



City of Madison

Proposed Demolition

Location
3303 Gregory Street

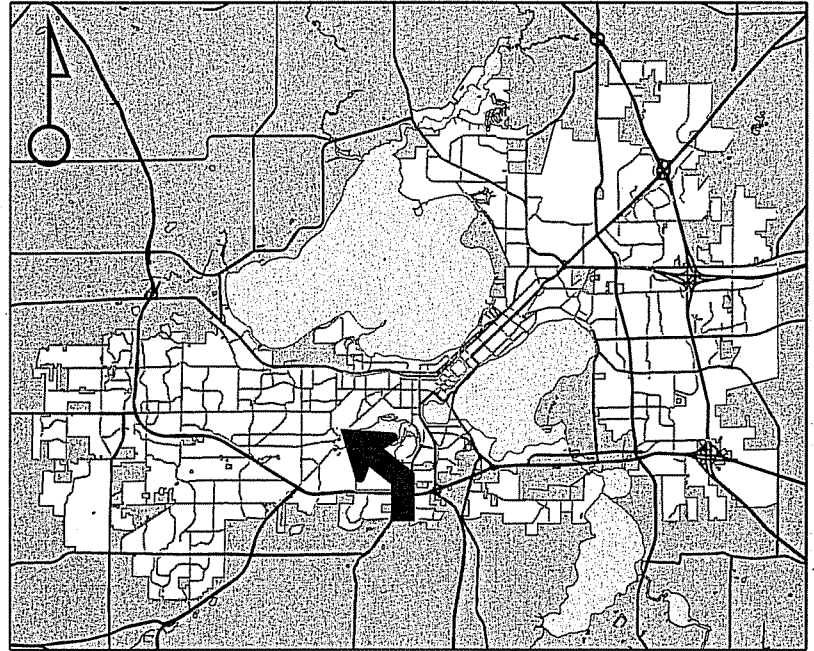
Project Name
Turner Residence

Applicant
Kim Turner & Melissa Mulliken/
Todd Barnett – Barnett Architecture

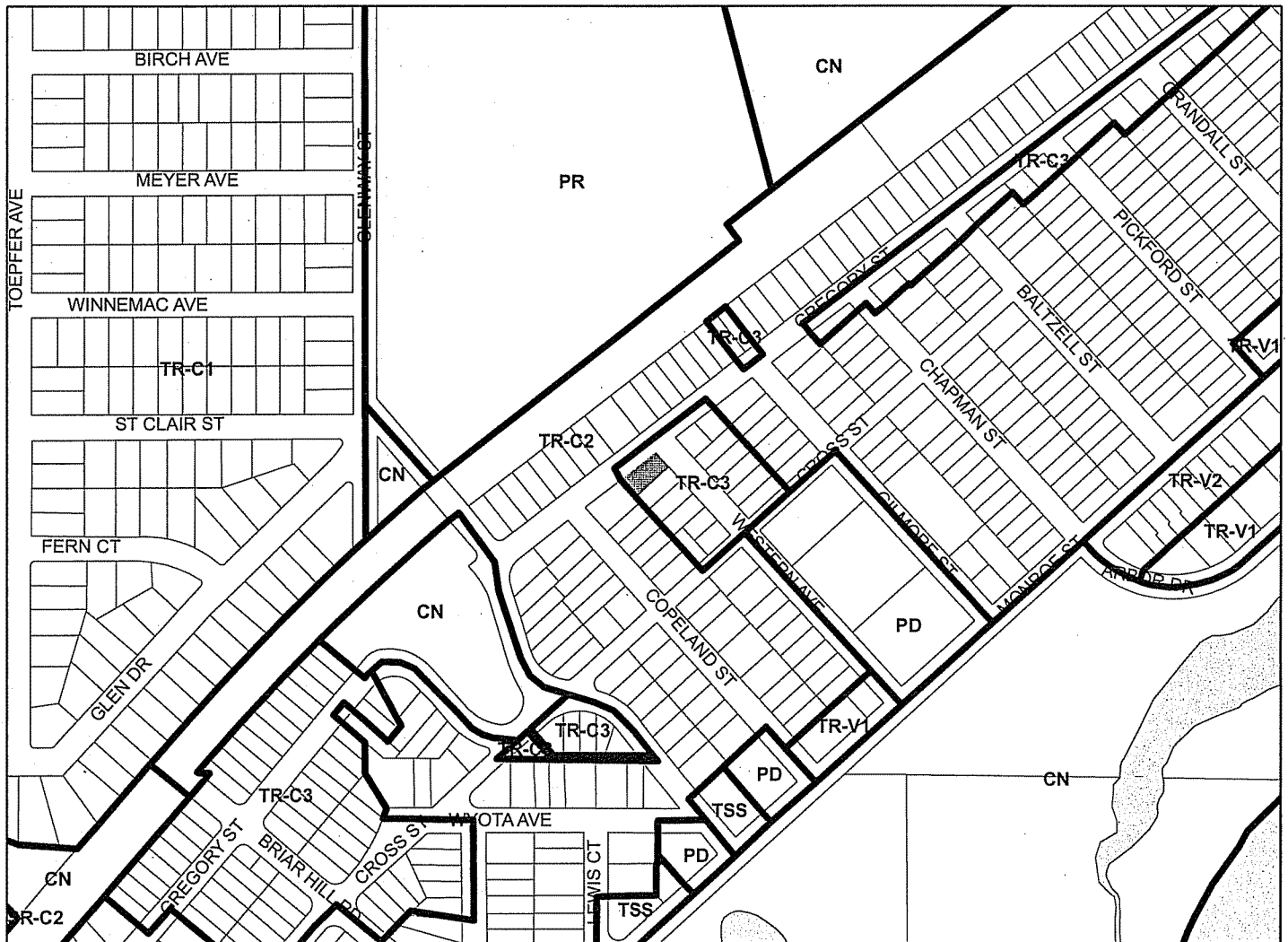
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence and
construct new single-family residence

Public Hearing Date
Plan Commission
13 June 2016



For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 June 2016



City of Madison

3303 Gregory Street



Date of Aerial Photography : Spring 2013



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 \$ 6000 Receipt No. 14407-
 Date Received 3/22/16 0001
 Received By [Signature]
 Parcel No. 0709-282-2201-0
 Aldermanic District 13 Sara Estrick
 Zoning District TR-C3
 Special Requirements OK
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 3303 Gregory Street
Project Title (if any): Turner Residence

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: _____

LNDUSE-2016-
00028

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

Applicant Name: Kim Turner and Melissa Mulliken Company: _____
Street Address: 3306 Gregory Street City/State: Madison Zip: WI
Telephone: (608) 212-7188 Fax: () Email: KTurner@optionsmadison.com

Project Contact Person: Todd Barnett Company: Barnett Architecture LLC
Street Address: 118 N. Breese Terrace Suite I City/State: Madison Zip: WE
Telephone: (608) 233-4538 Fax: () Email: todd@barnettarchitecture.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: Demolition existing single-family residence and replace with new, single-story single family residence.

Development Schedule: Commencement 5-2016 Completion 12-2016

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/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:

- **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:

Demolition Notification: 2-22-2016; Neighborhood Association: 2-22-2016; Alder: 1-10-2016

→ 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: Kevin Firchow Date: 2-17-2016 Zoning Staff: Jenny Kirchgatter Date: 2-17-2106

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

Name of Applicant Kim Turner and Melissa Mulliken Relationship to Property: Owners

Authorizing Signature of Property Owner   Date 3-21-2016



po box 5565 madison, wi 53705
608.630.0329
waterstonestudio.com

June 2nd, 2016

Dept. of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent – 3303 Gregory Street

Please find attached the following documents for Plan Commission consideration for the demolition of the existing house at 3303 Gregory Street and replacement with a new single family home.

1. (17) copies Letter of Intent
2. (17) copies Full sized Plans
3. (17) copies Land Use Summary
4. (1) Copy of Plans reduced to 8-1/2 x 11
5. Filing Fee

OWNER

Kim Turner
Melissa Mulliken
3306 Gregory Street
Madison, WI 53711
kturner@optionsmadison.com
melissa@mmulliken.com

DESIGN / BUILD CONTRACTOR

Waterstone
PO Box 5565
Madison, WI 53705
608.630.0329
manderson@waterstonestudio.com

SURVEYOR

Williamson Surveying
104 A West Main Street
Waunakee, WI 53597
608.255.5705
noa@williamsonsurveying.com

EXISTING CONDITIONS

The site currently has a single family residence with a rough floor area of approximately 938 s.f. including garage. There is a partial basement used primarily for mechanicals and storage. The site slopes down from west to east approximately three feet. The only substantial trees on the site are located in the terrace. The home is in poor shape.

PROJECT SCHEDULE

Upon approvals and issuance of required permits, construction to begin immediately with a completion date of Fall, 2016.

HOURS OF OPERATION

Full time single family residence.

NUMBER OF DWELLING UNITS

One.

AUTOMOBILE AND BIKE PARKING

One interior and one exterior parking stalls. Bike storage in garage.

LOT COVERAGE

Total Lot Area:	5,789 sf
Total House Footprint:	2,115 sf
Total Driveway:	193 sf
Front Entry:	43 sf
Total Impervious:	2,351 sf
Percentage Impervious:	40.06 % (Allowable per TR-C3: 75%)

VALUE OF LAND

\$103,500

ESTIMATED COST CONSTRUCTION

\$309,000

NUMBER OF CONSTRUCTION AND FULLTIME EQUIVALENT JOBS CREATED

Construction jobs created: 3-4 Full Time for approximately 5 months. No permanent jobs created with project.

PUBLIC SUBSIDY

None

Thank you in advance for your consideration. Contact me with any questions or for additional information.

Regards,

Michael Anderson
Waterstone

Land Use Summary Table

Site Area	5,789 square feet	
	Existing	Proposed
Building Area		
First Floor	728	1,580
Basement		1,580
Screened Porch		123
Garage	210	413
Total	938	3,696
Lot Coverage (sidewalks >5', driveways, building footprint, covered porches, etc.)	1,218	2,351
Open Space (Landscape areas, sidewalks < 5', paver patios, decks, etc.)	4,571	3,348

project team

General Contractor
Waterstone
po box 5565
madison, wi 53705
608.630.5480

Surveying
Williamson Surveying
608.255.5705

Structural Eng
MP2
608.821.4770

property owner

Kim Turner
Melissa Mulliken
3303 gregory street
madison, wi 53711

project data

single family residence
one story over full basement

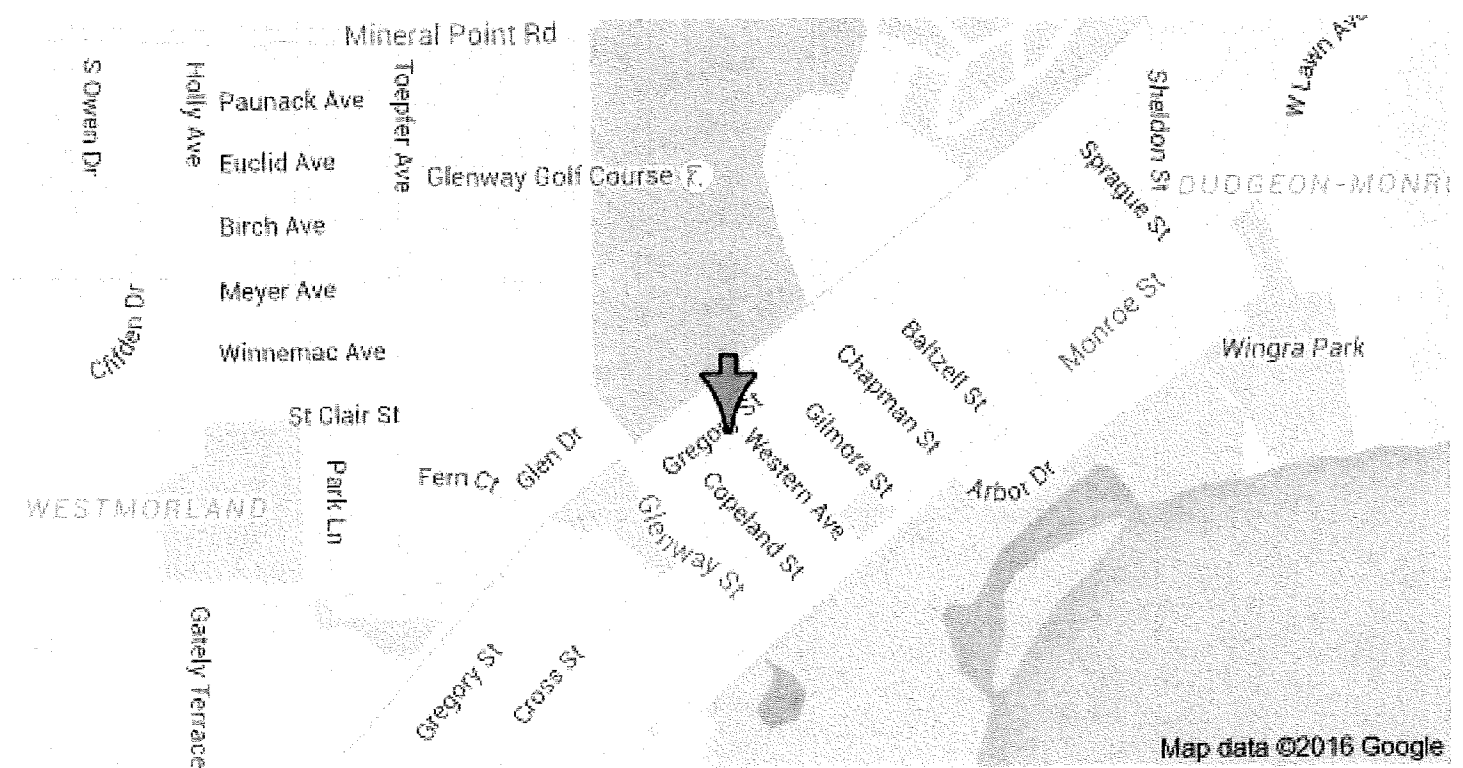
1,580 proposed s.f. basement
2,115 proposed s.f. main level
(incl. garage and screened in porch)

5,789 s.f site area

Zoned TR-C3

sheet index

T1.0	TITLE PAGE
C1.0	SURVEY
D1.0	DEMOLITION PLAN
A1.0	BASEMENT PLAN
A1.1	1st FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS



Location Map
not to scale



WATERSTONE

po box 5565 madison, wi
ph 608.630.0329 waterstonestudio.com

MULLIKEN-TURNER RESIDENCE
3303 GREGORY STREET
Madison, WI 53711

Issuance: Plan Review
Date: 05.28.16
Revisions:

Title Sheet
T1.0

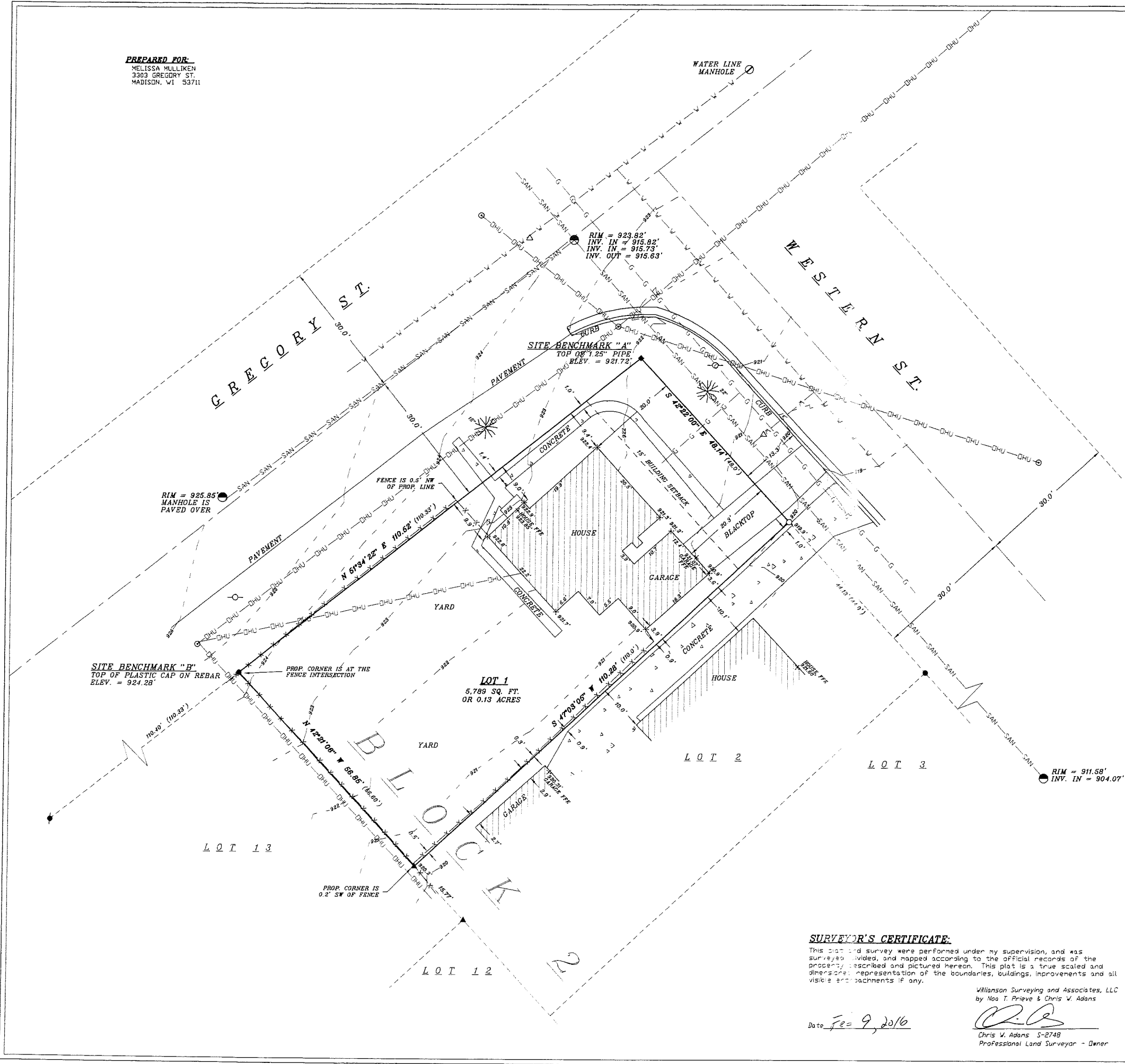
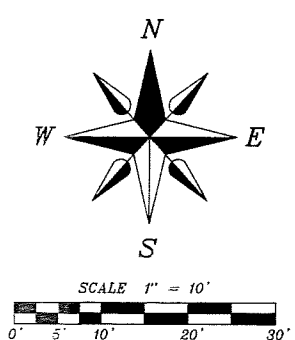
PREPARED FOR:
MELISSA MULLIKEN
3303 GREGORY ST.
MADISON, WI 53711

LINE LEGEND

- SAN- = SANITARY SEWER
- W- = WATER MAIN
- G- = UNDERGROUND GAS MAIN
- DHU- = OVERHEAD UTILITY LINE
- X- = FENCE

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 3/4" PINCHED PIPE
- = FOUND 1.25" IRON PIPE
- ▲ = FOUND 3/4" IRON PIPE
- (**) = RECORDED AS
- = SANITARY MANHOLE
- ⊙ = WATER VALVE MANHOLE
- ⊕ = UTILITY POLE
- △ = WATER VALVE
- = SIGN
- ⊗ = SPOT ELEVATION
- ⊗ = FINISH FLOOR ELEVATION



DESCRIPTION:
LOT 1, BLOCK 2, GLENWOOD, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) ALL ELEVATIONS ARE REFERENCED TO THE NAVD 88 (2011) DATUM. THERE ARE TWO SITE BENCHMARKS. SITE BENCHMARK "A" IS THE TOP OF A 1.25" IRON PIPE AND ITS ELEVATION IS 921.72'. SITE BENCHMARK "B" IS THE TOP OF A PLASTIC CAP ON A 3/4" REBAR AND ITS ELEVATION IS 924.28'.
- 5.) THIS SURVEY WAS PERFORMED DURING SNOW-COVERED CONDITIONS.
- 6.) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN OR OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. 1-800-848-9511 DIGGERS HOTLINE TICKET #20160600460.

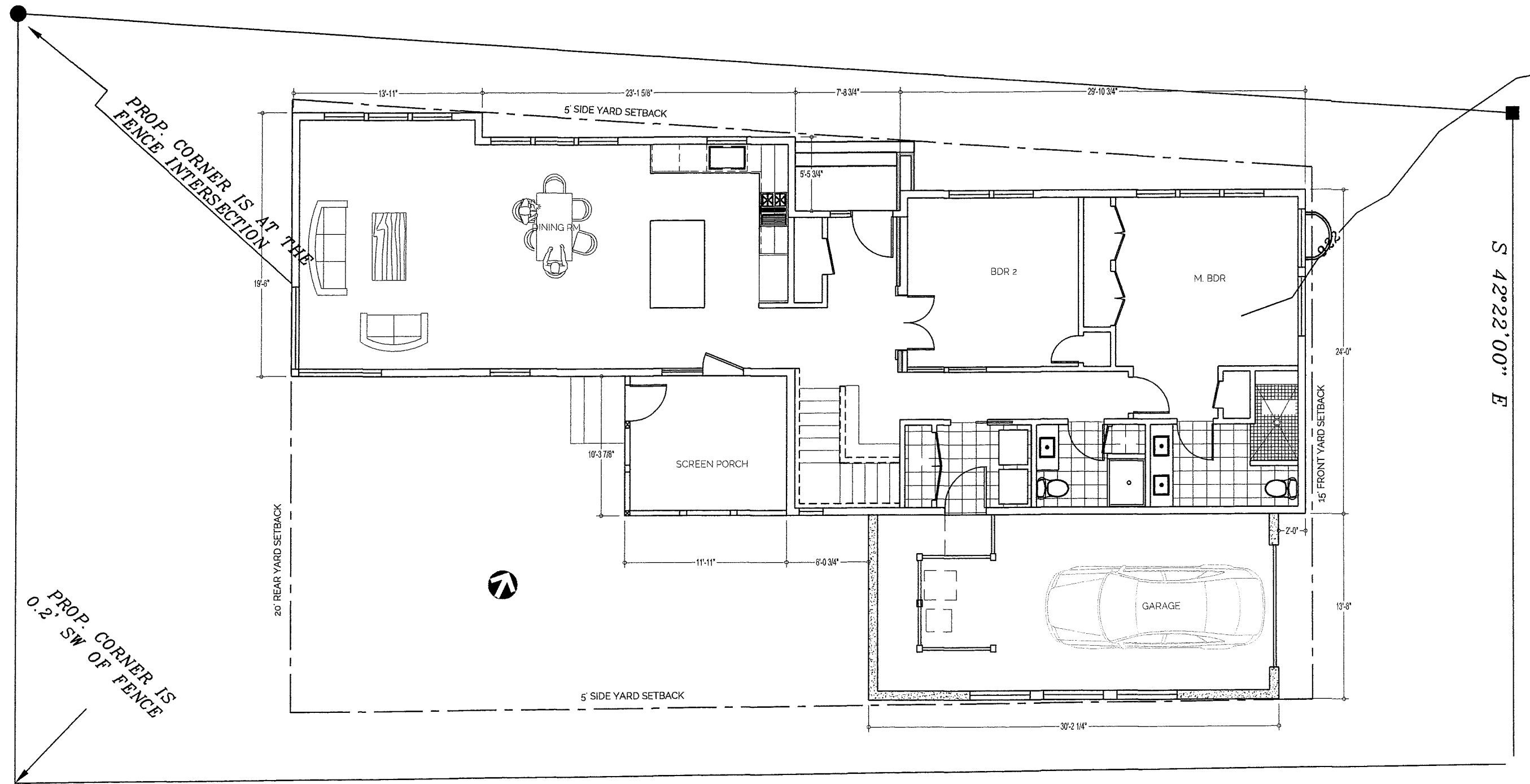
SURVEYOR'S CERTIFICATE:
This plat and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured herein. This plat is a true scaled and dimensional representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

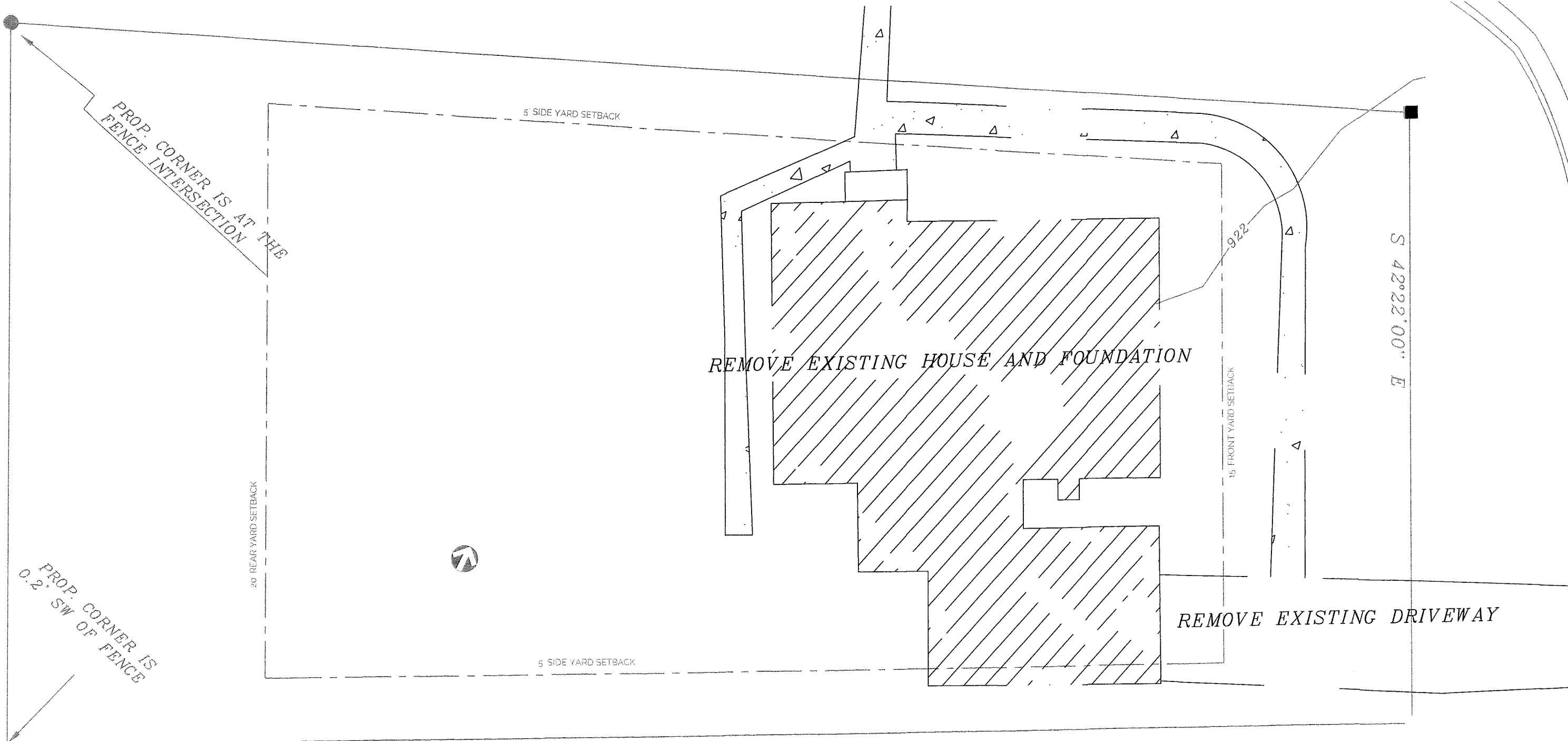
Date Feb 9, 2016

Chris W. Adams S-2748
Professional Land Surveyor - Owner

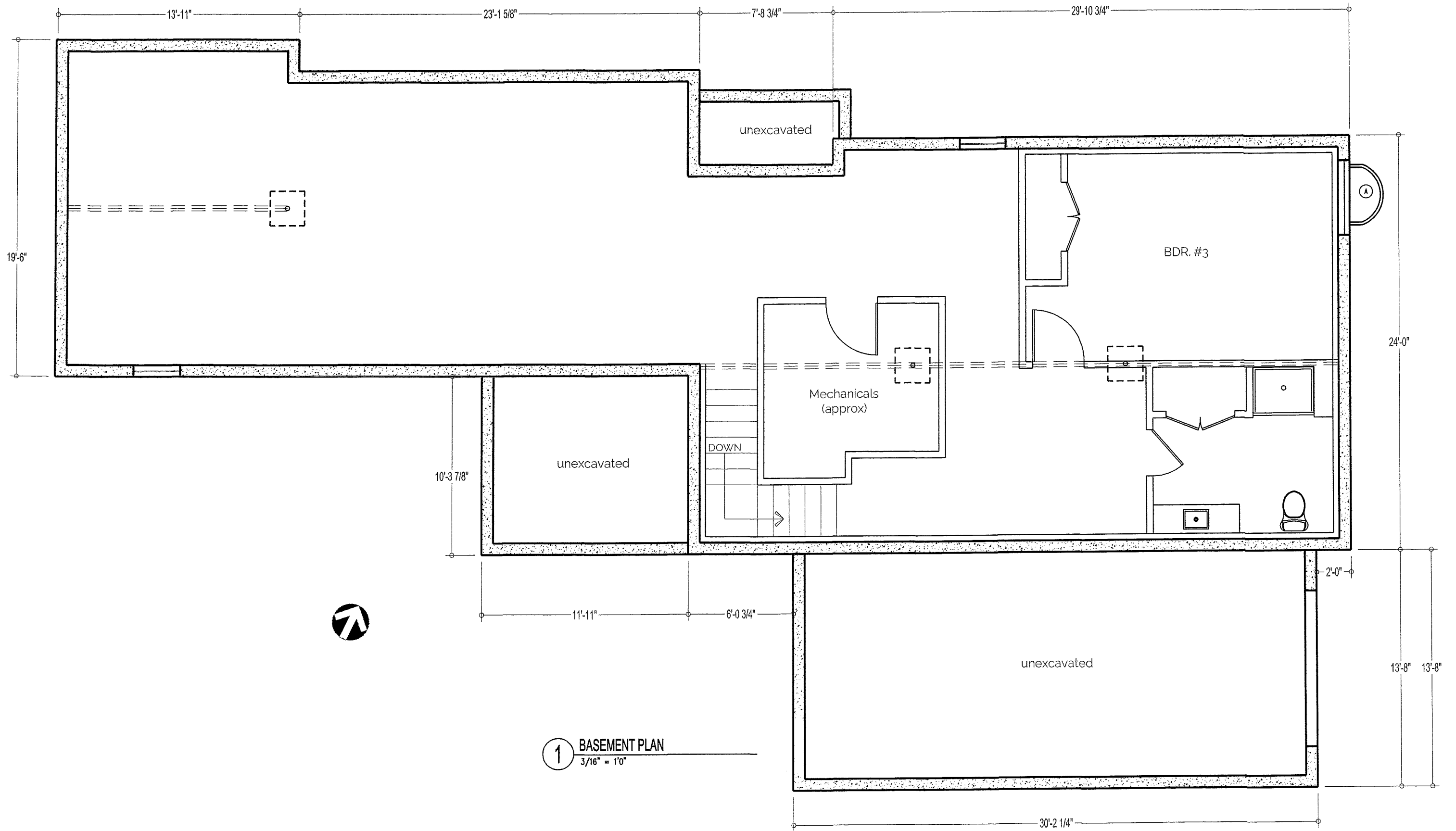
SURVEYOR'S SEAL		WILLIAMSON SURVEYING & ASSOCIATES, LLC 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597. NOA T. PRIEVE & CHRIS W. ADAMS REGISTERED LAND SURVEYORS PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM	
PLAT OF SURVEY/TOPOGRAPHIC MAP			
LOT 1, BLOCK 2, GLENWOOD, CITY OF MADISON, DANE COUNTY, WISCONSIN			
DATE	FEBRUARY 8, 2016	REVISION DATE	CHECK BY
SCALE	1" = 10'	DRAWING NO.	154-19
DRAWN BY	BRAD ROSSDA	SHEET	1 OF 1



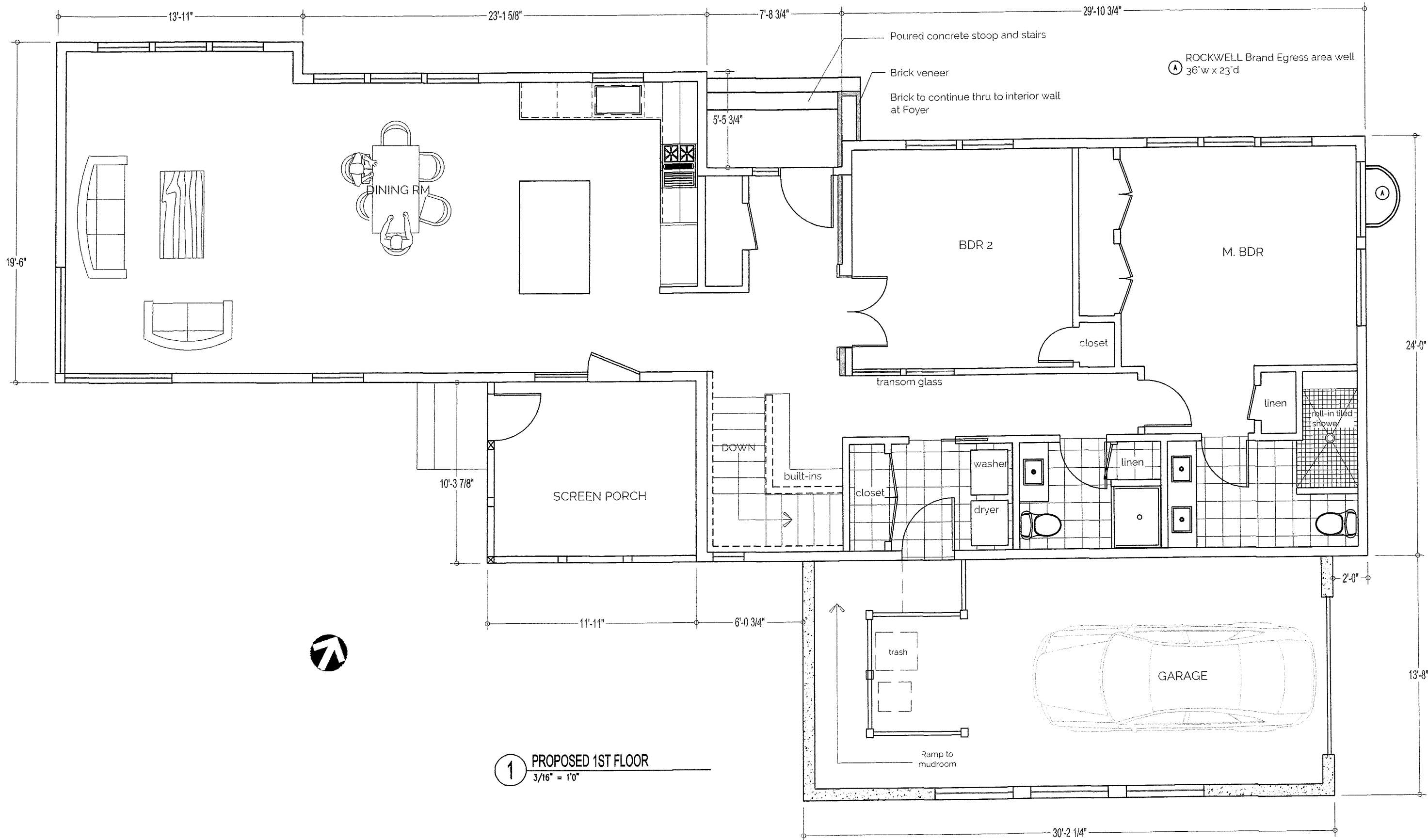
1 SITE PLAN
 1/8" = 1'0"



1 DEMOLITION PLAN
1/8" = 1'0"

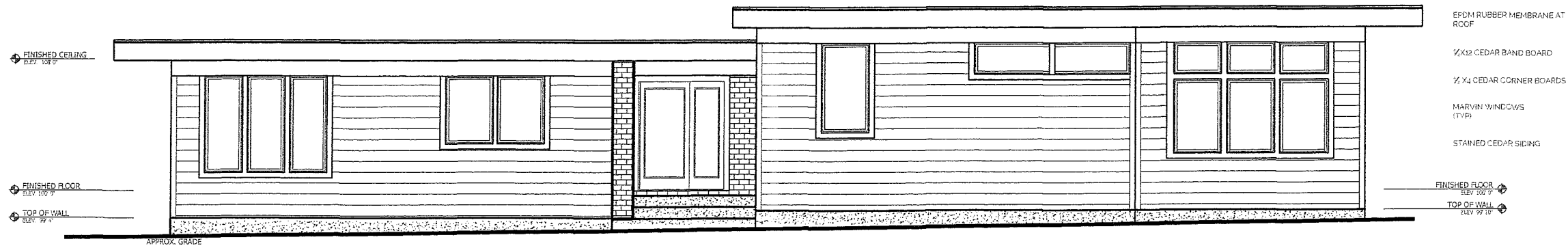


1 BASEMENT PLAN
3/16" = 1'0"

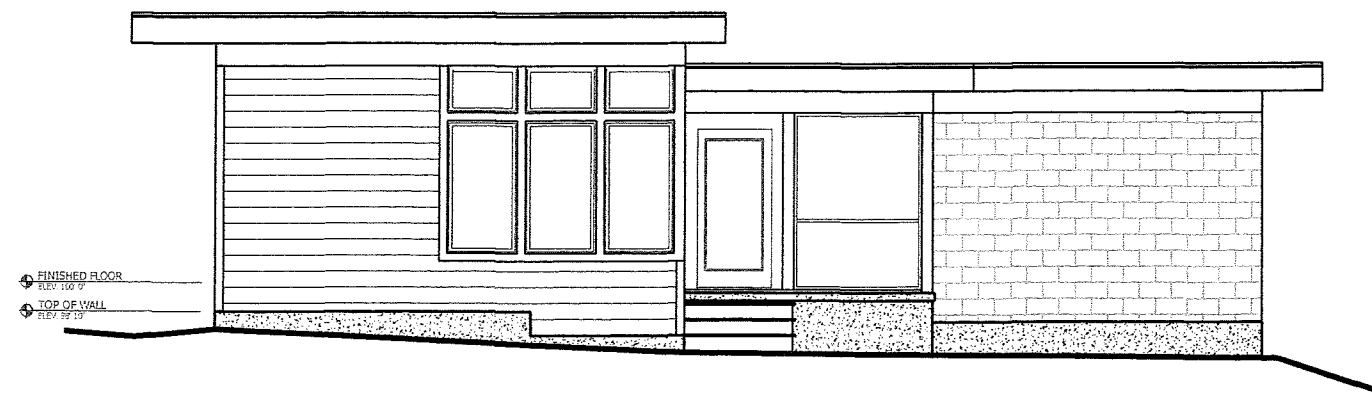


1 PROPOSED 1ST FLOOR
3/16" = 1'0"





1 NORTH ELEVATION
1/8" = 1'0"



2 WEST ELEVATION
1/8" = 1'0"



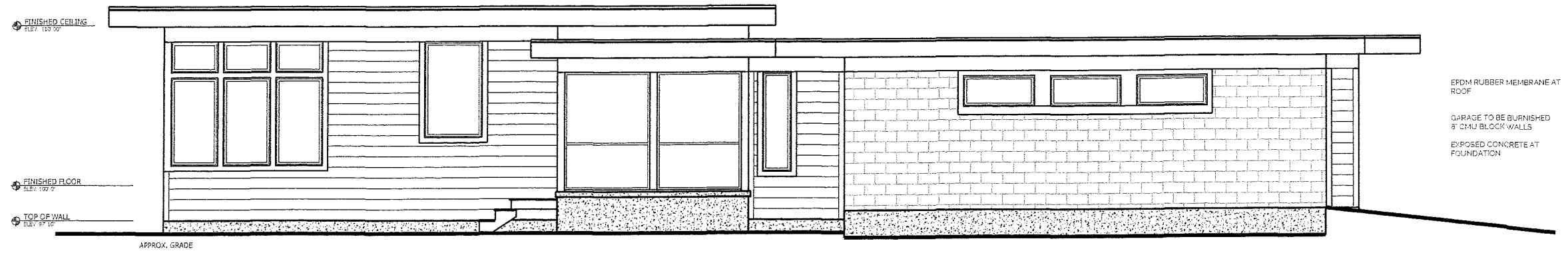
WATER STONE

po box 5565 madison, wi
ph 608.630.0329 waterstonestudio.com

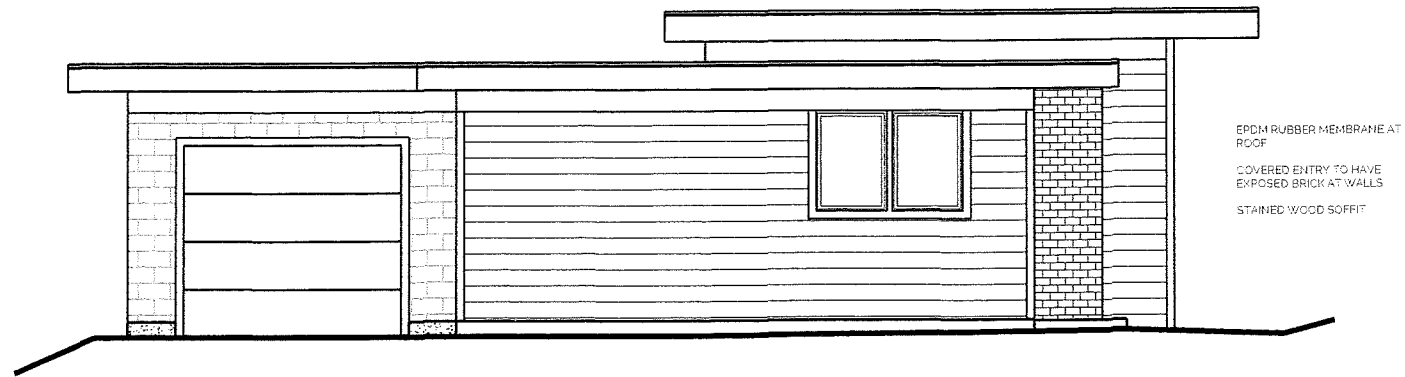
MULLIKEN-TURNER RESIDENCE
3303 GREGORY STREET
Madison, WI 53711

Issuance: Plan Review
Date: 05.28.16
Revisions:

Elevations
A2.0



1 SOUTH ELEVATION
1/8" = 1'0"



2 EAST ELEVATION
1/8" = 1'0"



WATERSTONE

po box 5565 madison, wi
ph 608.630.0329 waterstonesstudio.com

MULLIKEN-TURNER RESIDENCE
3303 GREGORY STREET
Madison, WI 53711

Issuance: Plan Review
Date: 05.28.16
Revisions:

Elevations
A2.1