



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://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  
PH 608 266-4635

September 22, 2005

James R. Barlow  
E9087 CTH C  
North Freedom, Wisconsin 53951

RE: Approval of a demolition permit for a single-family residence at 4802 Major Avenue

Dear Mr. Barlow:

The Plan Commission, meeting in regular session on September 19, 2005, determined that the ordinance standards could be met and **approved** your client's request for a demolition permit to allow a single-family residence located at 4802 Major Avenue to be razed and a new residence to be constructed, subject to the conditions below. In order to receive final approval of the demolition permit, the following conditions must be met:

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:**

1. Modify the proposed house plan to meet the ordinance for the R2 side yard setbacks. As shown, the left side yard requirement is 6' 8" (including an 8" side yard penalty). The right side yard requirement is 9 feet (including a 3-inch side yard penalty). Note: When a house is deeper from front to back than 40 feet within 18 feet of a side lot line, the side yard requirement is increased by two inches for each foot that the building exceeds 40 feet in depth. The 44-foot deep house plus the 14-foot deck that is more than three feet above grade add up to 58 feet of depth minus the 40 feet, equals 18 feet times two inches, resulting in a three-foot side yard penalty on the right side. Meet with zoning staff to assist you in meeting this requirement.

**Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following three items:**

2. All work in the right of way shall be performed by a licensed City contractor.
3. 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.
4. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

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

1. Please revise your plans per the above and submit *five (5) 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. 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.
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 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 261-9632.

Sincerely,

Timothy M. Parks  
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit.
_____
<i>Signature of Applicant</i>

cc: Dawn Jacobson; 4802 Major Avenue; Madison, Wisconsin 53716

Kathy Voeck, Assistant Zoning Administrator  
Gary Dallmann, City Engineer's Office

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit	<input type="checkbox"/>	Madison Water Utility
<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: