Department of Planning & Community & Economic Development
Planning Division
Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

June 11, 2019

Greg Percy
301 East Dean Avenue
Madison, WI 53716

RE: Approval of a demolition permit to raze an existing single-family residence and construct a new single-family residence at 301 East Dean Avenue (ID 55593; LNDUSE-2019-00039).

Dear Mr. Percy;

At its June 10, 2019 meeting, the Plan Commission found the standards met and **approved** the demolition permit request to raze an existing single-family residence and construct a new single-family residence at **301 East Dean Avenue**. The conditions of approval in the following sections shall be satisfied prior to issuance of demolition permits for the project.

Please contact my office at (608) 243-0455 if you have any questions regarding the following one (1) item:

1. Label heights, materials, and colors on the elevation drawings.

Please contact Jacob Moskowitz, Assistant Zoning Administrator at (608) 266-4560 if you have any questions regarding the following three (3) items:

2. 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 (608-266-4682).

3. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission

4. 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.

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have any questions regarding the following two (2) items:

5. 4.9zz This property is immediately adjacent to a known flooding area on the golf course. The flooding contours are known to extend onto this private property. As a consequence no entrance to the home shall be allowed below elevation 898.00 USGS datum. It may be possible to allow an engineering egress window or door with a lower elevation but this will require meeting with City staff to review the design elements and how they will be constructed and verified after construction.

6. This site is adjacent to proposed City of Madison Street Reconstruction #11432 currently scheduled for 2020. Contractor shall coordinate construction with proposed project.

Please contact Jeff Quamme of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following two (2) items:

7. Provide a site demolition plan labeling all structures and pavements to be demolished. Also provide a site plan showing the proposed pavements.

8. The letter of intent and application state the address is 301 East Dean. The official standardized address is 301 E Dean Ave. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Please contact Bill Sullivan of the Fire Department at (608) 261-9658 if you have any questions regarding the following two (2) items:

9. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: https://homefiresprinkler.org/building-residential-fire-sprinklers

10. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at tburrus@cityofmadison.com or (608)266- 5959.

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. After the plans have been revised per the above conditions, please file **six (6) sets** of complete, fully dimensioned, and to-scale plans, 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, 126 S. Hamilton Street. **This submittal shall all also include one (1) complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.

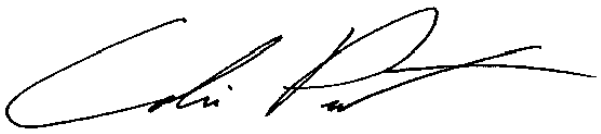
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.

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.

4. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.

If you have any questions regarding obtaining your conditional use 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 243-0455.

Sincerely,



Colin Punt
Planner

cc: Jacob Moskowitz, Asst. Zoning Administrator
Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division – Mapping
Bryan Johnson, Streets Division
Bill Sullivan, Fire Department

I hereby acknowledge that I understand and will comply with the above conditions of approval for demolition.

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Signature of Applicant

_____

Signature of Property Owner (if not the applicant)

LNDUSE-2019-00039			
For Official Use Only, Re: Final Plan Routing			
☒	Planning Div. (Punt)	☒	Engineering Mapping Sec.
☒	Zoning Administrator	☐	Parks/Forestry Division
☒	City Engineering	☐	Urban Design Commission
☐	Traffic Engineering	☒	Recycling Coor. (R&R)
☒	Fire Department	☐	Water Utility
☐	Metro Transit	☐	Other: