



City of Madison

Proposed Demolition & Rezoning

Location
3502 Sargent Street

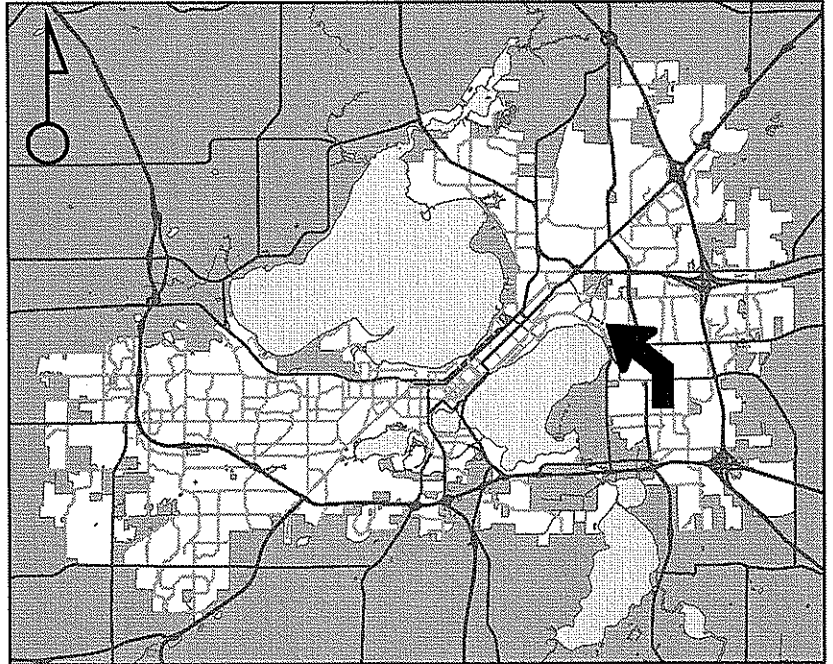
Applicant
Karen E. Allerio/Michael Pfefferle

From: R2 To: R2S

Existing Use
Single-Family Parcel

Proposed Use
Demolish Single-Family House and
Rezone to Create Two Lots to
Accomodate Two Relocated Houses

Public Hearing Date
Plan Commission
15 June 2009
Common Council
07 July 2009



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 June 2009





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

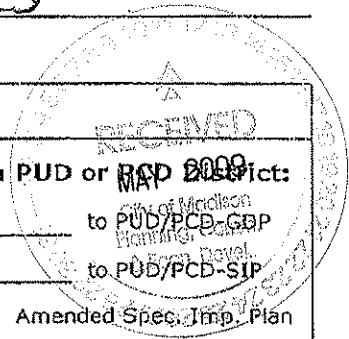
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 3502 Sargent St. Project Area in Acres: .26
 Project Title (if any): Rezoning of 3502 Sargent St R25

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input checked="" type="checkbox"/> Rezoning to a <u>Non-PUD or PCD</u> Zoning Dist.: Existing Zoning: <u>R2</u> to _____ Proposed Zoning (ex: R1, R2T, C3): <u>R25</u>	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan
<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: MICHAEL PFEFFERLE Company: NA
 Street Address: 4028 Underdahl Rd. City/State: Madison WI Zip: 53718
 Telephone: (608) 358-3082 Fax: (608) Email: _____

Project Contact Person: MICHAEL PFEFFERLE Company: NA
 Street Address: 4028 Underdahl Rd. City/State: Madison WI Zip: 53718
 Telephone: (608) 358-3082 Fax: (608) 257-1908 Email: ZITOWSKYLAW@GMAIL.COM

Property Owner (if not applicant): Karen E. Allerio
 Street Address: 3502 SARGENT ST. City/State: MADISON WI Zip: 53714

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Rezoning site from R2 to R25
In order to divide lot. Demo Ex. Home & move in Two Different Homes
 Development Schedule: Commencement upon issuance of Permit Completion 60-90 days

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 including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ _____ See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- 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.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A Zoning Text must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

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: _____ Plan, which recommends: _____ 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 & business associations in writing 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:

Met w/ Eastmankind Assoc. and Spoke w/ Larry Palm Both were enthusiastic also

• NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form. Absent Notices
- 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: _____ Date: _____ Zoning Staff: _____ Date: _____
- Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name Michael C. Pfeifferle MICHAEL C. PFEIFFERLE Date 5/11/09
 Signature Michael C. Pfeifferle Relation to Property Owner Buyer

* Authorizing Signature of Property Owner Karen E. Adlerio Date 5/8/09

Application for Rezoning from R2 to R2S

LETTER OF INTENT

April 14, 2009

Subject Property: 3502 Sargent Street
Madison, WI 53714

Introduction:

The property located at 3502 Sargent Street parcel was originally 8,094 square feet, approximately. The property has a single family house built in 1930. It is a one bedroom, one bathroom house, approximately 606 square feet. A free standing garage was built sometime later. In 1989, 3,299 square feet was vacated by the city and deeded to the property 3502 Sargent Street. Currently, the said property is approximately 11,173 square feet.

Project Information:

The majority of Sargent Street parcel dimensions are 40 X 127.7, totaling 5,108 square feet, which is common for the Eastmorland neighborhood. I am proposing to rezone 3502 Sargent Street to R2S, in order to divide the parcel into two lots. The 11,173 square feet can support two lots of approximately 5,586.5 square feet. These parcels would be larger than the 40 X 127.7 lots that occupy Sargent Street, while esthetically fitting into the overall Eastmorland neighborhood. The division of the lot would be contingent upon the creation of the Certified Survey Map to record.

The property currently has a single family house with a detached garage. If rezoning is granted, it would be my intention to tear down and recycle as much as possible, the existing property and relocate two Eastmorland vintage homes on the two lots. The attached proposed two house footprints, included in this packet, are an indication of what would be placed on the site with the proper setbacks in place. The neighborhood association, and surrounding neighbors of the property, I believe would like to see two affordable houses that mimic Eastmorland houses at this site.

The two houses would be ranch style single family homes. They would be in accordance with the existing houses on Walter Street and Sargent Street. New roofs and exterior finish will be placed on each house, along with updated interiors and beautiful landscaping. Please refer to attached site maps.

I believe neighbors, city planners, engineers, water and sewer, MG&E, and others will support this proposal. If you have any questions concerning anything please do not hesitate to call. Thank you for your consideration and time.

Sincerely,
Mike Pfefferle
4028 Underdahl Road
Madison, WI 53718
(608) 358-3082

Michael C. Pfefferle
4/20/09

PRELIMINARY CERTIFIED SURVEY MAP

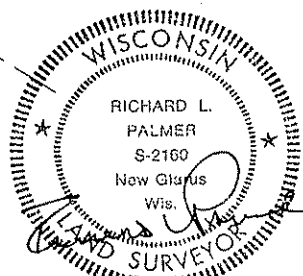
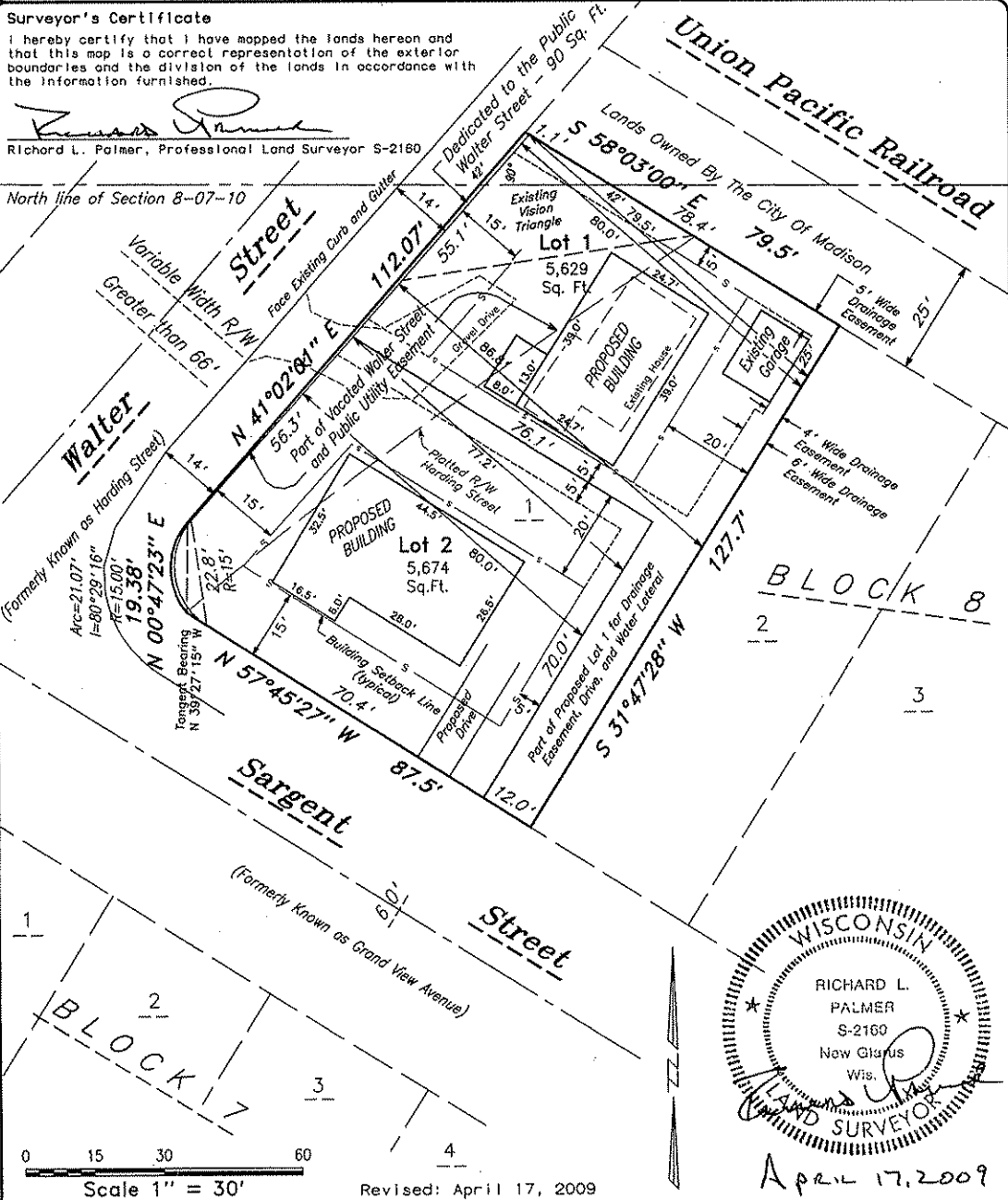
Being a division of part of Lot 1, Block 8, Walterscheit Plat and part of vacated Walter Street, lying in part of the Northeast 1/4 of the Northeast 1/4 of Section 08 and part of the Southeast 1/4 of the Southeast 1/4 of Section 05, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin

Surveyor's Certificate

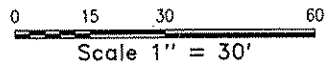
I hereby certify that I have mapped the lands hereon and that this map is a correct representation of the exterior boundaries and the division of the lands in accordance with the information furnished.

Richard L. Palmer
Richard L. Palmer, Professional Land Surveyor S-2160

North line of Section 8-07-10



April 17, 2009



Revised: April 17, 2009

Drawn by RP
 Checked by TS
 Approved by RP
 Date April 17, 2009
 Dir. /data/dane/bloomqv/
 Dir. cont. /section08/pn15859
 File Name 15908
 Data level(s) PLAT

Royal Oak Engineering Inc.

5610 Medical Circle Suite 6 Madison Wisconsin 53719
 Phone 274-0500 Fax. 274-4530

Prepared For:
 Mike Pfefferle
 4728 Underdahl Road
 Madison
 Wisconsin 53718

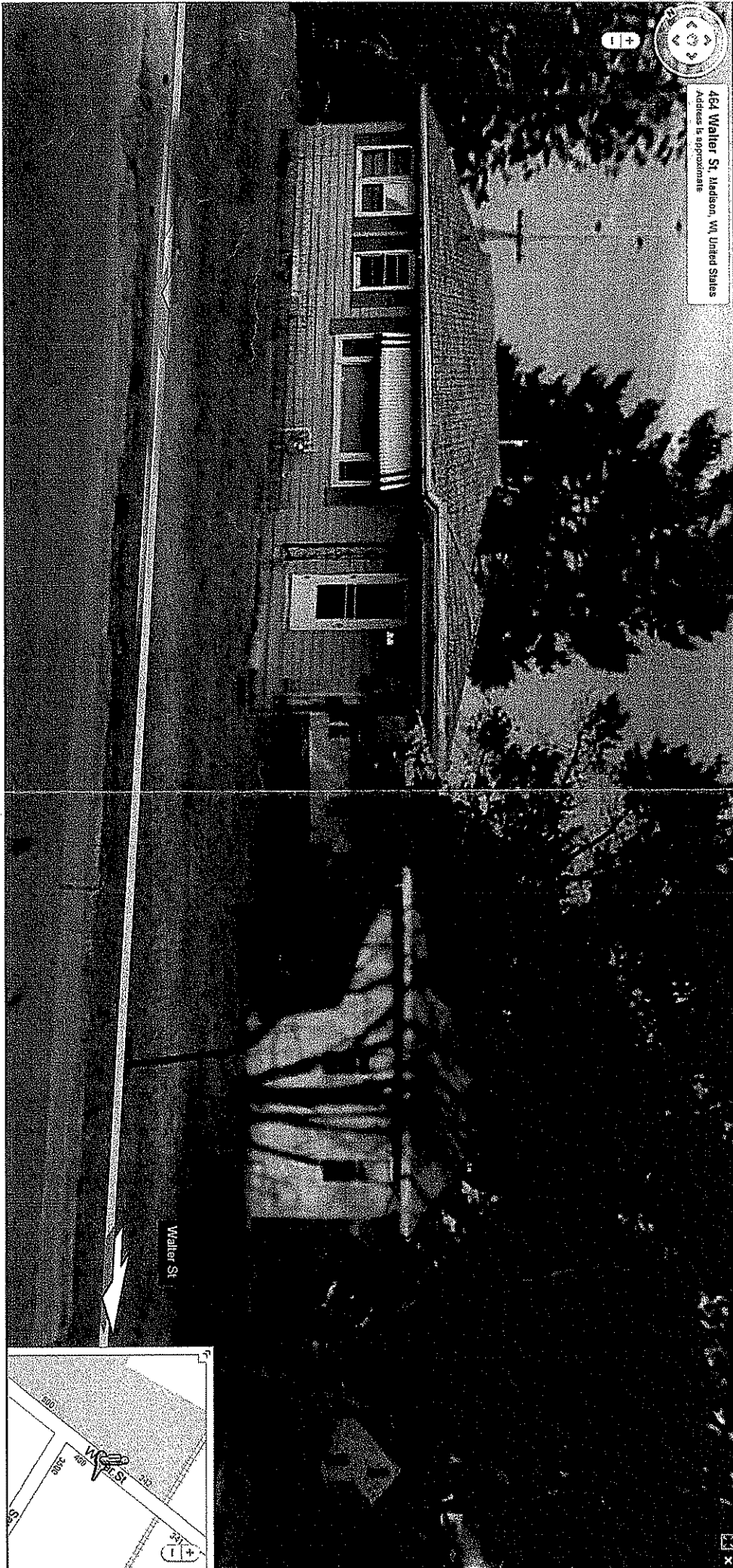
Office Map Number 15908
 Sheet 1 of 1 Sheets

Proposed Home to be Placed @ 3502 SARGENT Lot # 2

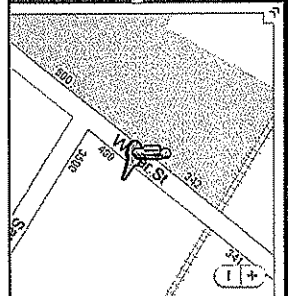




464 Walter St, Madison, WI, United States
Address is approximate



Proposed home to be placed @ Walter St, LOT #1



MAP GAGE INSPECTION

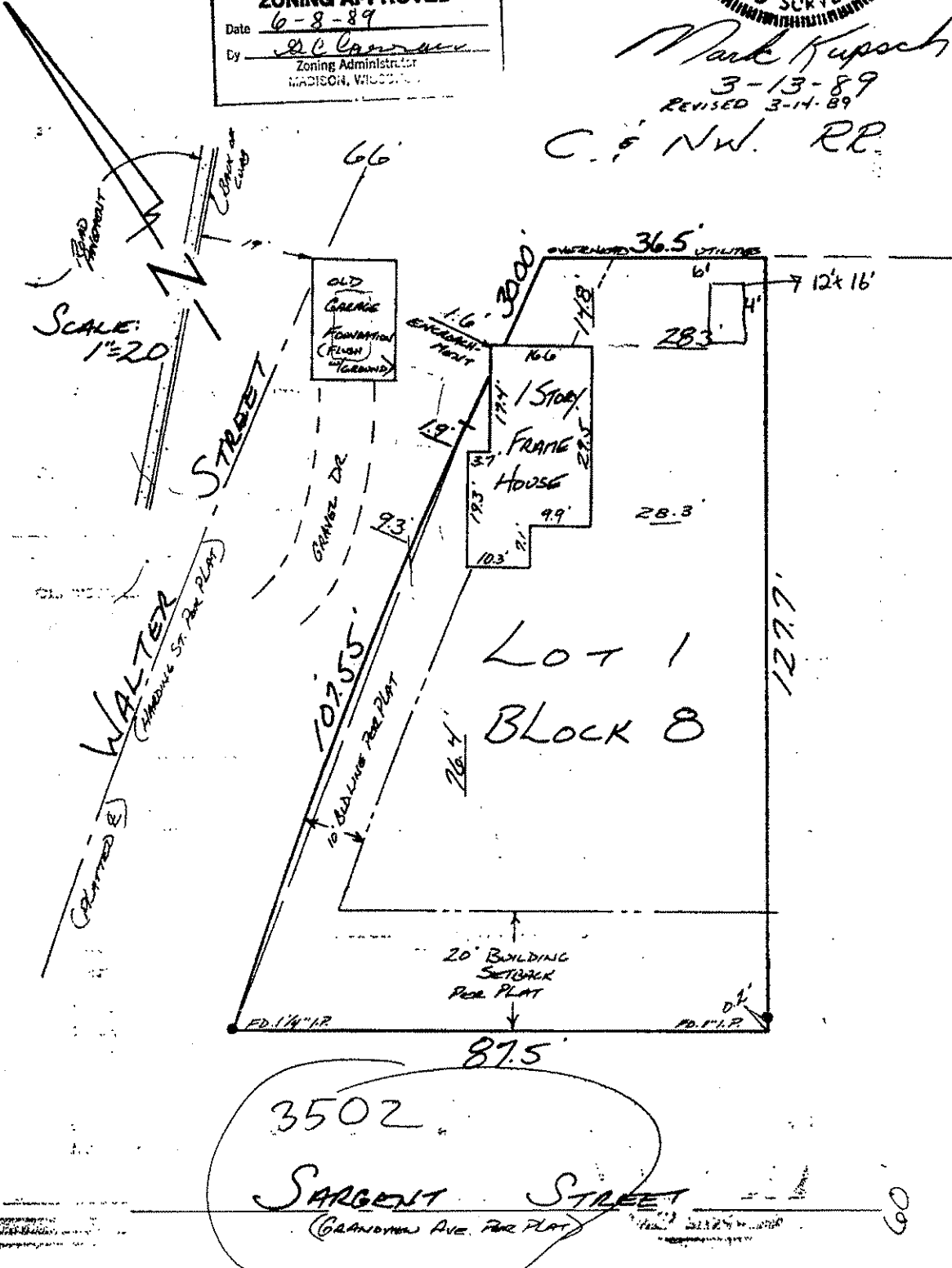
R.F. Sarko and Associates, Inc.
 Land Surveyors
 2919 University Avenue
 Madison, Wisconsin 53705



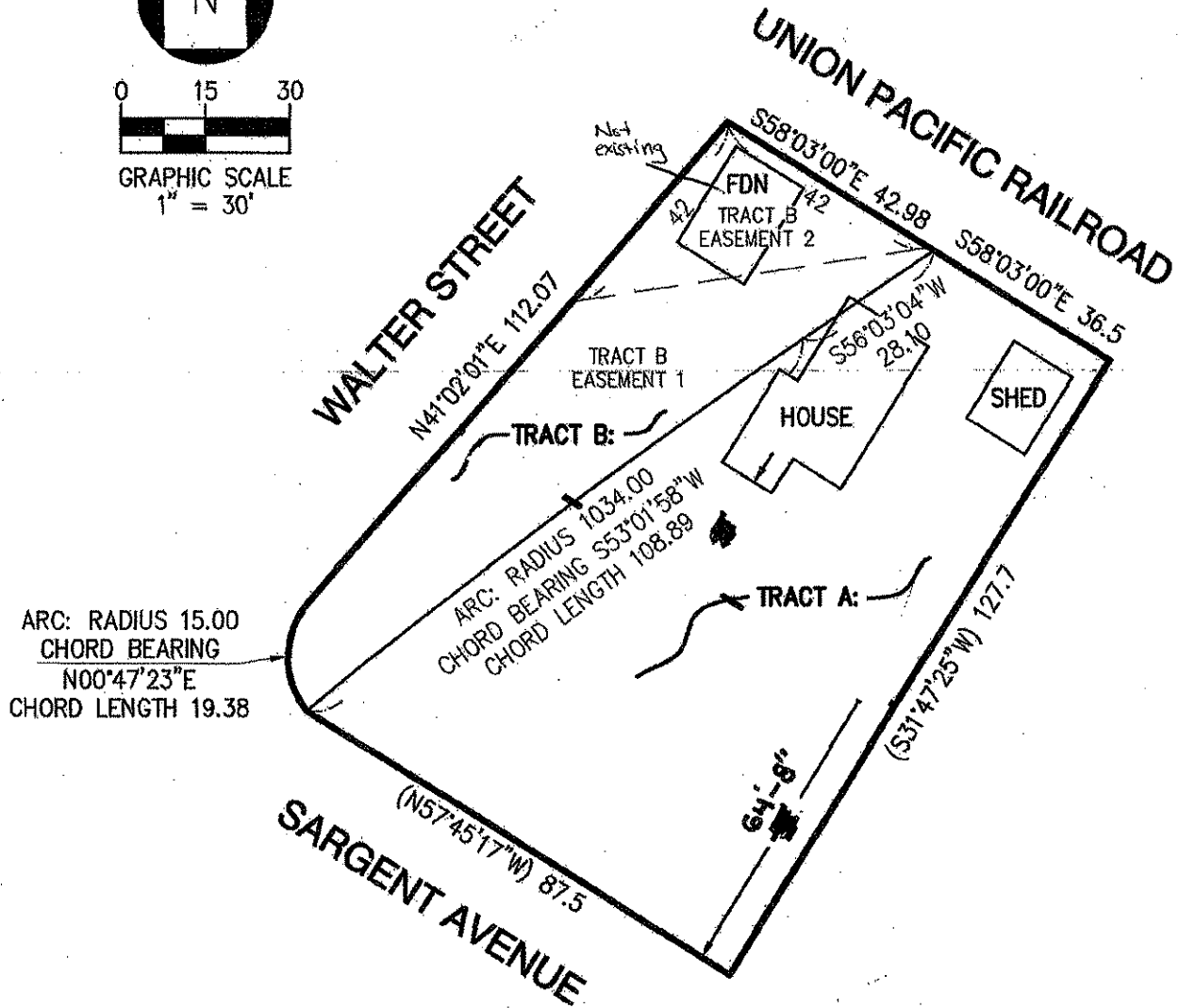
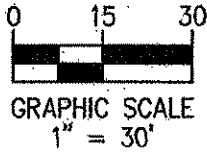
ZONING APPROVED
 Date 6-8-89
 By [Signature]
 Zoning Administrator
 MADISON, WISCONSIN

Mark Kupsch
 3-13-89
 REVISED 3-14-89

C. & N.W. RR.



3502 SARGENT AVENUE



NOTES:

TRACT A IS LOT 1, BLOCK 8 OF
WALTERSCHEIT PLAT

TRACT B PART OF THE VACATION OF
WALTER STREET PER DOC # 2142158
RECORDED ON MAY 25, 1989

EASEMENT 1 OF TRACT B IS A PUBLIC
UTILITY EASEMENT OVER ALL OF
TRACT B

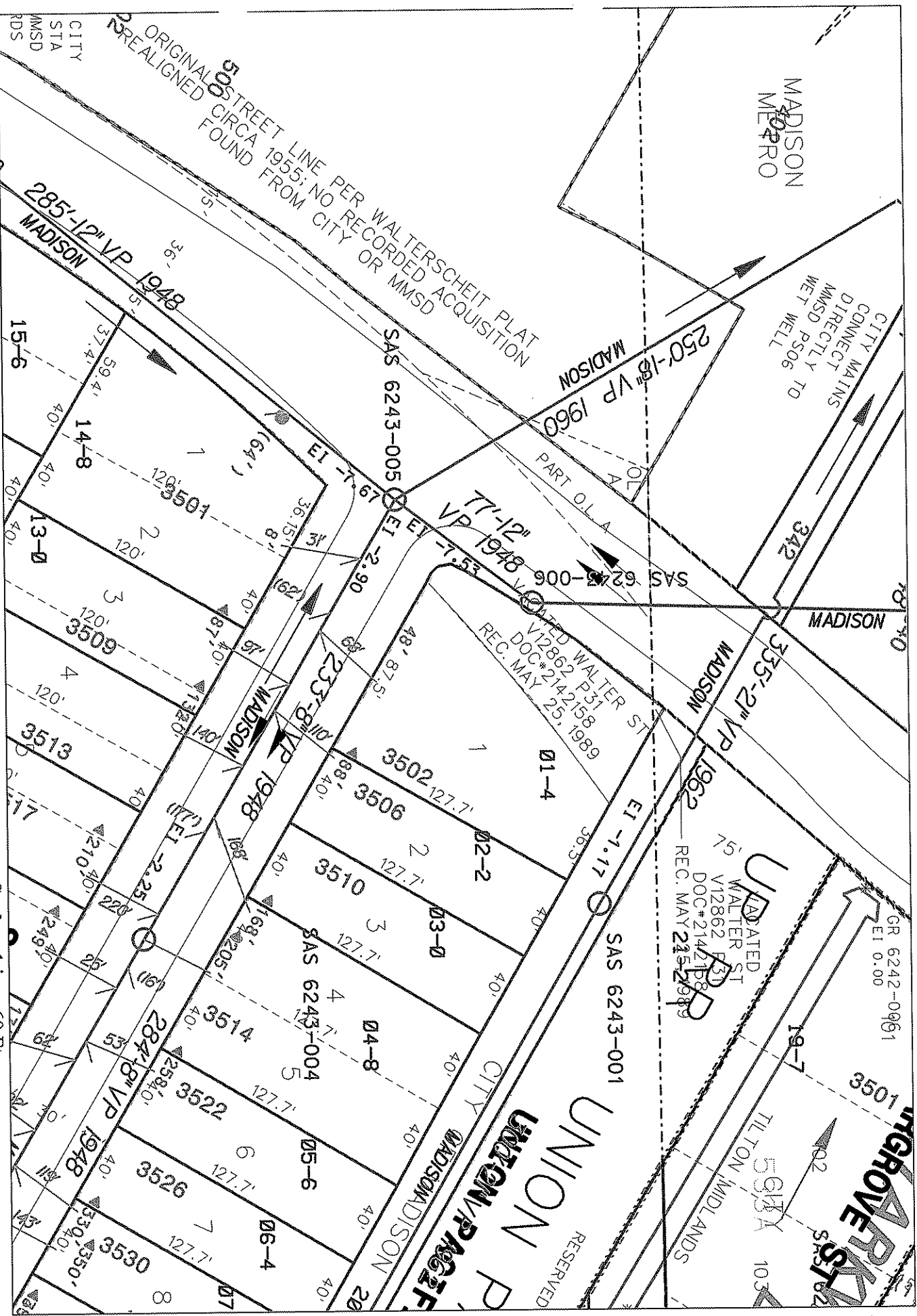
EASEMENT 2 OF TRACT B IS FOR
SIGHT DISTANCES TO THE RAILROAD

ALL DIMENSIONS ARE BASED ON
RECORD EXCEPT THOSE INDICATED
WITHIN ()

AREA OF TRACT A = 8,094 SQUARE
FEET

AREA OF TRACT B = 3,298 SQUARE
FEET

TOTAL AREA = 11,392 SQUARE FEET
OR 0.2615 ACRES



Date: 12/10/2008

Time: 10:58:01 AM

Scale: 1 in = 60 Ft

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages resulting from their use.
 Field View

ISON CITY OF

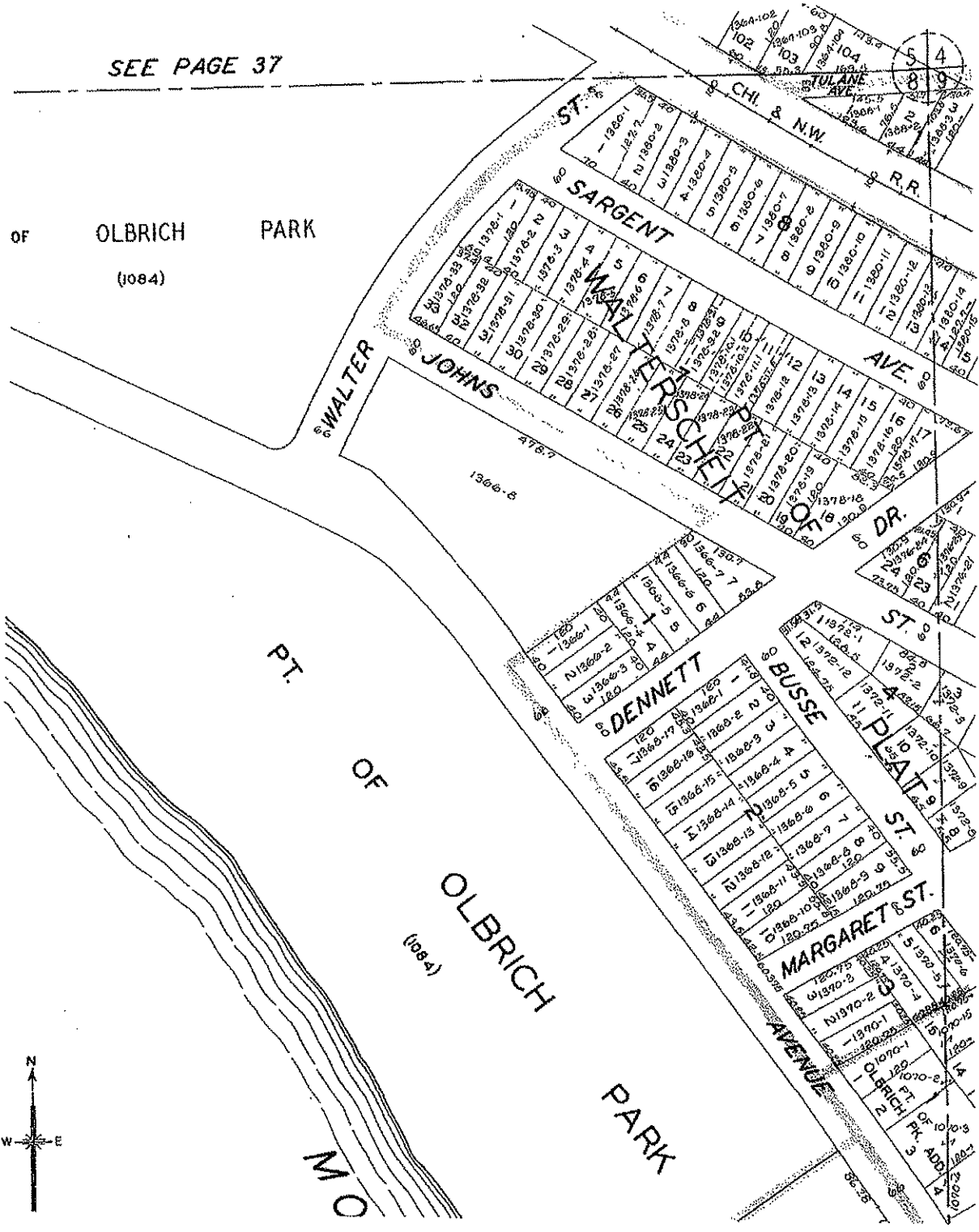
NAL AREA

T. 7 N. - R. 10 E.

ET TO 1 INCH

SEE PAGE 37

OF OLBRICH PARK
(1084)



SEE PAGE 43A

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