



Location  
413 South Midvale Boulevard

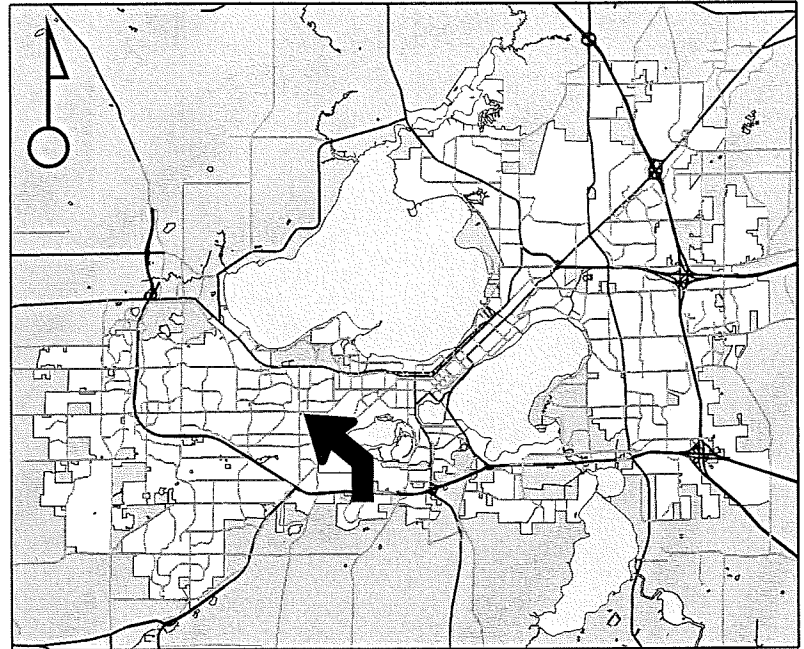
Project Name  
Hansen Demolition

Applicant  
Tom Hansen/  
Larry Cushman - Cushman Construction

Existing Use  
Single-family residence

Proposed Use  
Demolish fire-damaged single-family residence and construct new residence

Public Hearing Date  
Plan Commission  
17 December 2012



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 December 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	\$650 Receipt No. 137689
Date Received	11/14/2012
Received By	ESK
Parcel No.	0709-291-0303-7
Aldermanic District	11
GQ	OK
Zoning District	R2
For Complete Submittal	
Application	Letter of Intent
Photos	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngrbrhd. Assn Not.	Waiver
Date Sign Issued	

1. Project Address: 413 S. MIDVALE BLVD Project Area in Acres: 0.27±

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

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: TOM HANSEN Company: \_\_\_\_\_  
 Street Address: 413 S. MIDVALE BLVD City/State: MADISON, WI Zip: 53711  
 Telephone: (608) 516-4029 Fax: ( ) Email: thansen@klinginswearing.com  
 Project Contact Person: LARRY PUSHPAN Company: PUSHPAN CONSTRUCTION  
 Street Address: 2710 S. ELMWOOD CIR. W City/State: CROSS PLAINS, WI Zip: 53528  
 Telephone: (608) 220-2379 Fax: (608) 798-0634 Email: ljpushman@charter.net  
 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: Demolish existing destroyed house & rebuild single family home.  
 Development Schedule: Commencement 1/2/13 ± Completion 4/30/13

**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 Comprehensive Plan Plan, which recommends Low Density Residential 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:  
\_\_\_\_\_  
→ 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: Heather Stouder Date: 10-30-12 Zoning Staff: Matt Tucker Date: 10-30-12

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

Name of Applicant \_\_\_\_\_ Relation to Property Owner \_\_\_\_\_  
Authorizing Signature of Property Owner [Signature] Date 11/13/12

Madison Plan Commission  
413 S. Midvale Blvd  
Demolition Permit and Intent

Dear Commission,

On July 16 of this year our house was destroyed in an explosion. We now need to demolish the house and re-build. The house was declared inhabitable by the City of Madison.

We would like to start this process as soon as possible after acceptance. This would be about shortly after January 1, 2013 and would like to be completed April 30, 2013, if all goes correctly.

A Team Construction will be demolishing the house and re-using and recycling the house according to the plan submitted to the recycling Coordinator. Then Larry Cushman Construction will be rebuilding the house. We will be building a house of approximately 1800 square feet. The existing house was 1080 square feet. It will still be a single family home.









