



Location
1101 Gammon Lane

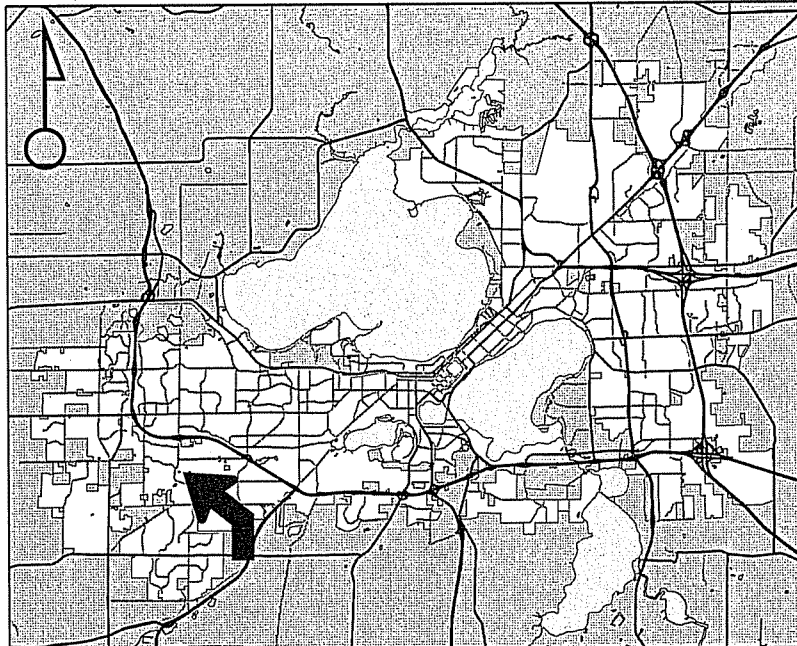
Project Name
Khazai Demolition

Applicant
H. 'Shawn' Khazai – Khazai –
Construction Company

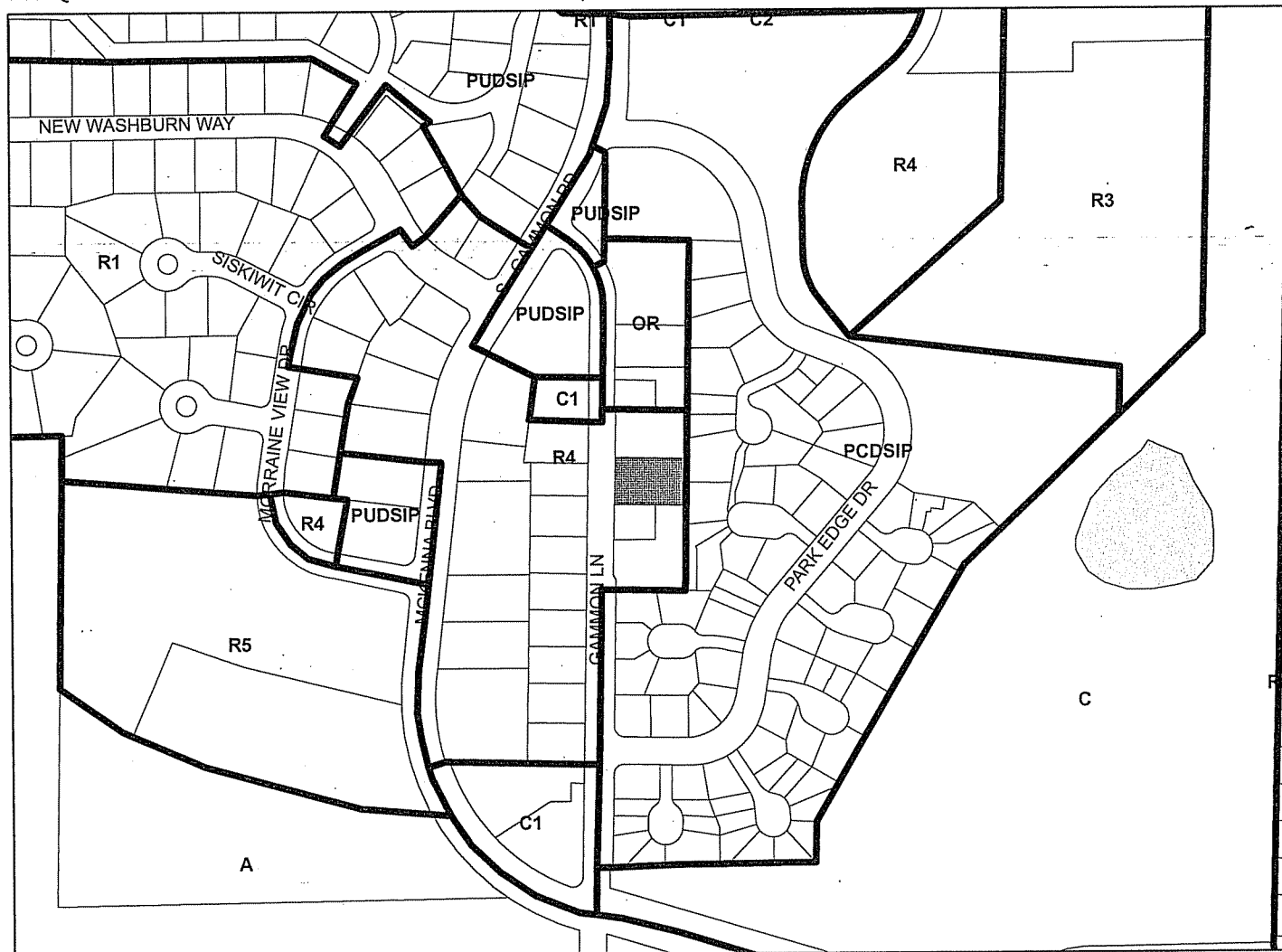
Existing Use
Single-family residence

Proposed Use
Demolish a fire-damaged single-
family residence with no proposed use

Public Hearing Date
Plan Commission
15 October 2012



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 October 2012





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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$650</u> Receipt No. <u>135349</u>
Date Received	<u>9/5/12</u>
Received By	<u>PDA</u>
Parcel No.	<u>0708-362-1503-2</u>
Aldermanic District	<u>1 LISA SUBELK</u>
GQ	<u>EXIST. C.U.</u>
Zoning District	<u>R4</u>
For Complete Submittal	
Application	<u>/</u> Letter of Intent <u>/</u>
Photos	<u>/</u> Legal Descript. <u>/</u>
Plan Sets	<u>/</u> Zoning Text <u>/</u>
Alder Notification	<u>/</u> Waiver <u>/</u>
Ngbrhd. Assn Not.	<u>/</u> Waiver <u>/</u>
Date Sign Issued	<u>/</u>

1. Project Address: 1101 Gammon Lane Project Area in Acres: 1/2 Acre

Project Title (if any): Gammon Lane-House

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: H. Khazai Company: Khazai Construction Company

Street Address: 22 Prairie Hill Court City/State: Madison/Wisconsin Zip: 53719

Telephone: (608) 220-1414, Cell Fax: (608) 833-0073 Email: ShawnKhazai@gmail.com

Project Contact Person: H. 'Shawn' Khazai Company: [Same]

Street Address: [Same] City/State: [Same] Zip: [Same]

Telephone: (608) 313-4046, GV24/7 Fax: () Email: _____

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: Single-Family House extensively & permanently damaged by fire on

June 4, 2011. Unable to resurrect & rebuild to adequately meet city code & no longer economically feasible to do so. No immediate future plans for site. [See Attached Letter & Photos]

Development Schedule: Commencement Upon Demolition Approval Completion Less than 6 months

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

In Addition, The Following Items May Also Be Required With Your Application:

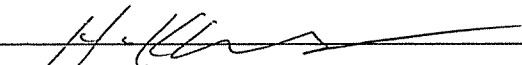
- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City 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 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:
Lisa Subeck, District 1, Alderperson, 08-16-12; Brian Frick, President, Park Ridge Neighborhood Association, 08-16-12
 → 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: _____ Date: _____ Zoning Staff: _____ Date: _____

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

Name of Applicant H. Khazai Relation to Property Owner _____

Authorizing Signature of Property Owner  Date _____

From: H. 'Shawn' Khazai, Property Owner

22 Prairie Hill Court
Madison, WI 53719

Email: shawnkhazai@gmail.com
Phone: 608-220-1414 Fax: 608-833-0073

To: Madison Plan Commission

215 Martin Luther King Jr. Blvd
Room LL-100
Madison, WI 53701

Mail: PO Box 2985, Madison, WI 53701-2985
Phone: 608-266-4635 Fax: 608-267-8739

RE: DEMOLITION Application Request for Property located at 1101 Gammon Lane

My single family house at 1101 Gammon Lane was extensively damaged and basically totaled by a fire on June 4, 2011. The property & all its valuable contents were accidentally NOT covered by any insurance. [The fire had caused major structural damage from top to bottom & deemed unsafe for even the firefighters. Consequently for added safety, support posts had to be added.]

Major cleanup ensued and began trying to resurrect, repair, and present a pleasing, refurbished, single-family house once again. I have spent thousands of dollars in materials and labor alone, trying to achieve that goal. And mainly spent all of this money to at least make it appealing & not an 'eyesore'. Many owners & tenants complimented me and my efforts.

[Attached a copy of City of Madison Building Permit #1101 dated 03-08-2012]

Again, after hundreds of man hours and several thousands of dollars invested on my part for materials and labor costs, I've concluded that it is no longer cost effective for me to continue this restoration effort. [And given the current state of our national housing market economy.]

I am requesting a **DEMOLITION Permit**. I have no immediate plans following the demolition.

Respectfully Submitted,

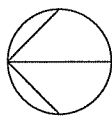
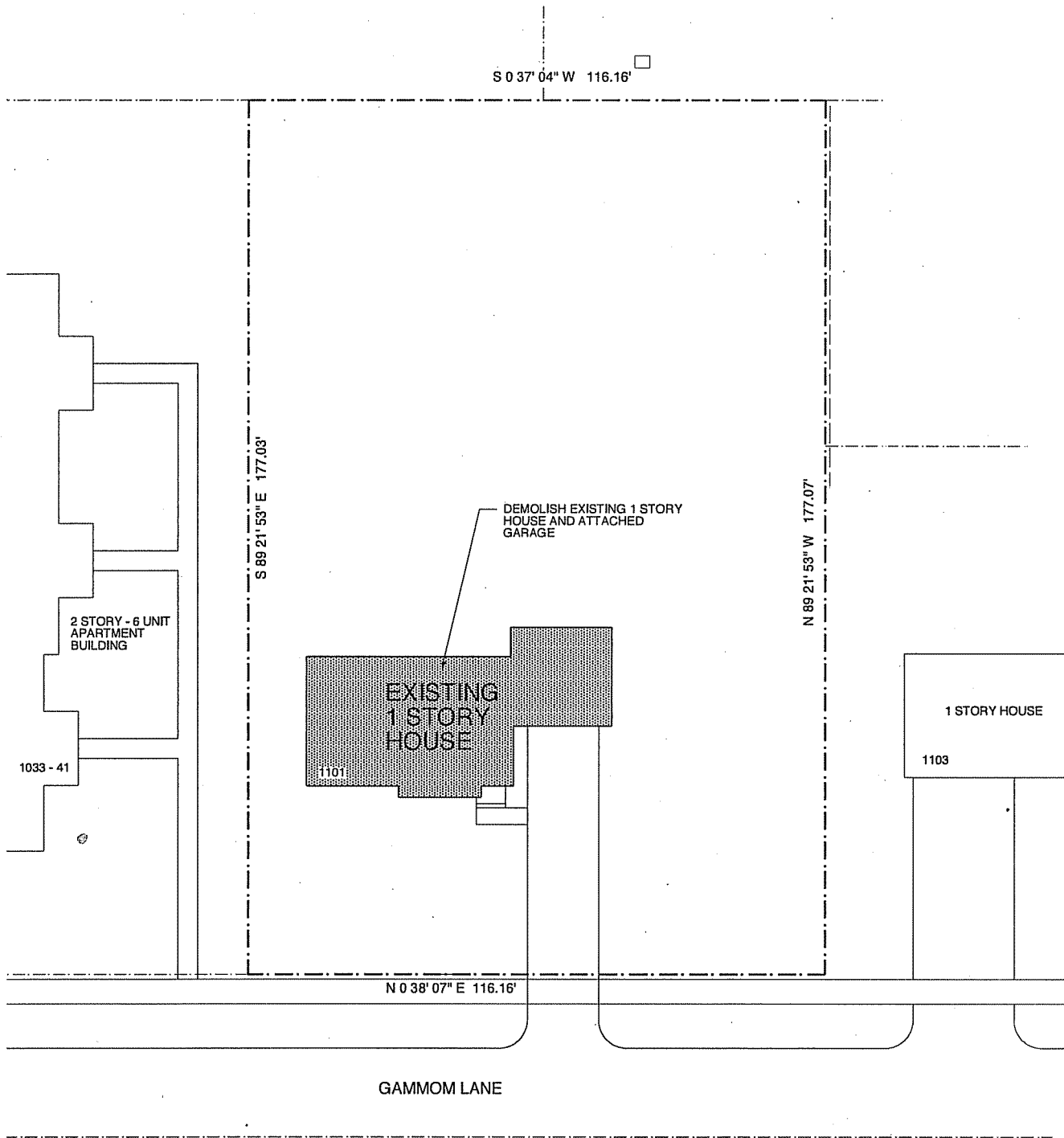


H. 'Shawn' Khazai,

Property Owner of 1101 Gammon Lane,
Madison, WI 53719

It should also be noted:

- a] CAUSE of Fire: UNKNOWN or NOT established.
- b] The CURRENT Photos attached are as of Tuesday, 09-04-12, and do not depict the extensive, initial, damage done by the massive fire, inside and out.



NORTH

SITE PLAN



1101 Gammon Lane Madison, Wisconsin

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900

9/5/12

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