



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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P.O. Box 2985
Madison, Wisconsin 53701-2985
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FAX 608 266-8739
PH 608 266-4635

May 17, 2005

Jerry Mistele
Aztec Builders, Inc.
42 Merlham Drive
Madison, Wisconsin 53705

RE: Item #01195 – Approval of a demolition permit for a single-family residence at 42 Merlham Drive

Dear Mr. Mistele:

The Plan Commission, meeting in regular session on May 16, 2005, determined that the ordinance standards could be met and **approved** your request for a demolition permit to allow a single-family residence located at 42 Merlham Drive 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 Kathy Voeck, the Acting Zoning Administrator, at (608) 266-4551 if you have questions regarding the following item:

1. Revise the drawing as follows:
 - a.) show the public sidewalk in the public right of way outside your property and not on your lot as presently shown, and;
 - b.) show the setback from the front property line.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following six (6) items:

2. That the applicant close all abandoned driveways by restoring the terrace with grass.
3. All work in the right of way shall be performed by a licensed City contractor.
4. The Applicant shall replace all sidewalk and curb and gutter abutting 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.
5. 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.

6. 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.
7. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

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. 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.
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. 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, Acting Zoning Administrator
 Gary Dallmann, City Engineer's Office

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit	<input type="checkbox"/>	Madison Water Utility
<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: