



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

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August 13, 2015

Miche Llanas
136 Ohio Avenue
Madison, WI 53704

RE: Approval of the rezoning of **501 Welch Avenue** from TR-C2 (Traditional Residential- Consistent 2 District) to TR-C3 (Traditional Residential Consistent 3 District)

Dear Ms. Llanas:

At its August 4, 2015 meeting, the Common Council, meeting in regular session, approved your request for a zoning map amendment from TR-C2 (Traditional Residential- Consistent 2 District) to TR-C3 (Traditional Residential Consistent 3 District) at 501 Welch Avenue. In order to receive final approval the following conditions must be met:

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following seven (7) items:

1. A plat of Survey by Isthmus Surveying LLC has been completed of the two Lots adequately monumenting the boundaries of each Lot. Refer to Dane County Surveyor's Office Map No.'s 2015-00336 and 2015-00404.
2. Applicant shall contact the City Assessor's Office to have staff reactivate the Address-Parcel-Owner (APO) data for Lot 20 in the Assessor's database (GEO) so that the Accela system can upload this data and future permit issuance made available for these two lots. This shall be completed prior to any building permit issuance.
3. Prior to approval, verify the location of the existing sanitary sewer service. The service to the existing residence may cross onto the proposed lot. If so, this conflict would need to be resolved.
4. Each lot shall be required to have their own separate sanitary sewer and water service lateral.
5. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)

6. All damage to the pavement on Center Avenue 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)
7. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2))

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

Please contact Matt Tucker, Zoning Administrator at 266-4569 if you have questions regarding the following item:

8. The driveway off Welch Ave. shall be closed, and a new driveway shall be re-aligned to serve lot 20. Lot 1 may have only one driveway opening.

Please contact Kay Rutledge, Madison Water Utility at 266-4651 if you have questions regarding the following item:

9. Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the rezone. This development is within the Olbrich park impact fee district (SI25). Please reference ID# 15129 when contacting Parks about this project.
10. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Dennis Cawley, Madison Water Utility at 266-4651 if you have questions regarding the following item:

11. This property is in wellhead protection district WP-08. This proposed use is allowed in this district. Any proposed changes in use shall be approved by the Water Utility General Manager or his designee. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

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 finalizing your approval:

Please revise your plans per the above conditions and submit seven (7) copies of a complete, fully dimensioned and scaled 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. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

If you have any questions regarding obtaining your conditional use, demolition or building permits, 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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Schmidt, City Engineering Division
Matt Tucker, Zoning
Kay Rutledge, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: