



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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March 12, 2008

Mark Udvari-Solner
Udvari-Solner Design Co.
2631 University Avenue
Madison, Wisconsin 53705

RE: Approval of a demolition permit for a single-family residence at 155 S. Brittingham Place (Ehrlich-Fagerholm).

Dear Mr. Udvari-Solner:

The Plan Commission, meeting in regular session on March 10, 2008 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 155 S. Brittingham Place 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 Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following nine items:

1. Provide copies of recorded documents with adjacent property at 153 S. Brittingham Place related to the shared driveway.
2. The proposed site plan attached to this demolition permit application shows what appears to be a proposed shared garage to be constructed across the common property line between 153 and 155 S. Brittingham Place properties. The existing property line does not coincide with the proposed common wall within the garage structure. Either rotate the garage so the common wall follows the existing lot line, or provide suggested property transfer conveyance solutions for this proposal that will meet both City of Madison and title company approvals. (A two lot Certified Survey Map that alters the common property line, but does not change either properties parcel square footage is recommended by City Engineering.)
3. All down spouts shall be directed to drain toward Brittingham Place.
4. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
5. A City licensed contractor shall perform all work in the public right of way.
6. The site plans shall be revised to show the location of all rain gutter down spout discharges.

7. 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.
8. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
9. Prior to 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.

The application for the above permits (#7-9) are available online at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

10. Provide a grading plan of the lot to show that usable open space requirements can be met on the lot in the amount 500 square feet. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required front yard and required street side yards do not count toward usable open space.
11. The Zoning Board of Appeals approved a side yard and rear yard setback variance on January 24, 2008. This approval did not include the proposed 10'x10' attached trellis in the rear yard.

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. 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. 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.

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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.

Signature of Applicant

cc: Pat Anderson, Zoning Administrator
Janet Dailey, City Engineer's Office
George Dreckmann, Recycling Coordinator

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