



City of Madison

Proposed Certified Survey Map & Rezoning

CSM Name
Ripp CSM

Location
8839 Ancient Oak Lane

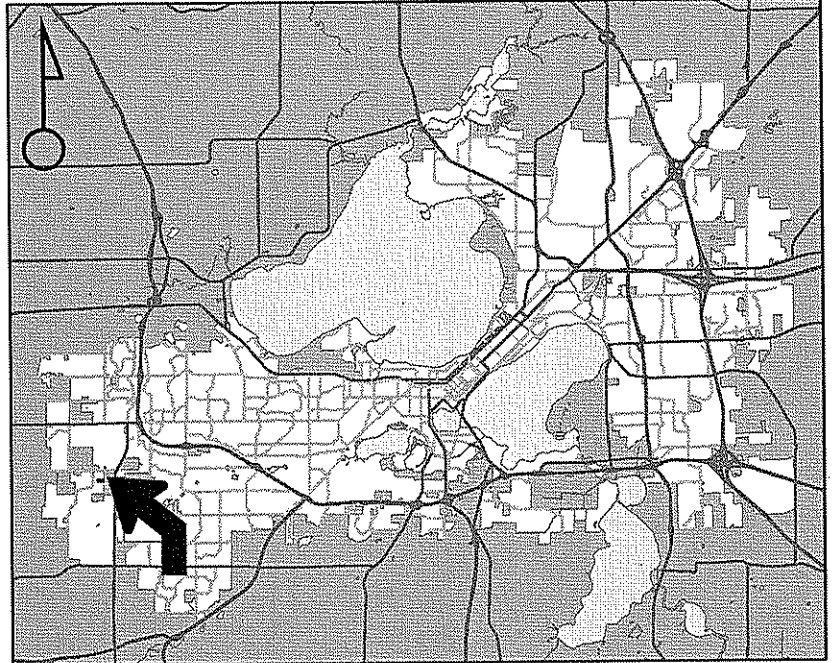
Applicant
Brandon J. Ripp/Dan Day
D'Onofrio, Kotke & Associates

Within City Outside City

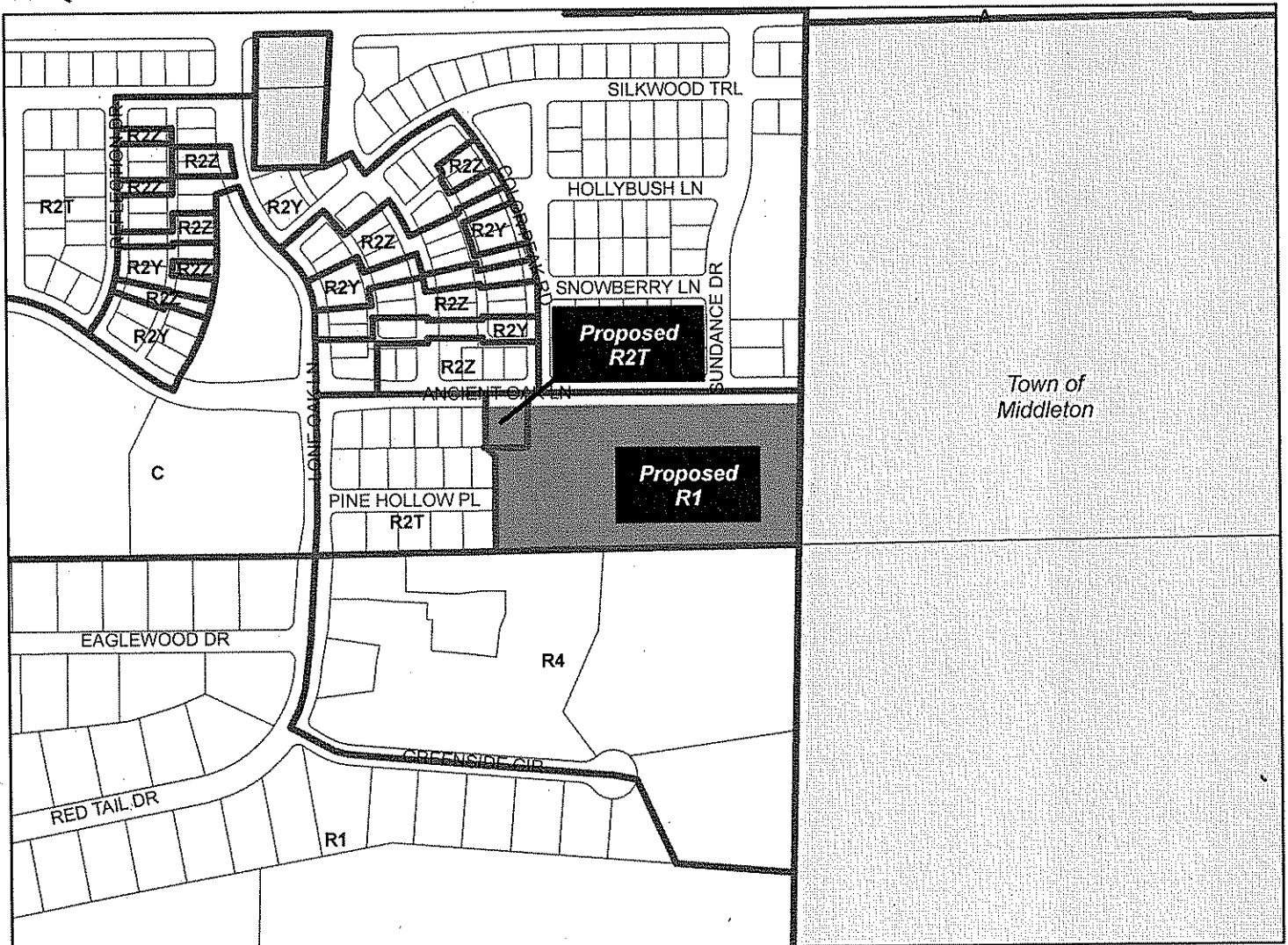
From: A To: R1 & R2T

Proposed Use
Create 2 Single-Family Lots and
1 Lot for Future Development

Public Hearing Date
Plan Commission
08 March 2010
Common Council
16 March 2010



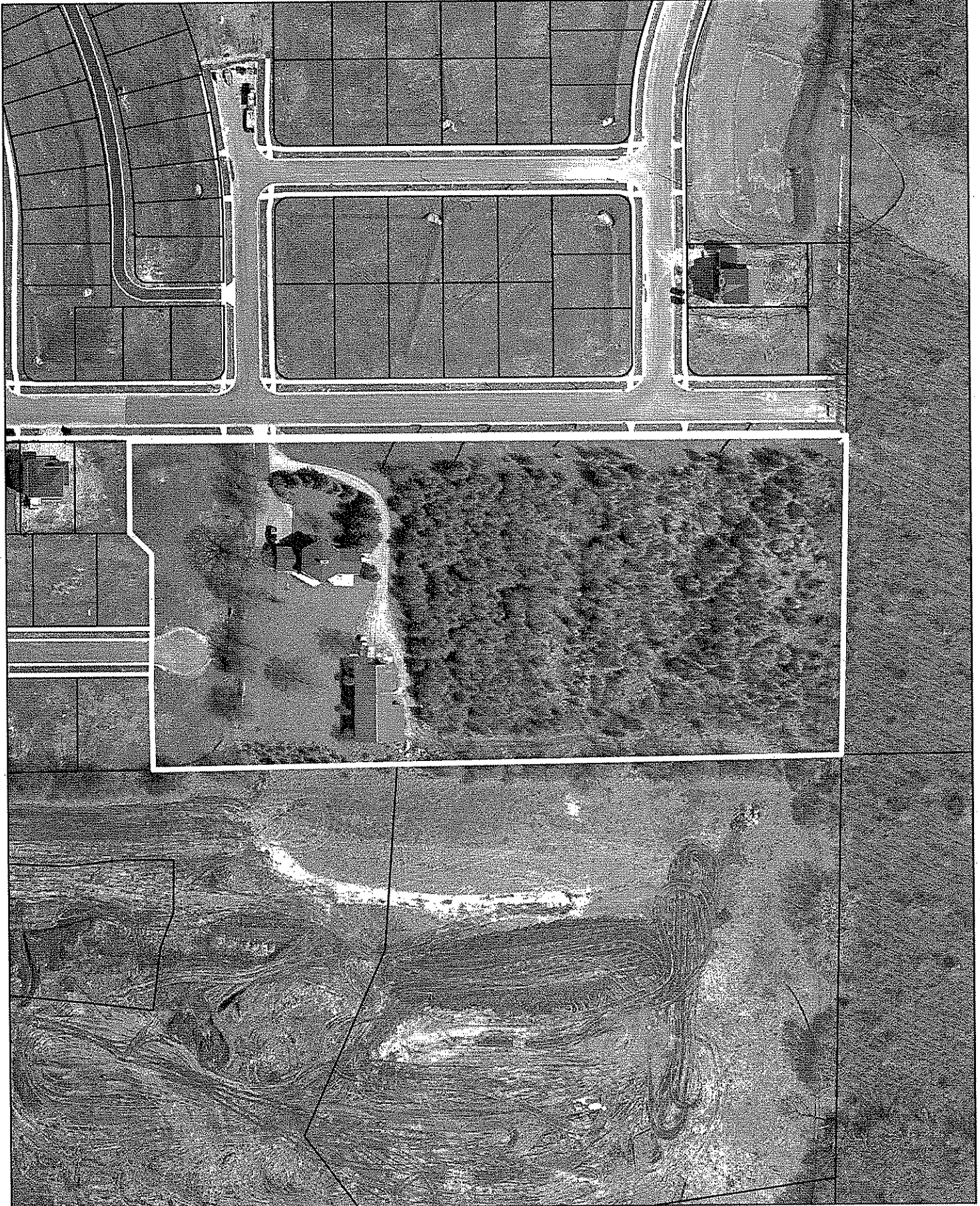
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 February 2010

8-9





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.

FOR OFFICE USE ONLY: 106153	
Amt. Paid <u>850-</u>	Receipt No. <u>850-</u>
Date Received <u>12/10/09</u>	
Received By <u>MJP</u>	
Parcel No. <u>0708-342-0118-2</u>	
Aldermanic District <u>1- Sanson</u>	
GQ <u>oh</u>	
Zoning District <u>A</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <u>12/4/09</u>	Waiver <u>12/8/09</u>
Nbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>12/10/09</u>	

1. **Project Address:** 8839 Ancient Oak Lane **Project Area in Acres:** 0.24

Project Title (if any): _____

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input checked="" type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: <u>AG</u> to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): <u>R2T</u>	<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 type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: Brandon J Ripp Company: _____
Street Address: 8839 Ancient Oak Lane City/State: Verona, WI Zip: 53593
Telephone: (608) 827-0183 Fax: () Email: brandon@beaverenterprises.com

Project Contact Person: Dan Day Company: D'Onofrio, Kottke & Associates, Inc.
Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717
Telephone: (608) 833-7530 Fax: (608) 833-1089 Email: dday@donofrio.cc

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: _____

Two single family lots

Development Schedule: Commencement 2010 Completion 2011

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 ½ 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:** \$ 850 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 Pioneer Neighborhood Plan, which recommends: Low-Medium 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:

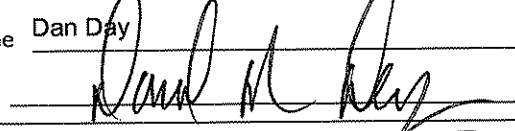
Alderperson Sanborn 12-4-09

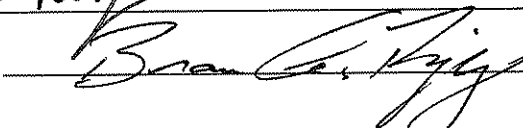
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 8-10-09 Zoning Staff: _____ Date: _____
- 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 Dan Day Date December 9, 2009

Signature  Relation to Property Owner Agent

Authorizing Signature of Property Owner  Date 12-8-09

December 9, 2009

Brad Murphy
City of Madison – Planning Division
215 Martin Luther King Jr. Blvd.
Suite 100
Madison, WI 53710

RE: Ripp Parcel CSM
8839 Ancient Oak Lane

Dear Brad:

Attached please find a copy of the rezoning request from Ag to R2T as part of the CSM application for lot division creating two single family lots on Ancient Oak Lane.

Brandon Ripp is seeking to subdivide and rezone a small area of Outlot 4 at Linden Park in to two single family lots (0.24 ac) plus a remaining parcel of approximately 8.4 acres that will remain in Agriculture zoning reserved for future development. The two single family lots are to be rezoned to R2T from the current Agriculture zoning. The proposed zoning matches the existing single family parcels along the south side of Ancient Oak Lane to the west of this rezoning.

Below is a list of names of persons involved in the project.

Owner

Brandon J. Ripp
8839 Ancient Oak Lane
Verona, WI 53593
Phone: (608) 827-0183
Email: brandon@beaverenterprises.com

Project Contact & Engineer

Daniel N. Day, P.E.
D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717
Phone: (608) 833-7530
Fax: (608) 833-1089
Email: dday@donofrio.cc

Surveyor

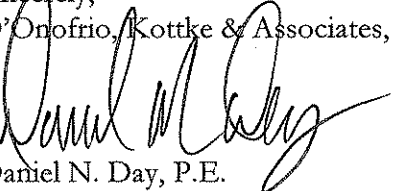
Wayne D. Barsness, RLS
D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717
Phone: (608) 833-7530
Fax: (608) 833-1089
Email: wbarsness@donofrio.cc

The Ripp's are planning on starting to build on one of the lots as soon as the approval process is complete.

We look forward to working with you on this submittal.

If you have any questions, please feel free to contact me.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.



Daniel N. Day, P.E.

FN: 09-07-111

cc: Brandon Ripp

Parcel Address & ID Number
8839 Ancient Oak Lane – 0708-342-0118-2