



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

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

November 22, 2011

Bill Butler  
Bill Butler Buildings  
7138 Hubbard Ave.  
Middleton, WI 53562

RE: Approval of the demolition of a single-family home for construction of a new single-family home at 1521 Jefferson Street in the R4A (Limited General Residence) District.

Dear Mr. Butler:

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 1521 Jefferson 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 for staff review and approval shall identify the location and extent of any proposed paved areas on the property.
2. The detached garage shall be accessed from the rear alley, and shall have no automobile access from Jefferson Street.

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

3. 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.
4. MGO Sec. 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 or recycling and reuse within 60 days of completion of demolition.
5. Final site and building plans shall show the proposed rear deck and steps.
6. The existing structure was a single family dwelling unit. Per the zoning code family definition, the occupancy of the dwelling unit is limited to a maximum of a family plus one roomer (or two unrelated individuals) should the new dwelling unit be occupied by persons other than the owners.

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

7. Include location of existing drive apron and driveway on the site plans.
8. 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.
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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

**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 in a Wellhead Protection District. This proposed use is permitted in this district. Any proposed change in use shall be reviewed by the Water Utility General Manager or his designee.
12. 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 Bill Sullivan, Fire Department at 266-4420 with questions about the following item:**

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

1. Please revise your plans per the above and submit **eight (8) 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

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 checked="" 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:
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: