



Location  
138 Rodney Court

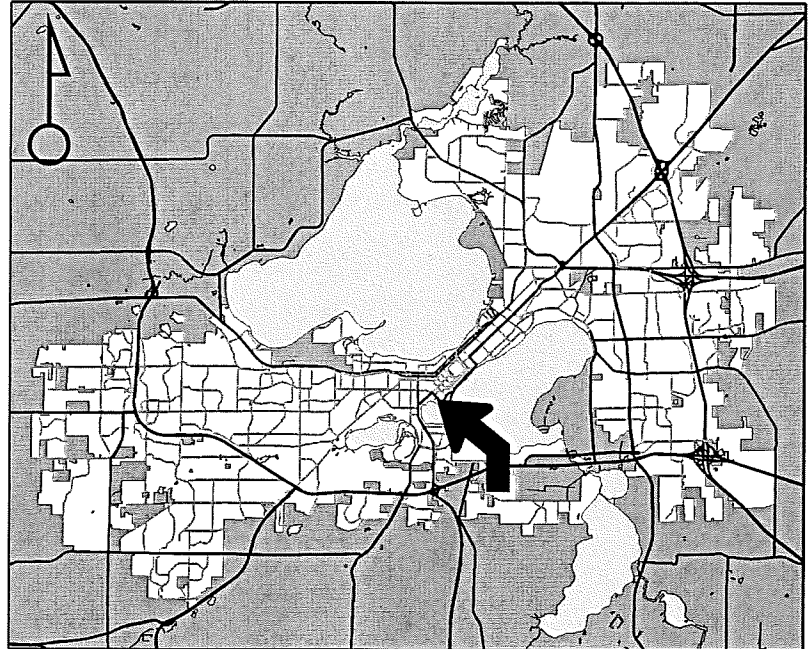
Project Name  
Miller Demolition

Applicant  
Tim Miller/Mike Yeager –  
MYTY Construction

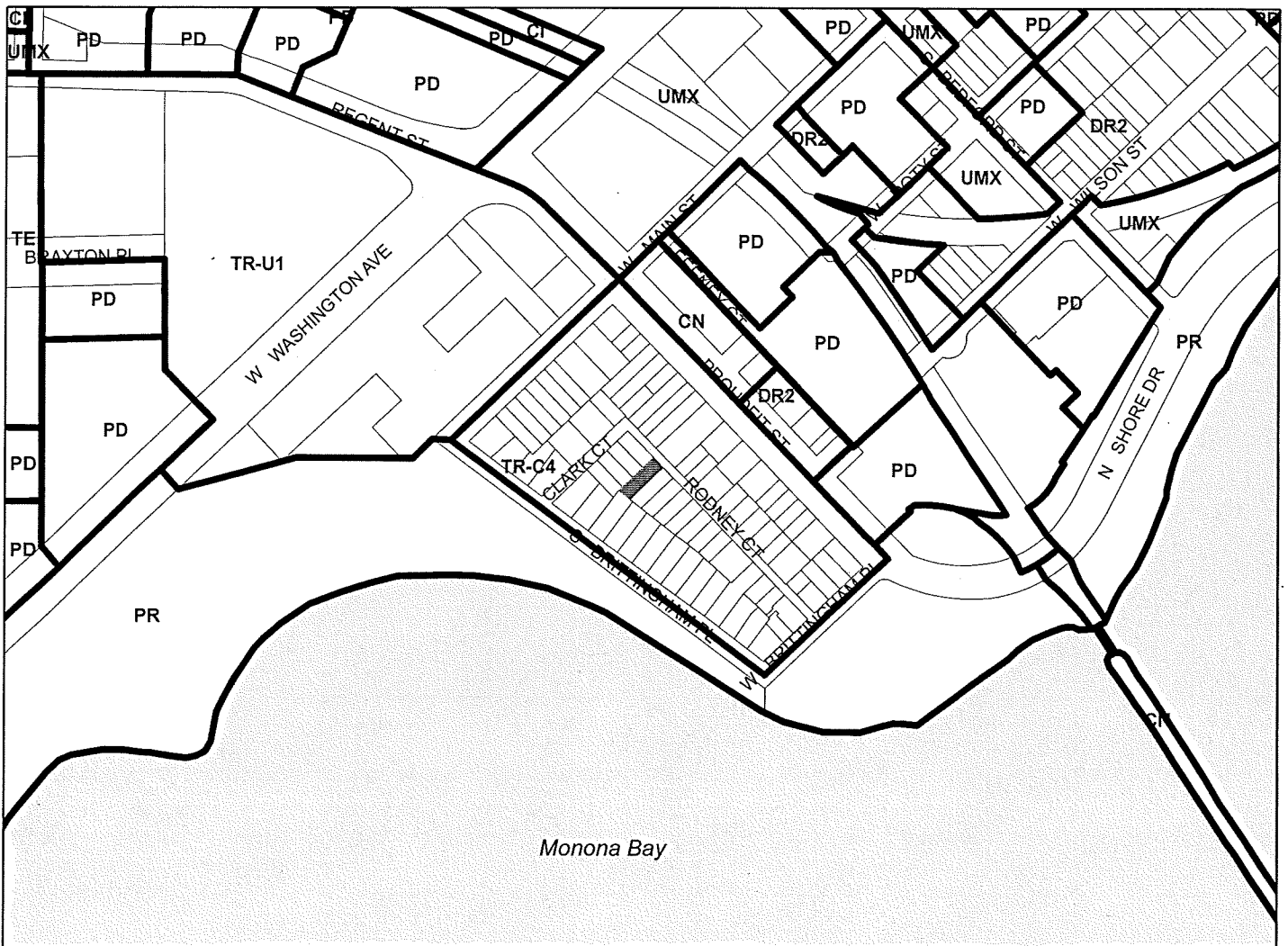
Existing Use  
Single-family residence

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

Public Hearing Date  
Plan Commission  
16 November 2015



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 : 12 November 2015





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- 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.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>600</u>	Receipt No. <u>8733-0006</u>
Date Received <u>10/7/15</u>	
Received By <u>JLK</u>	
Parcel No. <u>0709-234-0932-4</u>	
Aldermanic District <u>13 Sarah Estreich</u>	
Zoning District <u>TR-C4</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 138 Rodney Court  
**Project Title (if any):** Application For Raze Permit

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
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

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

**Applicant Name:** Tim Miller      **Company:** \_\_\_\_\_  
**Street Address:** 511 W Johnson Street Apt 220      **City/State:** Madison WI      **Zip:** 53703  
**Telephone:** (608) 213-1067      **Fax:** ( )      **Email:** tmiller.kayak@gmail.com

**Project Contact Person:** Mike Yeager      **Company:** MYTY Construction  
**Street Address:** 3322 Spring Valley Road      **City/State:** Dodgeville WI      **Zip:** 53533  
**Telephone:** (608) 574-7421      **Fax:** ( )      **Email:** Mike@wibrokers.com

**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: \_\_\_\_\_  
Raze the single family structure on the parcel, regrade and seed the land, return the site to a vacant lot.

Development Schedule: Commencement December 7, 2015      Completion December 10, 2015

**5. Required Submittal Information**

All Land Use applications are required to include the following:

- Project Plans** including:\*
  - Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
  - Grading and Utility Plans (existing and proposed)
  - Landscape Plan (including planting schedule depicting species name and planting size)
  - Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
  - Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & 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 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.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

**Pre-application Notification:** 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:  
Waiver Granted - Ald Sara Eskrich 9/15/15 Monona Bay Association Notified 9/16/15 as a courtesy

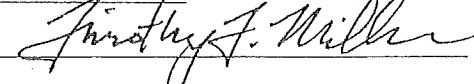
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**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: Heather Stouder Date: 1/29/15 Zoning Staff: Pat Anderson Date: 1/29/15

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

Name of Applicant Tim Miller Relationship to Property: Owner

Authorizing Signature of Property Owner  Date 10/7/15

October 2, 2015

**Subject: Letter Of Intent – 138 Rodney Court Demolition**

This is a letter of intent regarding the property located at 138 Rodney Court Madison, Wisconsin. The property is currently owned by Timothy Miller

The property consists of a single story bungalow home with no additional structures. Over time the property has deteriorated and is in such condition that it is no longer cost effective to repair the damage to the structure.

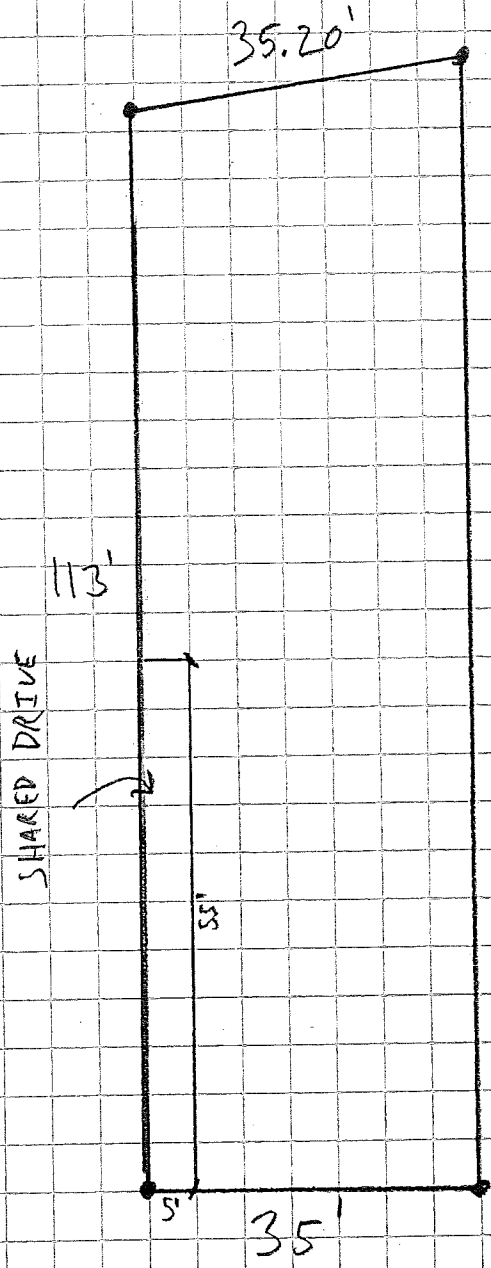
To comply with Official Notice CB2014-157-06181 from City of Madison Building Inspection, and prevent a continued nuisance to the surrounding community, I intend to raze the building and level the lot, planting grass and maintaining the property as a lawn until a new single family home can be placed on it in the future.

Sincerely,



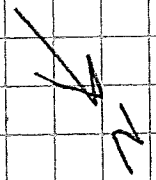
Timothy Miller

SITE PLAN



\* SHARED DRIVEWAY TO REMAIN  
ALL OTHER AREA TO BE GRASS  
\* SCALE 1" = 20'

138 RODNEY CT





Department of Planning & Community & Economic Development

## Building Inspection Division

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Madison Municipal Building, Suite LL-100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2984  
Madison, Wisconsin 53701-2984  
Phone: (608) 266-4551  
Fax (608) 266-6377  
[www.cityofmadison.com](http://www.cityofmadison.com)

**DATE:** October 2, 2015

**TO:** Plan Commission

**FROM:** George C. Hank, Director  
Building Inspection Division

**SUBJECT:** 138 Rodney Court

The building located at 138 Rodney Court is severely damaged and decayed. The roof of the home is deteriorated and approximately 20 feet along the right side has collapsed into the building. Additional collapse of the roof structure is imminent as it continues to deteriorate. The remaining exterior of the building is decayed including and presence of a structurally unsound front porch and rear deck. The interior of the property is open to the elements due to the collapse in the roof and provides harborage for rodents and other animals. Areas of the wall adjacent to the roof collapse are significantly decayed and rotted in danger of collapse. The interior of the property exhibits additional signs of water damage, mold growth and wood rot.

In its current condition, the building constitutes a public nuisance and blighting influence on the surrounding properties, it should be removed as soon as possible. The overall impact on the surrounding community and properties only make this matter more urgent. I am writing to urge support for the issuance of the Demolition Permit.

138 Rodney Court



10/06/2015 14:55



138 RODNEY COURT









