



Plat Name
Edge of Madison

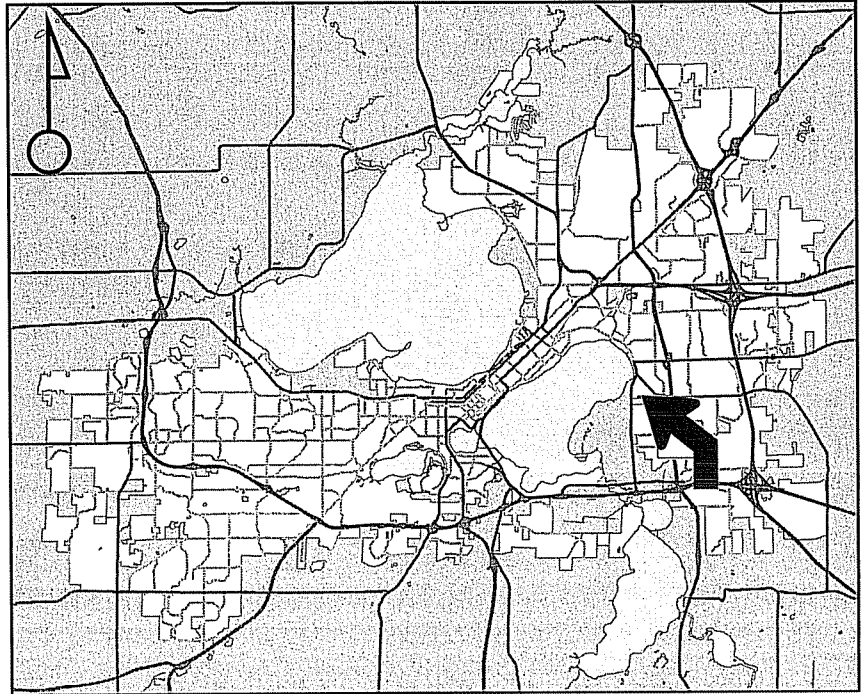
Location
4216 Jerome Street

Applicant
Martin Wingrove/Ron Williamson -
Williamson Surveying

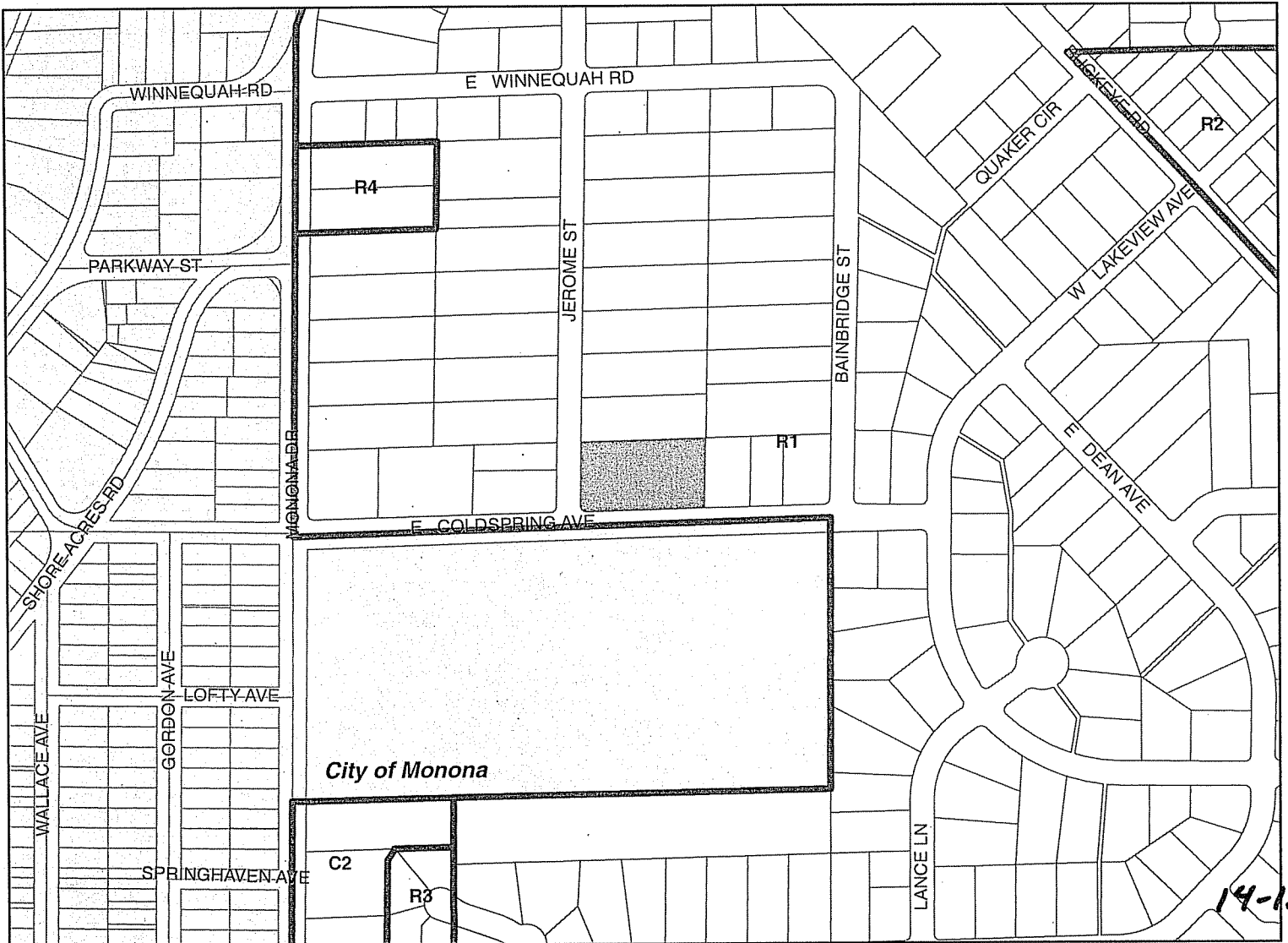
Preliminary Final

Proposed Use
Demolish Single-Family House
and Subdivide Property Into 5 Lots

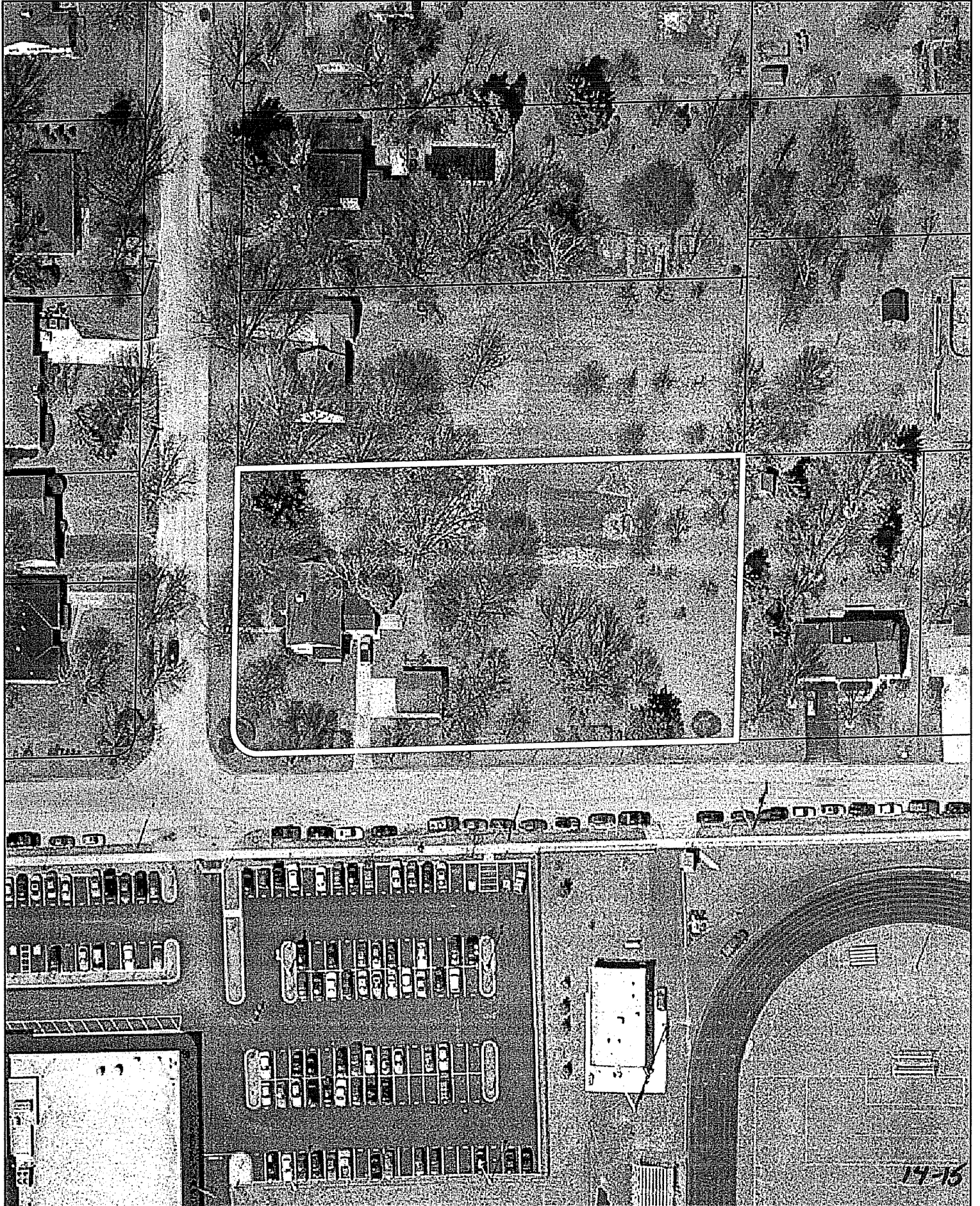
Public Hearing Date
Plan Commission
01 October 2007
Common Council
16 October 2007



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



Scale : 1" = 400'



LAND USE APPLICATION Madison Plan Commission

216 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	\$ 550 ⁰⁰ Receipt No. 83846
Date Received	7-26-07
Received By	RTT
Parcel No	0710-162-0309-5
Aldermanic District	15, Larry Palm
GQ	OK!
Zoning District	R1
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	N/A Legal Descript
Plan Sets	Zoning Text N/A
Alder Notification	Waiver
Ngrbrhd Assn Not.	Waiver
Date Sign Issued	

1. **Project Address:** 4216 Jerome Street, Madison WI **Project Area in Acres:** 1.2 approx

Project Title (if any): Edge of Madison

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 FUD/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: Martin Wingrove Company: _____

Street Address: 3609 Tura Rd City/State: Madison, WI Zip: 53558

Telephone: (608) 225-0521 Fax: (608) 268-0315 Email: martinwingrove@charter.net

Project Contact Person: Roger R. Rogrud Company: _____

Street Address: 1617 Laura Crest City/State: Madison, WI Zip: 53705

Telephone: (608) 225-3493 Fax: (608) 268-0315 Email: health_teams@yahoo.com

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. R1 residential subdivision of property to plat of (5) five lots for future construction of (5) single family homes. Future development date to be decided based on financing and or sale of property

Development Schedule: Commencement At a future date. 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
- Filing Fee, \$ 550.00** 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 (26) 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) 268-4635 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 City of Madison Plan, which recommends.

Low Density Residential 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
Alderman Palm, July, 2007

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 07/24/2007 Zoning Staff _____ Date _____

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

Printed Name Martin Wagner Date 7/26/07

Signature Martin Wagner Relation to Property Owner Same

Authorizing Signature of Property Owner Martin Wagner Date 7/26/07

July 26, 2007

City of Madison
Director of Inspection Unit
Department of Planning and Development

RE: Letter of Intent for Application for Demolition Permit for buildings at 4216 Jerome Street, Madison, WI.

It is more appropriate to view this as a "deconstruction permit" than to view this letter of intent as a demolition permit request for the Jerome Street buildings. The Jerome Street buildings are not historic dwellings or in a protected historic district.

A detailed and full inventory of the building material contents will be provided to the Inspection Unit with the Recycle and Reuse Plan that will follow this letter within the next few weeks when completed on both building.

The current 1358 square foot single family residential building is believed to have been built in 1949 and is about 48 years old. Significant repairs including extensive roof, foundation, flooring, plumbing, electrical and complete heating unit replacement are needed in this building. The outbuilding is a detached single car garage in need of significant repair of the roof and structural elements. (Please refer to Photographs)

It is the intent of the proposed Jerome Street subdivision development known as the Edge of Madison to deconstruct the current buildings and reuse on site as much of the sound lumber building materials recovered in the new construction proposed on-site.

Consideration has been given to possible relocation of the buildings on the current site. Due to the current condition of the buildings it is not reasonable that immediate reuse of out of code copper electrical wiring, copper plumbing, and a steel and cast oil fired furnace system be considered. These items, and others, will be recycled for the recoverable materials present in each item. Doors, windows and working fixtures will likely be donated to any of a variety of sources for reuse such as Re-Store in Madison.

Off-Site and onsite moving and relocation of the buildings is limited, and may be impossible, due to obstructions in the roadway and overhead the roadway. Considering the significant repairs and structural reconstruction needed on these buildings they would not be safe to move in their current condition.

Additionally, recent and extensive development and investment by the City of Madison and Monona in Jerome and Coldspring Street was started in June of 2007. City of Madison Engineering developed and is coordinating the installation of new sanitary and sewer with extensive street, curb, gutter and sidewalk construction. My Jerome Street property borders both streets and the approximately \$80,000 in assessments for these city improvements has forced this proposed subdivision development of the 1.2 acre site.

I hereby request that the Inspection Unit of the Department of Planning and Development grant my request for a deconstruction to reconstruction demolition permit for the Edge of Madison subdivision at 4216 Jerome Street, Madison, Wisconsin.
Thank you for your consideration of this letter and the attachments.

Sincerely,


Martin Wingrove (808) 225-0821
3600 Tura Rd. Madison, WI 53758

Wingrove Land Use Application Attachment;

1. **Twelve (12) copies of a Letter of Intent addressed to the Plan Commission, describing this application in detail and the intended use of the property.**

Include:

- The name of the project. **Edge of Madison subdivision plat.**
- Construction schedule. **Schedule to be decided in the immediate future with secured financing and builder involvement in project. This information will be provided as soon as it is known to the City of Madison Plan commission**
- Description of existing conditions.

Please refer to plat application documents and demolition permit application materials. Current building are in very poor condition, Property must be developed for owner to meet financial obligations of city improvements.

- Names of people involved (contractor, architect, landscaper, surveyor, engineer, project coordinator, etc.).

Martin Wingrove, Owner, Roger R. Rognrud, Business Consultant, Ron Williamson, surveyor, City of Madison Engineering by MOU between Cities of Madison and Monona.

- Uses of all areas of the building(s) and square footage devoted to each use, i.e., clothing store, beauty salon, auto repair, be specific (existing and proposed).

RI residential, Low density, requesting that existing 1.2 acre lot be divided into 5 lots suitable for 2500 to 3000 sq. ft. homes.

- Total gross square footage of building/buildings.

2500 to 3000 sq ft.

- Gross square footage of each use devoted to retail, office, clinic, and bank.

Not applicable.

- Number of employees for warehousing, production, processing uses, contractor shops, nursery school, bakery, motor vehicle repair.

Not applicable.

- Capacity, as determined by the State building code for places of assembly, restaurants, taverns.

Not applicable.

- Number of parking and loading spaces (inc. vehicle service bays and number of auto repair employees).

Not applicable.

- Hours of operation.

Not applicable.

- Square footage (acreage) of the site.

1.2 acres.

- Number of dwelling units total and the number of units per building if multiple buildings.

5 single family - R1 residential homes on greater than 8,000 sq. ft individual lots.

- Number of bedrooms per dwelling unit/total per building/per lot if multiple buildings.

Each home will have at least 3 bedrooms.

- An estimate of the potential number of school children generated by the project.

Approximately 10 school age children. Homes would also be suitable for working business professionals without children who need to be close to place of business.

- Description of trash removal and storage, snow removal and maintenance equipment for project.

Residential Taxes would provide resources for both trash and snow removal and would be adequate for 5 lot subdivision as all homes would have direct access to either Coldspring or Jerome Streets for services. Homes owners would have access to either homeowner do-it –yourself lawn and maintenance options or could take advantage of many local business that provide these services in both Madison of Monona.

Thank you for consideration of my deconstruction to reconstruction demolition permit as per request of Mr. Tim Parks.

Sincerely,

Martin Wingrove, Owner

Roger R. Rognrud, Business Consultant