



Location
151 Proudfit Street

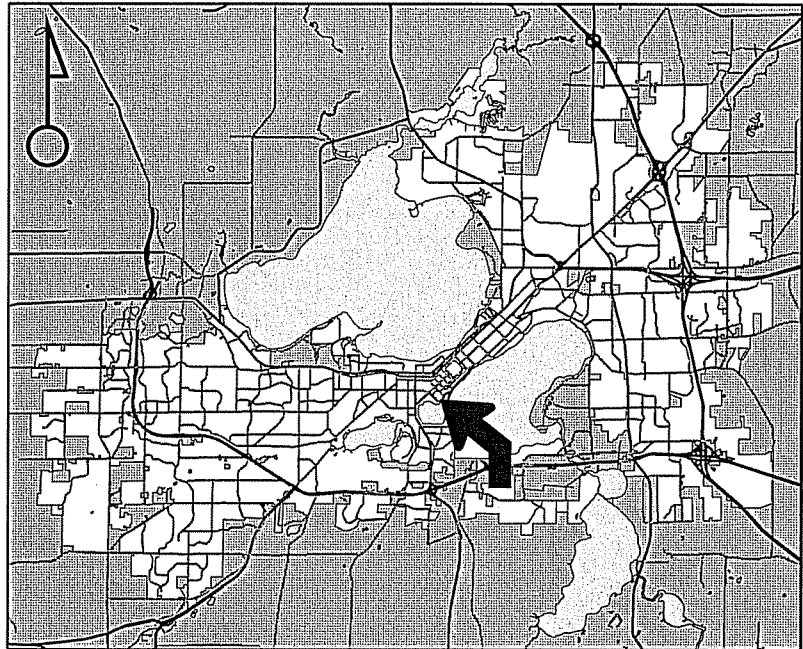
Project Name
ULI Demolition

Applicant
151 LLC/Anne Neujahr Morrison -
Urban Land Interests

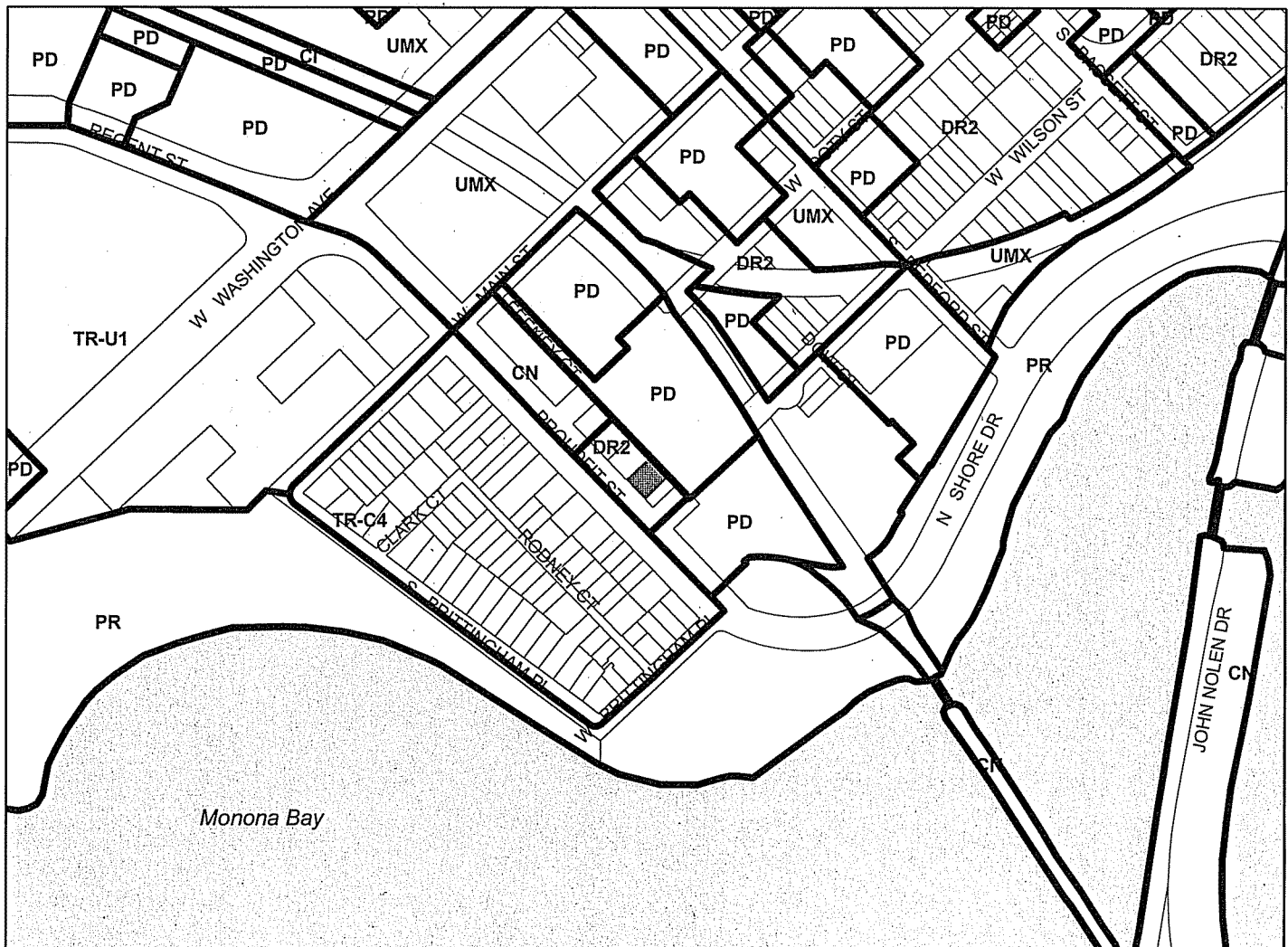
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence
with no proposed alternative use

Public Hearing Date
Plan Commission
08 April 2013



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 March 2013





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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$16.00-</u> Receipt No. <u>140254</u>
Date Received	<u>2/20/2013</u>
Received By	<u>ESK</u>
Parcel No.	<u>0709-234-0703-9</u>
Aldermanic District	<u>4</u>
GQ	<u>None</u>
Zoning District	<u>DR2</u>
For Complete Submittal	
Application	<u>Letter of Intent</u>
Photos	<u>Legal Descript.</u>
Plan Sets	<u>2D half 7 full</u> Zoning Text <u>NA</u>
Alder Notification	<u>11/26/12</u> Waiver
Ngrhd. Assn Not.	<u>11/26/12</u> Waiver
Date Sign Issued	

1. Project Address: 151 Proudfit Street Project Area in Acres: .12

Project Title (if any): NA

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from _____ to _____
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Anne Neujahr Morrison Company: Urban Land Interests

Street Address: 10 East Doty Street, Ste 300 City/State: Madison, WI Zip: 53703

Telephone: (608) 251-0706 Fax: (608) 251-5572 Email: amorrison@uli.com

Project Contact Person: Anne Neujahr Morrison Company: Urban Land Interests

Street Address: 10 East Doty Street, Ste 300 City/State: Madison Zip: 53703

Telephone: (608) 441-5163 Fax: (608) 251-5572 Email: amorrison@uli.com

Property Owner (if not applicant): 151 LLC

Street Address: 10 East Doty Street, Suite 300 City/State: Madison, WI Zip: 53711

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: ULI intends to raze a distressed, single-family home and will provide landscaped, green-space in its place.

Development Schedule: Commencement April 2013 Completion April 2013

5. Required Submittals:

- ☒ **Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- ☐ **REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- ☐ **Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- ☐ **Electronic Submittal:** 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

- ☐ **Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- ☒ For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
- Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- ☐ A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- ☒ **Conformance with adopted City plans:** The site is located within the limits of the Bassett District
Downtown Plan, which recommends Predominant Residential for this property.
- ☒ **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Michael Verveer (notified 11/26/2012) Bassett Neighborhood Association c/o Peter Oslind (notified 11/26/2012)
- If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.
Planning Staff: _____ Date: 10/16/2012 Zoning Staff: _____ Date: 10/16/2012

→ The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Anne Neujahr Morrison Relation to Property Owner Employee of Manager
Authorizing Signature of Property Owner Anne LM Morrison Date 2/20/2013



Urban Land Interests

February 20, 2013

Plan Commission
210 Martin Luther King Jr. Blvd; Room 201
City-County Building
Madison WI 53703-3345

Re: Demolition Permit for 151 Proudfit Street Letter of Intent

Dear Commission Members and Staff:

Urban Land Interests ("ULI") proposes to raze the house located at 151 Proudfit Street (the "Structure"). The Structure is a two-story, 1,087 square foot single family home that was acquired by Urban Land Interests in 2003 and has not been in active use since 2004. The Structure does not reside in a historic overlay district, nor is it separately listed as a landmark.

ULI has made significant investments in the properties neighboring the Structure. The Structure is adjacent to ULI's Tobacco Loft Apartments, an adaptive reuse project involving two historic Tobacco Warehouses that were preserved by ULI. The Structure also borders ULI's new 727 Lorillard development (the SEVEN27 Apartments) which is currently under construction.

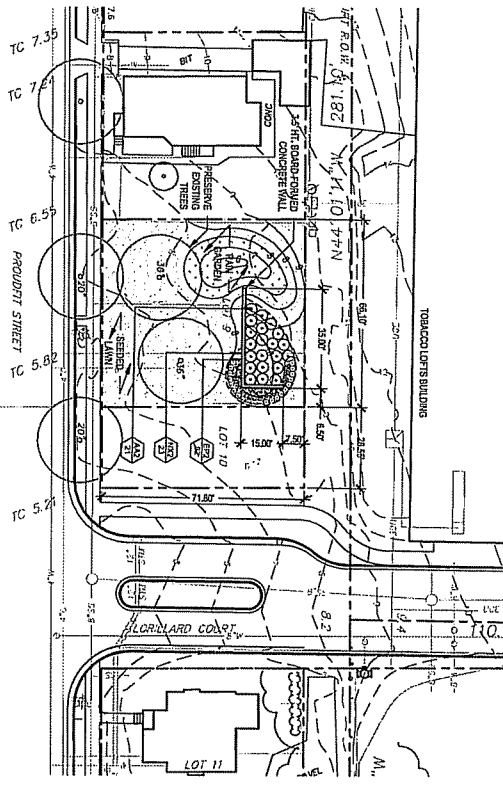
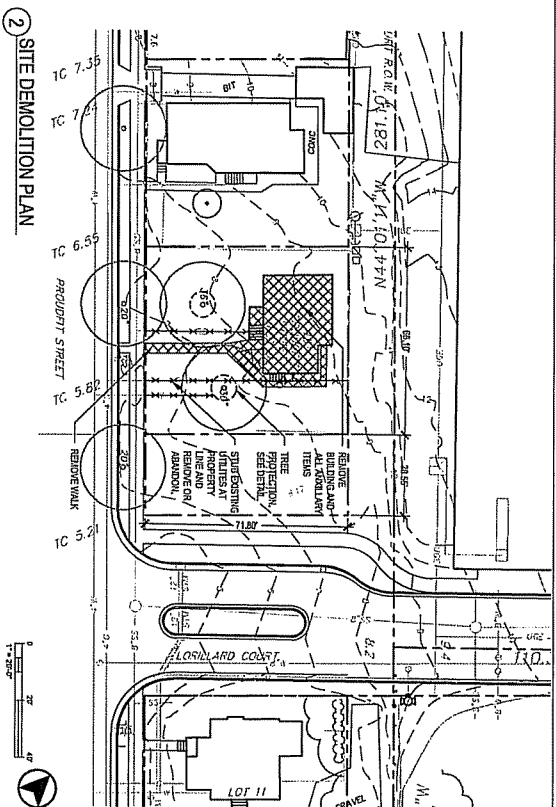
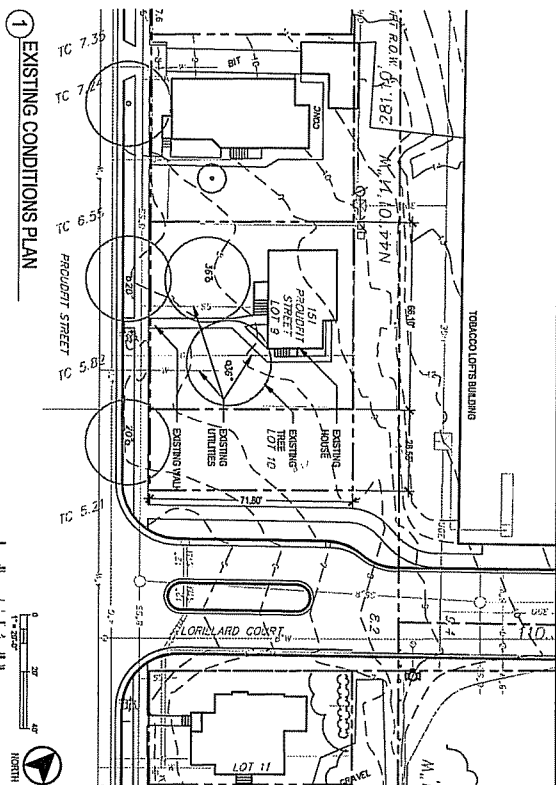
The Structure, however, has outlived its useful purpose and is not suitable for occupancy. There are overwhelming challenges to achieving occupancy including but not limited to accessibility, lead-based paint and asbestos. ULI has sought potential buyers for the Structure, but has not had success.

ULI proposes to raze the Structure and replace it with attractive landscaping that will be an amenity to the neighborhood. Proposed planting is a mix of native prairie species, deciduous shrubs and perennial massing. Two mature trees currently within the lot boundaries will be incorporated into the new landscape design. In addition, board-formed concrete wall complimentary to the Tobacco Loft Apartments landscaping will provide dimension and variation in the freshly landscaped site. Finally, through the incorporation of a rain garden, the landscaping contributes to efforts to improve water quality in nearby bodies of water.

The design will offer passing car, bike, and pedestrian traffic pleasant views, but not provide opportunities for loitering. Should ULI decide to pursue the development of a new building on this site at a later date, ULI will seek the appropriate approvals at that time. Contingent upon city approval, ULI intends to demolish the structure and to backfill the basement prior to the installation of landscaping materials. ULI estimates project completion within three weeks of permit issuance. Ken Saiki Design has been hired to design the landscape plan. Pending final approval, ULI estimates project completion by the end of April, 2013.

Kind Regards,

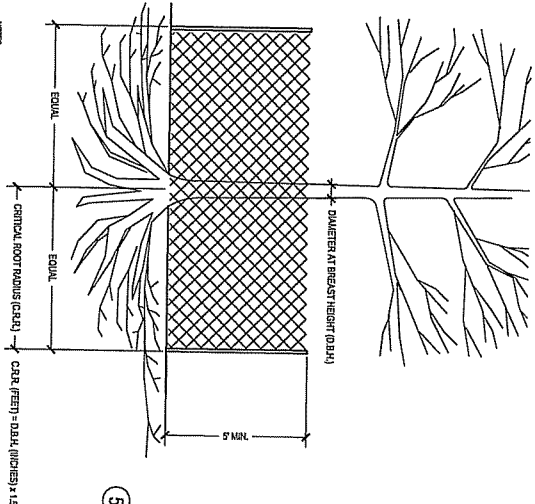
Anne Neujahr Morrison
Urban Land Interests



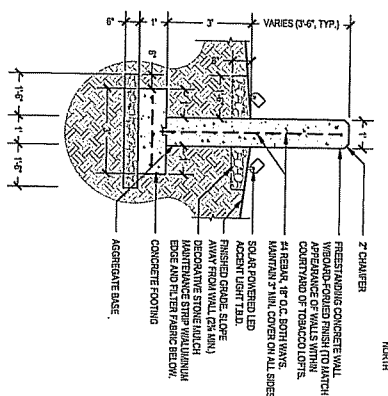
3 SITE PLAN

PLANT SCHEDULE

ANNUAL SPECIES	PERMANENT PLANT	SIZE	QTY
1	Eastern White Pine / Japanese Maple	1 gal	2
2	Japanese Maple / Japanese Maple	1 gal	2
3	Japanese Maple / Japanese Maple	1 gal	2
4	Japanese Maple / Japanese Maple	1 gal	2
5	Japanese Maple / Japanese Maple	1 gal	2
6	Japanese Maple / Japanese Maple	1 gal	2
7	Japanese Maple / Japanese Maple	1 gal	2
8	Japanese Maple / Japanese Maple	1 gal	2
9	Japanese Maple / Japanese Maple	1 gal	2
10	Japanese Maple / Japanese Maple	1 gal	2
11	Japanese Maple / Japanese Maple	1 gal	2
12	Japanese Maple / Japanese Maple	1 gal	2
13	Japanese Maple / Japanese Maple	1 gal	2
14	Japanese Maple / Japanese Maple	1 gal	2
15	Japanese Maple / Japanese Maple	1 gal	2
16	Japanese Maple / Japanese Maple	1 gal	2
17	Japanese Maple / Japanese Maple	1 gal	2
18	Japanese Maple / Japanese Maple	1 gal	2
19	Japanese Maple / Japanese Maple	1 gal	2
20	Japanese Maple / Japanese Maple	1 gal	2
21	Japanese Maple / Japanese Maple	1 gal	2



5 FREE-STANDING WALL SECTION



KEN SAKI
DESIGN INC
LANDSCAPE
ARCHITECTS

