



City of Madison

Proposed Demolition

Location
6503 Cottage Grove Road

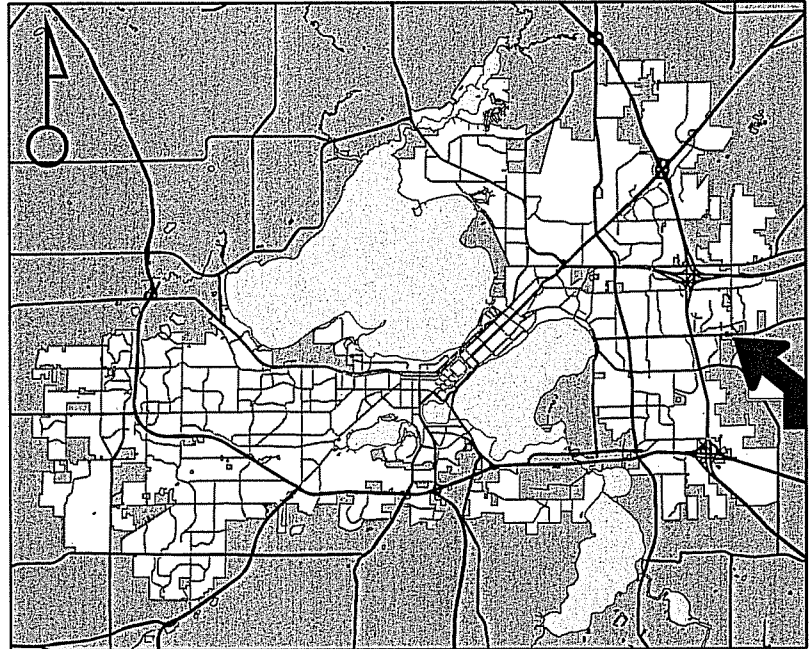
Project Name
Kern Demolition

Applicant
James R. Kern/Randall Wiesner –
City of Madison Engineering Division

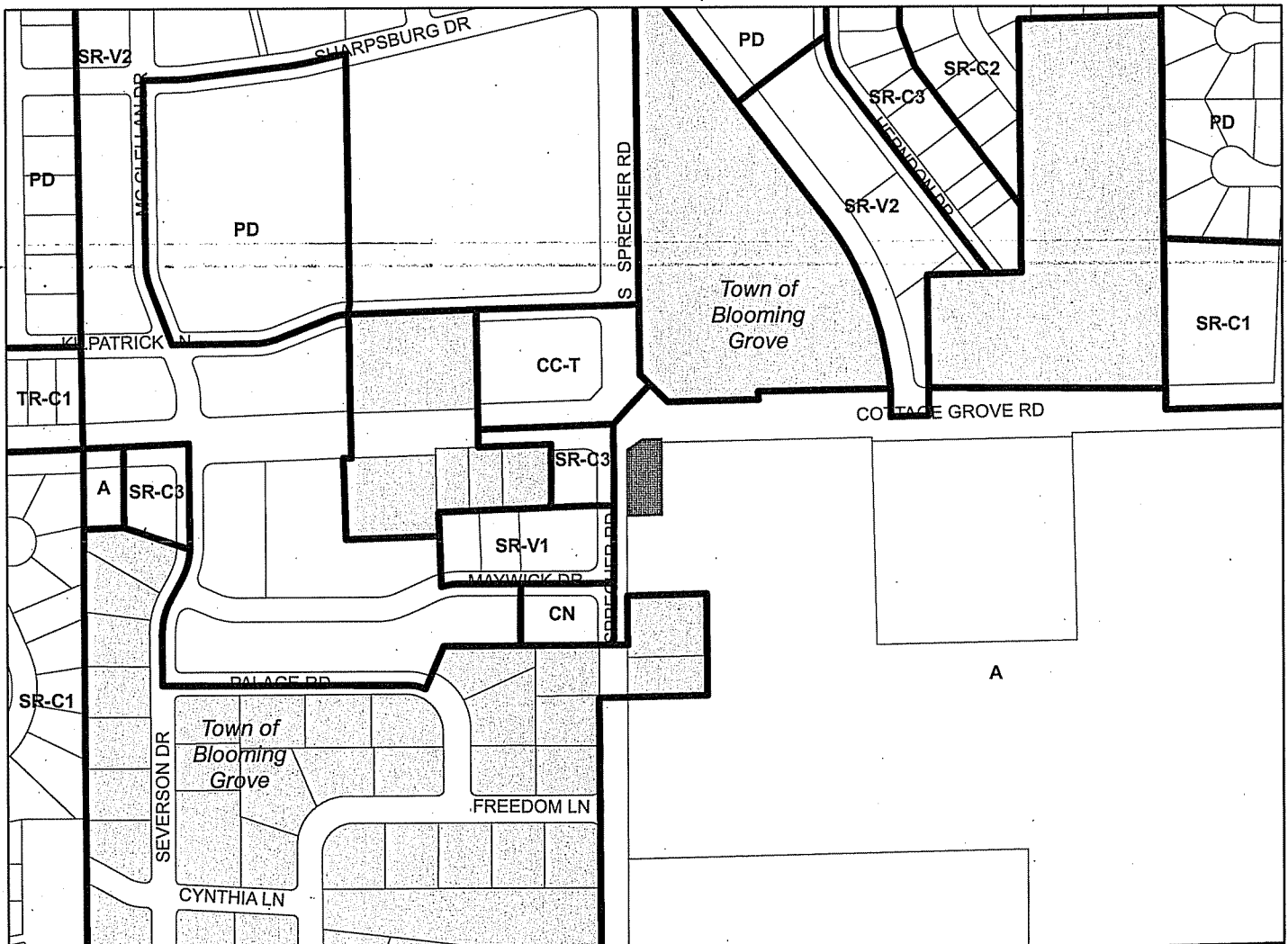
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence
for future road widening

Public Hearing Date
Plan Commission
10 November 2014

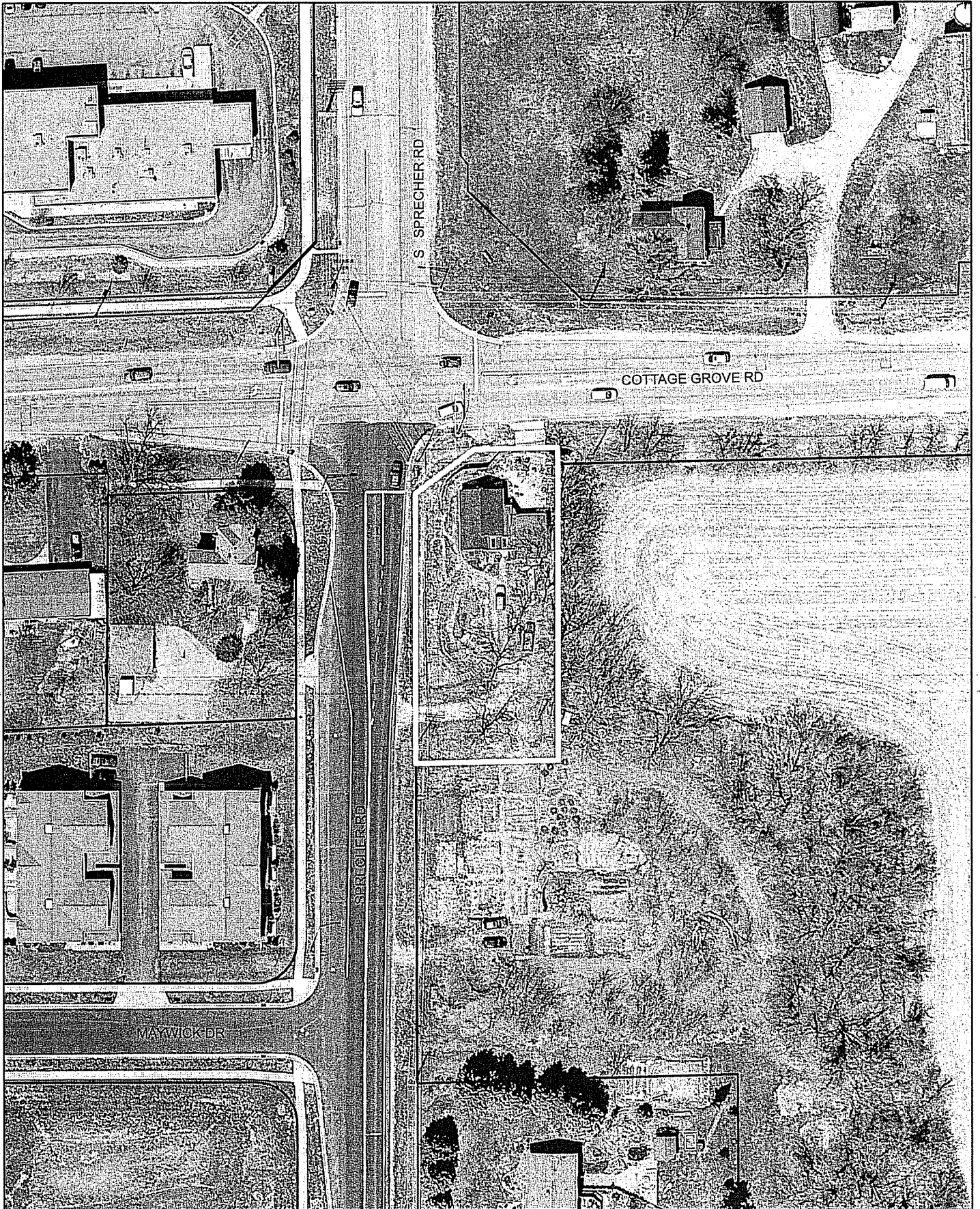


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 31 October 2014





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

FOR OFFICE USE ONLY:

Amnt. Paid N/A Receipt No. _____
 Date Received 10/8/14
 Received By TP
 Parcel No. 251-0710-123-0304-7
 Aldermanic District 16-DEMARB
 Zoning District A-AGRICULTURE
 Special Requirements _____
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 6503 Cottage Grove Road
Project Title (if any): Demolition - 6503 Cottage Grove Road

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: City of Madison Company: City Engineering
 Street Address: 210 Martin Luther King Jr Blvd City/State: Madison, WI Zip: 53703
 Telephone: () _____ Fax: () _____ Email: _____

Project Contact Person: Randall Wiesner Company: City Engineering
 Street Address: 210 Martin Luther King Jr Blvd City/State: Madison, WI Zip: 53703
 Telephone: (608) 267-8679 Fax: () _____ Email: rwiesner@cityofmadison.com

Property Owner (if not applicant): James R. Kern
 Street Address: 6503 Cottage Grove Road City/State: Madison, WI Zip: 53718

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: City of Madison, City Engineering is purchasing this property for the expansion of future right of way at this intersection.

Development Schedule: Commencement November 2014 (demolition) Completion 2017 (right of way construction)

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 1/2 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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & 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:

→ 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: Timothy M. Parks Date: 8/15/2014 Zoning Staff: _____ Date: _____

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

Name of Applicant James R Kern Relationship to Property: Current property owner

Authorizing Signature of Property Owner  Date 10/3/2014



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Assistant City Engineer
Michael R. Dailey, P.E.

Principal Engineers
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager

Operations Manager
Kathleen M. Cryan

Mapping Section Manager
Eric T. Pederson, P.S.

Financial Manager
Steven B. Danner-Rivers

Hydrogeologist
Brynn Bemis

October 8, 2014

Plan Commission
c/o of the Planning Division,
Department of Planning and Community & Economic Development
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, Wisconsin 53701-2985

RE: Demolition of 6503 Cottage Grove Road
Letter of Intent

Dear Members of the Plan Commission:

As part of the planned reconstruction of the intersection of Sprecher Road and Cottage Grove Road (CTH BB), the City of Madison is requesting approval to demolish a 1.5-story single-family home located at 6503 Cottage Grove Road in the southeastern corner of the intersection. On June 17, 2014, the Common Council adopted Resolution 14-00478 (ID 34278), accepting an Offer to Sell Real Estate Agreement from the owner, James R. Kern, for the purchase of this property. The City is acquiring the property for its future right of way needs at the Sprecher-Cottage Grove intersection. The Plan Commission recommended approval of the acquisition to the Common Council at its June 9, 2014 meeting. Acquisition of the property will be completed this October.

The house was constructed in 1900 and contains 3 bedrooms and 1 bath, with a two-car detached garage. The house has about 1,200 square feet of floor area. Due to its proximity to the existing edge of pavement and the slopes on the site adjacent to the intersection, the home needs to be removed to accommodate the future road improvements. Photos of the house are included with the application.

Demolition of the building will commence as soon following Plan Commission approval and our closing on the property as possible and will be completed by City crews. If City crews are unable to perform the demolition or any part of the demolition, a qualified Contractor shall be retained for this work. Our goal is to complete the demolition prior to this winter. As part of the demolition, the existing building, fence and driveway from Cottage Grove Road will be removed, and the well and septic serving it will be abandoned. The City Engineer shall obtain permits from Public Health and the Water Utility for the removal and abandonment of the well and onsite sewerage facilities. Prior to issuance of wrecking permits and commencement of demolition activities, a reuse and recycle plan will be approved by the City's Recycling Coordinator as required by the 28.185 of the Zoning Code. As part of that plan, Habitat for Humanity will be allowed to salvage items from the building before the start of building demolition.

6503 Cottage Grove Rd.
October 8, 2014
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Finally, upon completion of the demolition, the site shall be restored to turf. Throughout the demolition and restoration, the site shall be stabilized or protected with Best Management Practices for erosion control.

If you have any questions about this project, please Randy Wiesner of my staff at 267-8679.

Sincerely,

ROBERT F. PHILLIPS, PE.
City Engineer

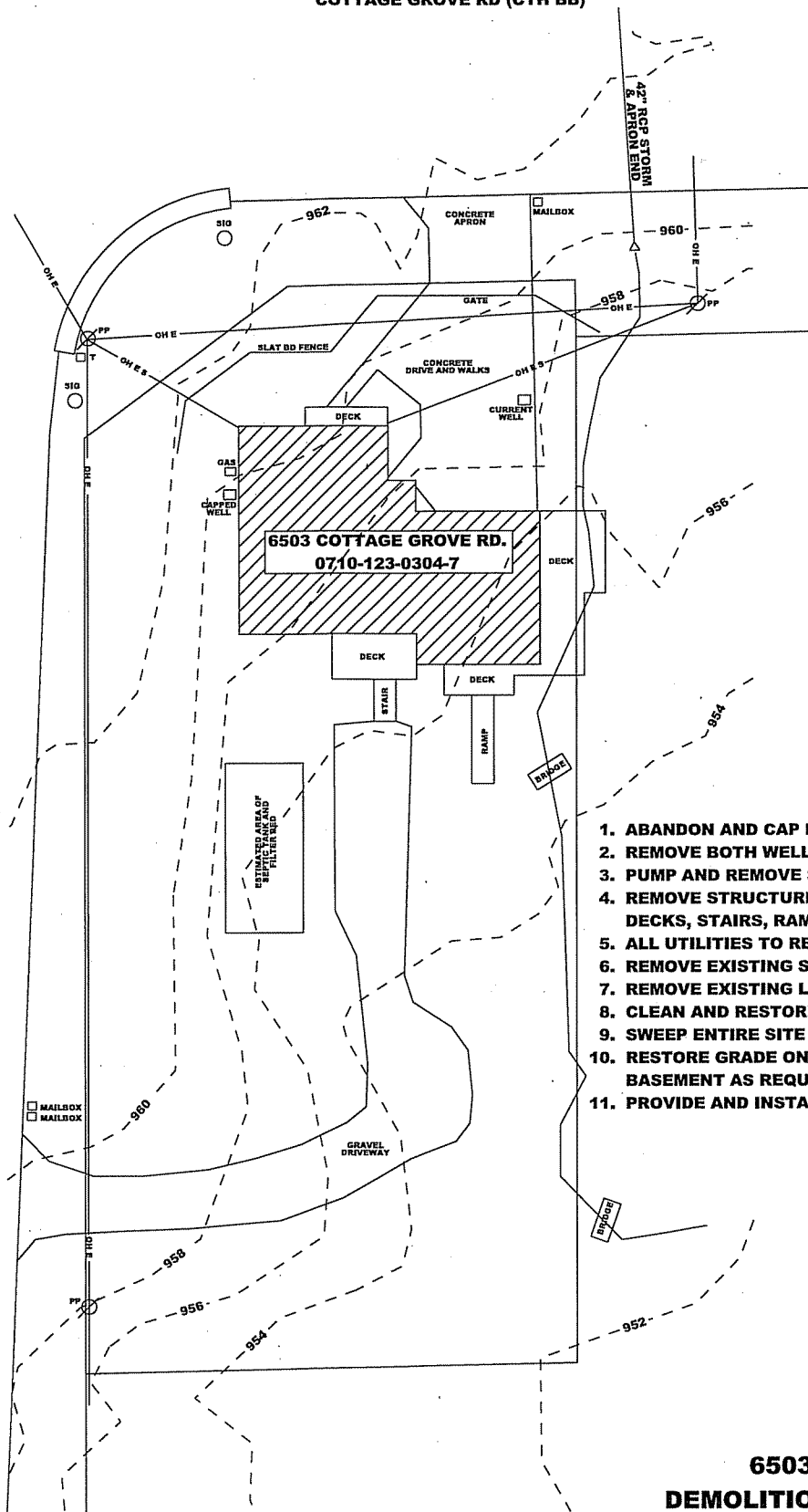
Attachments

cc: Don Marx, Office of Real Estate Services
Randy Wiesner, City Engineering Division

RFP/Rw/tp

COTTAGE GROVE RD (CTH BB)

S. SPRECHER RD

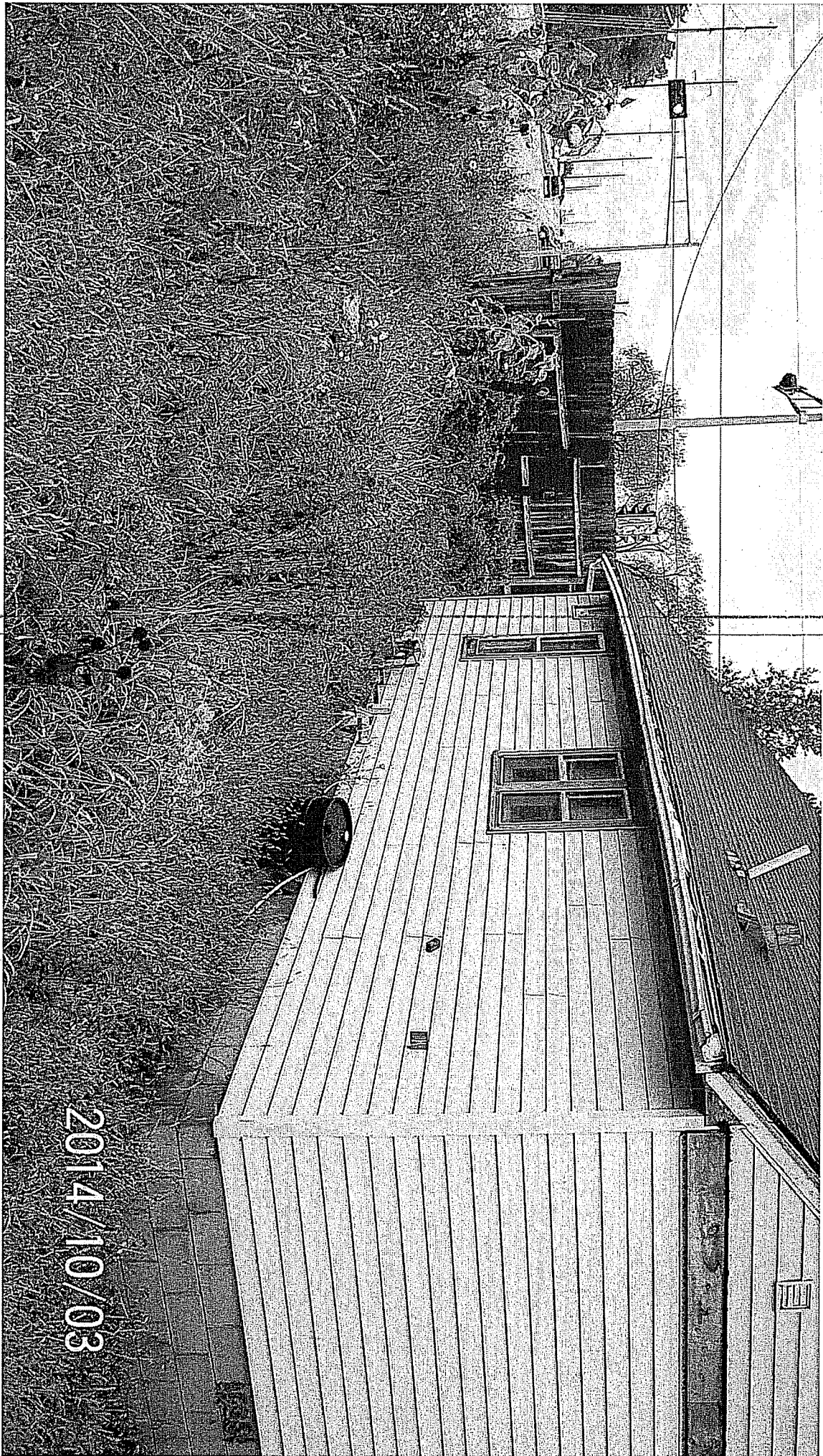


1. ABANDON AND CAP EXISTING WELL
2. REMOVE BOTH WELL CASINGS TO 3 FEET BELOW EXISTING GRADE
3. PUMP AND REMOVE SEPTIC TANK AND PIPING SYSTEM
4. REMOVE STRUCTURES INCLUDING HOUSE, GARAGE, EXTERIOR DECKS, STAIRS, RAMPS, FENCES, AND DRAINAGE DITCH BRIDGES
5. ALL UTILITIES TO REMOVE SERVICES TO POINT OF ORIGIN
6. REMOVE EXISTING SOLID PAVEMENTS
7. REMOVE EXISTING LANDSCAPE TIMBERS, STAIRS, STONES, ETC
8. CLEAN AND RESTORE EXISTING DRAINAGE DITCH
9. SWEEP ENTIRE SITE FOR OTHER MATERIALS TO BE REMOVED
10. RESTORE GRADE ON SITE, PROVIDE AND INSTALL CLEAN FILL IN BASEMENT AS REQUIRED.
11. PROVIDE AND INSTALL TOPSOIL, SEED AND EROSION MATTING

**6503 COTTAGE GROVE ROAD
DEMOLITION FOR FUTURE RIGHT-OF-WAY**



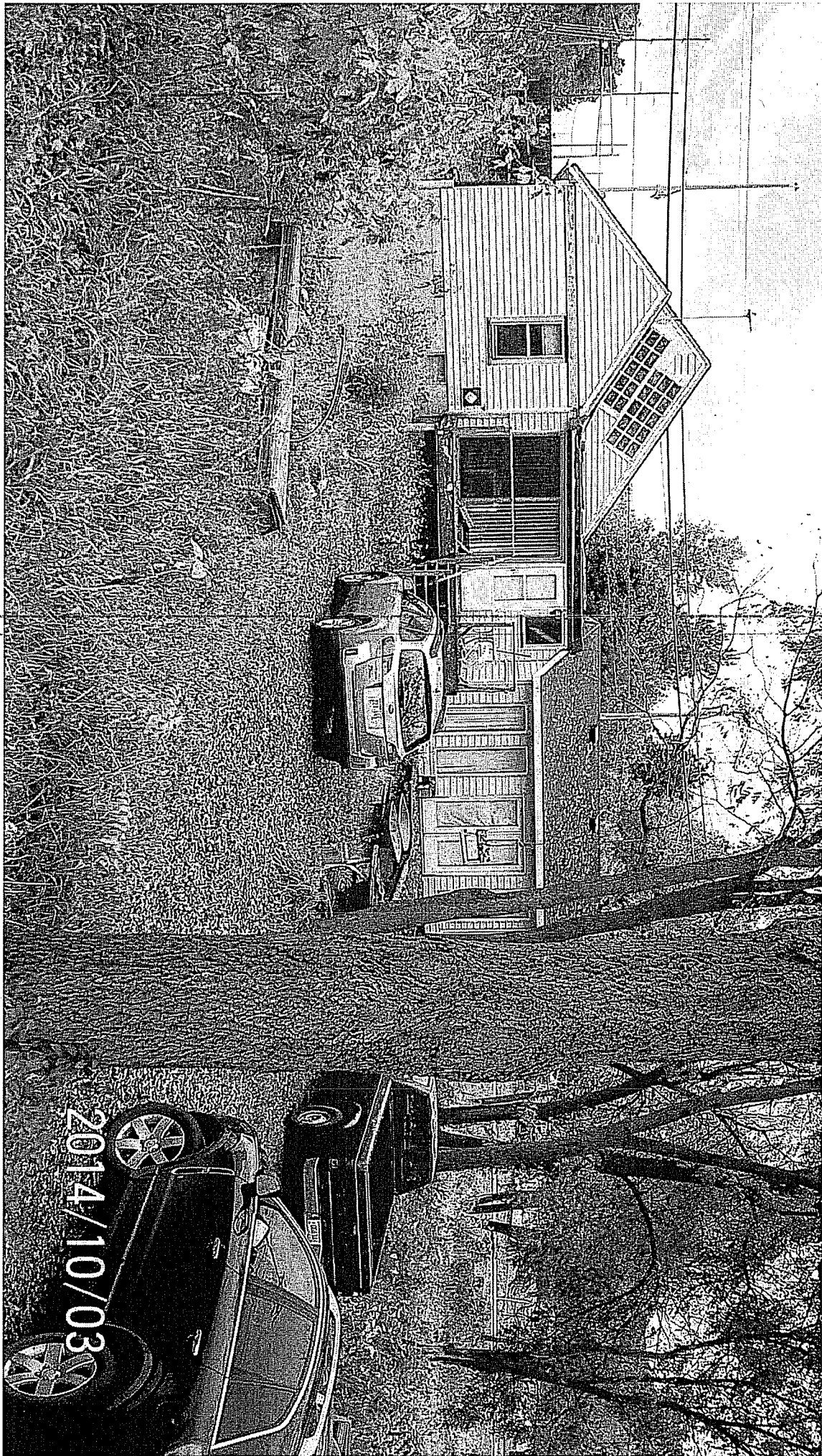
**CITY OF MADISON
CITY ENGINEERING DEPARTMENT** 9

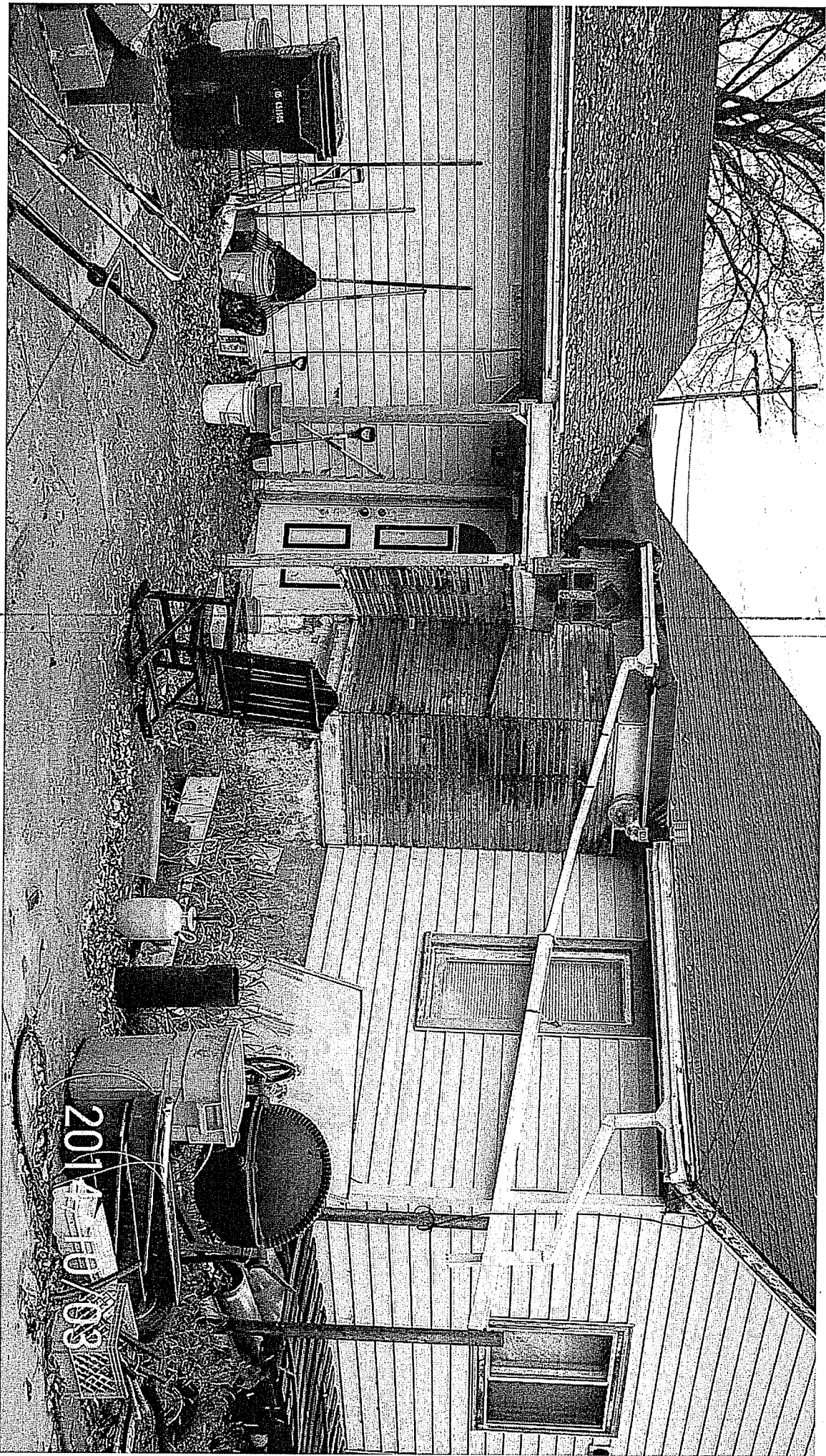


2014/10/03

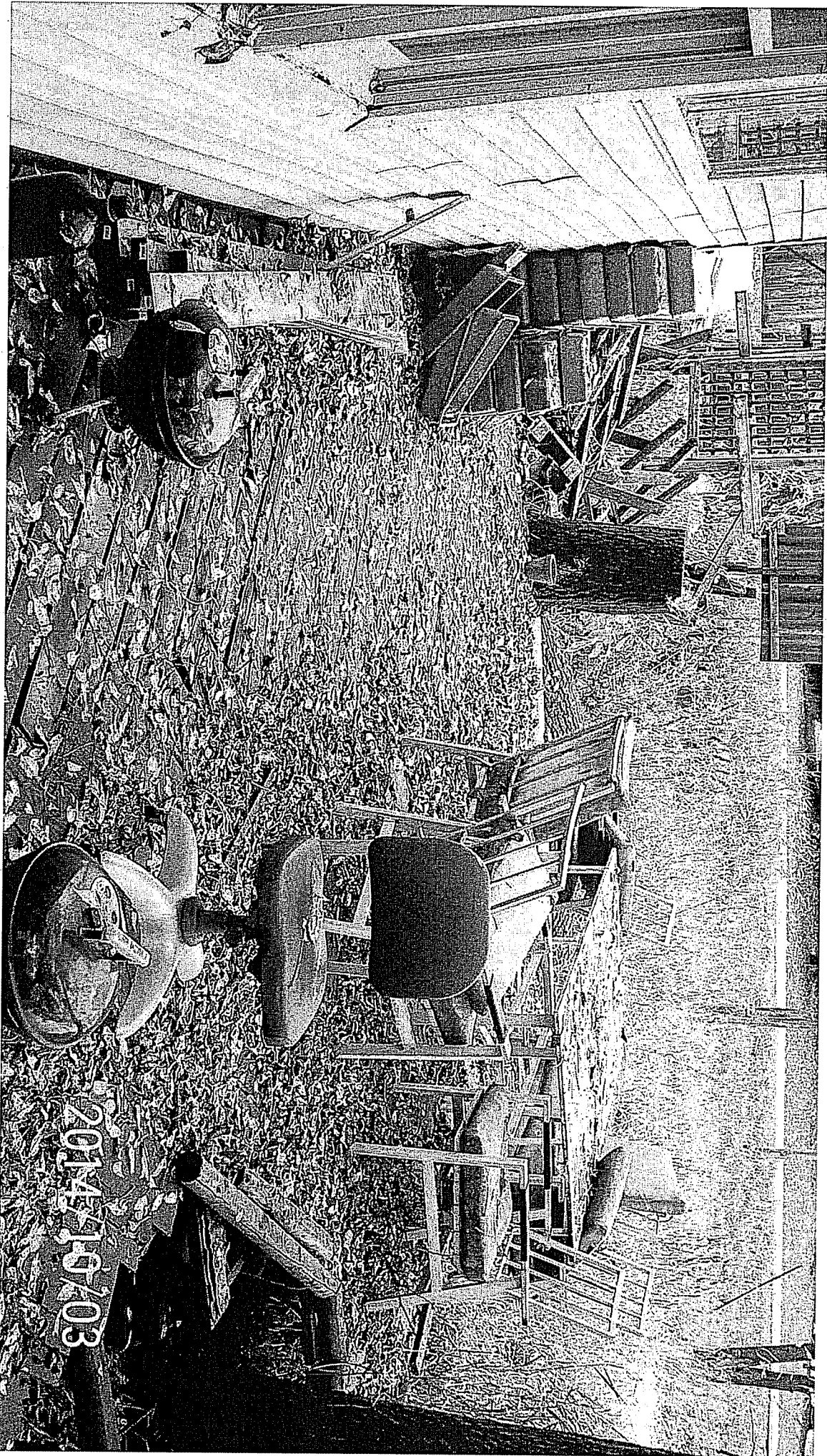


2014-10-03





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