



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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March 21, 2007

Mike Calkins
Calkins Engineering
5010 Voges Road
Madison, Wisconsin 53718

RE: Approval of a demolition permit for a single-family residence at 6602 Commercial Avenue (CTH T).

Dear Mr. Calkins:

The Plan Commission, meeting in regular session on March 19, 2007 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 6602 Commercial Avenue to be razed in anticipation of future urban development, 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 two items:

1. Septic system shall be removed or abandoned with appropriate permitting from Dane County Environmental Health, attention Jim Clark.
2. The site plans shall be revised to show the location of all rain gutter down spout discharges.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following three items:

3. The applicant's contractor shall be responsible for securing all proper permits and approvals from Dane County Highway and Transportation Department for grading along CTH T in the right of way. The contractor shall provide copies of all approved permits to Traffic Engineering prior to approval of plans.
4. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing, existing property lines, driveway approach to be removed and restored to existing conditions and a scaled drawing at 1" = 20'.
5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have questions regarding the following item:

6. All operating private wells shall be identified and permitted and all unused private wells shall be abandoned by the Water Utility in accordance with Madison General Ordinance 13.21.

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. 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
John Leach, Traffic Engineering
Dennis Cawley, Madison Water Utility
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 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: