



Location

406 Glen Highway

Project Name

Poulsen Demolition

Applicant

Scott Poulsen - Poulsen Ent, INC

Existing Use

Single Family House

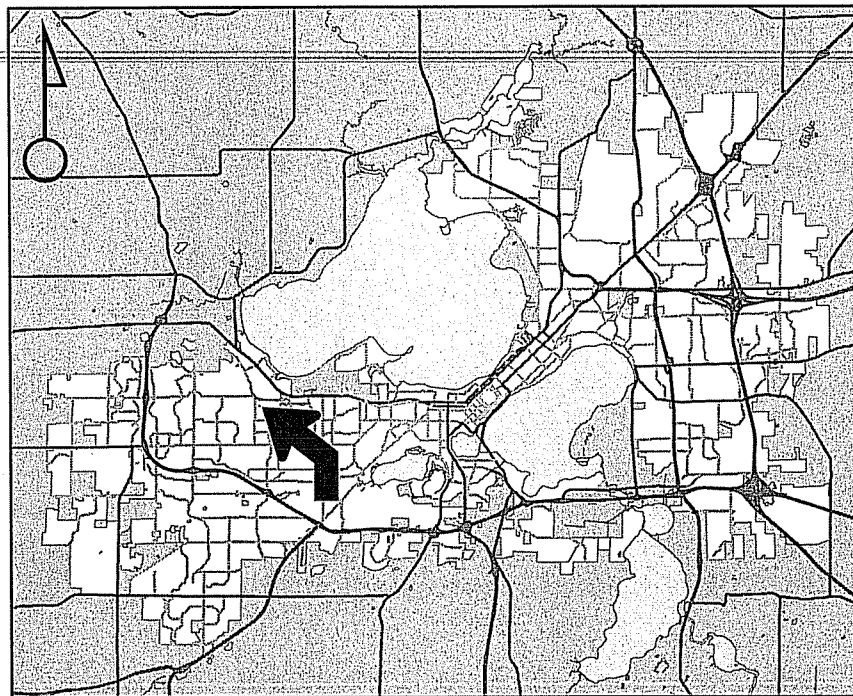
Proposed Use

Demolish House and Build
New Single Family Home

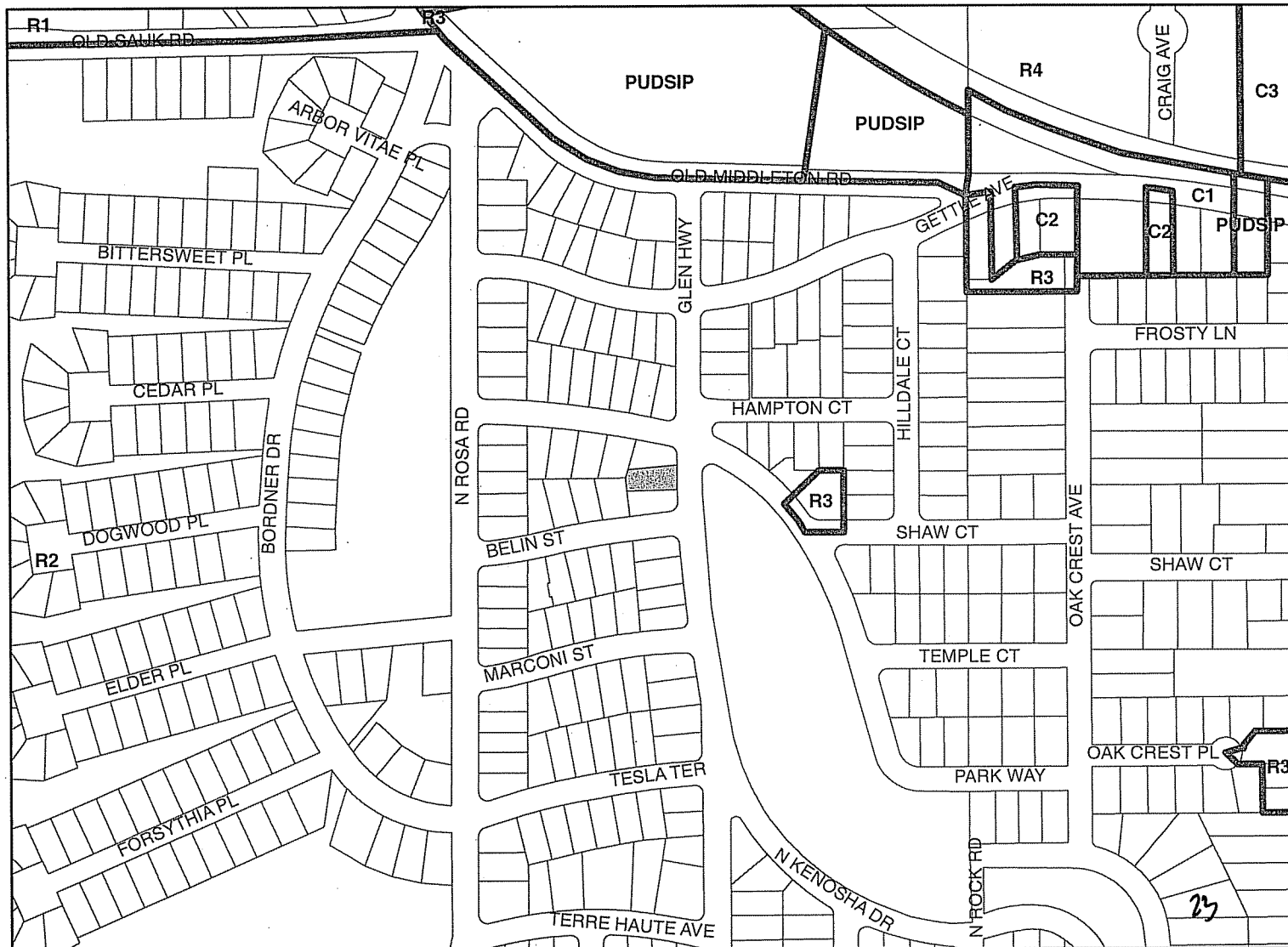
Public Hearing Date

Plan Commission

18 September 2006



For Questions Contact: Bill Roberts at: 266-5974 or wroberts@cityofmadison.com or City Planning at 266-4635





23



LAND USE APPLICATION Madison Plan Commission

orig.

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

FOR OFFICE USE ONLY:	
Amt. Paid	\$500 Receipt No. 72993
Date Received	7-26-06
Received By	KAW
Parcel No.	0769-192-1710-3
Aldermanic District	19-Noel Radomski
GQ	ok
Zoning District	R-2
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	N/A Legal Descript. attached
Plan Sets	Zoning Text N/A
Alder Notification	<input checked="" type="checkbox"/> Waiver attached
Ngrbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver
Date Sign Issued	7-26-06

- 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.

1. Project Address: 406 GLEN HIGHWAY Project Area in Acres: 7200[#] OR 1/8 ACRE
Project Title (if any): NA

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: SCOTT POULSEN Company: POULSEN ENT. INC
 Street Address: 4860 PINE SPRING RD City/State: DEFOREST, WI Zip: 53532
 Telephone: (608) 444-2419 Fax: (608) 846-3211 Email: WSPOULSEN@NETSCAPE.NET
608 846-6830
 Project Contact Person: SCOTT POULSEN Company: POULSEN ENT. INC
 Street Address: SAME City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): SAME
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: REMOVE EXISTING HOUSE
BUILD NEW HOME, 1700[#] SINGLE FAMILY HOME TO FIT INTO
NEIGHBOR HOOD

Development Schedule: Commencement SEPT 12, 2006 Completion NOVEMBER 24, 2006

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.

Lot 2, Block 9 Glen Oak Hills

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: \$ 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 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.

NA 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.

NA 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 prapplications@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:

7-17-06 to 7-24-06
NOEL RADOMSKI DISTRICT 19, TOM VAN HORN NEIGHBORHOOD ASSOC. NO BUS. ASS.

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 Bill Roberts Date 7/17/06 | Zoning Staff GREG PATMIKES Date 7/17/06

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

Printed Name Scott Poulsen Date 7-24-06

Signature Scott Poulsen Relation to Property Owner I AM THE PROPERTY OWNER

Authorizing Signature of Property Owner Scott Poulsen Date 7-24-06

7-24-06

Letter of Intent:

Re: 406 Glen Highway
Madison, WI 53705

Existing Conditions: There is a small house with a flat roof and a basement that has a dirt floor with a carved out area that has no foundation walls. It has been dug out to allow some heat runs to get into the one room living space. The inside of the house, at least in the humid summer months is moldy smelling. A patio door was removed from the house some time ago and it was drywalled over from the outside. The roof overhang in the back of the house has large gaps in the soffit material and I think it is inhabited with raccoons or squirrels.

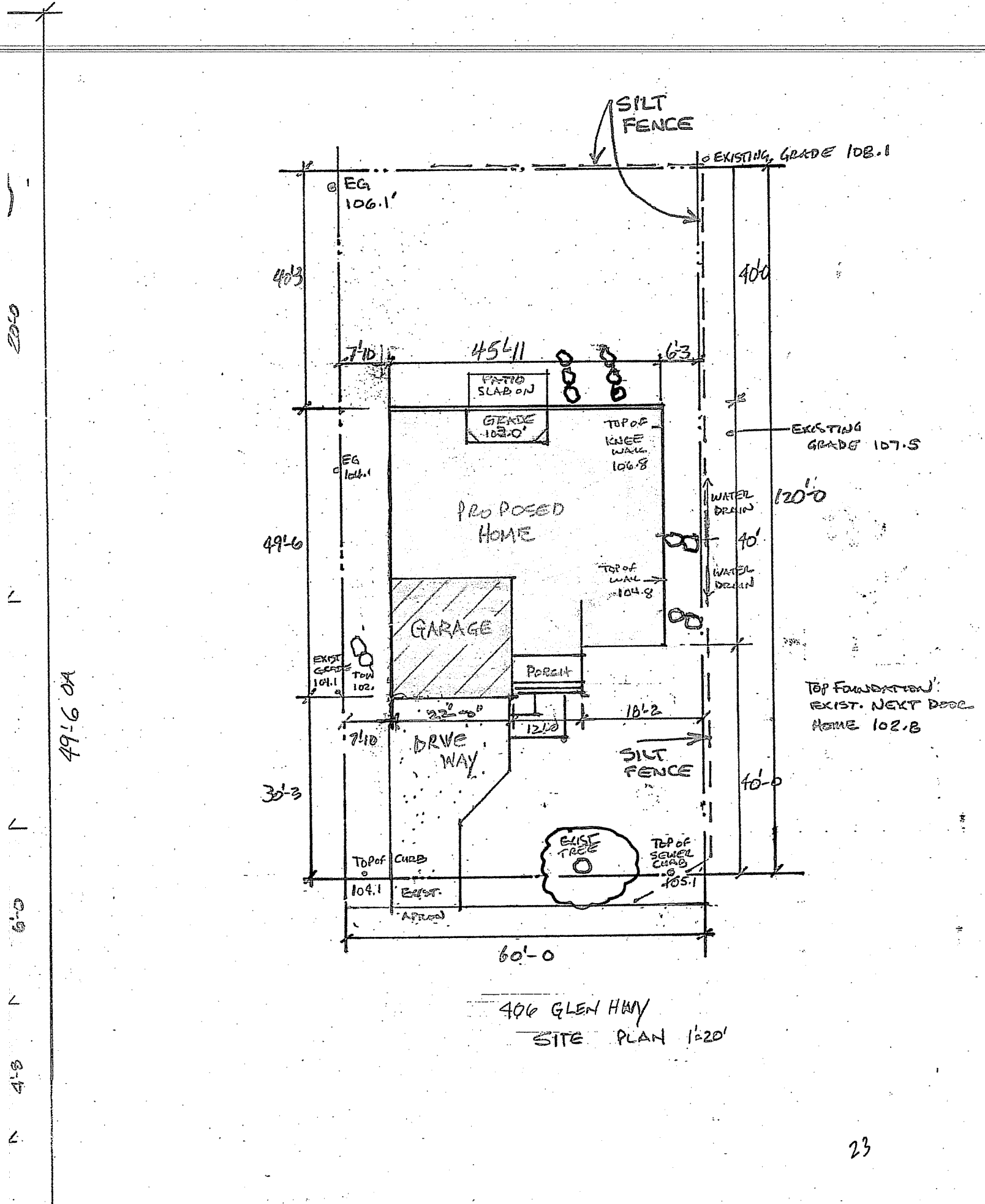
There is also a small shed 8' x 12' in the southwest corner of the lot. It is in much better condition than the house proper. There is also a black top driveway in fairly good condition.

The property was used as rental property until April 2006.

Future Plan: A small 1700 square foot house is planned for the lot. It would be a one story home that would be sold. The existing shed would not be part of the plan. It shall be removed from the property. The new house would have an attached 20' x 20' garage and it would have a nice street appeal that we think fits the scope of the neighborhood.

Other Information: The owners of the property are Robert Ryan and Scott Poulsen. Mr. Ryan grew up in the neighborhood and would like to see the area improve... The Contractor is Poulsen Enterprises, Inc. and is owed by Scott Poulsen. The project would like to start as soon as approvals by the Planning and Development Department of the city of Madison are completed. Hopefully Sept. 12, 2006. Construction would take about 2 to 3 months. The home would not change any direction of water drainage and the existing driveway entrance would be maintained. The project was designed and drawn by the contractor listed above. New utility laterals will be run into the new home; water, sewer, natural gas and underground electric. The tree in front of the house shall be kept.

Size and cost: The square footage of the lot is 7200 square feet and the new home would cover 2127 square feet which is 29.55% coverage of the lot. The house would sell for approximately \$330,000.00. This house will be of very good to high quality products such as; Pella windows and of nice size and quantities, Architectural grade shingles, Ceramic, wood, and carpet flooring. Wide casings and baseboards with an open rail to a lower level that can be finished off with some exposed windows to the north and west for future living space and plenty of storage.



20'-0

49'-6 OA

6'-0

4'-3

406 GLEN HWY
SITE PLAN 1/20'

Matthew Tucker

From: Noel Radomski
Sent: Monday, July 24, 2006 9:07 PM
To: Matthew Tucker
Cc: wspoulsen@netscape.net; Timothy Parks
Subject: waiver of 30-day public notice: 406 Glen Highway Demolition

Matt:

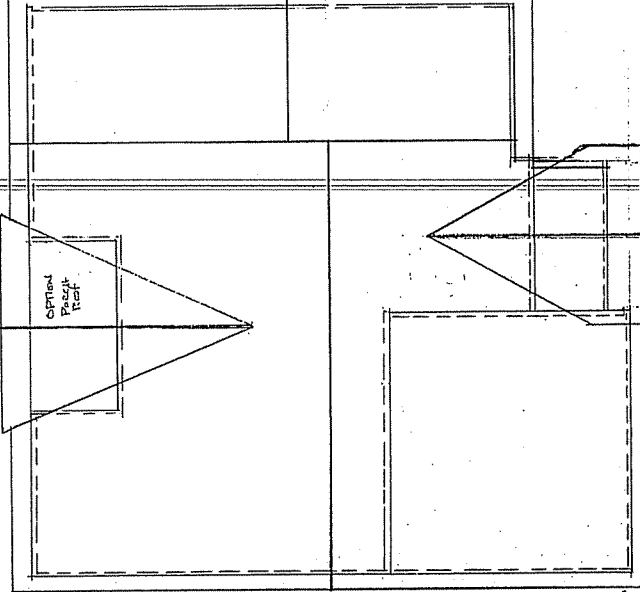
Recently, Scott Poulsen contacted me and explained that he has purchased the small yellow shack, 406 Glen Highway, and he would like to demolish the shack and build a house. He asked if I would be willing to waive the 30-day public notice, and I concur given that the city will notify nearby residents of the demolition request at an upcoming Plan Commission meeting. I also concur with granting the waiver because Scott has agreed to contact nearby residents and explain his intentions, and because the existing house has little-to-no-redeeming value to the neighborhood and beyond.

Please contact me if you have any questions or concerns.

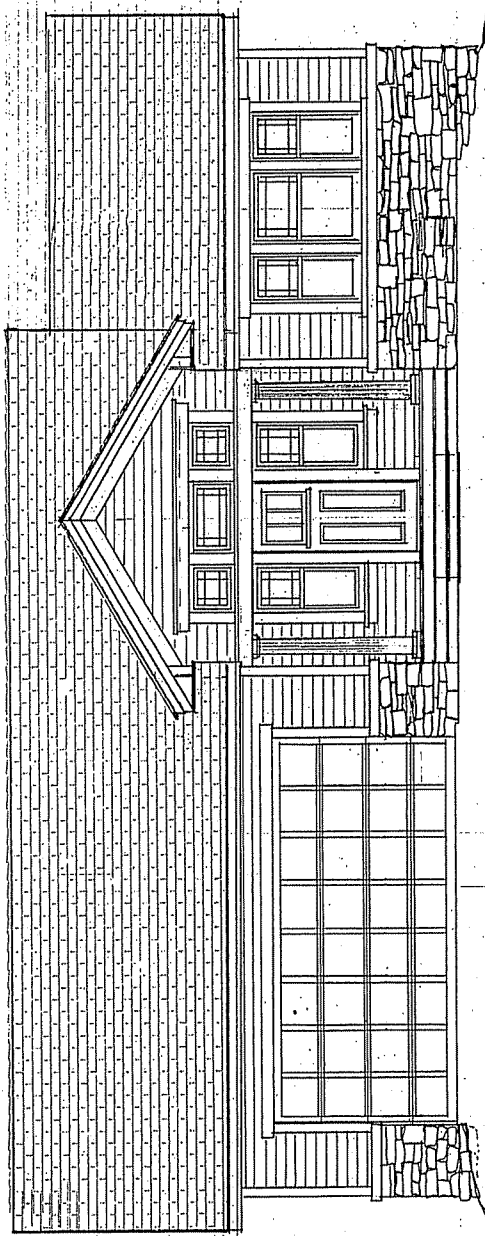
Respectfully,

Noel Radomski
Alderman, District 19
5521 Terre Haute Avenue
Madison, WI 53705
Email: district19@cityofmadison.com
Phone: (608) 236-0892
Web: <http://www.cityofmadison.com/council/District19/>

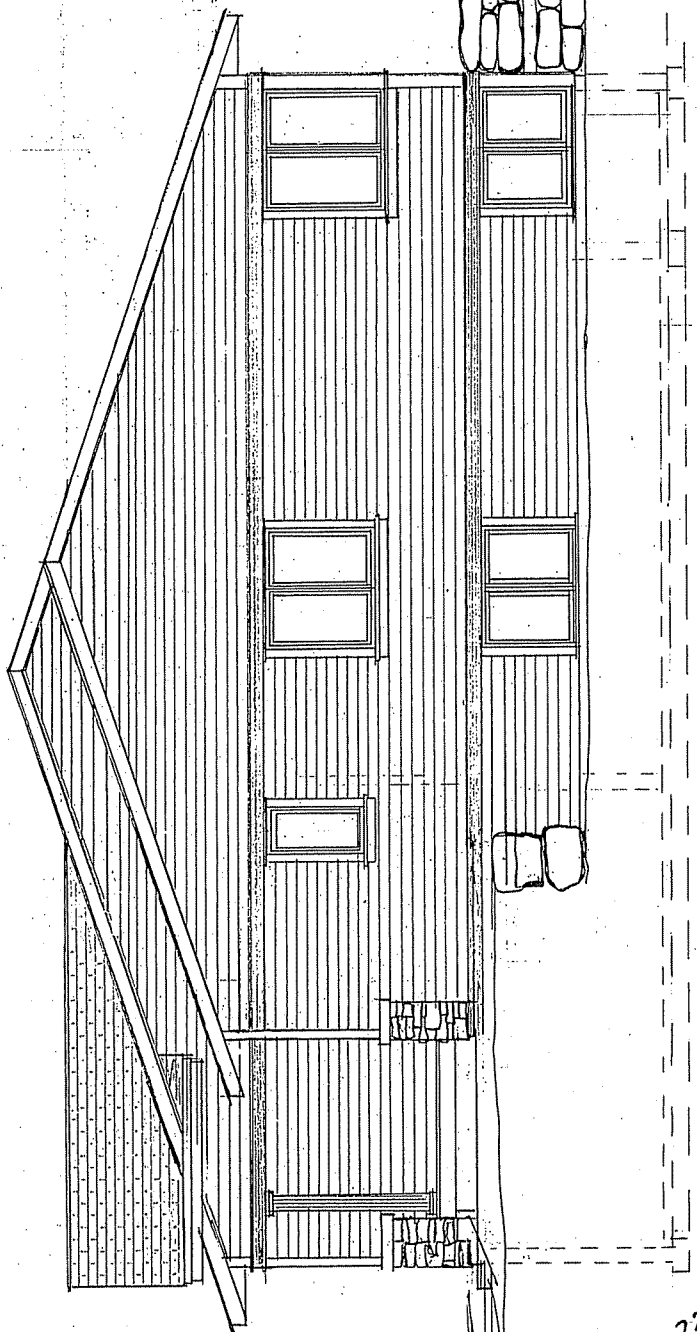
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Roof Pans: 1/8"=1'



EAST ELEVATION 1/4"=1'



NORTH ELEVATION 1/4"=1'

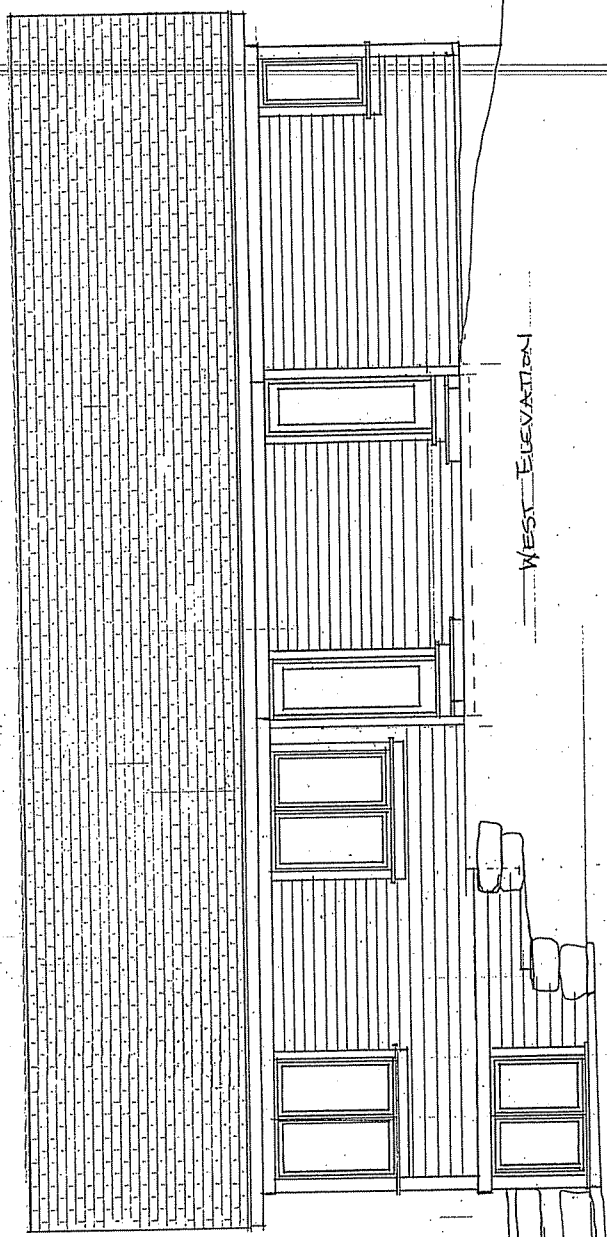
406 GLEN HWY

SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: SZ
DATE: 6-7-04		REVISED:

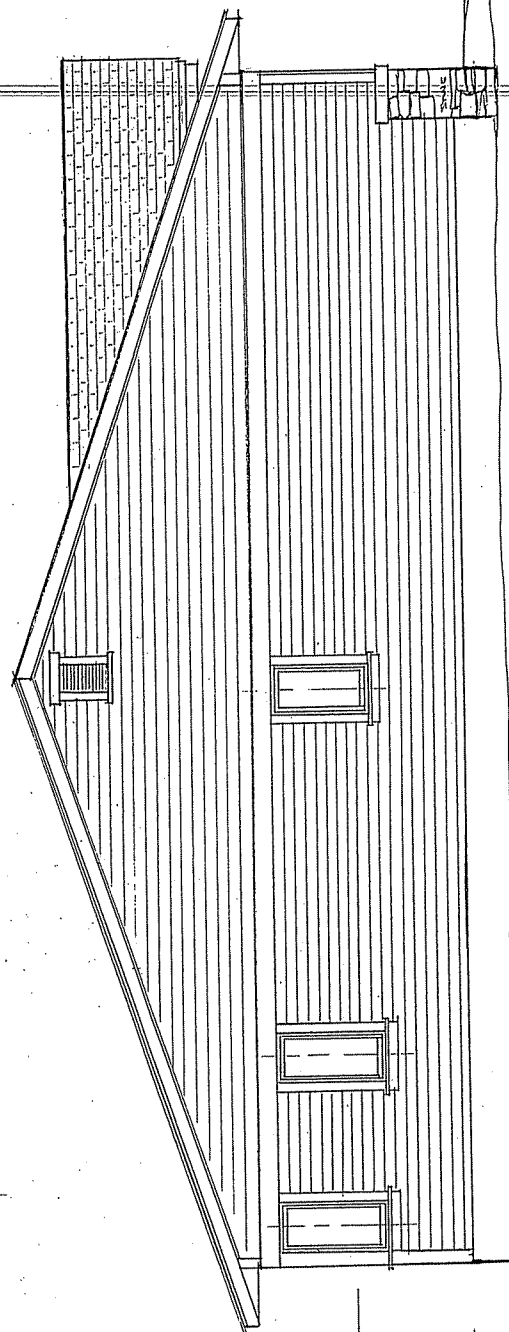
POULSEN ENT., INC.

RYAN SCOTT AUGSTADT

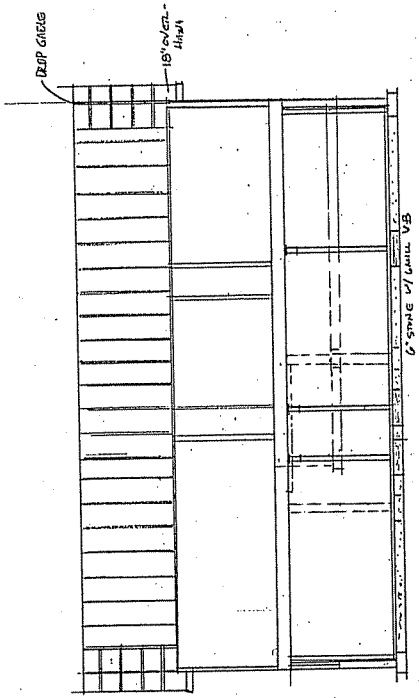
DRAWING NUMBER: 1-A



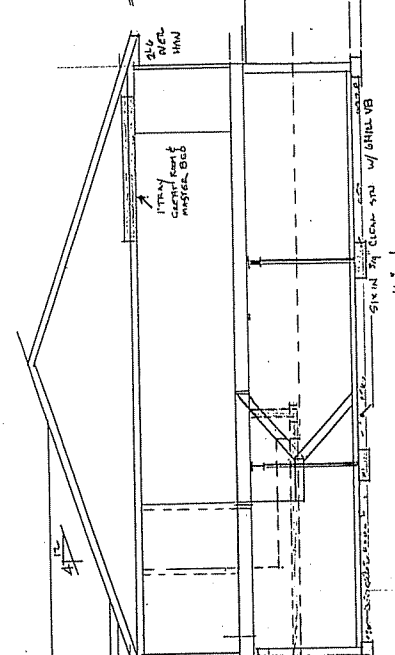
WEST ELEVATION



SOUTH ELEVATION

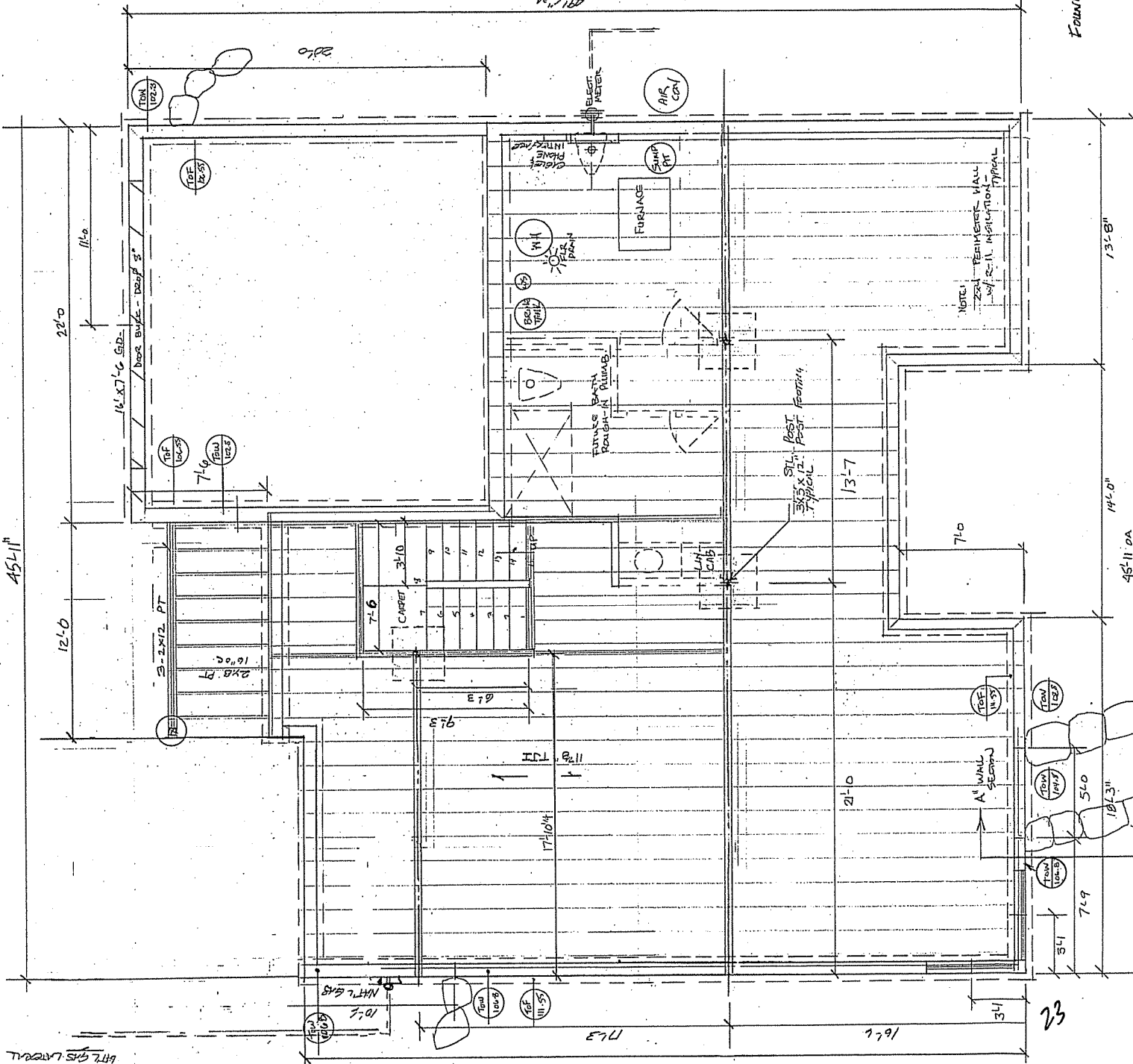


CROSS SECTION C-C Scale 1/8" = 1'

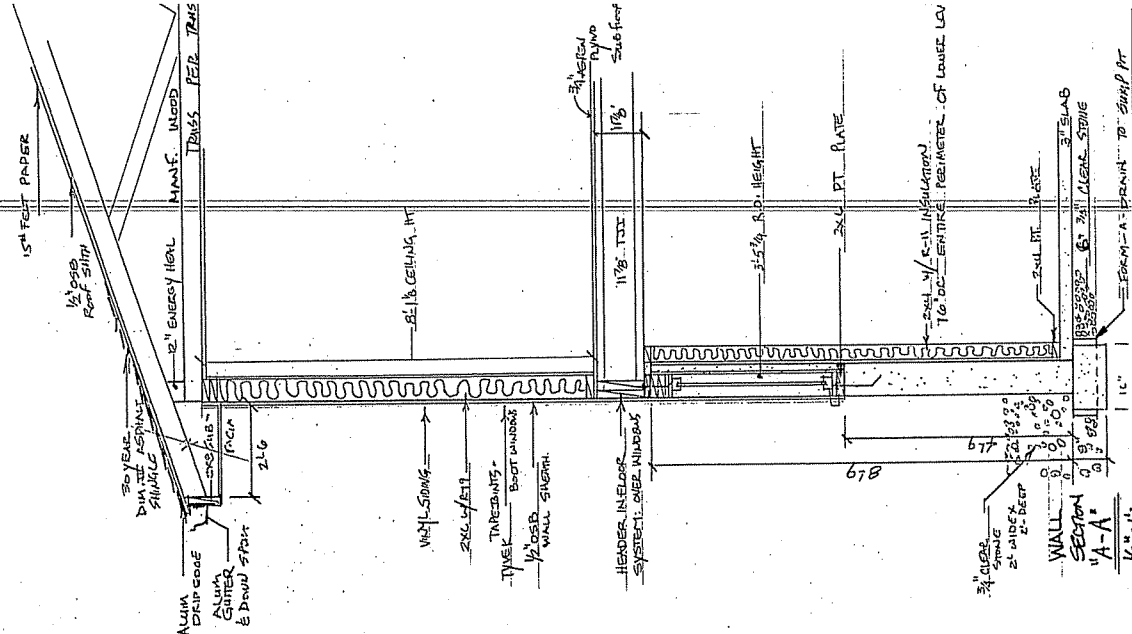


CROSS SECTION B-B Scale 1/8" = 1'

400 GLEN HWY		5/2
14-11	6-706	
POULSEN ENT, INC.		
RYAN SCOTT INVESTMENTS		2



FOUNDATION PLAN



400 GLEN HWY

SCALE 1/4" = 1'
DATE 6-7-06
PROJECT 44
DRAWING 44A
BY RAN. SHOT - INTERMENTS

