



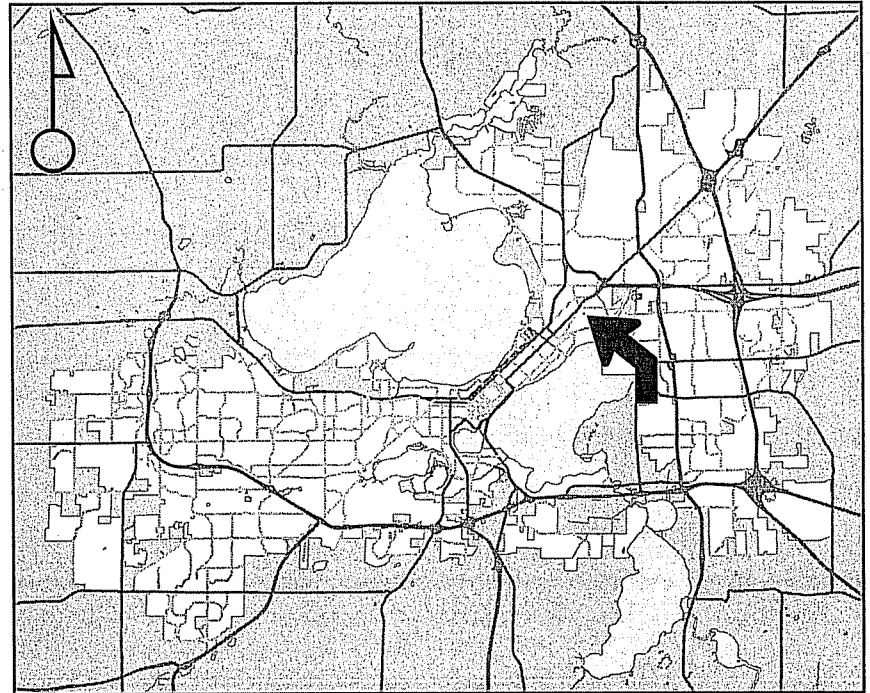
Location
 54 & 58 Farwell Street
 Applicant
 Kevin O'Driscoll - McGrath Associates

From: PUD(GDP) To: R4

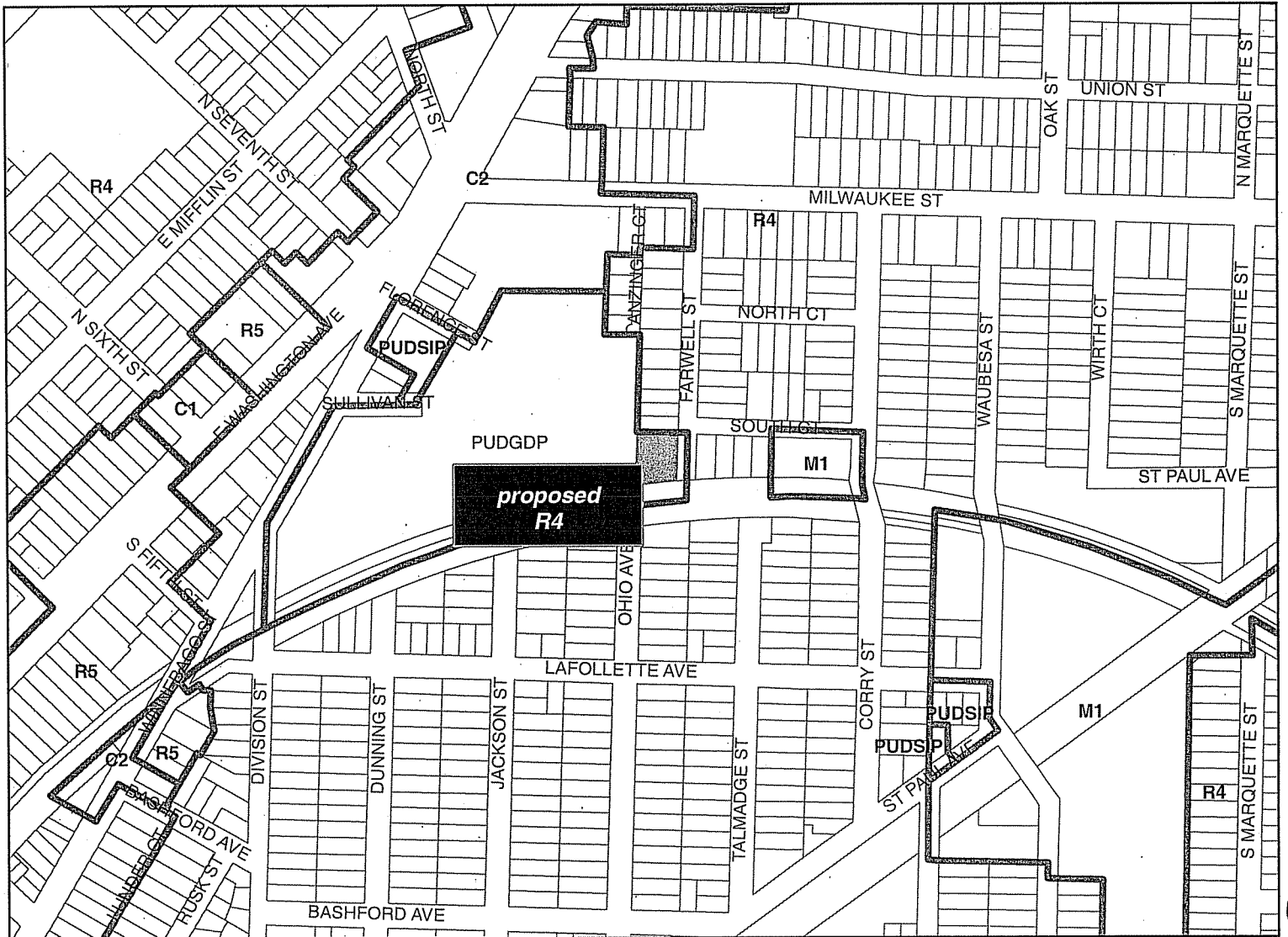
Existing Use
 Vacant Lots

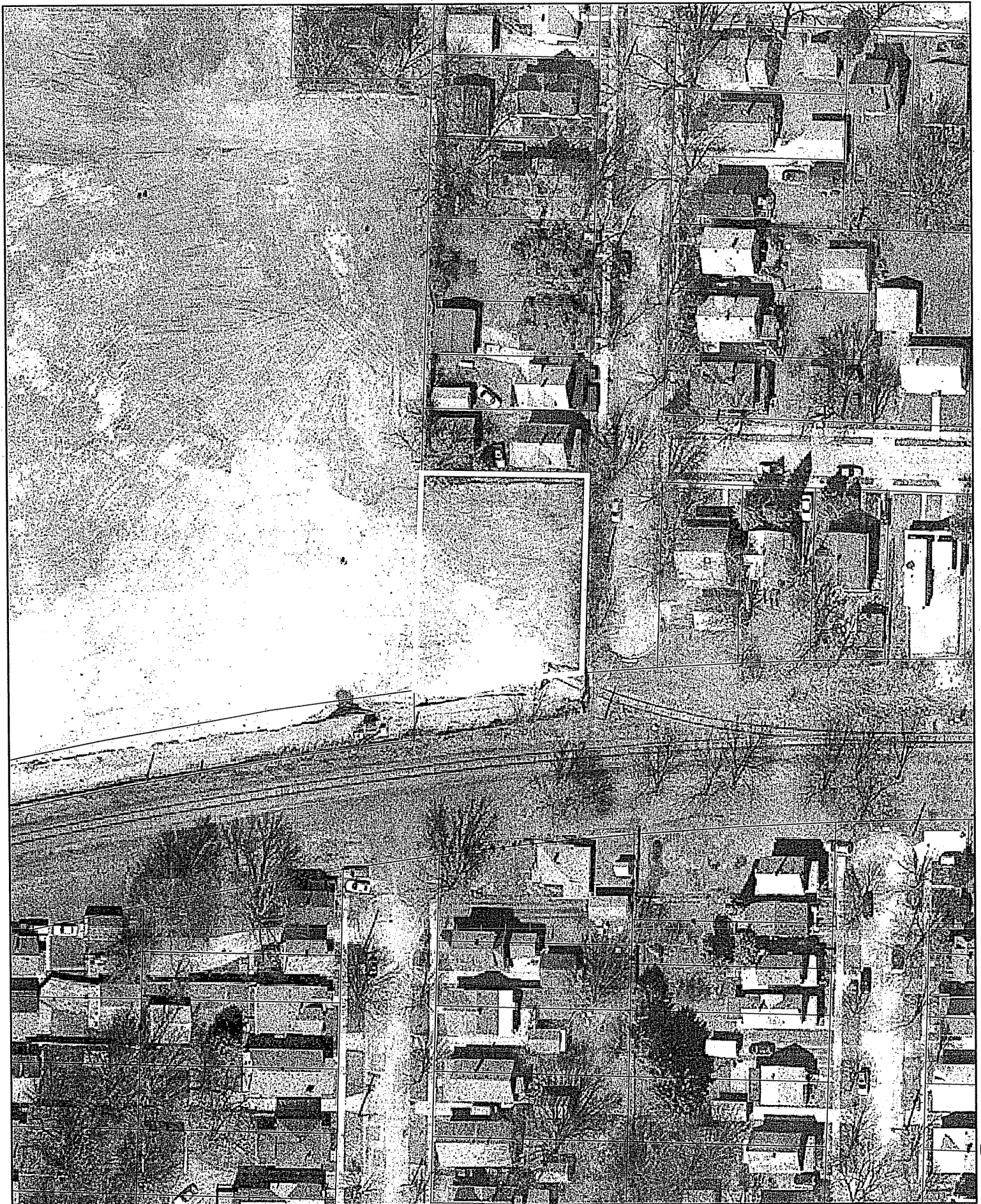
Proposed Use
 Move 2 Single Family Homes

Public Hearing Date
 Plan Commission
 16 October 2006
 Common Council
 07 November 2006



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





12

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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 850- Receipt No. 73417
Date Received 8-9-06
Received By MWT
Parcel No. _____
Aldermanic District 6 - Judy Olson
GQ _____
Zoning District PUD-GDP
For Complete Submittal
Application Letter of Intent
IDUP _____ Legal Descript.
Plan Sets _____ Zoning Text _____
Alder Notification Waiver _____
Ngbrhd. Assn Not. Waiver _____
Date Sign Issued 8-9-06

1. Project Address: 76 Farwell Street **Project Area in Acres:** 0.282

Project Title (if any): N/A

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from PUD-GDP to R4 Rezoning from _____ to PUD/PCD-SIP
 Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Union Corners, LLC Company: McGrath Associates
Street Address: 103 North Hamilton Street City/State: Madison, WI Zip: 53703
Telephone: (608) 255-3976 x 228 Fax: (608) 255-1132 Email: kodriscoll@mcgrathprojects.com

Project Contact Person: Kevin O'Driscoll Company: McGrath Associates
Street Address: 103 North Hamilton Street City/State: Madison, WI Zip: 53703
Telephone: () Fax: () Email: _____

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Move two (2) single-family homes from 2306 and 2310 Winnebago Street to Lots 12 and 13 of Farwell Street.

Development Schedule: Commencement October 15, 2006 Completion December 31, 2006

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 ½ 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.

Filing Fee: \$ 850.00 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 (principal) buildings, photos 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 to be approved by the City 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* SASNY Neighborhood *Plan, which recommends:*

Single-family homes use *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:*
Alder Judy Olson, SASNY, July 3, 2006

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 Tim Parks *Date* 08.04.06 | *Zoning Staff* Matt Tucker *Date* 08.04.06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Kevin O'Driscoll **Date** 08.08.06

Signature  **Relation to Property Owner** Employee

Authorizing Signature of Property Owner _____ **Date** _____



REAL ESTATE INVESTMENTS
103 N. HAMILTON STREET, MADISON WI 53703
608-255-3976/FAX 255-1132
www.mcgrathprojects.com

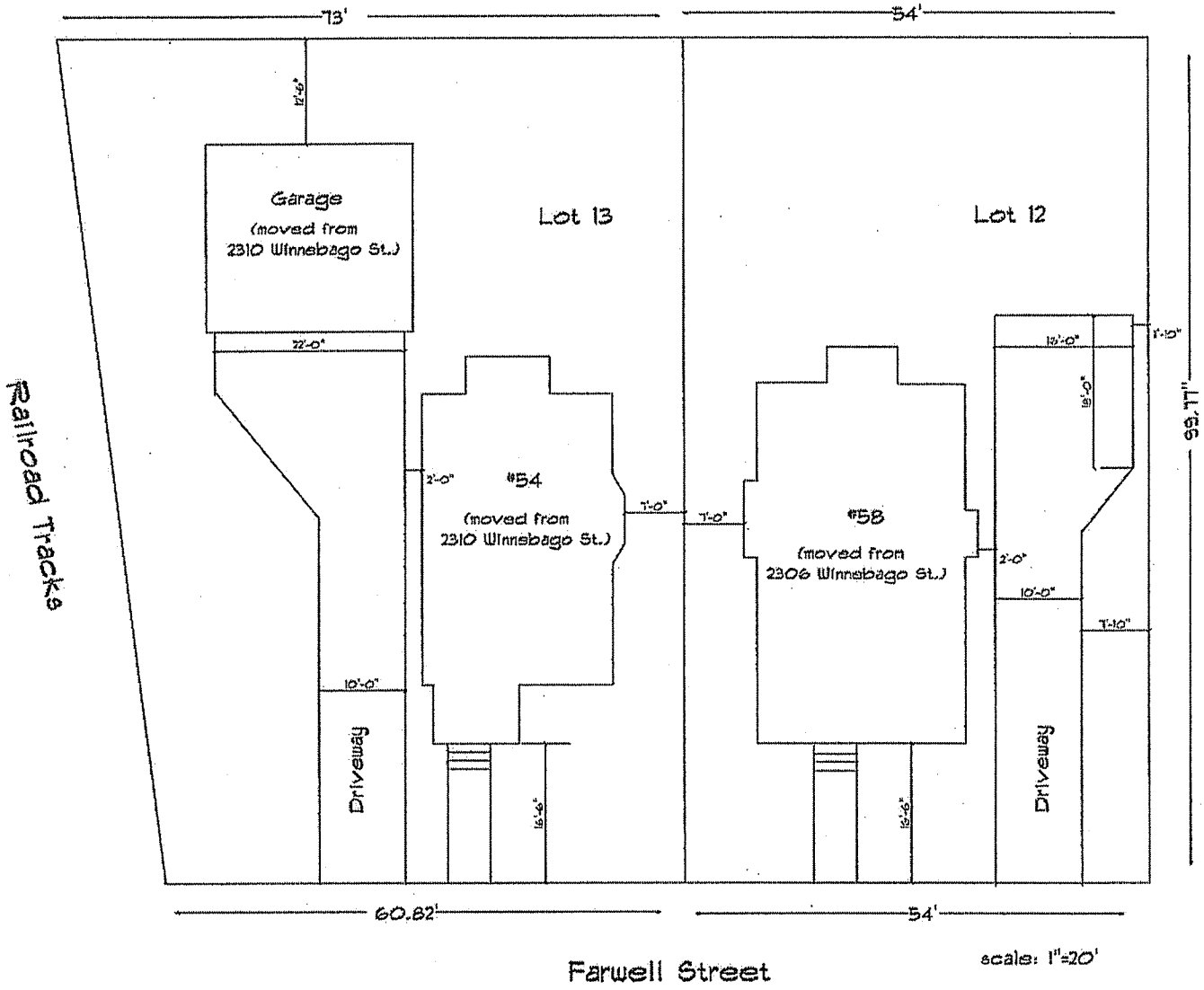
LETTER OF INTENT
UNION CORNERS

McGrath Associates, as the managing member of Union Corners, LLC, proposes to move and transfer ownership to Operation Fresh Start Incorporated two (2) existing single-family homes currently located at 2306 and 2310 Winnebago Street to Lot 12 and Lot 13 of the Alice M. Kingston Subdivision. The proposed new common address will be 54 and 58 Farwell Street.

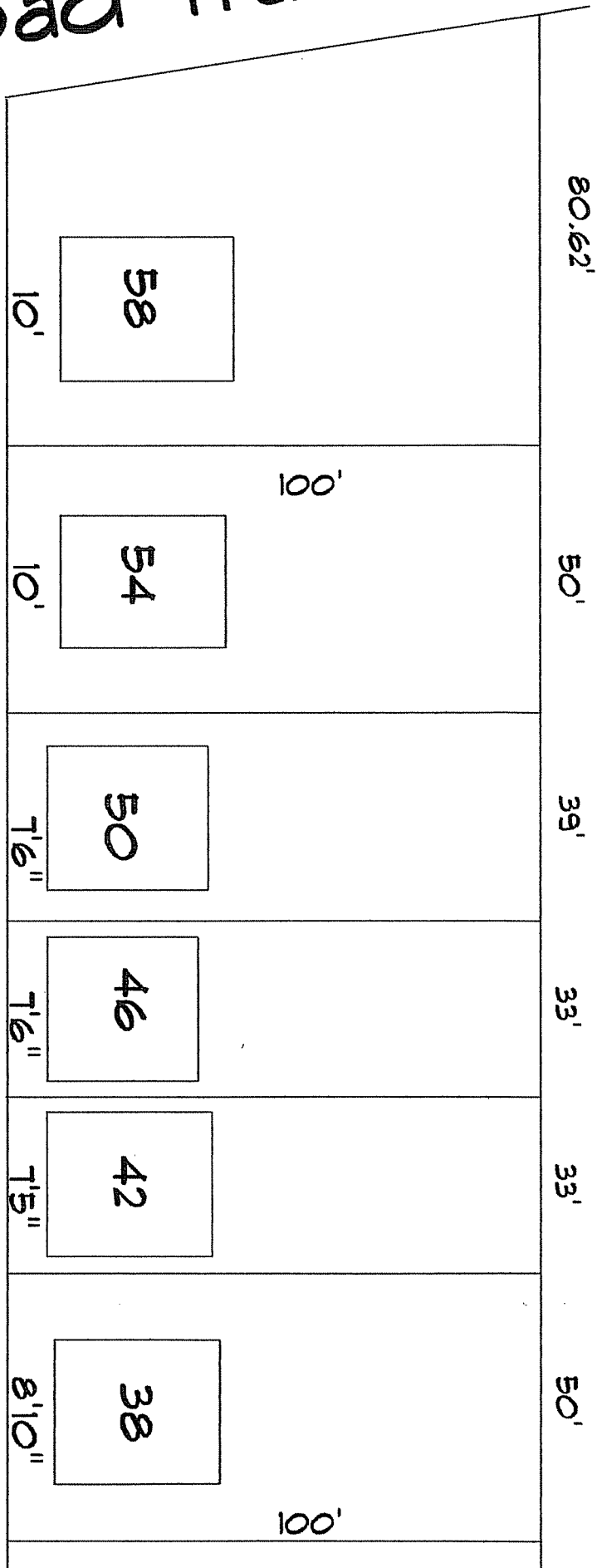
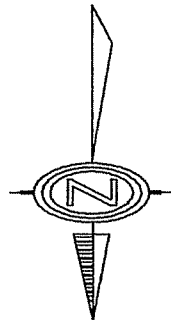
The land area where the houses will be moved is 12,281 square feet and is zoned PUD-GDP. In partnership with Operation Fresh Start, we are applying to rezone the parcel R-4 and to make one (1) 5,000 SF single family lot and one (1) (Lot 13) 7,281 SF single family lot. The larger lot will provide more of a buffer zone to the adjacent railroad tracks.

The homes to be moved are in excellent condition and are under contract to be moved by Egge Building Movers. A full basement and foundation will be poured beneath the homes after they are moved to the new site. The homes and one (1) two-car garage will be moved to the new site across Winnebago Street over the former Rayovac Headquarters parcel on land that is privately owned by Union Corners, LLC. The move is scheduled to occur within 2 weeks of all City approvals and permits. We anticipate that the homes will be moved and on new foundations prior to December 31, 2006.

An Inclusionary Dwelling Unit Plan Application has been submitted as part of the subject Application. The two (2) homes will count as Inclusionary Zoning Units for the Union Corners development.

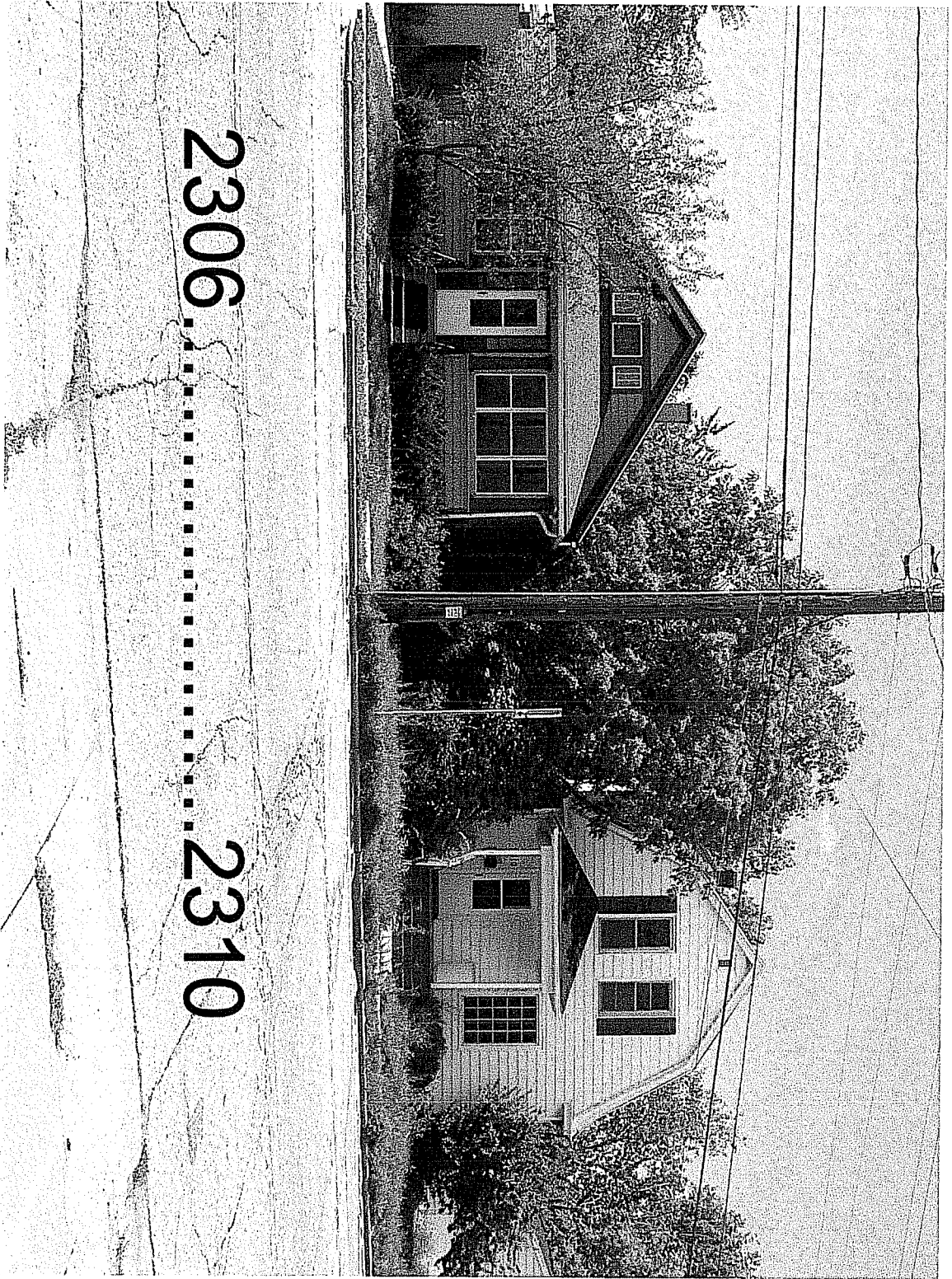


Railroad Tracks



setback average - 7'9 3/4"

Farwell Street



2306.....

.....2310



2306 - Right side



2306 - Left side



2306 - Rear



2306 - Right side from back



2306 - Right side from back



2310 -Right side



2310 - Left side from back



2310 - Left side from back



2310 Rear