



Location
3060 East Washington Avenue

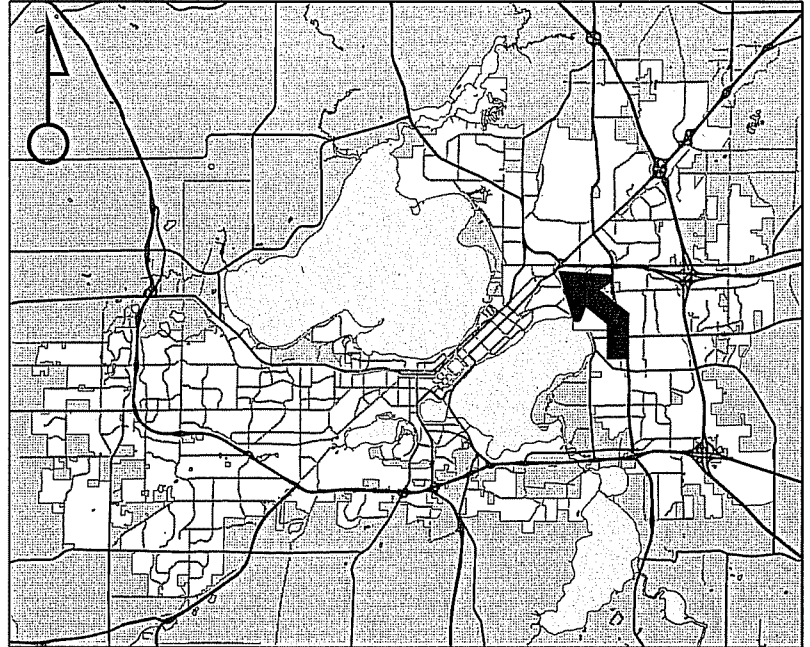
Project Name
House Demolition

Applicant
Union Federal Savings and Loan Association/
Thomas J Geier – Bache Funding of Wisconsin

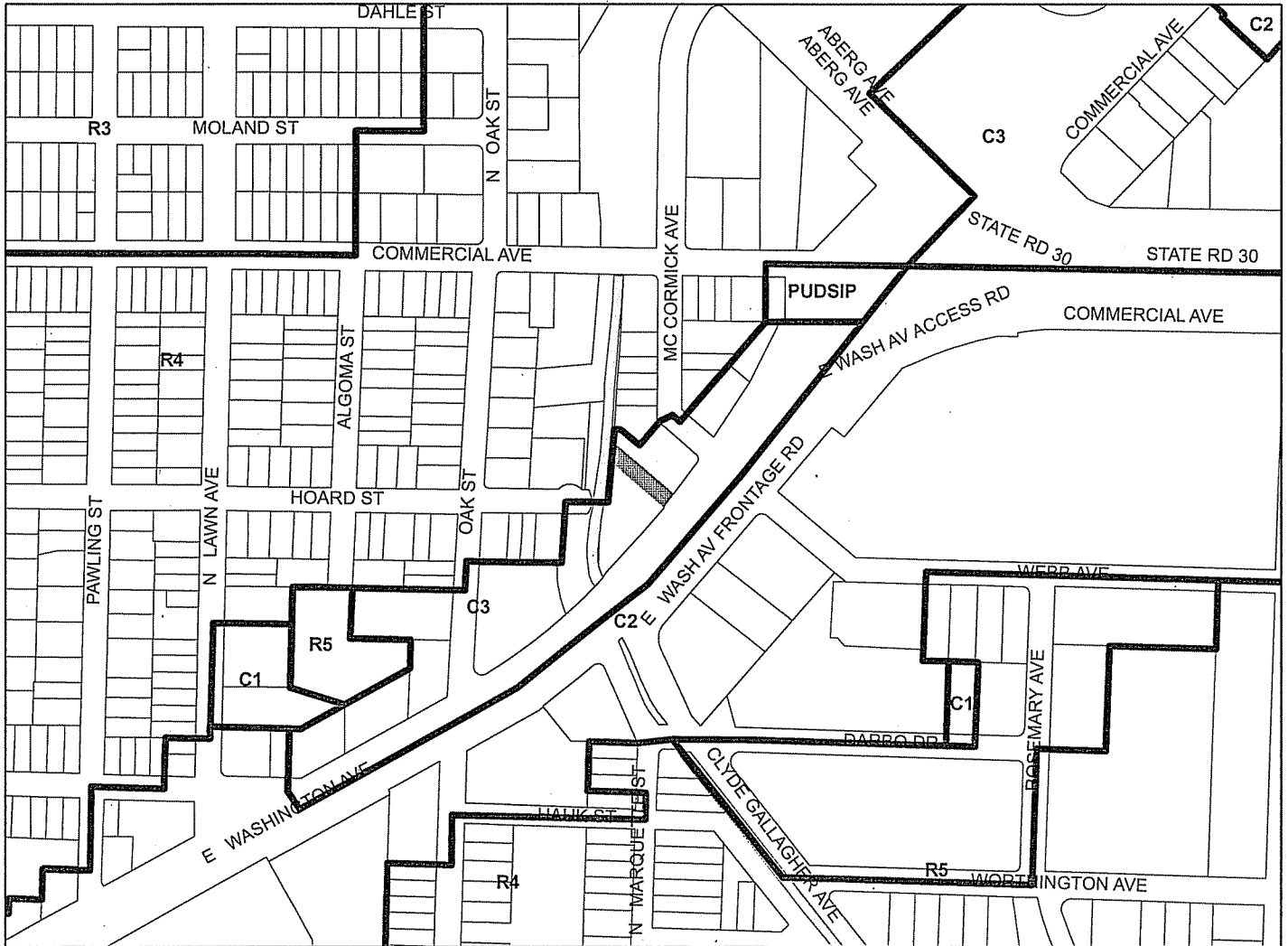
Existing Use
Vacant single-family residence

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

Public Hearing Date
Plan Commission
09 January 2012

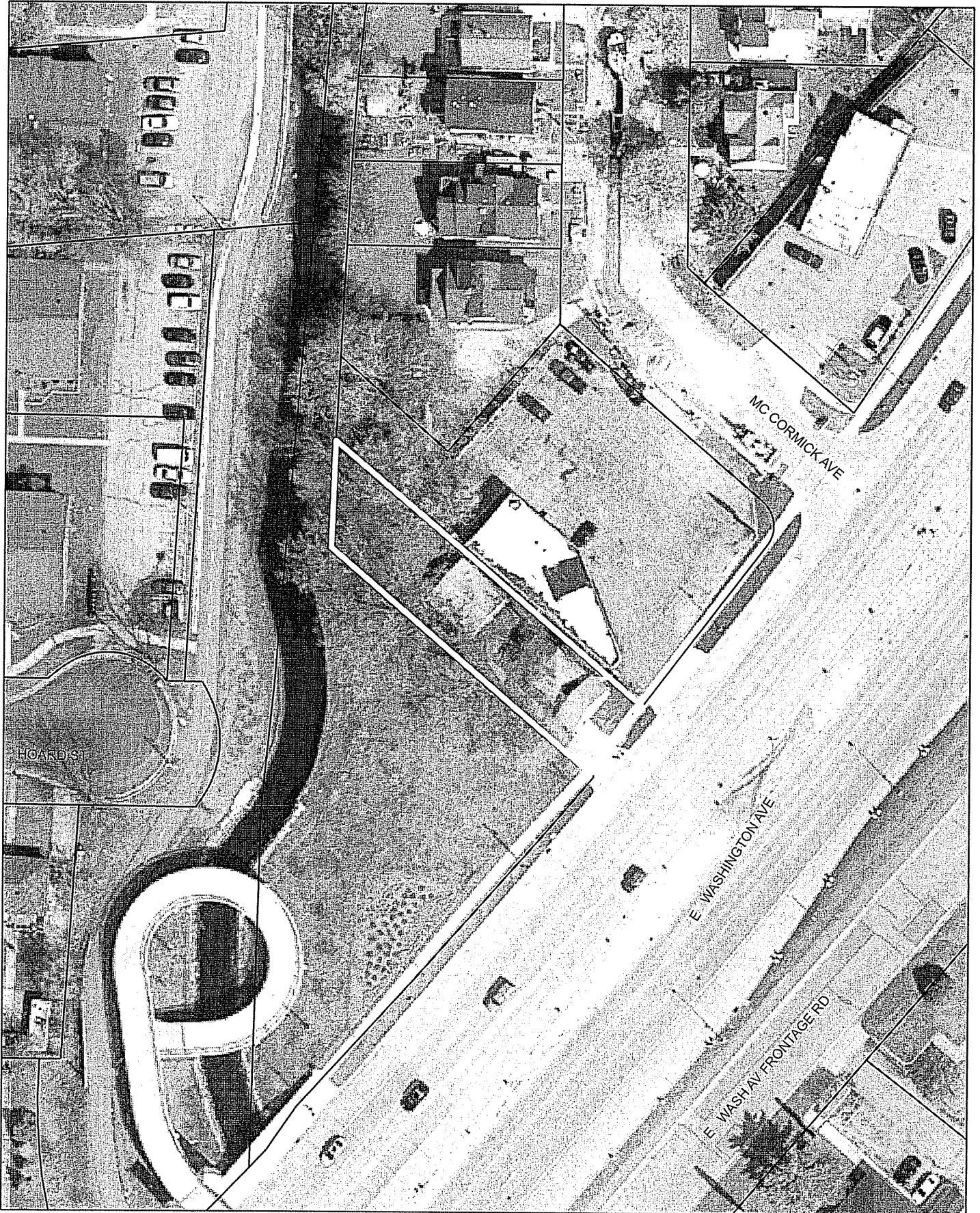


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 December 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	<u>50</u> Receipt No. <u>12708</u>
Date Received	<u>11/22/11</u>
Received By	<u>PDA</u>
Parcel No.	<u>0710-052-0202-4</u>
Aldermanic District	<u>15 LARRY PALM</u>
GQ	<u>UDC #5</u>
Zoning District	<u>C3</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input type="checkbox"/>
Plan Sets	<input type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input checked="" type="checkbox"/>
Date Sign Issued	<u>11/28/11</u>

1. **Project Address:** 3060 East Washington Avenue **Project Area in Acres:** under 1/2 acre

Project Title (if any): House demolition

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

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	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. Plan <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: Thomas J. Geier Company: Bache Funding of Wisconsin
Street Address: 131 West Washington Ave. City/State: Madison, WI Zip: 53703
Telephone: (608) 256-4478 Fax: (608) 256-5084 Email: bache@bachefunding.com

Project Contact Person: Thomas J. Geier Company: Bache Funding of Wisconsin
Street Address: 131 West Washington Ave. City/State: Madison, WI Zip: 53703
Telephone: (608) 256-4478 Fax: (608) 256-5084 Email: bache@bachefunding.com

Property Owner (if not applicant): Union Federal Savings and Loan Association
Street Address: 115 West Washington Avenue City/State: Madison, WI Zip: 53703

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Single family residence
in poor repair - fire damage and vandalism

Development Schedule: Commencement ASAP - upon receipt of Completion 3 weeks later
permit

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 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:** \$ _____ 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.
- A **Zoning Text** must accompany all 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 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 & 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:

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: Heather Stouder Date: 10/5/11 Zoning Staff: Patrick Anderson Date: 10/5/11

- 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 Thomas J. Geier Date 11/18/11

Signature  Relation to Property Owner Agent

Authorizing Signature of Property Owner  Date 11/18/11

Effective April 27, 2009

Betsy Hessel, Vice President
Union Federal Savings and Loan Association

**Demolition Permit Application
Letter of Intent****3060 East Washington Avenue
Madison, WI 53704****November 21, 2011**

This letter of intent is being submitted as per City of Madison requirements in the application process to seek a demolition permit to raze the single family residence and detached 2-car garage currently situated on the parcel located at 3060 East Washington Avenue, Madison, WI.

The parcel lies between 3066 East Washington Avenue which houses "Cash Loans On Car Titles" and a pedestrian/bicycle overpass.

Union Federal Savings and Loan acquired the 3060 East Washington parcel via a foreclosure action and initially intended to modestly update the structure and rent same until a third party purchaser could be procured.

As repair bids were being obtained in May, 2011, it was discovered that vagrants were routinely breaking into the property to strip plumbing and electrical wiring from the walls and to otherwise squat in the house.

Police were contacted and the structure was resecured; however, intruders set or caused a fire to be set over the Fourth of July weekend.

A modest insurance settlement was reached but Union Federal's carrier (as well as other potential insurers) have refused to keep coverage in force and have deemed the property to be an uninsurable risk.

Union Federal is afraid to complete necessary repairs to make the structure habitable as further vandalism seems likely.

No development plans are in place for the parcel.

The Building Inspection Department as well as the Madison Police Department have indicated they will be providing letters of support for a demolition permit.

Alder Larry Palm and Paul Zumhagen-Krause from the Eken Park Neighborhood Association were contacted in October regarding this application. It is believed neither has an issue with the issuance of a demolition permit.

The house at 3060 East Washington Avenue is a 2-story structure which contains approximately 1200 square feet. The detached 2-car garage contains approximately 400 square feet of space.

131 West Washington Avenue, Madison, Wisconsin 53703

P: 608-256-4478 • F: 608-256-5084 • Email: Bache@BacheFunding.com • www.BacheFunding.com

Located downtown in The Loraine

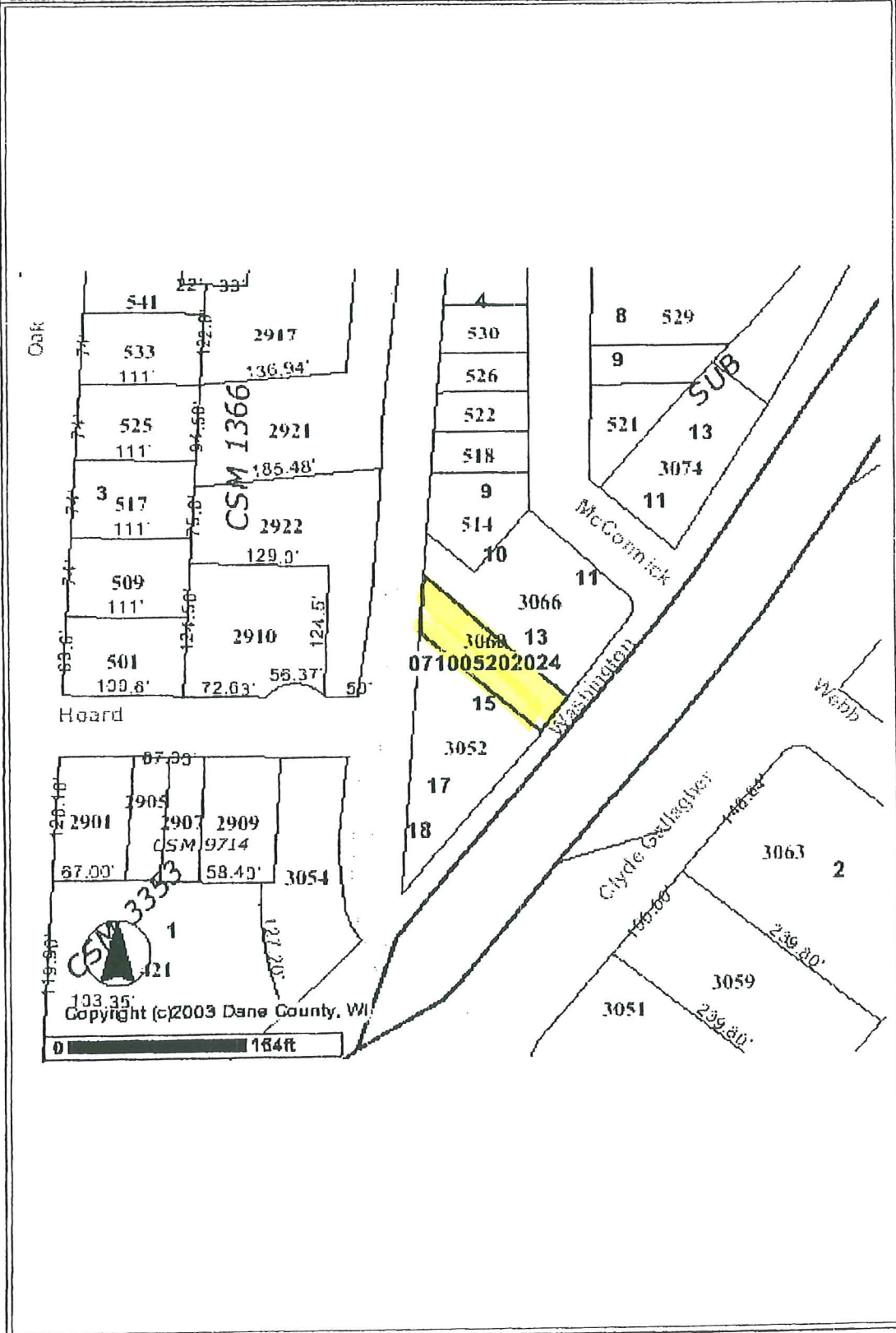
A recycling plan will be finalized with the City's Recycling Coordinator. Due to the past fire and the general condition of the structure, there may be minimal finish item salvage but grinding of materials may be achieved.

Thank you.

TJG/bb/290

PLAT MAP

Borrower: File No.: za3060aw
 Property Address: 3060 East Washington Avenue Case No.:
 City: Madison State: WI Zip: 53704-4337
 Lender: Town Bank of Madison







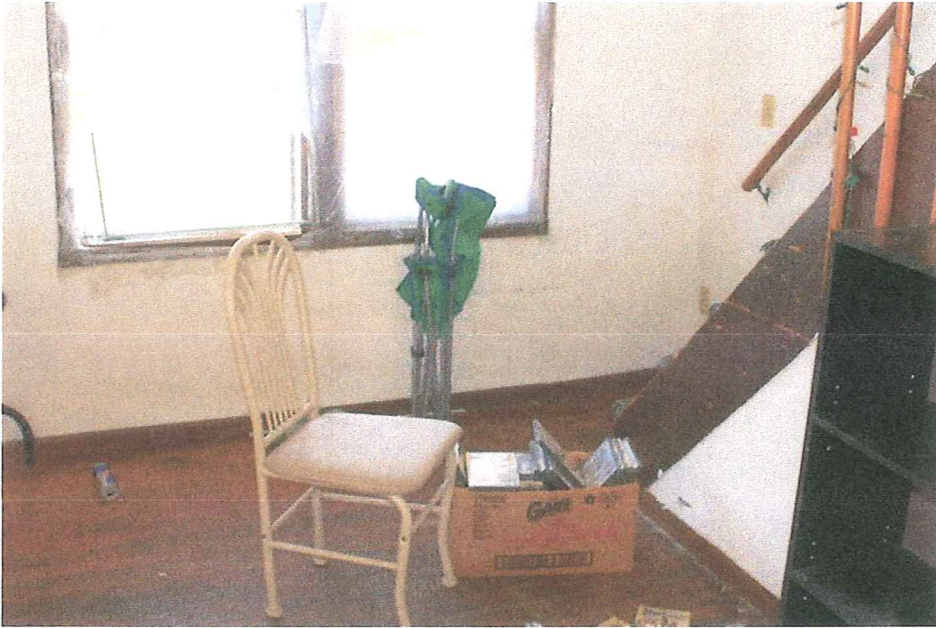












3060 E. Washington Avenue



Neighboring Property

3066 East Washington Avenue
Madison, WI 53704



Bache Funding

From: Brandon Grosse <brandon@accordrealtymadison.com>
Sent: Monday, November 21, 2011 9:30 AM
To: bache@bachefunding.com
Subject: Photos from 3060 E. Washington

3060 E. Washington Ave

