



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
FAX 608 266-8739
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September 20, 2007

David Herkert
Nimbus Properties, LLC
1122 Stewart Street
Madison, WI 53713

RE: Approval of a demolition permit for a single-family residence located at 1816 Adams Street

Dear Mr. Herkert:

The Plan Commission, meeting in regular session on September 17, 2007 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit to allow the single-family residence located at 1816 Adams Street to be razed 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 six (6) items:

1. Any damage to pavement on Adams Street will require restoration in accordance with the City's Patching Criteria.
2. Provide site plan showing existing and proposed drainage for review and approval of the City Engineer.
3. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
4. The Applicant shall replace all sidewalk and curb and gutter which abuts the property that is damaged by the construction or any sidewalk and curb and gutter that 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 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
6. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

Please contact Matt Tucker, the Zoning Administrator, at 266-4551 if you have questions regarding the following two (2) items:

7. The submitted site plan shows the proposed home is 48' deep, which qualifies it for a 16" increase in required minimum side setback (depth penalty). The proposed house narrowed 4" per side or the petitioner must secure variances from the City's Zoning Board of Appeals before a building permit may be issued.

8. The submitted reuse/recycling plan must be reviewed and approved prior to a demolition permit being issued.

Please contact my office at 267-1150 if you have questions about the following Planning Division condition:

9. The Applicant shall identify building materials on the elevations included in the final plan set.

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

1. Please revise your plans per the above and submit *eight (8) 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 267-1150.

Sincerely,

Kevin Firchow, AICP
 Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit.

Signature of Applicant

cc: Matt Tucker, Zoning Administrator
 Janet Dailey, City Engineer's Office
 Scott Strassburg, Madison Fire Department
 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 checked="" 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: