



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

Website: [www.cityofmadison.com](http://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  
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September 15, 2009

Kevin V. Kochaver  
KVK Design  
607 Glenway Street  
Madison, WI 53711

RE: Approval of a demolition permit to allow demolition of a single-family residence located at 5210 Harbor Court to provide additional open space for an adjacent single-family residence located at 5206 Harbor Court.

Dear Mr. Kochaver:

At its September 14, 2009 meeting, the Plan Commission, meeting in regular session, approved your client's request for a demolition permit to allow demolition of a single-family residence located at 5210 Harbor Court to provide additional open space for an adjacent single-family residence located at 5206 Harbor Court. In order to receive final approval of the demolition permit and for permits to be issued, the following conditions must be met:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following five (5) items:**

1. City records indicate the public sanitary sewer service for this property, which was built by the town well before the property was annexed to the City of Madison, may exist within an easement on private properties. The City of Madison does not have record of an easement grant to the town across the subject property. Public easement grants may be necessary. The City Engineering Division will perform a field survey to determine the accuracy of our sanitary sewer records and update if necessary. Note that in the future, if the property owner makes an application for improvements to this site, the site plan shall include the location of the public sewer main by locating both sanitary structures on each end of the main adjacent to this property.
2. The letter of intent and city records indicate the applicant owns the adjacent property to the east at 5206 Harbor Court. The property owner may make a written request to the City Assessor to combine this proposed vacant land parcel with their other property if they desire.
3. Prior to approval, verify location of existing public sewer main and private sewer lateral, both with respect to property boundaries and proposed new home.
4. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
5. Prior to approval of the 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

**Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following five (5) items:**

6. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permits being issued.
7. Sec 28.12(12)(e) of the Madison Zoning 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. Approval of the demolition permit will require the removal of all structures including the driveway landscaped and seeded to minimize erosion or a building permit issued for a new residence.
9. 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 into the lake.
10. Remove asphalt driveway and apron and replace with curb and gutter. During demolition and prior to curb and gutter, installation of barriers shall be installed across the driveway to prevent the parking of vehicles.

**Please contact my office at 267-1150 if you have questions about the following item.**

11. That following demolition, the subject site be graded and seeded with grass and that no parking occur on the newly planted grass area at any time. A landscaping plan for the area of the demolished residence shall be approved by Planning Division staff prior to the issuance of permits.

**Please now follow the procedures listed below for obtaining your demolition 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 review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. City Engineering staff will review plans for compliance. Please note, this property is not in a Wellhead Protection District. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
3. 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.
4. 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.

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 I may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP  
Planner

cc: Janet Dailey, City Engineering Division  
John Leach, Traffic Engineering  
Pat Anderson, Asst. Zoning Administrator  
Scott Strassburg, Fire Department  
George Dreckmann, Recycling Coordinator

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

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*Signature of Applicant*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: Metro Transit