



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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September 17, 2008

Thomas S. Hurlbutt
Executive Outcomes, LLC
102 N. Main Street
Fortville, Indiana 46040

RE: Approval of a demolition permit to allow the demolition of a fire-damaged fraternity house at 237 Langdon Street.

Dear Mr. Hurlbutt:

The Plan Commission, meeting in regular session on September 15, 2008 determined that the ordinance standards could be met and **approved** your request for a demolition permit to allow a fire-damaged fraternity house at 237 Langdon Street to be razed, subject to the conditions below. In order to receive final approval of the demolition permit and for permits to be issued, the following conditions must be met:

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

1. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
2. Prior to approval of the demolition permit, 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. **City Engineering does not have good information regarding the sanitary sewer lateral serving this site. It shall be the owner's responsibility to locate said lateral for purpose of plugging for proposed demolition.**

The applications for these permits 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 regarding the following five items:

3. Provide a detailed post-demolition site plan. All improvements must be removed and physical barriers must be established to prevent parking or other use of the property.
4. No land use is currently proposed for the site. Any future use of the site must comply with the R6 district standards.

5. This property is adjacent to a landmark property (Samba Grill/ Woman's Building), which will require further review at the time new development is proposed.

Please contact my office at 261-9632 if you have questions regarding the following two items:

6. That following demolition, the subject site be graded and seeded with grass, all drive openings closed or removed, the site secured and that no parking occur on the site at any time.
7. That the property owner execute a restrictive covenant prior to issuance of the demolition permit, which requires Plan Commission approval of the proposed alternative use of the property prior to issuance of building permits for any new construction. The standards for approval of the proposed alternative use shall be those in contained in Section 28.12 (12) of the Zoning Ordinance. The form of the restrictive covenant shall be approved by the Planning Division and City Attorney's Office.

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 the demolition 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, including the required tree preservation plan.
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.
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 may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Pat Anderson, Zoning Administrator
Janet Dailey, City Engineering Division
Dennis Cawley, Madison Water Utility
George Dreckmann, Recycling Coordinator

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

Signature of Applicant

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 checked="" type="checkbox"/>	Other: Engineering – Mapping