



Location
1609 North Stoughton Road

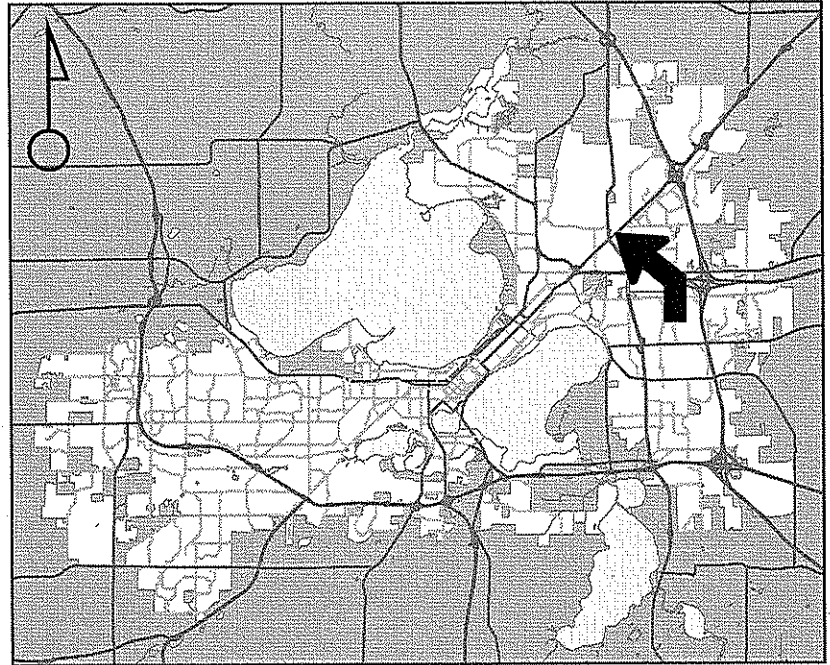
Project Name
Letzing Demolition

Applicant
Robert H. Letzing/
Tomas Contreras - T.C. Carpet Care

Existing Use
Fire-damaged commercial building

Proposed Use
Demolish fire-damaged commercial building with no proposed alternative use

Public Hearing Date
Plan Commission
10 January 2011



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 : 30 December 2010





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.

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$550.</u>	Receipt No. <u>115881</u> <u>115882</u>
Date Received <u>11/17/10</u>	
Received By <u>PDA.</u>	
Parcel No. <u>0810-332-0303-5</u>	
Aldermanic District <u>17 SOG. CLAUDIUS</u>	
GQ <u>OK.</u>	
Zoning District <u>C3L</u>	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrhhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 1609 N SToughton Rd MADISON Project Area in Acres: _____

Project Title (if any): _____

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 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"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: ROBERT H LETZING Company: _____

Street Address: 9 MOUNTAIN ASH TRAIL City/State: MADISON WI Zip: 53717

Telephone: (608) 827 9018 Fax: (608) 827 9018 Email: letzinger@aol.com

Project Contact Person: TOM CONTRERAS Company: _____

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: _____

Development Schedule: Commencement _____ Completion _____

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:** \$500⁰⁰ 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: _____ 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:

JOE CLAUSIUS

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 _____ Date _____ | Zoning Staff _____ Date _____

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

Printed Name ROBERT LETZING Date 11/2/10

Signature [Signature] Relation to Property Owner OWNER

Authorizing Signature of Property Owner [Signature] Date 11/2/10



T.C. Carpet Care, LLC

231 N. Fair Oaks Ave • Madison, WI 53714 • Ph. 608.243.1550 • Fax 608.243.9293

November 17, 2010

To Whom It May Concern:

T.C. Carpet Care, LLC has been contracted by Robert Letzing, owner of the property at 1609 N. Stoughton Rd., Madison, WI, to demolish and clear out the building that stands at the stated address.

The building located at 1609 N. Stoughton Rd. will have all water, gas, and electric cut off prior to the demolition. The building will also have all contents in its interior, including all fixtures and walls removed and disposed of properly.

The building will then be demolished in its entirety and any and all material and debris will be disposed of properly according to any rules, laws, and regulations. The demolished area will then be re-earthed and seeded with grass seed.

Thank you for your attention to this matter.

Sincerely,

Tomas Contreras
Owner
T.C. Carpet Care, LLC

To: Matthew Tucker

From: Robert Letzing

Re: Demolition of Property at 1609 N. Stoughton Rd.

For the present, my intention is to have the front building on the 1609 N. Stoughton lot demolished. It is the front brick building which had a fire inside. The fire destroyed the interior beyond the point of rehabilitation. I had several people advise me of that fact.

As to the metal building set further back from Hwy 51, I wish to retain it for possible future use. If I should find a person interested in wanting to lease the building, a specific site plan will be submitted to the city of Madison for approval.

I do not intend to close the curb-cut for the present. I will construct an entrance barrier further back from the curb. The barrier will be set up to prevent anyone from parking vehicles in the front part of the lot. I will construct such barriers as are necessary to prevent cross-access to the lot and adjoining lots.

I also intend to remove all the gravel on the lot and plant grass in its place. I do not plan to remove the gravel that spills over to the adjacent lot, the one that has an abandoned BP gas station. However, should a pending purchase of the BP site come through, then I will remove the gravel which is on this particular lot.

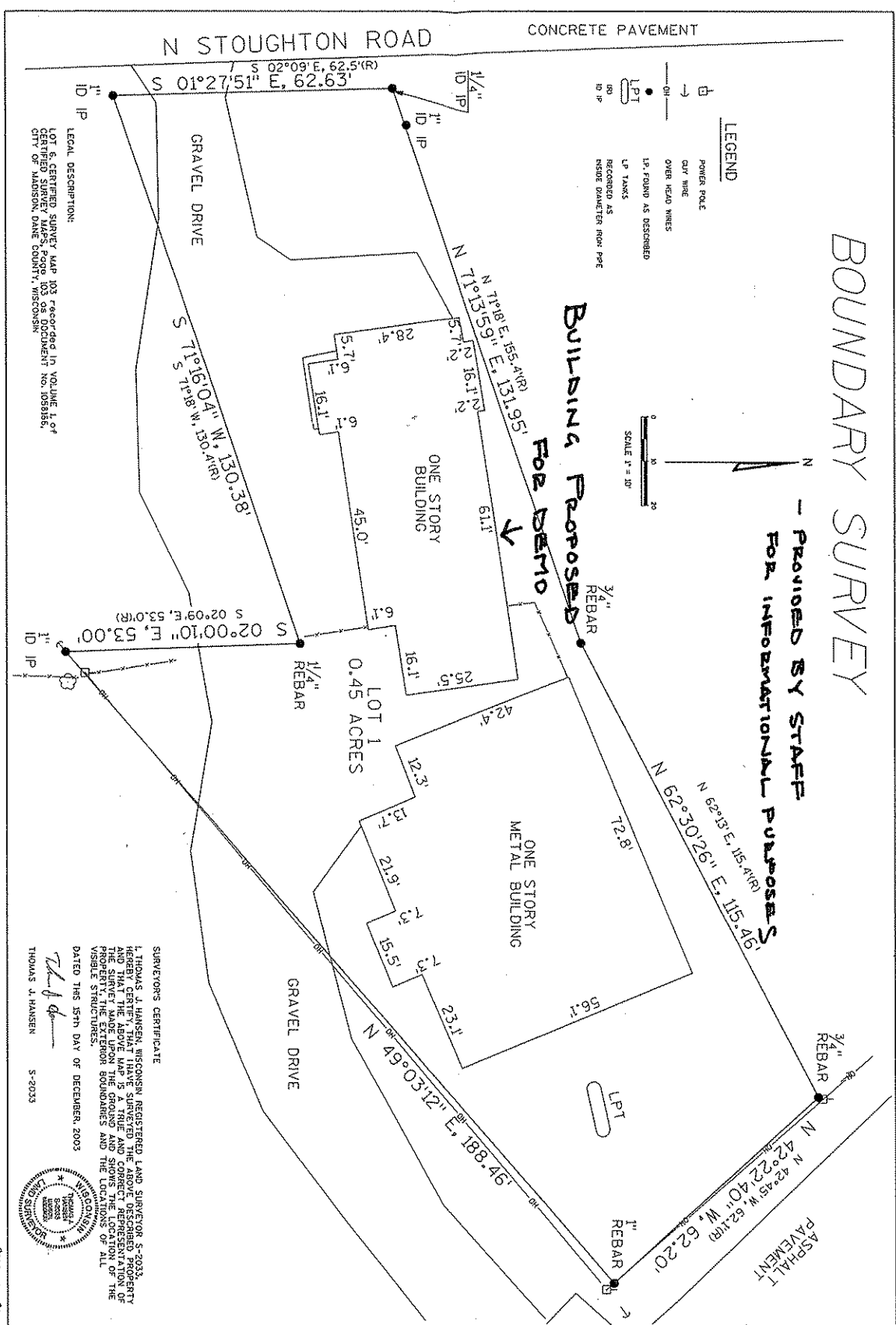
Again, I would like to retain the rear building for future use. If a prospective tenant is found for the building, a specific site plan would be prepared and submitted to the city.

No cross-access easement is currently planned for the property site north of the 1609 lot. I recognize that any future plan which would involve a new development for these sites will require a specific site plan, including a requested cross-access easement. At present, there are no such plans in process.

DEC 24, 2010
K.H. [Signature]

BOUNDARY SURVEY

- PROVIDED BY STAFF
FOR INFORMATIONAL PURPOSES



Area - 01081

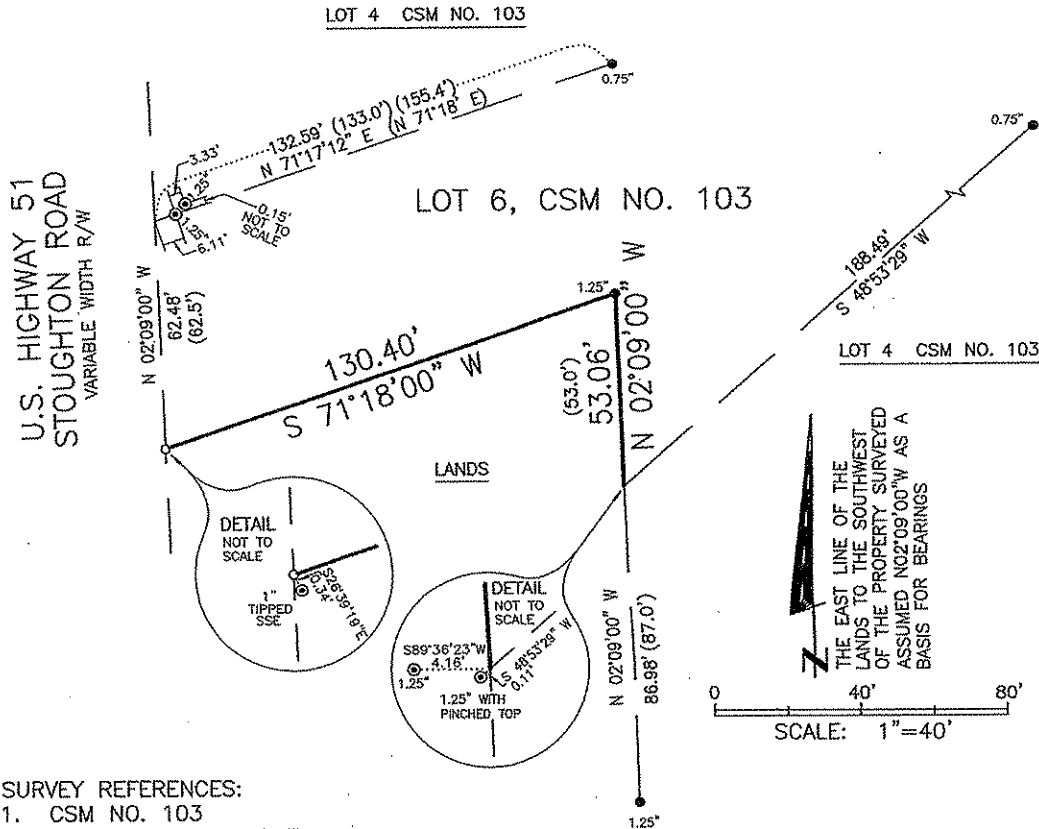
PROJECT NO.	BOUNDARY SURVEY
FILE NAME	1609 N. STOUGHTON ROAD
SURVEY DATE	LOT 1, LOT 1, CSM 103
SHEET NO.	CITY OF MADISON, DANE COUNTY
1 OF 1	

DATE	12-15-03
FIELD	CD, DM
DRAWN	TJR
CHECKED	RJT

KL Engineering
Transportation • Municipal • Environmental • Survey/GIS

PLAT OF SURVEY

DESCRIPTION OF LINES SURVEYED: The southerly line of the most westerly portion and the westerly line of the most southerly portion of Lot 6, Certified Survey Map No. 103, recorded in Volume 1 of Certified Survey Maps on Page 103, formerly part of Outlot 114 of Burke Assessor's Plat No. 1, and located in the NW 1/4 of the NW 1/4 of Section 33, T8N, R10E, City of Madison, Dane County, Wisconsin

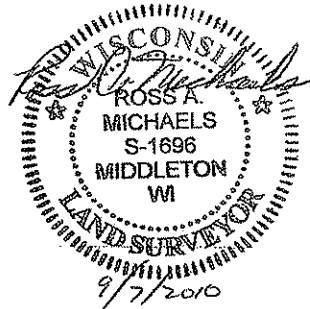


SURVEY REFERENCES:
1. CSM NO. 103
2. DAHLEN MAP NO. 543-A

SURVEYOR'S CERTIFICATE:
I, Ross A. Michaels, Wisconsin Registered Land Surveyor No. S-1696, hereby certify that I have surveyed the property lines described hereon and that the survey is correct to the best of my knowledge and belief.

Ross A. Michaels

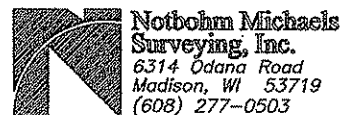
Ross A. Michaels, Registered Land Surveyor, S-1696
SURVEYED: September 3, 2010



LEGEND

- SOLID ROUND IRON ROD FOUND, DIAMETER SHOWN
- ⊙ IRON PIPE FOUND, OUTSIDE DIAMETER SHOWN
- 3/4" X 18" REBAR SET WEIGHING 1.50 LB./FT.
- () PREVIOUSLY RECORDED DIMENSION
- PROPERTY LINE SURVEYED
- OTHER LOT OR RIGHT-OF-WAY LINES

SURVEYED FOR:
Vietus LLC
Attn: Robert Letzing
9 Mountain Ash Trail
Madison, WI 53717



OFFICE MAP NO. 866 S

