



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
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November 17, 2009

Paul Ziebarth
4202 Brown Lane.
Madison, WI 53704

RE: Approval of the demolition of a single-family home and construction of a new single-family home at 1010 Northport Drive in the R1 (Single-Family Residence) District.

Dear Mr. Ziebarth:

The Plan Commission, meeting in regular session on November 16, 2009 determined that the ordinance standards could be met and **approved** your request for a demolition permit at 1010 Northport Drive. 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. Final site plans and elevations submitted for staff review and approval shall include labeled exterior materials, all windows, any proposed deck or stairway providing access to the rear doors, and any proposed sidewalk from the driveway to the front door of the home.

Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following four (4) items:

2. All work in the public right-of-way shall be performed by a City licensed contractor.
3. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement
4. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
5. Prior to approval of the demolition request, 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.

Note: Permit applications pertaining to Nos. 4 and 5 above are available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact Pat Anderson, Zoning, at 266-5978 with questions about the following three (3) items:

6. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to demolition permit being issued.
7. Section 28.12(12)(e) of the Madison General Ordinance requires the submittal of documentation demonstrating compliance 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.
8. The final plans shall be consistent with the floor plans. Provide revised site plan to match floor plans of proposed new house.

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

9. This property is not in a Wellhead Protection District. Madison Water Utility shall be notified to remove the water meter prior to demolition, and all wells located 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 and conditional use permit:

1. Please revise your plans per the above 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. 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.

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

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

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit. _____ <i>Signature of Applicant</i>
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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: