



Location  
1822 Lynndale Road

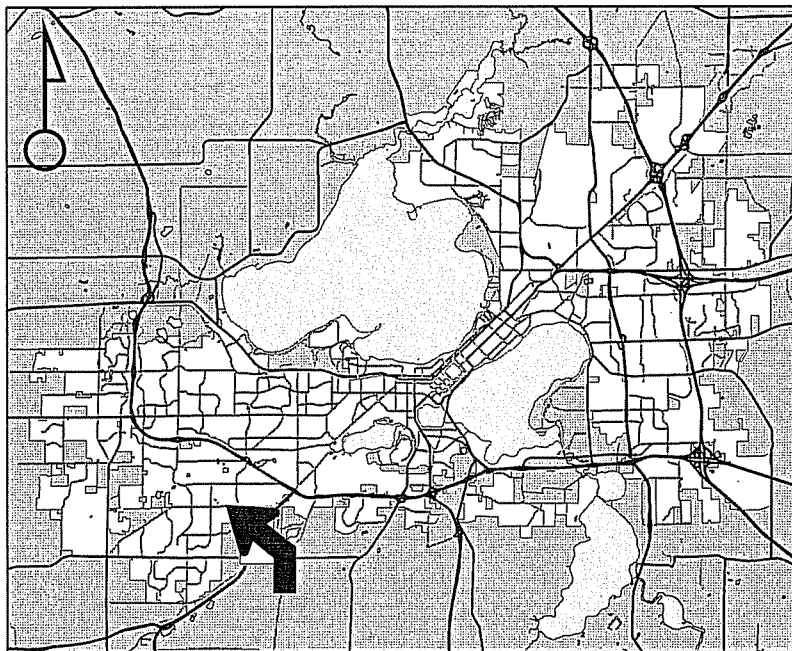
Project Name  
Hughes Residence

Applicant  
Juliane K. Hughes/Ken Bowers-  
Bowers Construction, Inc.

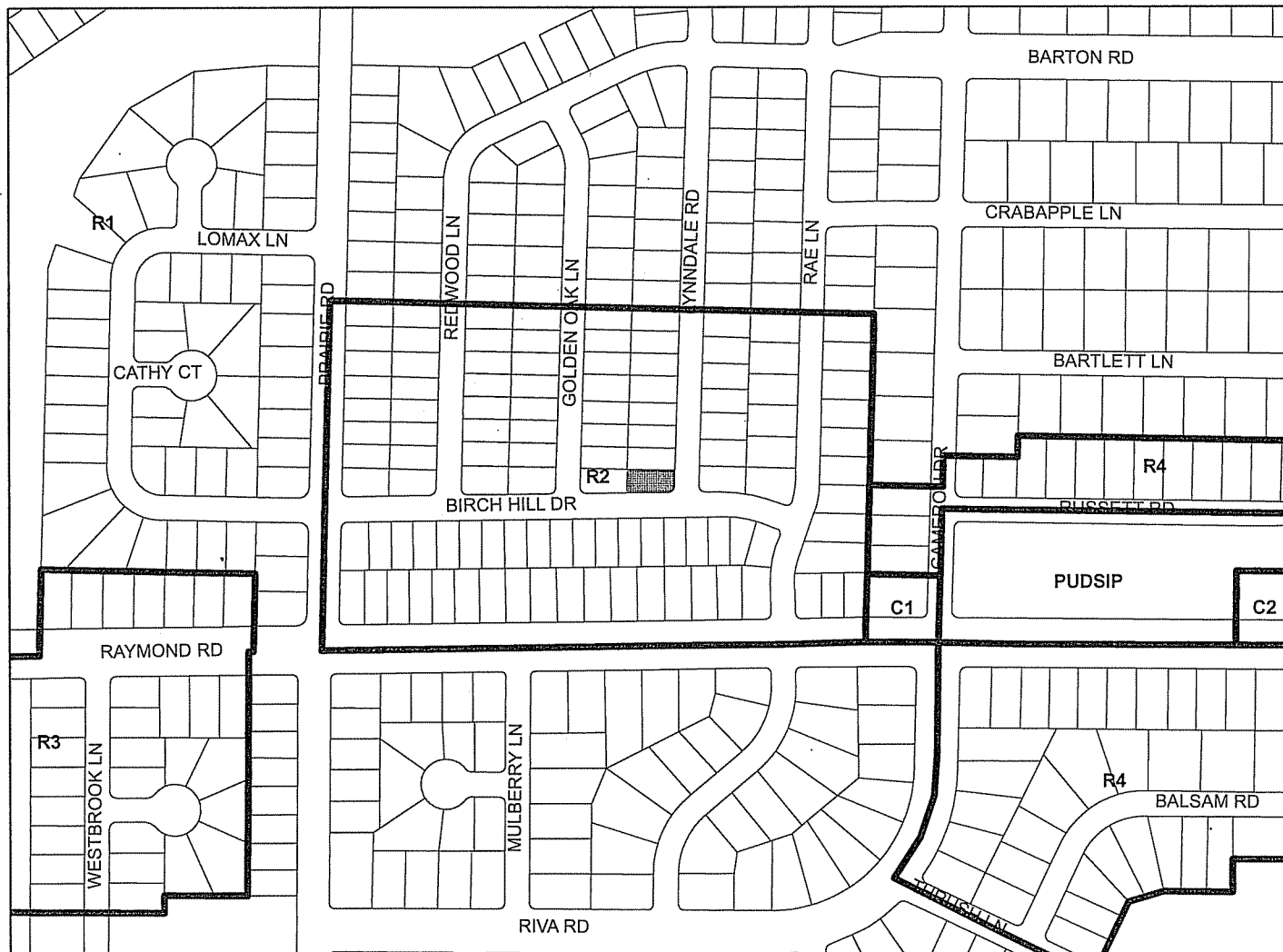
Existing Use  
Single-family residence

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

Public Hearing Date  
Plan Commission  
09 January 2012



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 : 20 December 2011





# 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](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$550<sup>00</sup></u> Receipt No. <u>127134</u>
Date Received	<u>11/28/11</u>
Received By	<u>JJK</u>
Parcel No.	<u>0708-364-0718-4</u>
Aldermanic District	<u>20-Matt Phair</u>
GQ	<u>OK</u>
Zoning District	<u>R2</u>
For Complete Submittal	
Application	Letter of Intent <u>✓</u>
IDUP	Legal Descript. <u>NA</u>
Plan Sets	Zoning Text <u>NA</u>
Alder Notification	Waiver <u>11/2/11</u>
Ngrhd. Assn Not.	Waiver _____
Date Sign Issued	<u>11/28/11</u>

1. Project Address: 1822 Lynndale Road Project Area in Acres: 7900 Sq ft

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

2. This is an application for: Demolition of BURNED Home.

**Zoning Map Amendment** (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: KEN BOWERS Company: BOWERS CONSTRUCTION INC.  
 Street Address: 505 Cottage Grove Rd City/State: Madison WI Zip: 53716  
 Telephone: (608) 221-2272 Fax: (608) 221-8786 Email: KBOWERS@TDS.NET

Project Contact Person: KEN BOWERS Company: BOWERS CONSTRUCTION INC  
 Street Address: 505 Cottage Grove Rd City/State: Madison WI Zip: 53716  
 Telephone: (608) 221-2272 Fax: (608) 221-8786 Email: KBOWERS@TDS.NET

Property Owner (if not applicant): Juliane K Hughes  
 Street Address: 1822 Lynndale Rd City/State: Madison WI Zip: 53711

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demo and remove fire damaged Home. Rebuild new home for home owner

Development Schedule: Commencement Jan 2012 Completion June 2012

CONTINUE →

5. Required Submittals:

- 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:
  - 7 copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - 7 copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - 2 copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (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: \$500 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](mailto: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) 265-4635 for assistance.

15 Copies 8/12/11

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 ~~days~~ 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.
- Zoning Text (12 copies): must accompany 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 Comprehensive 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 & 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:

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 and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stuber Date: 11-1-11 Zoning Staff: Pat Anderson Date: 11/1/11

- 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 KEN BOWERS Date 11-25-11

Signature Ken Bowers Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner [Signature] Date 11-23-11



**BOWERS**  
CONSTRUCTION, INC.

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November 28, 2011

To: Madison Plan Commission

From: Ken Bowers

Re: Letter of Intent Regarding 1822 Lyndale Road

This single family home was occupied by Juliane Hughes when it was destroyed by a fire.

Ms. Hughes has contracted Bowers Construction Inc. to demolish what is left of the existing structure and rebuild a new home on the existing foundation. She then intends to move into her new home.

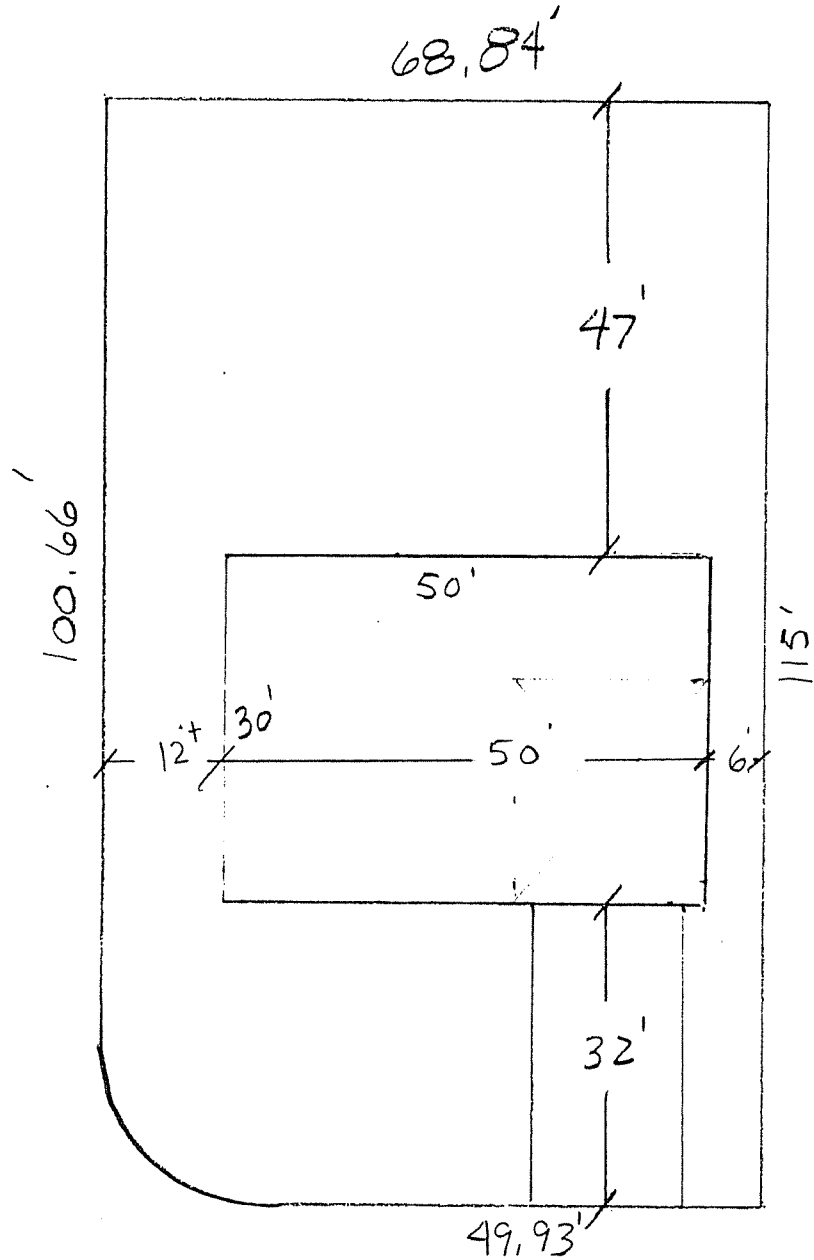
Sincerely,

  
Ken Bowers

BLIVERS CONSTRUCTION INC  
505 COTTAGE GROVE RD  
MADISON, WI 53716

1822 Lynndale

Demo and Reconstruction  
Site Plan



Scale 1"=20'

