



Location
217 North First Street

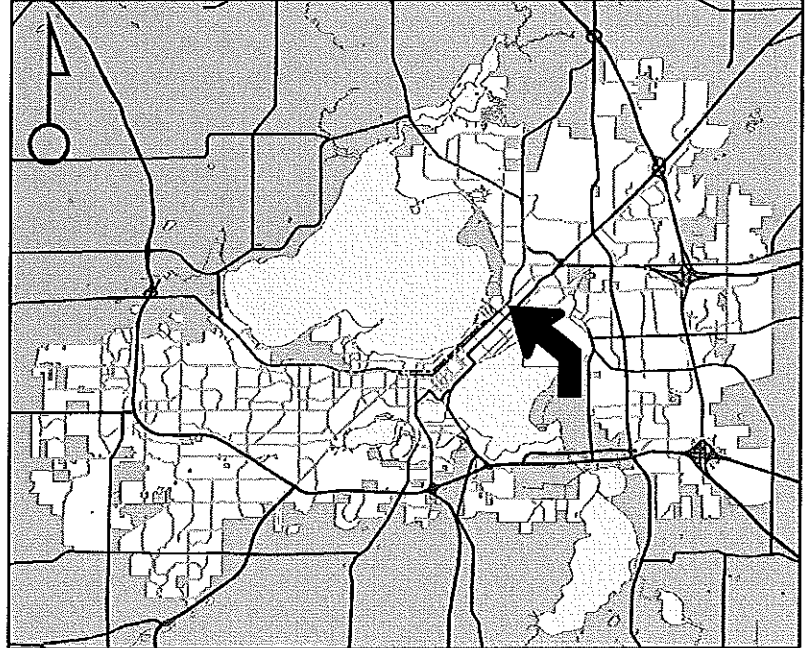
Project Name
Demolition for Demetral Park Path

Applicant
City of Madison/Randy Wiesner-
City Engineering Division

Existing Use
Single-family residence

Proposed Use
Demolish single-family residence to
allow multi-purpose path extension

Public Hearing Date
Plan Commission
25 July 2016

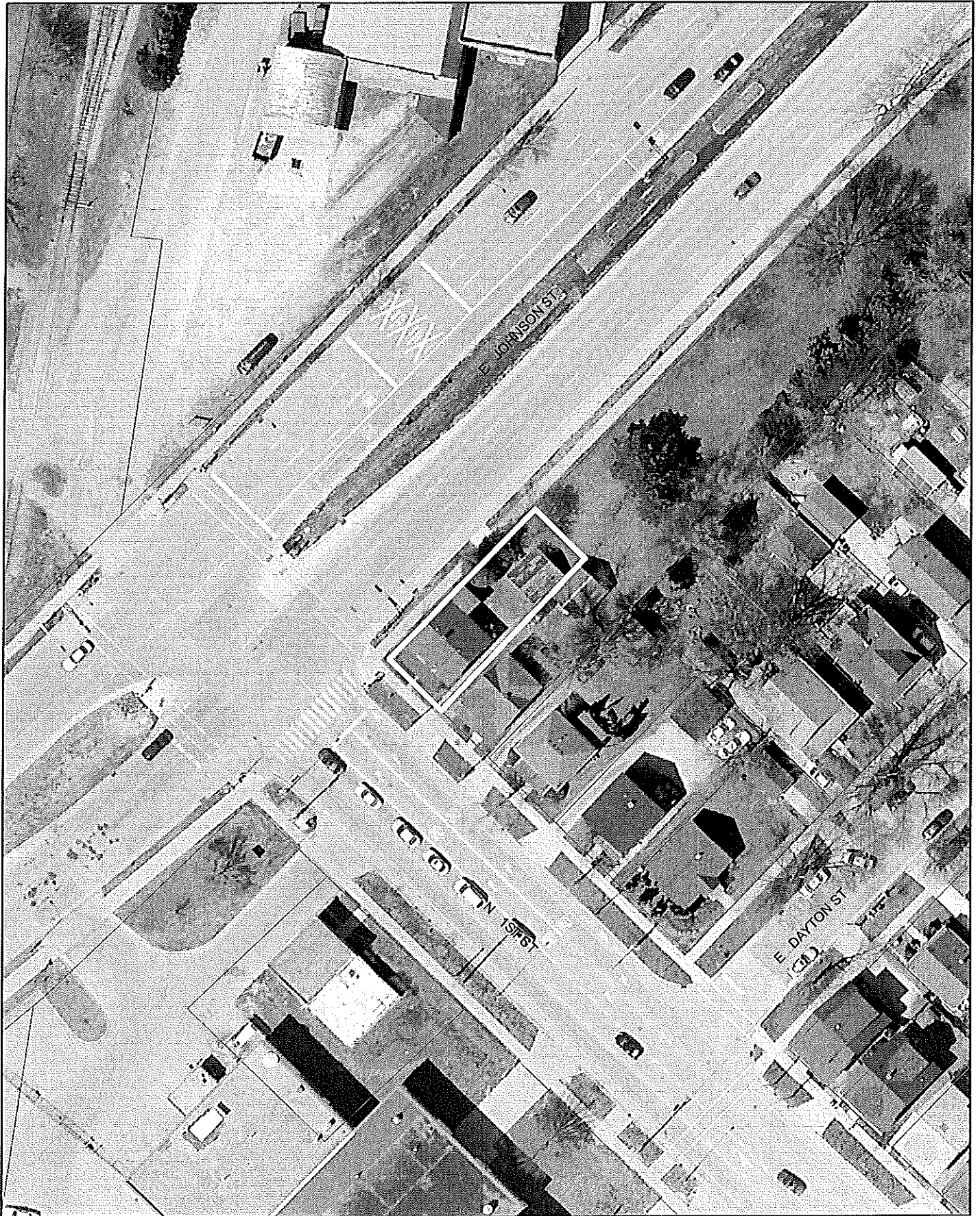


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 July 2016





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:	
Amt. Paid	<u>N/A</u> Receipt No. <u> </u>
Date Received	<u>15 Jun 2016</u>
Received By	<u>TP</u>
Parcel No.	<u>251-0710-063-0901-9</u>
Aldermanic District	<u>15 - PALM</u>
Zoning District	<u>TR-04</u>
Special Requirements	<u> </u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: <u> </u>

Form Effective: February 21, 2013

1. **Project Address:** 217 N. First Street
Project Title (if any): Demolition for Demetral Park Path extension

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: Randy Wiesner **Company:** City Engineering Division
Street Address: 210 Martin Luther King, Jr. Blvd Ste 115 **City/State:** Madison **Zip:** 53703
Telephone: (608) 267-8679 **Fax:** (608) 264-9275 **Email:** rwiesner@cityofmadison.com

Project Contact Person: _____ **Company:** _____
Street Address: _____ **City/State:** _____ **Zip:** _____
Telephone: () _____ **Fax:** () _____ **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: Demolish single-family residence to allow extension of Demetral Park Path to N. First Street

Development Schedule: Commencement Summer 2016 Completion Fall 2016

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 ½ 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 Instructions & 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:
Ald. Palm and Emerson East NA, 7 June 2016; Ald. Palm granted waiver on same day (attached)

→ 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: Tim Parks Date: 6 June 2016 Zoning Staff: Matt Tucker Date: 6 June 2016

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

Name of Applicant Randy Wiesner Relationship to Property: Project Engineer

Authorizing Signature of Property Owner _____ Date 15 June 2016



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

June 15, 2016

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 217 N. First Street
Letter of Intent

Dear Members of the Plan Commission:

As part of the planned reconstruction and extension of the Demetral Park Path, the City of Madison is requesting approval to demolish a 1.5-story single-family home located at 217 N. First Street at the northeastern corner of N. First and E. Johnson streets.

On May 19, 2015, the Common Council adopted Resolution 15-00475 (ID 38086), adopting a relocation order for the acquisition of land interests required for the construction of the E. Johnson Street public shared-use (bicycle and pedestrian) path from N. First Street to N. Third Street. The purpose of the reconstruction and extension of the Demetral Park Path is to create a direct, continuous pedestrian and bicycle route in the E. Johnson Street/ Pennsylvania Avenue/ Packers Avenue corridor from N. First Street to Commercial Avenue, generally following the route of the existing path along the east side of Demetral Park. The short path segment proposed to extend to N. First Street will complete the portion of the path extension on the block between First and Second streets constructed in 2013. The Plan Commission recommended approval of the relocation order and acquisition to the Common Council at its May 18, 2015 meeting. Acquisition of the subject property was completed in November 2015.

The house at 217 N. First Street was constructed in 1917 according to City records and contains 2 bedrooms and 1 bath and approximately 1,050 square feet of floor area. The subject property is 33 feet wide parallel to N. First Street, and the house occupies most of that width. Due to the proposed alignment of the path extension to N. First Street, the home and a detached shed need to be removed. Photos of the house are included with the application.

Demolition of the building will commence as soon following Plan Commission approval as possible and will be completed by City crews. If City crews are unable to perform any part of the demolition, a qualified contractor will be retained. As part of the demolition, the existing buildings, fences, and a retaining wall adjacent to E. Johnson Street will be removed. Prior to issuance of wrecking permits and commencement of demolition activities, a reuse and recycle plan will be approved by the City's

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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. Throughout the demolition and restoration, Best Management Practices for erosion control will be used, and the portions of the site not improved with the path extension will be seeded with grass.

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: Randy Wiesner, City Engineering Division

RFP/Rw/tp

