



Location
3030 City View Drive

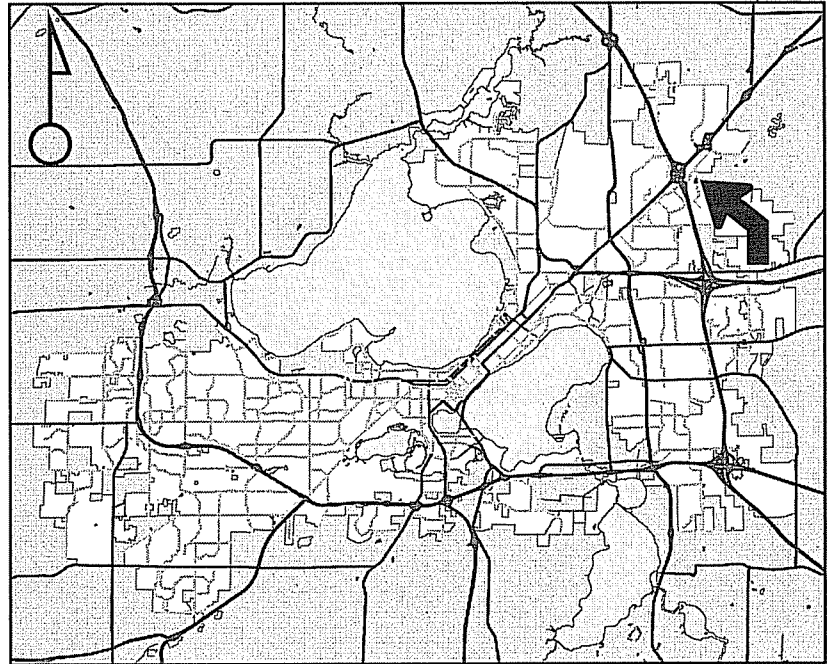
Applicant
Suma Elwell –
Wisconsin Reinsurance Corporation

From: R4 To: RPSM

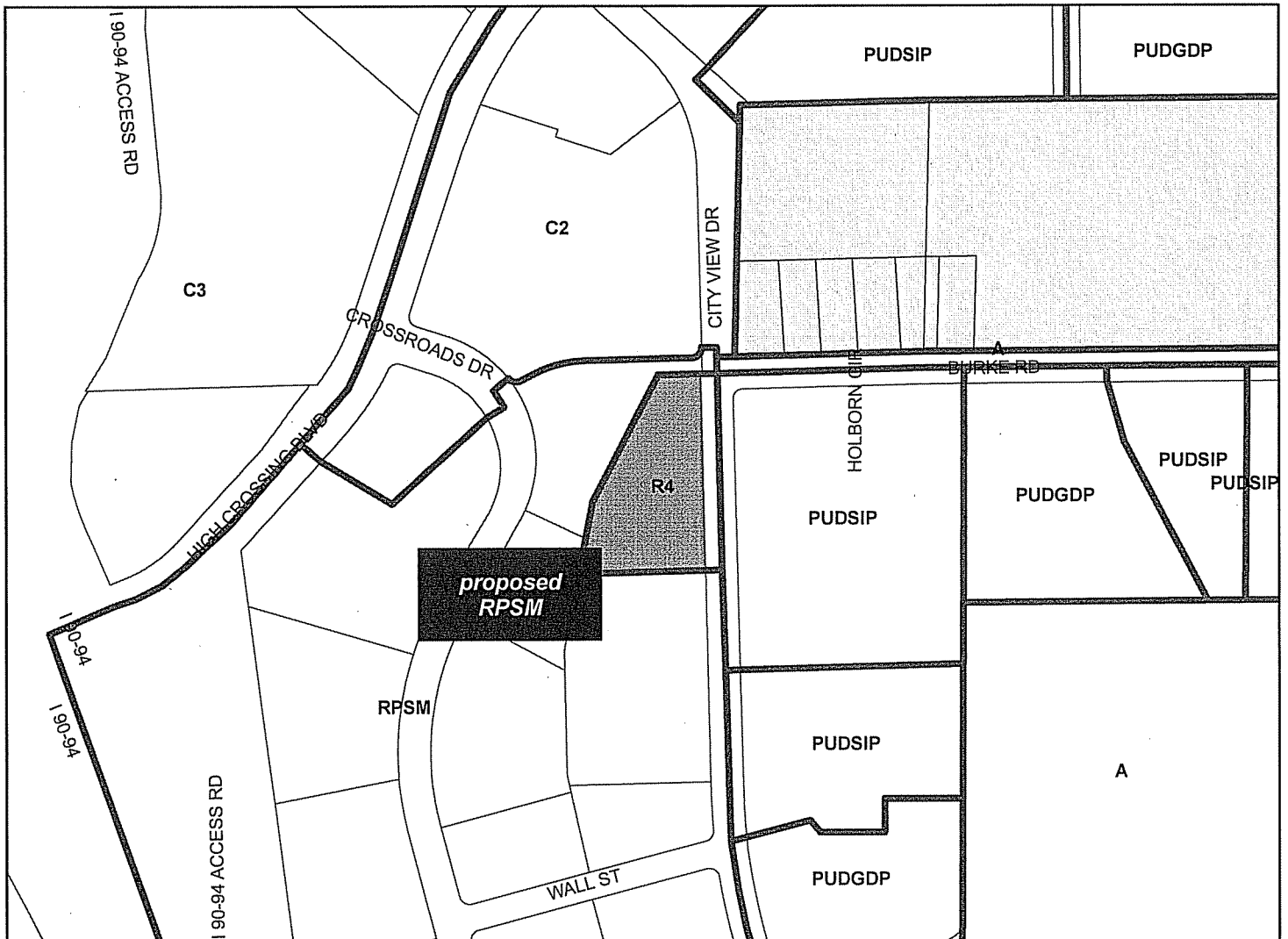
Existing Use
2 nursing home buildings

Proposed Use
Demolish nursing home to create
land for future development

Public Hearing Date
Plan Commission
16 May 2011
Common Council
07 June 2011

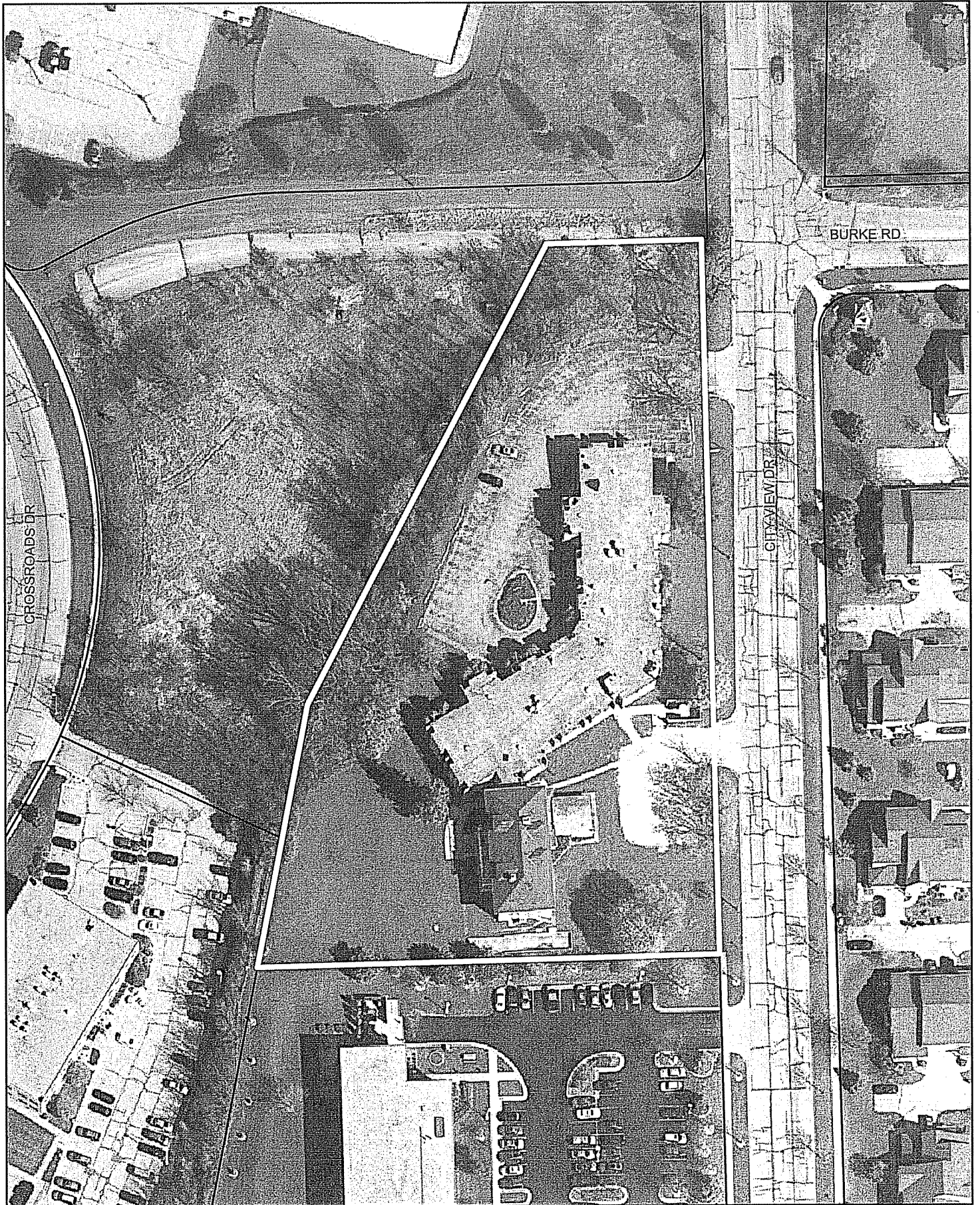


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 May 2011





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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 3030 City View Drive **Project Area in Acres:** 2.54
Project Title (if any): 3030 City View Drive

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input checked="" type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: <u>R4</u> to _____ Proposed Zoning (ex: R1, R2T, C3): <u>RPSM</u>		Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Wisconsin Reinsurance Corporation Company: Wisconsin Reinsurance Corporation
 Street Address: 2810 City View Drive City/State: Madison, WI Zip: 53718
 Telephone: (608) 441-3138 Fax: (608) 441-3115 Email: selwell@thewrcgroup.com

Project Contact Person: Suma Elwell Company: Wisconsin Reinsurance Corporation
 Street Address: 2810 City View Drive City/State: Madison, WI Zip: 53718
 Telephone: (608) 441-3138 Fax: (608) 441-3115 Email: selwell@thewrcgroup.com

Property Owner (if not applicant): same as above
 Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
Demolish buildings and maintain area as a temporary open space. Rezone the property from R4 to RPSM.

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1050 See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

- 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.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of Comprehensive Plan, which recommends: Medium-Density 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 & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: City Alder and Neighborhood Association notified on 2/16/11. Property Owners notified 2/18/11.

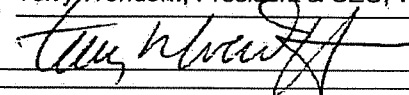
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- 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: BRAD MURPHY & HEATHER STOWDER Date: 02/15/11 Zoning Staff: _____ Date: _____

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name Terry Wendorff, President & CEO, WRC Date March 5, 2011

Signature  Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date _____

Effective May 1, 2009

WISCONSIN REINSURANCE CORPORATION

P.O. Box 7988 • Madison, Wisconsin 53707-7988
(608) 242-4500 • (800) 939-9473 • Fax: (608) 242-4514 • thewrcgroup.com

March 16, 2011

Department of Planning and Community & Economic Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd – Room LL 100
Madison, WI 53703

Re: Letter of Intent for 3030 City View Drive Demolition Permit & Rezoning

Dear Plan Commission Members & City Staff,

Wisconsin Reinsurance Corporation is submitting this application for demolition and rezoning of the property located on 3030 City View Drive. The project details and rezoning information is provided in the subsequent sections. Enclosed for your review with this letter are the following documents:

- Land Application form
- 7 copies of a full size plan
- 7 copies of the plan set on 11x17 inch paper
- 1 copy of the plan set on 8 1/2 x 11 inch paper
- Legal description of property
- Filing Fees- Check for \$1050
- CD containing electronic copy of all submittal documents
- Interior and exterior pictures of building located on 3030 city view drive
- 12 copies of the letter of intent
- Copy of the letter to the alder
- Copy of email to neighborhood association

Project Details

Project Name:
3030 City View Drive

Project Contact:
Suma Elwell
Wisconsin Reinsurance Corporation
2810 City View Drive
Madison, WI, 53718
Phone: (608) 441-3138
Fax: (608) 441- 3115
Email: selwell@thewrcgroup.com

Demolition Company:
Robinson Brothers Environmental, Inc.
220 Raemisch Road
Wauunakee
WI 53597-9663
Phone: (608) 849-6980

Project Scope:

Wisconsin Reinsurance Corporation is requesting to demolish the property buildings located on 3030 City View Drive. This property has two interconnected buildings on it. One building was constructed in or about 1905 was used as an elder care facility. This building was taken out of service in approximately 2006 and not been occupied or maintained since then. The second larger building was constructed in 1974 at which time the two buildings were connected. The larger building was occupied as an elder care facility since its construction until March, 2010 at which time all active operations on the property ceased. Since the buildings were designed as elder care facilities, they have many small rooms, narrow hallways and are poorly lighted and wired. Both buildings have been very poorly maintained over the past several years. There is asbestos and lead paint in many areas of both buildings. There is also evidence of water damage and mold throughout both buildings. Interior and exterior pictures of the building are being submitted with this application as evidence of the condition of the building.

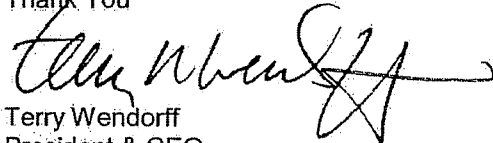
Given the present condition of the buildings, we believe it would be in the best interest of the community to demolish both buildings, remove the asbestos and lead and then maintain the land as a temporary open space. We believe this will also be the best alternative for the safety of the community as an empty building is a potential breeding place for crime and an attractive nuisance for children. We are submitting this application to request demolition of the building and rezone the property in the best interest of the neighborhood.

Rezoning Information

Currently the property is zoned R4. We request this be changed to RPSM. The rezoning will allow us to use the property for future business expansion. Until this time the property will be maintained as a temporary open space. We plan to maintain the temporary open space by seeding, grading and mowing it.

We request your approval of this application and hope to be scheduled for the next public hearing. If you have any questions please feel free to contact Suma Elwell at 608-441-3138 or email at selwell@thewrcgroup.com.

Thank You

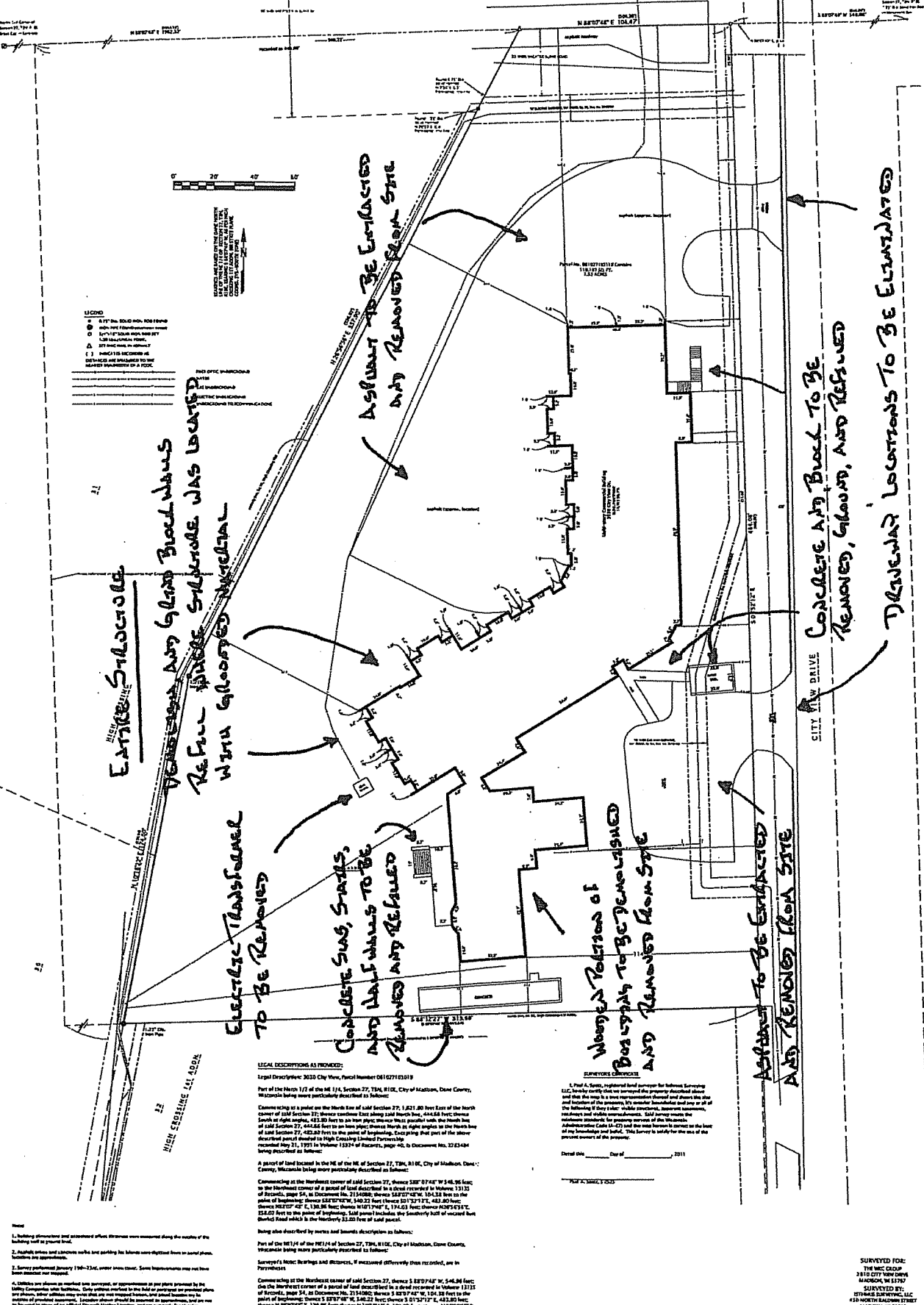


Terry Wendorff
President & CEO
Wisconsin Reinsurance Corporation

Plat of Survey

Created by
 PREPARED BY: 1-A, Section 27, T9N, R10E, City of Madison, Dane County, Wisconsin

BURKE ROAD



ENTIRE STRUCTURE
 VERMONT AND GLASS BRICK HOUSE
 RE-FILL GROUND SURROUND WAS LOCATED WITH GLOTTED MATERIAL

ELECTRIC TRANSFORMER TO BE REMOVED
 CONCRETE SUELS, STAIRS, AND HALLWAYS TO BE REMOVED AND REFILLED

WOODEN PORTIONS of BUS SUPPLY TO BE DEMOLISHED AND REMOVED FROM SITE

CONCRETE AND BRICK TO BE REMOVED, GROUND, AND REFILLED

TRUNKWAY LOCATIONS TO BE ELIMINATED

- * ALL HAZARDOUS TO BE ASBESTOS FROM SITE PRIOR TO DEMOLITION
- ** ALL UTILITY LOCATIONS TO BE REMOVED FROM SITE
- *** SITE WILL BE GRASSED, SEEDING, AND MOVED FORWARDLY DEMONSTRATED

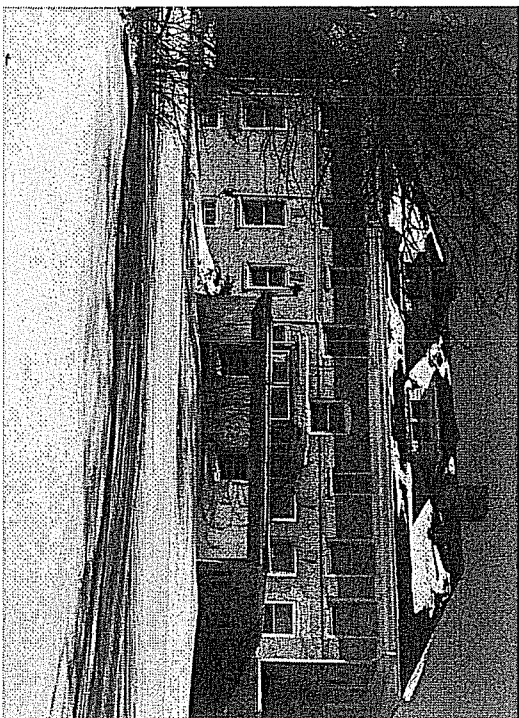
LEGAL DESCRIPTIONS AS PROVIDED:
 Legal Description: 2023 City View, Parcel Number 0811710119
 Part of the North 1/2 of the NE 1/4 of Section 27, T9N, R10E, City of Madison, Dane County, Wisconsin being more particularly described as follows:
 Commencing at a point on the North line of said Section 27, 1,821.85 feet East of the North corner of said Section 27; thence continue East along said North line, 444.58 feet; thence South 88° 45' 00" West 451.82 feet to an iron pipe; thence West 22° 30' 00" North 812.30 feet to the North line of said Section 27, 444.24 feet to the point of beginning; thence North at right angles to the North line of said Section 27, 452.20 feet to the point of beginning. Excepting that part of the above described parcel divided in High Capacity Linked Parkways recorded May 31, 1991 in Volume 13974 of Records, page 66, in Document No. 2243494 being described as follows:
 A parcel of land located in the NE of the NE of Section 27, T9N, R10E, City of Madison, Dane County, Wisconsin being more particularly described as follows:
 Commencing at the Northeast corner of said Section 27, thence S89° 44' W, 346.96 feet; to the Northwest corner of a parcel of land described in a deed recorded in Volume 13132 of Records, page 54, in Document No. 2154920; thence S27° 42' W, 104.33 feet to the point of beginning; thence S27° 42' W, 349.22 feet to the North line of Section 27; thence North 81° 23' 17" W, 433.80 feet; thence N82° 07' 42" E, 130.96 feet; thence N81° 24' 42" E, 374.53 feet; thence N27° 42' W, 122.22 feet to the point of beginning; said parcel includes the Southern half of vacant but Buried Road which is the Northerly 33.02 feet of said parcel;
 being also described by metes and bounds description as follows:
 Part of the NE 1/4 of the NE 1/4 of Section 27, T9N, R10E, City of Madison, Dane County, Wisconsin being more particularly described as follows:
 Surveyor's Note: Bearings and Distances, if followed differently than recorded, are in Parentheses
 Commencing at the Northeast corner of said Section 27, thence S 89° 44' W, 346.96 feet; to the Northwest corner of a parcel of land described in a deed recorded in Volume 13132 of Records, page 54, in Document No. 2154920; thence S 27° 42' W, 104.33 feet to the point of beginning; thence S 27° 42' W, 349.22 feet; thence S 81° 23' 17" W, 433.80 feet; thence N 82° 07' 42" E, 130.96 feet; thence N 81° 24' 42" E, 374.53 feet; thence N 27° 42' W, 122.22 feet to the point of beginning. said parcel includes the Southern half of vacant but Buried Road which is the Northerly 33.02 feet of said parcel.

SURVEYOR'S CERTIFICATE:
 I, Paul C. Smith, registered land surveyor for Madison County, LLC, do hereby certify that the property described above and the lines thereon are my true and correct lines and are in accordance with the public records and laws of this State and that I am duly qualified and licensed by the State of Wisconsin and the Department of Natural Resources to perform the duties and obligations of a surveyor. I am not aware of any other claimants or interests in the land described herein. I have not been convicted of any crime involving dishonesty or fraud. My commission expires on 12/31/2024. I have taken the Oath of Office and Seal. This Survey is valid for the use of the private owners of the property.
 Dated this ___ day of _____, 2021.
 Paul C. Smith, Surveyor

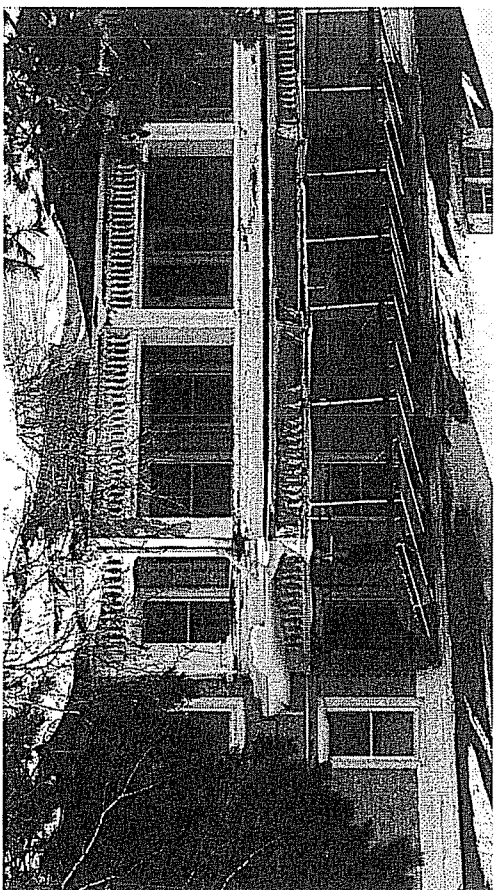
Notes:
 1. Existing structures and improvements shown hereon were measured along the outside of the building wall to ground level.
 2. Property boundaries and locations were measured by the Methods indicated herein on actual points, bearings and distances.
 3. Survey performed January 18-21st, 2023, under clear skies. Some improvements may not have been shown on the map.
 4. Utility poles shown as marked hereon are not shown as per plans provided by the Utility Companies and facilities. City permits required for the installation of poles and underground utility lines may vary and may be subject to change. Location of poles and underground utility lines should be determined by the Utility Companies. Location of poles and underground utility lines should be determined by the Utility Companies. For more information contact Digger's Heaven 3071.

SURVEYED FOR:
 THE WEC GROUP
 2410 CITY VIEW DRIVE
 MADISON, WI 53713
 SURVEYED BY:
 STEPHEN SMITH SURVEYING, LLC
 410 NORTH WALDRON STREET
 MADISON, WI 53718
 (608) 241-1599
 www.smithsurveying.com

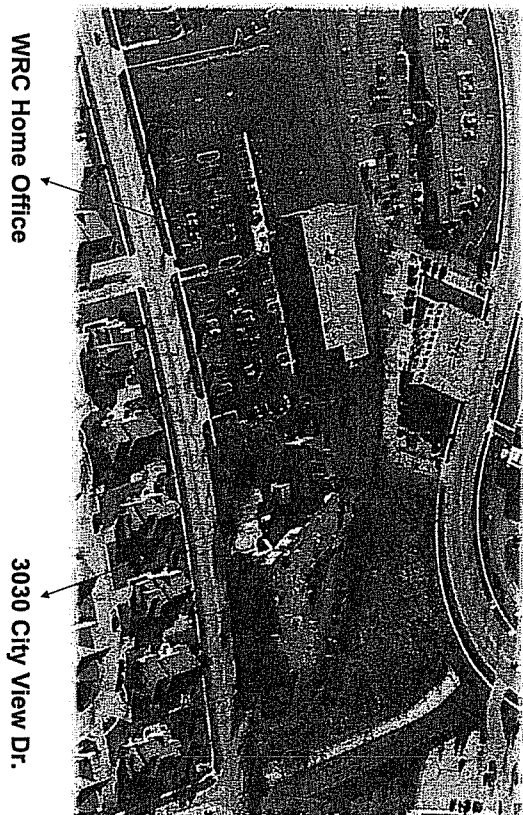
Building view from City View Drive



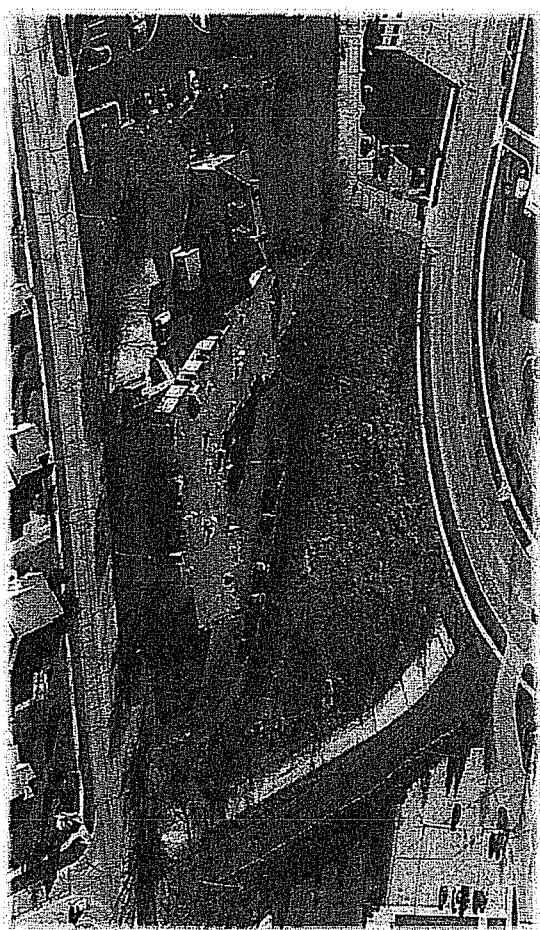
Back of the building

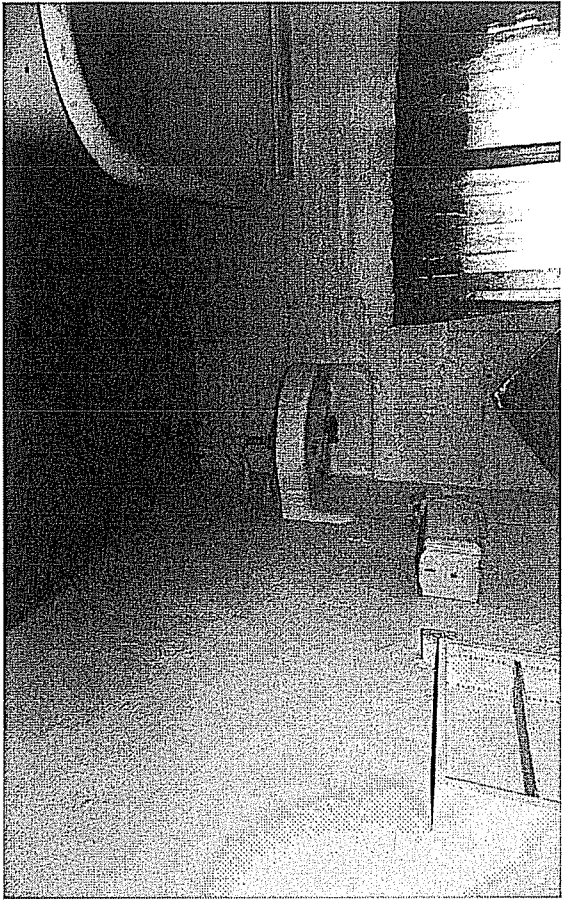


Overview
WRC Home Office &
3030 City View Drive

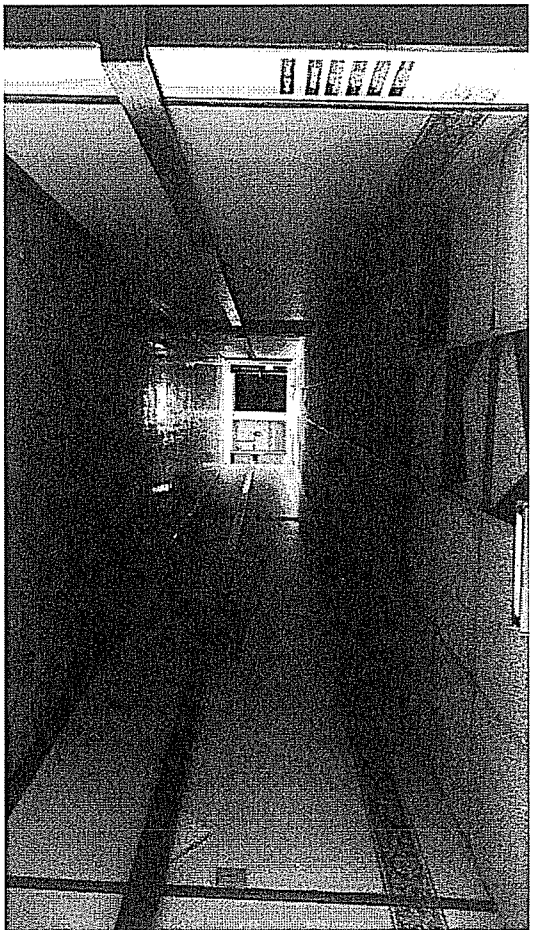


Overview
3030 City View Drive

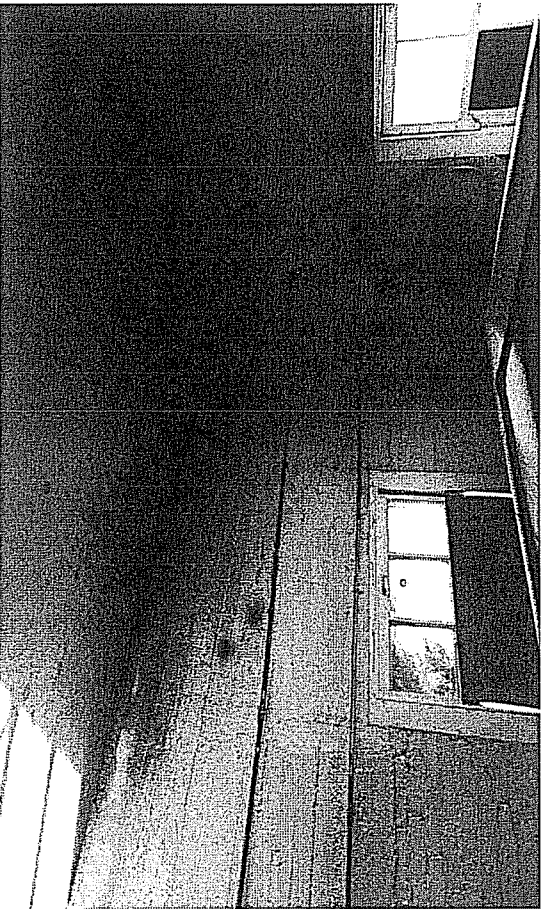




Bath tub



Hallway

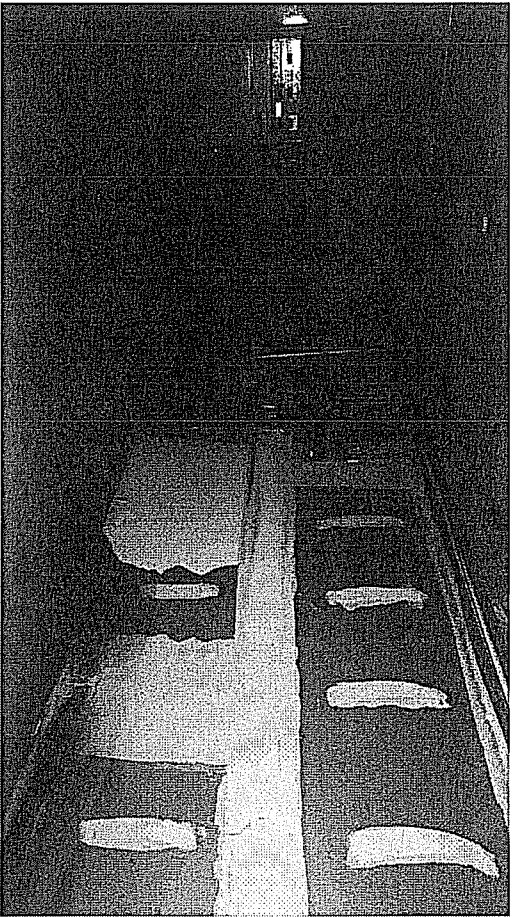


Basement

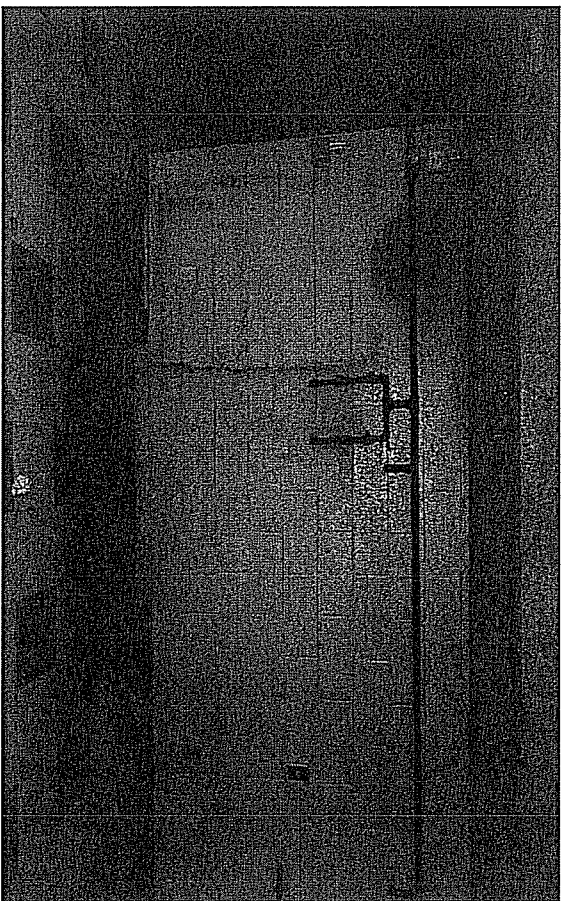


Room

Generator Room



Kitchen



Pipes



Boiler Room

