



# City of Madison

## Demolition

Location  
5006 Hammersley Road

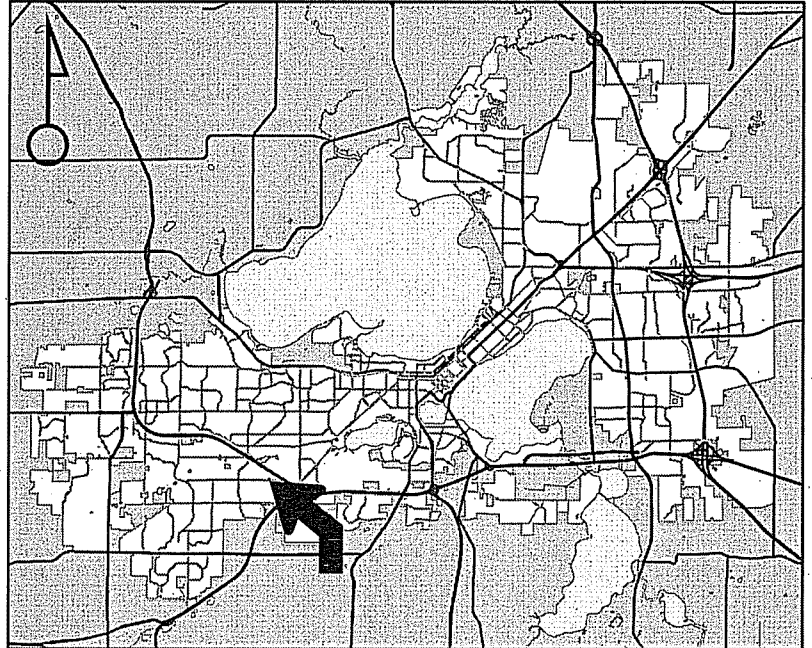
Project Name  
Keller Demolition

Applicant  
Robert Keller, Keller Real Estate

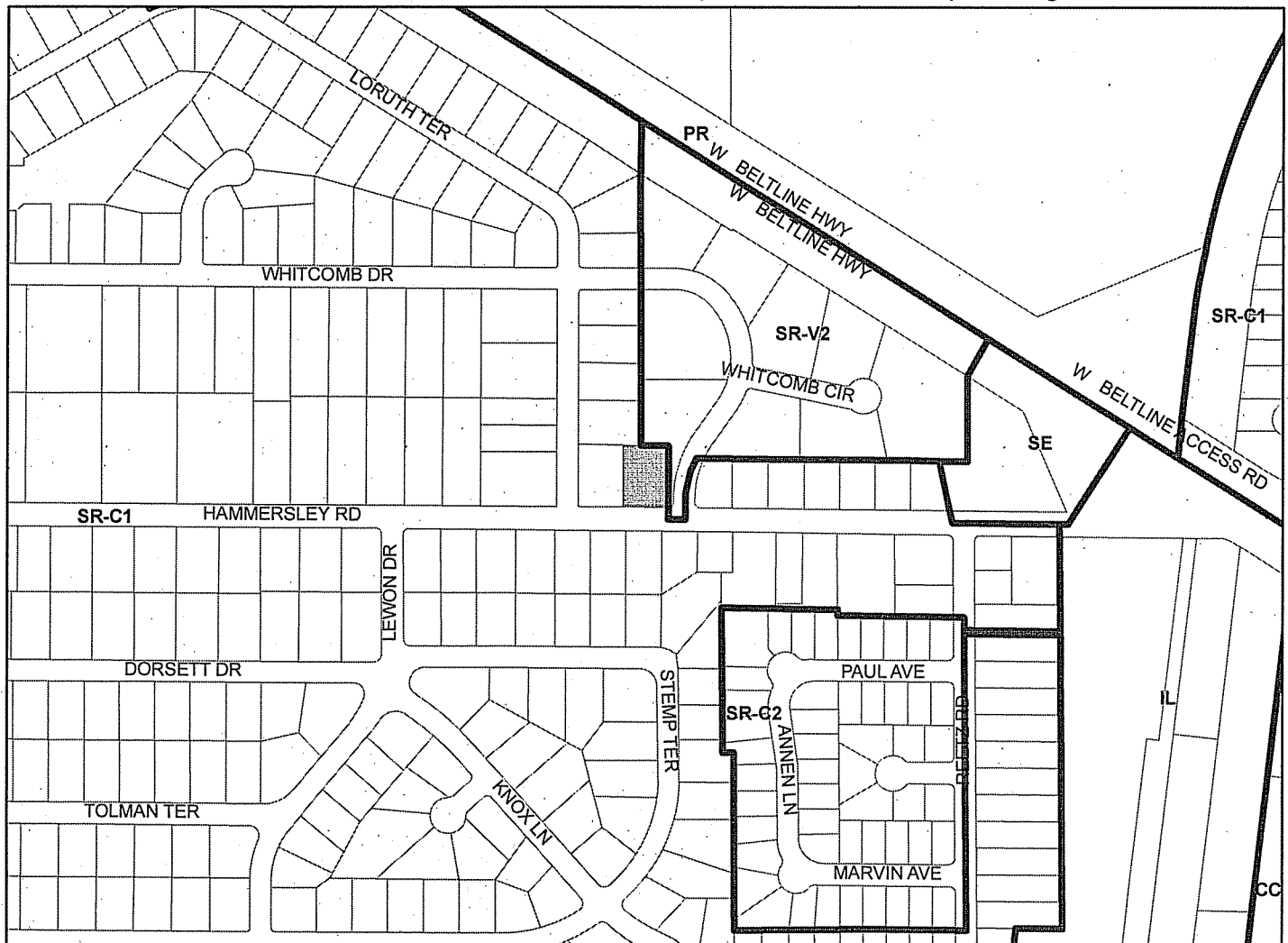
Existing Use  
Single Family Home

Proposed Use  
Demolish single-family residence with no proposed use

Public Hearing Date  
Plan Commission  
08 January 2018



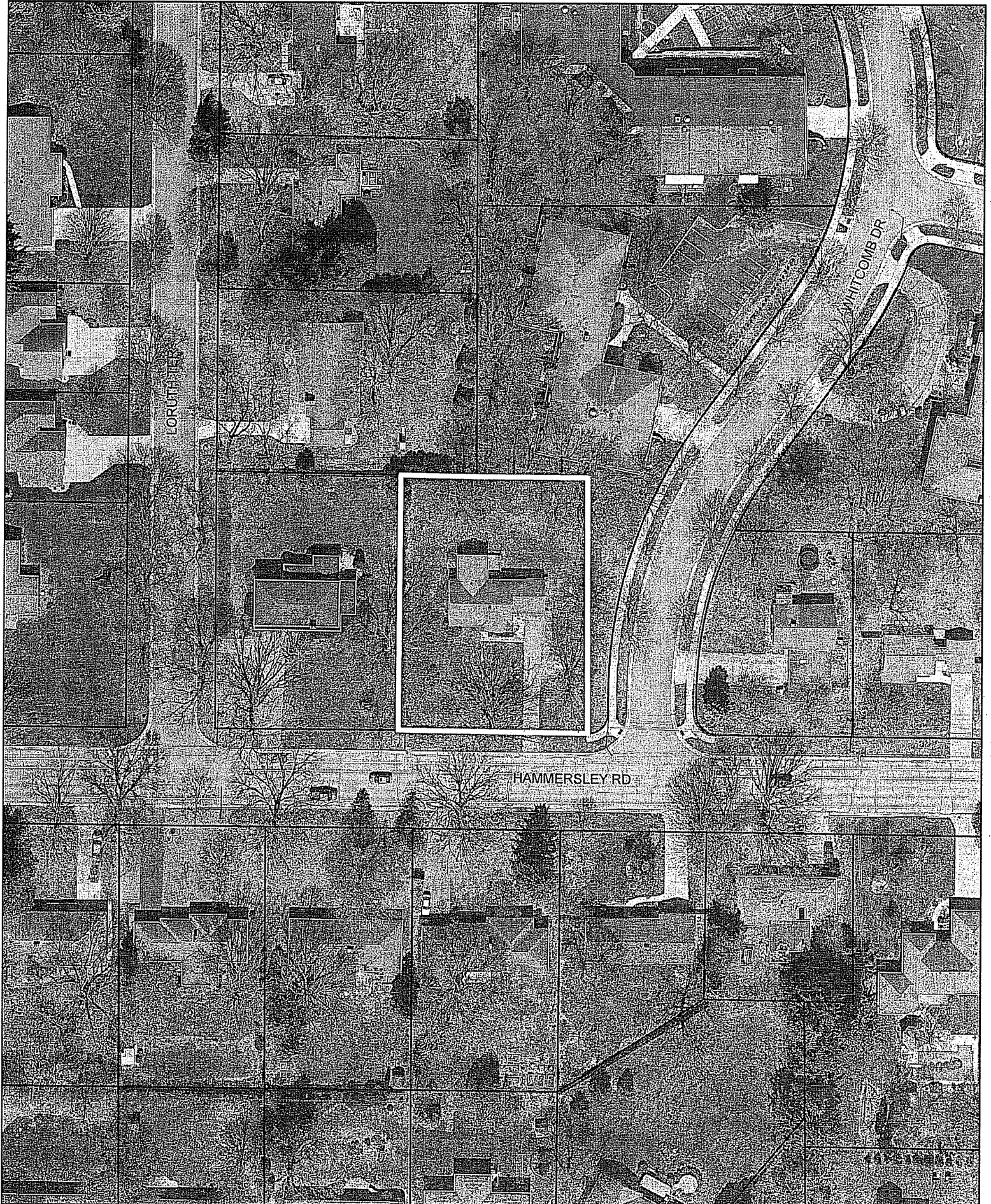
For Questions Contact: Chris Wells at: 261-9135 or [cwells@cityofmadison.com](mailto:cwells@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 3 January 2018

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# LAND USE APPLICATION

LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Parcel # \_\_\_\_\_  
Aldermanic district \_\_\_\_\_  
Zoning district \_\_\_\_\_  
Special requirements \_\_\_\_\_  
Review required by \_\_\_\_\_  
☐ UDC ☐ PC  
☐ Common Council ☐ Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

### 1. Project Information

Address: 5006 Hammersley Rd.  
Title: \_\_\_\_\_

### 2. This is an application for (check all that apply)

- ☐ Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- ☐ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- ☐ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- ☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☐ Conditional Use or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Other requests

### 3. Applicant, Agent and Property Owner Information

Applicant name Robert N. Keller Company Keller Real Estate  
Street address 448 W. Washington Ave City/State/Zip Madison, WI 53703  
Telephone 608 2276543 Email \_\_\_\_\_  
Project contact person Robert Keller Company Keller Real Estate  
Street address 448 W. Washington Ave City/State/Zip Madison, WI 53703  
Telephone 608 2276543 Email \_\_\_\_\_  
Property owner (if not applicant) \_\_\_\_\_  
Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_



## 4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Propose to tear down existing single family home

Scheduled start date Dec 6, 2017 Planned completion date Jan 6, 2018

## 5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Filing fee           | <input checked="" type="checkbox"/> Pre-application notification            | <input type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input checked="" type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Vicinity map                            | <input type="checkbox"/> Supplemental Requirements              |
| <input checked="" type="checkbox"/> Letter of intent     | <input checked="" type="checkbox"/> Survey or existing conditions site plan | <input checked="" type="checkbox"/> Electronic Submittal*       |
| <input type="checkbox"/> Legal description               | <input type="checkbox"/> Development plans                                  |   |

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com).

## 6. Applicant Declarations

- ☒ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Celia Punt Date 10/23/17

Zoning staff Matt Tucker Date 10-23-17

- ☒ **Demolition Listserv**

- ☐ Public subsidy is being requested (indicate in letter of intent)

- ☒ **Pre-application notification:** 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), business association(s), AND the dates you sent the notices:

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant Robert H. Keller Relationship to property Owner

Authorizing signature of property owner Robert H. Keller Date 10/25/17



*Real Estate Services Since 1950*

October 26, 2017

Dear Mr. Punt,

It is my plan to tear down the house at 5006 Hammersley Road. It is about 65 years old, is outdated, not attractive architecturally and is in need of many repairs after many years of rental use. It has a cement block foundation and regularly has water in the basement. Our company has 66 senior apartments adjacent to this site that will enjoy the "open space" of this large lot, however, this lot is not intended to be a part of the adjacent apartment development. Will appreciate your support in this matter.

Sincerely,

A handwritten signature in cursive script that reads 'Robert H. Keller'.

Robert Keller



*Real Estate Services Since 1950*

October 26, 2017

Bill Bromer  
Orchard Ridge Neighborhood Assoc.

Dear Bill,

It is my plan to tear down the house at 5006 Hammersley Road. It is about 65 years old, is outdated, not attractive architecturally and is in need of many repairs after many years of rental use. It has a cement block foundation and regularly has water in the basement. Our company has 66 senior apartments adjacent to this site that will enjoy the "open space" of this large lot, however, this lot is not intended to be a part of the adjacent apartment development. Will appreciate your support in this matter.

Sincerely,

A handwritten signature in cursive script that reads 'Robert H. Keller'.

Robert Keller



*Real Estate Services Since 1950*

October 26, 2017

*Aldorperson Mauricio Cheeks,*

Dear Mr. Cheeks,

It is my plan to tear down the house at 5006 Hammersley Road. It is about 65 years old, is outdated, not attractive architecturally and is in need of many repairs after many years of rental use. It has a cement block foundation and regularly has water in the basement. Our company has 66 senior apartments adjacent to this site that will enjoy the "open space" of this large lot, however, this lot is not intended to be a part of the adjacent apartment development. Will appreciate your support in this matter.

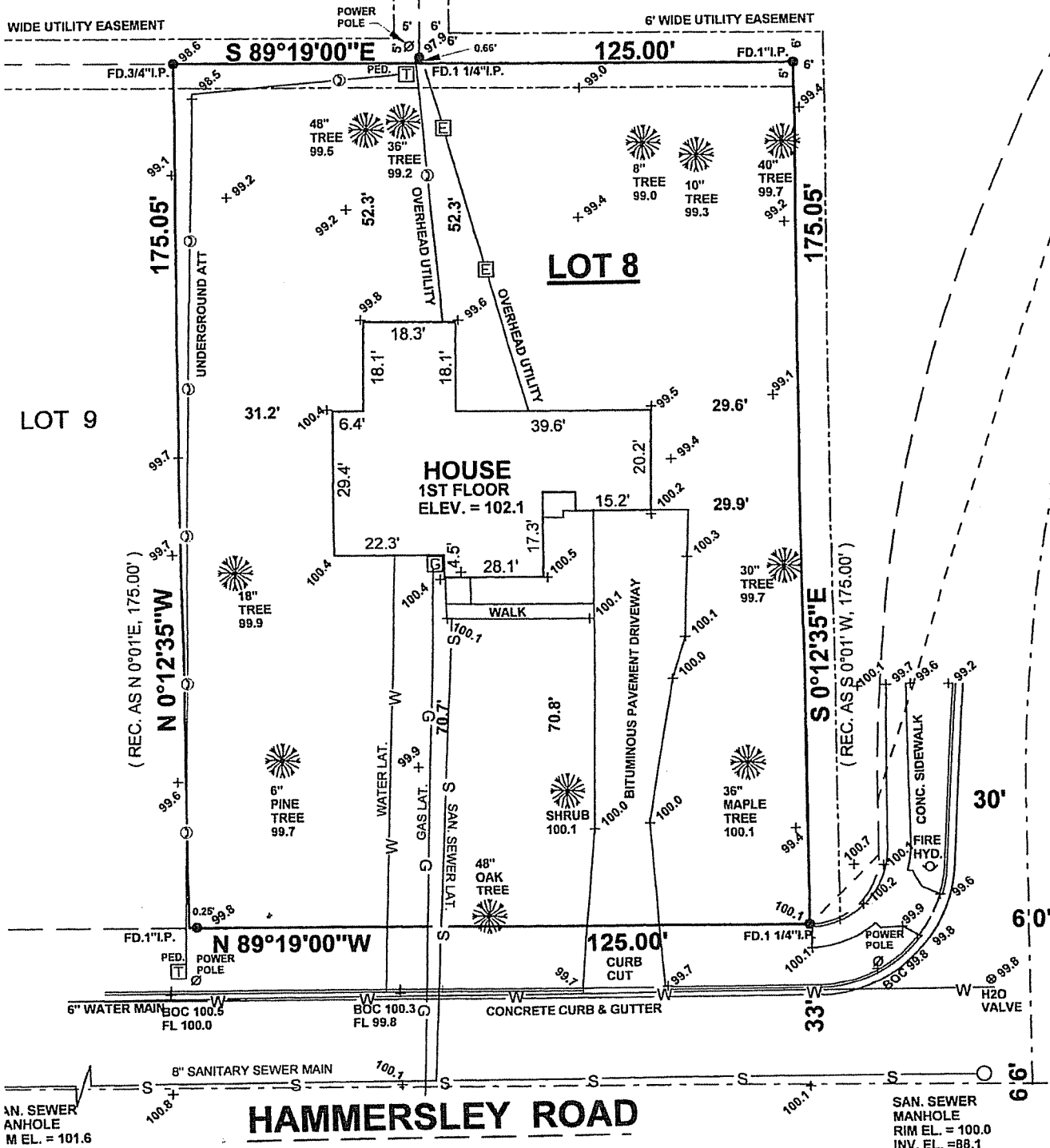
Sincerely,

*Robert H. Keller*

Robert Keller

LOT 10

LOT 2  
WHITCOMB  
SQUARE PLAT



WHITCOMB DRIVE

HAMMERSLEY ROAD

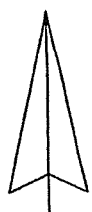
LEGEND

- FOUND IRON STAKE SIZE AND SHAPE AS NOTED
- + 100.2 SPOT ELEVATION
- ( ) RECORDED AS INFORMATION

DESCRIPTION:

(8), FIRST ADDITION TO ORCHARD RIDGE,  
Y OF MADISON, DANE COUNTY, WISCONSIN.

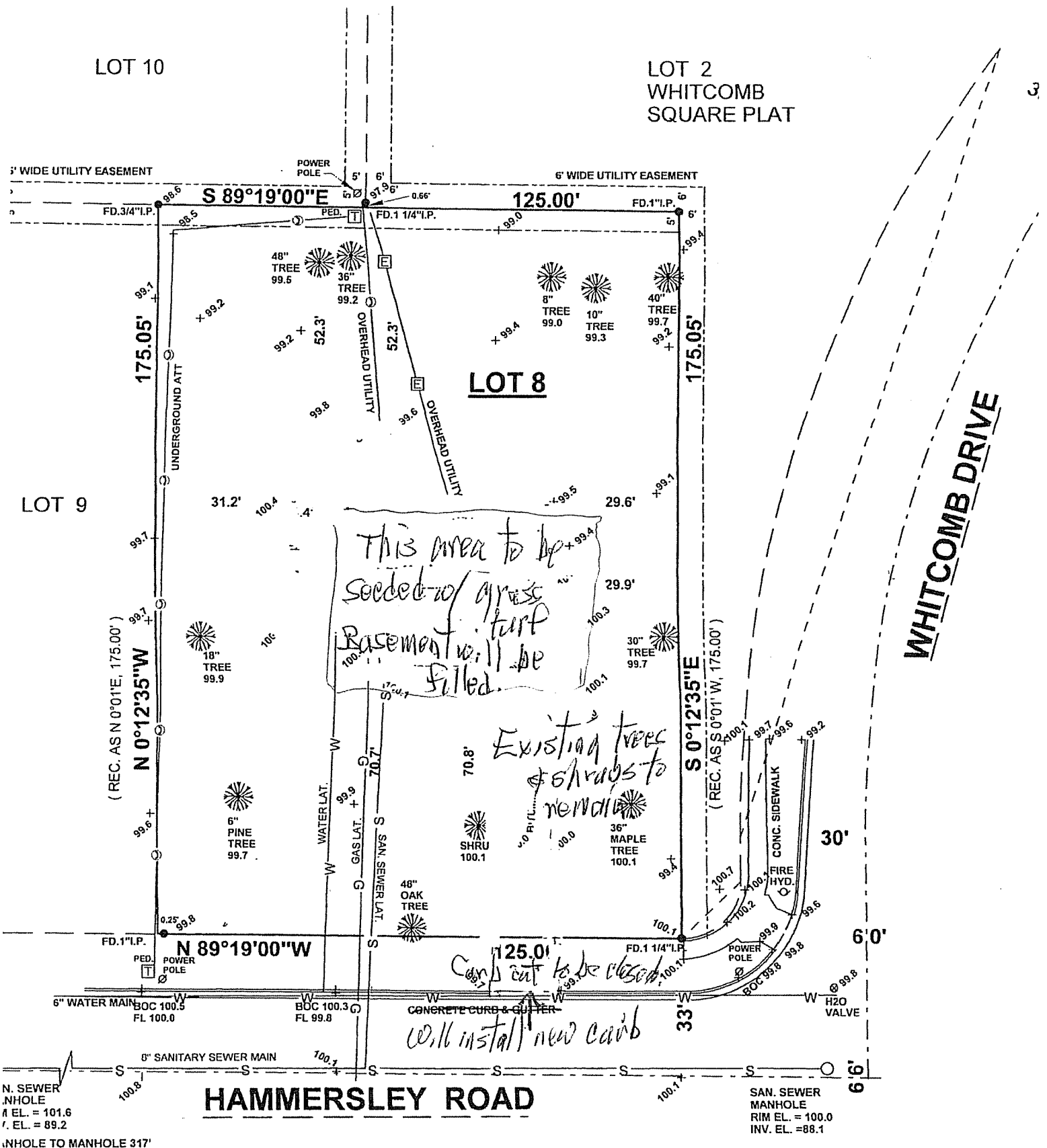
TO EASEMENTS AND AGREEMENTS RECORDED





LOT 10

LOT 2  
WHITCOMB  
SQUARE PLAT



DESCRIPTION:

(8), FIRST ADDITION TO ORCHARD RIDGE,  
OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENTS AND AGREEMENTS RECORDED

LEGEND

- FOUND IRON STAKE SIZE AND SHAPE AS NOTED
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