City of Madison

Proposed Demolition and Certified Survey Map

Location
1902 Tennyson Ln & 3802 Packers Ave

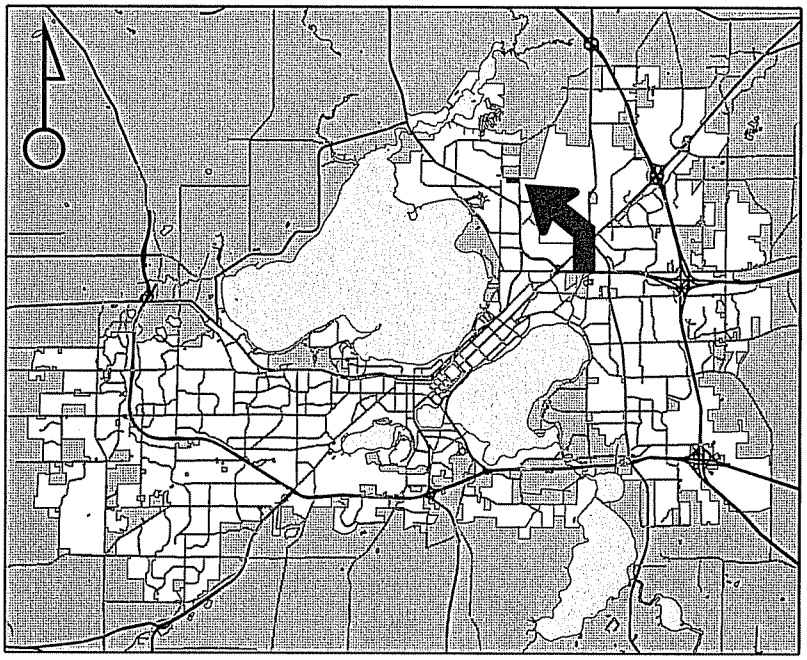
Project Name
Tennyson Lane Demolition

Applicant
Thomas Keller-Tennyson Terrace, LLC

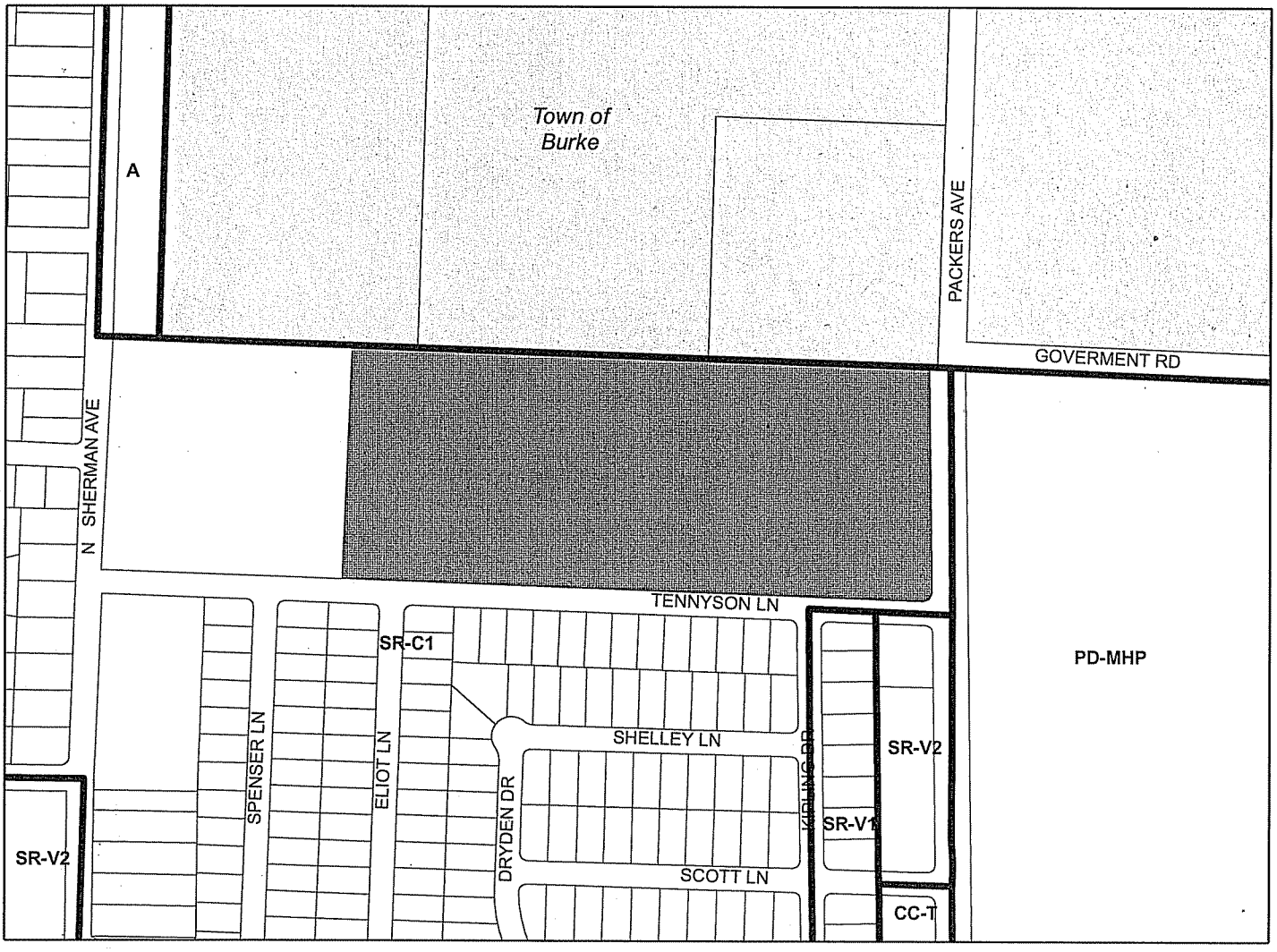
Existing Use
Industrial buildings

Proposed Use
Demolish former industrial buildings to allow three-lot land division for future development

Public Hearing Date
Plan Commission
22 April 2013



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 April 2013

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City of Madison

1902 Tennyson Lane & 3802 Packers Avenue

Date of Aerial Photography : Spring 2010

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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 _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
GQ _____
Zoning District _____

For Complete Submittal

Application _____ Letter of Intent _____
Photos _____ Legal Descript. _____
Plan Sets _____ Zoning Text _____
Alder Notification _____ *Waiver* _____
Ngbrhd. Assn Not. _____ *Waiver* _____
Date Sign Issued _____

1. Project Address: 1902 TENNYSON LA **Project Area in Acres:** 7

Project Title (if any): _____

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: THOMAS J. KELLER Company: TENNYSON TERRACE, LLC
Street Address: 448 W. WASHINGTON AVE City/State: MADISON, WI Zip: 53703
Telephone: (608) 227-6543 Fax: (608) 255-5005 Email: THOMAS@KELLERREALESTATEGROUP.COM

Project Contact Person: SAME Company: SAME
Street Address: SAME City/State: SAME Zip: _____
Telephone: ( ) _____ Fax: ( ) _____ Email: _____

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

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: DEMOLITION OF VACANT, UNUSABLE BUILDINGS IN CONJUNCTION WITH CSM SUBMITTAL

Development Schedule: Commencement LATE SUMMER 2013 Completion LATE FALL 2013

CONTINUE →

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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 _____ _____ Plan, which recommends _____ 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:

_____

→ 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:* _____ *Zoning Staff:* _____ *Date:* _____

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

Name of Applicant THOMAS J. KELLER Relation to Property Owner MANAGING MEMBER

Authorizing Signature of Property Owner [signature] Date 2/20/13

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KELLER
REAL ESTATE GROUP

Tim Parks
Kevin Firchow
City of Madison Planning Department
215 Martin Luther King, Jr. Blvd.
LL100
Madison, WI. 53701-2985

2-20-2013
Via hand delivery

Gentlemen:

Enclosed please find the required copies for a proposed Demolition Permit at 1902 Tennyson La.

The property is currently Vacant commercial buildings in major disrepair (Lot 1 of CSM 4928).

This Demolition Application is to facilitate a Certified Survey Map application that was submitted today under separate cover.

If you have any question, feel free to contact me at (608) 227-6543 or Thomas@kellerrealestategroup.com .

Thomas J. Keller
Keller Development, LLC
Member, Tennyson Terrace, LLC

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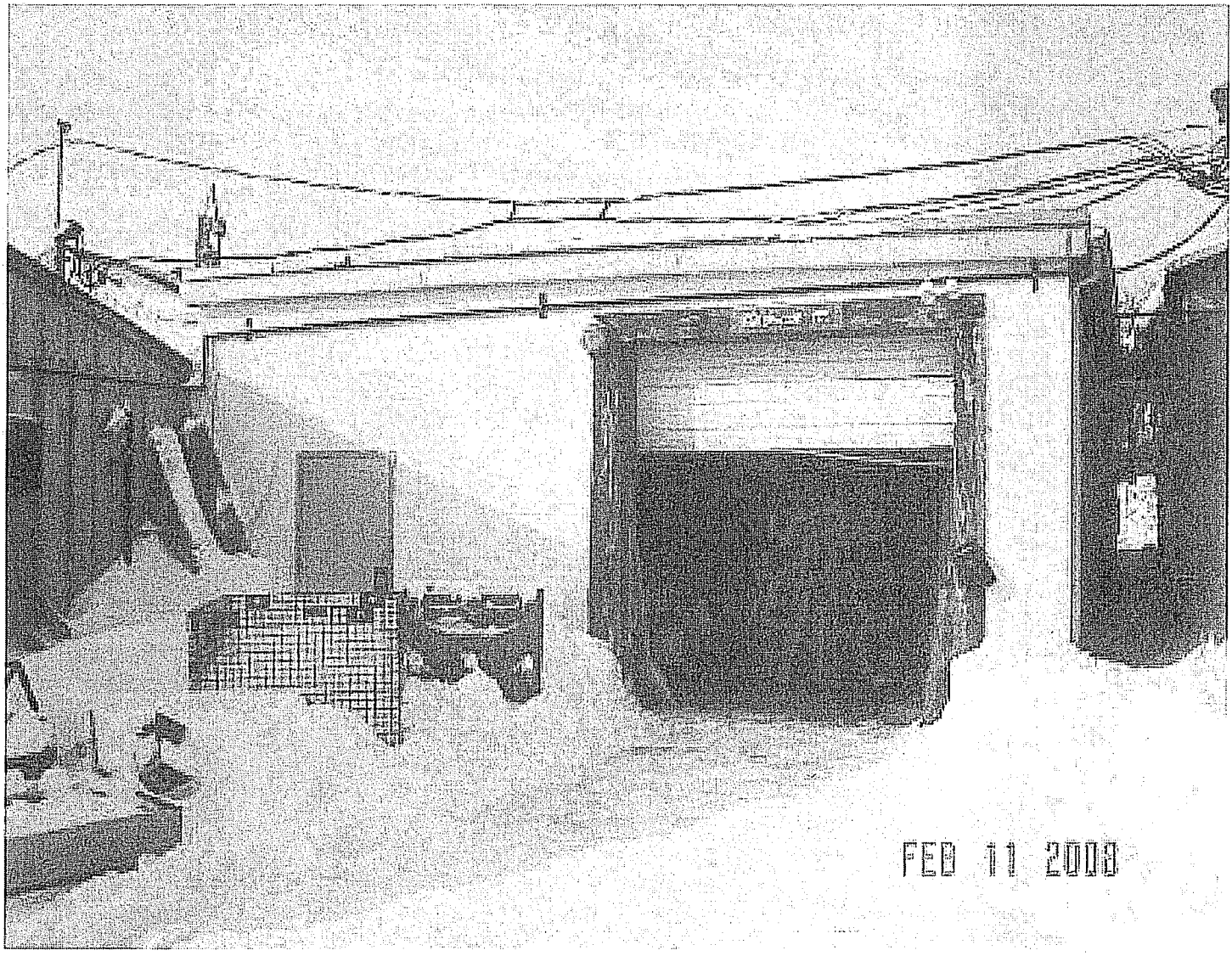

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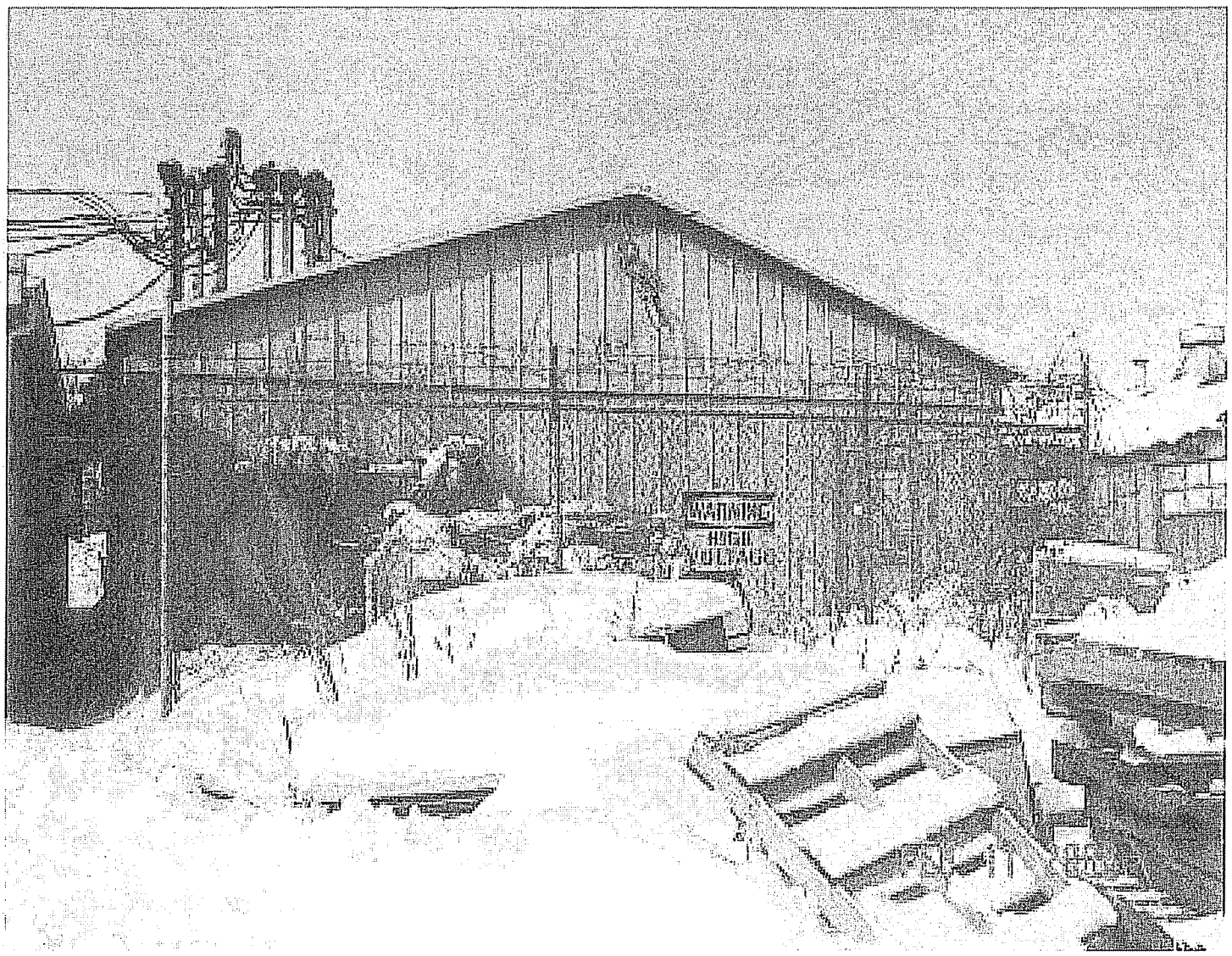
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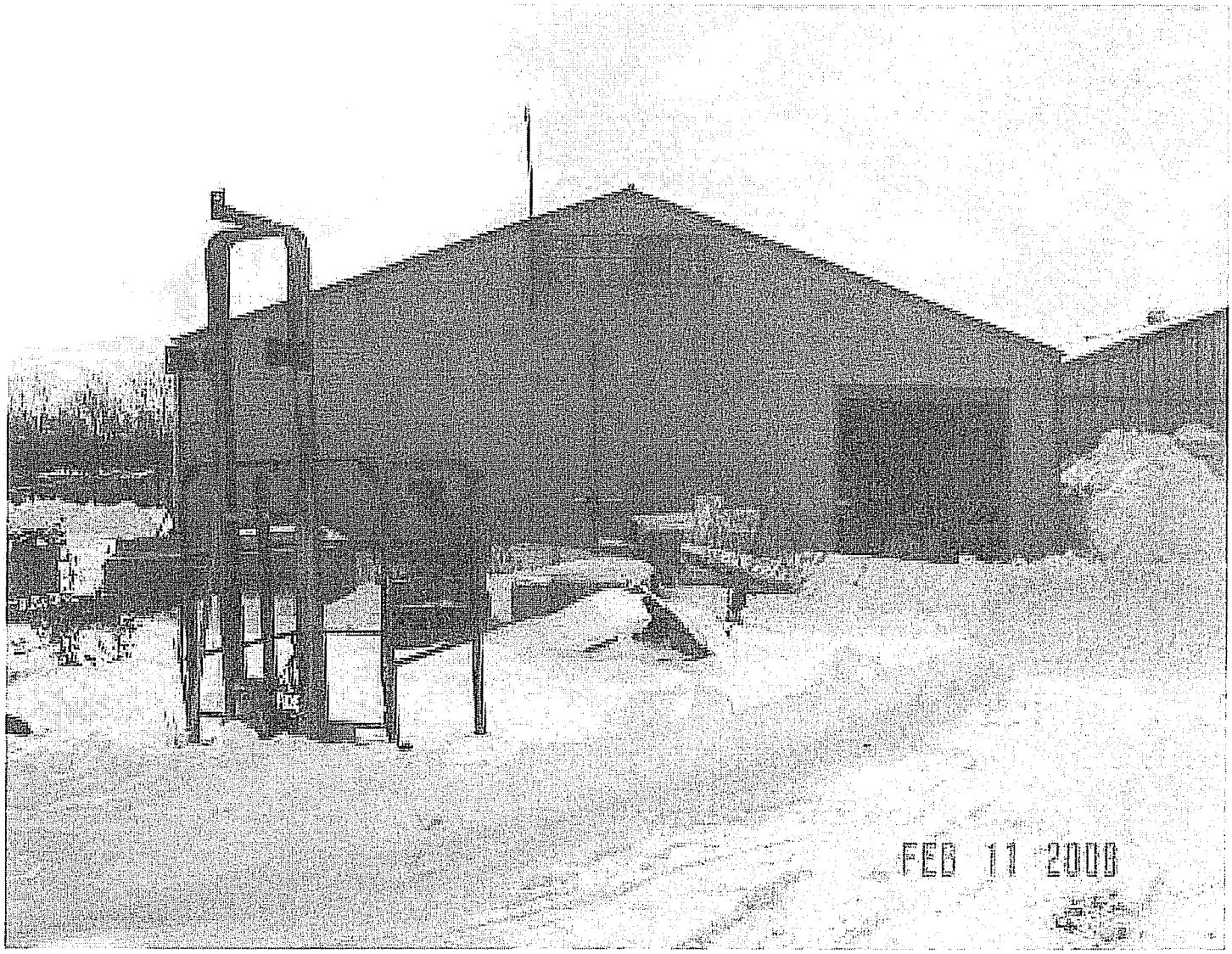

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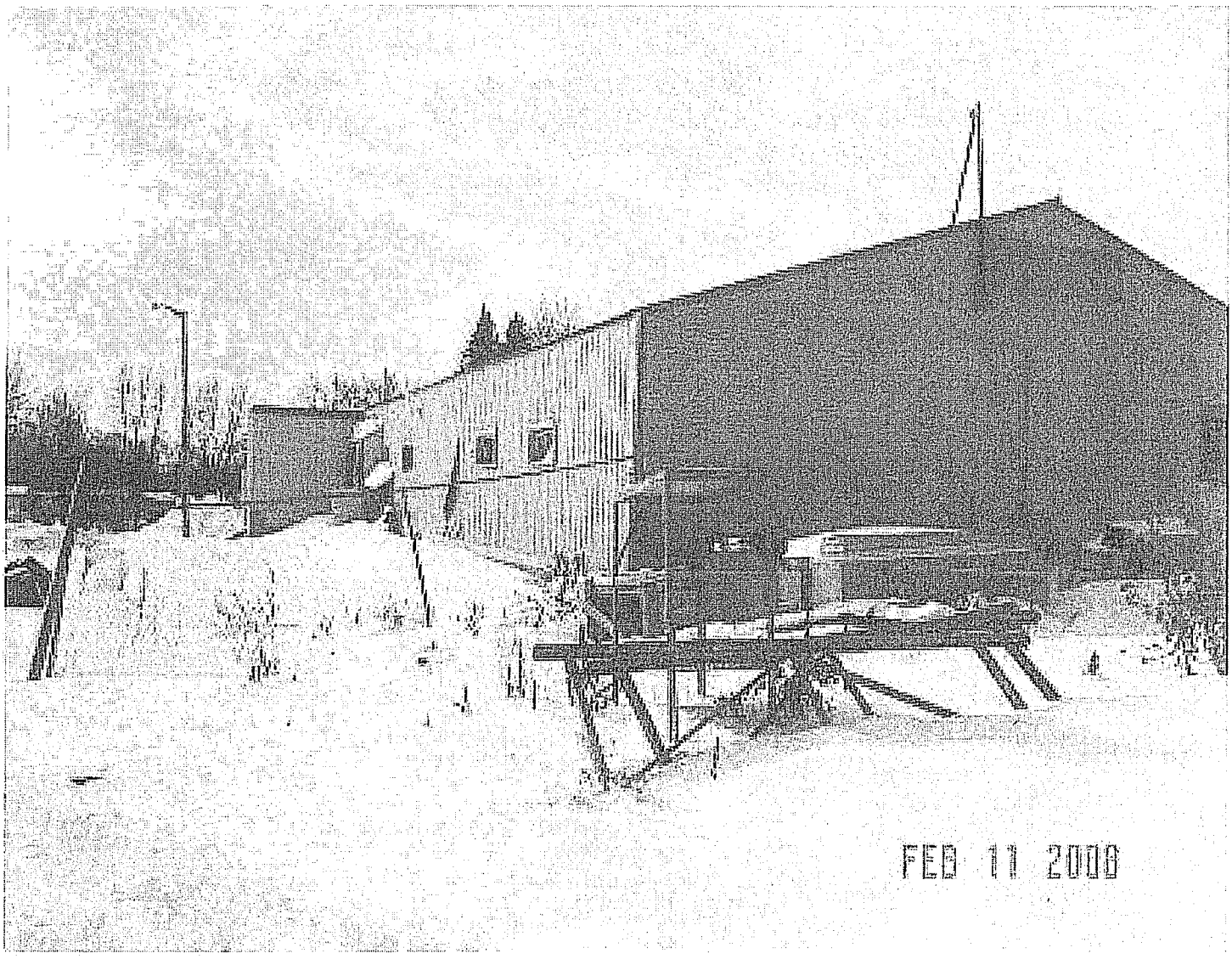

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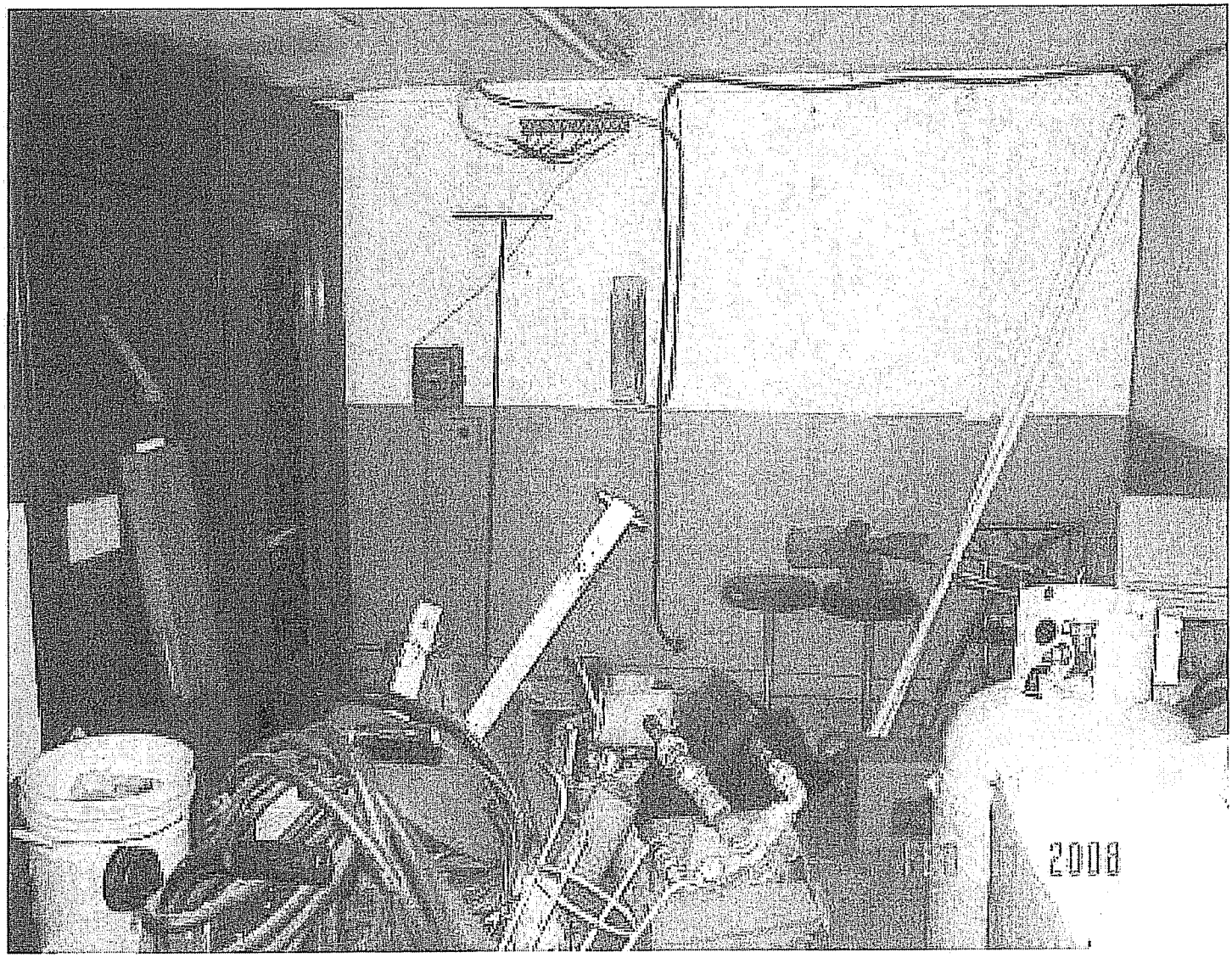

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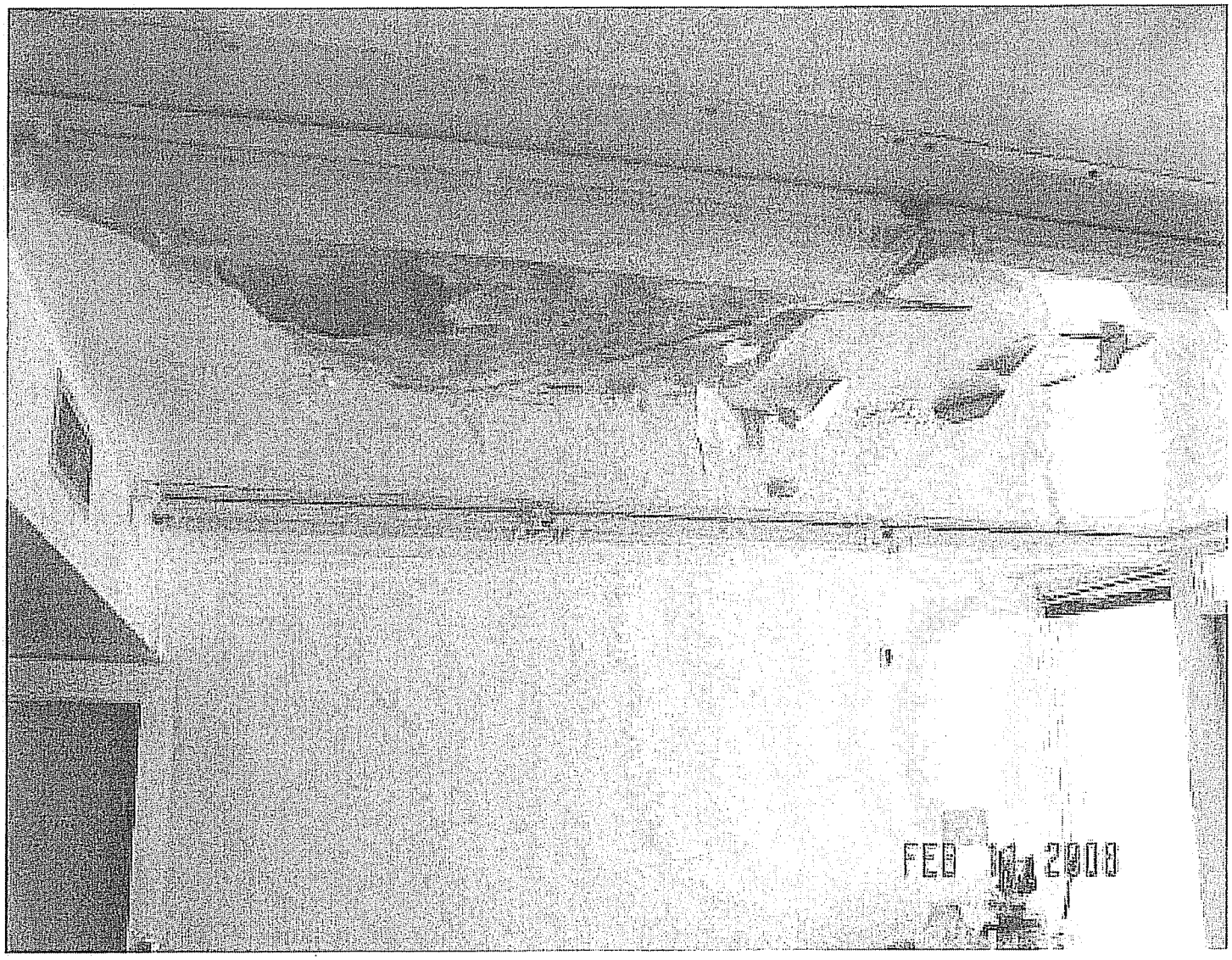

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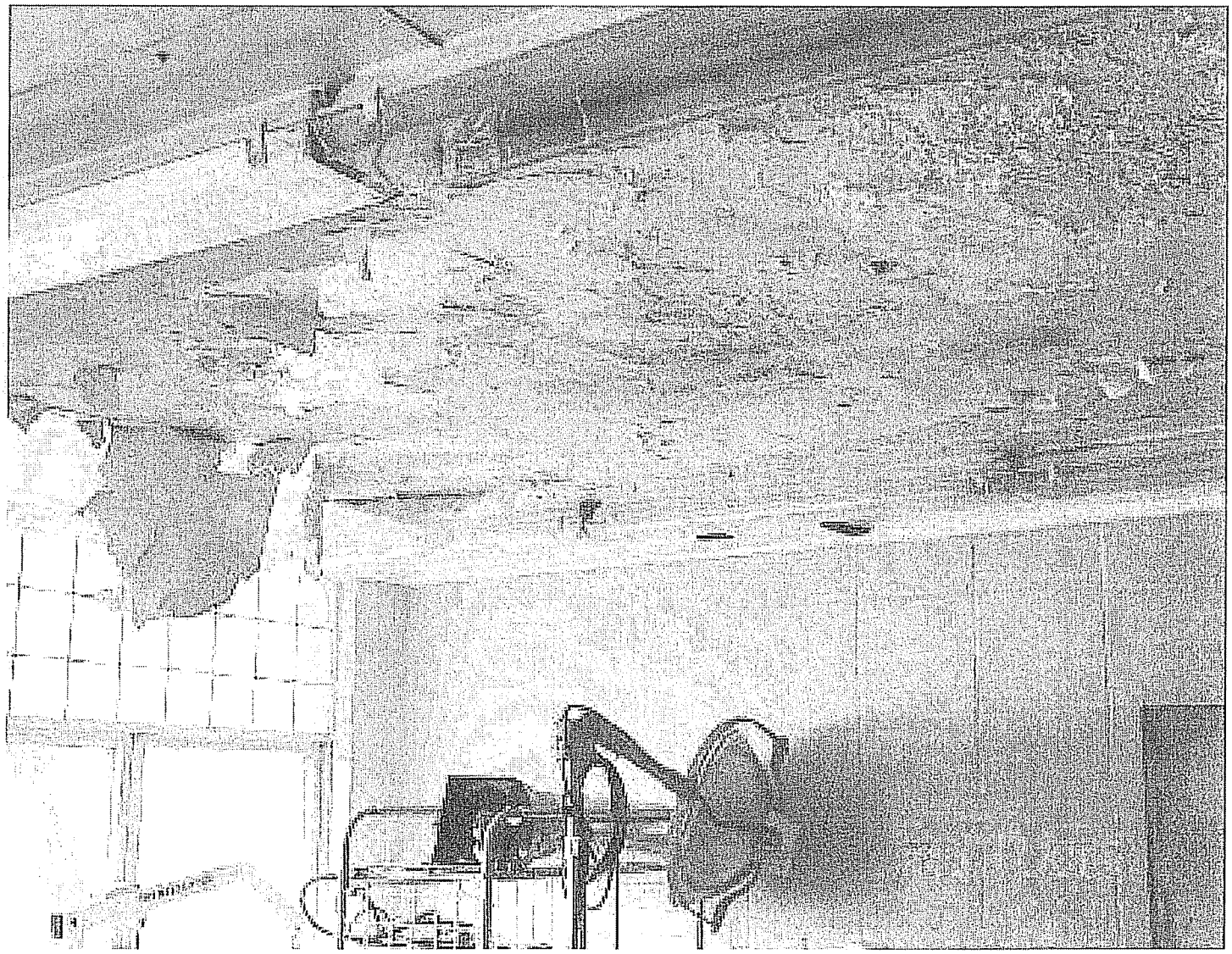

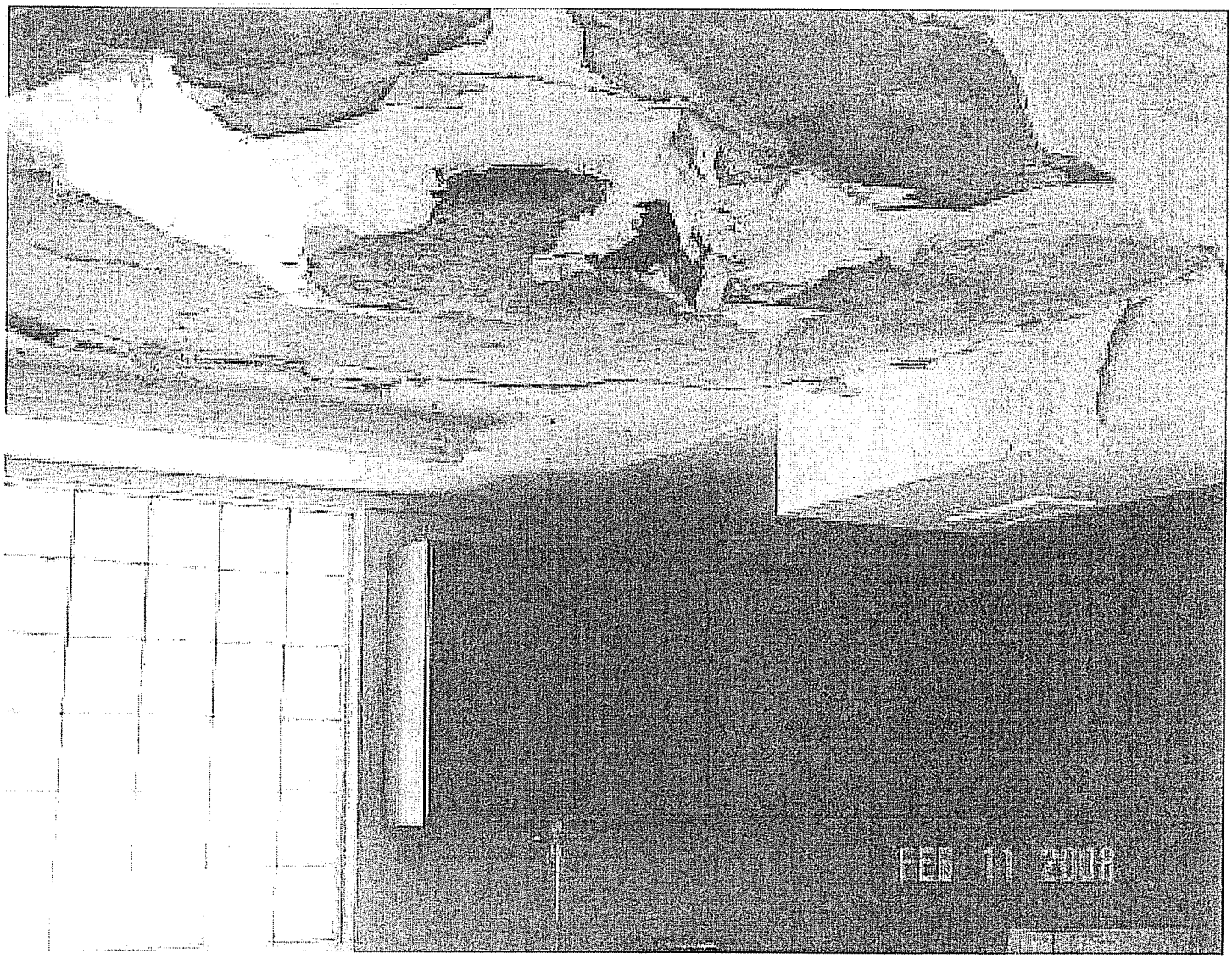

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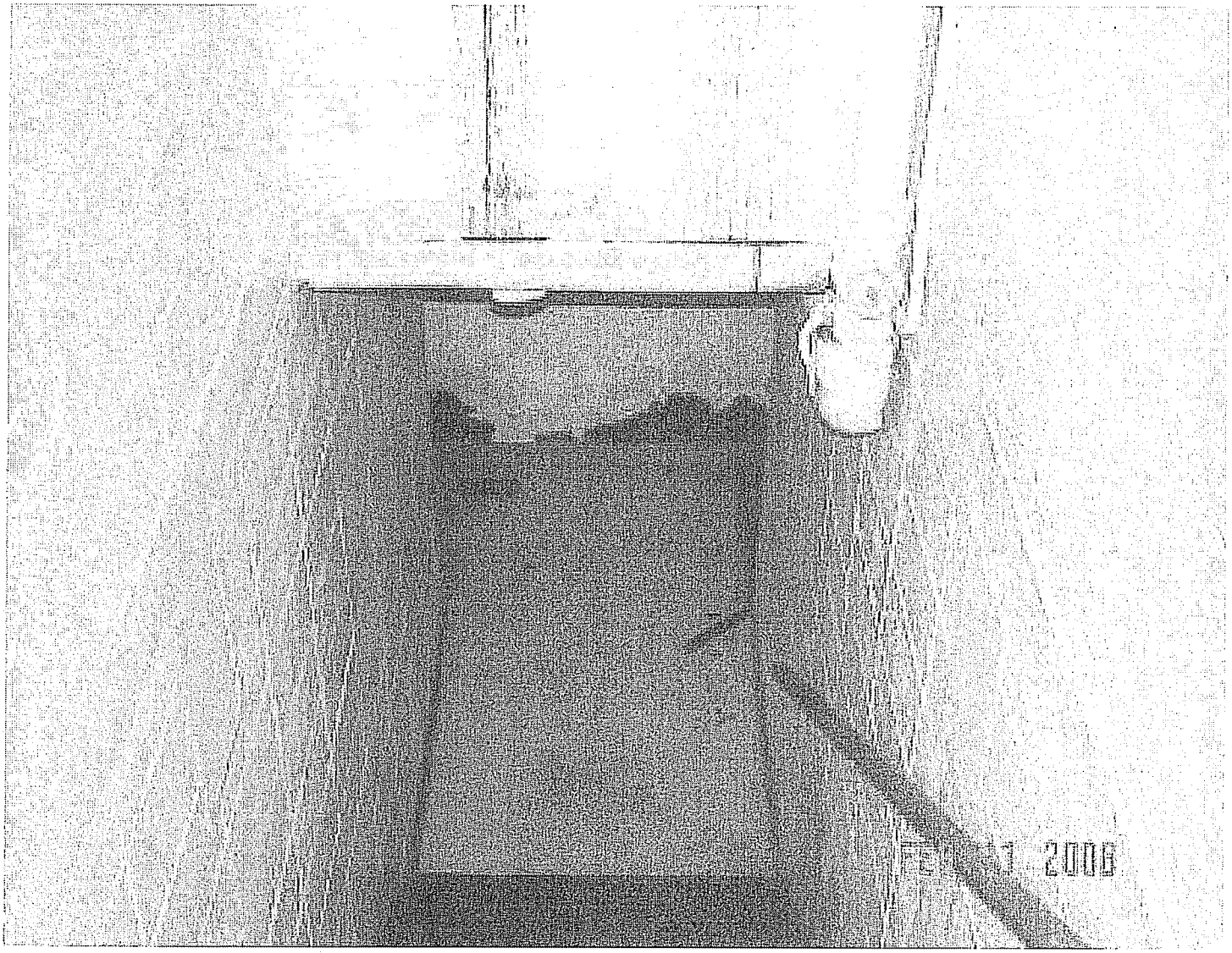
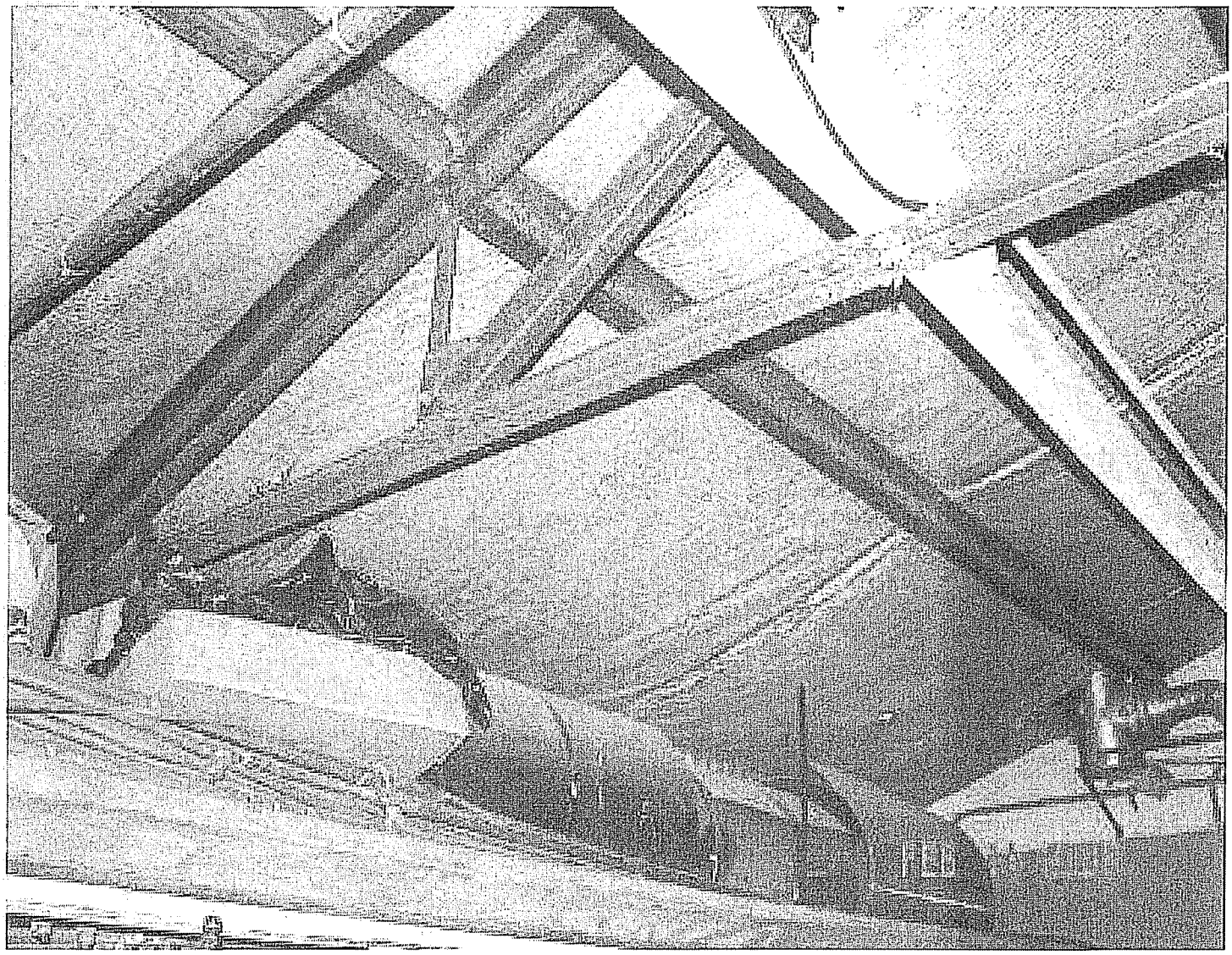
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