



Location
621 West Doty Street

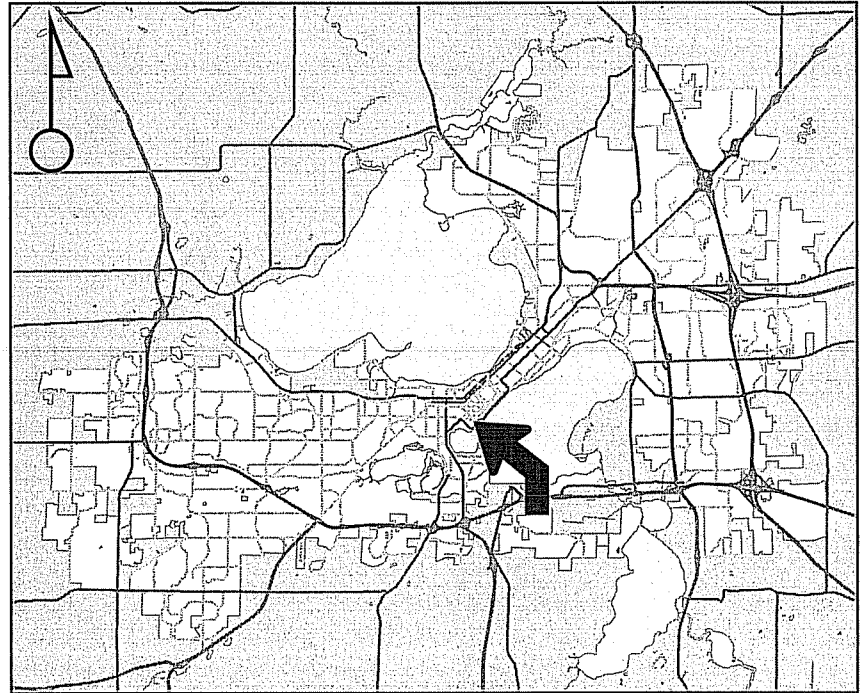
Project Name
Findorff Demolition

Applicant
J.H. Findorff & Son, Inc/
Joseph P. Bartol-Stroud & Howard, LLC

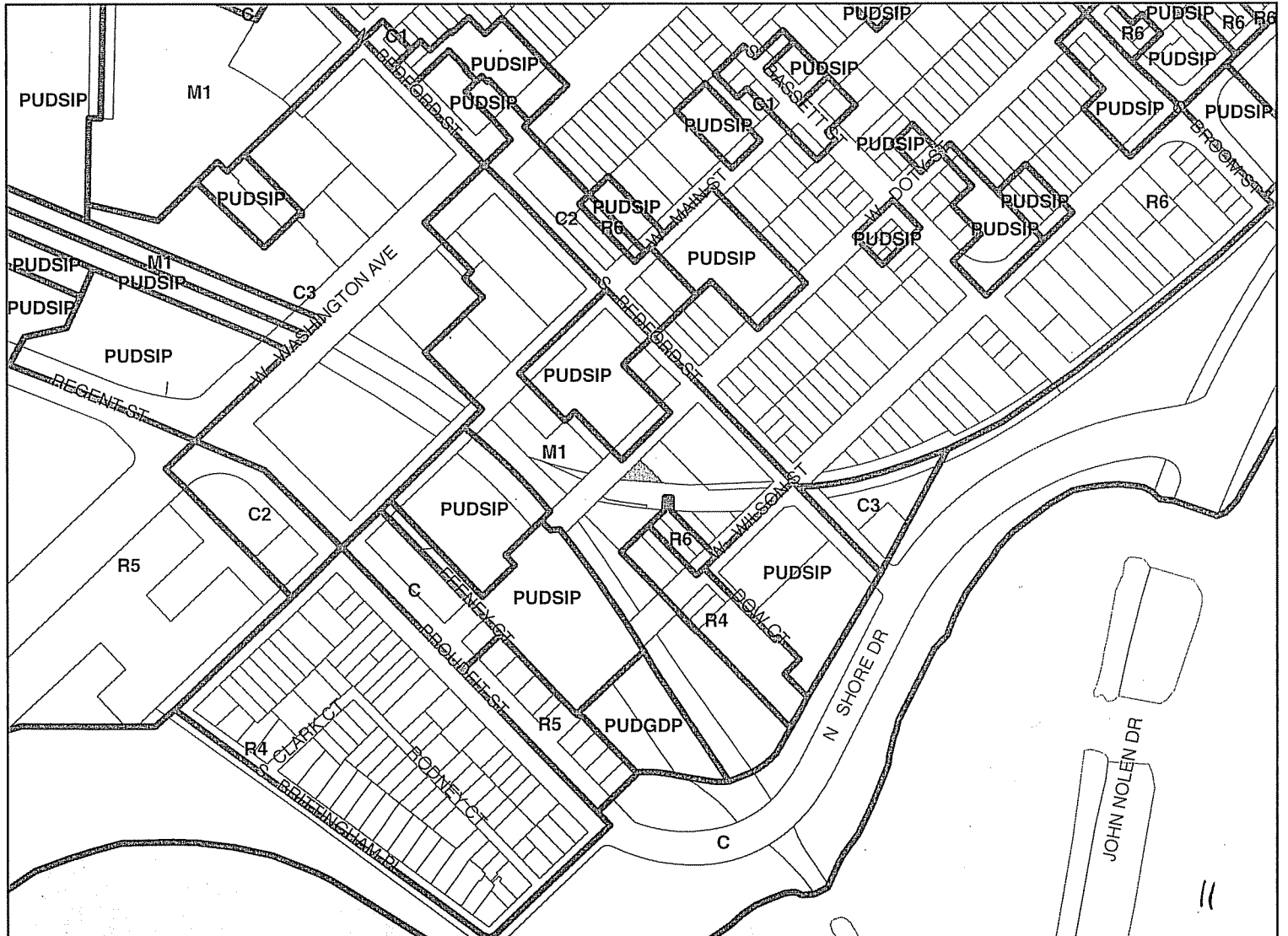
Existing Use
Single-Family House

Proposed Use
Demolish Single-Family House as
Part of Parking Lot Improvements

Public Hearing Date
Plan Commission
05 November 2007

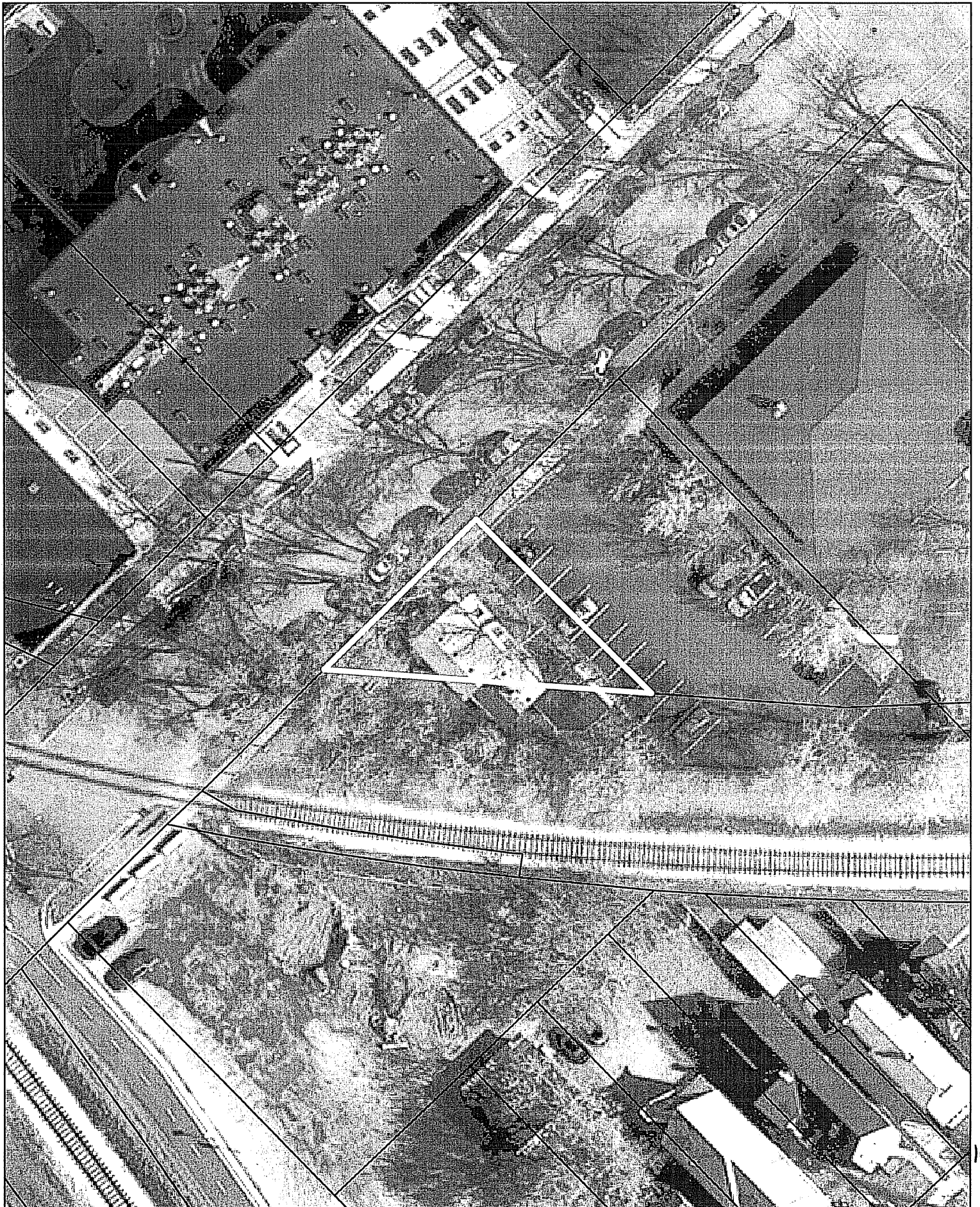


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 October 2007



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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$500.00 Receipt No. 85427
Date Received 9/19/07
Received By JLK
Parcel No. 0709-234-0403-5
Aldermanic District 4-Michael VerVeer
GQ railroad frontage
Zoning District M1
For Complete Submittal
Application Letter of Intent
IDUP NA Legal Descript.
Plan Sets Zoning Text NA
Alder Notification June 4 Waiver _____
Nbrhd. Assn Not. June 20 Waiver _____
Date Sign Issued 9/19/07

1. Project Address: 621 W. Doty Street **Project Area in Acres:** 0.065 (2,805 sf)

Project Title (if any): _____

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Joseph P. Bartol Company: Stroud, Willink & Howard, LLC

Street Address: 25 W. Main Street, Suite 300 City/State: Madison, WI Zip: 53703

Telephone: (608) 257-2281 Fax: (608) 257-7643 Email: jbartol@stroudlaw.com

Project Contact Person: Daniel L. Petersen Company: J.H. Findorff & Son, Inc.

Street Address: 300 S. Bedford Street City/State: Madison, WI Zip: 53703

Telephone: (608) 257-5321 Fax: (608) 257-5306 Email: dpetersen@findorff.com

Property Owner (if not applicant): J.H. Findorff & Son, Inc.

Street Address: 300 S. Bedford Street City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The owner intends to demolish and remove the uninhabitable dwelling located on the site and landscape the site in conjunction with the adjoining parking area on 613 W. Doty Street.

Development Schedule: Commencement upon receipt of permit Completion 3-4 weeks

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 ½ 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:** \$ 500.00 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 (principal) buildings, photos 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 to be approved by the City 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:

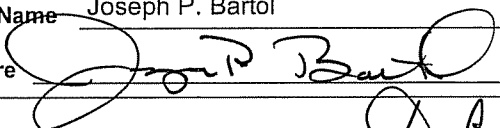

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - *The site is located within the limits of _____ Plan, which recommends: _____ for this property.*

- 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:*
 June 1, 2007 email to Alder Verveer, June 11, 2007 Meeting of the Bassett District of Capitol Neighborhoods
 - 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 6/4/07 | Zoning Staff Matt Tucker Date 6/4/07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Joseph P. Bartol Date 9/19/07
 Signature  Relation to Property Owner Attorney
 Authorizing Signature of Property Owner  Date 9/19/07

Legal Description of Property

621 West Doty Street: Lot 6, Block 27, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, except that part conveyed to Chicago, Milwaukee, St. Paul and Pacific Railroad, and all that part of Lot 5, Block 27, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin lying North of Chicago, Milwaukee, St. Paul and Pacific Railroad.

613 West Doty Street: Lot 7, Block 27, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, except that part conveyed to Chicago, Milwaukee, St. Paul and Pacific Railroad, and all that part of Lot 12, Block 27, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin lying North of Chicago, Milwaukee, St. Paul and Pacific Railroad.

Letter of Intent

This application is submitted on behalf of the property owner, J.H. Findorff & Son Inc. ("Findorff"). This is an application for a demolition permit for the buildings located on 621 W. Doty Street, in the City of Madison (the "Lot").

The Lot is very small, consisting of approximately 2,805 sf. The Lot is currently zoned M1. The buildings on the Lot include a two-story, three bedroom house with approximately 962 sf living area and a backyard shed or garage of approximately 168 sf. Both the house and the shed encroach over the Lot's southerly property line and onto land owned by the railroad. The Lot is adjacent to an existing bituminous paved parking lot on 613 W. Doty Street.

The house is dilapidated and uninhabitable. There is evidence of wild animals living under and in the house and shed. The house is not occupied and is frequently used by homeless people for temporary lodging. Findorff has repeatedly secured the house, but trespassers continue to break-in. The house is not safe for the homeless trespassers and the presence of vagrants causes the residential neighbors to be concerned about their security.

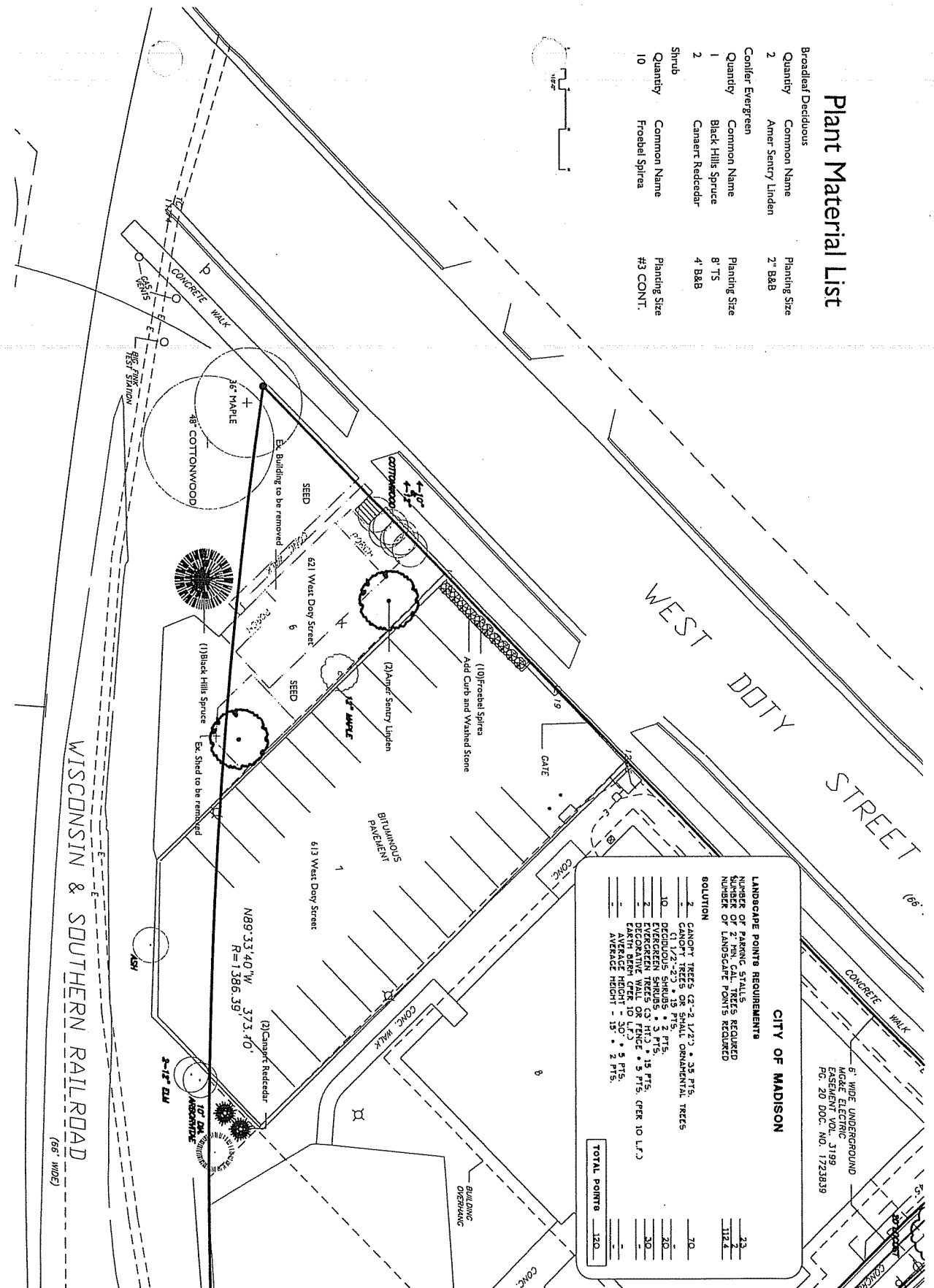
Findorff purchased the Lot on December 29, 2006 from an elderly woman who lived alone. The prior owner listed the property on or about December 14, 2006 and required a closing before the end of the year. She also required that the Lot be conveyed "as-is" and there was no time for an inspection. Findorff purchased the Lot with the intent that at some time in the future (5 - 10 years) it would be redeveloped along with the two adjoining properties, specifically, the parking lot located on 613 W. Doty Street and the commercial office building located at 222 S. Bedford Street. Both adjoining properties are owned by Findorff or an affiliate of Findorff. Findorff did not intend or expect to have to demolish the house immediately when it purchased the Lot last December. However, because the prior owner required a year-end closing, Findorff did not learn of its condition until after the Lot had been purchased.

Findorff's intent is to demolish and remove the existing building on the Lot and then landscape the Lot to compliment the adjoining parking area located on 613 W. Doty Street. This parking area is an existing, bituminous paved lot with a total of 22 parking spaces. No parking spaces will be added to the Lot and Findorff anticipates being able to leave all existing trees on the Lot in place. Findorff would oversee the demolition and removal of the existing buildings. The actual work will be performed by either Speedway Sand & Gravel or Madison Crushing & Excavating. The Bruce Company will implement the landscaping plan. A copy of the Deconstruction and Reuse and Recycling Plan prepared by Madison Environmental Group, Inc. is attached the Application.

As a practical matter, the Lot is too small for the existing building as evidenced by the southerly encroachments. Furthermore, the residential use is a non-conforming using in light of the M1 zoning. The issuance of a demolition permit would enable Findorff to remove a blighted building that constitutes a health and safety hazard and a concern for the neighboring residents. Removal of the buildings and the implementation of the proposed landscaping plan would enhance the adjoining parking area.

Plant Material List

Quantity	Common Name	Planting Size
2	Amer. SENTRY Linden	2" B&B
1	Conifer Evergreen	
1	Black Hills Spruce	8' TS
2	Canarct. Redcedar	4" B&B
10	Common Name	Planting Size
	Froebel Spirea	#3 CONT.



CITY OF MADISON	
LANDSCAPE POINTS REQUIREMENTS	
NUMBER OF PARKING STALLS	23
NUMBER OF 2" MIN. CAL. TREES REQUIRED	2
NUMBER OF LANDSCAPE POINTS REQUIRED	112.4
SOLUTION	
2 CANOPY TREES (2" x 2" L.F.)	35 PTS.
10 DECIDUOUS SHRUBS	20 PTS.
2 EVERGREEN SHRUBS	15 PTS.
2 DECORATIVE WALL OR FENCE	5 PTS. (PER 10 L.F.)
AVERAGE HEIGHT = 30' x 5 PTS.	
AVERAGE HEIGHT = 15' x 2 PTS.	
TOTAL POINTS	120

Checked By: SS
Drawn By: KS
Revised: 9/17/2015

DOTY STREET PARCEL

613 AND 621 WEST DOTY STREET
MADISON, WISCONSIN

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CAPITOL
NEIGHBORHOODS, INC.
MADISON, WISCONSIN

June 20, 2007

Mr. Brad Murphy
Planning Unit
City of Madison
215 Martin Luther King Blvd.
Madison, WI 53703

Re: 621 W. Doty St. – proposed demolition

Dear Brad,

At our regular monthly meeting June 11 the Bassett District of Capitol Neighborhoods reviewed a proposal by Findorff to demolish the existing structures at 621 W. Doty. Their proposal included changing the lot to green space with landscaping to lighten the impact of their adjacent parking lot.

The consensus of those present at the meeting was that this new use of the lot was an enhancement to the neighborhood and a benefit to our residents. The District is supportive of Findorff's proposal.

Cordially,

Peter Ostlind
Chair Bassett District
Capitol Neighborhoods

Cc: Don Peterson, Findorff
Mike Verveer, 4th District Alder

Joe Bartol

From: Verveer, Mike [district4@cityofmadison.com]
Sent: Monday, June 04, 2007 12:16 AM
To: Dan Petersen
Cc: Rich Lynch; Joe Bartol
Subject: RE: 621 W Doty Street

Hi Dan,

Thanks for your note. I'm certainly inclined to support this. It would be prudent if you and/or others from Findorff would attend a Bassett neighborhood meeting. The next meeting is Monday, June 11 at 7:00 p.m. Please let Pete Ostlind know if you would like this request to be an agenda item.

Thanks.
 Mike

From: Dan Petersen [mailto:dpetersen@findorff.com]
Sent: Fri 6/1/2007 11:51 AM
To: Verveer, Mike
Cc: Rich Lynch; Joe Bartol
Subject: 621 W Doty Street

Mike,

In December we bought the house at 621 Doty Street from Mrs. Kann. We had no particular use for it, but we were in the process of buying the law off at 22 South Bedford from Hayes, Van Camp and Schwartz and it gave us a "Monopoly" on the South side of Doty Street.

Mrs. Kann wanted a very quick closing and we closed without a survey and without even looking at the house. At the closing, Sheridan Glenn, who was one of the realtors, asked when we were going to tear it down. While we had no intention of demolishing the house, he said that it was in very bad condition and that he would support the demolition with the Bassett Neighborhood Association and the the Capitol Neighborhoods. We subsequently learned that the house infringes on the railroad right of way and that the house is fill with cat excrement.

We have had some test done and the house is not habitable. Any work that we do in the house will require bio-hazard protective clothing. Last week we found 5 vagrants in the house and had them removed. Two of our carpenters went in to board up the windows that the trespassers had broken. We told them to go in, measure and come back out to cut. They did this, but both of them came down with undiagnosed rashes and had to file workers compensation claims.

We still have no plans for use of the property. I can't really see anything happening for at least 5 years. We would like to demolish the house and remove all of the hazardous materials as required. We would preserve as much of the tress, bushes and plant material as possible and seed the rest of the lot.

We hope that you would support us in this endeavor. If you have any questions or would like to discuss this matter, please let me know.

Dan Petersen
 Vice President - Finance
 J. H. Findorff & Son Inc.

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6/4/2007