



# City of Madison

# Proposed Rezoning

Location  
34 & 36 South Fair Oaks Avenue

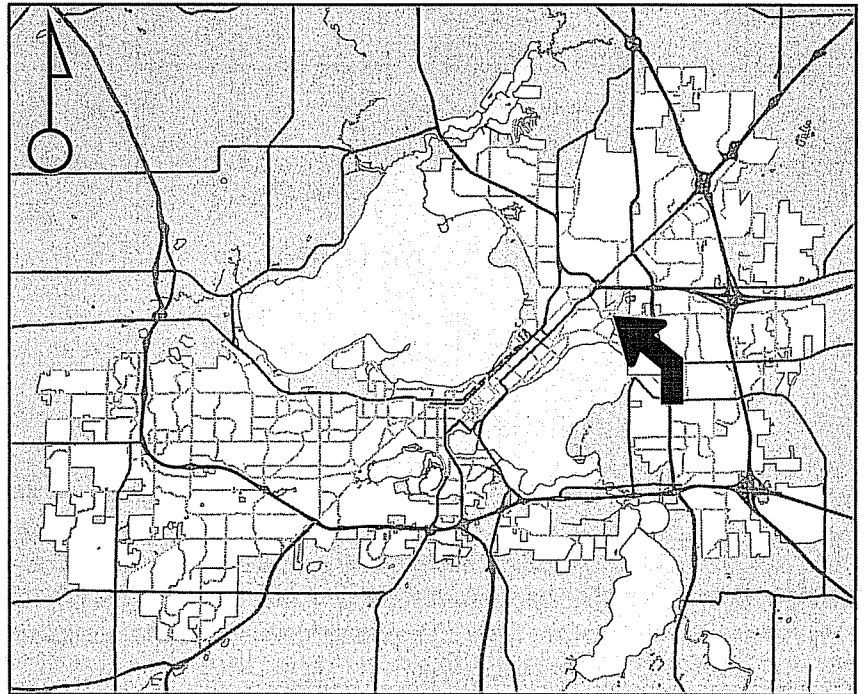
Applicant  
Thongpone Vanparavong/Daniel  
Knoethe - One Man Construction

From: R4 To: C1

Existing Use  
Commercial Building

Proposed Use  
Rezone Nonconforming  
Commercial Building

Public Hearing Date  
Plan Commission  
15 October 2007  
Common Council  
06 November 2007



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 October 2007





# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

# F... OFFICE USE ONLY:	
Amt. Paid	1250 <sup>00</sup> Receipt No. _____
Date Received	8-07-07
Received By	RT
Parcel No.	0710-051-1222-3
Aldermanic District	15, Larry Palm
GQ	OK
Zoning District	R4
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	N/A Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver _____
Ngbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver _____
Date Sign Issued	_____

1. Project Address: 34 + 36 S Fair Oaks AV Project Area in Acres: \_\_\_\_\_

Project Title (if any): \_\_\_\_\_

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from <u>R4</u> to <u>C1</u>	<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 type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: THONGPONE VANPARAVONG company: \_\_\_\_\_  
Street Address: 3312 WELLS AVE City/State: Madison Zip: 53714  
Telephone: (608) 246-8810 Fax: (work) 256-7255 Email: N/A

Project Contact Person: Daniel Knoethe Company: One Man Construction  
Street Address: 1128 Water St. City/State: Sauk City Zip: 53583  
Telephone: (608) 852-7206 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: We intend to remodel and upgrade property to accomodate a small ethnic foods grocery

Development Schedule: Commencement 11-15-07 Completion 3-15-08

**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: \$ 1250-** 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](mailto: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: Comprehensive Plan 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: Neighborhood meeting w/ Alder Larry Palm, April 2007
- 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 Michael Wadelich Date October 2006 | Zoning Staff Matt Tveken Date October 2006

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

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner Thompson Date 8-07-07

8-4-07

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## Letter of Intent

RE: The remodeling and upgrading of the property at 34+36 Fair Oaks Avenue - Madison

We would desire to renovate and remodel the entire outside structure that is located at the corner of Thorpe and Fair Oaks in Madison. This would include new siding, windows, and paint. We also desire to construct the first floor ~~for~~ on the premises to accommodate an ethnic food grocery store. This will include the complete remodeling of the great room plus the addition of a kitchen and rest room facilities for customers. All work is to be within the guidelines of current building codes within the city of Madison. We are completed on the 2<sup>nd</sup> floor which is a current residence of a Buddhist monk. ~~no~~ no further interior work is planned here.

We intend to remove an existing garage from the property and create an aesthetically pleasing landscape design surrounding the property. We will allow for delivery space and bicycle racks within the property's area with

no additional parking spaces within this confine. Again, all work will be according to city's desire.

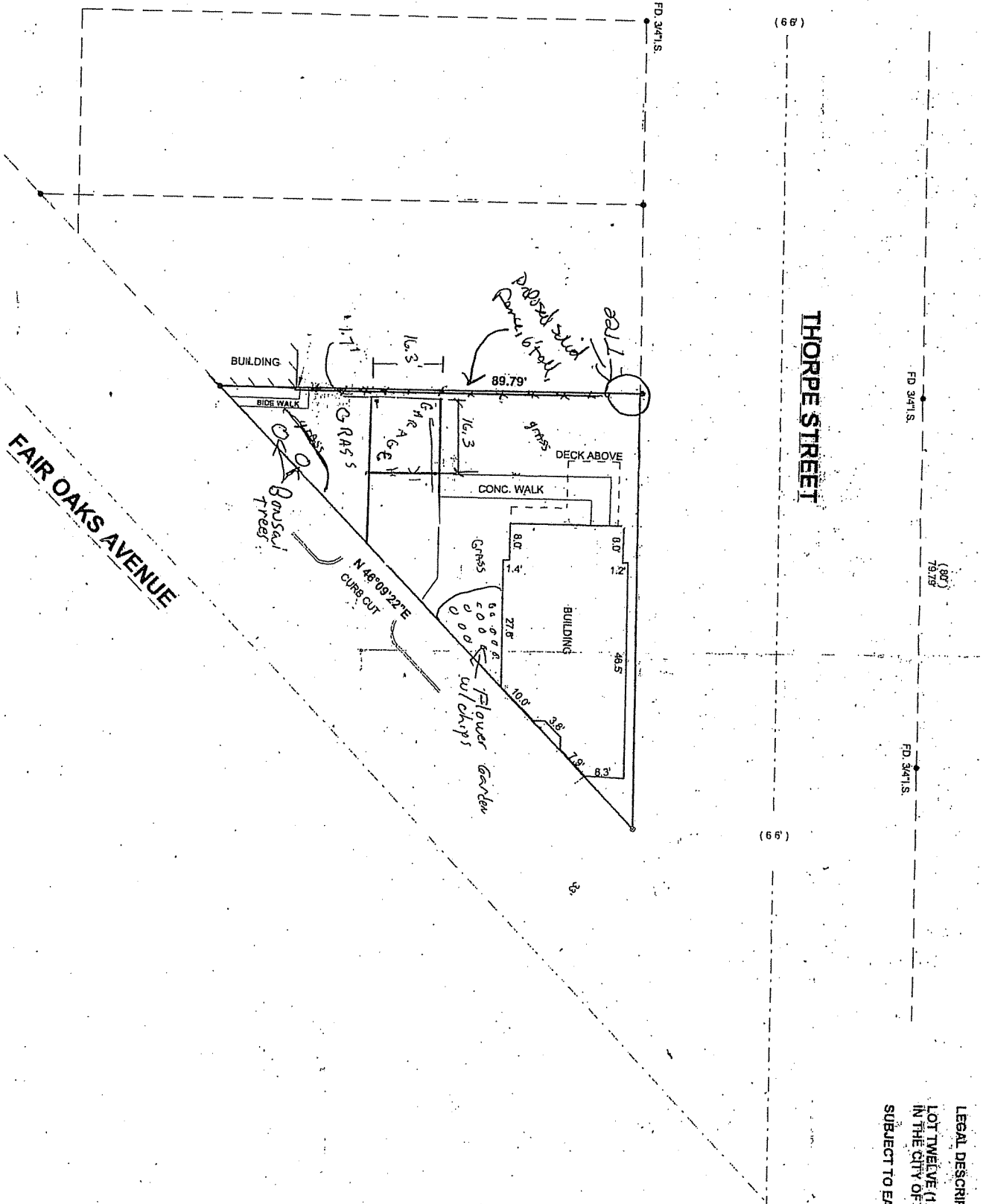
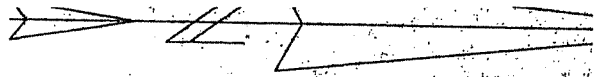
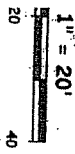
Our intent is to design the building and outside landscape architecture to be somewhat reflective of a Latin origin in keeping with the heritage of the owner of the property. The are from Laos and feel this uniqueness of design will enhance and enrich the neighborhood and be a vast improvement over the current state of this building which was an Hispanic grocery store at one time.

Should you have any questions you may contact me at the numbers below. Thank you.

Yours

Daniel Kwoethe  
"One man Construction"  
608-952-7226  
1128 Water St.  
Sank City, WI 53583

BEARINGS ARE REFERENCED TO THE WEST  
 LOT 12, BLK. 3, THORPE ADD. TO FAIR OAKS  
 BEARS SOUTH (ASSUMED)



LEGAL DESCRIPTION: PER WARR  
 LOT TWELVE (12), BLOCK THREE  
 IN THE CITY OF MADISON, DANE CO  
 SUBJECT TO EASEMENTS AND AC