



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

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

Madison Municipal Building  
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September 21, 2010

Dean Hellenbrand  
Hellenbrand Brothers Excavating, Inc.  
5330 Ripp Rd.  
Middleton, WI 53562

RE: Approval of the demolition of a single-family home and accessory buildings in the R1 (Single-Family Residence) District.

Dear Mr. Hellenbrand:

The Plan Commission, meeting in regular session on September 20, 2010 determined that the ordinance standards could be met and **approved** your request for a demolition permit at 1725 Fritz Avenue. 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. The asphalt driveway shall be entirely removed and the area reseeded within two years of Plan Commission Approval for the demolition (by September 20, 2012).

**Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following three (3) items:**

2. Revise plan to show location of existing sanitary sewer lateral.
3. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work (MGO 10.05(6)) and MGO 35.02(4)(c)(2)). This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>
4. 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. (POLICY) This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>

**Please Contact Pat Anderson, Zoning at 266-5978 with questions about the following five (5) items:**

5. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
6. MGO Sec. 28.12(12)(e) requires the submittal of documentation demonstrating compliances 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.

7. Approval of the demolition permit will require the removal of all structures, including the driveway, that the site is landscaped and seeded to minimize erosion, or a building permit is issued for a new residence.
8. Future development shall meet applicable building and zoning ordinances following applicable processes. As the result of no application for the proposed use, the site shall be landscaped and seeded to minimize erosion.
9. Remove asphalt driveway and apron. During demolition and prior to new construction, installation of barriers shall be installed across the driveway to prevent the parking of vehicles.

**Please contact Dennis Cawley, Water Utility at 261-9243 with questions about the following item:**

10. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

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

1. Please revise your plans per the above conditions 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 demolition permit.
3. This approval shall become null and void one year after the date of the Plan Commission approval unless the demolition is commenced, or a valid demolition permit is issued and demolition is commenced within six months of the issuance of said building permit.

If you have any questions regarding obtaining your demolition 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.

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*Signature of Applicant*

cc: Pat Anderson, Assistant Zoning Administrator  
Janet Dailey, City Engineering  
George Dreckmann, Recycling Coordinator

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