



# City of Madison

## Proposed Final Plat and Demolition

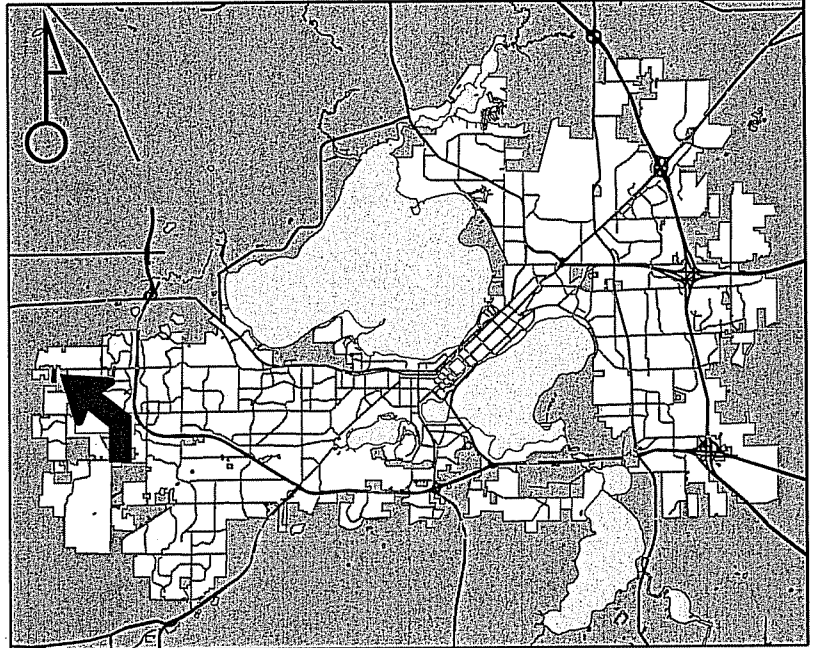
Project Name  
The Willows

Location  
9803 Old Sauk Road

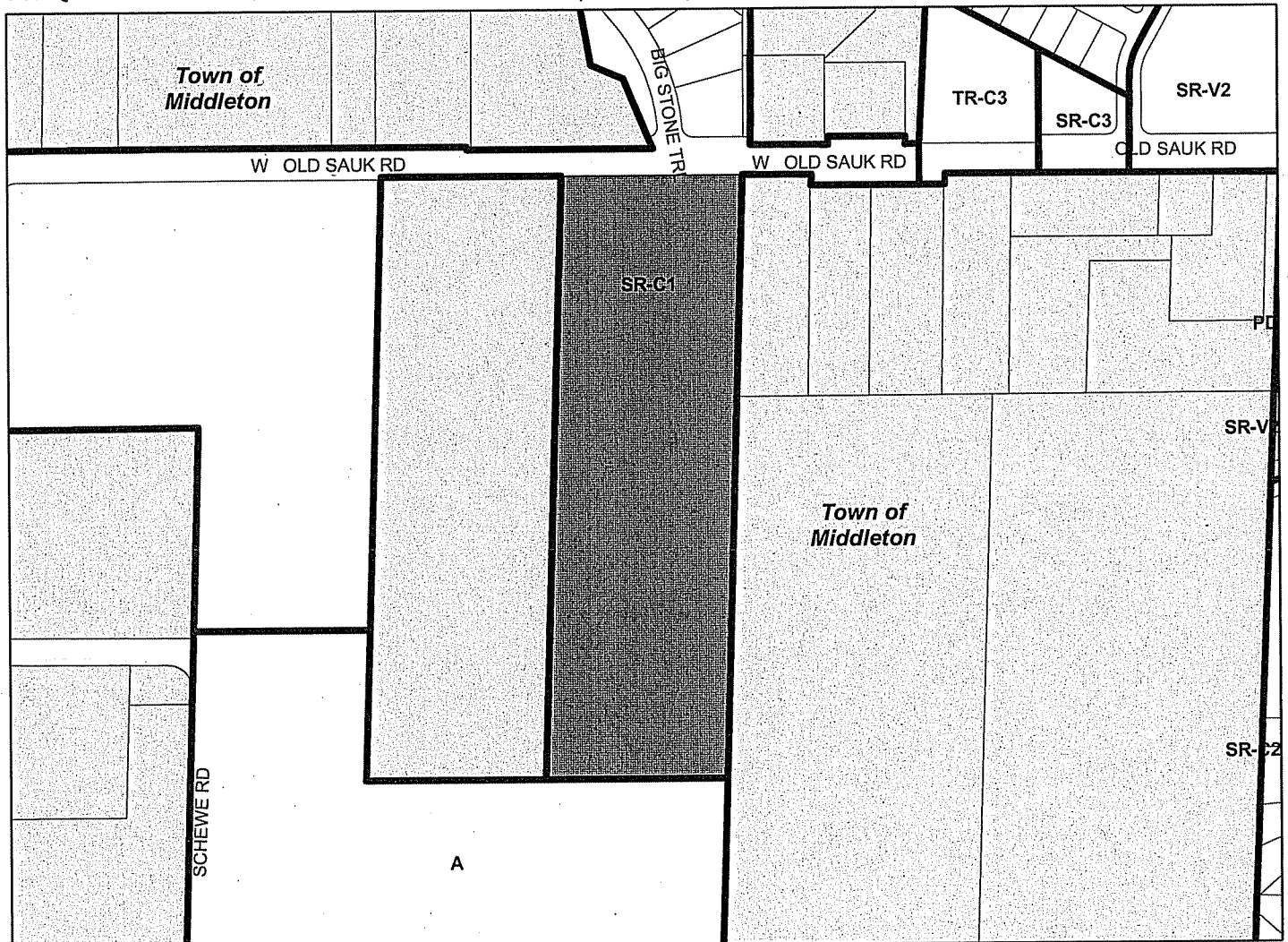
Applicant  
T.R. McKenzie, Inc./  
Ron Guthrie - Mead & Hunt

Proposed Use  
Demolish single family residence to create  
35 future single-family lots and 1 outlet for  
public stormwater management purposes

Public Hearing Date  
Plan Commission  
20 April 2015  
Common Council  
05 May 2015



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 April 2015

17-18





# 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

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

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$ 600</u>	Receipt No. <u>000984-0002</u>
Date Received <u>2/9/15</u>	
Received By <u>JLK</u>	
Parcel No. _____	
Aldermanic District <u>Paul Skidmore</u>	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 9803 W. Old Sauk Rd. Middleton, WI 53562  
Project Title (if any): The Willows

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
- 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: Alex McKenzie Company: TRMcKenzie Inc.  
 Street Address: 1910 Hawks Ridge Dr. Suite 322 City/State: Verona Zip: WI  
 Telephone: (608) 848-0111 Fax: (608) 848-6013 Email: Alex@TRMcKenzie.com

Project Contact Person: Alex McKenzie Company: TRMcKenzie Inc.  
 Street Address: 1910 Hawks Ridge Dr. Suite 322 City/State: Verona Zip: WI  
 Telephone: (608) 848-0111 Fax: (608) 848-6013 Email: Alex@TRMcKenzie.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: There is a vacant single family house that we wish to demolish so we can create residential lots in its place.

Development Schedule: Commencement Spring 2015 Completion Fall 2015

**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) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & 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.

**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:

Paul Skidmore, alderperson

→ 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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

Name of Applicant Alex McKenzie Relationship to Property: owner

Authorizing Signature of Property Owner Alex McKenzie Date 1/9/15

**T.R. MCKENZIE, INC.**  
CONSTRUCTION \* DEVELOPMENT \* MANAGEMENT

February 4, 2015

Planning and Zoning  
215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985  
Madison, WI 53701-2985

To Whom it May Concern:

I am requesting a demolition permit for a vacant single family house located at 9803 Old Sauk Rd. Middleton, WI 53562. The house is on land that is part of a plat that is in the preliminary stages called The Willows. The demolition is part of plat approval conditions.

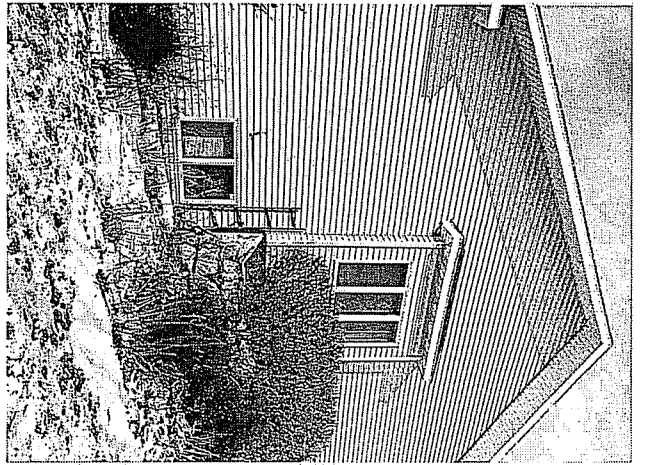
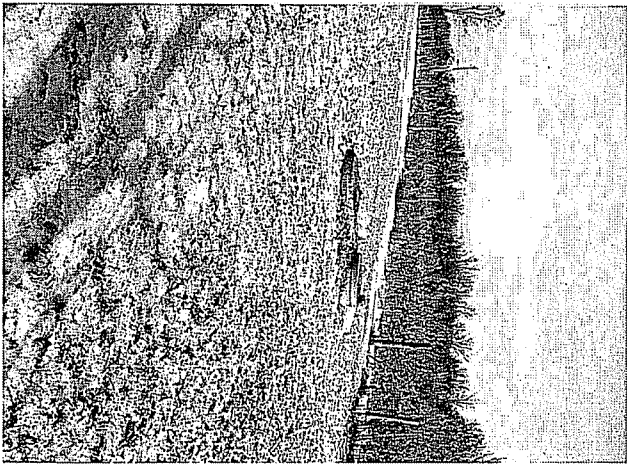
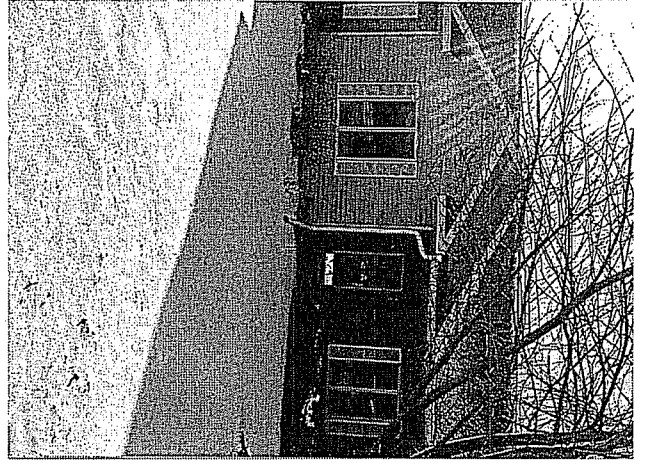
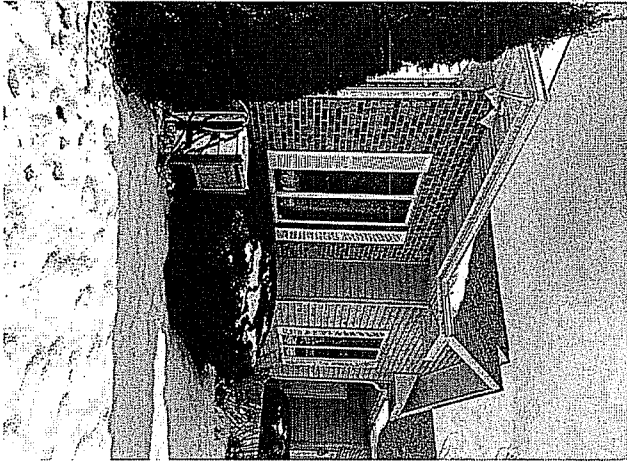
I am attempting to work with Habitat for Humanity to have them relocate the house. I am not sure yet if that will pan out or not.

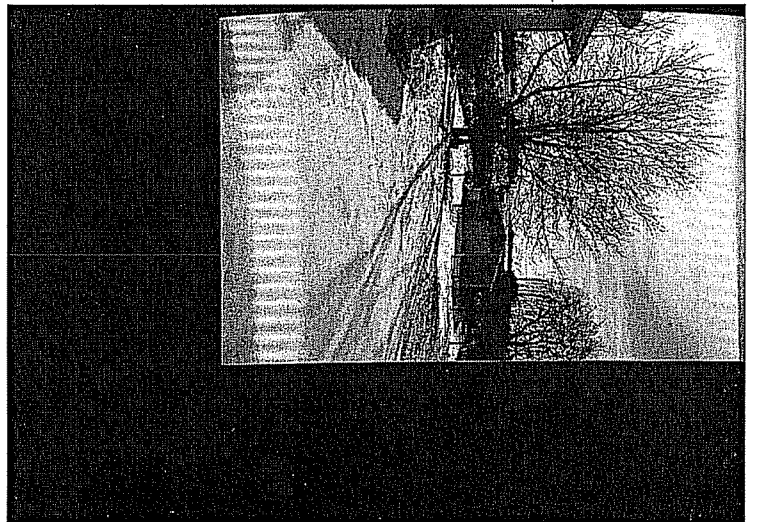
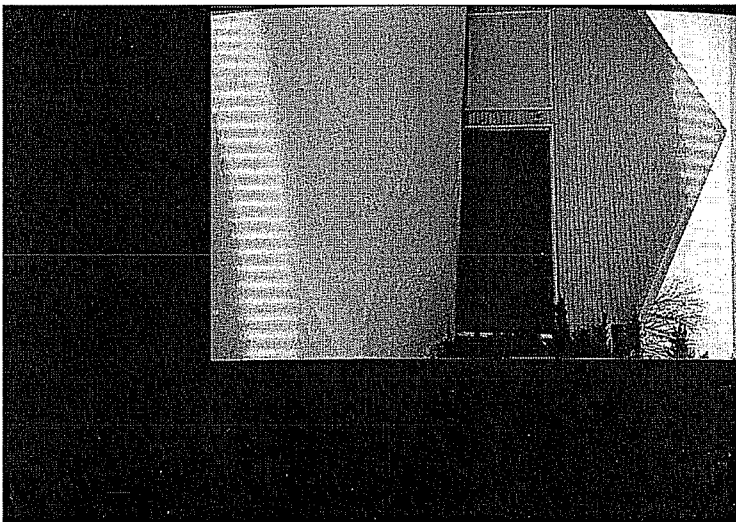
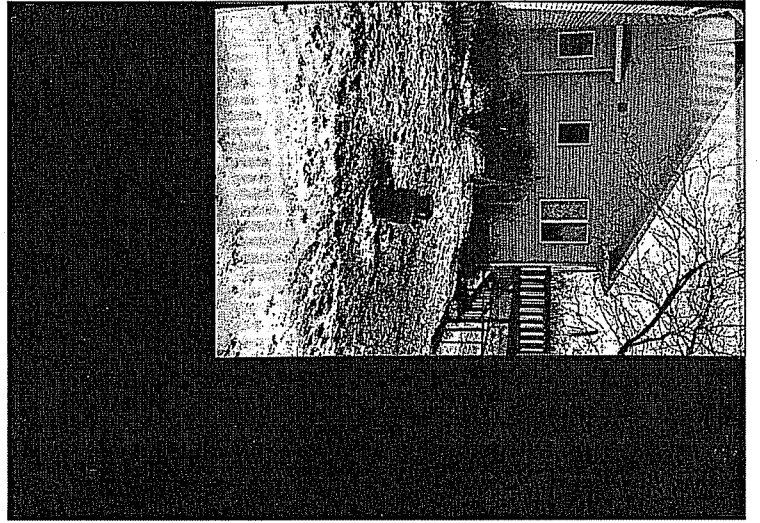
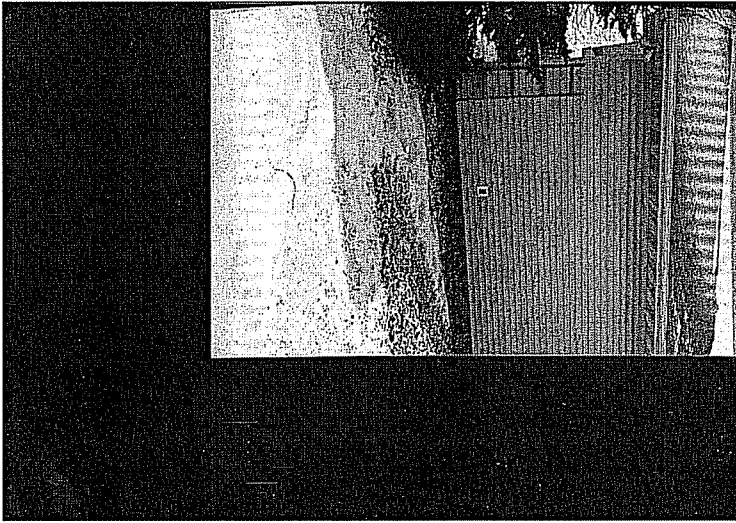
If I am unable to get the house moved, I will fill out and submit a Recycling and Reuse Plan to George Dreckmann of the Recycling Coordinator Streets Division. I will contact Habitat for Humanity ReStore so they can come and salvage anything of use. Likely items that will be removed by Habitat will be cabinets, flooring, lighting and windows.

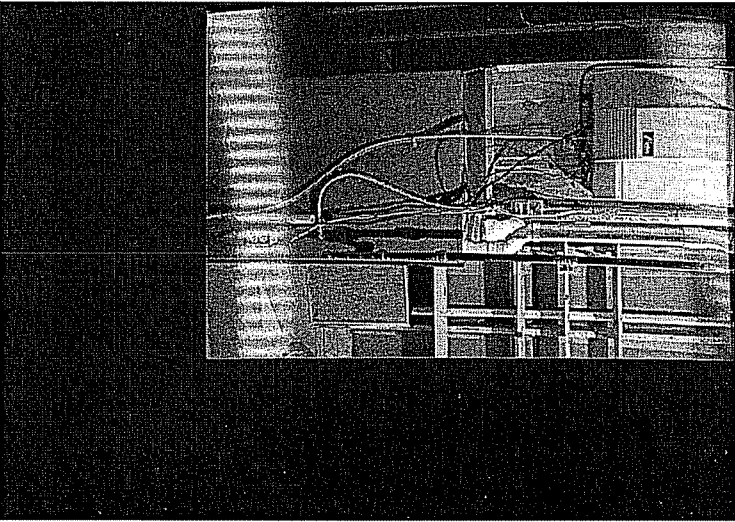
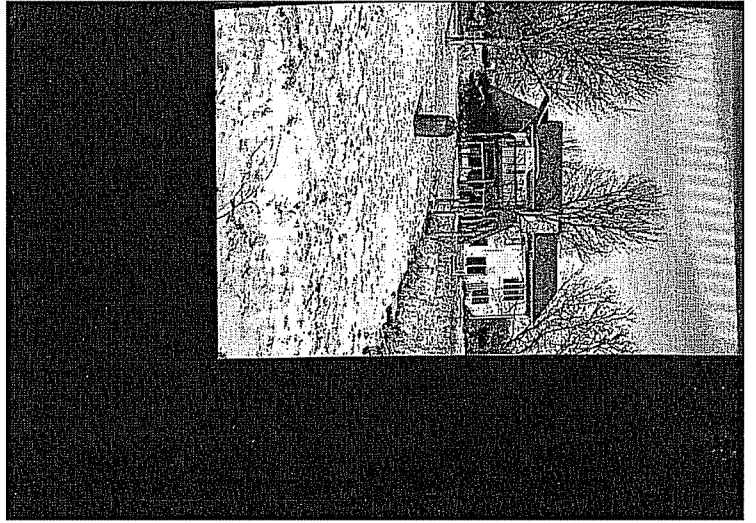
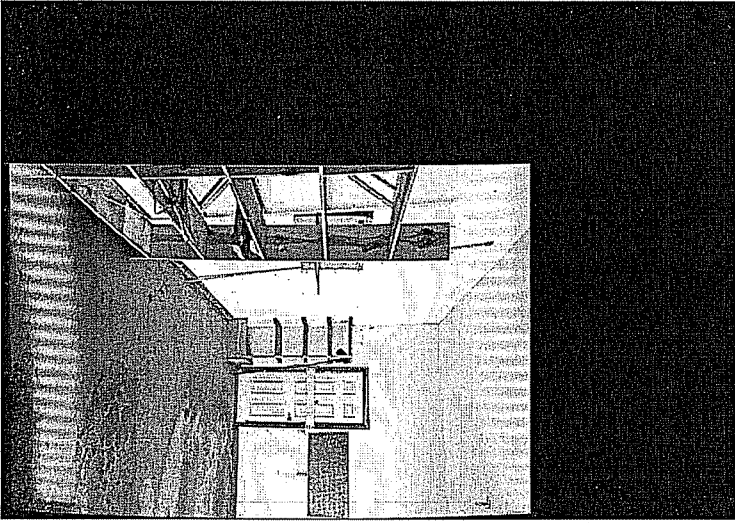
The well and septic still need to be abandoned and the septic system will need to be removed. I have been in contact with companies that can perform both of those services.

The plan is to hopefully begin the demo in the spring with the hope that it will be complete in the summer of 2015.

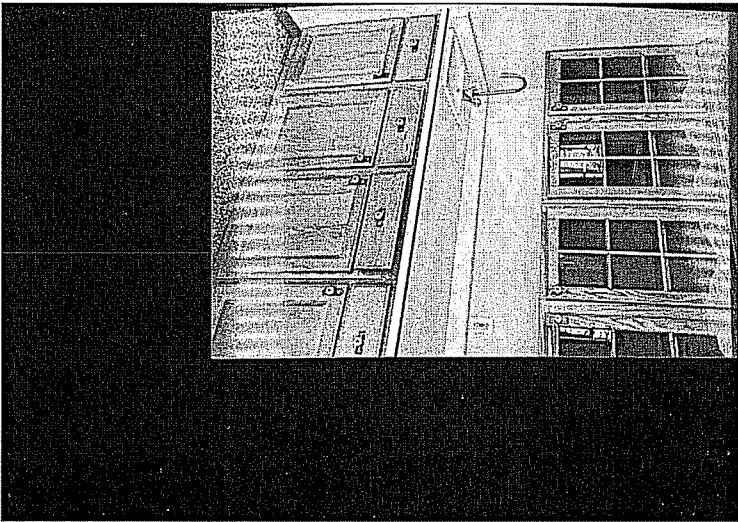
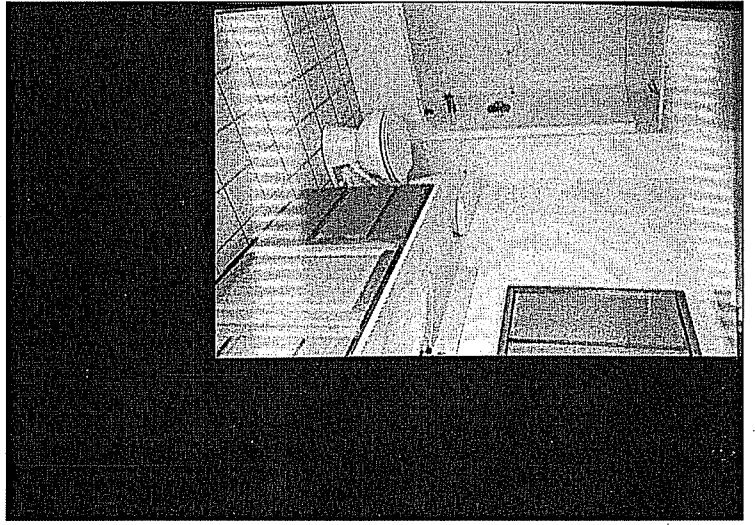
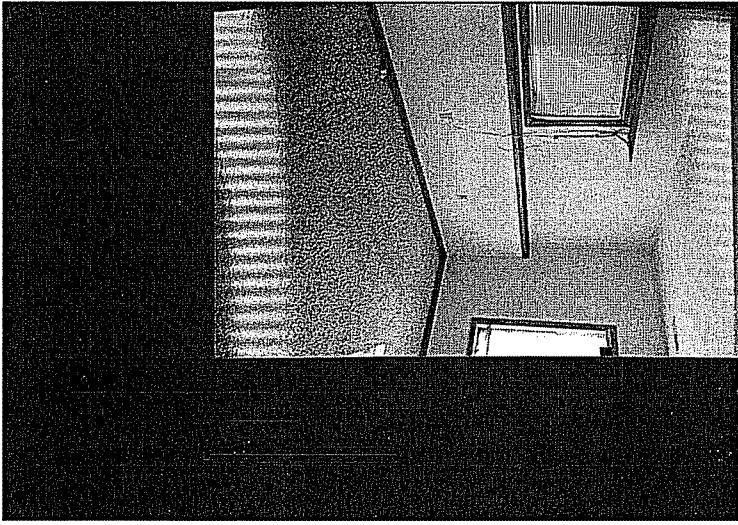
Alex McKenzie  
TRMcKenzie Inc.

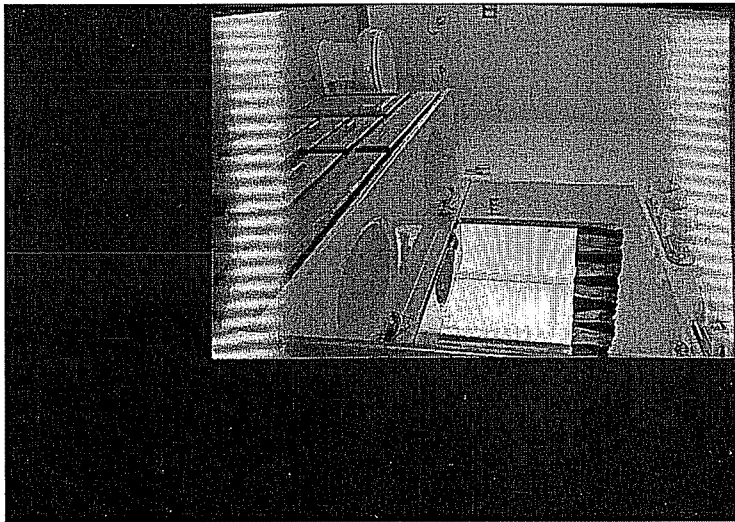
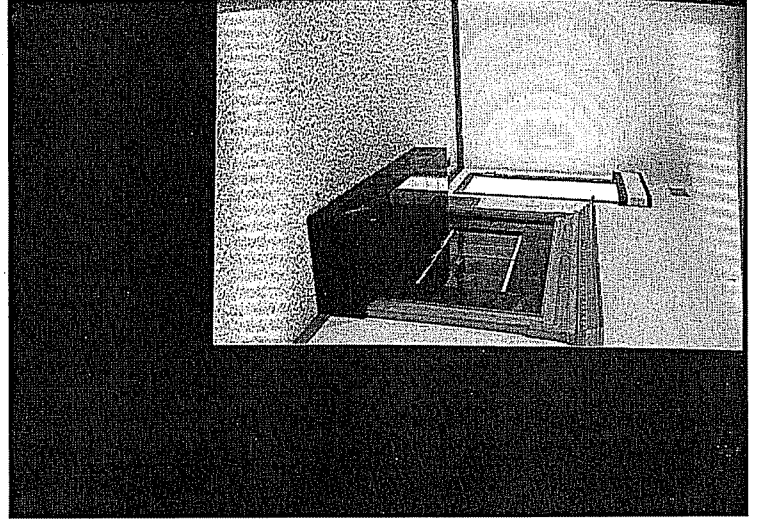












SITE PLAN  
 Ex. HOUSE AT  
 9803 OLD SAUK RD

