



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
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November 22, 2011

Amy Hasselman  
Architecture Network, Inc.  
116 E. Dayton St.  
Madison, WI 53703

RE: Approval of the demolition of a single-family home for construction of a new single-family home at 1112 Spaight Street in the R4A (Limited General Residence) District.

Dear Ms. Hasselman:

The Plan Commission, meeting in regular session on November 21, 2011 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit at 1112 Spaight Street. In order to receive final approval for the demolition permit, the following conditions must be met:

**Please contact my office at 266-5974 with questions about the following item:**

1. Final plans submitted to staff for review and approval shall reflect all conditions of approval from the Landmarks Commission meeting of October 17, 2011 as follows:
  - a) The following elements shall be salvaged for re-use and possibly donated if not desired for use in the new residence: Wood floors, pre-1930 window sash including glass and related hardware, wood doors of panel construction including related hardware, wide sheathing boards, and miscellaneous parts that another home restoration project may find useful. The Preservation Planner shall review the demolition recycling plan to verify compliance with conditions.
  - b) The building shall be photo documented. At a minimum, this documentation shall include views of each primary building elevation and a view of the residence in context with neighboring buildings. Additional views (for example original siding detail at building corner, front porch decorative details, front door design, etc.) are encouraged. The applicant or applicant's representative shall send high quality digital images to staff before the Certificate of Appropriateness is sent to the applicant.
  - c) The window proportions shall be unified. The paired window proportions seem most appropriate. The wider single double-hungs on front and rear elevations and the casements in the Living Room and Kitchen shall be revised to more closely match the paired window proportion.
  - d) The applicant shall explain the materials proposed to be used for the brackets, fascia, and soffits, apron boards, porch deck, foundation, and decorative window adjacent to the front door and staff suggests that the soffit material be selected so that the final product is installed in a historically appropriate way (so that beads run perpendicular to the rafter).

**Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following five (5) items:**

2. The damage to the sidewalk or existing driveway as a result of the demolition and related construction shall be the responsibility of the applicant to replace.
3. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5 and MGO 23.01).
4. All damage to the pavement on Spaight Street, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information, please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
5. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement (POLICY).
6. 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 (POLICY). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

**Please contact Pat Anderson, Assistant Zoning Administrator at 266-4569 with questions about the following two (2) items:**

7. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann ([gdreckmann@cityofmadison.com](mailto:gdreckmann@cityofmadison.com), 267-2626), prior to a demolition permit being issued.
8. MGO Section 28.12(12)(e) 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.

**Please contact Bill Sullivan, Fire Department at 266-4420 with questions about the following item:**

9. Note: A residential fire sprinkler system may be installed in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

**Please contact Dennis Cawley, Water Utility at 261-9243 with questions about the following three (3) items:**

10. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
11. This property is not in a wellhead protection district.
12. All wells on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility

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

1. Please revise your plans per the above and submit **seven (7) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the demolition permit.
3. This approval shall become null and void one year after the date of the Plan Commission unless the demolition is commenced or a valid demolition permit is issued and demolition is commenced within six months of the issuance of said permit.

If you have any questions regarding obtaining your demolition permit or conditional use permit, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP  
 Planner

cc: Pat Anderson, Asst. Zoning Administrator  
 Janet Dailey, City Engineering  
 Eric Pederson, Engineering Mapping  
 George Dreckmann, Recycling Coordinator  
 Amy Scanlon, Preservation Planner

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

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*Signature of Applicant*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<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 checked="" type="checkbox"/>	Other: Preservation Planner
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: