



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.htm
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received _____

Received By _____

Parcel No. _____

Aldermanic District _____

GQ _____

Zoning District _____

For Complete Submittal

Application _____ Letter of Intent _____

IDUP _____ Legal Descript. _____

Plan Sets _____ Zoning Text _____

Alder Notification _____ Waiver _____

Ngbrhd. Assn Not. _____ Waiver _____

Date Sign Issued _____

1. Project Address: 6202 N. HIGHLANDS AVE. Project Area in Acres: 2.1 ACRES
Project Title (if any): THE WIESNER RESIDENCE

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan
<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: JASON FRANZEN Company: HART DENOBLE BUILDERS INC.
Street Address: 7923 AIRPORT RD. City/State: MIDDLETON Zip: WI 53562
Telephone: (608) 831-4422 Fax: () Email: JFRANZEN@DENOBLEBUILDERS.COM
Project Contact Person: JASON FRANZEN Company: HART DENOBLE BUILDERS, INC.
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____
Property Owner (if not applicant): JEFF & SARAH WIESNER
Street Address: 848 LYNNWOOD DR City/State: WAUKESHA, WI Zip: 53188

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: PROJECT WILL CONSIST OF DEMOLITION OF CURRENT UN-OCCUPIED RESIDENCE, FOLLOWED BY CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE
Development Schedule: Commencement MAY 2011 (DEMO) Completion JUNE 2012

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 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$550** See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

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: Low Density Residential Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:

SEE LORI GRANT EMAIL IN SUPPORT DATED 2-28-11, MARK CLEAR EMAIL DATED 3-1 WAIVING WAIT PERIOD (ATTACHED)
 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 and Planning Division staff; note staff persons and date.
 Planning Staff: KEVIN FIRCHOW Date: 2-24-11 Zoning Staff: PATRICK ANDERSON Date: 2-24-11

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name _____ Date _____

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date 3/2/11

Jason Franzen

From: Clear, Mark [district19@cityofmadison.com]
Sent: Tuesday, March 01, 2011 8:09 AM
To: Firchow, Kevin; Anderson, Patrick
Cc: Jason Franzen
Subject: RE: Previous Submittal - 6202 North Highlands

Kevin and Pat,

I agree to waive the 30-day waiting period on this submittal. The waiver and the demolition are supported by the Highlands Community Association. Thank you.

Mark C.

From: Firchow, Kevin
Sent: Thursday, February 24, 2011 10:10 AM
To: 'jfranzen@denoblebuilders.com'
Cc: Clear, Mark; Anderson, Patrick
Subject: Previous Submittal - 6202 North Highlands

Hi Jason:

Good to meet you today. As promised, here is the link to the earlier submittal:

<http://www.cityofmadison.com/planning/projects/demo/6202nha.html>

I've also copied Ald. Mark Clear so he is up to speed. Mark, I met with Jason Franzen this morning. His clients want to demo the house at 6202 N Highlands and proceed with a new SF home. A previous application to demolish this house (with no future use) was pulled by the applicant a couple of years ago. Jason hopes to submit next week to make the 4/11 meeting- that would require a waiver from you. We do have the online notice. Jason is going to be in touch with you and the NA to discuss this further. Thanks.

Kevin Firchow, AICP
Planner, Planning Division

City of Madison Department of Planning &
Community and Economic Development

608.267.1150 (p)
608.267.8739 (f)

Madison Municipal Building Suite LL-100
215 Martin Luther King, Jr. Blvd.
PO Box 2985
Madison, Wisconsin 53701-2985

Jason Franzen

From: Lori Grant [lorigrant@sbcglobal.net]
Sent: Monday, February 28, 2011 10:25 PM
To: district19@cityofmadison.com
Cc: Jason Franzen
Subject: 6202 N Highlands Ave

Dear Alder Clear:

On February 28, 2011, the Highlands Community Association Board reviewed the proposed demolition permit and proposed new home construction at 6202 N. Highlands, and voted to unanimously support approval of the demolition permit. We were very pleased that the builder worked with staff and carefully planned the new structure to comply with the R1R zone. Please advise if we should submit formal written comments to the City, or if this email will suffice.

Lori Grant, President
Highlands Community Association Board
238-1532