



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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October 19, 2012

H. Shawn Khazai
Khazai Construction Co.
22 Prairie Hill Court
Madison, Wisconsin 53719

RE: Approval of a demolition permit to allow demolition of a fire-damaged single-family residence at 1101 Gammon Lane with no proposed alternative use.

Dear Mr. Khazai;

At its October 15, 2012 meeting, the Plan Commission found the standards met and **approved** your demolition permit to allow a single-family residence located at 1101 Gammon Lane to be demolished with no proposed alternative use. **The following conditions of approval shall be satisfied prior to the issuance of demolition permits for this project:**

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following three (3) items:

1. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
2. All damage to the pavement on Gammon Lane adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
3. Prior to final approval of the demolition permit application, the owner shall obtain a permit to plug each existing sanitary or storm 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.

Please contact Pat Anderson, Assistant Zoning Administrator at 266-5978 if you have any questions about the following three (3) items:

4. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the 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.

5. Future development shall meet applicable building and zoning ordinances, including site plan review and land use approvals.
6. Approval of the demolition permit will require the removal of all structures including the driveway. The site shall be landscaped and seeded to minimize erosion, the asphalt driveway and apron removed and replaced with curb and gutter as per the City Engineering Division and Traffic Engineering Division requirements. During demolition and prior to installation of curb and gutter, barriers shall be installed across the driveway to prevent the parking of vehicles.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

7. The Madison Water Utility shall be notified to remove the water meter prior to demolition. In accordance with MGO Section 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact my office if you have any questions about the following two (2) conditions:

8. That following demolition, the subject site be graded and seeded with grass, all drive openings closed or removed, the site secured and that no parking occur on the grass area at any time.
9. That the property owner execute a restrictive covenant prior to issuance of the demolition permit, which requires, at a minimum, Plan Commission approval of the proposed alternative use of the property prior to issuance of building permits for any new construction. The standards for approval of the proposed alternative use shall be those in contained in Section 28.12(12) of the Zoning Code unless the future use requires other land use approvals, including conditional use or planned development zoning approval. The form of the restrictive covenant shall be approved by the Planning Division in consultation with the City Attorney's Office. [A proposed restrictive covenant is attached for your review and execution.]

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for obtaining permits for your project:

1. Please submit **seven (7) copies** of a complete, fully dimensioned and scaled site plan to the Zoning Administrator for final review and comment, which shall reflect compliance with the conditions of approval outlined in this letter. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the 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.
3. The Madison Water Utility shall be notified to remove the water meter(s) prior to demolition.

4. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.

If you have any questions regarding obtaining your 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

cc: George Hank, Building Inspection Division
 Janet Dailey, City Engineering Division
 Dan McCormick, Traffic Engineering Division
 Pat Anderson, Asst. Zoning Administrator
 Bill Sullivan, Madison Fire Department
 Dennis Cawley, Madison Water Utility

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

Signature of Applicant

*Signature of Property Owner
 (If Not Applicant)*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coord. (R&R Plan)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: