

# 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.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

<b>FOR OFFICE USE ONLY:</b>		98428
Amt. Paid	500 -	Receipt No. 98426
Date Received	3/4/09	
Received By	JOP	
Parcel No.	0710 164 1801 6	
Aldermanic District	16 - GEMPTON	
GQ	oh	
Zoning District	M1	
<b>For Complete Submittal</b>		
Application	✓	Letter of Intent ✓
IDUP	-	Legal Descript. ✓
Plan Sets	✓	Zoning Text -
Alder Notification	3/3/09	Waiver
Ngbrhd. Assn Not.	-	Waiver
Date Sign Issued	3/4/09	

**1. Project Address:** 2117 Stoughton Road, Madison, WI **Project Area in Acres:** 2.94  
**Project Title (if any):** A&J Van Tenant Improvement

**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 type="checkbox"/> Rezoning from _____ to _____	<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 checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: David Nelsen Company: Ruedebusch Development & Construction  
 Street Address: 4605 Dovetail Dr. City/State: Madison, WI Zip: 53704  
 Telephone: (608) 249-2012 Fax: (608) 249 2032 Email: dave@ruedebusch.com

Project Contact Person: Dave Nelsen Company: Ruedebusch Development & Construction  
 Street Address: 4605 Dovetail Dr. City/State: Madison, WI Zip: 53704  
 Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: dave@ruedebusch.com

Property Owner (if not applicant): McAllen Investments Limited Partnership  
 Street Address: 2695 Gaston Rd City/State: Cottage, WI Zip: 53527

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: The project consists of building a vacant tenant space for A&J Vans for the purpose of modifying vehicles for use by handicapped individuals and sales of these vehicles.

Development Schedule: Commencement 4/22/09 Completion 7/30/09

**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.  
See drawing CI.1 for metes and bounds

**Filing Fee:** \$ 500.00 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 (principal) buildings, photos 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 to be approved by the City 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](mailto: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 Comp. Plan/Stoughton Road Plan, which recommends:

Industrial/discourages auto sales and service this area. 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:

Alderperson: Judy Compton Notified Matt Tucker 3/3/09 of waiver of notification request

*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 Tim Parks Date 3/3/09 | Zoning Staff Rebecca Cnare Date 3/3/09 | Matt Tucker Date 3/3/09

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name David Nelsen Date 3/4/09

Signature [Signature] Relation to Property Owner ENGINEER

Authorizing Signature of Property Owner [Signature] Date 3-4-09