



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
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January 17, 2008

Todd Barnett  
118 N. Breese Terrace  
Madison, Wisconsin 53726

RE: Approval of a demolition permit for a single-family residence at 731 Williamson Street in C2 (General Commercial District) zoning. In C2 zoning, residential uses exceeding 50% of the gross floor area are conditional uses (Lee-Rosen).

Dear Mr. Barnett:

The Plan Commission, meeting in regular session on January 14, 2008 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit and conditional use to allow a single-family residence located at 731 Williamson Street to be razed and a new residence to be constructed in the C2 zoning district, subject to the conditions below. In order to receive final approval of the demolition permit and conditional use, the following conditions must be met:

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

1. The applicant shall dedicate a 1.7-foot wide permanent limited easement for sidewalk along Williamson Street. The applicant shall relocate the sidewalk around the existing tree in front of this parcel such that a 5-foot sidewalk corridor exists around the tree in accordance with plans prepared by the City Engineer. The City shall reimburse the applicant \$2 per square foot for the cost to relocate the sidewalk around the tree in the event that the applicant's project did not require the reconstruction of the portion of relocated sidewalk. The applicant is only being asked to relocate the sidewalk around the tree at this time. The City will relocate the remainder of the sidewalk away from the street at a future date when and if the sidewalk is relocated on the adjacent parcels.
2. A street excavation permit is required for the construction of the driveway to be included with the required sidewalk work.
3. According to City records, sanitary sewer lateral for this home runs below 732 Jenifer Street (the home that is right behind this home). The new lateral shall be located on Williamson Street.
4. The applicant shall install public sidewalk along Williamson Street. The applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
5. 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.

6. The applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. A Professional Engineer must stamp the soil retention system. The City Engineer may reject or require modifications to the retention system.
7. A City licensed contractor shall perform all work in the public right of way.
8. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
9. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
10. 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 application for the above permits (#8-10) are available online at:  
<http://www.cityofmadison.com/engineering/permits.cfm>.

11. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

**Please contact my office at 261-9632 if you have questions about the following item:**

12. That the applicant work with the City Engineer's Office to provide additional space adjacent to Williamson Street for the expansion and maintenance of the public sidewalk.

**Please now follow the procedures listed below for obtaining your demolition permit and conditional use:**

1. Please revise your plans per the above and submit *six (6) 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 and conditional use.

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*Signature of Applicant*

cc: Matt Tucker, 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 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: Landmarks Commission   |