



Location  
1500 Williamson Street

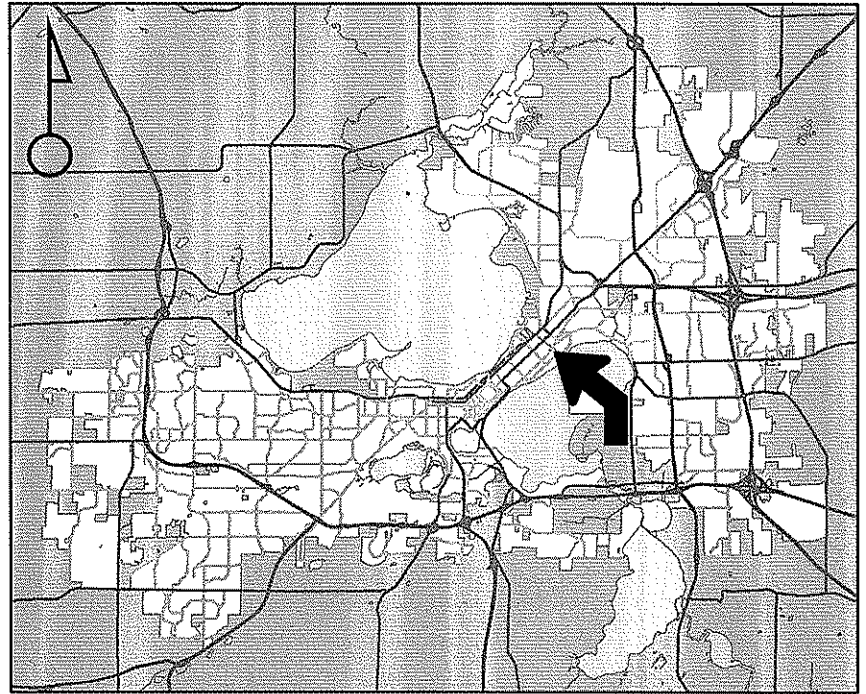
Project Name  
Gerhartz Demolition

Applicant  
Bruce Gerhartz/Dave Stoppie –  
Madison Property Management

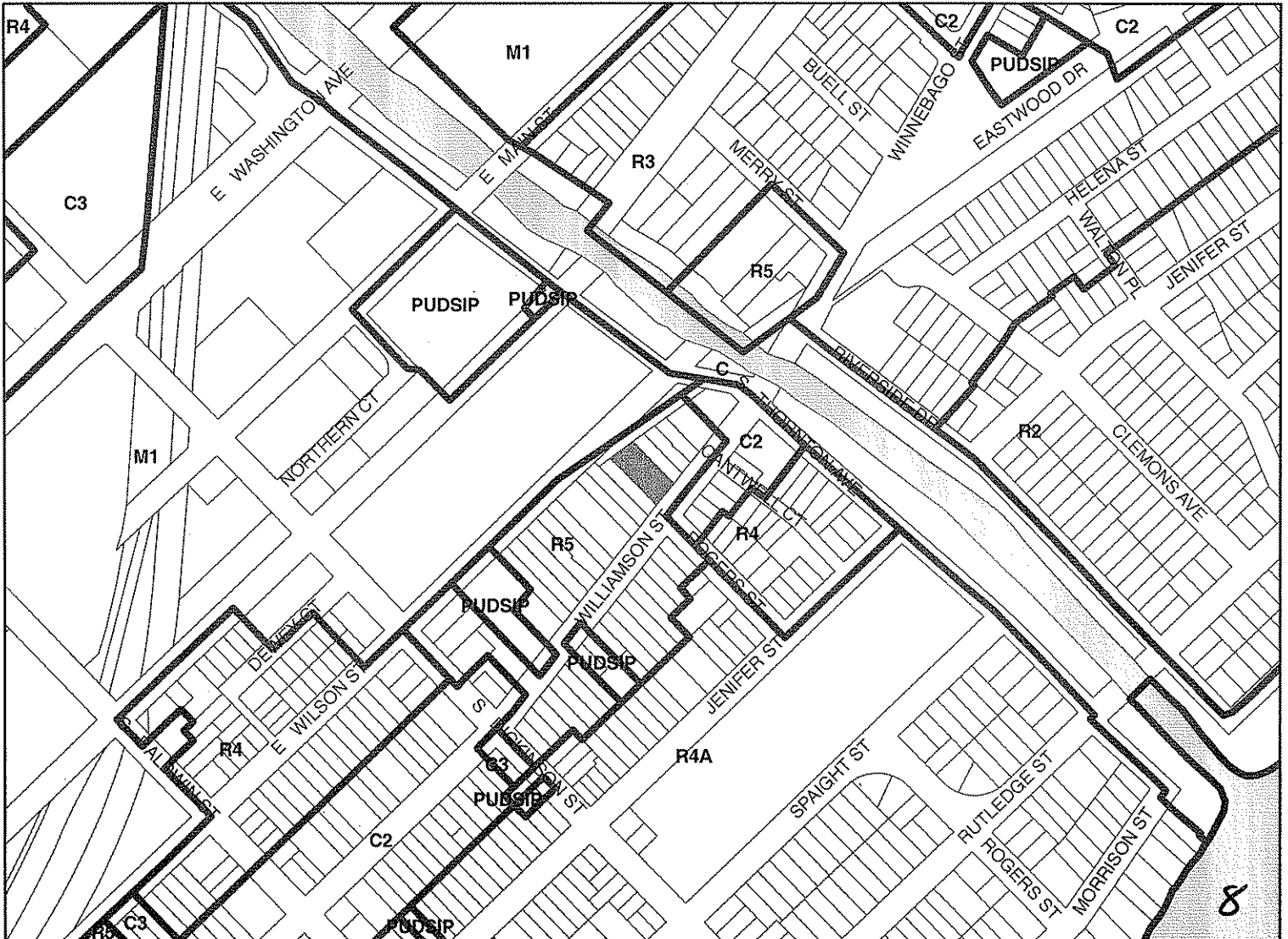
Existing Use  
Vacant, Fire-Damaged Residence

Proposed Use  
Demolish a Second, Nonconforming  
Residence in Rear Yard

Public Hearing Date  
Plan Commission  
21 July 2008



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 08 July 2008





# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid	<u>550<sup>00</sup></u> Receipt No. <u>91660</u>
Date Received	<u>6/4/08</u>
Received By	<u>PIDA</u>
Parcel No.	<u>0710-072-1418-4</u>
Aldermanic District	<u>6</u>
GQ	
Zoning District	<u>HU-TL RS</u>
<b>For Complete Submittal</b>	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <u>YES</u>
Ngrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input checked="" type="checkbox"/>
Date Sign Issued	

1. Project Address: 1500 Williamson St. Project Area in Acres: \_\_\_\_\_

Project Title (if any): NONE

2. This is an application for: (check at least one)

<input type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests</b> (Specify): _____

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

Applicant's Name: DAVE STOPPLE Company: MADISON PROPERTY MGMT  
Street Address: 1202 Regent St City/State: MADISON WI Zip: 53715  
Telephone: (608) 516-0107 Fax: (262) 2719 Email: DAVE@MADISONPROPERTY.COM

Project Contact Person: DAVE STOPPLE Company: MADISON PROPERTY MGMT  
Street Address: 1202 Regent St City/State: MADISON WI Zip: 53715  
Telephone: (608) 516-0107 Fax: (262) 2719 Email: DAVE@MADISONPROPERTY.COM

Property Owner (if not applicant): BRUCE GERHETZ  
Street Address: 4851 VEITH AVE City/State: MADISON WI Zip: 53704

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: Road House Destroyed by Fire in winter & Return lot to Green Space

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_ 8

CONTINUE →

**5. Required Submittals:**

- Site 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:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ 550<sup>03</sup> See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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 the: Comprehensive Plan, which recommends: medium Density Residential for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

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 Counter and Planning Unit staff; note staff persons and date.
  - Planner Hester Sander Date 5-5-08 | Zoning Staff Pax Anderson Date 5-5-08

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

Printed Name David Stoppa Date 06/02/08  
 Signature David Stoppa Relation to Property Owner Managerial Person  
 Authorizing Signature of Property Owner Bruce K. Lehar Date 6-3-08

**Madison Property Management  
1202 Regent St  
Madison, WI 53715  
608-251-8777**

Attn: City Planning and Zoning  
Re: 1500 Williamson Raze Permit

My name is David Stopple I am a representative of Madison Property Management, Inc. We manage the property at 1500, 1502, and 1504 Williamson Street for owner Bruce Gerhartz.

Fire destroyed 1500 Williamson St last winter. The home was more than 50% destroyed. Since there are two homes on one lot and there was more than 50% damage, Madison zoning will not allow us to rebuild the damaged home. Therefore, we would like to have the home removed and the area returned to lawn as quickly as possible for the benefit of all parties.

Enclosed are layouts of 1500, 1502, & 1504 as requested. Use of the property was three rental units. The contractor for the job will be Clayton Enterprises located in Fitchburg, WI. The hours of removing the home would be Monday-Friday between 8:00 and 4:30 PM. The approximate square footage is 1155 sq ft.

Thank you for you help.

Sincerely,

Dave Stopple  
Madison Property Management  
[dave@madisonproperty.com](mailto:dave@madisonproperty.com)  
608-516-0107

1500 Williamson Side Plan For Raising 1500 Destroyed by Fire

