



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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P.O. Box 2985
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FAX 608 267-8739
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November 6, 2007

Joseph P. Bartol
Stroud, Willink and Howard, LLC
25 W. Main Street, Suite 300
Madison, WI 53703

RE: Approval of a demolition permit for a single-family residence at 621 W. Doty Street

Dear Mr. Bartol:

The Plan Commission, meeting in regular session on November 6, 2007, determined that the ordinance standards could be met and **approved** your request for a demolition permit for a single-family residence at 621 W. Doty Street, subject to the conditions described below. In order to receive final approval of the demolition permit, the following conditions must be met:

The following item was requested by City Engineering, Zoning, and Planning. Please provide the following to each department as a condition of approval:

1. The submitted site/landscaping plan identifies improvements within the adjacent railroad right-of-way (one black hills spruce). Please provide recorded copies of either a lease and/or encroachment agreements with WSOR for the subject property and the existing and proposed use thereof, as indicated on the site plan. In the alternate, please revise the landscape plan to locate all proposed landscape improvements onto the subject property.

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following six (6) items:

2. Please provide recorded copies of either a lease and/or encroachment agreements with WSOR for 613 West Doty St and the existing and proposed use thereof, as indicated on the site plan.
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 submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). lzenchenko@cityofmadison.com The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. Email file transmissions preferred. The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
5. 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>

6. Prior to approval of the demolition 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 Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following three (3) items.

7. By elimination of the residential structure, the nonconforming residential use within an industrial zoning district is eliminated.
8. Obtain approval for the submitted reuse/recycling plan from the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
9. No land use is currently proposed for the site. Any future use of the site must comply with the M1 Limited Manufacturing District standards.

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

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. 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. 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 and conditional use 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
George Dreckmann, Recycling Coordinator

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

Signature of Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Firchow)	<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: