

CITY OF MADISON

Proposed Conditional Use

Location: 104 East Coldspring Avenue

Project Name: MGHS Tennis Court Reconstruction

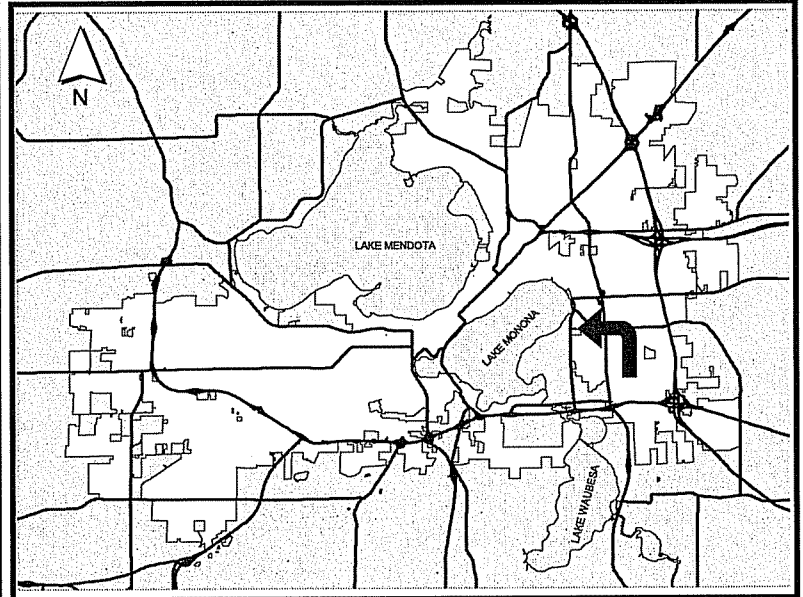
Applicant: Jeff Avery - Monona Grove School District

Existing Use: Tennis Courts and Residential Lots

Proposed Use: Expand School Tennis Courts

Public Hearing Date:

Plan Commission 07 March 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

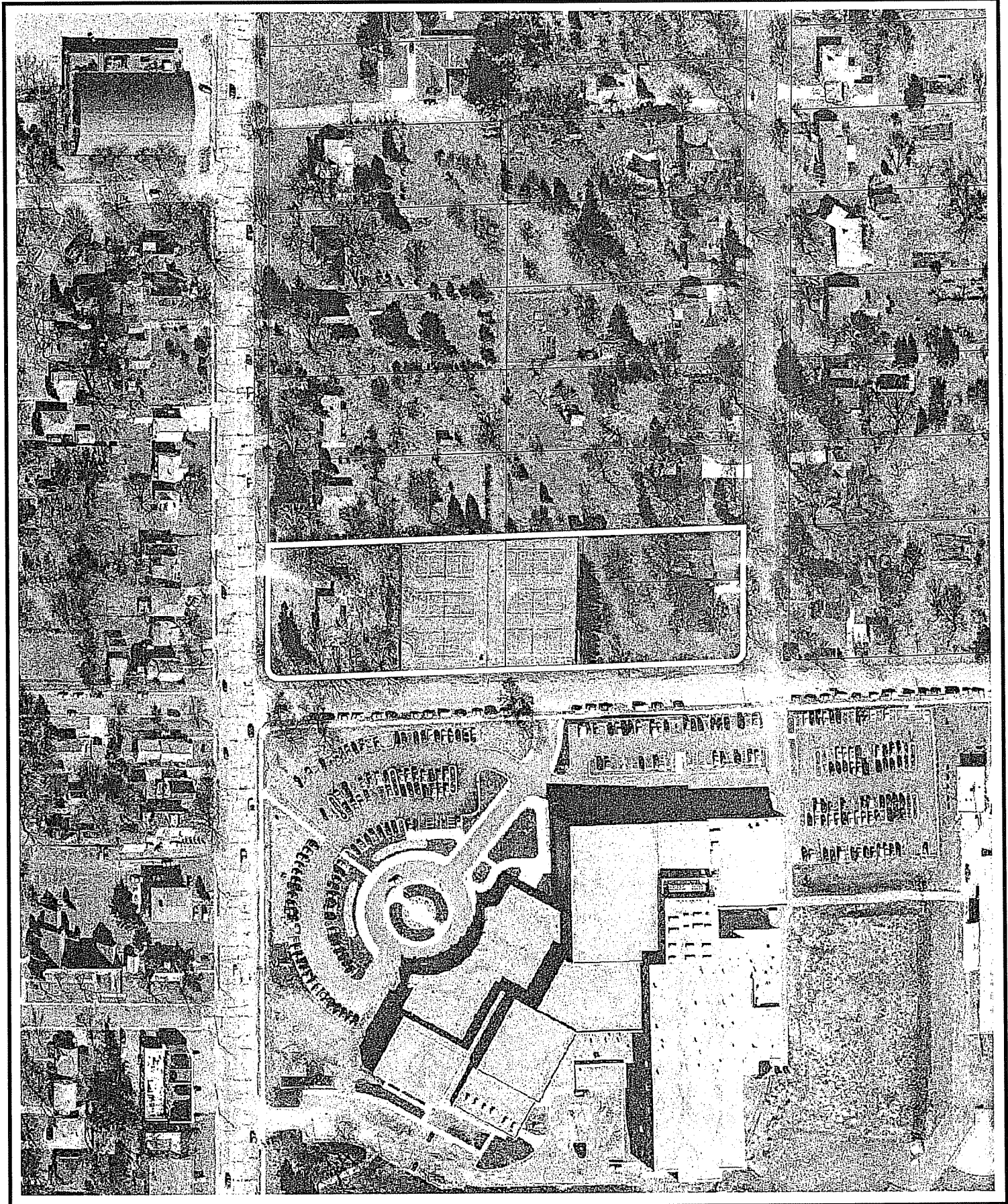


104 East Coldspring Avenue

0

400 Feet

Date of Aerial Photography - April 2000



CERTIFIED SURVEY MAP

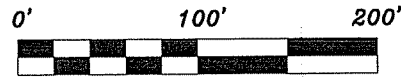
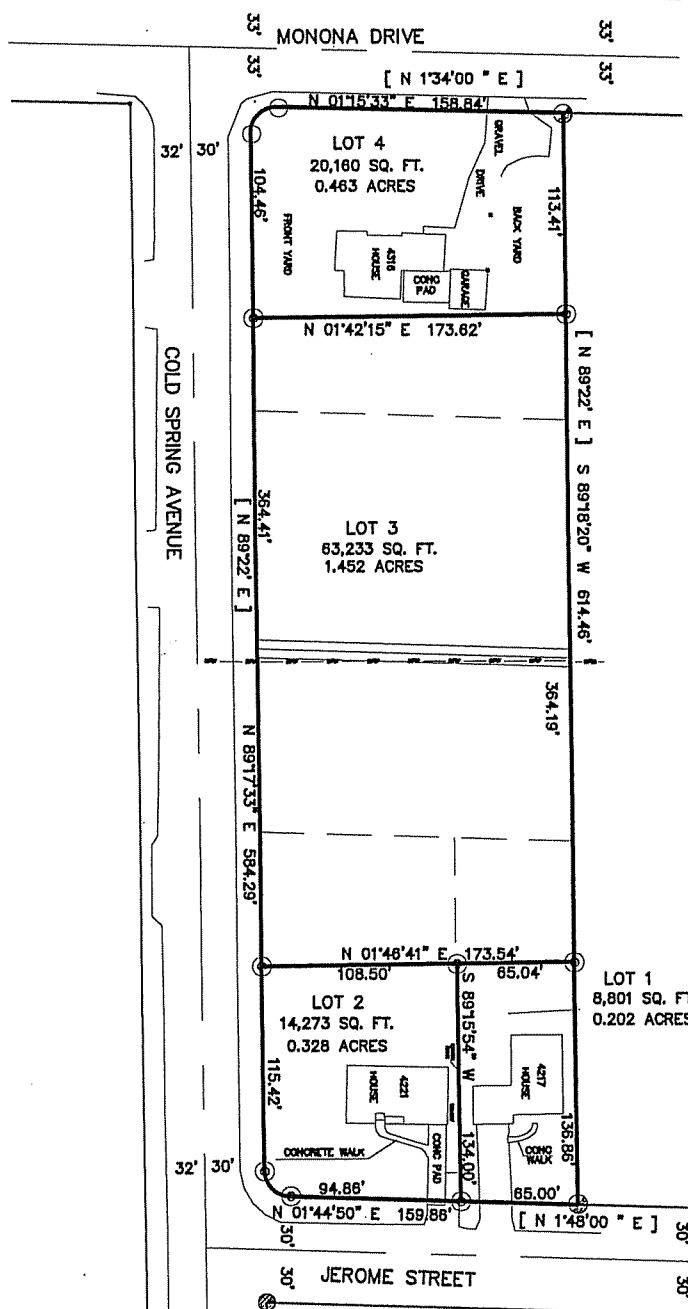
LEGAL DESCRIPTION

CERTIFIED SURVEY MAP FOR MONONA GROVE SCHOOL DISTRICT, BEING ALL OF LOTS 1 AND 18, BLOCK 2, QUAKER HEIGHTS SUBDIVISION, LOCATED IN THE NE 1/4 OF THE NW 1/4, SECTION 16, TOWNSHIP 7 NORTH, RANGE 10 EAST, TOWNSHIP OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.

BASE FOR BEARING

IS THE NORTH LINE OF COLD SPRING AVENUE ASSUMED TO BEAR N 89°17'33" E

SPACE RESERVED FOR RECORDING INFORMATION



SCALE 1" = 100'



LEGEND

- 1" IRON PIPE FOUND
- ⊙ 1 1/4" IRON PIPE FOUND
- ⊗ 2" IRON PIPE FOUND
- [] RECORDED AS
- ⊕ 3/4" X 24" REBAR SET 2.58 LBS/FT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	14.4000'	23.1138'	20.7112'	N 45°38'33" E	91°58'01"
C2	14.4000'	22.0025'	19.9238'	N 44°06'49" W	87°32'43"

PART A

Occupant Notification Fee: \$50
 Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for **ALL** applications for Plan Commission review:

FOR OFFICE USE ONLY:
 Amt. Paid 550⁰⁰ Receipt # 57234
 Date Received 12-28-04
 Parcel No. 0710-162-0210-4
 Aldermanic District 15-MARKLE
 GQ OK
 Zoning District R1
For complete submittal:
 Application
 Legal Description L INCL DISK
 Letter of Intent
 Plans Large & Small
 Zoning Text n/a
 Received By JSC
 Alder Notif. Waiver _____
 Nbr. Assn. Notif. Waiver _____
 Issued Sign Mailed in

- Address of Site: 104 - 100 East Coldspring Ave.
 Name of Project: Monona Grove High School Tennis Court Reconstruction
 Acreage of Site: 1.4
- This is an application for (check at least one):
 Rezoning from _____ to _____
 Conditional Use
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) _____
- You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. **(Any application, without a proper, complete and appropriate legal description, will NOT be processed).** See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
All of lots 1 and 18 block 2 Quaker Heights subdivision located in the NE 1/4 of the NW 1/4 of section 16, Township 7 North, Range 10 East, Town of Blooming Grove, Dane County, WI
- General description of the project or intended use(s) of this property.**
Redevelopment of existing tennis courts for use by school activities.
Reconfigure adjacent residential properties.
- Are there existing buildings on this site? No
 What is the present zoning of this site? R-1
 What are the present uses of this site? Tennis courts and residential yards.
- Do you intend to use the existing building(s)? NA

7. What exterior changes are proposed to the existing building(s)? NA

8. What interior changes are proposed to the existing building(s)? NA

9. Are you proposing to add or build new dwelling units? NO
How many units? _____
Owner occupied _____ selling price, from \$ _____ to \$ _____
Rental _____ rent levels, from \$ _____ to \$ _____

10. For rental housing will you be accepting Section 8 housing vouchers? NA

11. When do you wish to occupy this site or building? August 15, 2005

12. Does this proposal involve any development in the public right-of-way? _____
No _____ Yes x Explain: Sidewalk and Landscaping

13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) Monona Grove School District, 5301 Monona Drive, Monona, WI 53716

Phone: 608-221-7660 Fax: 608-221-7688

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Jeff Avery, Monona Grove School District, 5301 Monona Drive, Monona, WI 53716 / Jeff Bahling, Rettler Corporation, 3317 Business Park Drive, Stevens Point, WI 54481

Phone: 608-221-7660 Fax: 608-221-7688
715-341-2633 715-341-0431

14. **Property owner's** authorization signature: Jeffrey D. Avery
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is **NOT** adequate].
_____ Owner _____ Offer to Purchase _____ Other (Explain _____)

15. It is extremely important that you inform the **ALDERPERSON** and **NEIGHBORHOOD ASSOCIATION** of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Gregory Markle and Tim Saterfield of the Lake Edge Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.

Yes ✓ No _____
Date that the alderperson was notified: mailed & e-mailed 21 Dec 2004
Date that the Neighborhood Association was notified: mailed & e-mailed 21 Dec 2004

16. NOTE: The Alderperson and/or Neighborhood Association notice requirement may be waived if approved by the Alderperson, President of the Neighborhood Association, and Director of the Department of Planning and Development prior to submitting your application.

For Conditional Use Applications, the Zoning Ordinance states:

“Section 28.12(11)(g), Standards. The City Plan Commission shall grant no application for a conditional use unless such commission shall find all of the following conditions are present:

(g) Standards. The City Plan Commission shall grant no application for a conditional use unless such commission shall find all of the following conditions are present:

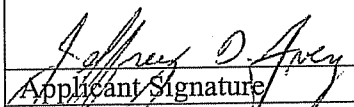
1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. That the City be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing such services.
(Cr. by Ord. 13,012, 2-26-02)
3. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.
6. That measures have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
7. That the conditional use shall conform to all applicable regulations of the district in which it is located.
8. That when applying the above standards to an application by a community living arrangement the City Plan Commission shall:
 - a. Bear in mind the City's general intent to accommodate community living arrangements.
 - b. Exercise care to avoid an over-concentration of community living arrangements, which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are:
 - i. The distance separating the proposed community living arrangement from other such facilities
 - ii. The capacity of the community living arrangement and the percent the facility will increase the population of the community.
 - iii. The total capacity of all the community living arrangements in the community.
 - iv. The impact on the community of other community living arrangements.
 - v. The success or failure of integration into communities of other community living arrangements operated by the individual or group seeking the conditional use permit.
 - vi. The ability of the community to meet the special needs, if any, of the applicant facility.

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9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
- [Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant **hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.**

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	Director of Business Services	21 Dec 2009
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: Jeffrey D. Avery
5301 MONONA DRIVE, MONONA, WI 53716

Phone (608) 221-7660 Fax (608) 221-7688

The following material is REQUIRED for all applications:

- Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

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December 27, 2004

Department of Planning & Development
Inspection Unit
C/o Mr. George C. Carran
Zoning Administrator
215 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703-3352

Re: Plan Commission Submittal
Letter of Intent
Monona Grove High School Tennis Court Reconstruction
Rettler Project # 3.117



Dear Mr. Carran:

The following information is provided per the PART A application for Plan Commission submittal.

1. The name of the project

Monona Grove High School Tennis Court Reconstruction

2. Construction schedule

April 15, 2005 through September 2005

3. Names of people involved (contractor, architect, landscaper, surveyor, engineer, project coordinator, etc.).

School District Representatives	Jeff Avery
	Mark Scullion
Site Design Engineer	Rettler Corporation
Surveyor	Rettler Corporation
Contractors	to be determined

4. Uses of all areas of the building(s) and square footage devoted to each use, i.e. clothing store, beauty salon, auto repair, be specific (existing and proposed).

Existing Use	6 Tennis Courts
Proposed Use	7 Tennis Courts
Buildings/Structures	10'x10' storage building - Future school district

5. Total gross square footage of building/buildings.

NA (Not Applicable)

LANDSCAPE
ARCHITECTURE

ENGINEERING

LAND SURVEYING

SITE CONSTRUCTION
MANAGEMENT

SITE MAINTENANCE

PLANNING

GOLF COURSE
ARCHITECTURE



6. Gross square footage of each use devoted to retail, office, clinic, and bank.

Tennis courts 33,750 S.F.

7. Number of employees for warehousing, production, processing uses, contractor shops, nursery school, bakery, motor vehicle repair.

NA

8. Capacity, as determined by the state building code for places of assembly, restaurants, taverns.

NA

9. Number of bays servicing vehicles and number of employees for auto repair.

NA

10. Hours of operation

Sun up to sun down – School use (physical education and sports teams)

11. Square footage (acreage) of the site

1.4 acres – 60,984 S.F.

12. Number of dwelling units per building

NA

13. Address trash removal and storage, snow removal and maintenance equipment.

Snow removal; trash removal by school district

The submittal also includes Application forms, storm water and erosion controls information per chapter 37 of ordinance, and project plans per stated requirements.

Please contact our office if you should require any additional information, or have any questions what is submitted.

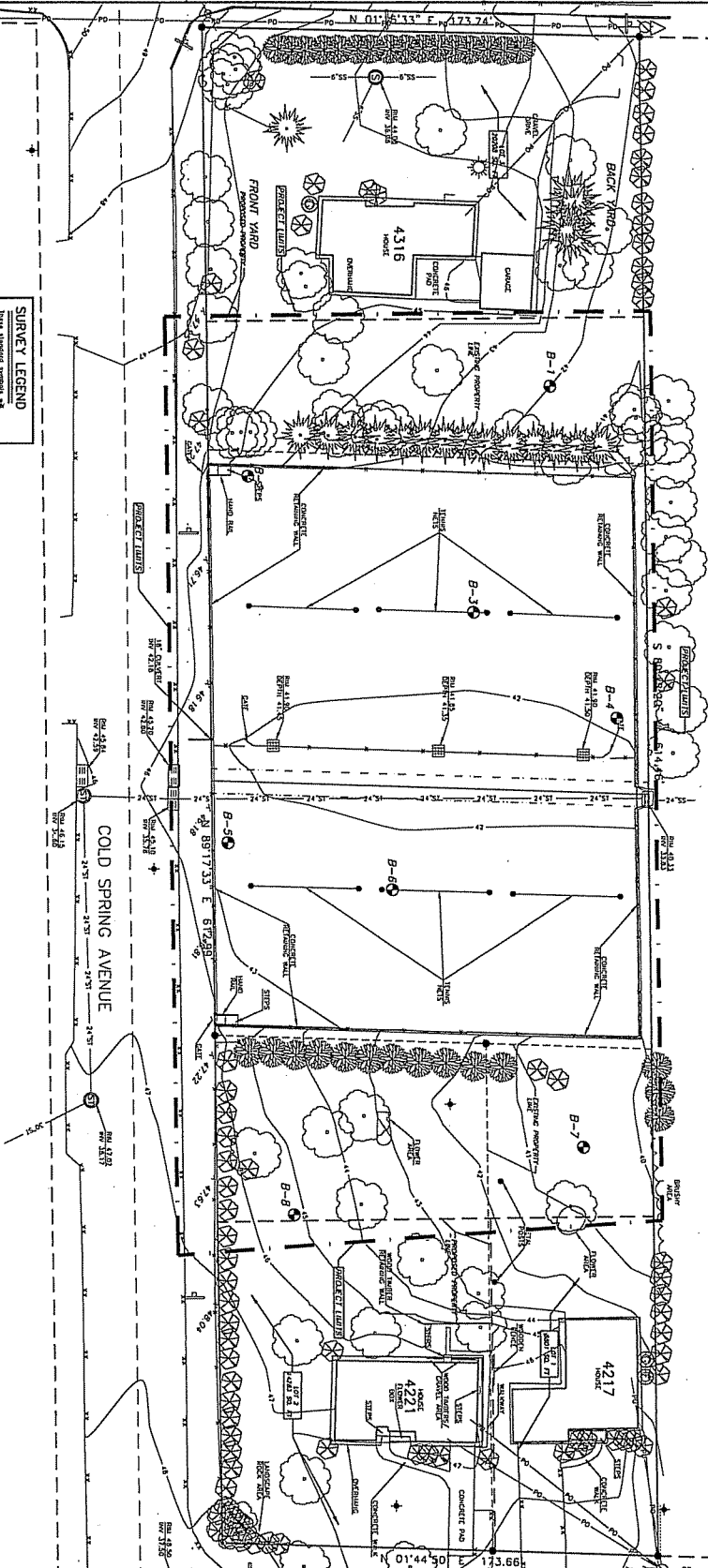
Sincerely,


Jeff Bahling, RLA, ASLA
Project Manager

cc: Mr. Jeff Avery, Monona Grove School District

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EXISTING SITE SURVEY



BENCH MARK

ELEVATION BASED ON DATA RECEIVED FROM THE CITY OF MADISON
 DEPARTMENT OF PUBLIC WORKS, CITY OF MADISON, WI
 117 OF PONDUS, LOCATION: 115 SOUTH OF COOL SPRING AVE.
 ELEVATION = 83.33

DESCRIPTION

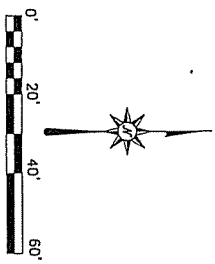
LOCATED IN THE WEST 1/2 PART OF THE NW 1/4 OF SECTION 16,
 TOWNSHIP 7 NORTH, RANGE 10 WEST, CITY OF MADISON,
 DATE: COUNTY RECORDATION.

UNDERGROUND UTILITIES

THESE UTILITIES WERE LOCATED BY FIELD SURVEY
 IN PART, ON THE BASIS OF INFORMATION OBTAINED
 FROM THE CITY OF MADISON, WISCONSIN, AND
 FROM THE RECORDS OF THE CITY OF MADISON, WISCONSIN.
 THESE UTILITIES WERE LOCATED BY FIELD SURVEY
 AND BY THE USE OF SURVEYING INSTRUMENTS.
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SURVEY LEGEND

- 1. 1" = 100' SCALE
- 2. 1" = 200' SCALE
- 3. 1" = 400' SCALE
- 4. 1" = 800' SCALE
- 5. 1" = 1600' SCALE
- 6. 1" = 3200' SCALE
- 7. 1" = 6400' SCALE
- 8. 1" = 12800' SCALE
- 9. 1" = 25600' SCALE
- 10. 1" = 51200' SCALE
- 11. 1" = 102400' SCALE
- 12. 1" = 204800' SCALE
- 13. 1" = 409600' SCALE
- 14. 1" = 819200' SCALE
- 15. 1" = 1638400' SCALE
- 16. 1" = 3276800' SCALE
- 17. 1" = 6553600' SCALE
- 18. 1" = 13107200' SCALE
- 19. 1" = 26214400' SCALE
- 20. 1" = 52428800' SCALE
- 21. 1" = 104857600' SCALE
- 22. 1" = 209715200' SCALE
- 23. 1" = 419430400' SCALE
- 24. 1" = 838860800' SCALE
- 25. 1" = 1677721600' SCALE
- 26. 1" = 3355443200' SCALE
- 27. 1" = 6710886400' SCALE
- 28. 1" = 13421772800' SCALE
- 29. 1" = 26843545600' SCALE
- 30. 1" = 53687091200' SCALE
- 31. 1" = 107374182400' SCALE
- 32. 1" = 214748364800' SCALE
- 33. 1" = 429496729600' SCALE
- 34. 1" = 858993459200' SCALE
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- 83. 1" = 48357032784585167015090585600' SCALE
- 84. 1" = 96714065569170334030181171200' SCALE
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- 88. 1" = 1547425049106725344482898739200' SCALE
- 89. 1" = 3094850098213450688965797478400' SCALE
- 90. 1" = 6189700196426901377931594956800' SCALE
- 91. 1" = 12379400392853802755863189913600' SCALE
- 92. 1" = 24758800785707605511726379827200' SCALE
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- 95. 1" = 198070406285660844093811038617600' SCALE
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- 98. 1" = 1584563250285286752750488308940800' SCALE
- 99. 1" = 3169126500570573505500976617881600' SCALE
- 100. 1" = 6338253001141147011001953235763200' SCALE



MONONA GROVE SCHOOL DISTRICT
 TENNIS COURT RECONSTRUCTION
 MADISON, WISCONSIN

SITE REDEVELOPMENT PROJECT
 EXISTING SITE PLAN

RR
 reitter corporation
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SURVEYING
 SITE CONSTRUCTION MANAGEMENT
 SITE MAINTENANCE
 MANAGEMENT SERVICES
 5111 MADISON PARK DRIVE - STEVENSON, ILL. 60441
 TELEPHONE: 312-341-2800 - FAX: 312-341-8000 - EMAIL: RR@RR.COM

DATE	12/20/04
BY	JMM
CHECKED	JMM
APPROVED	JMM
PROJECT	TENNIS COURT RECONSTRUCTION
DATE	12/20/04
BY	JMM
CHECKED	JMM
APPROVED	JMM
PROJECT	TENNIS COURT RECONSTRUCTION
DATE	12/20/04
BY	JMM
CHECKED	JMM
APPROVED	JMM
PROJECT	TENNIS COURT RECONSTRUCTION

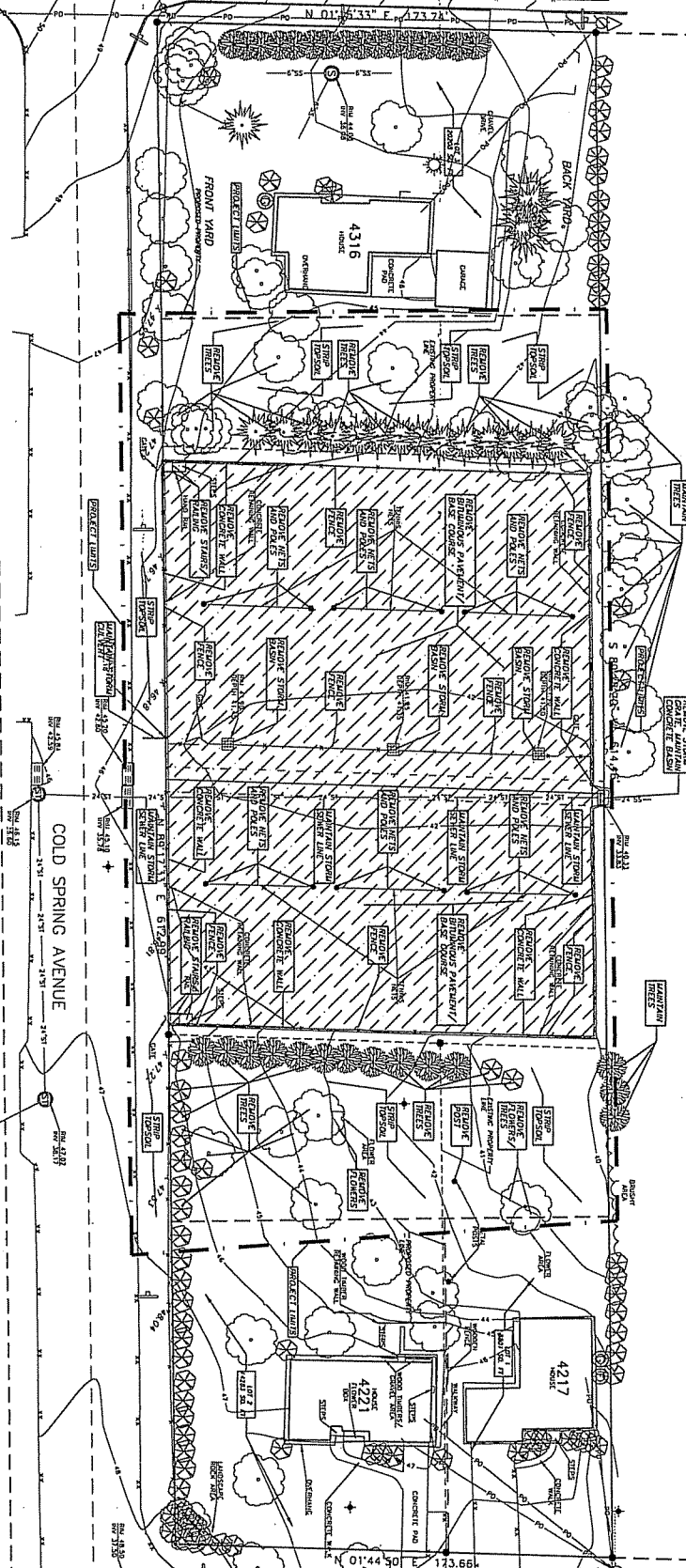
BENCH MARK
 ELEVATION BASED ON DATA RECEIVED FROM THE CITY OF MADISON
 ELEVATION: 633.3
 LOCATION: 17' East of Madison Street, 115' South of Cold Spring Ave.
DESCRIPTION
 Located in the east 1/2 of the NW 1/4 of Section 14, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

UNDERGROUND UTILITIES
 THESE UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES ARE NOT GUARANTEED. THE USER OF THIS PLAN SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION.

SURVEY LEGEND
 THIS LEGEND IS TO BE USED TO IDENTIFY THE SYMBOLS SHOWN ON THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION.

GENERAL NOTES
 1. CONDUCT DEMOLITION AND REMOVAL OF EXISTING STRUCTURES AND UTILITIES FROM THE START OF DEMOLITION/CONSTRUCTION.
 2. LOCATE EXISTING UTILITIES FROM THE START OF DEMOLITION/CONSTRUCTION.
 3. REMOVE EXISTING UTILITIES FROM THE SITE.
 4. PLACE A 1" SHIRT STRIP AROUND THE PROJECT LIMITS FOR SITE SECURITY FROM THE START OF DEMOLITION/CONSTRUCTION.
 5. REMOVE EXISTING TREES AND VEGETATION WITHIN THE PROJECT LIMITS.
 6. REMOVE ONLY THE EXISTING TREES AND VEGETATION WITHIN THE PROJECT LIMITS.
 7. REMOVE ALL REMAINING UTILITIES WITHIN THE PROJECT LIMITS WHICH WERE NOT IDENTIFIED ON THE RECORD DRAWINGS.
 8. REMOVE ALL REMAINING UTILITIES WITHIN THE PROJECT LIMITS WHICH WERE NOT IDENTIFIED ON THE RECORD DRAWINGS.
 9. REMOVE ALL REMAINING UTILITIES WITHIN THE PROJECT LIMITS WHICH WERE NOT IDENTIFIED ON THE RECORD DRAWINGS.
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 15. REMOVE ALL REMAINING UTILITIES WITHIN THE PROJECT LIMITS WHICH WERE NOT IDENTIFIED ON THE RECORD DRAWINGS.

DEMOLITION LEGEND
 EXISTING AND DEMOLITION OF BRICKWORK PRODUCT/
 EXISTING ASBESTOS CEMENT ROOFING



MONONA GROVE SCHOOL DISTRICT
 TENNIS COURT RECONSTRUCTION
 MADISON, WISCONSIN

SITE REDEVELOPMENT PROJECT
 DEMOLITION PLAN

RR
 reitter corporation
 3117 BUSINESS PARK DRIVE, STEVENSON, WI 53154
 TELEPHONE: 262-261-2600 FAX: 262-261-2601 EMAIL: RR@RRCORP.COM

DATE	1/27/04
BY	RR
CHECKED	RR
APPROVED	RR
SCALE	AS SHOWN
PROJECT NO.	1000000000
SHEET NO.	1

