



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
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August 18, 2009

John Thompson
Thompson Custom Builders
5830 Lexington St.
McFarland, WI 53558

RE: Approval of a demolition permit for a single-family home and construction of a new single-family home in the R1 District.

Dear Mr. Thompson:

The Plan Commission, meeting in regular session on August 17, 2009 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit at 1202 Gilbert Road. In order to receive final approval for the demolition permit, the following conditions must be met:

Please contact Janet Dailey, City Engineering at 261-9688 with questions about the following six (6) items:

1. All work in the public right-of-way shall be performed by a City licensed contractor.
2. 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.
3. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
4. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
5. All proposed and existing utilities (gas, electric, phone, steam, chilled water, etc.) shall be shown on the plan.
6. Prior approval of the conditional use 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.

NOTE: Permit applications for Nos. 2, 3, and 5 above can be accessed on-line at:
<http://www.cityofmadison.com/engineering/permits.cfm>

Please contact Pat Anderson, Zoning Administrator at 266-5978 with questions about the following two (2) items:

7. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
8. 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.

Please contact Dennis Cawley, Water Utility at 261-9243 with questions about the following two (2) items:

- 9. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
- 10. This property is not in a Wellhead Protection District, but all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please now follow the procedures listed below for obtaining your conditional use 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 staff review and comment.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the conditional use permit.
- 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 conditional use permit.

If you have any questions regarding obtaining your conditional use permit, 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 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Pat Anderson, Assistant Zoning Administrator
Janet Dailey, City Engineering

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

Signature of Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<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:
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: