



# City of Madison

## Proposed Demolition

Location  
816 Christianson Avenue

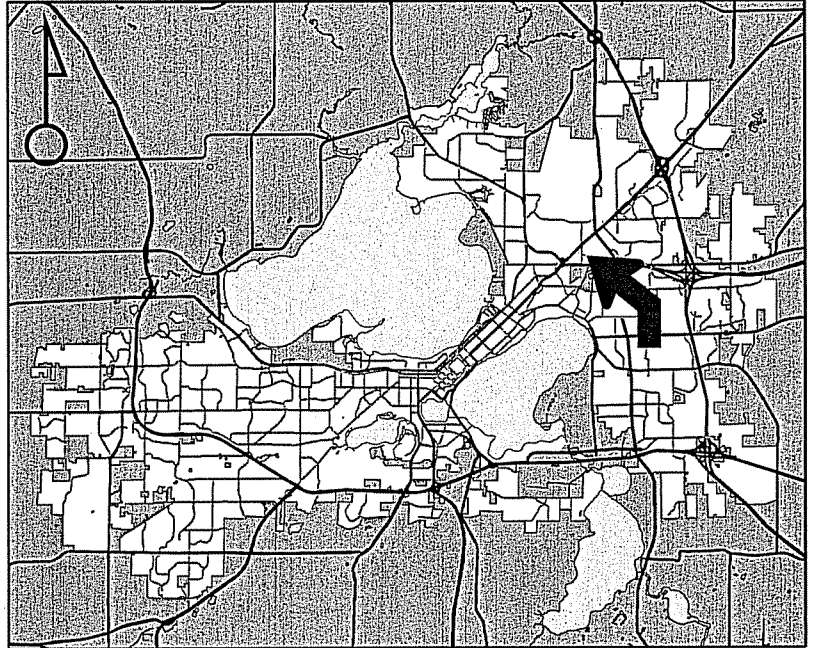
Project Name  
Kerr Demolition

Applicant  
Scott Kerr

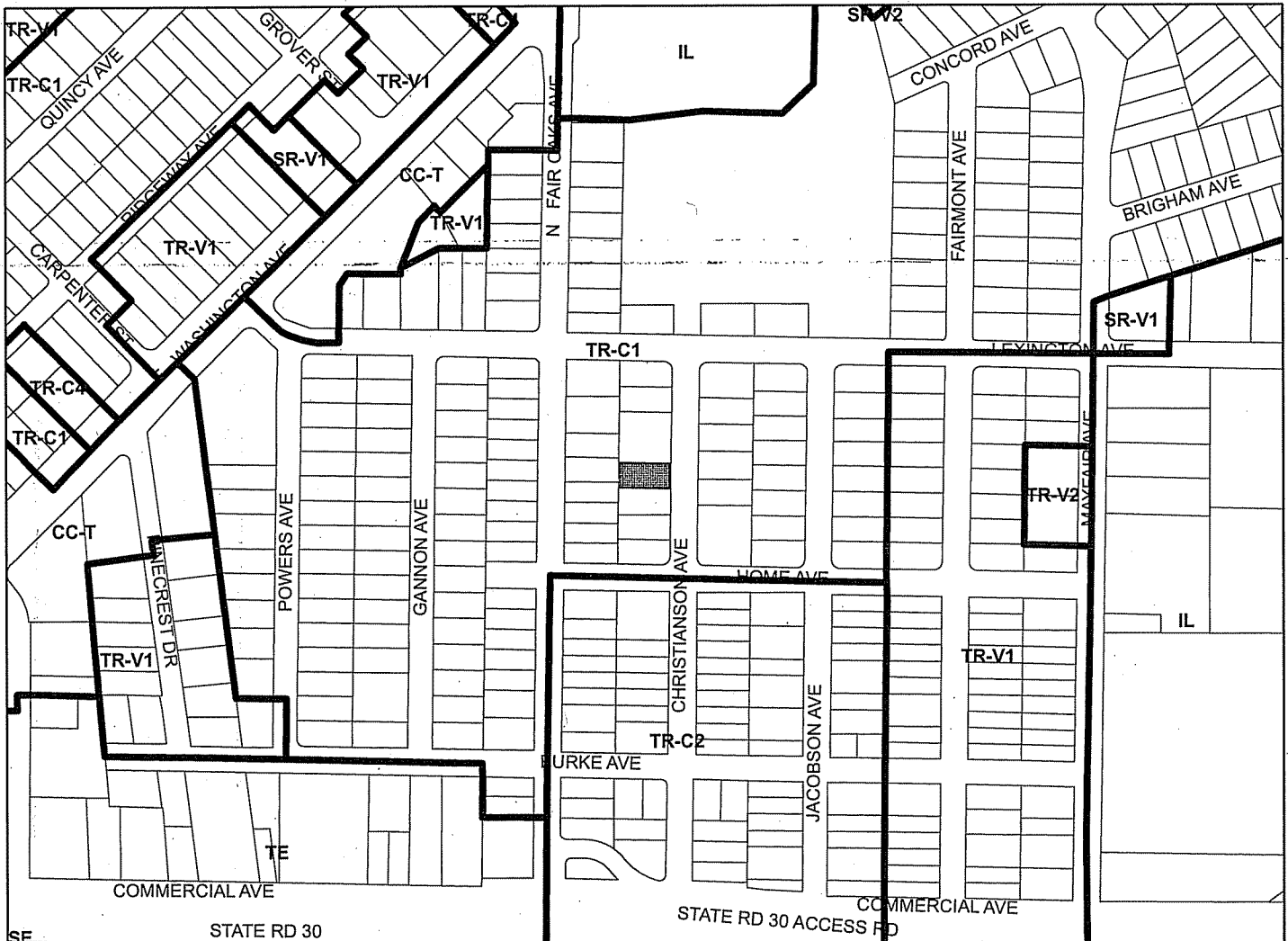
Existing Use  
Single-family residence

Proposed Use  
Demolish fire-damaged single-family residence with no proposed use

Public Hearing Date  
Plan Commission  
22 September 2014



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 : 15 September 2014





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

## FOR OFFICE USE ONLY:

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Received By \_\_\_\_\_  
Parcel No. \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Special Requirements \_\_\_\_\_  
Review Required By:  
☐ Urban Design Commission ☐ Plan Commission  
☐ Common Council ☐ Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 816 CHRISTIANSON AVE  
Project Title (if any): \_\_\_\_\_

### 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: SCOTT KERR Company: \_\_\_\_\_  
Street Address: 4617 ACADEMY DR City/State: MADISON WI Zip: 53716  
Telephone: (608) 516-0923 Fax: ( ) Email: KERRSCOTTW@HOTMAIL.COM

Project Contact Person: SCOTT KERR Company: \_\_\_\_\_  
Street Address: 816 CHRISTIANSON AVE City/State: MADISON WI Zip: 53714  
Telephone: (608) 516-0923 Fax: ( ) Email: KERRSCOTTW@HOTMAIL.COM

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: SINGLE FAMILY HOME HAS BEEN DAMAGED BY FIRE, REMOVE HAZARDOUS STRUCTURE AND LEVEL LOT FOR FUTURE SINGLE FAMILY BUILDING

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

## 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/alterd 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:

- 32
- ~~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 <sup>2</sup> 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:

X DIANE CALHOUN, JACKIE SHIVERS - HAWTHORNE-NA. ALDER DAVID AHRENS 8-5-14

→ 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: H. STOUDE Date: 8-4-14 Zoning Staff: P. ANDERSON Date: 8-4-14

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

Name of Applicant SCOTT KERR Relationship to Property: OWNER  
Authorizing Signature of Property Owner [Signature] Date 8-5-14

August 6, 2014

Letter of Intent

This letter of intent concerns a property at 816 Christianson Ave in Madison, Wisconsin. The property is owned by Scott Kerr.

The house on the property consists of a one story ranch plus a metal framed car port structure. On July 31<sup>st</sup> the house suffered fire damage and it is not cost effective to repair the damage to the structure.

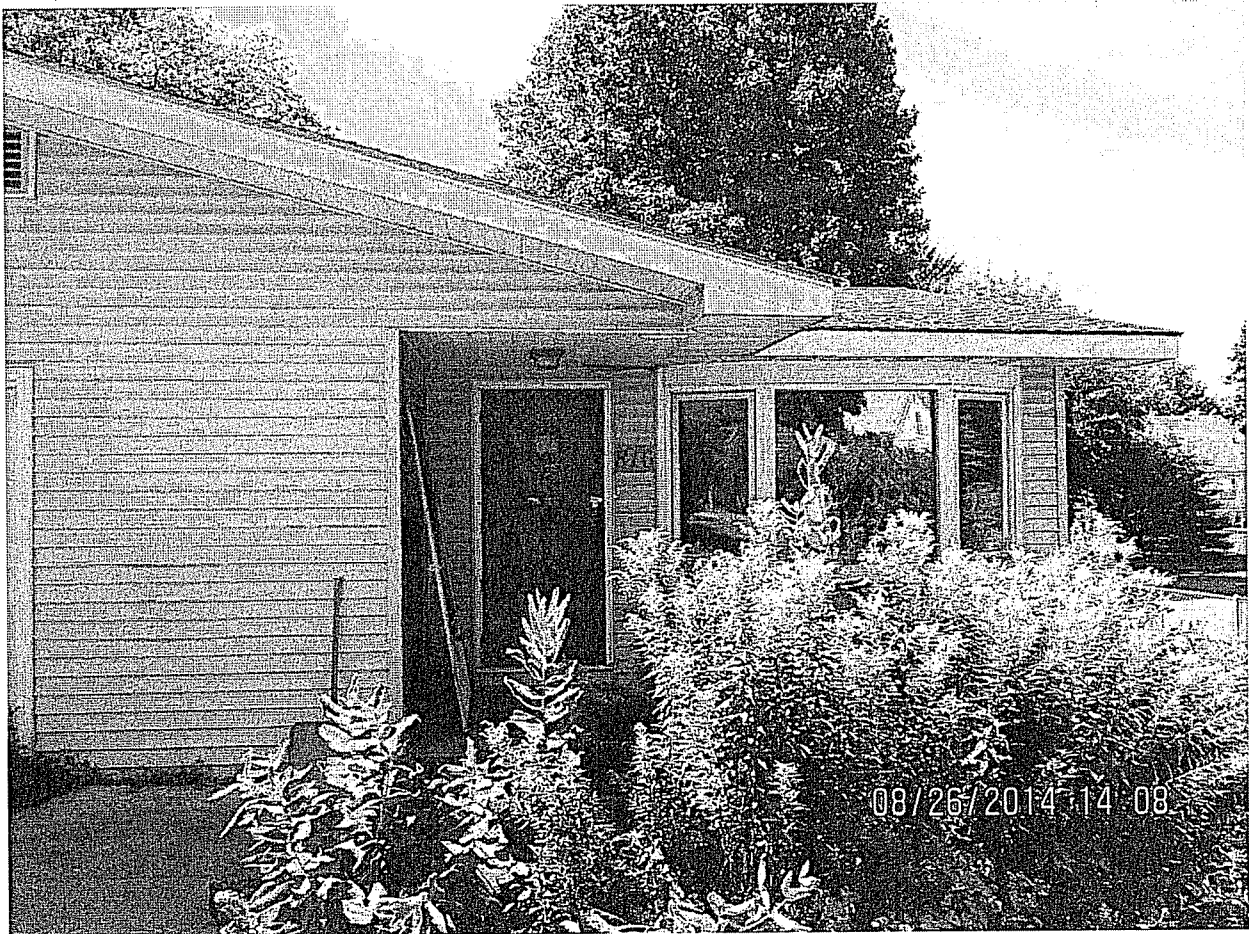
To remove a potential nuisance building before it attracts vandalism and animals I intend to raze the building and level the lot, planting grass and maintaining the property as a lawn until a new single family home can be placed on it in the future.

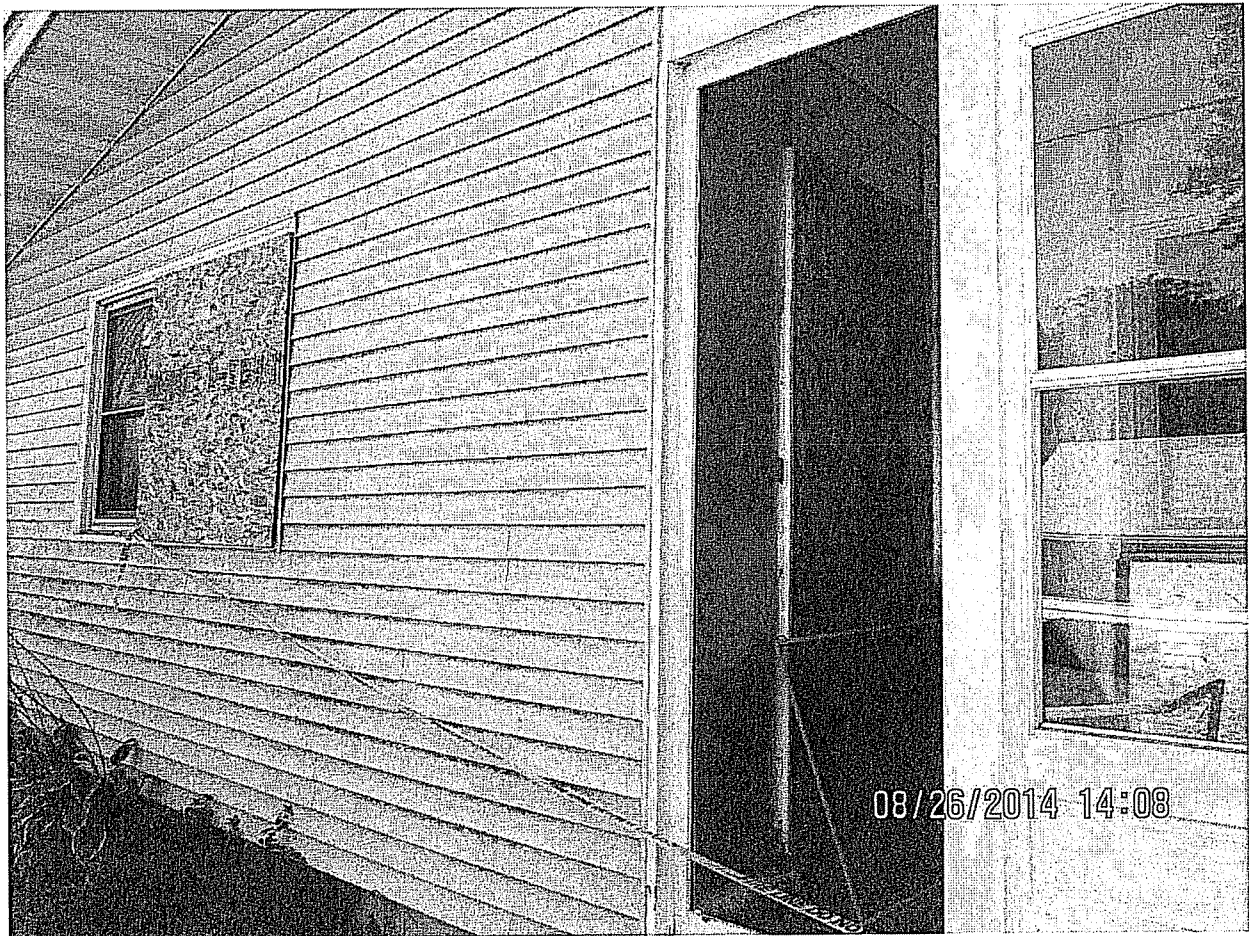
My goal would be to have a similar sized home placed on the property in the future.

A handwritten signature in black ink, appearing to read "Scott Kerr", with a stylized flourish extending to the right.

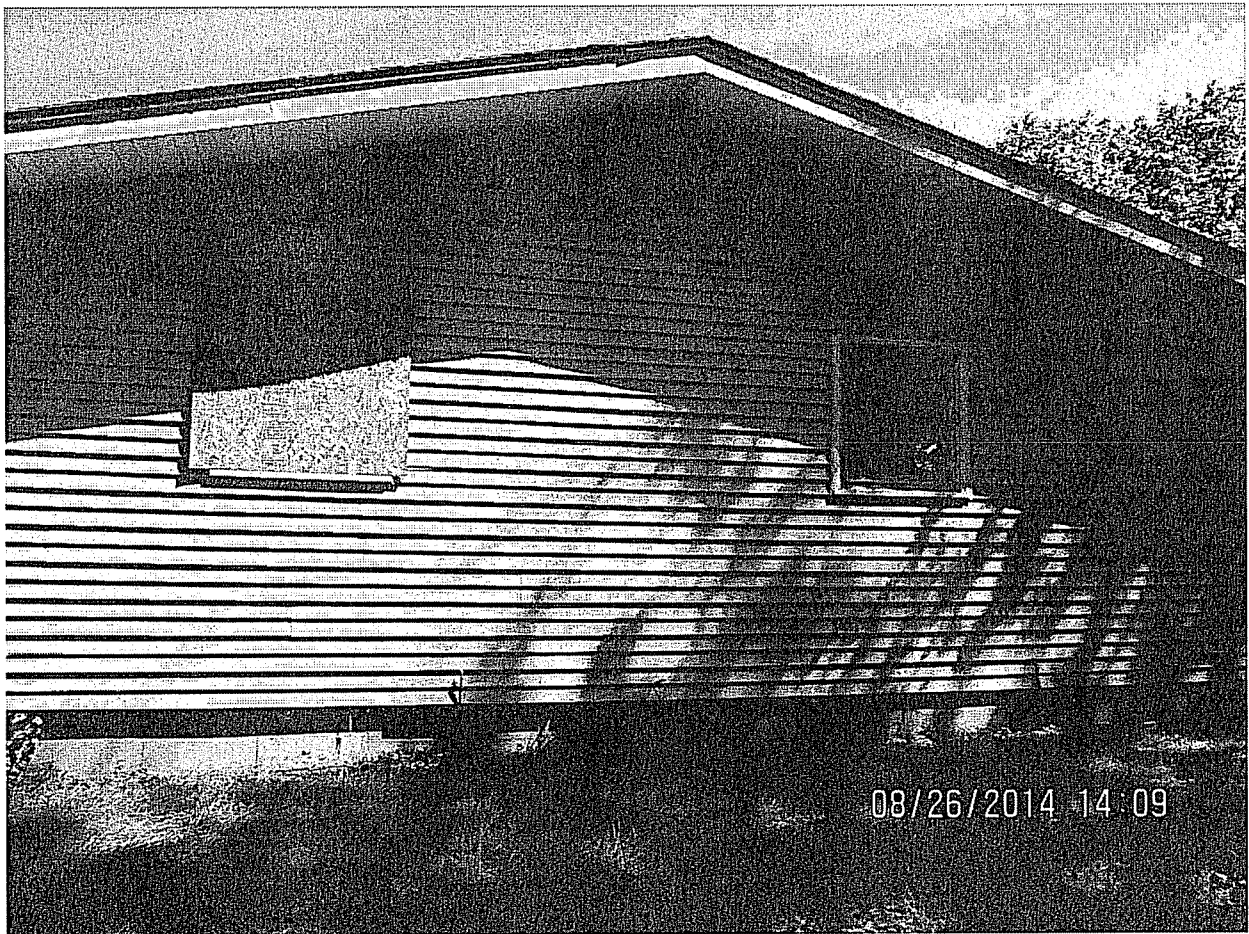
Scott Kerr



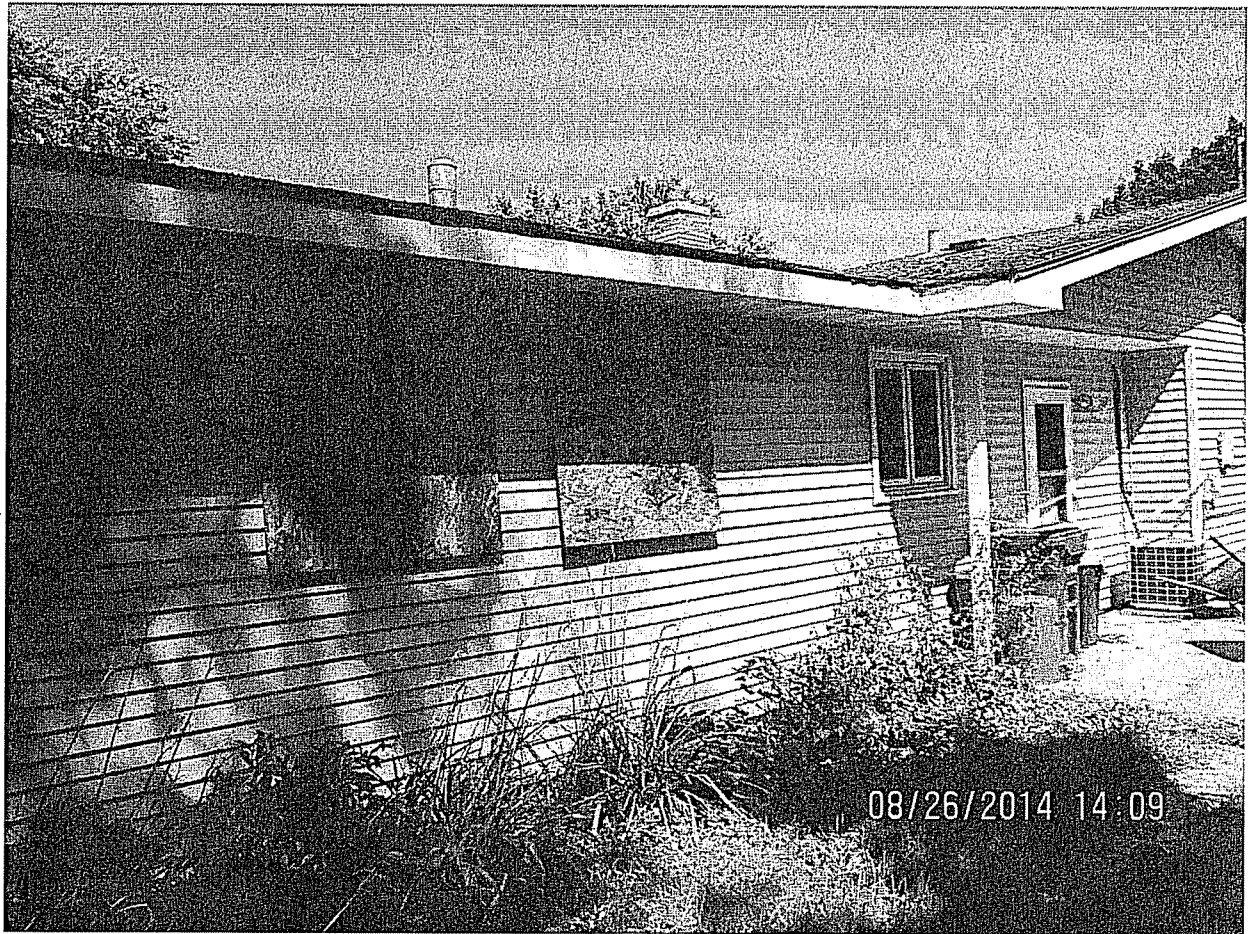


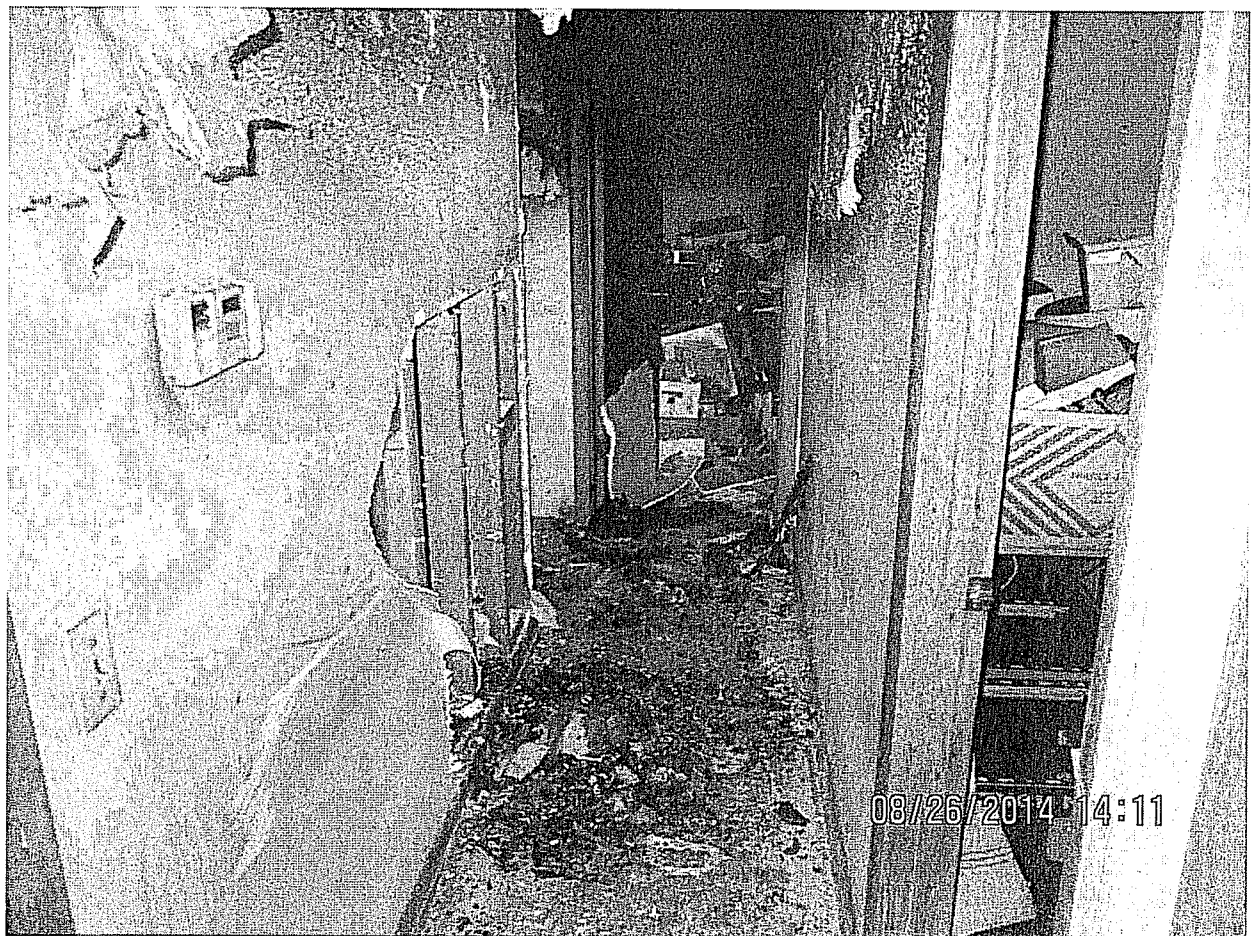




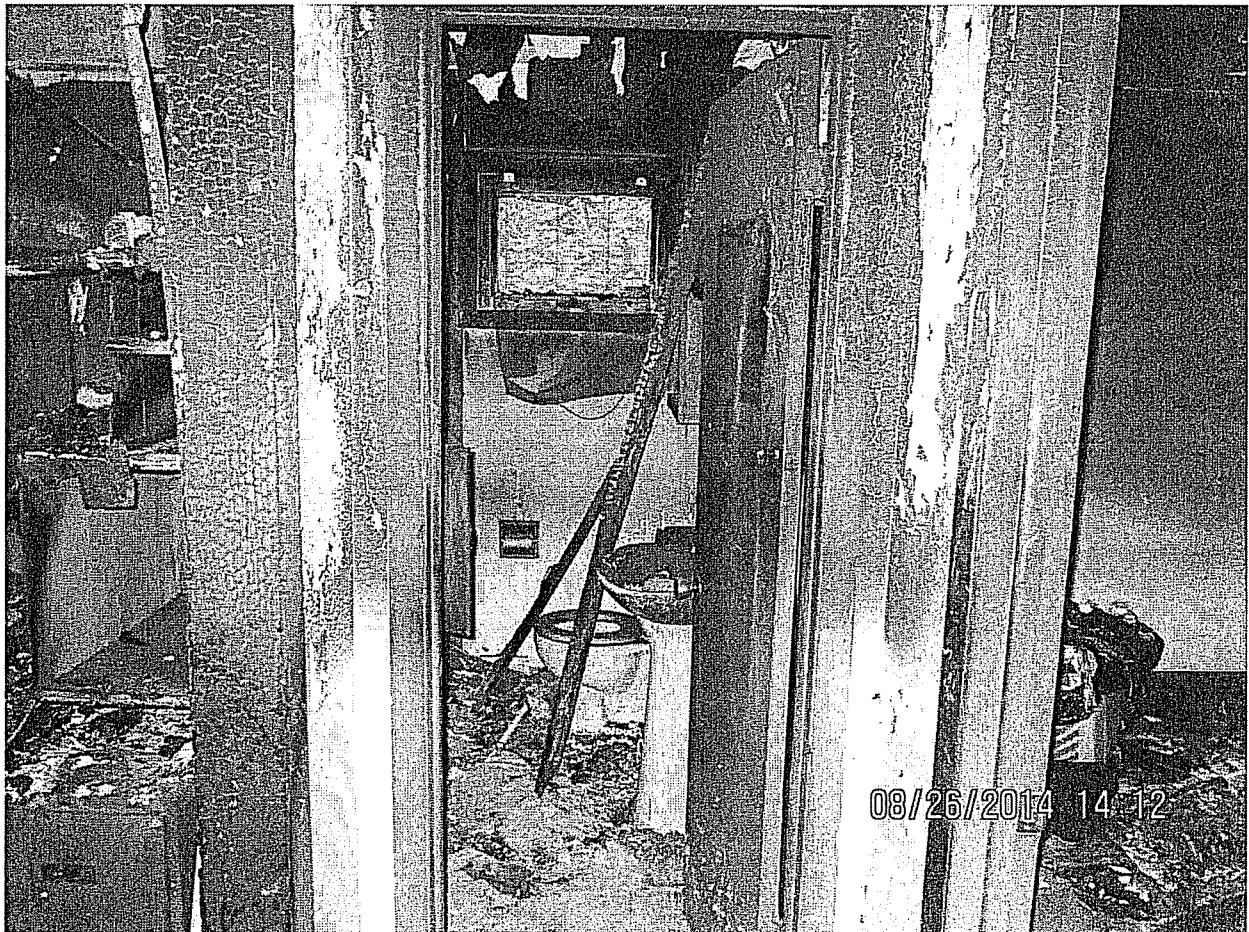






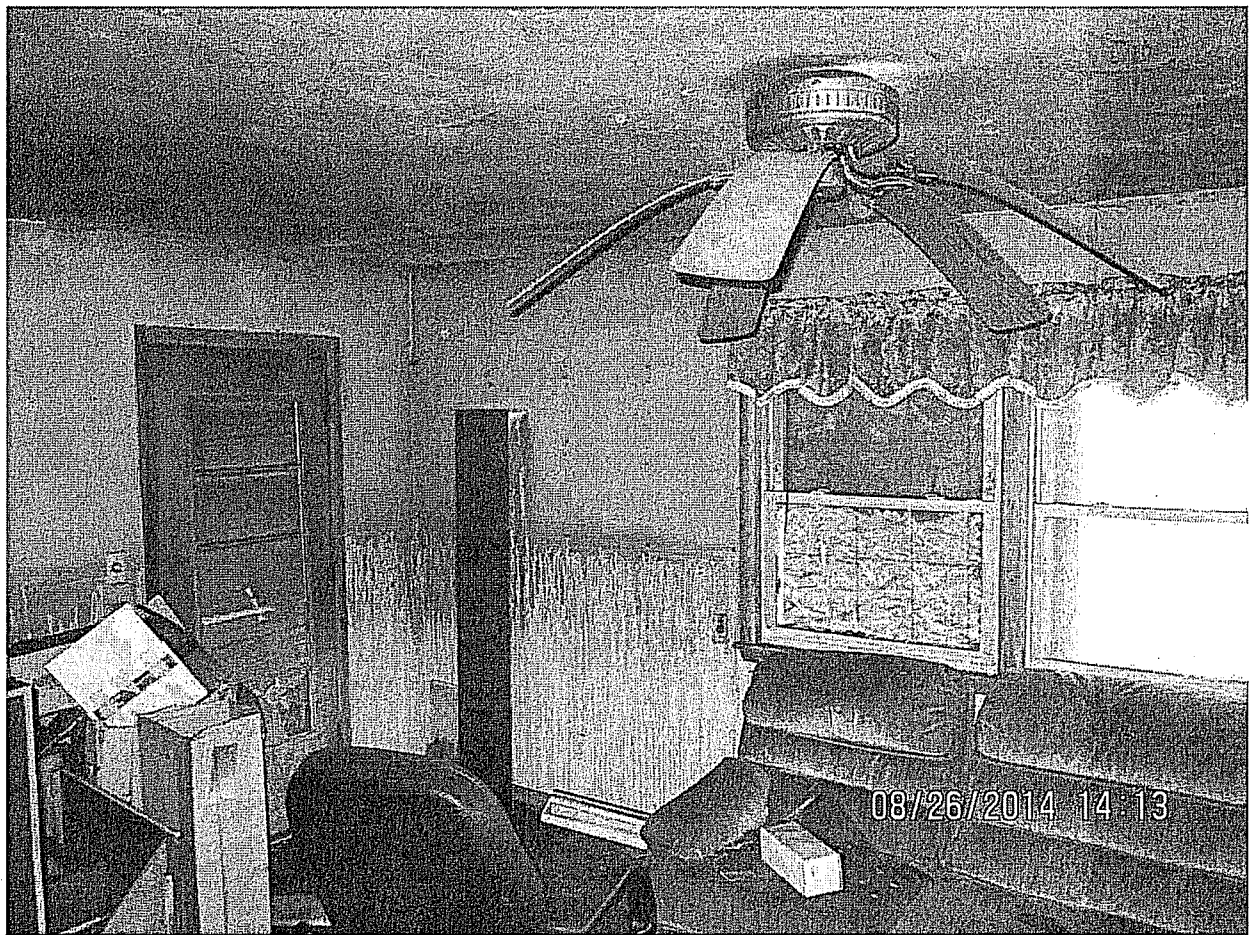


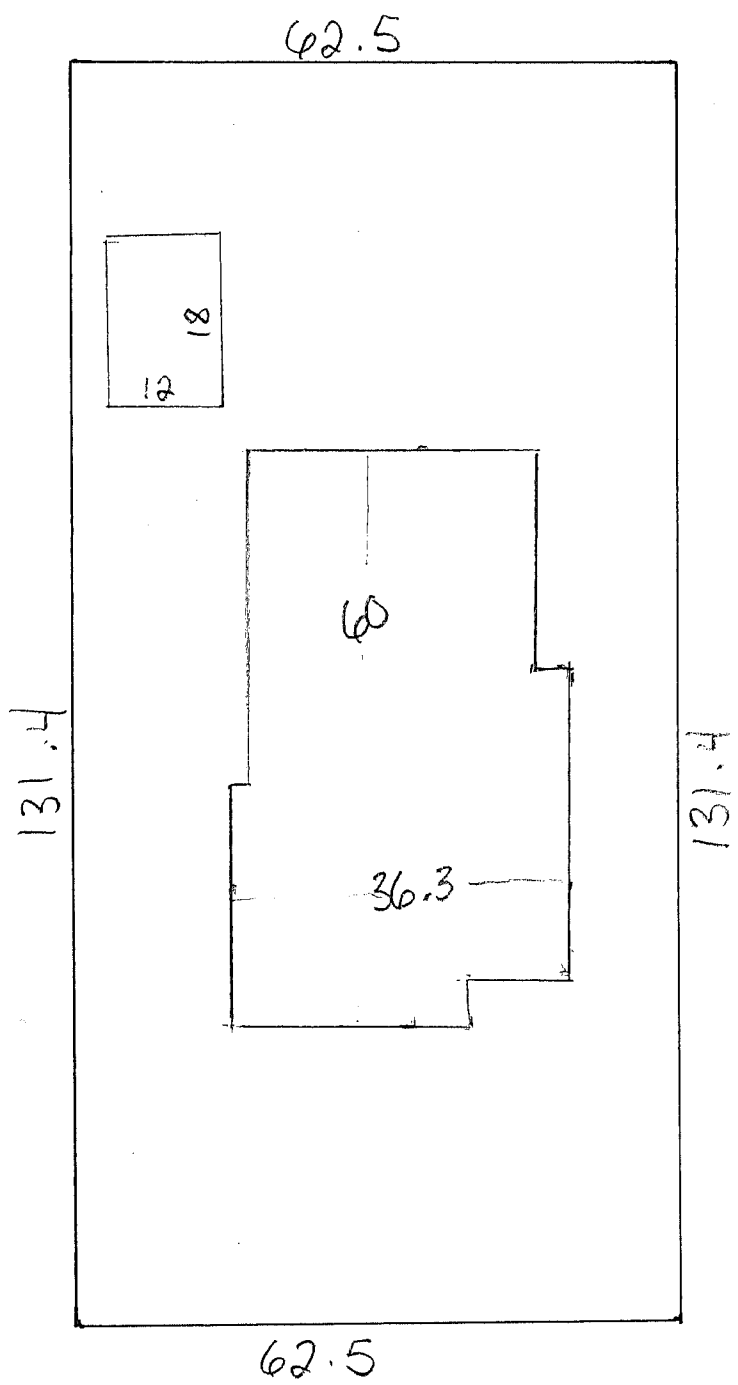




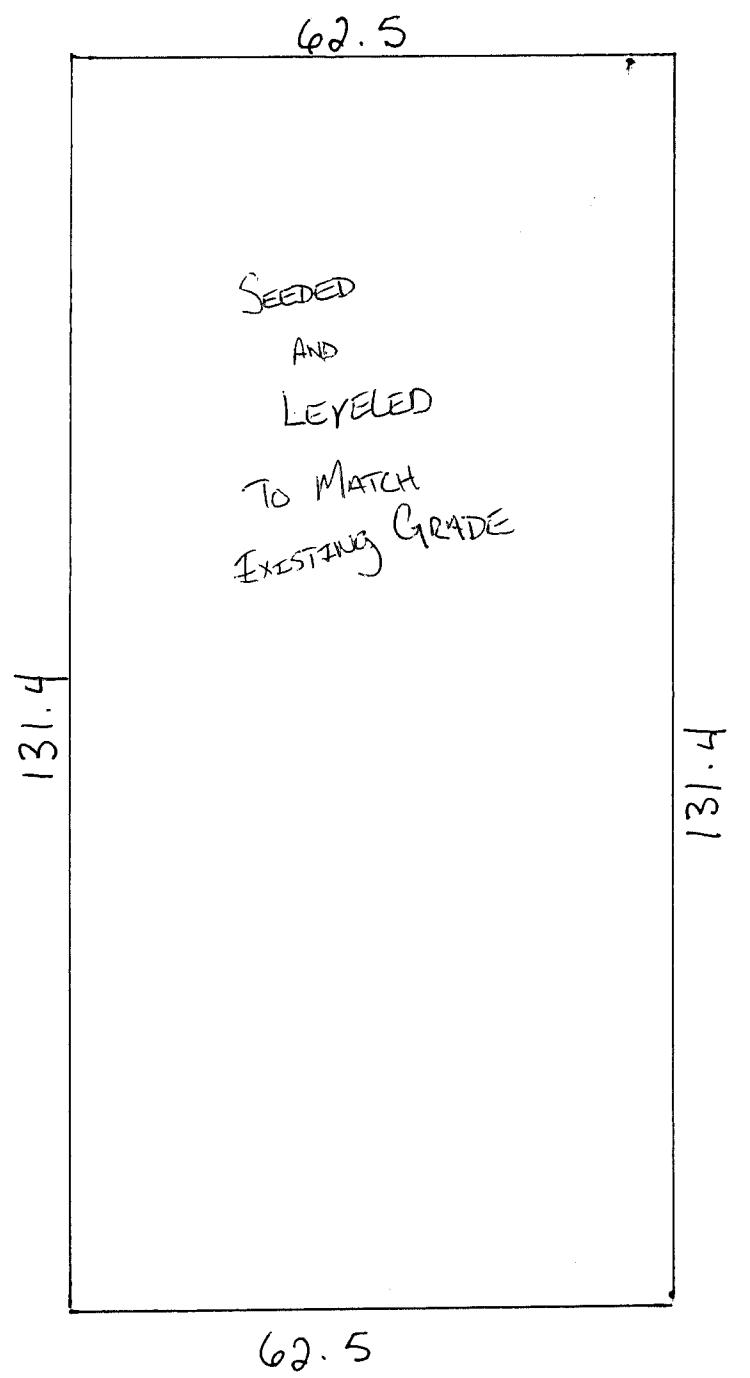








CURRENT STRUCTURES  
 1 STORY RANCH STYLE HOUSE  
 WITH METAL STORAGE STRUCTURE  
 "CAR PORT" BEHIND.



PROPOSED LEVEL LAWN