



Location
237 Langdon Street

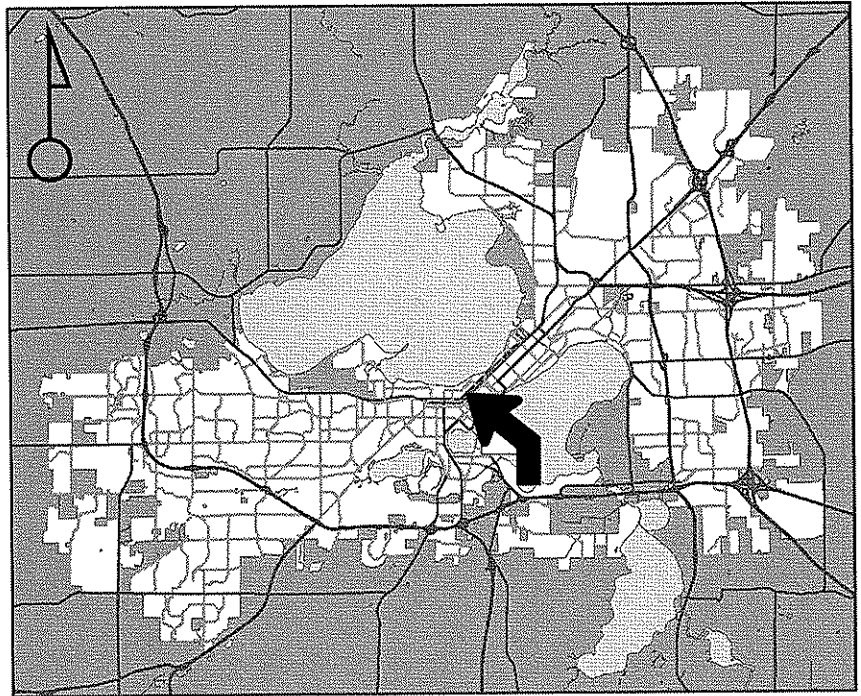
Project Name
Demolition of Sig Ep House

Applicant
WI Beta Chapter of Sigma Phi Epsilon Fraternity/
Thomas S. Hurlbutt - Executive Outcomes, LLC

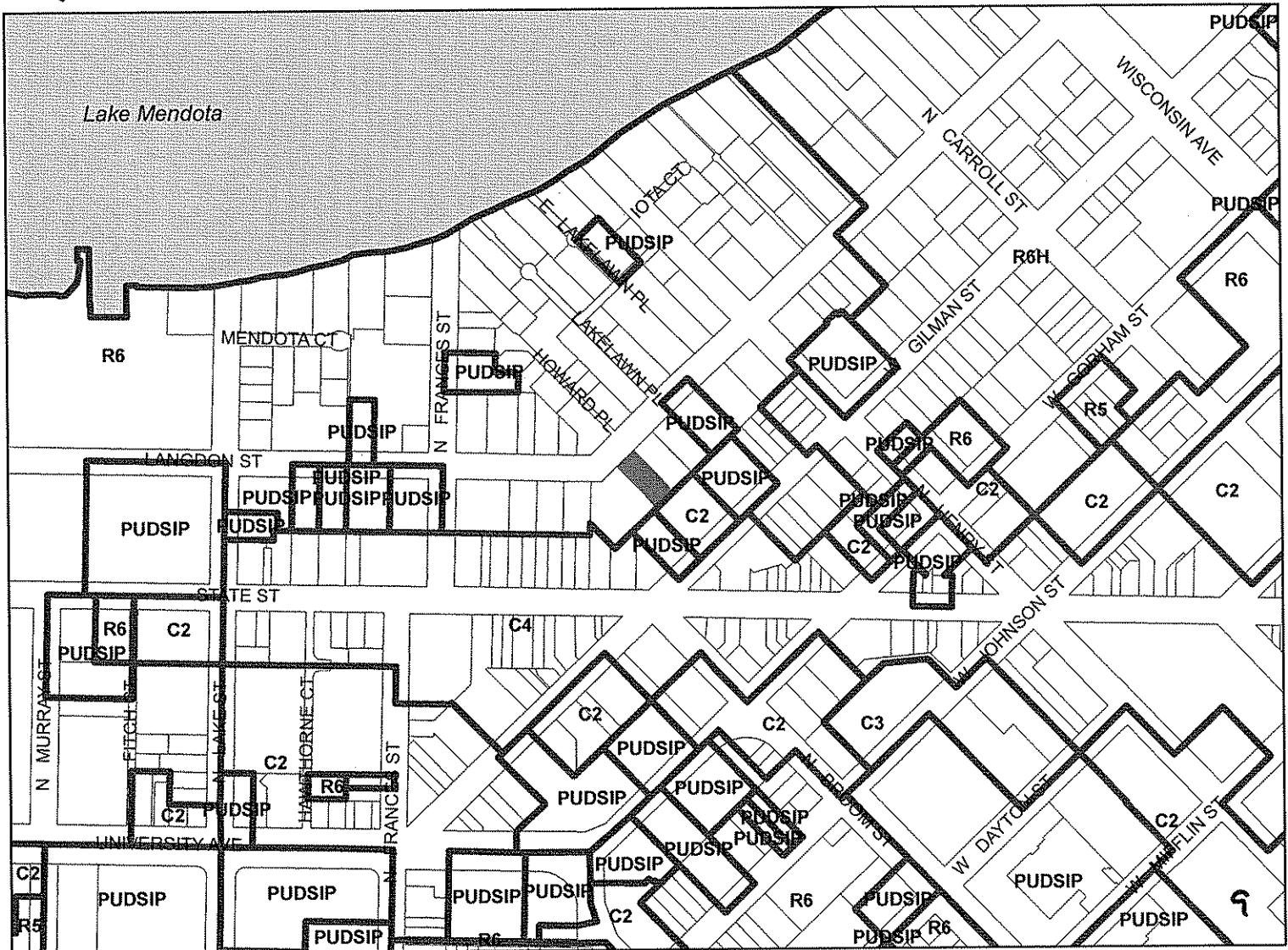
Existing Use
Fire-Damaged Fraternity House

Proposed Use
Demolish Fire-Damaged Fraternity
House With No Proposed Use

Public Hearing Date
Plan Commission
15 September 2008

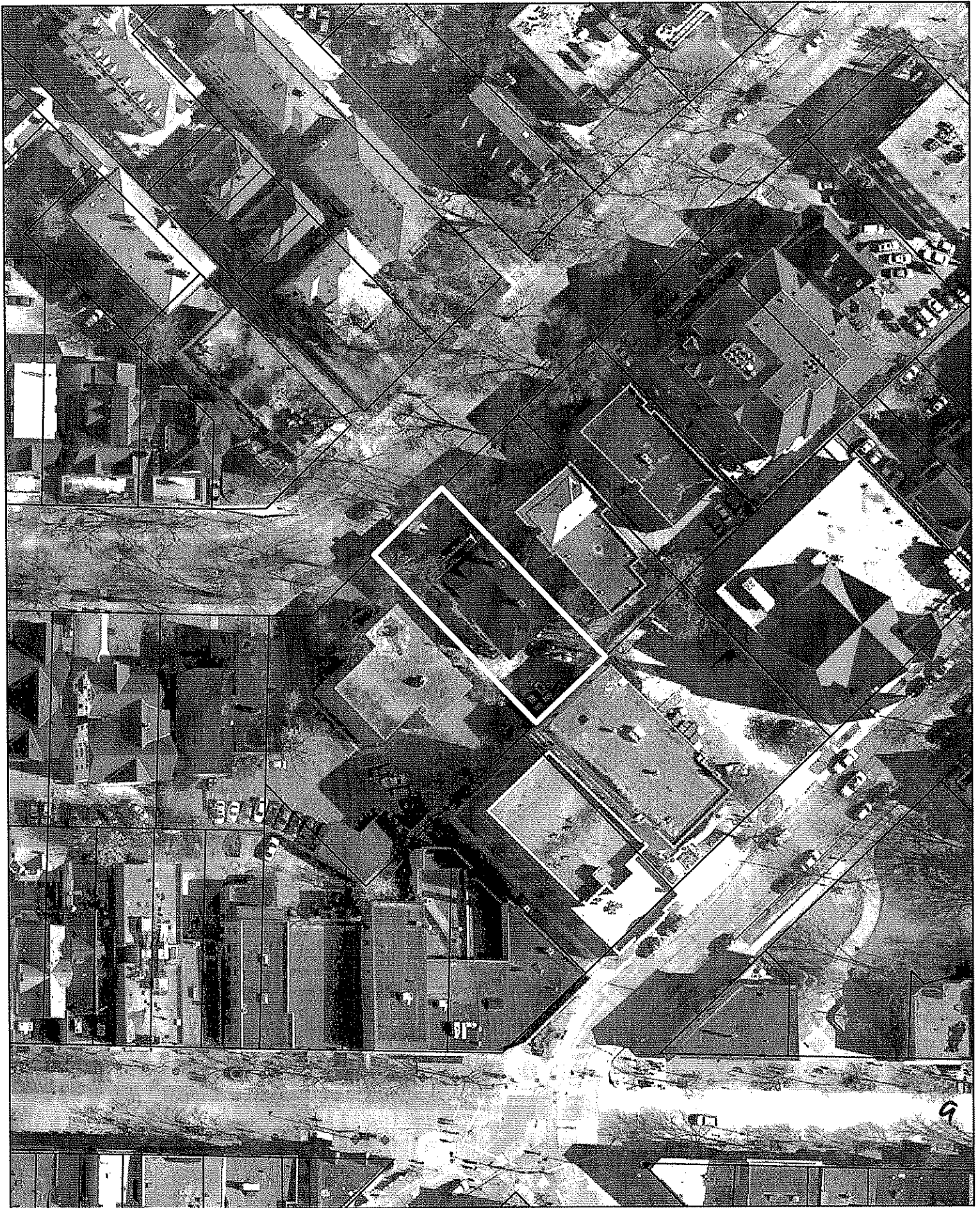


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 September 2008





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.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550 -</u> Receipt No. <u>93584</u>
Date Received	<u>8-6-08</u>
Received By	<u>mwt / A?F</u>
Parcel No.	<u>0709-144-2006-6</u>
Aldermanic District	<u>8 - Judge</u>
GO	<u>Bk. C. U. NRHP, Ads. + landmark</u>
Zoning District	<u>R6</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>8-6-08</u>

1. Project Address: 237 LANGDON STREET Project Area in Acres: .20

Project Title (if any): DEMOLITION OF SIG EP HOUSE.

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: Thomas S. Hurlbutt Company: EXECUTIVE OUTCOMES, LLC.
Street Address: 102 NORTH MAIN STREET City/State: FORTVILLE, IN. Zip: 46040
Telephone: (317) 710-0567 Fax: (317) 485-4491 Email: tom@exo-llc.com

Project Contact Person: Thomas S. Hurlbutt Company: EXECUTIVE OUTCOMES, LLC
Street Address: 102 North MAIN ST. City/State: FORTVILLE, IN Zip: 46040
Telephone: (317) 710.0567 Fax: (317) 485-4491 Email: tom@exo-llc.com

Property Owner (if not applicant): WISCONSIN BETA Chapter of SIGMA PHI EPSILON Fraternity
Street Address: 237 LANGDON ST. City/State: MADISON Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMOLITION OF FIRE DAMAGED HOUSE. NO PROPOSED REUSE AT THIS TIME

Development Schedule: Commencement UPON ISSUANCE OF Completion 7- 30 DAYS
Permit 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 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee: \$ 550.00** 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: _____ Plan, which recommends: _____ 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:

Mr. Eli B. Judge District 8 August 4, 2008 OK (m)

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 Timothy Parks Date 8-4-08 | Zoning Staff Gregory Patmythes Date 8-1-08
(teleconference)

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

Printed Name Thomas S. Hurlbutt, CSI, CCA Date 8-5-08

Signature [Signature] Relation to Property Owner Consultant

Authorizing Signature of Property Owner [Signature] Date 8/6/08
Effective June 26, 2006 Reed Peterson, Sigma Phi Epsilon Alumni Board

APPLICATION FOR DEMOLITION PERMIT

LETTER OF INTENT

Subject Property: Sigma Phi Epsilon Fraternity House
 237 Langdon Street
 Madison, WI 53703

INTRODUCTION:

The Wisconsin Beta Chapter of Sigma Phi Epsilon Fraternity owns and maintained the fraternity house commonly known as the "SigEp House" at 237 Langdon Street in Madison Wisconsin. On or about May 12, 2008 a fire, of yet to be determined origin, virtually destroyed the House. Damage from the fire, fire control measures, and exposure to adverse weather has rendered the house unfit for habitation and extremely unsafe.

The House was originally constructed circa. 1890 and renovated periodically through the years, the last renovation occurring in approximately 1999. The house was known for its elaborate woodwork. The three story House was approximately 8000 square feet total and was situated on approximately .20 Acre (+/- 8694 square feet) parcel of land. At the time of destruction, the House provided residence for twenty-eight men and served as a meeting / gathering place for the entire fraternity.

CURRENT CONDITION:

The fire substantially damaged all three floors of the House. Most of the roof structure has collapsed into the third floor. The entire back wall and partial side wall structure is damaged and unstable. The extent of fire damage to the second and third floor structure is undeterminable; however, visual inspection indicates most of the back two thirds of the house floor joists are sagging and unstable. Portions of the first floor structure have also failed. The electrical system, mechanical system, and plumbing system were completely destroyed. The remainder of the House structure was exposed to high temperatures, explosions, smoke and water damage, and is currently exposed to weather elements which continue to further deteriorate the house.

Wisconsin Beta has secured the site with a fence around the entire site and boarding up of all windows and other entry ways reachable from the ground, other than the front door which is locked. The current condition of the Property presents a potential safety hazard and is very unsightly to the neighborhood. This danger is exacerbated by its prominent location on one of the city's highest-density UW student housing streets, a street that is a major thoroughfare for students at bar time, which increases the risk of students wanting to go inside the house.

We believe that George Hank or someone in his department will be writing a letter recommending that the building be demoed as soon as possible because it is a nuisance and poses a public safety hazard.

INTENT:

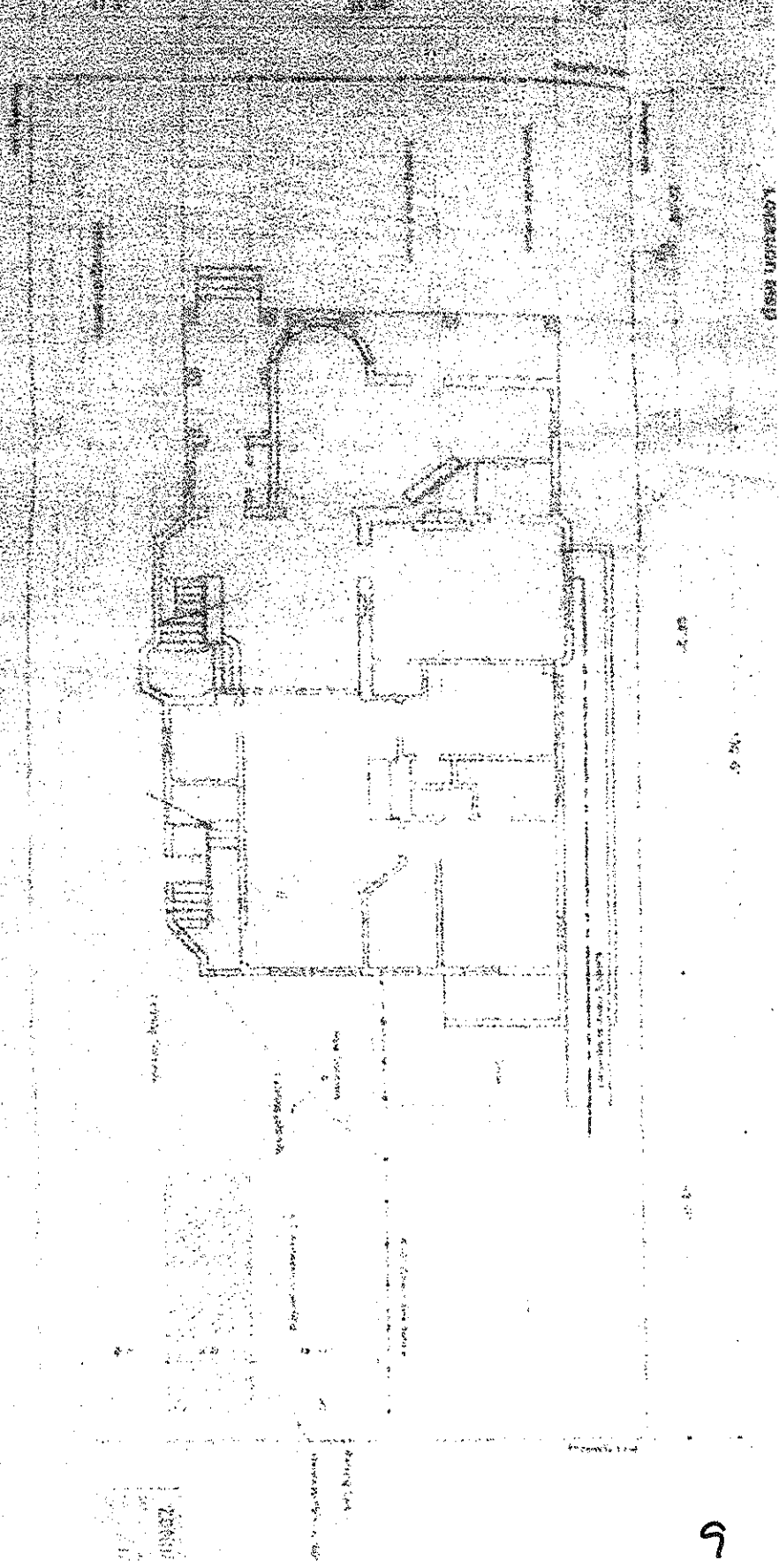
It is the intent of the Wisconsin Beta Chapter to rebuild a site-appropriate fraternity house on the site. The chapter is currently working to determine the scope of reconstruction. Given the extremely unsafe and unsightly condition of the house, the Wisconsin Beta Chapter of Sigma Phi Epsilon Fraternity respectfully requests the City of Madison grant a demolition permit without a proposed reuse, at this time.

PROPOSED PROCESS:

Wisconsin Beta proposes to remove the structure and all debris, fill the basement area, clean the site completely and install grass over the entire site pending determination of the reconstruction scope. Wisconsin Beta Chapter has secured the Management Services of Executive Outcomes, LLC to coordinate, manage and oversee the demolition and restoration of the property. Executive Outcomes will secure the services of an experienced demolition contractor, experienced landscaper, and other contractors as required. Executive Outcomes will coordinate all aspects of the proposed operation including, but not limited to: the reuse and recycling plan, liaison with the neighborhood and City of Madison officials to coordinate all matters relative to the restoration of the site to green field condition.

Wisconsin Beta Chapter of Sigma Phi Epsilon Fraternity wishes to thank the City of Madison for their consideration of this request.

Langdon St



EXISTING SITE PLAN:

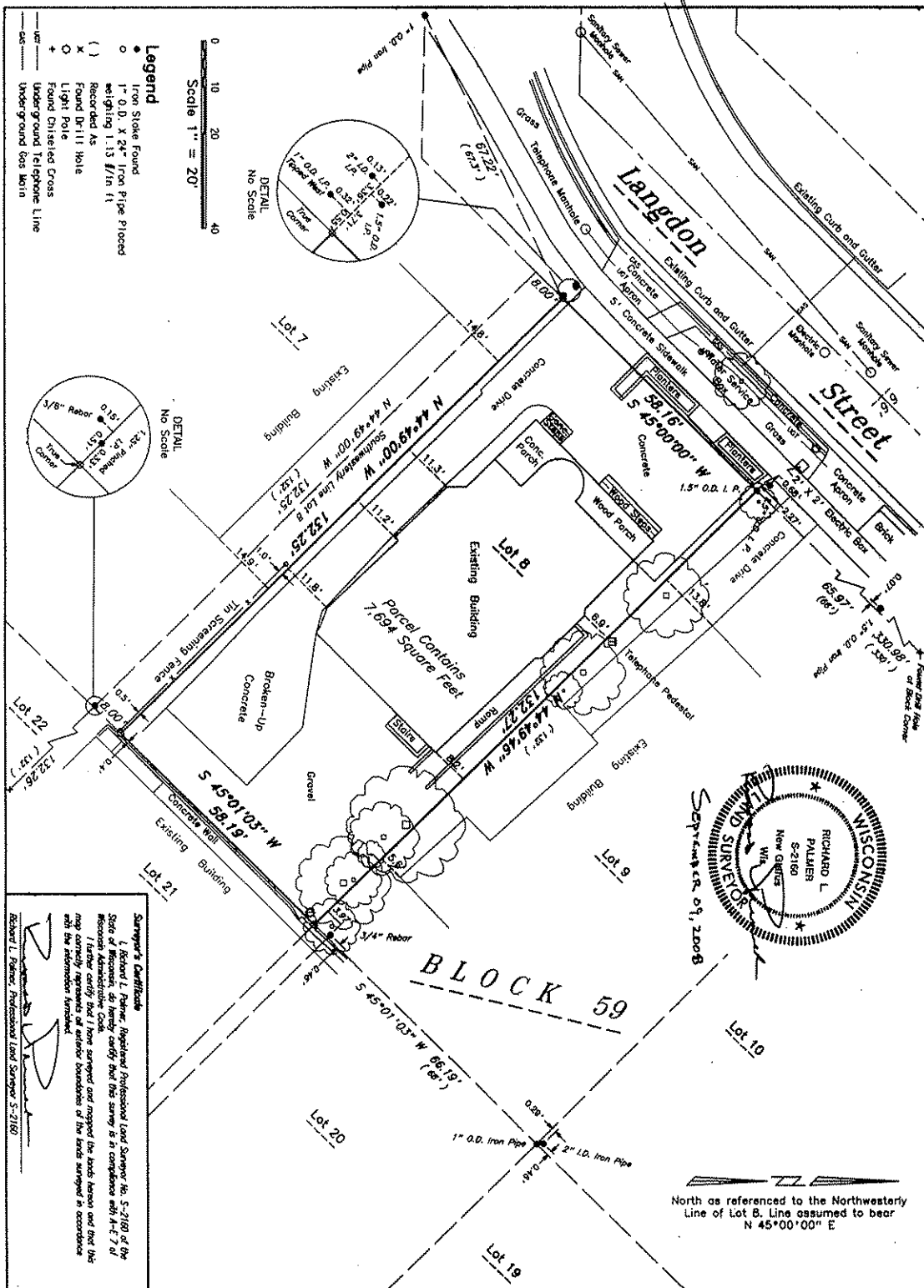
Note:

EXISTING HOUSE DESTROYED BY FIRE TO BE COMPLETELY DEMOLISHED. SITE TO BE RESTORED TO GREEN FIELD.

ALL SITE CONDITIONS AND PROPERTY BOUNDARIES

SHOW PLAN

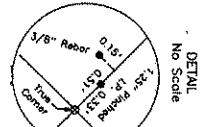
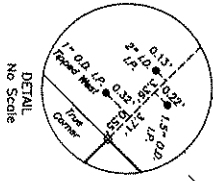
0' 0" 0' 0"



Legend

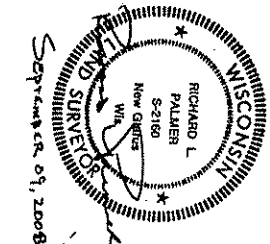
- Iron Stake Found
- 1" O.D. x 24" Iron Pipe Pinned
- () Recored as
- Found Dr-111 Hole
- Light Pole
- + Found Chiseled Cross
- Found Telephone Line
- Underground Gas Main

0 10 20 40
Scale 1" = 20'



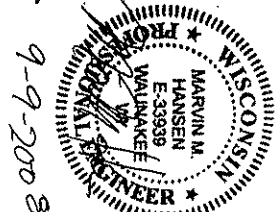
Surveyor's Certificate
Richard L. Palmer, Registered Professional Land Surveyor No. S-2180 of the State of Wisconsin, do hereby certify that the survey is in compliance with A.S. 7.01 of the Wisconsin Statutes. I further certify that I have surveyed and mapped the lands shown and that the map correctly represents all exterior boundaries of the lands surveyed in accordance with the information furnished.

Richard L. Palmer, Registered Professional Land Surveyor S-2180

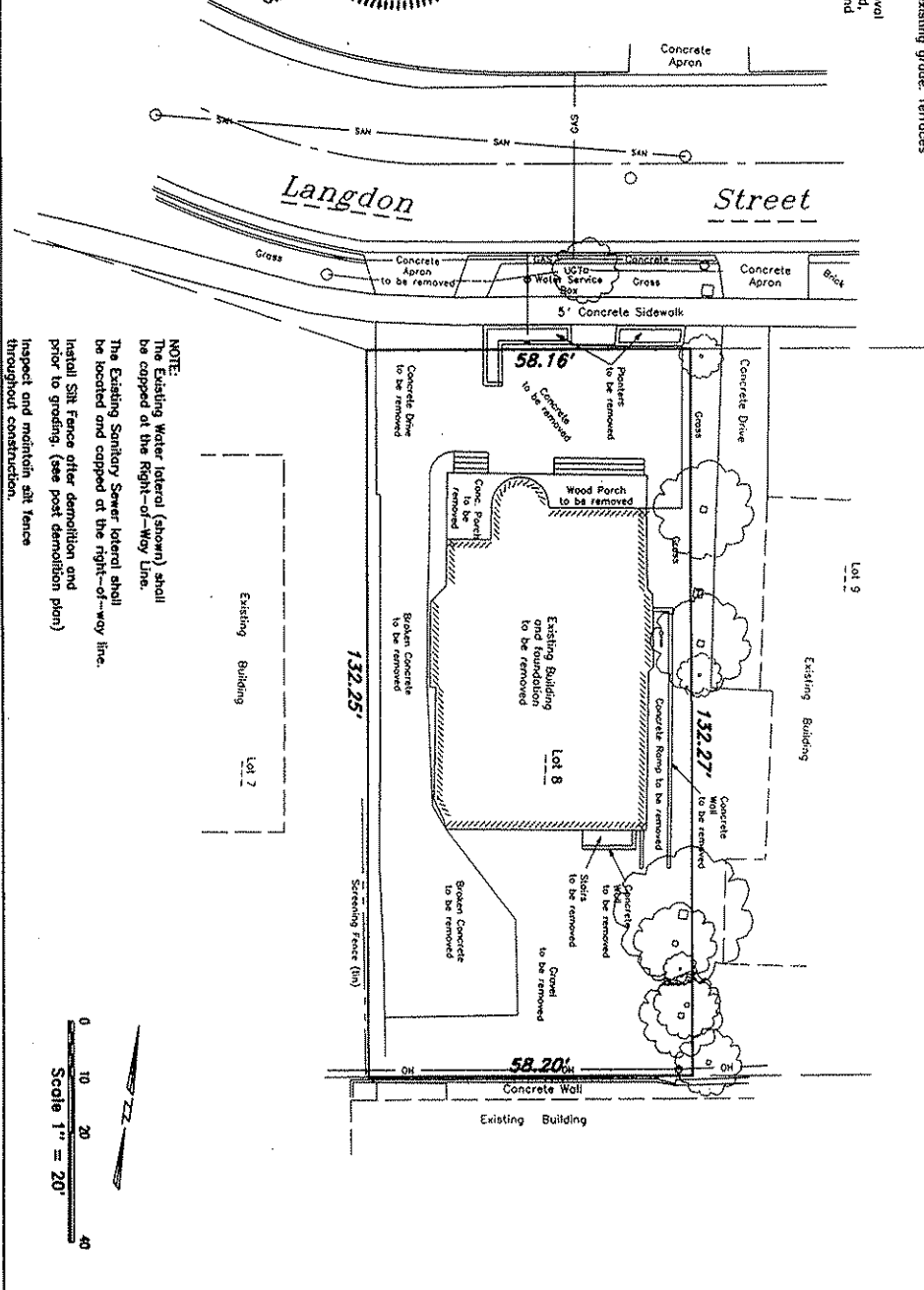


North as referenced to the Northwesterly Line of Lot B. Line assumed to bear N 45°00'00" E

For: Executive Outcomes Allen Davis 102 North Main Street Foxville Indiana 46040	<h2>Plat of Survey</h2>		Surveyed by: TJT Drawn by: RP Checked by: TJT Approved by: RP
	Project: Lot 8, Except the Southwesterly 8' thereof, Block 59, Original Plat of Madison Lying in the SW 1/4 of the SE 1/4 of Section 14, T07N, R09E, City of Madison, Dane County, Wisconsin		Date: September 09, 2008 Dir: /data/dana/modison Dir cont: /county/section14 File Name: 15880 Data level(s): PLAT
Royal Oak Engineering Inc. 5610 Medical Circle • Suite 6 • Madison, Wisconsin 53719 • Phone 274-0500 • Fax 274-4530			Office Map Number: 15880



Project Description:
 This project will consist of the demolition and removal of the foundation of the existing brick structure. The existing brick structure located at 207 Langdon Street will be removed along with the sidewalk and concrete apron. The existing sidewalk and concrete apron will be removed along with the sidewalk on Langdon Street and the southeasterly property line. Also being removed will be the concrete drive apron and planters. The existing curb cut will be replaced with new curbs and gutter to existing grade. Terraces will be seeded and mulched.
 After the demolition and removal process the site will be graded, seeded and mulched with a end result of green space.



NOTE:
 The Existing Water lateral (shown) shall be capped at the right-of-way line.
 The Existing Sanitary Sewer lateral shall be located and capped at the right-of-way line.
 Install Silt Fence after demolition and prior to grading. (see post demolition plan)
 Inspect and maintain silt fence throughout construction.

For: <i>Executives Outcomes</i> Alan Davis 102 North Main St. Fortville, Ind. 46040	<h2>Demolition Plan</h2>		Drawn by _____ Checked by _____ Approved by _____ Date _____ 09-08-08 Dir. _____ /data/dane/madison/county Dir. cont. _____ section 14 File Name _____ 15881 Data level(s) _____ PLAT
	Project: Lot 8, Except the Southwesterly 8' thereof, Block 59, Original Plat of Madison Lying in the SW 1/4 of the SE 1/4 of Section 14, T07N, R09E, City of Madison, Dane County, Wisconsin		Sheet 1 of 2 Office Map Number 15881
Royal Oak Engineering Inc. 5610 Medical Circle • Suite 6 • Madison, Wisconsin 53719 • Phone 274-0500 • Fax 274-4530			

