



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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 729 Pulley Dr.
Project Title (if any): Garage Expansion

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: Kerry McAllen Company: N/A
Street Address: 729 Pulley Drive City/State: Madison Zip: 53714
Telephone: (608) 663-1936 Fax: () Email: kerry@mcallenproperties.com

Project Contact Person: Kerry McAllen Company: N/A
Street Address: 729 Pulley Drive City/State: Madison Zip: 53714
Telephone: (608) 663-1936 Fax: () Email: kerry@mcallenproperties.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: The Owner wishes to install a 713 sf addition onto their existing garage, 600 +/- sf. This will require a conditional use as it exceeds 800 sf allowed in the current zoning.

Development Schedule: Commencement As soon as approved Completion 12/31/15

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:
See attached email from Alder Ahrens waiving the 30 day notice

→ 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: Heather Stouder Date: 6/15/15 Zoning Staff: Jenny Kirchgatter Date: 6/5/15

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

Name of Applicant Kerry McAllen Relationship to Property: Owner
 Authorizing Signature of Property Owner  Date 15 Jun 15

Dave Nelsen

From: Ahrens, David <district15@cityofmadison.com>
Sent: Tuesday, June 09, 2015 1:45 PM
To: Dave Nelsen; Tucker, Matthew
Cc: KERRY@MCALLENPROPERTIES.COM; Carl Ruedebusch
Subject: Re: 729 Pulley Drive Conditional Use Application

Matt

I will waive the 30 day notice requirement.

David

David Ahrens

Alder, 15th District

contact me:

district15@cityofmadison.com

608-334-1156

Sign-Up for my monthly blog post at <http://www.cityofmadison.com/council/district15>

From: Dave Nelsen <dave@ruedebusch.com>
Sent: Sunday, June 7, 2015 11:41 AM
To: Ahrens, David
Cc: KERRY@MCALLENPROPERTIES.COM; Carl Ruedebusch
Subject: 729 Pulley Drive Conditional Use Application

David,

I am working with Kerry McAllen regarding a conditional use permit for the expansion of the garage on her property (729 Pulley Dr.). Kerry sent you an email regarding this on June 3.

I met with zoning staff on Friday June 5 and reviewed the preliminary plans with them. Their review found no additional issues beyond the conditional use requirement due to the size being over the allowed size in an SR-C1 zoning. They indicated this should be relatively straight forward.

As you are aware, on a conditional use application, the applicant is required to notify the Alder 30 days prior to submitting the application, unless the Alder waives the 30 day requirement. We are asking that you waive the 30 day to expedite the process.

If you are agreeable to the waiver, an email response would be acceptable as documentation for City staff.

Please let me know if you have any questions.

Thanks

Dave Nelsen

Ruedebusch Development and Construction

4605 Dovetail Drive
Madison, WI 53704

608.249.2012, X205 Office
608.249.2032 Fax
608.212.1605 Cell
dave@ruedebusch.com

**RUEDEBUSCH DEVELOPMENT
& CONSTRUCTION, INC.**

4605 DOVETAIL DRIVE
MADISON, WI 53704-6302

JOHNSON BANK
MADISON, WI 53708

79-1185
759

56759

06/22/2015

PAY TO THE
ORDER OF

CITY OF MADISON

| \$*****\$600.00

EXACTLY SIX HUNDRED DOLLARS

DOLLARS

**CITY OF MADISON
210 MARTIN LUTHER KING JR BLVD
MADISON WI 53704**



MEMO

⑈056759⑈ ⑆075911852⑆ 1000417652⑈

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION, INC.

56759

Check#: 56759

Date: 06/22/2015

Amount: 600.00

Vendor: 2180 CITY OF MADISON

Invoice#
permit6/22

Job/Description
15014 KERRY MCALLEN G

Balance
600.00

Retain

Discount

This Check
600.00

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS.