



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 608 267-8739
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October 16, 2007

Lee Gander
Gander Contracting
720 Lichte Drive
Mazomanie, WI 53560

RE: Approval of a demolition permit for a single-family residence at 925 Lake Court

Dear Mr. Gander:

The Plan Commission, meeting in regular session on October 15, 2007, determined that the ordinance standards could be met and **approved** your client's request for a demolition permit for a single-family residence at 925 Lake Court, 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 two items:

1. 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.
2. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>

Please contact Matt Tucker, the Zoning Administrator, at 266-4551 if you have questions regarding the following item:

3. In addition to the site plan, provide a scaled set of elevations to verify the height of the structure is less than 35' as required by the Zoning Ordinance

Please contact my office at 267-1150 if you have questions regarding the following item added by the Plan Commission:

4. That access to any neighboring driveways shall not be blocked during the construction process.

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

1. Please revise your plans per the above and submit *six (6) 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. Your reuse and recycling plan was approved by Recycling Coordinator George Dreckmann on 9/06/07
3. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
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.
5. 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

cc: Matt Tucker, Zoning Administrator
Janet Dailey, Engineering Division

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 (Firchow)	<input type="checkbox"/>	Recycling Coordinator
<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: