



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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215 Martin Luther King Jr. Boulevard  
Madison, Wisconsin 53703  
Phone: (608) 266-4635  
[www.cityofmadison.com](http://www.cityofmadison.com)

**\*\*BY E-MAIL ONLY\*\***

May 21, 2020

Gary Brown and Aaron Williams  
Facility Planning & Management  
University of Wisconsin–Madison  
30 N Mills Street  
Madison, Wisconsin 53715

RE: Consideration of a request to rezone 935 W Johnson Street from TR-U2 (Traditional Residential–Urban 2 District) to CI (Campus–Institutional District) and an amendment to the University of Wisconsin–Madison campus master plan to include the parcel; and approval demolition permit to allow single-family residence to be razed for a future academic building. (LNDUSE-2019-00124; ID 59133 and 59810)

Gentlemen;

At its May 11, 2020 meeting, the Plan Commission found the standards met and **conditionally approved** your demolition permit for 935 W Johnson Street. At its May 19, 2020 meeting, the Common Council **approved** the related rezoning. Prior to issuance of any City permits required for your project, the conditions of approval in the following sections shall be satisfied.

**Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following two (2) items:**

1. Obtain a permanent sewer plug permit for each existing sanitary sewer and storm sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
2. Additional requirements for razing the existing building and construction of a new academic building will be provided with subsequent zoning submittals.

**Please contact Jeff Quamme of the City Engineering–Mapping Section at 266-4097 if you have any questions regarding the following item:**

3. The applicant shall note that the garage to remain is subject to an easement permitting use by the owners of the property to the south until such time the garage is demolished by the applicant.

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following two (2) items:**

4. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (266-4682). Section 28.185(10) requires that every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
5. Following demolition, disturbed areas shall be graded and seeded or sod planted to minimize erosion.

**Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:**

6. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Paul Ripp to discuss this possibility at [pripp@cityofmadison.com](mailto:pripp@cityofmadison.com) or 712-6277.

**Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following item:**

7. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR-812 and MGO Section 13.21 prior to the demolition of the property. The existing properties will require an internal and external survey for potential un-abandoned private wells prior to proceeding with demolition. Please contact Water Utility staff at 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.

**Please contact my office at 261-9632 if you have any questions regarding the following two (2) items:**

8. Amended page 115 shall include a red-dashed outline for the subject property with the zoning map amendment information similar to the other areas highlighted on that page, which were rezoned to CI in July 2017. Similarly, the rezoning of 204 Bernard Court to CI approved in September 2017 shall also be referenced on that revised page. The final amended plans shall be submitted to Zoning for inclusion in the overall master plan document on file.
9. The applicant shall market the single-family residence for relocation off-site for a period of not less than 60 calendar days starting on a date to be agreed upon by the applicant and Planning Division. Demolition of the residence shall not be allowed within this 60-day period. Marketing of the house should include sharing its availability for relocation with local preservation organizations. In the event that the building is relocated, the party responsible for relocation shall coordinate with the Building Inspection Division and City Forestry Office as early as possible. If the structure cannot be relocated,

staff requests that the University work with the City's preservation planner and others to document it prior to demolition.

**No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.**

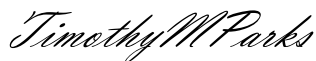
**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

**Please now follow the procedures listed below for obtaining permits for your project:**

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to [Zoning@cityofmadison.com](mailto:Zoning@cityofmadison.com). (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
3. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission. Where the plans have not been altered since issuance of the demolition or removal permit and the permit has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date.

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

cc: Tim Troester, City Engineering Division  
Jeff Quamme, City Engineering Division  
Jenny Kirchgatter, Asst. Zoning Administrator  
Bill Sullivan, Madison Fire Department  
Adam Wiederhoeft, Madison Water Utility

| LNDUSE-2019-00124                             |                          |                                     |                          |
|---|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/>           | Traffic Engineering (EP) | <input checked="" type="checkbox"/> | Recycling Coord. (R&R)   |
| <input type="checkbox"/>                      | Fire Department          | <input type="checkbox"/>            | Other: Forestry Section  |
| <input checked="" type="checkbox"/>           | Water Utility (EP)       | <input type="checkbox"/>            | Other: Metro Transit     |