



# City of Madison

# Proposed Rezoning

Location  
1421 MacArthur Road

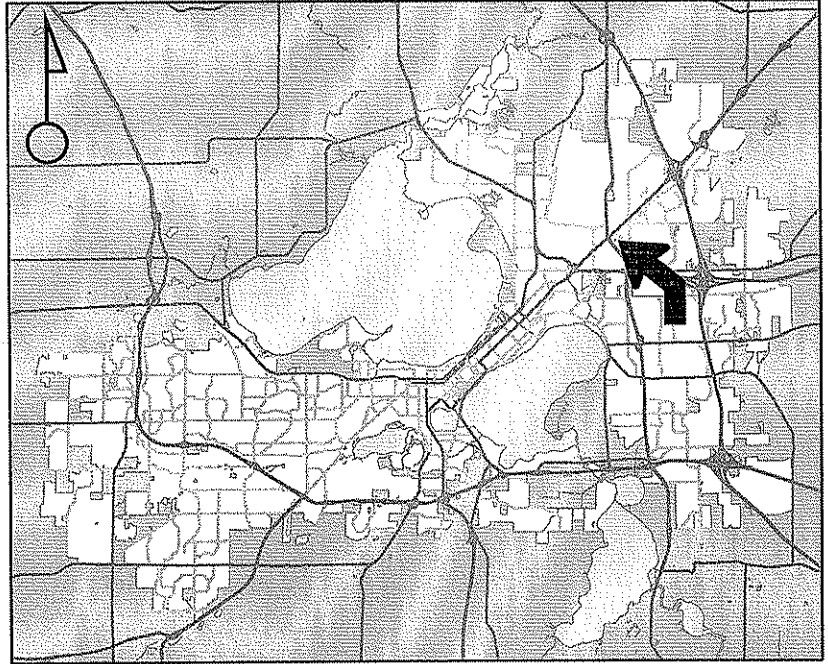
Applicant  
Mark Tyler Wood/  
Richard L. Palmer – Royal Oak Engineering

From: R1 To: R2

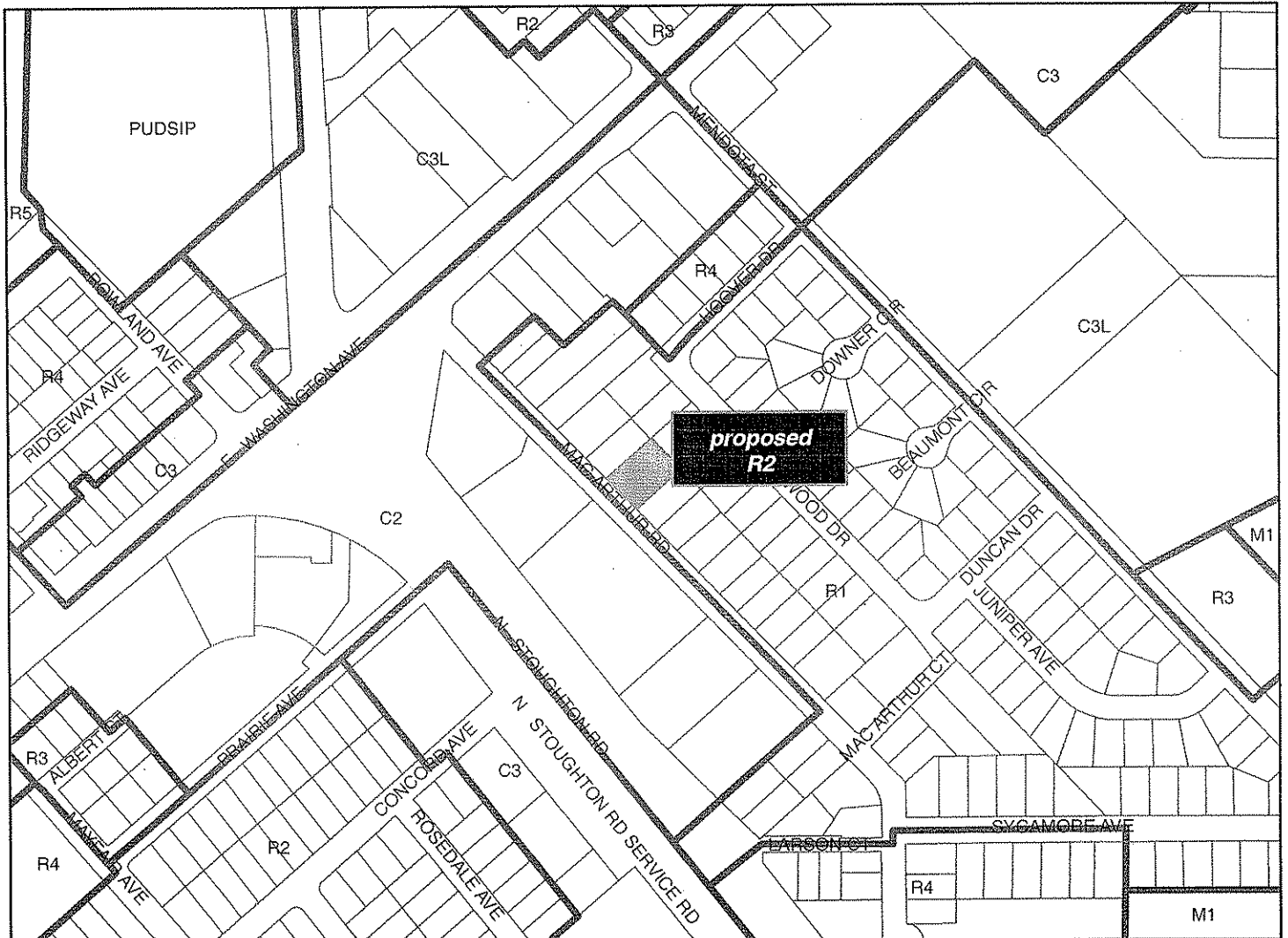
Existing Use  
Single-Family Parcel

Proposed Use  
Rezone to Allow Future Creation of 2  
Lots from Existing Single-Family Parcel

Public Hearing Date  
Plan Commission  
**06 October 2008**  
Common Council  
**28 October 2008**



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 September 2008

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# 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](http://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 1250 - Receipt No. 92935  
 Date Received 7/17/08  
 Received By MGP  
 Parcel No. 0810-332-0430-6  
 Aldermanic District 17 - Clausus  
 GQ ok  
 Zoning District R1  
**For Complete Submittal**  
 Application ✓ Letter of Intent ✓  
 IDUP - Legal Descript. ✓  
 Plan Sets ✓ Zoning Text -  
 Alder Notification ✓ Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not. ✓ Waiver \_\_\_\_\_  
 Date Sign Issued 7/17/08

1. **Project Address:** 1421 MacArthur Road **Project Area in Acres:** 0.36

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

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

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>R-1</u> to <u>R-2</u>	<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests</b> (Specify): _____

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

Applicant's Name: Mark Tyler Wood Company: \_\_\_\_\_  
 Street Address: 2618 Pleasant View Road City/State: Middleton, WI Zip: 53562  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_  
 Project Contact Person: Richard L. Palmer Company: Royal Oak Engineering  
 Street Address: 5610 Medical Circle, Suite 6 City/State: Madison, WI Zip: 53719  
 Telephone: (608) 274-0500 ex16 Fax: (608) 274-4530 Email: rpalmer@royaloakengineering.com  
 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: Parcel currently is on of the largest in the area. Would like to divide the parcel and create 2 lots and separate the existing buildings one 1 and create a new building site on the remaining area to allow for a 1-2 story 800-1,200 s.f. single family residence.

Development Schedule: *Commencement* 2008 after approved CSM *Completion* 2009

**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.

**Filing Fee:** \$ 1,250.00 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](mailto: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 Comprehensive Plan, which recommends:  
Low Density Residential 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:

Alderperson - Joseph Clausius, Met 04/04/08 Neighborhood Assoc. Mayfair Neighborhood Assoc. Met 04/08/08

*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 Heather Stouder Date 7/23/08 | Zoning Staff Matt Tucker Date 7/23/08

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

Printed Name Richard L. Palmer Date 7/09/08

Signature  Relation to Property Owner Surveyor

Authorizing Signature of Property Owner  Date 7-16-08



# Royal Oak Engineering, Inc.

## Engineers and Land Surveyors

5610 Medical Circle, Ste 6, Madison, WI 53719

Phone (608) 274-0500 Fax (608) 274-4530

www.royaloakengineering.com

July 16, 2008

Madison Plan Commission  
215 Martin Luther King Jr. Blvd  
Room LL-100  
Madison, WI 53701-2985

RE: Letter of Intent for Project Located At  
1241 MacArthur Road, Madison, WI  
For Mark Tyler Wood

The purpose of this request is to rezone and divide the current parcel and create 2 lots by use of a Certified Survey Map.

The current parcel is one of the largest lots in the area containing approximately 15,488 square feet. This parcel is used as a single family residential lot. There is an existing house and detached garage located near the Southwesterly side of the parcel. The existing house is approximately 640 square feet and the garage is approximately 352 square feet. The remaining area is open and appears as a vacant lot. The areas to the North, South and East of MacArthur Road are single family homes. The area on the Westerly side of MacArthur Road consists of commercial businesses.

The proposed division would create 1 new building parcel. The existing house and garage would be located on one lot. The second lot would allow for new construction, which would consist of a 800 - 1,200 square foot, 1-2 story single family home with vinyl or similar maintenance free siding that fits into the neighborhood and makes economic sense for a house in this neighborhood. Because of the fact that this project requires the approval of the City of Madison for the rezoning of this parcel, plans for the new construction are not being created at this time because of the cost for production. As this project moves along through the approval process, plans will be submitted for approval. Construction is expected to start after the approval of the rezone, certified survey map and building permits obtained .

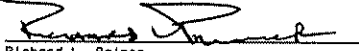
Although the residential areas which surround this parcel are currently zoned R-1, there are a number of parcels that do not conform to the lot requirements for this type of zoning because of both lot size and width. The R-2 zoning and lots being created would still be compatible to the neighborhood and fulfills the Statement Of Purpose for both the R-1 and R-2 zoning districts.

# Zoning Change Request - Concept Map

The Northwesterly 107 feet of the Southwesterly 145 feet of Outlot 89,  
Burke Assessor's Plat No. 1, lying in part of the Northwest 1/4 of  
Section 33, Township 08 North, Range 10 East, City of Madison, Dane  
County, Wisconsin

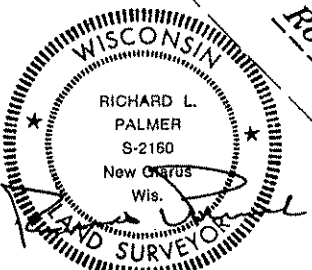
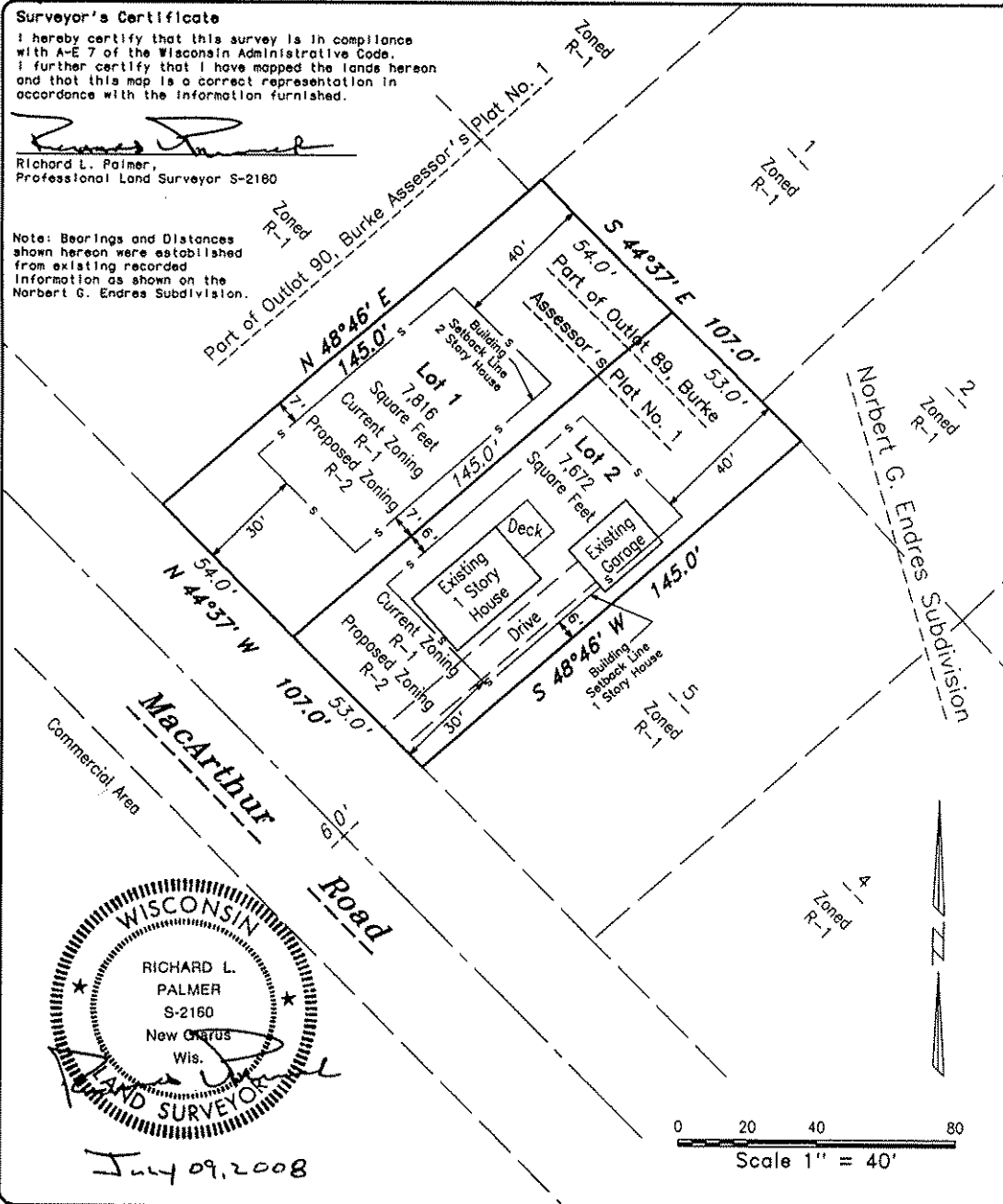
## Surveyor's Certificate

I hereby certify that this survey is in compliance with A-E 7 of the Wisconsin Administrative Code. I further certify that I have mapped the lands hereon and that this map is a correct representation in accordance with the information furnished.



Richard L. Palmer,  
Professional Land Surveyor S-2160

Note: Bearings and Distances shown hereon were established from existing recorded information as shown on the Norbert G. Endres Subdivision.



July 09, 2008


Drawn by hp 1055CM  
 Checked by RP  
 Approved by RP  
 Date June 20, 2008  
 Dir /data/dane/burke  
 File Name section33/pn15819  
 Data level(s) PLAT  
 Office Map Number 15859  
 Sheet 1 of 1 Sheets

**Royal Oak Engineering Inc.**  
 5610 Medical Circle Suite 6 Madison Wisconsin 53719  
 Phone 274-0500 Fax 274-4530

Surveyed For:  
 Mr. M. Tyler Wood & Mr. Reed Peterson  
 1421 MacArthur Road  
 Madison, Wisconsin 53714

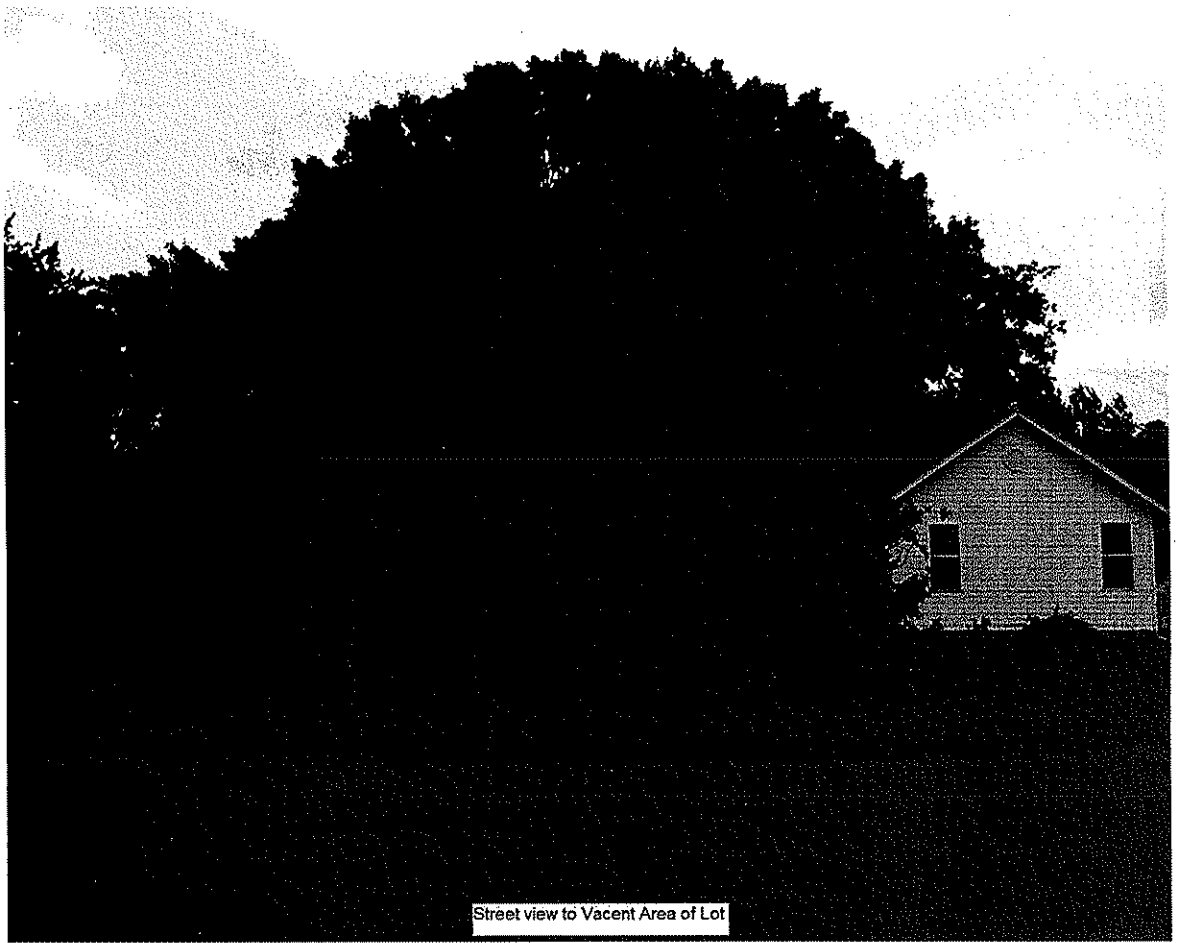
 Live Search Maps

My Notes

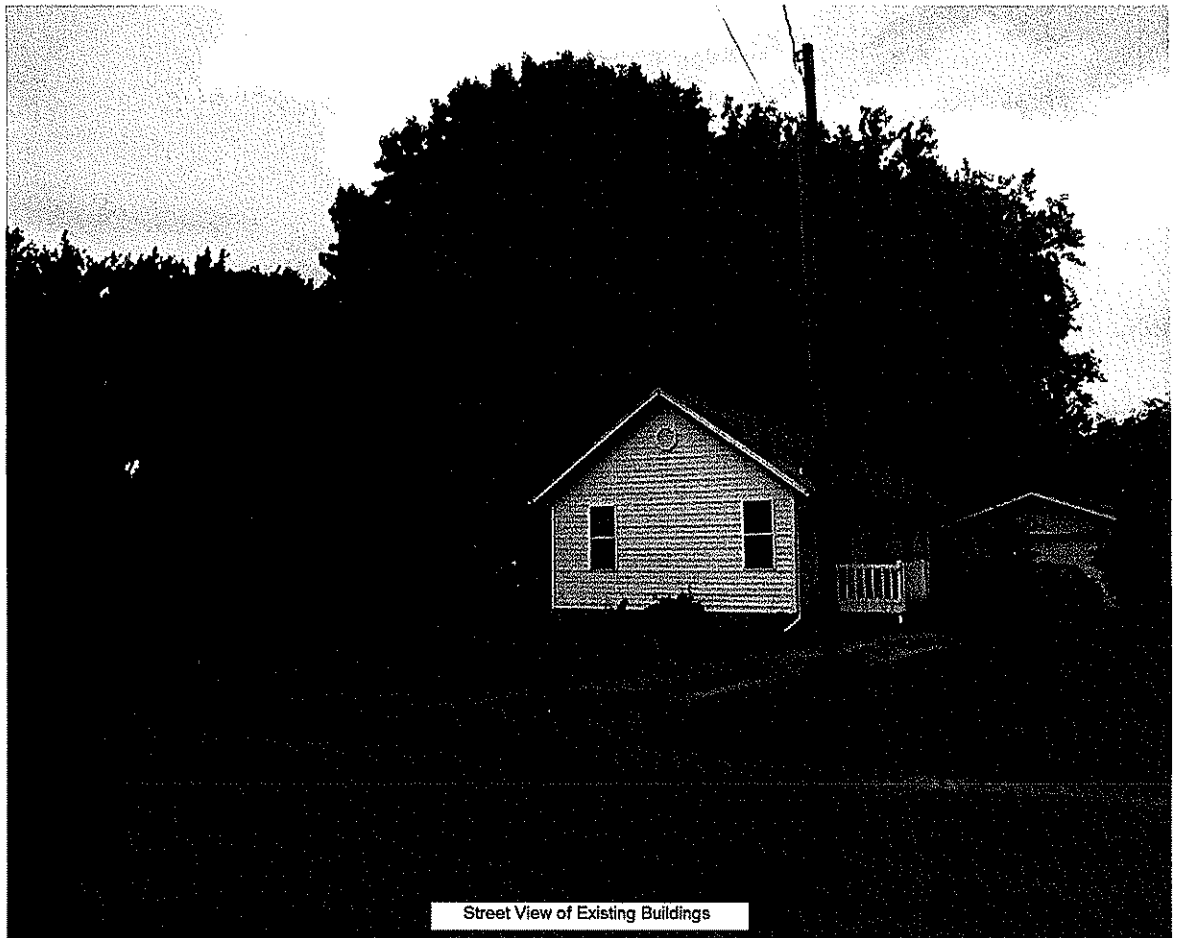
 **NEW! Try Live Search 411**  
Dial 1-800-CALL-411 for latest info



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Street view to Vacant Area of Lot

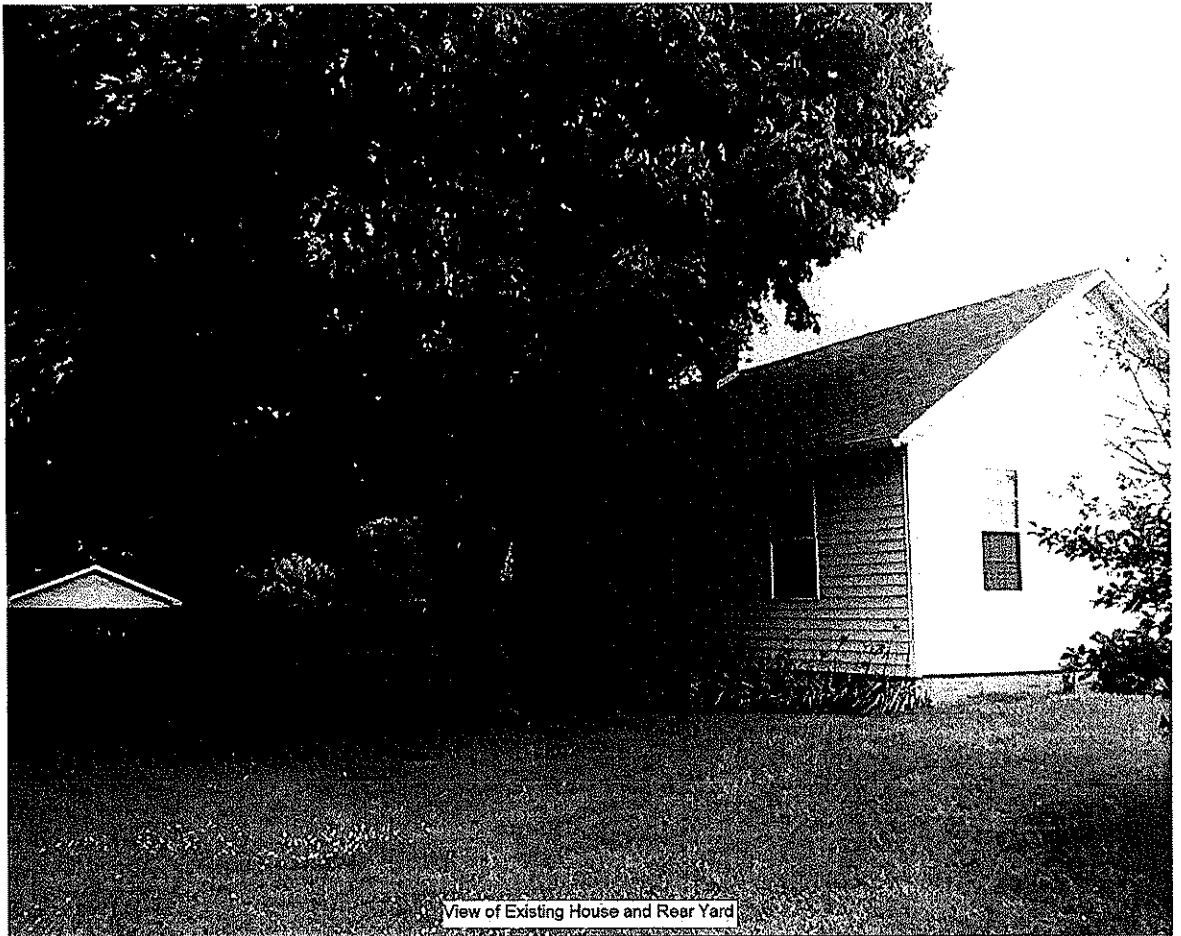


Street View of Existing Buildings

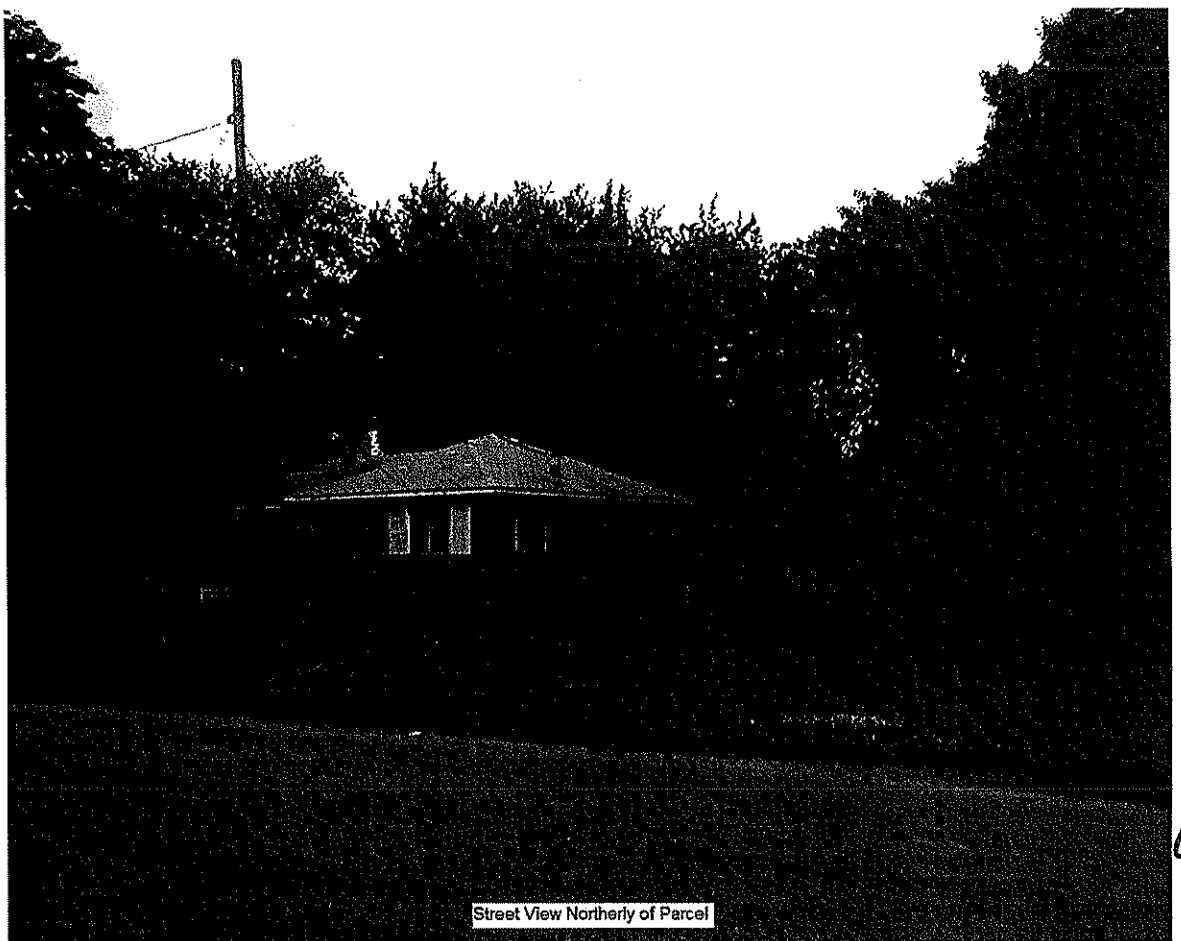
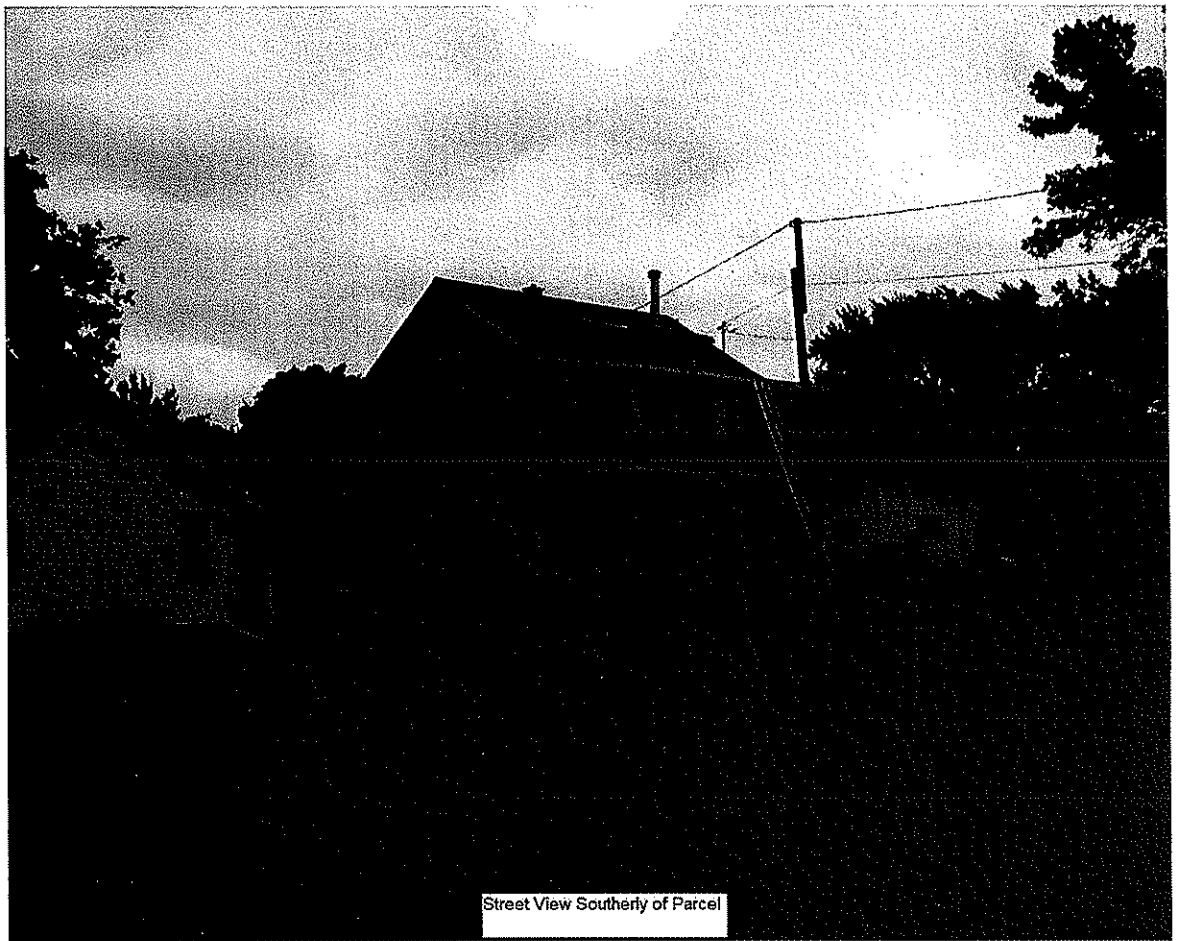


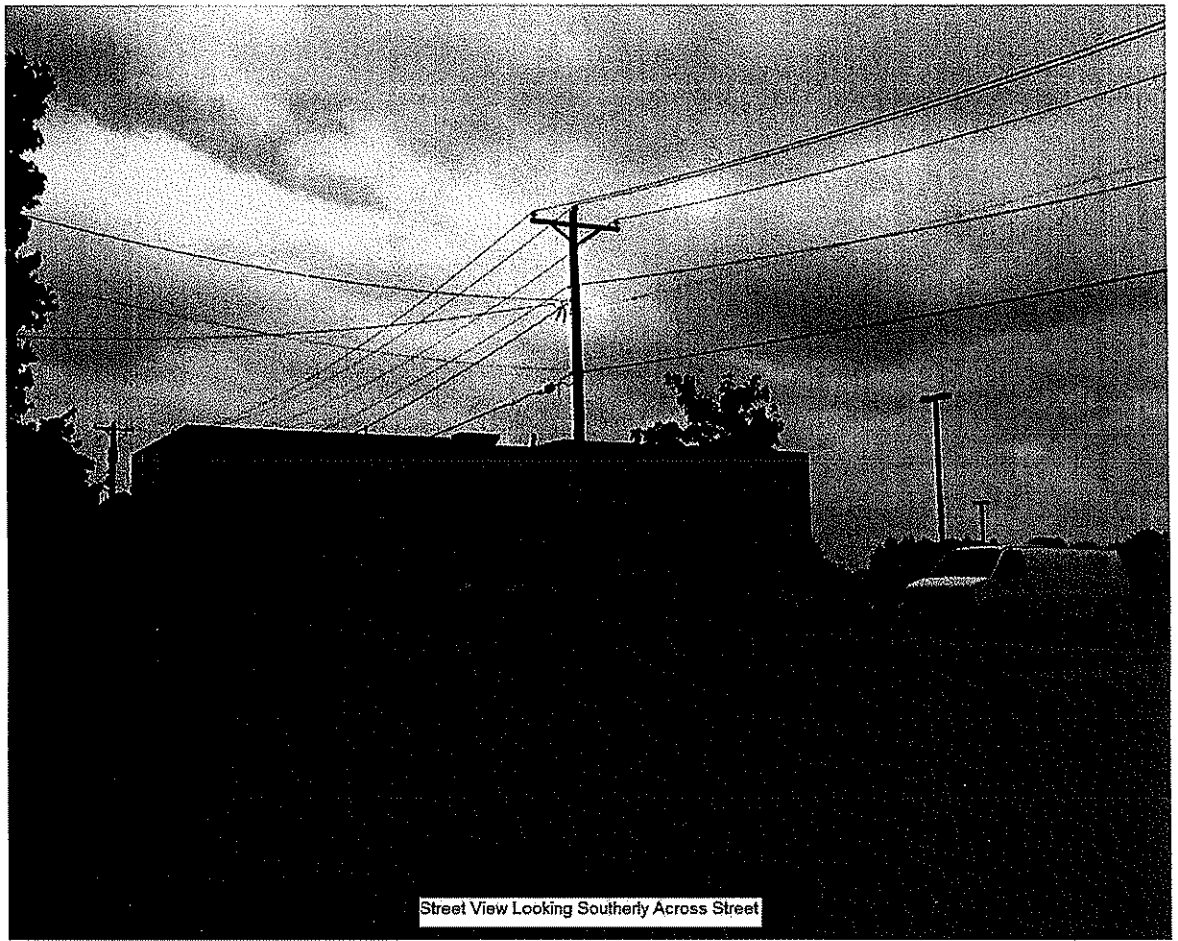


View of Rear Yard of Vacant Area of Parcel

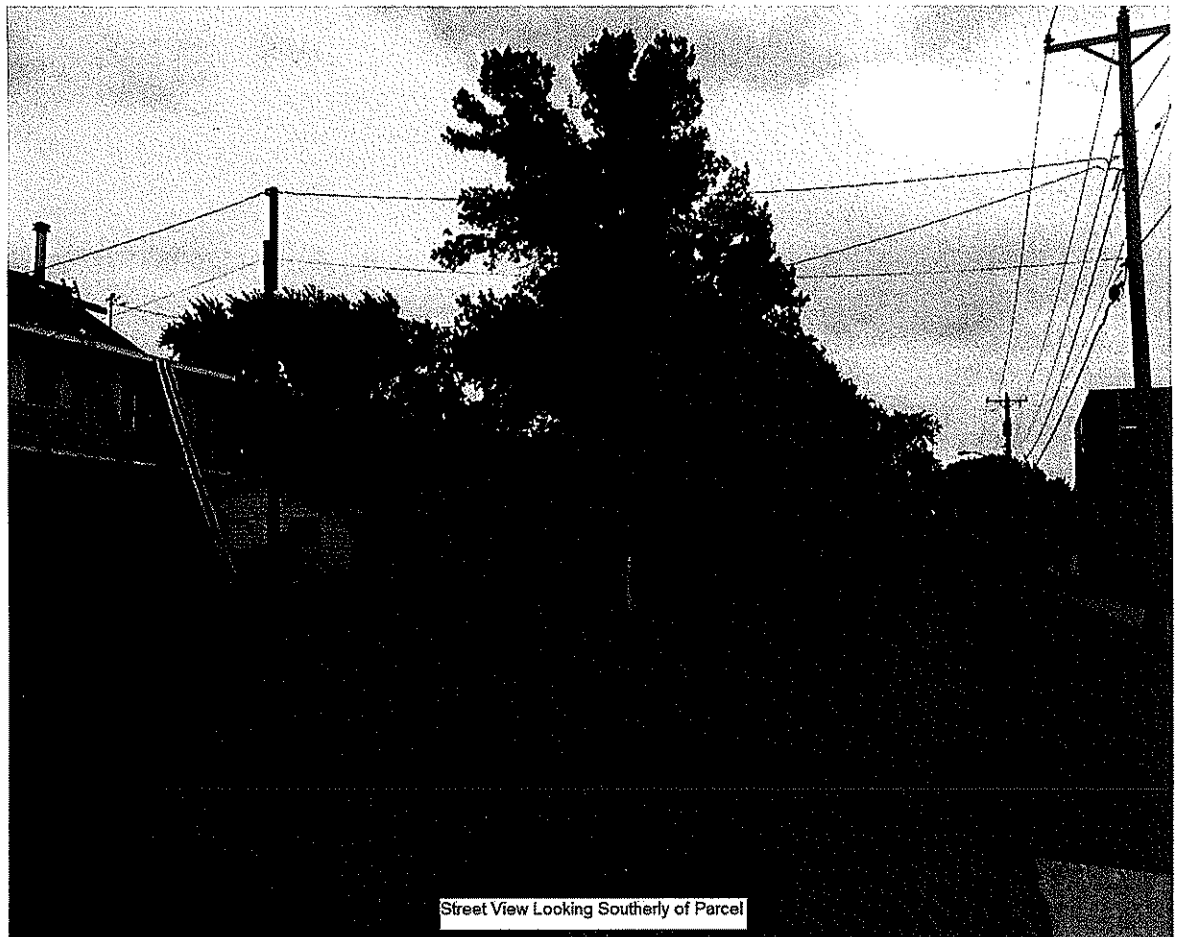


View of Existing House and Rear Yard



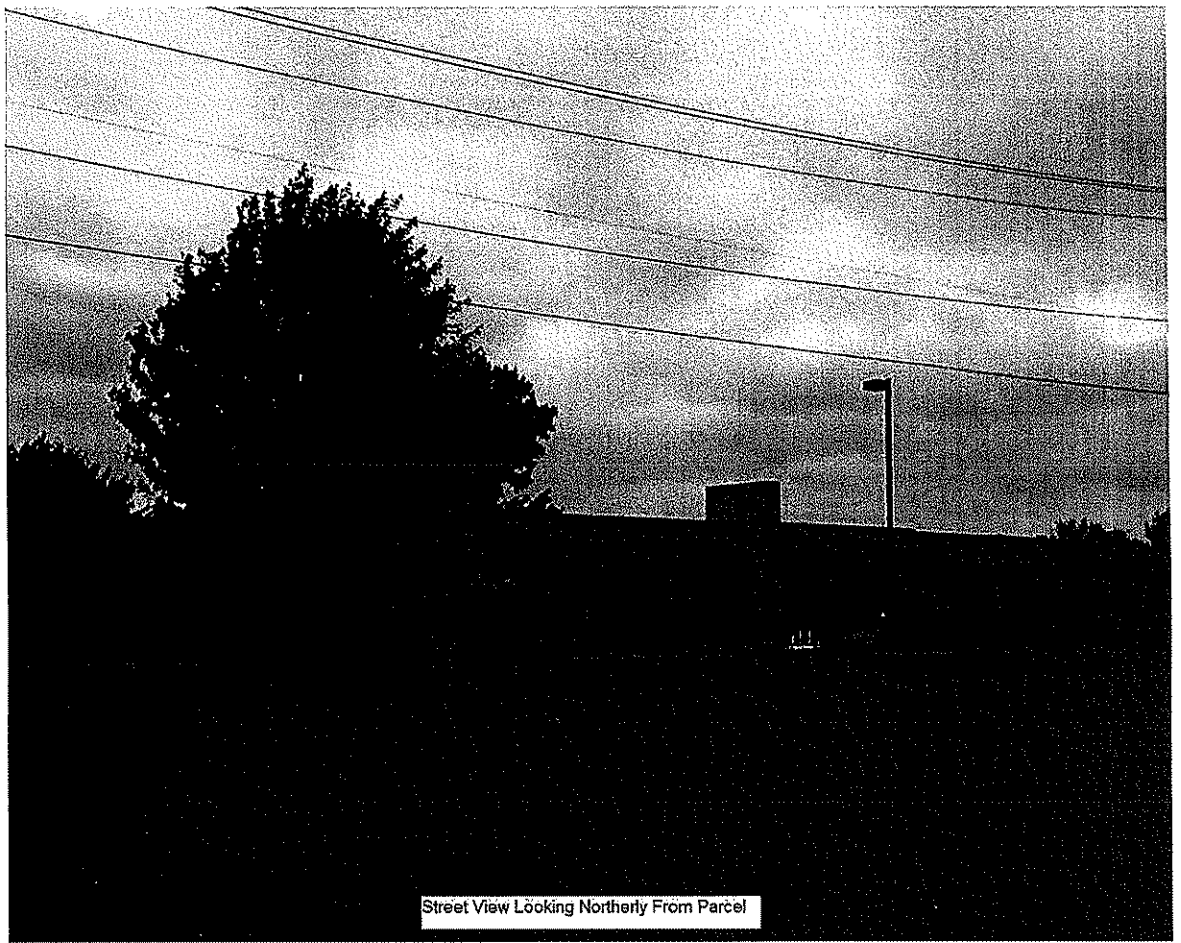


Street View Looking Southerly Across Street

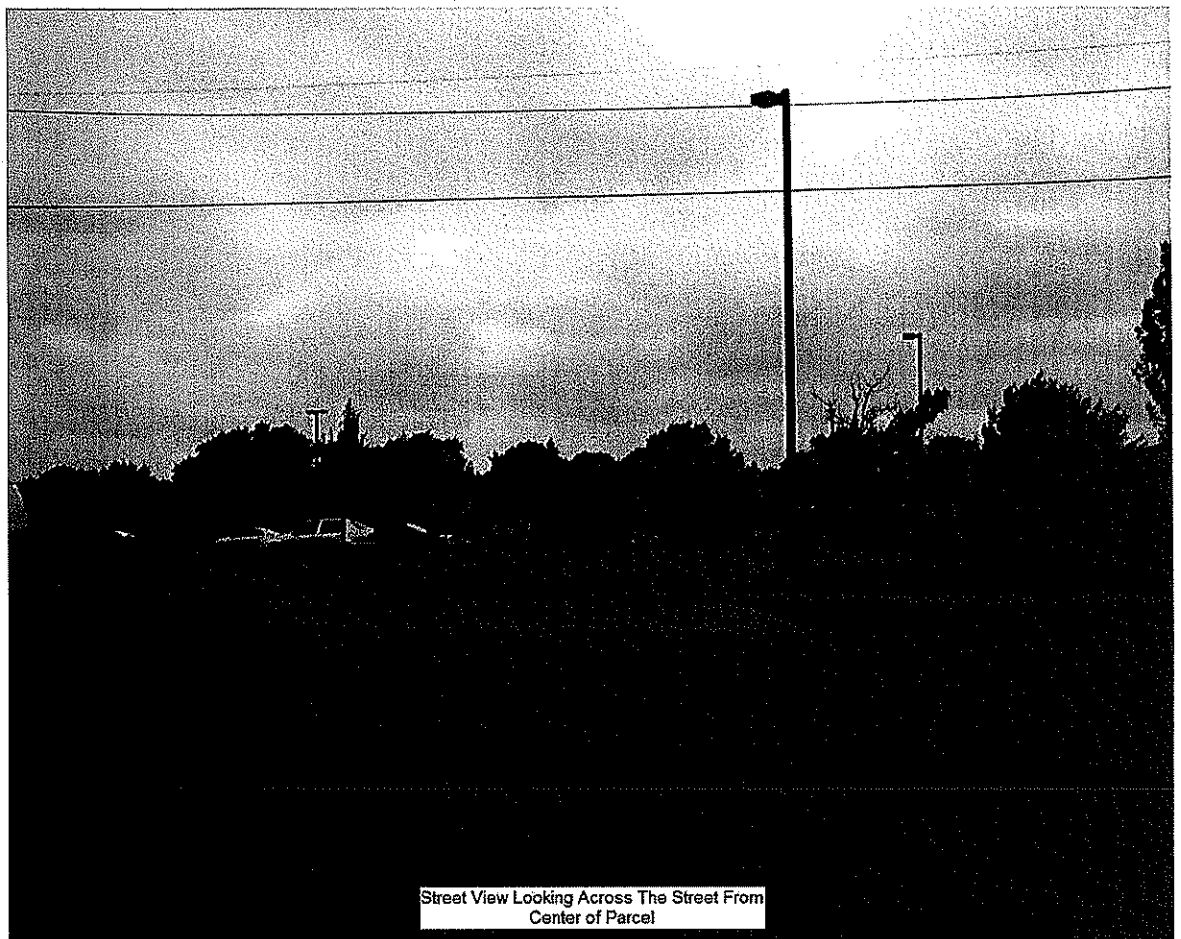


Street View Looking Southerly of Parcel

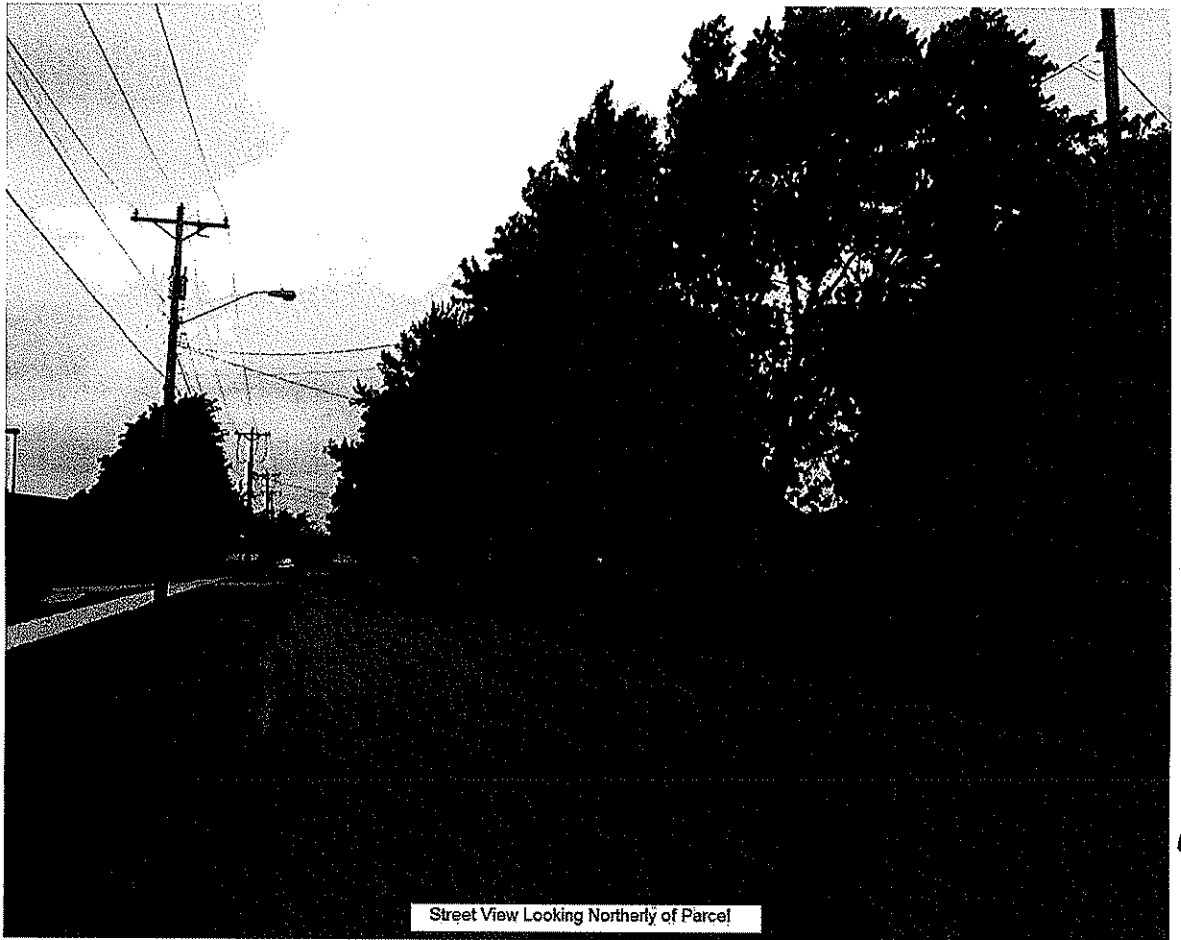
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Street View Looking Northerly From Parcel



Street View Looking Across The Street From  
Center of Parcel



Street View Looking North of Parcel

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