



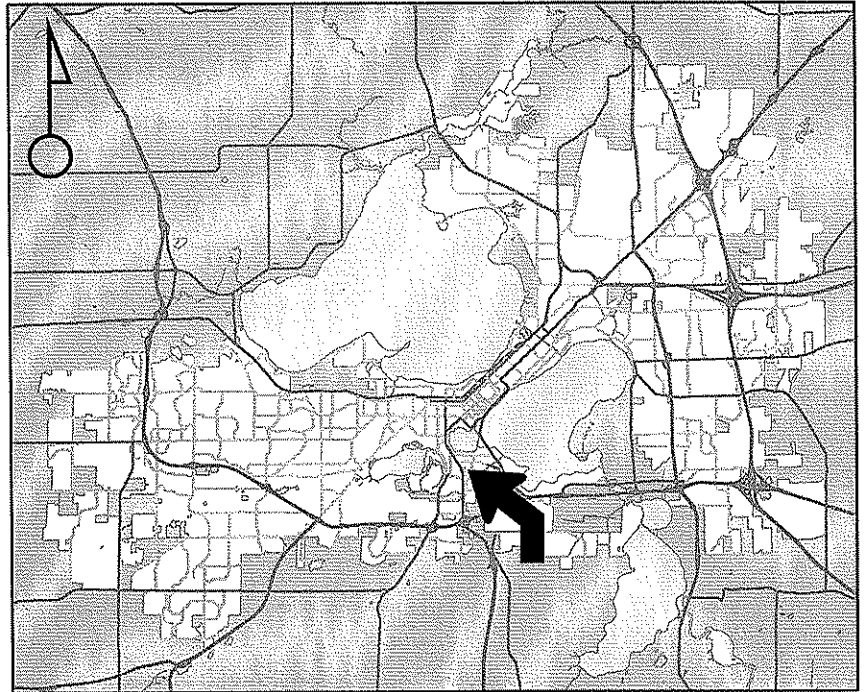
Location  
620 Cedar Street

Project Name  
Operation Fresh Start Demolition  
Applicant  
Tim Perry – Operation Fresh Start

Existing Use  
Single-Family Residence

Proposed Use  
Demolish Single-Family Residence  
and Construct New Residence

Public Hearing Date  
Plan Commission  
05 May 2008



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 April 2008



13



# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid <u>\$550<sup>00</sup></u>	Receipt No. <u>89546</u>
Date Received <u>3/19/08</u>	
Received By <u>JLK</u>	
Parcel No. <u>0709-264-0421-4</u>	
Aldermanic District <u>13-Julia Kerr</u>	
GQ <u>OK</u>	
Zoning District <u>R2</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>NA</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>NA</u>
Alder Notification <u>3/18</u>	Waiver _____
Ngbrhd. Assn Not. <u>3/18</u>	Waiver _____
Date Sign Issued <u>3/19/08</u>	

1. Project Address: 620 CEDAR ST. Project Area in Acres: .17

Project Title (if any): \_\_\_\_\_

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)			
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-SIP		
<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: TIM PERRY Company: OPERATION FRESH START  
 Street Address: 1925 WINNEBAGO City/State: MADISON, WI Zip: 53704  
 Telephone: (608) 244-4721 Fax: (608) 244-8162 Email: TPERRY@OPERATIONFRESHSTART.ORG

Project Contact Person: TIM PERRY Company: SAME  
 Street Address: SAME City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): SAME  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a general description of the project and all proposed uses of the site: RAZE EXISTING FIRE DAMAGED HOUSE & FOUNDATION AND REPLACE WITH SINGLE FAMILY RESIDENCE.

Development Schedule: Commencement IMMEDIATELY Completion \_\_\_\_\_

**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee: \$550<sup>00</sup>** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
→ The site is located within the limits of the: COMPREHENSIVE Plan, which recommends:  
LOW-DENSITY RESIDENTIAL for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:  
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

JULIA KERR 3-18-08      BAY CREEK NEIGHBORHOOD ASSOC., BOB STOFFS, 3-18-08

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

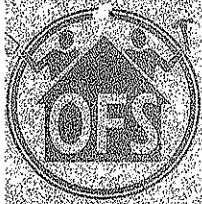
Planner TIM PARKS Date 3-18-08 | Zoning Staff MATT. TUCKER Date 3-18-08

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name TIM PERRY Date 3-19-08

Signature Tim Perry Relation to Property Owner HOUSING DEVELOPER

Authorizing Signature of Property Owner Tim Perry Date 3-19-08



# Operation Fresh Start, Inc.

Member YouthBuild Affiliated Network

People & Houses

March 19, 2008

To the City of Madison Plan Commission:

Operation Fresh Start, Inc. (OFS) has an accepted offer to purchase 620 Cedar Street – the closing is scheduled for April 16, 2008. This house was severely damaged by a fire on December 30, 2007 (please see accompanying Fire Department news releases). The existing single-family home is a one-story bungalow style, built in 1922, with 772 square feet of living space and a 6 ½ foot in height basement. Behind the house is a one-car garage.

The inside of the house was thoroughly destroyed. The exterior walls have extensive structural damage where the fire burned through the wall to the outside (please see accompanying photographs). We do not feel that the house is salvageable, and request permission to raze the existing structure and replace it with a new one-story, single-family home that would be sold in the affordable market.

The new structure would be 1,120 square feet with two bedrooms, 1 bath, and a full (8 foot in height) basement with egress windows that would make it very easy to add more living space. The original basement is concrete block in some disrepair. The new foundation would be poured concrete with water proofing, sump pump, and integrated drainage system. The front of the new house would be moved forward on the site to be in line with the houses on either side. Our intention would be to have this home completed and available for sale to an income-qualified buyer by early summer, 2009.

If you have any questions, please feel free to call me at (608) 244-4721.

Sincerely,

Tim Perry  
Housing Developer  
Operation Fresh Start

1925 Winnabago Street  
Madison, WI 53704  
608-244-4721  
Fax: 608-244-4162  
t.perry@madison.wis.edu  
(608) 246-3000

1993 President's  
Volunteer Action  
Award Recipient





## **City of Madison Fire Department**

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### ***News Release***

**Date:** December 30, 2007

**Released By:** Lori Wirth – Public Information Officer  
Office: (608) 266-5947 Cell: (608) 575-4943

#### **One Dead in Southside House Fire**

One person is dead following a fire this morning in a house at 620 Cedar St.

City of Madison firefighters were called to the scene at 3:04 a.m. after a witness called to report the fire. Ladder Company #6 was first on scene and reported that the fire could be seen from the end of the block. As they arrived at the house, flames had broken through the windows on both sides of the single-story home, and had spread across the front. At that point, the fire extended across the driveway, but firefighters kept it from spreading to neighboring homes.

A female occupant of the home told firefighters a man was still inside. Firefighters battled back intense heat and flames to conduct a search. Knockdown took place at 3:37 a.m. The body of the victim was found in a bedroom near the front door.

The female was transported to St. Mary's Hospital.

Most of the fire damage was confined to the main floor. Wall construction was lath and plaster, which is more resistant to fire and kept it from spreading to the basement and attic areas.

The house is expected to be a total loss. The cause of the fire remains under investigation.

This is the City's 5<sup>th</sup> fire fatality in 2007.

Red Cross is assisting the family.

--END--



## City of Madison Fire Department *News Release*

Date: January 9, 2008

Released By: Lori Wirth – Public Information Officer  
Office: (608) 266-5947 Cell: (608) 575-4943

### **Discarded Smoking Materials Caused Cedar St. Fire**

City of Madison Fire Investigators believe the fire that killed 57-year-old James Ranzen was the result of discarded smoking materials.

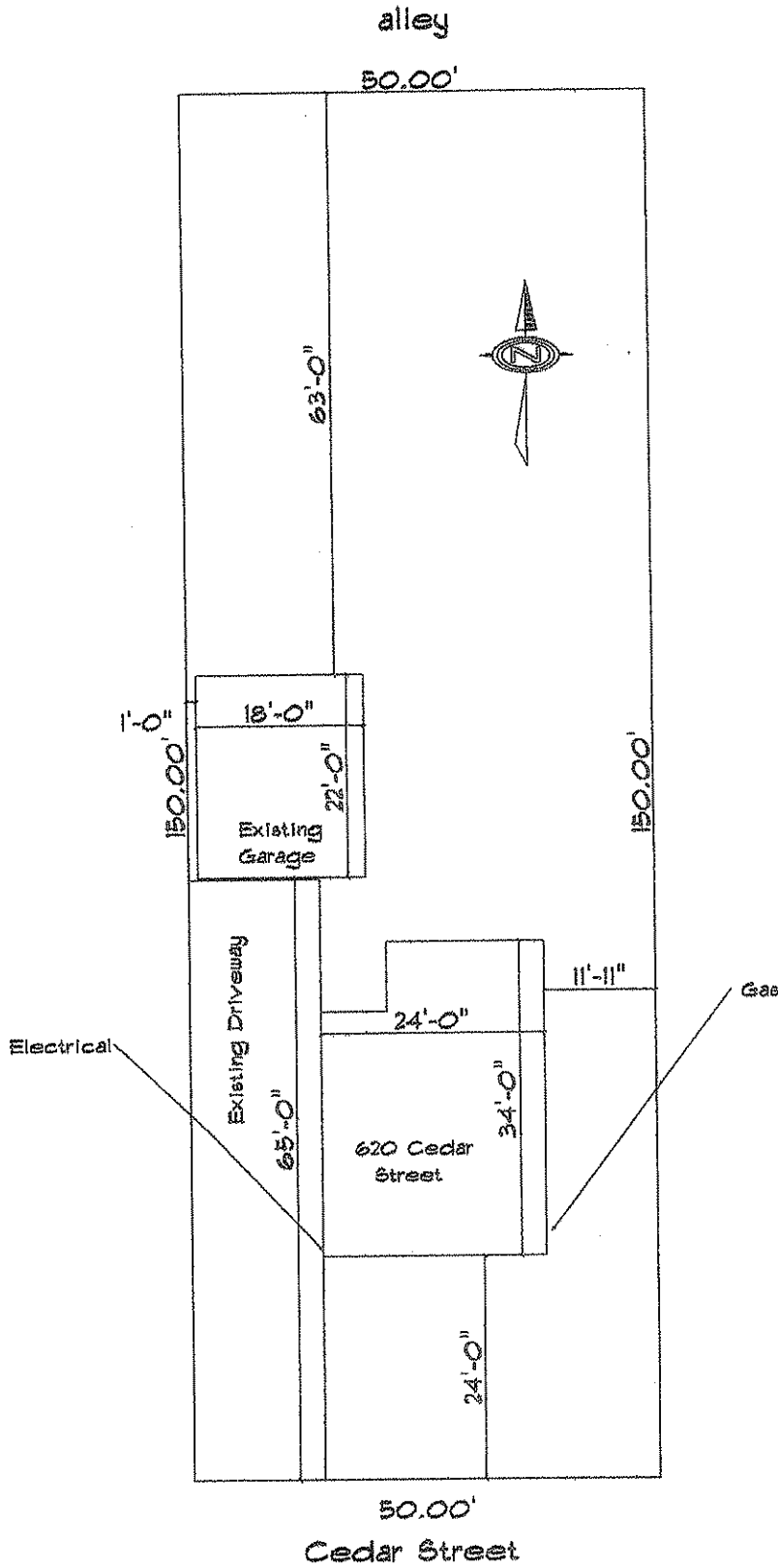
Ranzen was found in a front bedroom of the home located at 620 Cedar Street after firefighters were called to the scene shortly after 3:00 a.m. on Sunday, December 30.

Ranzen's mother escaped from the home with minor injuries and was transported to St. Mary's Hospital by MFD Paramedics. She notified firefighters that someone else was inside the home.

Firefighters were called after occupants of a neighboring residence saw flames and notified 9-1-1. Ladder Company #6 was first on scene and reported that the fire could be seen from the end of the block. As they arrived at the house, flames had broken through the windows on both sides of the single-story home, and had spread throughout the home. At that point, the fire extended across the driveway, but firefighters kept it from spreading to neighboring homes.

Ranzen was the fifth fire fatality in the City of Madison in 2007, and the fourth to die in a fire caused by discarded smoking materials.

--END--



# Operation Fresh Start

## Existing Site Plan

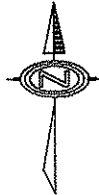
scale: 1"=20'

Site Acreage: 7,500 sq. ft.



alley

50.00'

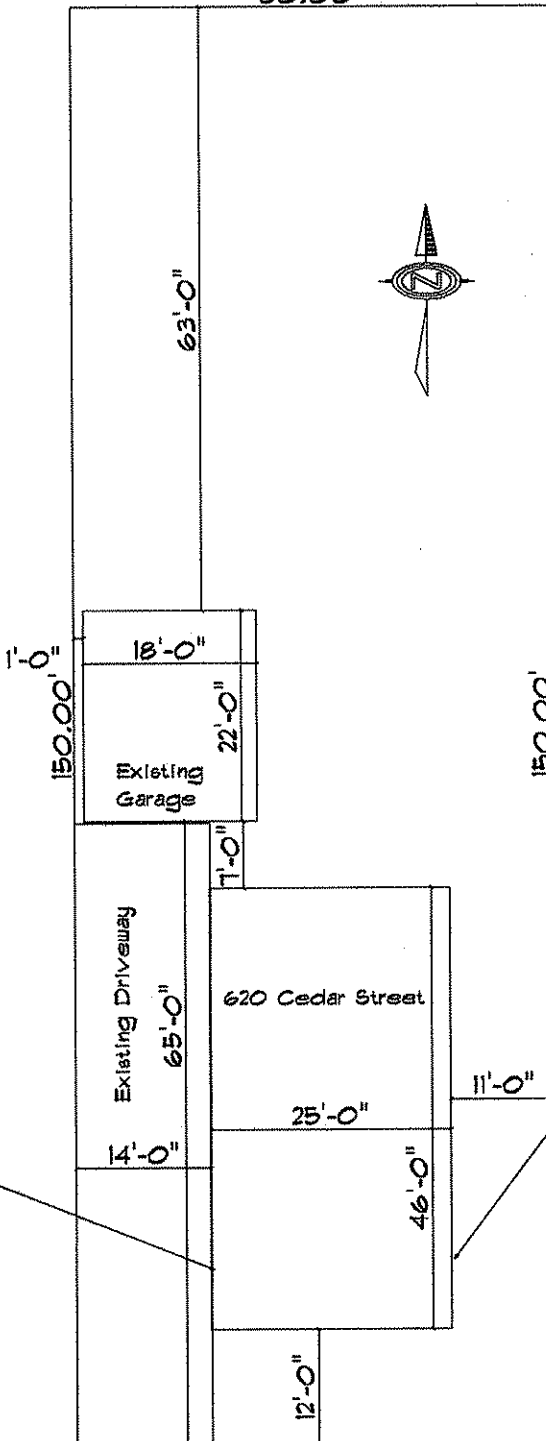


# Operation Fresh Start

## Proposed Site Plan

scale: 1"=20'

Site Acreage: 7,500 sq. ft.



1'-0"

150.00'

63'-0"

18'-0"

Existing Garage

22'-0"

Existing Driveway

65'-0"

1'-0"

620 Cedar Street

25'-0"

46'-0"

11'-0"

Gas

Electrical

622

618

12'-0"

12'-0"

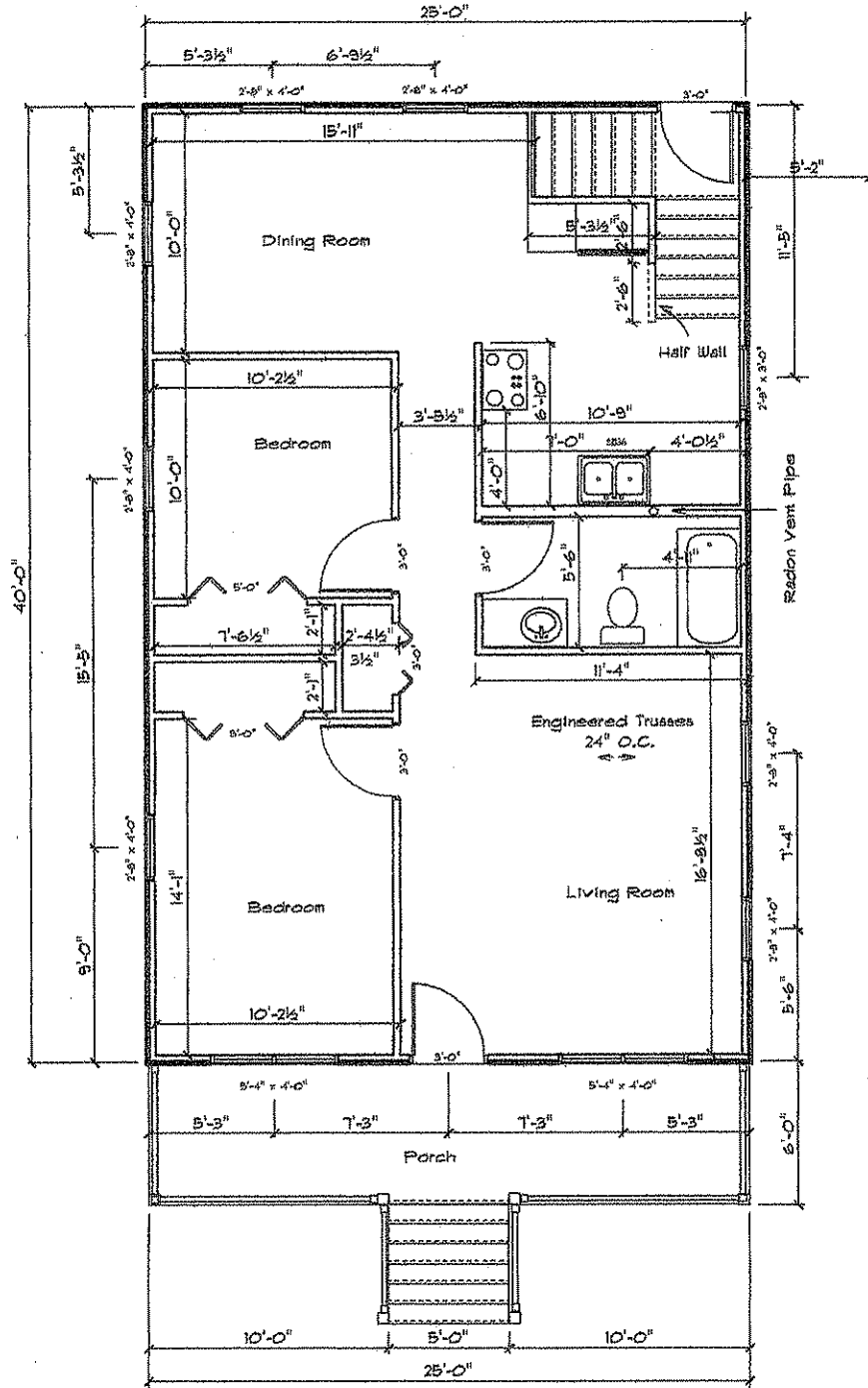
8'-6"

Cedar Street

Setbacks

620 Cedar Street

Operation Fresh Start



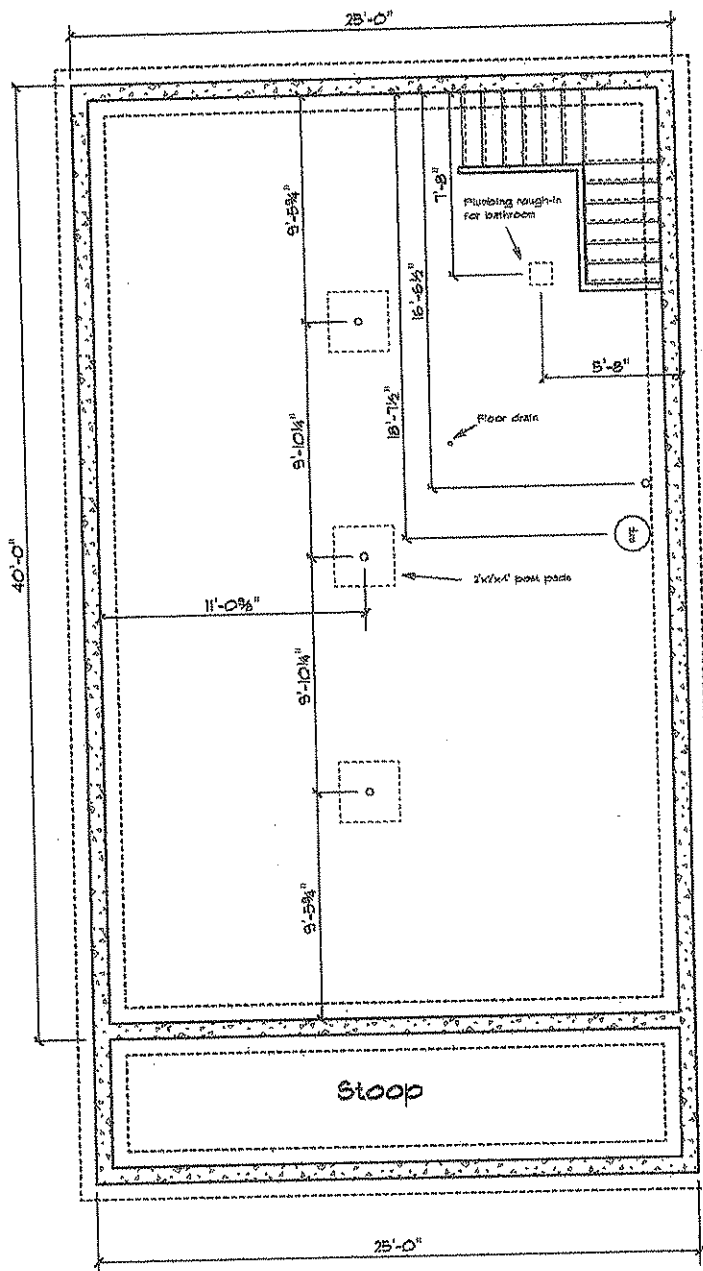
First Floor

Scale: 1/8" = 1'



620 Cedar Street

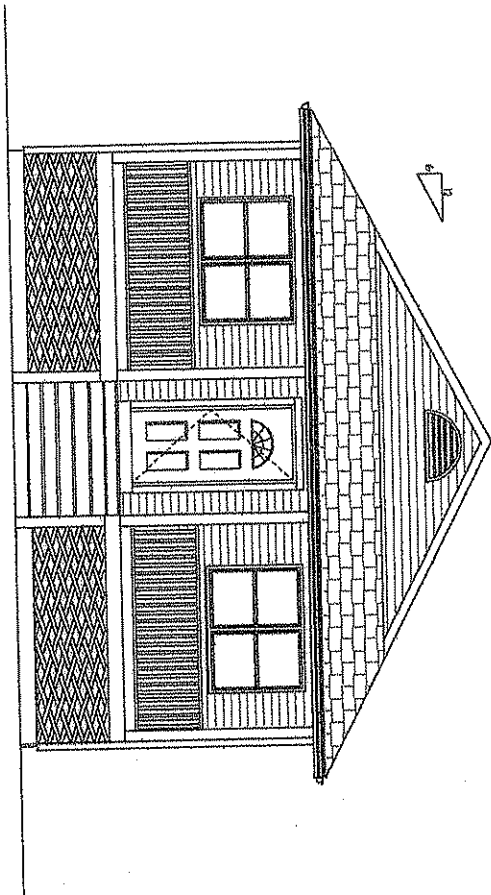
Operation Fresh Start



Foundation Plan

Scale: 1/8" = 1'

620 Cedar Street      Operation Fresh Start

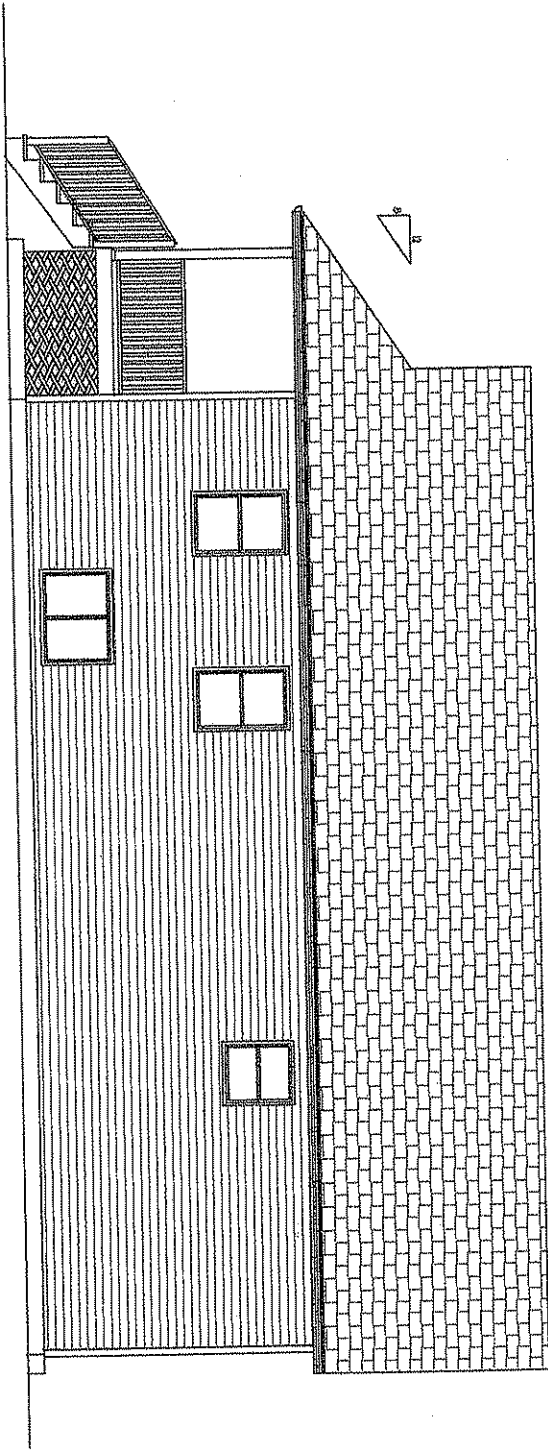


Scale: 1/8" = 1'

Front Elevation

620 Cedar Street

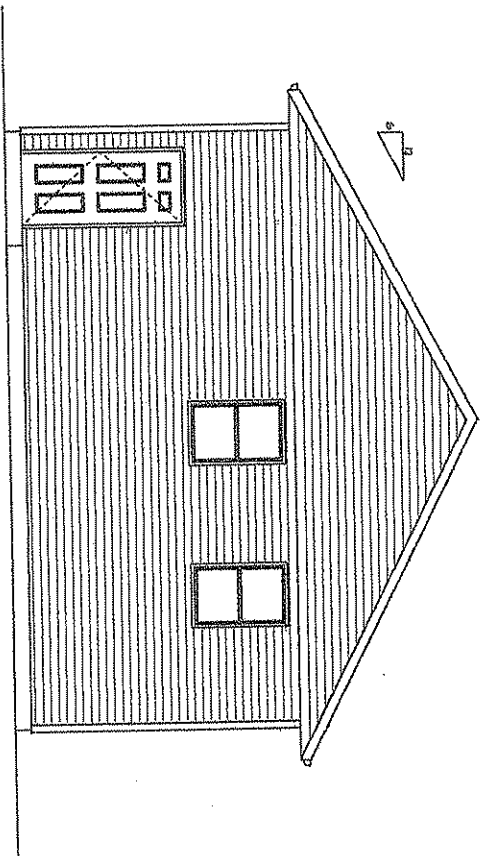
Operation Fresh Start



Right Elevation

Scale: 1/8"=1'

620 Cedar Street      Operation Fresh Start

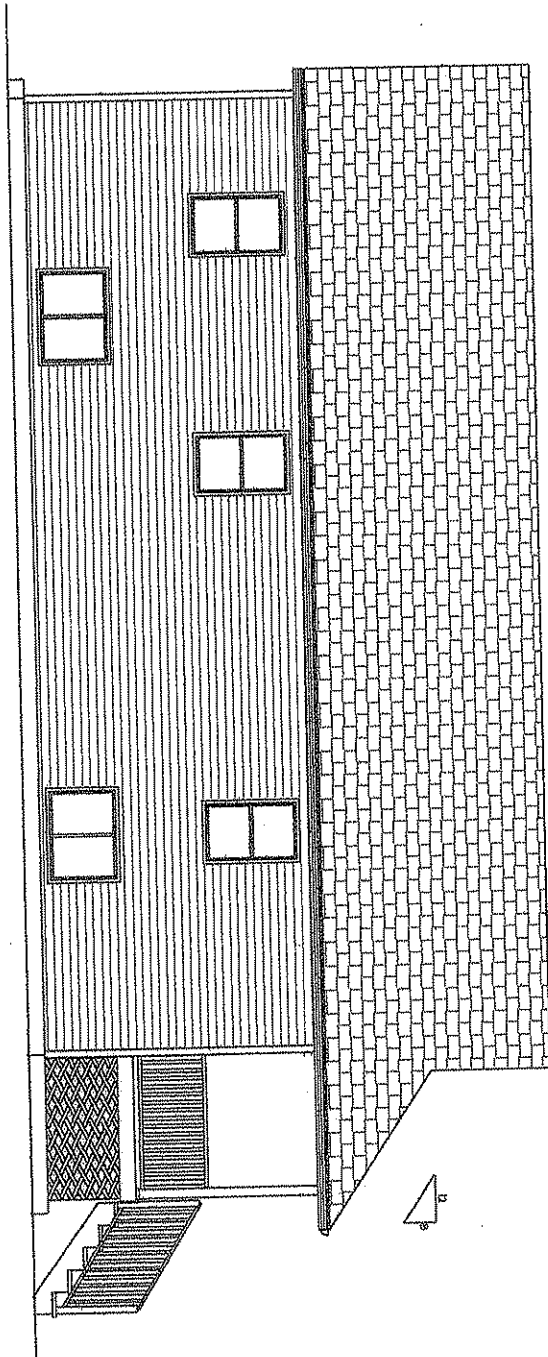


Rear Elevation

scale: 1/8"=1'

620 Cedar Street

Operation Fresh Start



Left Elevation

Scale: 1/8" = 1'