



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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December 2, 2008

Jason Franzen
Hart DeNoble Builders, Inc.
7923 Airport Road
Middleton, Wisconsin 53562

RE: Approval of a demolition permit for a single-family residence at 6018 N. Highlands Avenue (Sekelsky).

Dear Mr. Franzen:

The Plan Commission, meeting in regular session on December 1, 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 6018 N. Highlands 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 Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following five items:

1. Prior to final approval, provide a detailed site plan showing existing and proposed drainage and all utility connections.
2. A City licensed contractor shall perform all work in the public right of way.
3. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

The application for this permit is available online at: <http://www.cityofmadison.com/engineering/permits.cfm>.

4. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's Agreement/ Subdivision Contract. Please contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division signoff.
5. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

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

6. Provide a development plan that shall show a complete inventory of vegetation in any area proposed for building, filling, grading or excavating within 100 feet of Highlands East Park. In addition, the development plan shall indicate those trees and shrubbery, which will be removed as a result of the proposed development.

The cutting of trees and shrubbery shall be limited in the strip 35 feet from the park or from the right of way line directly across a street to those approved for removal.

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

1. Please revise your plans per the above and submit *six (6) 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.

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
Dennis Cawley, Madison Water Utility
George Dreckmann, Recycling Coordinator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<input 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"/>	Office of Real Estate Services
<input checked="" type="checkbox"/>	Engineering Mapping Sec.	<input type="checkbox"/>	Other: