** your request for a demolition permit at 2021 Monroe Street. 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. On final plans drawn to scale for approval by staff, the applicant shall show designated areas for parking and a designated area for the storage of trash and recycling receptacles behind the house, clearly demonstrating that these areas are outside of that required for usable open space.

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

2. The site plan submittal identifies the garage location encroaching into the alley public right-of-way. Confirm the accuracy of the garage location on the site plan. If the garage does in fact encroach into the public alley right-of-way, the owner shall file an Encroachment Agreement application, and pay any associated fees thereto, to the Office of Real Estate Services. The Encroachment Agreement shall be approved and granted in order for the existing garage to remain and continue to encroach.
3. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which 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.
4. All work in the public right-of-way shall be performed by a City licensed contractor.
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.

NOTE: Permit applications for Nos. 5 and 6 above are available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>

Please contact Pat Anderson, Zoning Administrator at 266-5978 with questions about the following six (6) items:

7. Provide a reuse/recycling plan, to be reviewed and approved prior to a demolition permit being issued.
8. Sec. 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

Please contact Scott Strassburg, Fire Department at 261-9843 with questions about the following item:

9. 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 4 inches in height, and numbers shall be in contrast to the background and visible from the street.

Please now follow the procedures listed below for obtaining your conditional use 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 conditional use permit.
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 conditional use permit.

If you have any questions regarding obtaining your 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

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

Signature of Applicant

cc: Steve Spielde, Landmark Builders (electronic copy)
Bob Steffenhagen, Architectural Design / Planning (electronic copy)
Pat Anderson, Assistant Zoning Administrator
Janet Dailey, City Engineering
Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<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 type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: