



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

May 22, 2007

Scott Kammer
Potter Lawson, Inc.
15 Ellis Potter Court
Madison, Wisconsin 53711

RE: Approval of a demolition permit for four single-family residences located at 308, 312, 318 & 334
Dow Court

Dear Mr. Kammer:

The Plan Commission, meeting in regular session on May 21 2007 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit to allow four single-family residences located at 308, 312, 318 & 334 Dow Court to be razed 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 three items:

1. Prior to approval, a new sanitary sewer manhole must be installed and in service within Dow Court near the southeast property line of 304 Dow Court. This will negate the need for a sewer plug permit for existing laterals.
2. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
3. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

Please contact my office at 261-9632 if you have questions about the following Planning Division conditions:

4. That the applicant grade and seed the four building lots within 60 days of the demolition.
5. No parking shall be permitted on these four lots at any time.

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

1. 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. 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.
4. 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.

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.

Signature of Applicant

cc: Kathy Voeck, Assistant 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 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: |