



Location
2016 Sundstrom Street

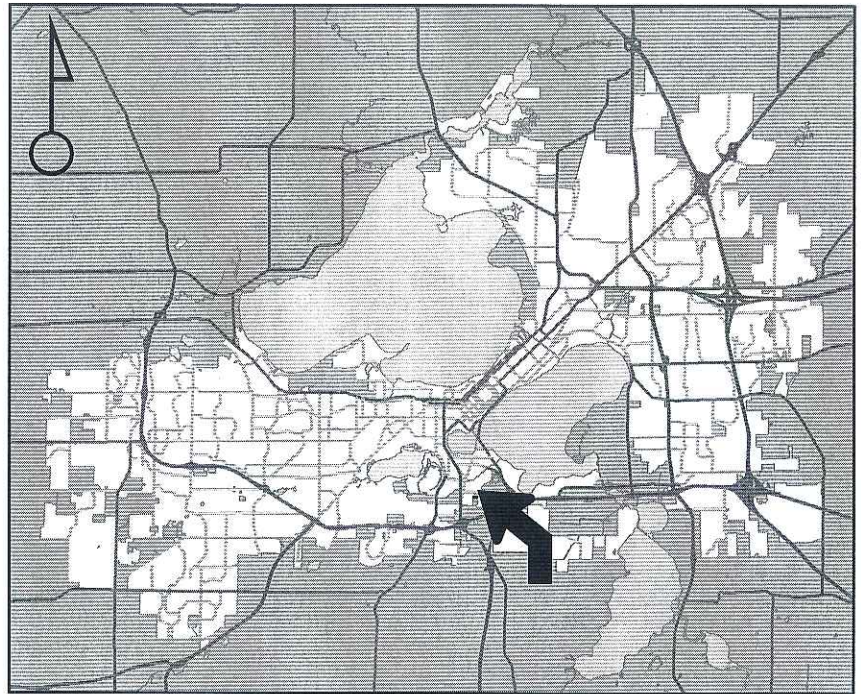
Applicant
Herbert McKenzie

From: R1 To: R3

Existing Use
Single Family House

Proposed Use
Demolish House and
Build New Duplex

Public Hearing Date
Plan Commission
21 August 2006
Common Council
05 September 2006



For Questions Contact: Michael Waidelich at: 267-8735 or mwaidelich@cityofmadison.com or City Planning at 266-4635

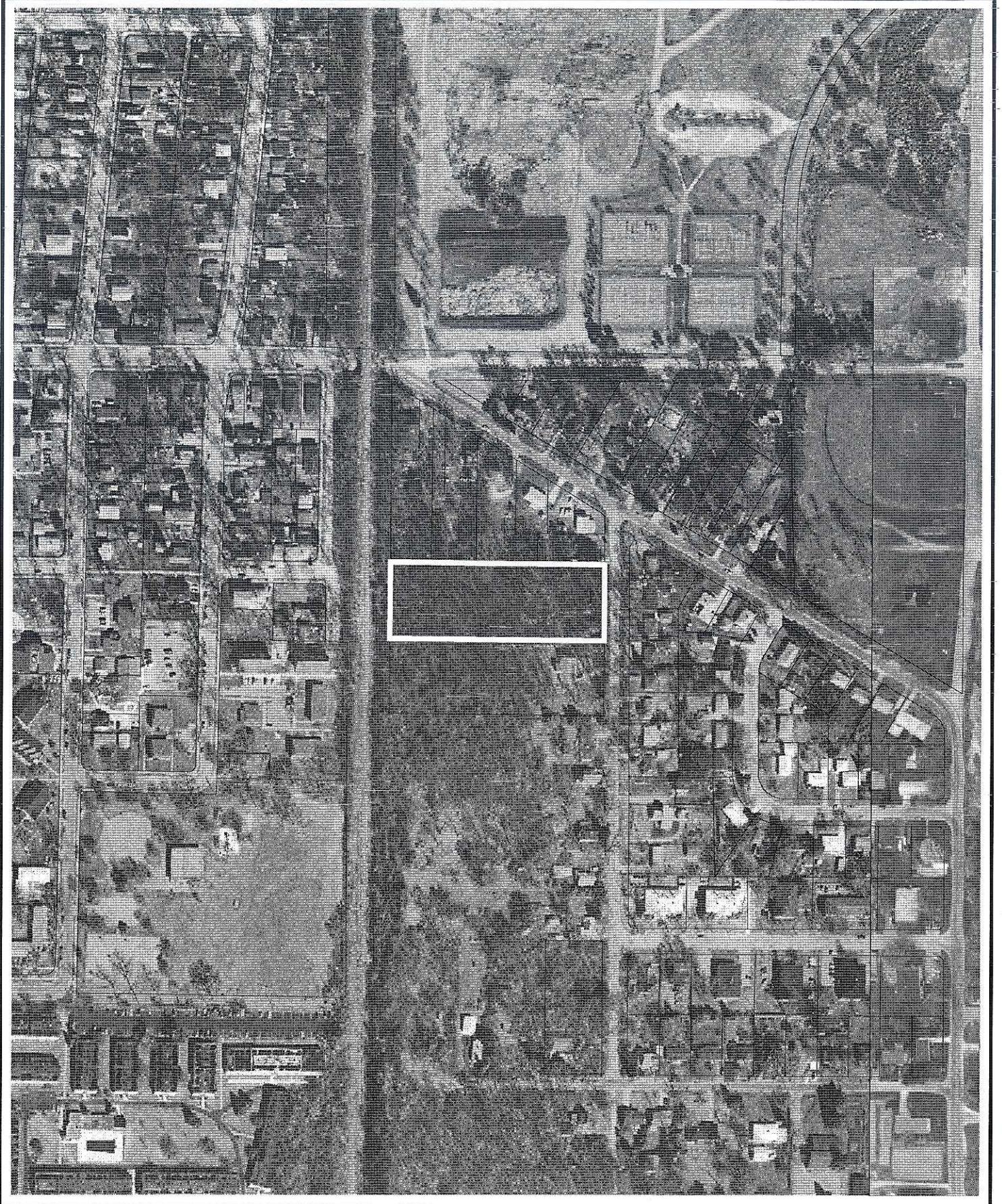


2016 Sundstrom Street

100 0 100 Feet



Date of Aerial Photography - April 2003





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 zoning applications should be filed directly with the Zoning Administrator.

OFFICE USE ONLY:	
Amt. Paid <u>800</u>	Receipt No. <u>70742</u>
Date Received <u>5-15-06</u>	
Received By <u>RT</u>	
Parcel No. <u>0709-351-1104-0</u>	
Aldermanic District <u>13, Isadore Knox, Jr.</u>	
GQ <u>Railroad Frontage</u>	
Zoning District <u>R1</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>5-15-06</u>	

1. Project Address: 2016 Sundstrom Project Area in Acres: 1.9

Project Title (if any): None

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

<input type="checkbox"/> Zoning Map Amendment (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-3</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<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: Hubert McKenzie Company: NA
 Street Address: 3085 Weunona Way City/State: Madison, WI Zip: 53713
 Telephone: 608 221-1074 Fax: () Email: _____
 Project Contact Person: Hubert McKenzie Company: NA
 Street Address: _____ City/State: _____ Zip: _____
 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: This lot is 174FT wide and 499FT Deep, zoned R1

Development Schedule: Commencement Sept. 06 Completion June 07

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:** \$ 800.00 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 buildings, **photos** of the interior and exterior 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 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 the: city of madison (Dane) Plan, which recommends: _____ 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:

Isadore Knox, _____

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 Counter and Planning Unit staff; note staff persons and date.

Planner Jim Parks Date 9/06 | Zoning Staff Ron Towle Date 3.29.06

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

Printed Name Hubert McKernie Date _____

Signature Hubert McKernie Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date _____

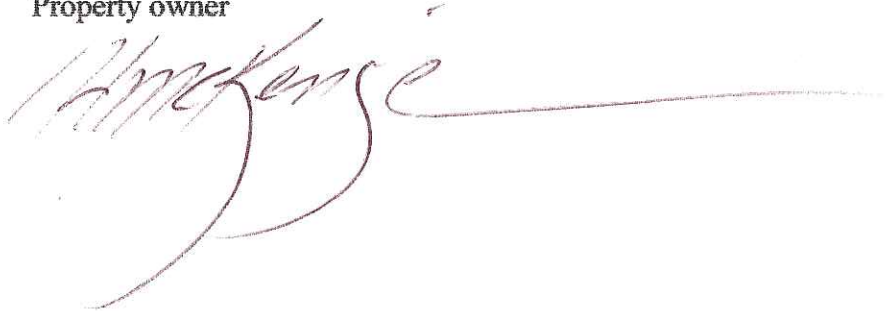
To: Madison Plan Commission

From: Hubert McKenzie
3055 Waunona Wy
Madison WI 53713

This property is located at 2016 Sundstrom Street in the City of Madison. The lot size is 174 feet wide by 499 feet deep. A single family home currently occupies this lot. (zoned R1) which will be demolished. My intent is to have this property rezoned to R3 (two family) and build a duplex (1450 sq ft per side) I would like to start construction by mid_August of 2006 to be completed June 2007.

Arrangements have been made for the Madison Fire Department to use the existing house as a training facility and to burn it down upon completion of their exercises.

Hubert McKenzie
Property owner

A handwritten signature in dark ink, appearing to read 'Hubert McKenzie', with a long horizontal flourish extending to the right.

To: Capitol View Heights Neighborhood Association
Mr Eric Guderyou
218 Koster St.
Madison WI 53713

From: Hubert McKenzie
3055 Waunona Way
Madison, WI 53713
608-221-1074

This letter is to inform you that I am seeking rezoning of the property located at 2016 Sundstrom Street in the city of Madison. This property is currently zoned R1 (Single Family), I am requesting R3 zoning (Two Family).

My plan is to demolish the existing house and replace it with a two family structure which will have 1450 square feet per side. This property will be owner occupied on one side and the other will be rental.

As part of the process, I am notifying you of my intentions and requesting your support of this project so that I may move forward. If you have any questions, You may reach me at the above phone number.

Thank you in advance for your help in this matter.

Sincerely

Hubert McKenzie/owner

Madison Survey Associates, Inc.

101 North Hill Road, Suite 104
Madison, WI 53715

608-276-8886

Fax 276-8883
Mobile 575-6553

Residential and Commercial Mortgage Inspections and Surveys
Registered Surveyors & Expeditors

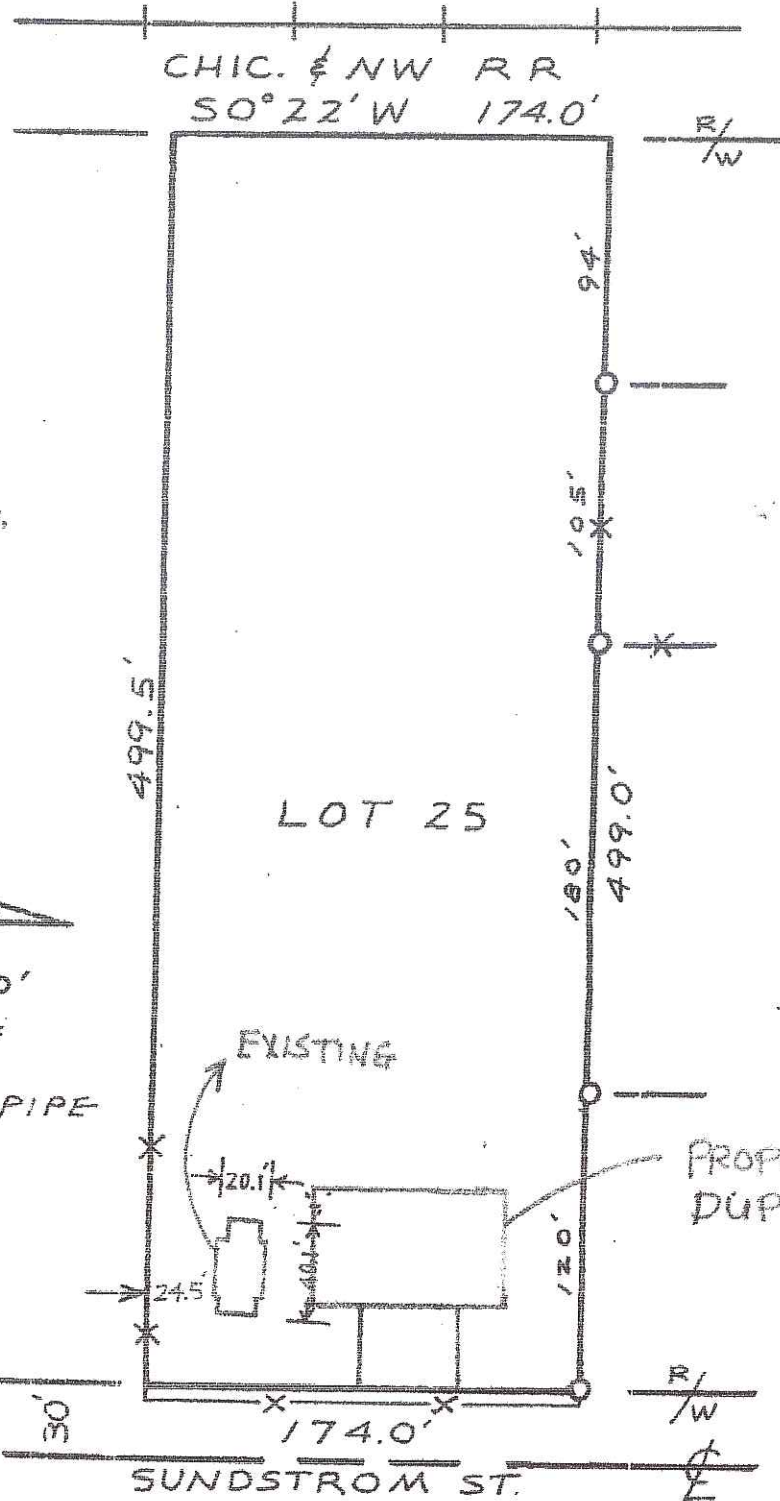
FILE #: 05-04-0126-M

REQUESTED BY:
Preferred Title

OWNER:
McKenzi

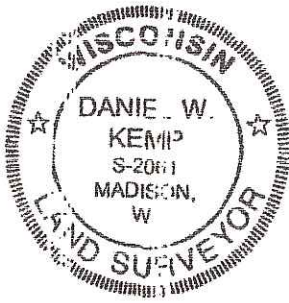
LEGAL DESCRIPTION:
Lot 25, Hammersley Heights,
City of Madison, Dane County,
Wisconsin.

ADDRESS:
2016 Sundstrom Street,
Madison, WI



SCALE: 1" = 100'

X--- OLD WIRE FENCE
O--- FOUND IRON PIPE



SURVEYORS CERTIFICATE:

I have inspected the above described property and to the best of my knowledge and belief the above map is a true representation thereof and show the size and location of the property, its exterior boundaries, the location and dimensions of all permanent structures thereon, apparent easements and roadways, and visible encroachments, if any.

This inspection is made for the exclusive use of the owner and those who mortgage or guarantee title to the above within (1) one year from the date hereon, and as to them I certify the accuracy of said inspection and map, and with their agreement has been made that the requirements of WI Admin. Code [AE 7.01 (3), (5)bc & d, and (6)] are waived as per AE 7.01. This inspection is not intended for future construction purposes and is performed according to the description furnished.

Date: this 21 Day of APRIL, 2005 Surveyor Daniel W Kemp

















