



Department of Planning & Development
Planning Unit

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

June 23, 2005

Lucie & Fred Forbes
3512 Gregory Street
Madison, Wisconsin 53711

RE: Approval of a demolition permit for a single-family residence at 3512 Gregory Street

Dear Mr. & Mrs. Forbes:

The Plan Commission, meeting in regular session on June 20, 2005, determined that the ordinance standards could be met and **approved** your request for a demolition permit to allow a single-family residence located at 3512 Gregory Street 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 Kathy Voeck, the Acting Zoning Administrator, at (608) 266-4551 if you have questions regarding the following two items:

1. Site plan submittal for the building permit shall include a site plan drawn to scale one inch equals 20 feet. The plan shall include dimensions of the site and structure as well as dimensions of the setbacks from the building to the property lines.
2. Provide seven feet of side yard on both sides of the house to the closest portion of the home. On the left side, provide seven feet to the bay window. On the right side provide seven feet to the pillar on the front porch. Show the dimension to the property line at these points.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following three items:

3. Prior to approval, provide a detailed site plan showing existing and proposed drainage. Proposed drainage must have no adverse impacts to adjacent properties.
4. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
5. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following item:

6. All portions of the exterior wall of newly constructed one and two-family dwellings shall be within 500 feet of at least one fire hydrant. Distances measured along the path traveled by the fire truck as the hose lay off the truck. See Section 34.20 of the Madison General Ordinances for more information.

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

1. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of wrecking permit.
2. 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.
3. 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.
4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. 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.

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,
 Plan Commission

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: Kathy Voeck, Acting Zoning Administrator
 Gary Dallmann, City Engineer's Office
 John Lippitt, Madison, Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit	<input type="checkbox"/>	Madison Water Utility
<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: