



Department of Planning & Development
Planning Unit

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 608 266-8739
PH 608 266-4635

January 25, 2006

George Riggin
Operation Fresh Start
1925 Winnebago Street
Madison, Wisconsin 53704

RE: Approval of a demolition permit for a single-family residence at 100 Morningside Avenue.

Dear Mr. Riggin:

The Plan Commission, meeting in regular session on January 23, 2006, determined that the ordinance standards could be met and **approved** your request to continue construction of a new single-family residence in place of an illegally demolished residence on property at 100 Morningside Avenue, subject to the conditions below. In order to receive final approval of the demolition permit and to allow construction to resume, the following conditions must be met:

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

1. Each buildable lot shall have a separate sanitary lateral.
2. If the existing sanitary lateral is to be abandoned, the owner shall obtain a sewer plug permit, \$900 deposit and \$100 non-refundable check (two separate checks to City Engineering).
3. A City licensed contractor shall perform all work in the public right of way.
4. 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.

Approval of this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please now follow the procedures listed below for completing your demolition permit and before resuming construction of the new residence:

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. **Prior to resuming construction, you are REQUIRED to submit full building plans to and receive all necessary building permits (structural, electrical, plumbing, etc.) from the Inspection Unit. Please**

contact the Inspection Unit at 266-4551 for additional information. (This is separate from and does not include the plans submitted for final zoning approval under item #1 above.)

- 3. 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.
- 4. 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>
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- cc: Kathy Voeck, Assistant Zoning Administrator
Dennis Catterson, Building Inspection
John Leach, Traffic Engineering
Gary Dallmann, City Engineer's Office

For Official Use Only, Re: Final Zoning Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Parks Division
<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: