



Location
 6602 Commercial Avenue

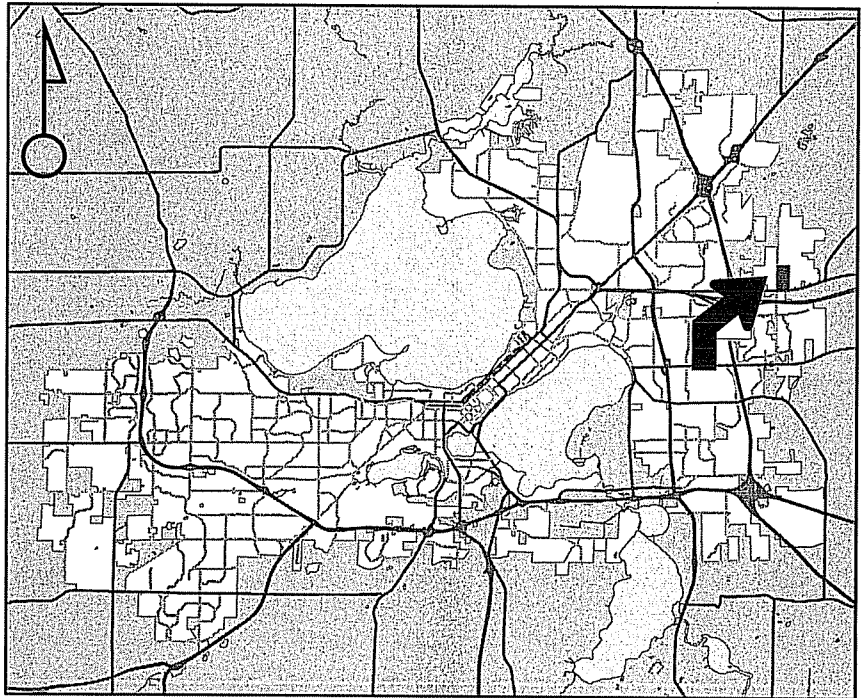
Project Name
 Cornwallis House Demolition

Applicant
 Dave Roark – Cornwallis, LLC/
 Mike Calkins – Calkins Engineering

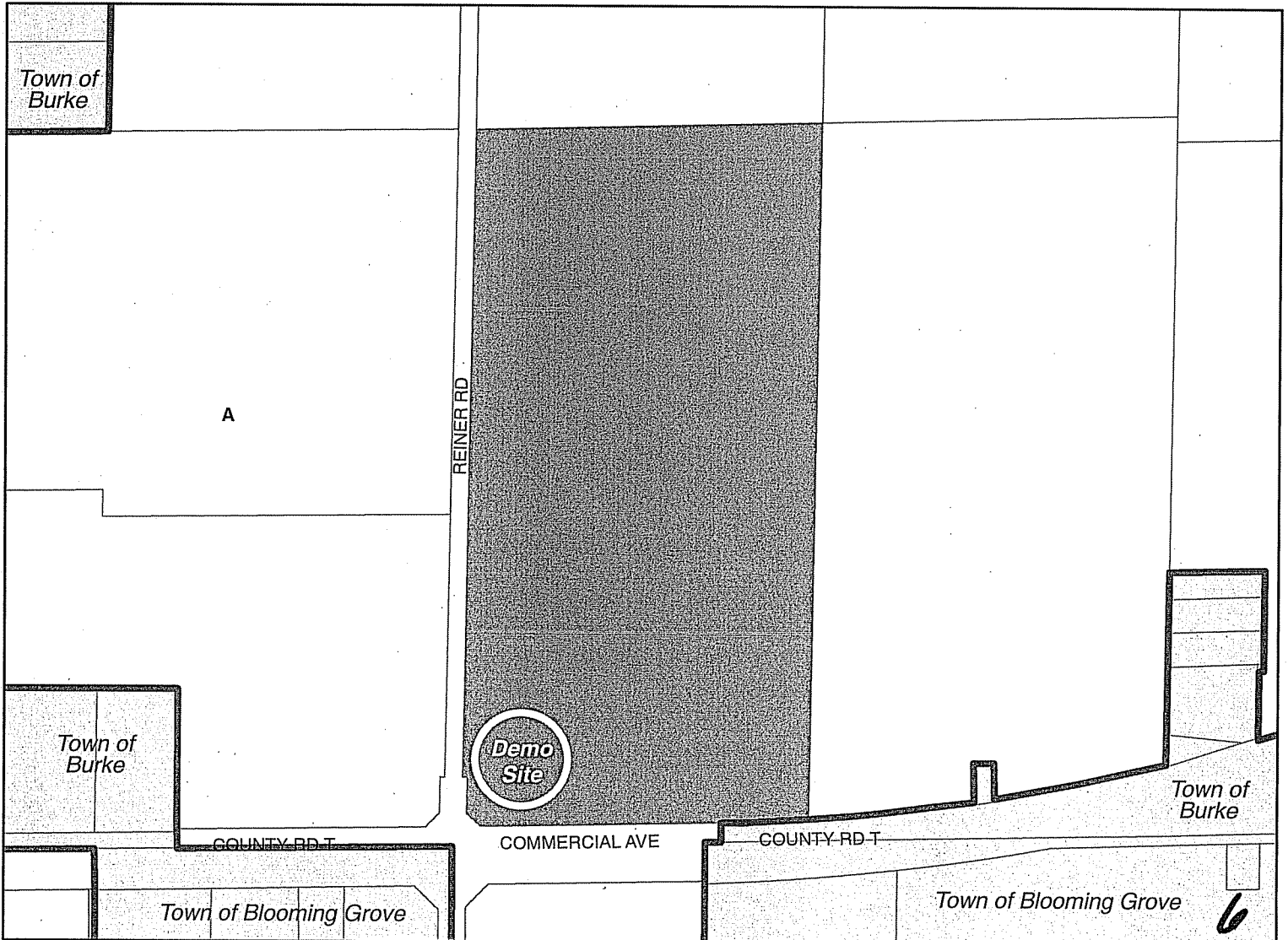
Existing Use
 Vacant House

Proposed Use
 Demolish House and Outbuildings
 for Future Site Development

Public Hearing Date
 Plan Commission
 22 January 2007



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







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.

6602 Commercial Av.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$550</u> Receipt No. <u>77442</u>
Date Received	<u>12-27-06</u>
Received By	<u>KAW</u>
Parcel No.	<u>0810-363-0099-5</u>
Aldermanic District	<u>03-Lauren Chare</u>
GQ	<u>Eng - wetland</u>
Zoning District	<u>Temp Ag.</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. **Project Address:** 6602 County Trunk Highway T **Project Area in Acres:** 1.56

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: Dave Roark Company: Cornwallis LLC
Street Address: 2985 Triverton Pike Drive, Suite 103 City/State: Madison Zip: 53711
Telephone: (608) 274-0410 Fax: (608) 276-5239 Email: _____

Project Contact Person: Mike Calkins Company: Calkins Engineering
Street Address: 5010 Voges Road City/State: Madison Zip: 53718
Telephone: (608) 838-0444 Fax: (608) 838-0445 Email: mcalkins@calkinsengineering.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: Property is currently a residential house and is zoned A. The house is to be demolished and graded with the surrounding area for a future development.

Development Schedule: Commencement Winter 2006 Completion Summer 2007

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 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:* None *Plan, which recommends:* Agriculture *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:*
 - Lauren Cnare

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

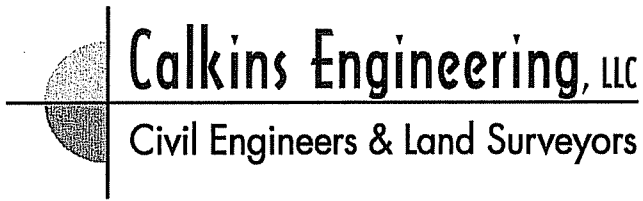
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 12-05-06 | Zoning Staff Matt Tucker Date 12-05-06

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

Printed Name Mike Calkins Date 12/21/06
 Signature *Mike Calkins* Relation to Property Owner Project Engineer

Authorizing Signature of Property Owner *[Signature]* Date 12/21/06 **6**



December 26, 2006

Madison Plan Commission
215 Martin Luther King Jr. Blvd., Room LL-100
Madison, WI 53701-2985

Re: Letter of Intent for
6602 County Trunk Highway T Demolition Plan

Dear Commissioners:

Cornwallis LLC is applying for a Demolition Permit for the existing residential structure at 6602 County Trunk Highway T. Cornwallis, LLC recently purchased the property for development purposes. The low-density property is currently zoned temporary agriculture and no district line issues are present. The existing parcel is within "Area C" of the City of Madison 2006 Comprehensive Plan. The Comprehensive Plan has the area around the existing structure planned to be part of an employment district.

Existing Conditions/Uses:

The proposed project site has been annexed into the City of Madison and is located on the southern edge of the 153 acre agricultural parcel. The agricultural parcel, at 6602 County Road T, is a 5-bedroom, 2-story, 2,316 s.f. old style house. The one dwelling unit was built in 1940 and also contains a 442 s.f. shed, barn, and a windmill. Figures 1 thru 3 show the buildings to be demolished. The house is currently unoccupied and uninhabitable. Inside the house the ceiling and walls are cracking, wires are hanging from the ceiling, and the floor has been ruined from the years of worn and exposure to the weather. Attached are figures 4 thru 8, which can further illustrate the destruction within the house. On December 20, 2006 Frank Byrne from the Habitat for Humanity ReStore visited the site and found nothing of value within the house to be resold. Cornwallis LLC has contacted the Fire Department about the proposed demolition.

Construction Schedule:

Demolition is planned to begin around February 1, 2007 with completion in the spring of 2007.

Project Team:

Property Owners:
Cornwallis LLC
2985 Triverton Pike Drive, Suite 103
Madison, WI 53711

Civil Engineer/ Surveyor:
Calkins Engineering
5010 Voges Road
Madison, WI 53718

Project Description:

Cornwallis LLC requests a demolition permit for 6602 County Trunk Highway T. The demolition is being proposed at this time because of safety and liability issues associated with the existing structures. The property is currently part of an area that is in the initial stages of a neighborhood planning process. The area around the demolition will be graded to match the surrounding landscape for a future development.

Respectfully submitted,



Michael Calkins, P.E.

Principal Engineer

FN: ROA15

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PLAT OF SURVEY

LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 36, THE NW 1/4 OF SECTION 36, THE NW 1/4 OF SECTION 36 AND PART OF THE SW 1/4 OF SECTION 36, ALL IN TOWNSHIP 10N, RANGE 10E, CITY OF MADISON, DANE COUNTY, WISCONSIN AND INCLUDING LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 1089, AS RECORDED IN VOLUME 4 OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1596056, DANE COUNTY REGISTRY, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:
 1) BOUNDARIES: D.A. & DEVELOPMENT CORP. 570 WARD ROAD, MADISON, WI 53711
 2) BOUNDARIES: D.A. & DEVELOPMENT CORP. 570 WARD ROAD, MADISON, WI 53711
 3) DATE OF SURVEY: JANUARY 5, 2006
 4) THIS PLAT IS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN STATUTES AND REGULATIONS GOVERNING SURVEYS.
 5) ANY DISCREPANCY BETWEEN THIS PLAT AND ANY OTHER PLAT OF THE SAME PROPERTY SHALL BE RESOLVED IN FAVOR OF THIS PLAT.
 6) THE COMPASS BEARING AND DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF BEGINNING OF THE PLAT IS 100.00 FEET.
 7) THE PLAT IS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN STATUTES AND REGULATIONS GOVERNING SURVEYS.

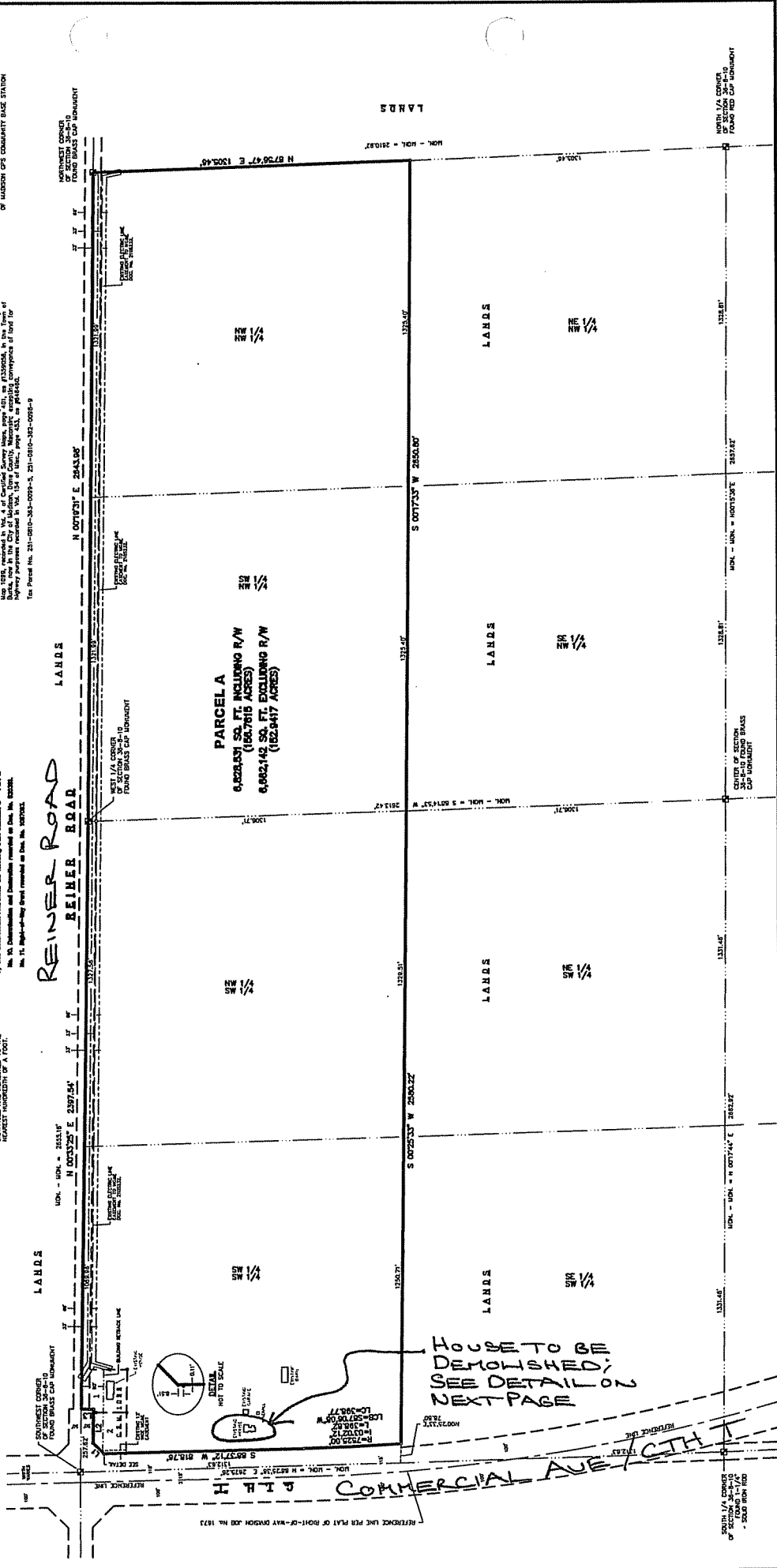
LINE	MARK	BEARING	DISTANCE
1	IRON	N 00°00'00" E	100.00
2	IRON	S 00°00'00" W	100.00
3	IRON	N 00°00'00" E	100.00
4	IRON	S 00°00'00" W	100.00

LEGEND:
 * 1" IRON PIPE FOUND
 o 1-1/2" x 1/2" SOLID IRON ROD SET
 () BOUNDARIES AS LOCATED BY THE SURVEYOR
 () BOUNDARIES AS LOCATED BY THE SURVEYOR
 () BOUNDARIES AS LOCATED BY THE SURVEYOR

DEVELOPER'S CERTIFICATE:
 I, **KEVIN J. ZIMM**, registered land surveyor, hereby certify that I have personally surveyed the above described land and that the same is correctly and truthfully shown on this plat. I have also caused to be shown on this plat the location and direction of all lines and bearings and distances shown thereon and that they are correct to the best of my knowledge and belief.
 Dated this _____ day of _____, 2006.
 Signed: **KEVIN J. ZIMM, R.L.S. 2407**

LEGAL DESCRIPTION:
 PARCEL A:
 THE SW 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 10N, RANGE 10E, CITY OF MADISON, DANE COUNTY, WISCONSIN, AS RECORDED IN VOLUME 4 OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1596056, DANE COUNTY REGISTRY, CITY OF MADISON, DANE COUNTY, WISCONSIN.

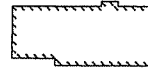
REINER ROAD:
 FOUND BRASS CAP UPPOINT
 FOUND BRASS CAP UPPOINT
 FOUND BRASS CAP UPPOINT



REINER ROAD

- WELL AND SEPTIC SYSTEM
TO BE ABANDONED PER
DNR REQUIREMENTS
- OVERHEAD WIRES AND
GAS MAIN TO BE REMOVED

EXISTING
HOUSE



50' FRONT
YARD SETBACK

EXISTING
GARAGE TO
BE DEMOLISHED

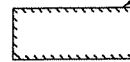
EXISTING
HOUSE
TO BE
DEMOLISHED



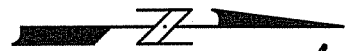
73'

DRIVEWAY
TO BE CLOSED

EXISTING
BARN
TO BE
DEMOLISHED



WINDMILL
TO BE
DEMOLISHED



C.T.H. "T"



South Side of House Looking North

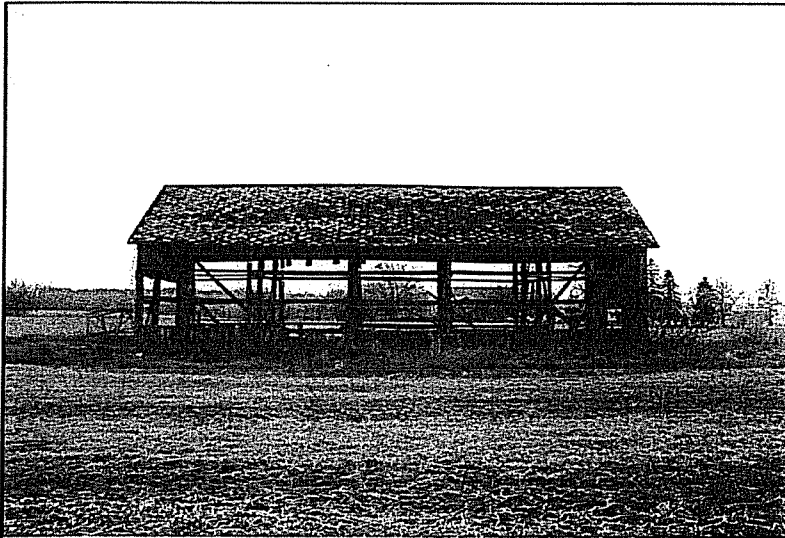


East Side of Garage Looking West



Colkins Engineering, LLC
Civil Engineers & Land Surveyors

Figure 1 - Residential house
Project Name: 6602 County Trunk Highway T
Project Location: Madison, Wisconsin



East Side of Barn Looking West

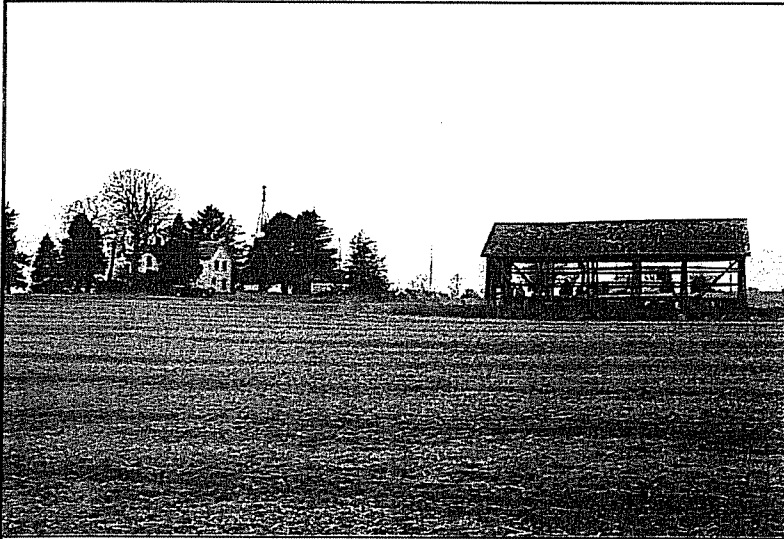


Southeast Portion of Property
Looking Northwest



Calkins Engineering, LLC
Civil Engineers & Land Surveyors

Figure 2 - Residential house
Project Name: 6602 County Tunk Highway T
Project Location: Madison, Wisconsin



Northeast Portion of Property
Looking Southwest



Northeast of House Looking
Southwest

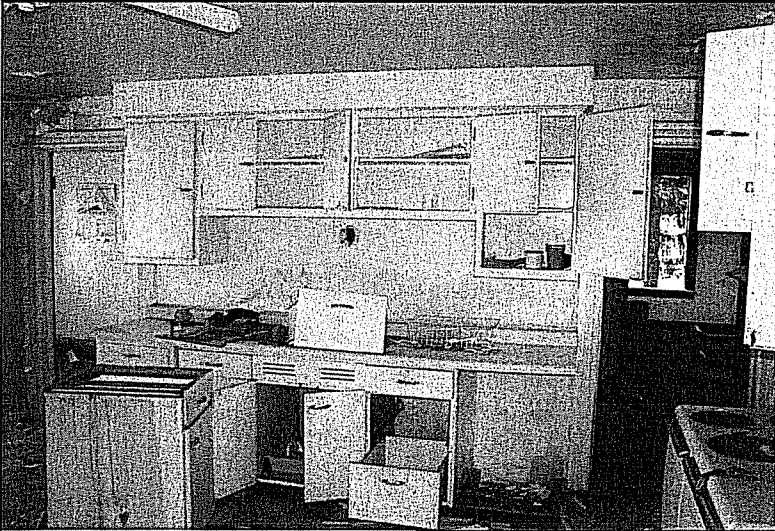


Calkins Engineering, LLC
Civil Engineers & Land Surveyors

Figure 3 - Residential house
Project Name: 6602 County Trunk Highway T
Project Location: Madison, Wisconsin



Back Entry Way



Kitchen Area

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

Figure 4 - Residential house
Project Name: 6602 County Trunk Highway T
Project Location: Madison, Wisconsin



Kitchen Area

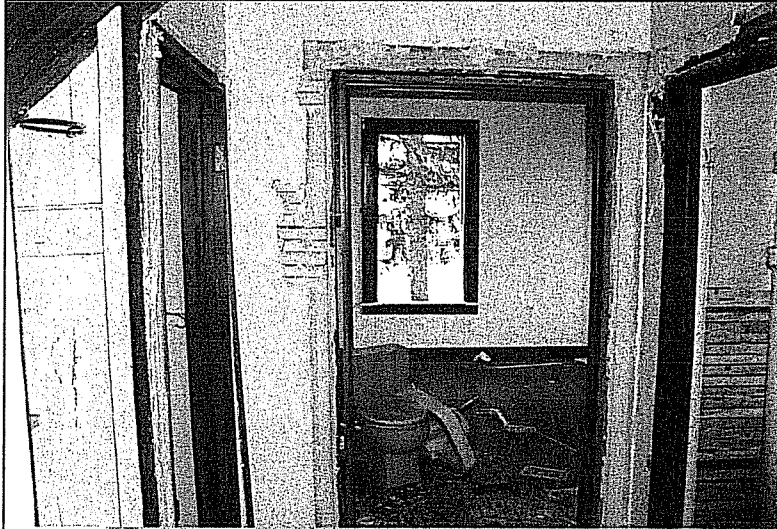


Front Entrance

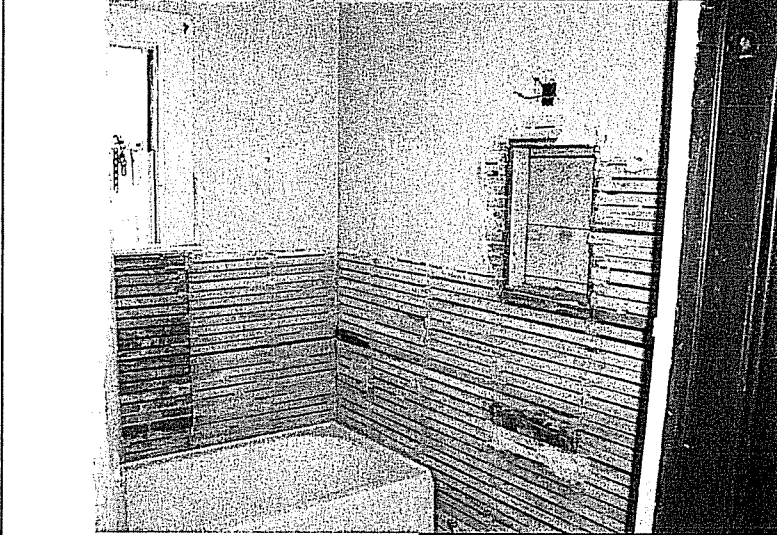


Colkins Engineering, LLC
Civil Engineers & Land Surveyors

Figure 5 - Residential house
Project Name: 6602 County Trunk Highway T
Project Location: Madison, Wisconsin



Back hallway and rear bedroom



Bathroom

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

Figure 6 - Residential house
Project Name: 6602 County Trunk Highway T
Project Location: Madison, Wisconsin



Basement Stairs



Hallway Closet

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

Figure 7 - Residential house
Project Name: 6602 County Trunk Highway T
Project Location: Madison, Wisconsin



From Kitchen to Back Entry way



Looking into Kitchen From Bedroom


 **Calkins Engineering, LLC**
Civil Engineers & Land Surveyors

Figure 8 - Residential house
Project Name: 6602 County Trunk Highway T
Project Location: Madison, Wisconsin