



Location
2016 Sundstrom Street

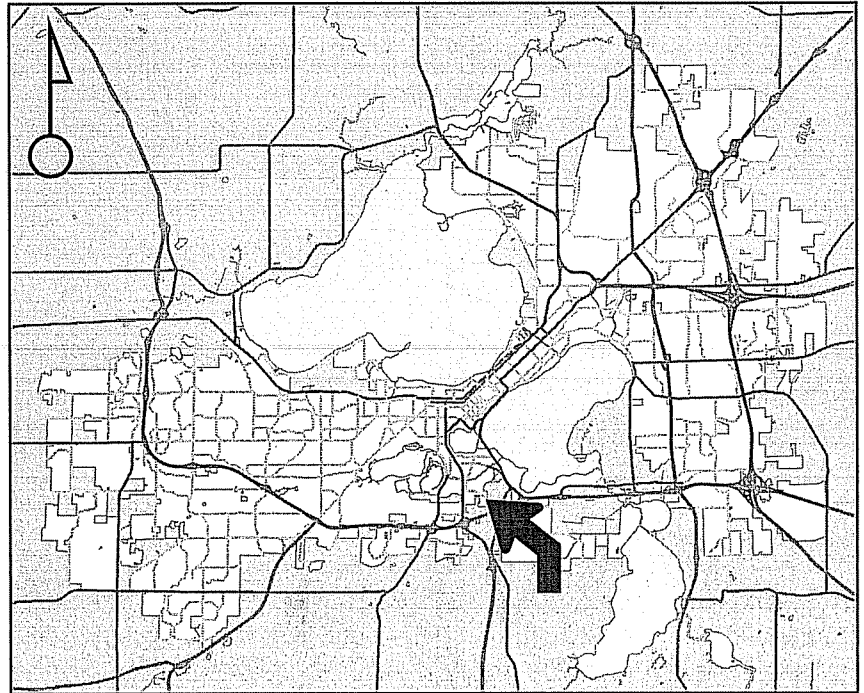
Project Name
McKenzie Demolition

Applicant
Hubert McKenzie

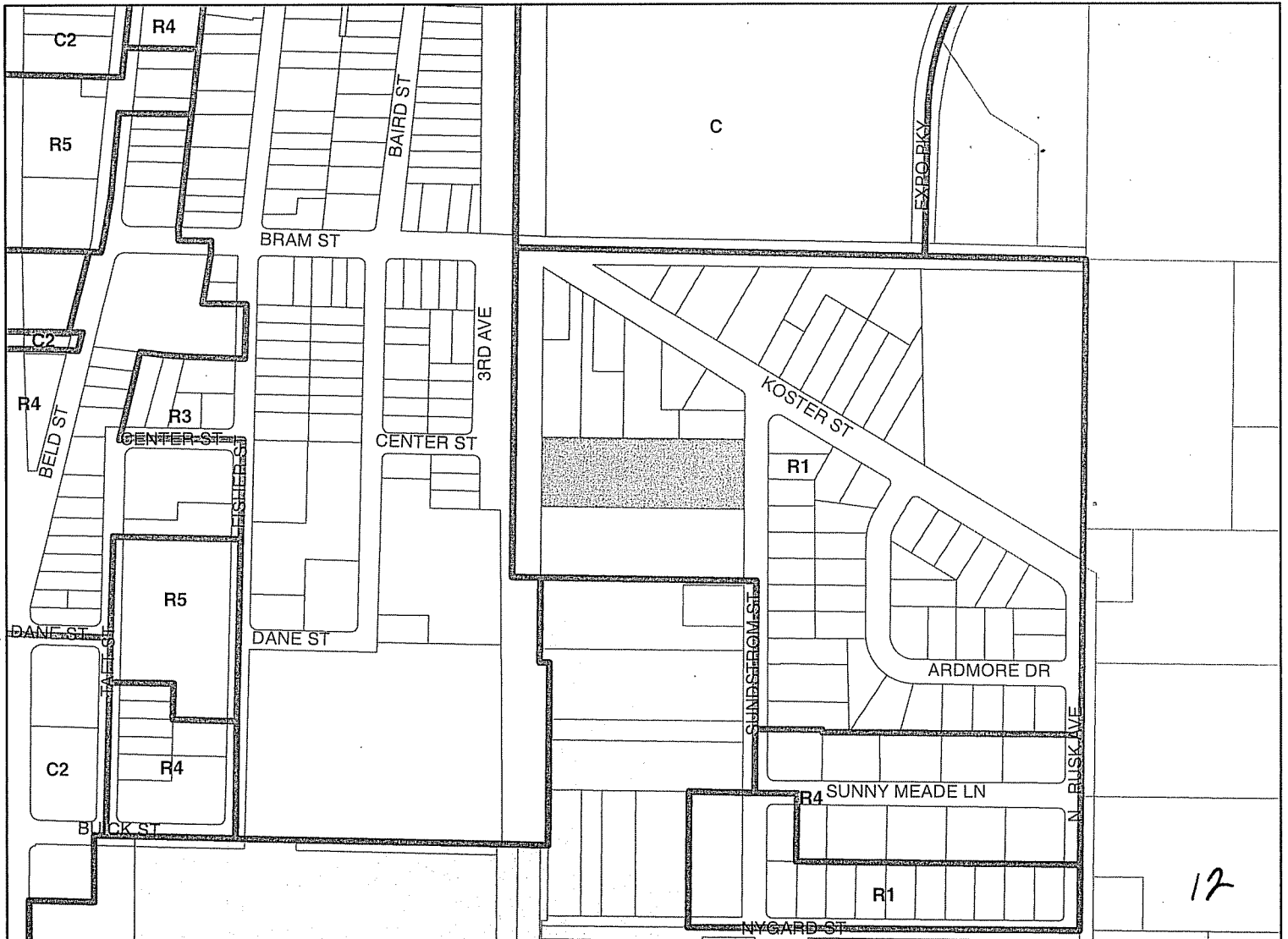
Existing Use
Single-Family House

Proposed Use
Demolish Single-Family House and Build
New Single-Family House and Oversized
Garage

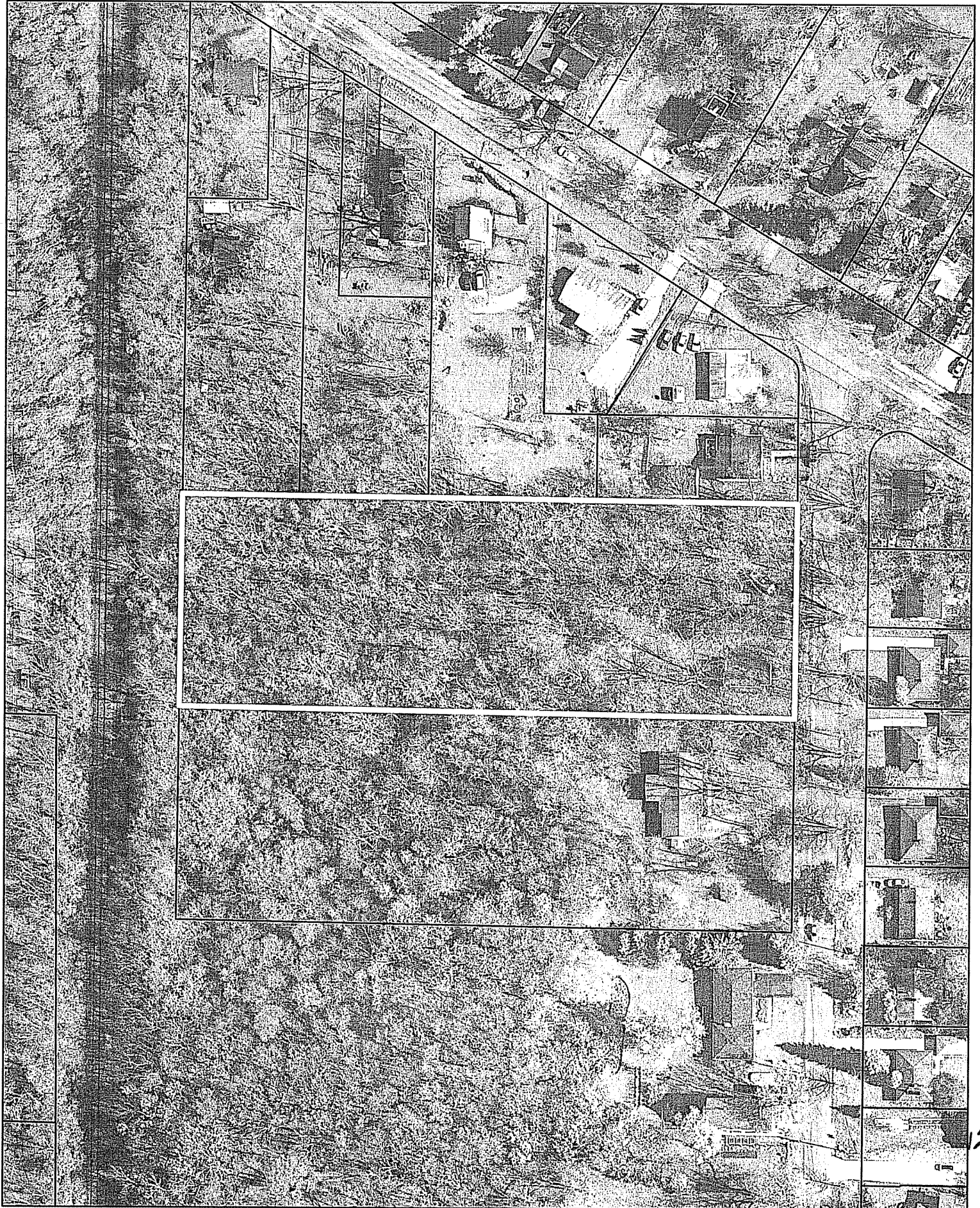
Public Hearing Date
Plan Commission
05 November 2007



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



Scale : 1" = 400'





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 zoning applications should be filed directly with the Zoning Administrator.

OFFICE USE ONLY:	
Amt. Paid <u>800⁰⁰</u>	Receipt No. <u>70742</u>
Date Received <u>5-15-06</u>	
Received By <u>RT</u>	
Parcel No. <u>0709-351-1104-0</u>	
Aldermanic District <u>13, Isadore Knox, Jr.</u>	
GQ <u>Railroad Frontage</u>	
Zoning District <u>R1</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>5-15-06</u>	

1. Project Address: 2016 Sundstrom Project Area in Acres: 1.9
Project Title (if any): none

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

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input checked="" type="checkbox"/> Rezoning from <u>R-1</u> to <u>R-3</u>	<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"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Hubert McKenzie Company: NA
Street Address: 3055 Wausonia Way City/State: Madison, WI Zip: 53713
Telephone: 608 221-1074 Fax: () Email: _____
Project Contact Person: Hubert McKenzie Company: NA
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____
Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: This lot is 174FT wide and 499FT Deep, zoned R1

Development Schedule: Commencement Sept 06 Completion June 07

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.
- Filing Fee:** \$ 800.00 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. 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: city of madison (Dare) Plan, which recommends: _____ 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:

Isadore Knox,

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 Tim Parks Date 2/06 | Zoning Staff Ron Towle Date 3.29.06

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

Printed Name Hubert McKennie Date _____

Signature Hubert McKennie Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date _____

October 1, 2007

Hubert McKenzie
3055 Waunona way
Madison, WI 53713

City planning
215 MLK Jr. Blvd
Madison, WI 53701

I'm sending this letter to inform you that I no longer wish to rezone the property located at 2016 Sundstrom St. in Madison. However, I do wish to construct a single family home and hobby work shop on this site. The home will be 1306 square feet and the work shop will be 1200 square feet.

In February 2007, the matter of demolition and rezoning was referred because of opposition from the neighbors. I have continued to work with city planner Michael Waidelich on how best to use this property. I'm requesting that you bring demolition of the existing structure back to the table and that you also consider a variance for a 1200 sq. ft. work shop.

Thank you


Hubert McKenzie/Owner

ranch

THE ALLISON

3 bedrooms

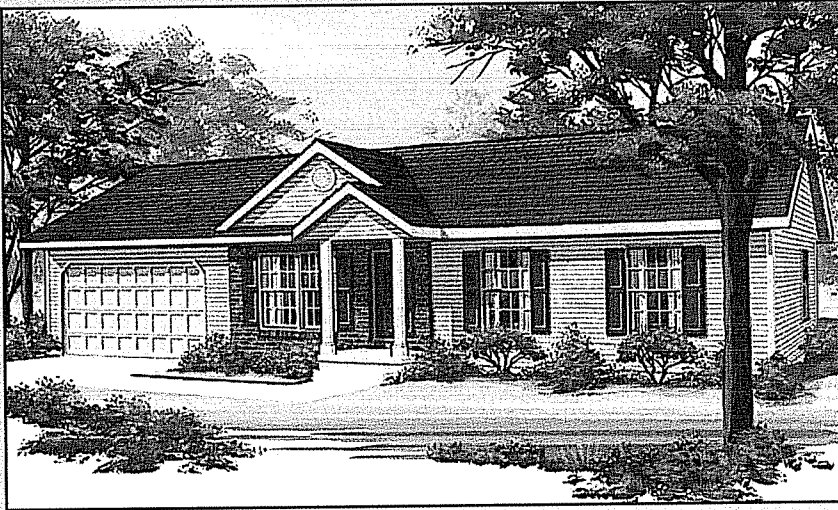
2 baths

1,126 to 1,476 square feet

PERSONALIZE YOUR JOHN WICK HOME

- 4 Season Rooms
- Walk-out Bays
- Home Office/Den
- Distinctive Elevations
- Gourmet Kitchens
- 3 or 4 Car Garages
- Luxury Master Suites and Bathrooms
- 9' Flat Ceilings
- Fireplace

Let us build one for you.



Simple process, smart solutions.

For nearly 50 years, the Wick family, along with its team of employees, builders and suppliers, has served its customers with quality and dependability. In that time, our company has helped over 25,000 families build their dreams. At John Wick Homes, we stake our name and reputation on every home we build, then back it up with the best service and best warranties in the business. We're one of the largest panelized home builders in the United States. **We're John Wick Homes.**



by Wick Building Systems, Inc.

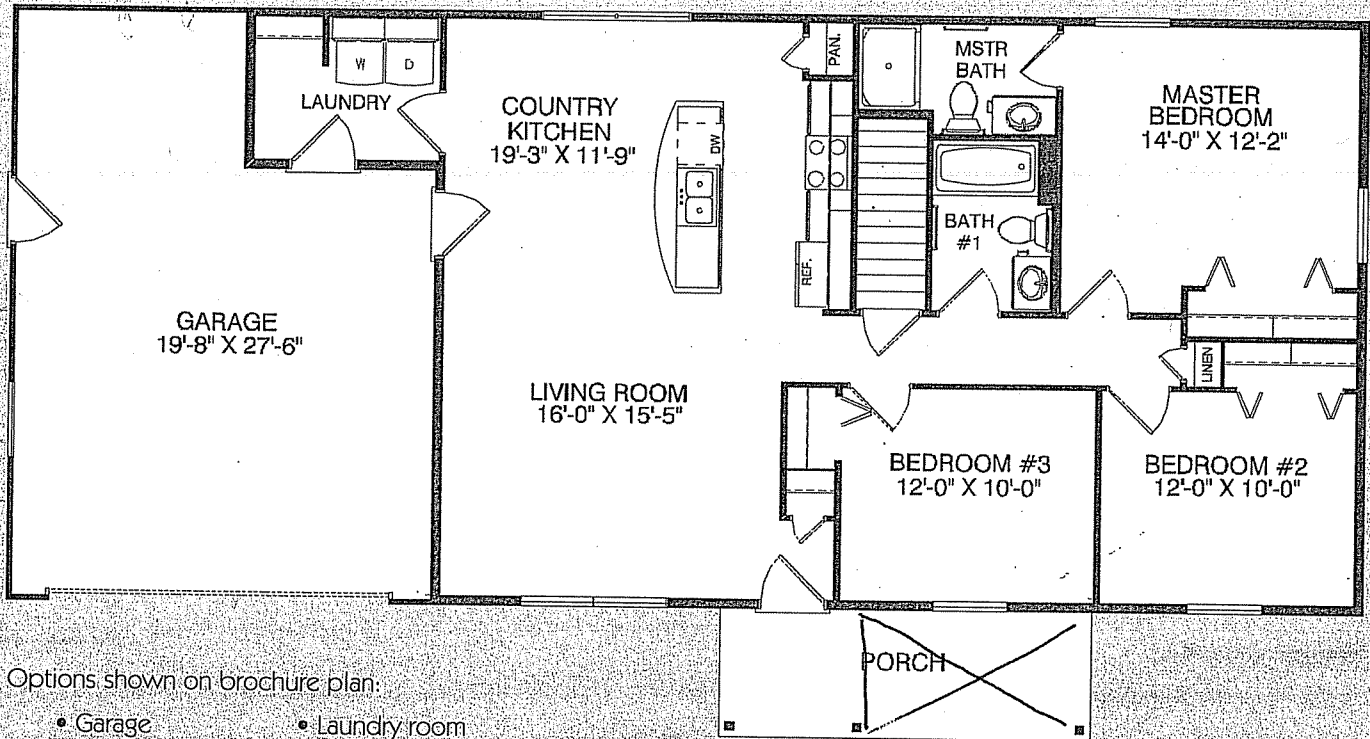
Final plans approved by builder and homebuyer take precedence over and may differ from artwork



John Wick Homes 1.800.442.WICK • 400 Walter Road, PO Box 0188, Mazomanie, WI 53560 • JohnWickHomes.com

THE ALLISON FLOOR PLAN

Shown in 44' length with options. Also available in 40' length.



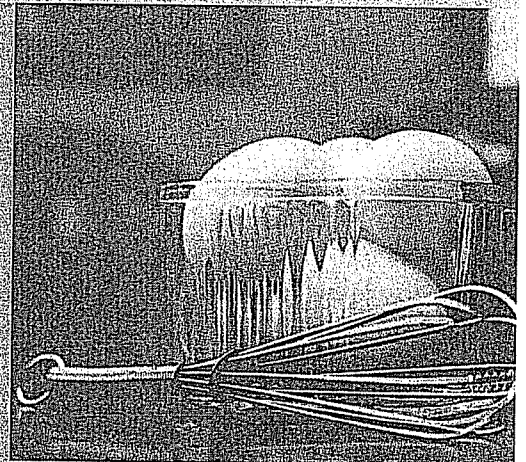
Options shown on brochure plan:

- Garage
- Laundry room
- Kitchen variation
- Front Porch

FEATURES

- Bedrooms clustered together
- Master bathroom
- Open kitchen with snack bar
- Linen closet

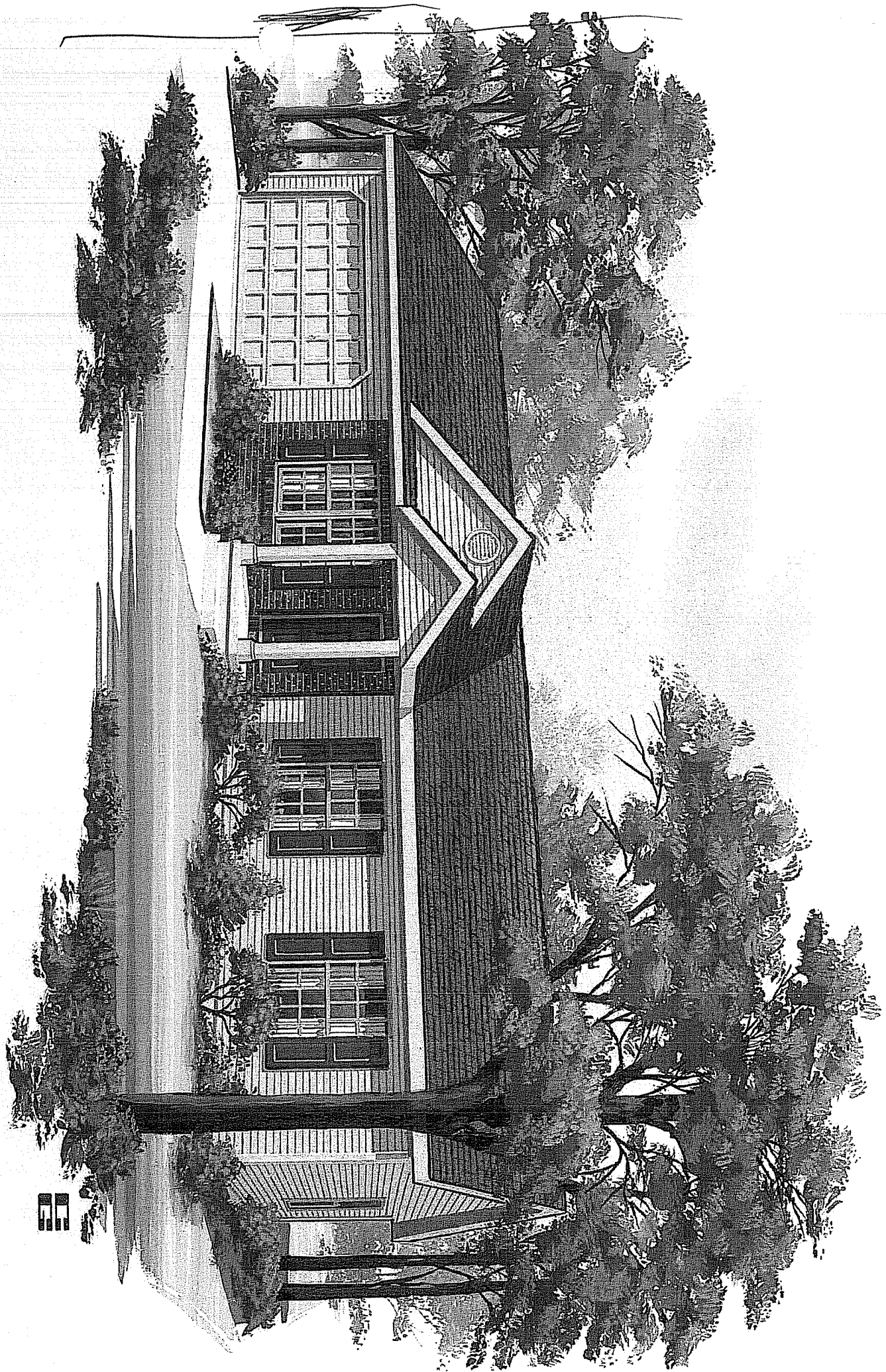
Contact **Meigs, Inc.** for information regarding our *John Wick Homes* and *Wick Building Systems* product lines!
 Call: (800) 236-7310 or visit www.meigsbuilds.com



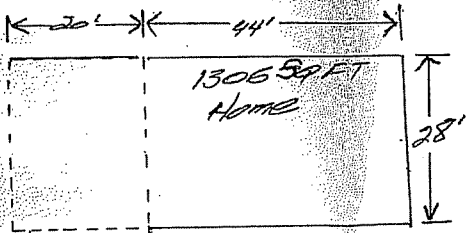
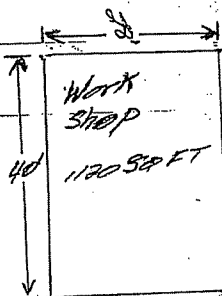
Let us build one for you.

Final plans approved by builder and homebuyer take precedence over and may differ from artwork.

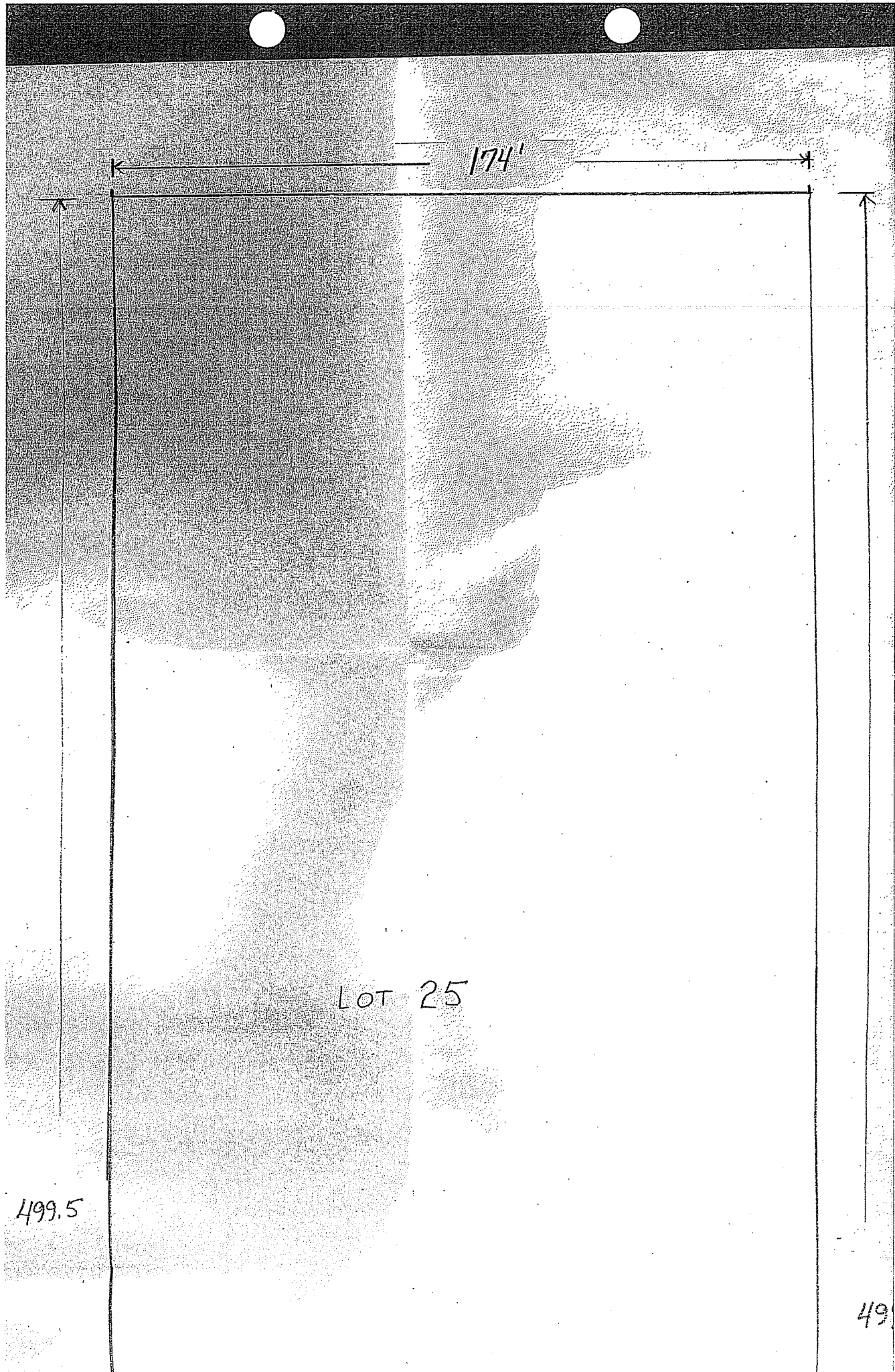
12



499.0'



30'



174'

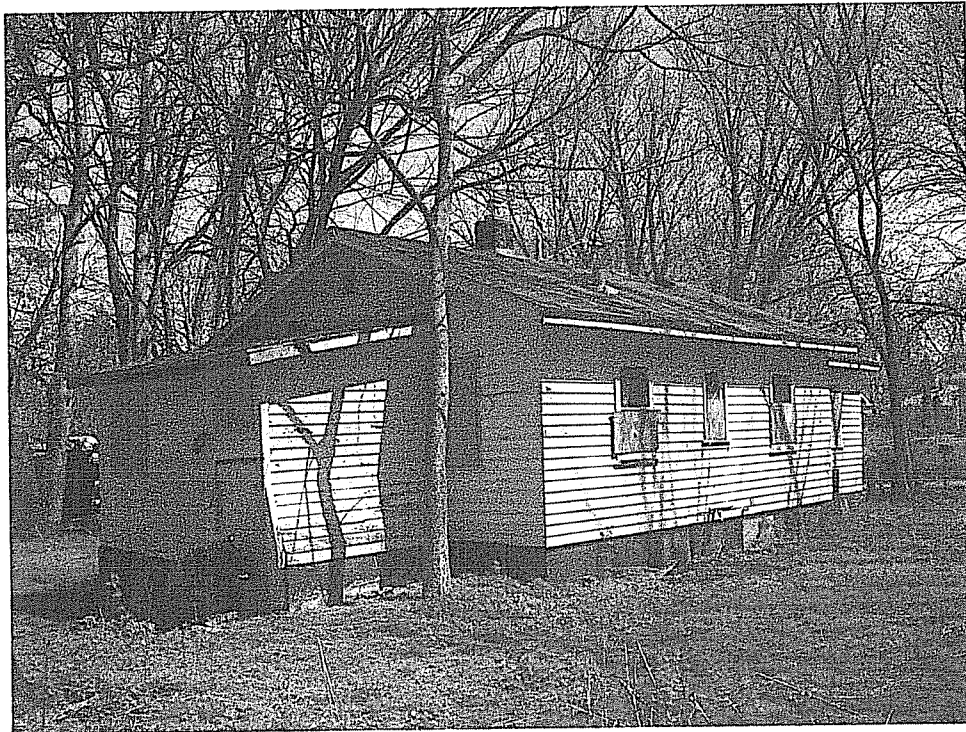
LOT 25

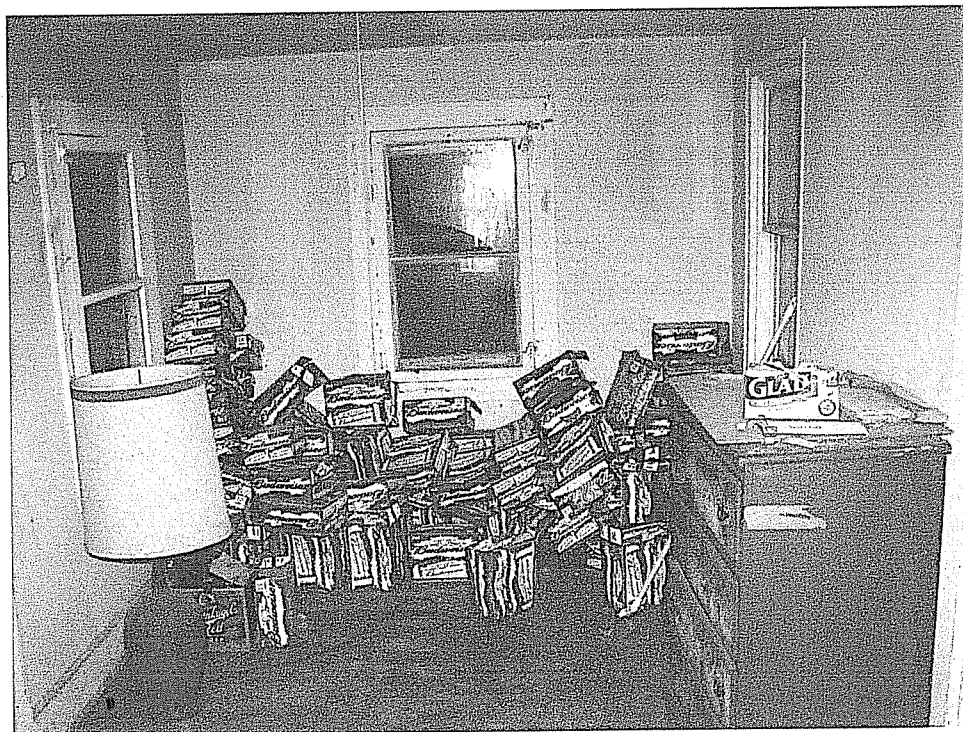
499.5

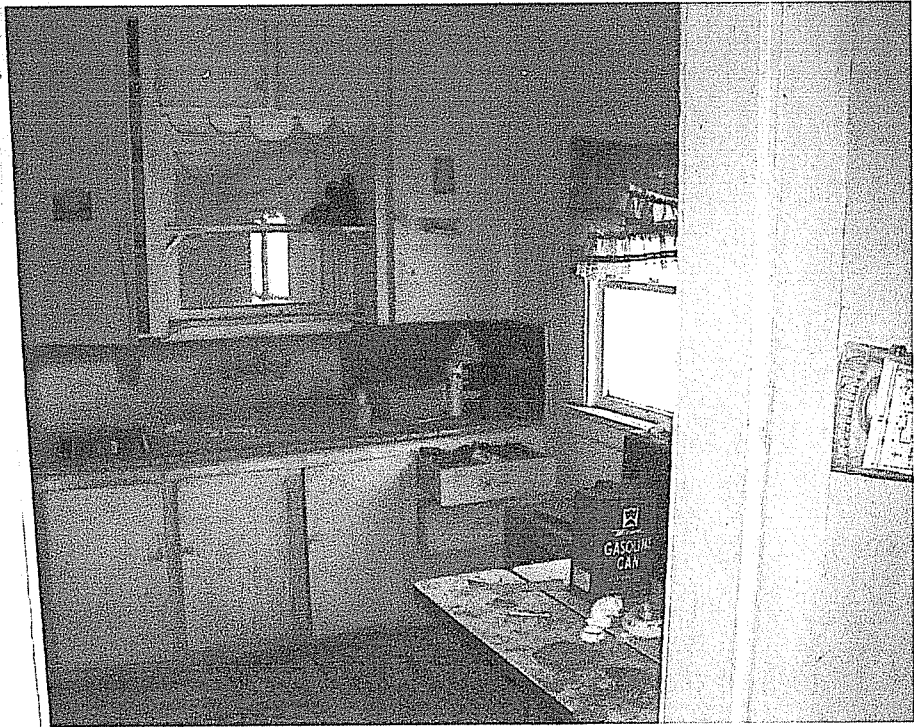
49

12

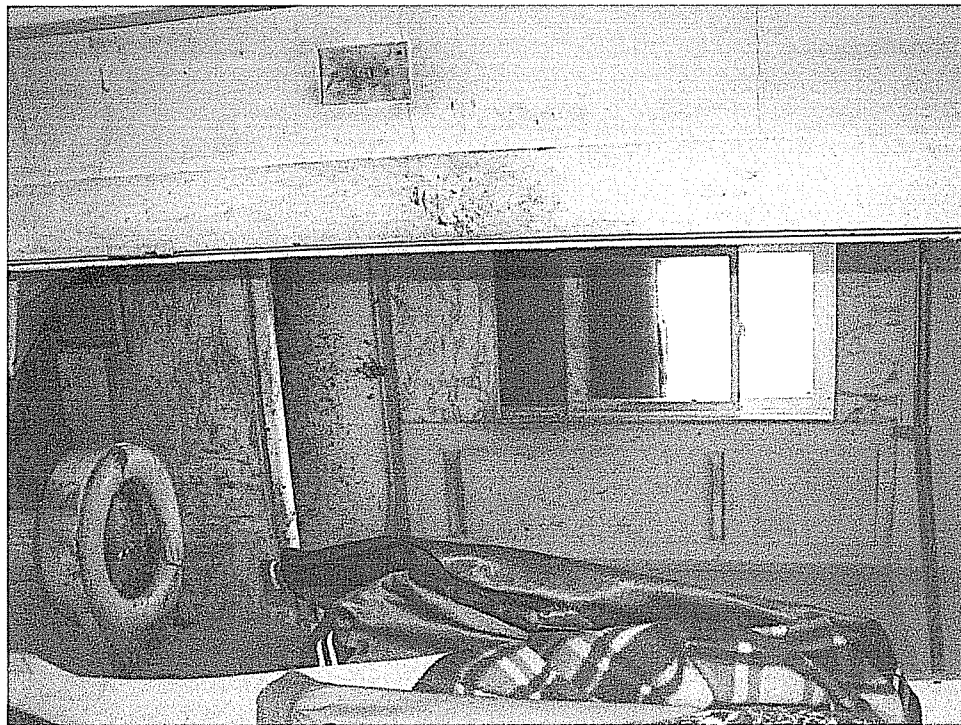
EXISTING HOME PHOTOS





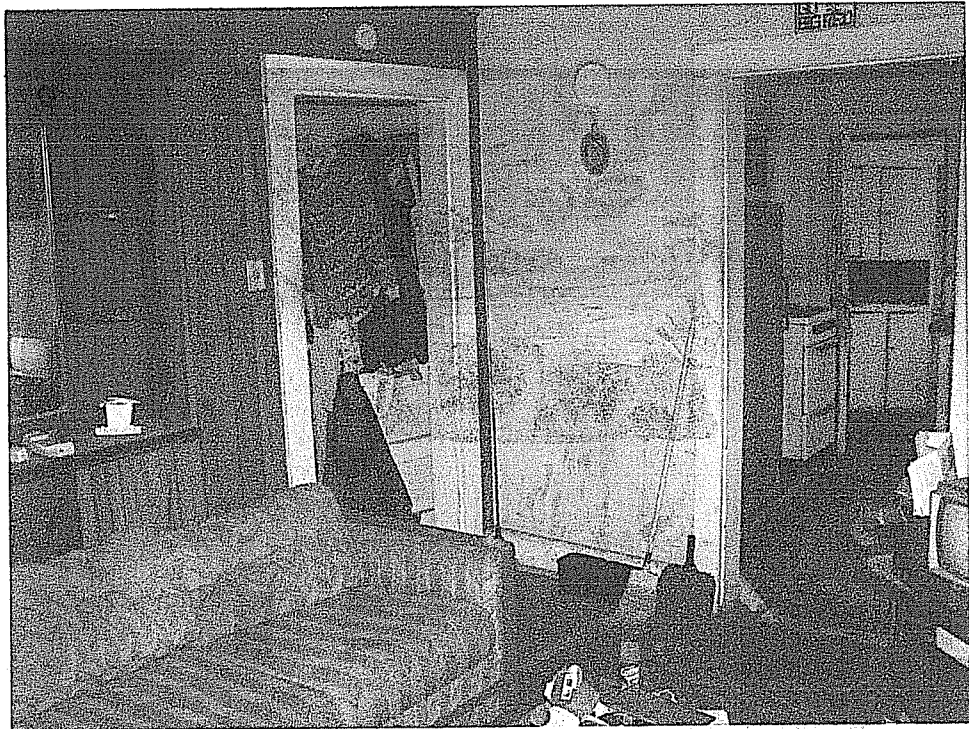














Demolition recycling plan
2016 Sundstrom St

October 1, 2007

Hubert McKenzie
3055 Waunona way
Madison, WI 53713

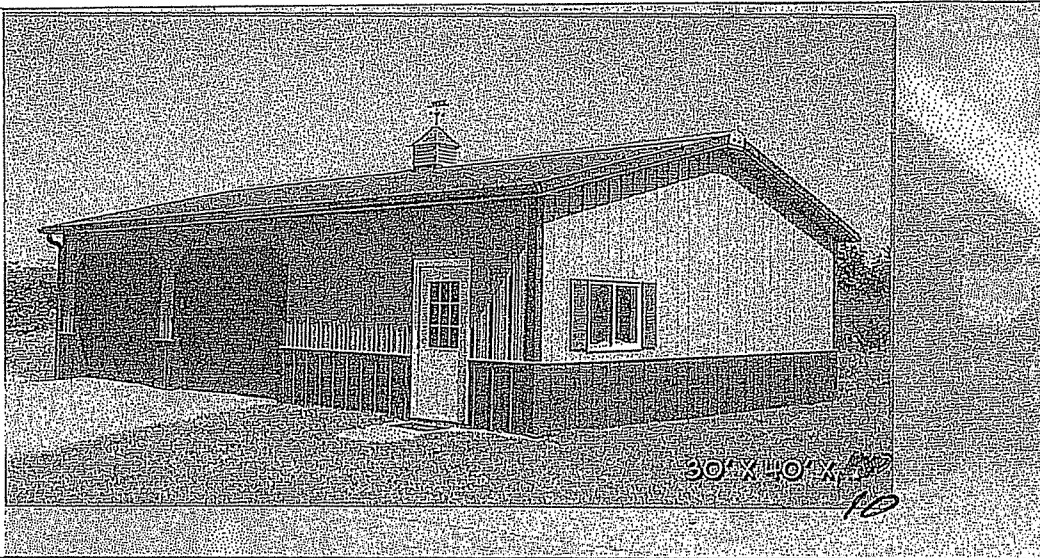
George Dreckman
1501 W Badger Rd
Madison, WI 53713

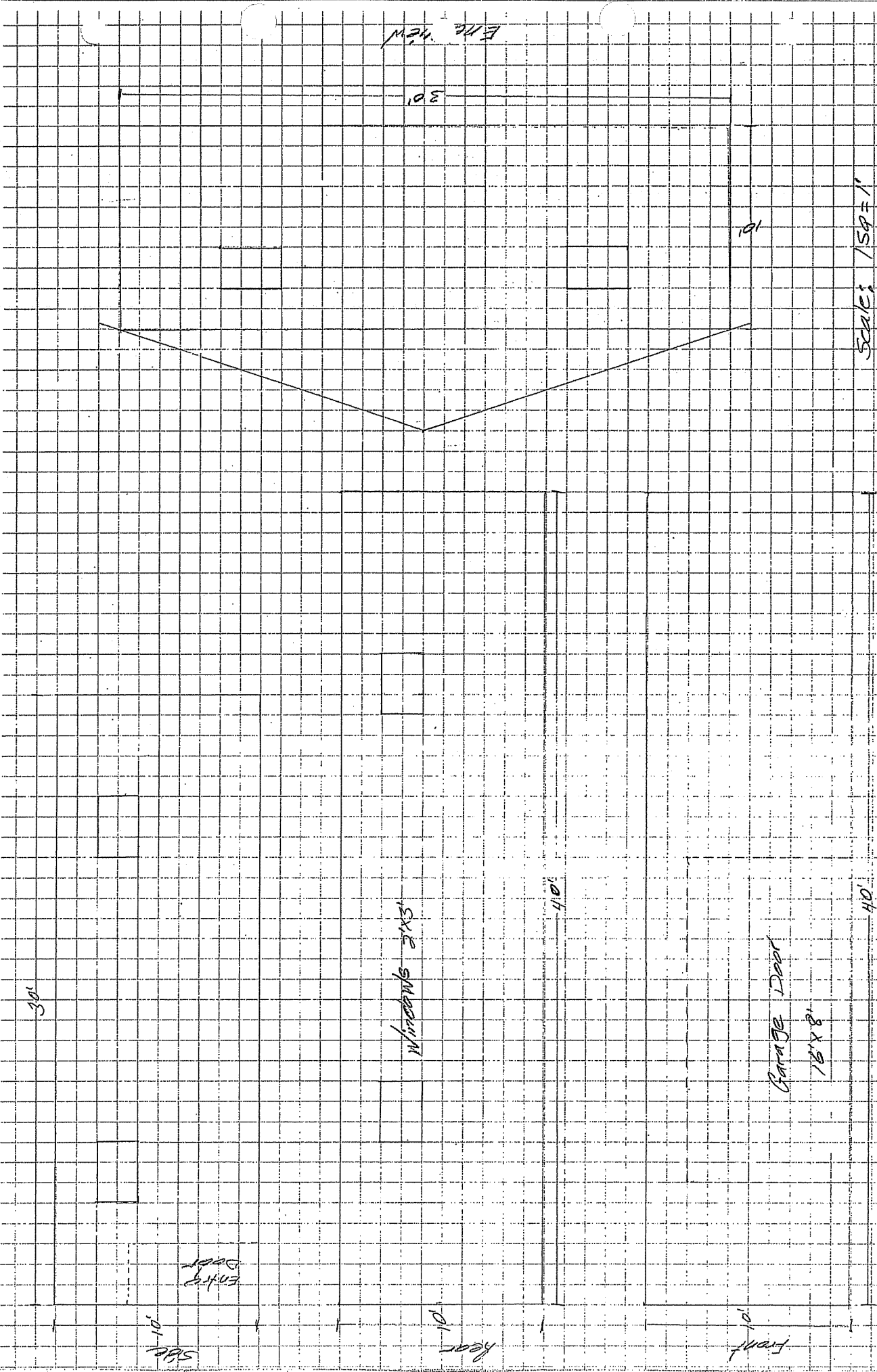
I have requested a demolition permit for 2016 Sundstrom St. in Madison. My recycling plan for the building is to remove all metal that can be removed and take it to a recycling site. Those metals would include bathtub, furnace, hot water heater, sink and any appliances that may be in the structure. The wood that can't be reused will be placed in a dumpster and hauled away. The basement concrete will be dug out and reused or dumped at a concrete recycling point. If you have any questions, you can reach me at 221-1074 or e-mail (ham3055@sbcglobal.net).

Thank you


Hubert McKenzie/Owner

CONDITIONAL USE - ACCESSORY GARAGE





Eye view

30'

10'

SCALE: 1/50 = 1'

30'

Wardrobe 2x3

40'

Garage Door

12x8

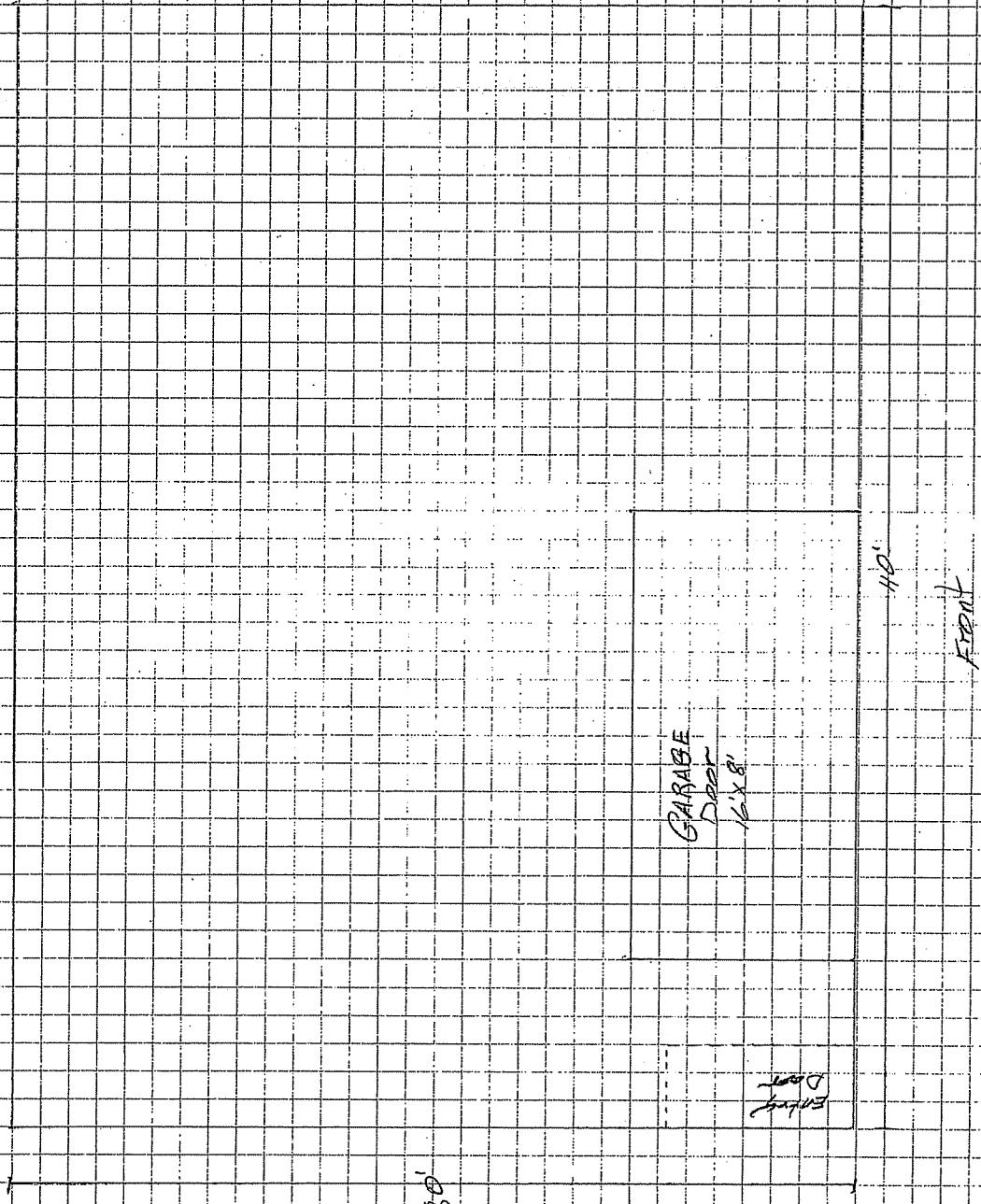
40'

Entry Door

30'

Rear

Front



Scale:
1/8" = 1'

SUNDSTROM ST