



# LAND USE APPLICATION

CITY OF MADISON

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	<u>600</u> Receipt No. <u>150796</u>
Date Received	<u>1/21/14</u>
Received By	<u>PDA</u>
Parcel No.	<u>0708-283-0101-3</u>
Aldermanic District	<u>9</u>
Zoning District	<u>TRP</u>
Special Requirements	<u>-</u>
Review Required By:	<u>PDA.</u>
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

- x All Land Use Applications should be filed with the Zoning Administrator at the above address.
- x 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.
- x This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

1. **Project Address:** 702 South Point Road

**Project Title (if any):** 1000 Oaks

2. **This is an application for** (Check all that apply to your Land Use Application):

- Zoning Map Amendment from A to TR-P
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

3. **Applicant, Agent & Property Owner Information:**

**Applicant Name:** Jim & Sue Investments      **Company:** Jim & Sue Investments

**Street Address:** 1276 South Fish Hatchery Road      **City/State:** Oregon, WI      **Zip:** 53775

**Telephone:** (608) \_\_\_\_\_      **Fax:** (608) \_\_\_\_\_      **Email:** \_\_\_\_\_

**Project Contact Person:** Brian Munson      **Company:** Vandewalle & Associates

**Street Address:** 120 East Lakeside Street      **City/State:** Madison, WI      **Zip:** 53715

**Telephone:** (608) 255.3988      **Fax:** (608) 255.0814      **Email:** bmunson@vandewalle.com

**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: Demolition of Existing Farmhouse for construction of a mixed residential neighborhood

**Development Schedule:** Commencement 2014      Completion 2014

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## 5. Required Submittal Information

All Land Use applications are required to include the following:

### ■ Project Plans including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

### Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

### ■ Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                   | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                  | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls              | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

### ■ 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 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](mailto:pcapplications@cityofmadison.com).

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

■ **Pre-application Notification:** 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:  
Alder Skidmore (December 9, 2013), Demolition Intent Notification (December 9, 2013)

Æ 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: DAT Date: 12.19.13 Zoning Staff: DAT Date: 12.19.13

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

Name of Applicant Brian Munson Relationship to Property: Agent

Authorizing Signature of Property Owner Jamie R. Weber Date 1-15-14

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# VANDEWALLE & ASSOCIATES INC.

January 22, 2014

Katherine Cornwell  
Department of Planning & Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

RE: 1000 Oaks Neighborhood  
Rezoning Application  
Demolition Request

Dear Katherine,

The following document requests a demolition request for the existing single family home located on the 1000 Oaks Neighborhood parcel. This building has been evaluated and cannot be feasibly preserved due to the large size, orientation in relationship to the surrounding neighborhood, and the significant economic impact to bring it up to the level of the surrounding neighborhood and to make the house marketable.

See attachment for photos of the existing house and existing site plan.

Sincerely,

Brian Munson  
Principal

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax  
[www.vandewalle.com](http://www.vandewalle.com)

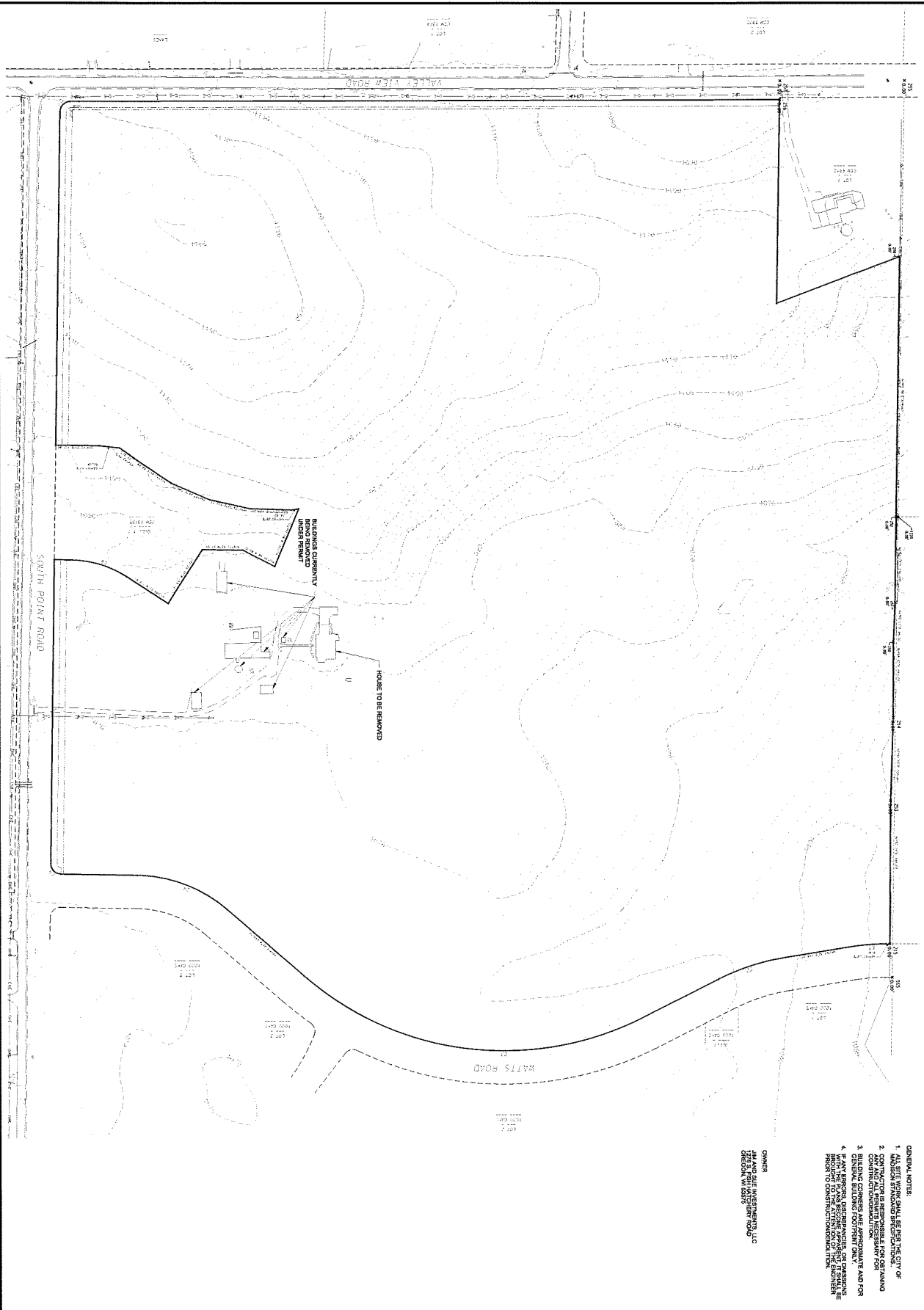
Shaping places, shaping change

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## Existing House



DATE: 01-20-14 11:58 AM User: jweber Project: 702 South Point Road Job: 2014-01-20



- GENERAL NOTES:**
1. ALL SET WORK SHALL BE PER THE CITY OF MADISON STANARDS SPECIFICATIONS.
  2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COORDINATING CONSTRUCTION.
  3. GENERAL BUILDING FOOTPRINT ONLY.
  4. ANY UTILITY DISPLACEMENTS OR OBSTRUCTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER. PRODUCTIVITY ATTENTION OF THE ENGINEER.
- OWNER:**  
 JIM WEBER  
 702 SOUTH POINT ROAD  
 MADISON, WI 53717

**SCALE:** 1" = 100'

**DATE:** 01-20-14

**REVISIONS:**

**DESIGNED BY:** JWE

**DRAWN BY:** JWE

**CHECKED BY:** JWE

**DATE:** 01-20-14

**PROJECT:** 702 SOUTH POINT ROAD

**DATE:** 01-20-14

**SCALE:** 1" = 100'

**DATE:** 01-20-14

**PROJECT:** 702 SOUTH POINT ROAD

**HOUSE DEMOLITION PLAN**

**JIM WEBER - 702 SOUTH POINT ROAD**

CITY OF MADISON, DANE COUNTY, WISCONSIN

**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

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