



Department of Planning & Community & Economic Development
Planning Division

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

August 18, 2009

Daniel Gobel
1017 Nichols Drive
Raleigh, North Carolina 27605

RE: Approval of a demolition permit to allow demolition of a single-family residence located at 312 N. Hamilton Street to provide additional open space for an adjacent single-family residence located at 314 N. Hamilton Street.

Dear Mr. Gobel;

At its August 17, 2009 meeting, the Plan Commission found the demolition permit standards met and approved your application to demolish a single-family residence located at 312 N. Hamilton Street to provide additional open space for an adjacent single-family residence, subject to the conditions below. In order to receive final approval of the project and for demolition or building permits to be issued, 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. The letter of intent suggests that the property owner intends to combine this future vacant green space parcel with the residential dwelling parcel at 314 N. Hamilton Street, which he also owns. This could be accomplished most effectively by submittal, approval and recording of a one-lot Certified Survey Map (CSM). A CSM compilation would provide a worthy benefit to the property owner by improving the owner's title, better defining the property boundaries and greatly improve all public records related to this property. If the property owner does not desire to incur the cost burden of a CSM, a written request must be made to the City Assessor in order to combine this proposed vacant land parcel with their other property as a less costly alternative.
2. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
3. The applicant shall replace all sidewalk and curb and gutter which abuts the property which 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.
4. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.

5. 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.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following four items:

6. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued. Sec 28.12(12)(e) of the Madison 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.
7. Approval of the demolition permit will require the removal of all structures including the driveway landscaped and seeded to minimize erosion or a building permit issued for a new residence.
8. Future development shall meet applicable building and zoning ordinances following applicable processes. As the result of no application for the proposed use, the site shall be landscaped and seeded to minimize erosion.
9. Remove the asphalt driveway and apron and replace with curb and gutter. During demolition and prior to curb and gutter, installation of barriers shall be installed across the driveway to prevent the parking of vehicles.

Please contact my office at 261-9632 if you have questions about the following three items:

10. That the applicant combine the 312 N. Hamilton Street parcel with the adjacent parcel at 314 N. Hamilton Street at the City Assessor's Office prior to final approval and issuance of a demolition permit for 312 N. Hamilton.
11. That following demolition, the subject site be graded and seeded with grass and that no parking occur on the newly planted grass area at any time. A landscaping plan for the area of the demolished residence shall be approved by Planning Division staff prior to the issuance of permits.
12. 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 Ordinance (unless the future use requires other land use approvals, including conditional uses or planned unit development zoning). The form of the restrictive covenant shall be approved by the Planning Division and City Attorney's Office.

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

1. Please revise your application materials per the above and submit **six (6) copies** of the revised materials 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.
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If you have any questions regarding obtaining your 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: Janet Dailey, City Engineering Division
Pat Anderson, Assistant Zoning Administrator

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 type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: