



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

Website: [www.cityofmadison.com](http://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  
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March 21, 2007

Ryan W. Zerwer  
Lifted, LLC  
133 S. Butler Street  
Madison, Wisconsin 53703

RE: Approval of a demolition permit for a single-family residence at 1331 E. Wilson Street.

Dear Mr. Zerwer:

The Plan Commission, meeting in regular session on March 19, 2007 determined that the ordinance standards could be met and **approved** your request for a demolition permit to allow a single-family residence located at 1331 E. Wilson Street to be razed and a new residence to be constructed, 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 four items:**

1. 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.
2. A licensed City contractor shall perform all work in the right of way.
3. 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.
4. Prior to approval of the demolition permit, 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.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:**

5. The final site plan shall fit an 8 ½ X 11" paper and shall be to scale.

**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

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

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 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:                        |