



Location
1725 Fritz Avenue

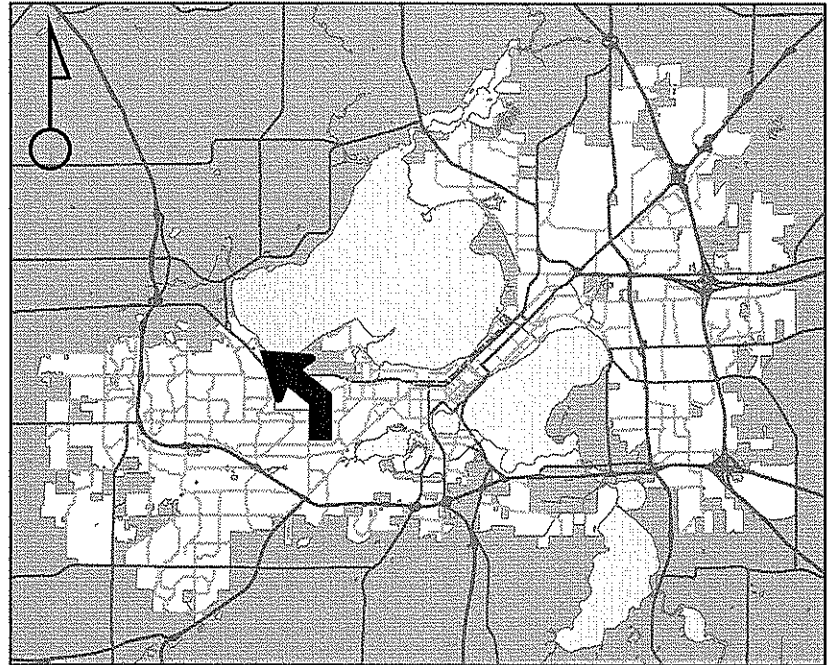
Project Name
Fieldhouse Demo

Applicant
Dean Hellenbrand –
Hellenbrand Brothers Excavating, Inc.

Existing Use
Single-Family Residence

Proposed Use
Demolish Single-Family Residence
with No Proposed Alternative Use

Public Hearing Date
Plan Commission
20 September 2010

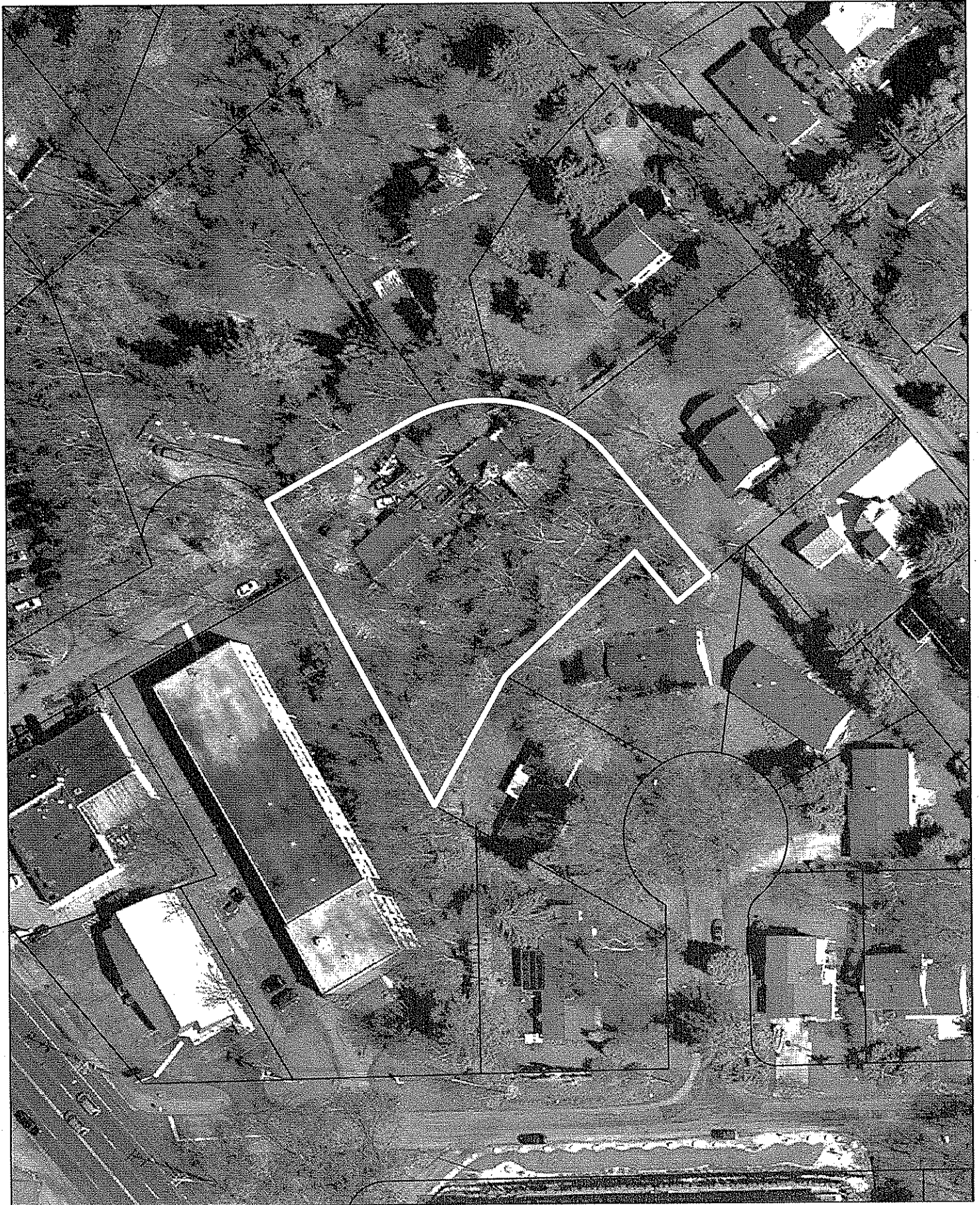


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 September 2010





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
- All Land Use Applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:

Amt. Paid 550 Receipt No. 112452
Date Received 8/4/10
Received By POA
Parcel No. 0709-182-1110-6
Aldermanic District 19 MARK CLEAR
GQ _____
Zoning District R1

For Complete Submittal

Application	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	Zoning Text	—
Alder Notification	Waiver	<u>Yes</u>
Ngrbrhd. Assn Not.	Waiver	<u>Yes</u>
Date Sign Issued		

1. Project Address: 1725 Fritz Avenue Project Area in Acres: 0.7
Project Title (if any): FIELDHOUSE DEMO

2. This is an application for:

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

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Dean Hellenbrand Company: _____
Street Address: 5330 Ripp Road City/State: Middleton, WI Zip: 53562
Telephone: (608) 833-6123 Fax: (608) 833-5107 Email: dean@hellenbrandbrothers.com

Project Contact Person: Dean Hellenbrand Company: Hellenbrand Brothers Excavating, Inc.
Street Address: 5330 Ripp Road City/State: Middleton, WI Zip: 53562
Telephone: (608) 833-6123 Fax: (608) 833-5107 Email: _____

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: Demolition of failed buildings to secure site
Development Schedule: Commencement September 2010 Completion 3 weeks from starting

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)
 - **1 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:** \$ 550.00 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. 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) 266-4635 for assistance.

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 or 60 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 _____ Plan, which recommends: _____ 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:

derperson Mark Clear Sally Miley, President Neighborhood Association 7-21-10

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
 MATT HAS CLEAR 14 DAY WAIVER

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 Studer Date: 7/20/10 Zoning Staff: Matt Tucker Date: 7/20/10

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 Dean Hellenbrand Date 8-3-10

Signature [Signature] Relation to Property Owner owner

Authorizing Signature of Property Owner [Signature] Date 8/3/10

Dean Hellenbrand
5330 Ripp Rd.
Middleton, WI 53562
August 1, 2010

Madison Plan Commission:

I purchased the property at 1725 Fritz Avenue on July 15th 2010 with the intent to demolish the structures and resell the lot (with no changes to zoning). The existing dwelling and attached shed have multiple building code violations and are in various states of disrepair, rot and fire damage. On July 13th I met Thomas Adamowicz (Building Inspection), Linda Elmore (Code Enforcement) and the Madison Fire Department at the site. At that time a "no occupancy" was posted and I was informed by the fire department that the buildings were a "surround and drown".

Once the structures and foundations are removed the lot will be graded to follow surrounding contours and seeded. The site is heavily wooded and only the trees in direct conflict with the demolition will be removed as they add significant value to the lot. The existing asphalt drive is in serviceable condition and will be kept as a construction entrance and for future use. The structure will be recycled by Royal Containers and the concrete at Northwestern Stone. All demolition, grading and seeding will be completed by Hellenbrand Brothers Excavating, Inc. of which I am President.

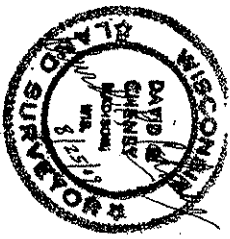
I am hoping to proceed with the demolition as quickly as possible given the dilapidated condition of the buildings and the potential liability I will incur should someone get injured on the property. There are several homes and an apartment building immediately adjacent to the property.

Thank you,

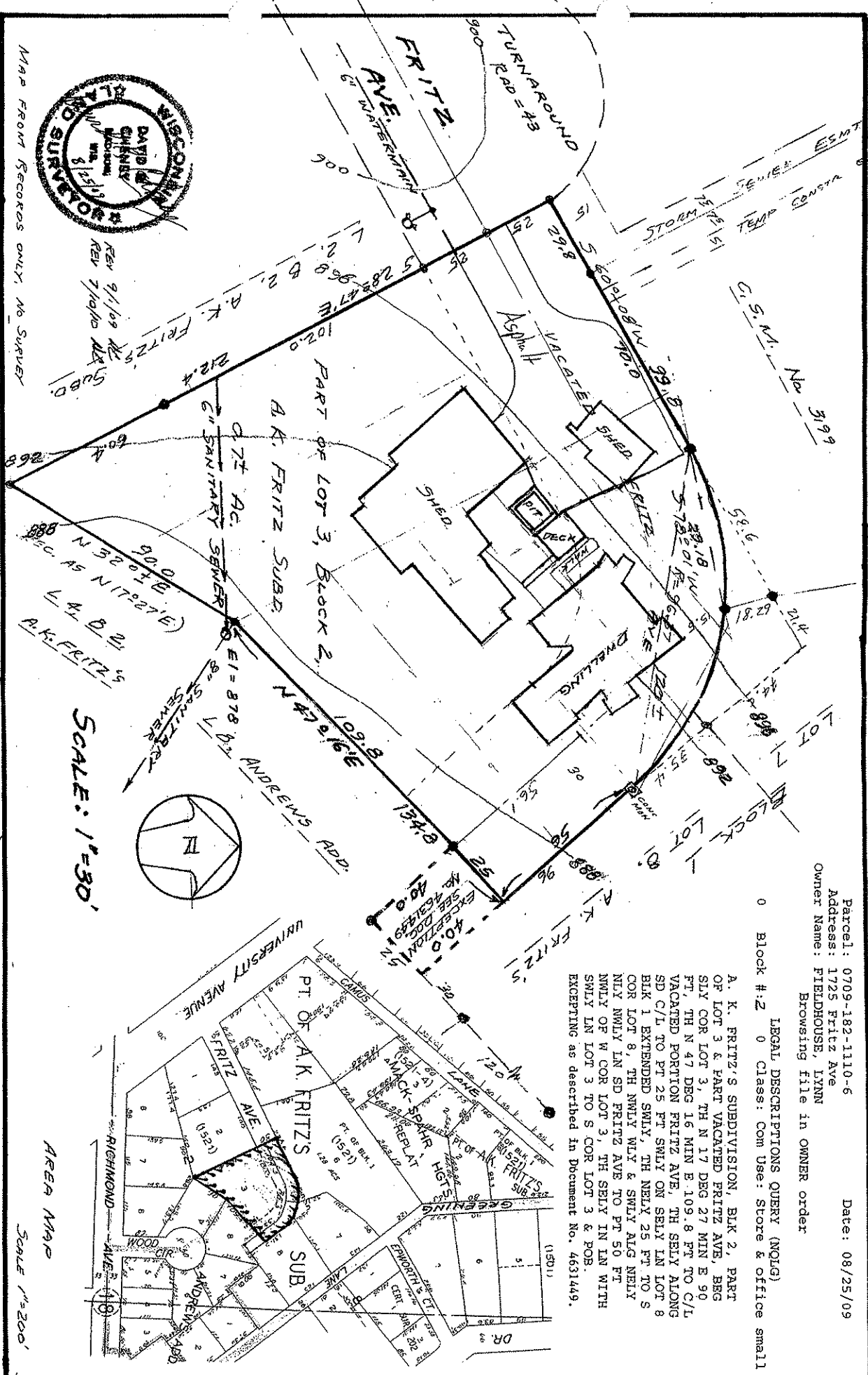


Dean Hellenbrand

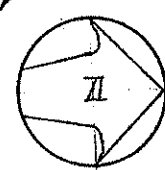
MAP FROM RECORDS ONLY, NO SURVEY



REV 9/1/09
REV 7/10/10
REV 1/10/10

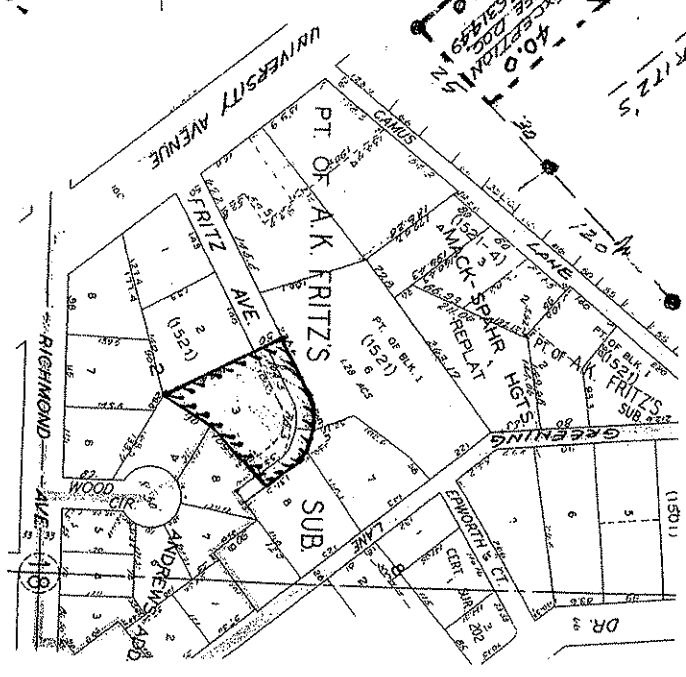


SCALE: 1"=30'



AREA MAP

SCALE 1"=200'

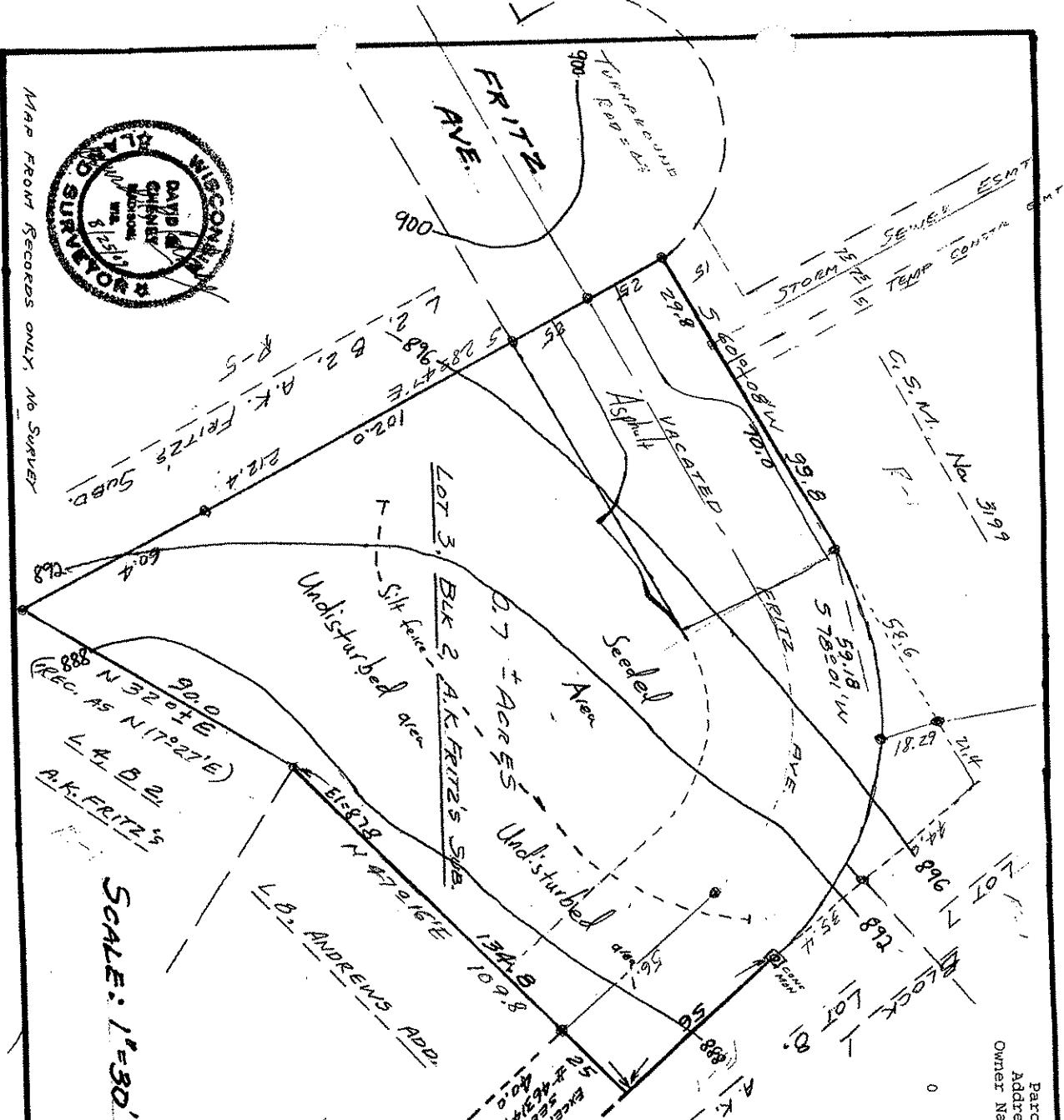
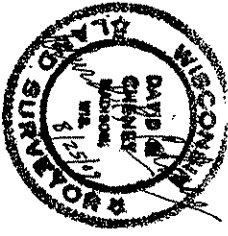


Parcel: 0709-182-1110-6
Address: 1725 Frittz Ave
Owner Name: FIELDHOUSE, LYNN
Browsing file in OWNER order

Block # 2 0 Class: Com Use: Store & office small

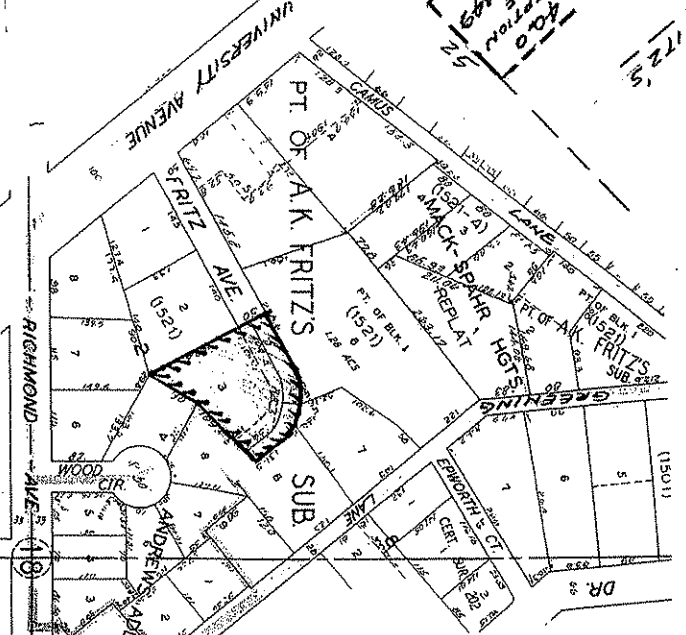
LEGAL DESCRIPTIONS QUERY (MOLG)
A. K. FRITZ'S SUBDIVISION, BK 2, PART OF LOT 3 & PART VACATED FRITZ AVE, BRG SLY COR LOT 3, TH N 17 DEG 27 MIN E 90 FT, TH N 47 DEG 16 MIN E 109.8 FT TO C/L VACATED PORTION FRITZ AVE, TH SELY ALONG SD C/L TO PT 25 FT SWLY ON SELY LN LOT 8 BK 1 EXTENDED SWLY, TH NELY 25 FT TO S COR LOT 8, TH NWLY WLY & SWLY ALG NELY NELY NWLY LN SD FRITZ AVE TO PT 50 FT NWLY ON W COR LOT 3, TH SELY IN LN WITH SWLY LN LOT 3 TO S COR LOT 3 & POB. EXCEPTING as described in Document No. 4631449.

MAP FROM RECORDS ONLY, NO SURVEY



SCALE: 1"=30'

AREA MAP SCALE 1"=200'



A. K. FRITZ'S SUBDIVISION, BLK 2, PART OF LOT 3 & PART VACATED FRITZ AVE, BEG SLY COR LOT 3, TH N 17 DEG 27 MIN E 90 FT, TH N 47 DEG 16 MIN E 109.8 FT TO C/L VACATED PORTION FRITZ AVE, TH SELY ALONG SD C/L TO PT 25 FT SWLY ON SELY LN LOT 8 BLK 1 EXTENDED SWLY, TH NELY 25 FT TO S COR LOT 8, TH NWLY WLY & SWLY ALG NELY NLY NWLY LN SD FRITZ AVE TO PT 50 FT NWLY OF W COR LOT 3, TH SELY LN IN WITH SWLY LN LOT 3 TO S COR LOT 3 & POB. EXCEPT DOC NO. 9631449

Parcel: 0709-182-1110-6
Address: 1725 Fritz Ave
Owner Name: FIELDBOUSE, LYNN
Browsing file in OWNER order

0 Block #12 0 Class: Com Use: Store & office small
LEGAL DESCRIPTIONS QUERY (NOLOG)

Date: 08/25/09

