



21





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 <u>\$650</u> | Receipt No. <u>141072</u> |
| Date Received <u>3/20/13</u> | |
| Received By <u>SK</u> | |
| Parcel No. <u>0709-211-1107-0</u> | |
| Aldermanic District <u>5-Shiva Bider-Sielaff</u> | |
| Zoning District <u>TR-C2</u> | |
| Special Requirements <u>OK</u> | |
| Review Required By: | |
| <input type="checkbox"/> Urban Design Commission | <input checked="" type="checkbox"/> Plan Commission |
| <input type="checkbox"/> Common Council | <input type="checkbox"/> Other: _____ |

Form Effective: February 21, 2013

1. Project Address: 311 HIGHLAND AVE.
Project Title (if any): LAWTON 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: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: DANIEL M. ECCLES Company: THE BUILDERS GROUP, INC.
Street Address: 122 S. OWEN DR. City/State: MADISON, WI Zip: 53705
Telephone: (608) 209-0074 Fax: (608) 663-6382 Email: DECCLES@THEBUILDERSGROUP.COM
Project Contact Person: DANIEL M ECCLES Company: THE BUILDERS GROUP, INC.
Street Address: 122 S. OWEN DR. City/State: MADISON, WI Zip: 53705
Telephone: (608) 209-0074 Fax: (608) 663-6382 Email: DECCLES@THEBUILDERSGROUP.COM
Property Owner (if not applicant): DARLIE LAWTON
Street Address: 120 GLENTHISTLE RD. City/State: MADISON, WI Zip: 53705

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: DEMOLITION OF EXISTING RESIDENTIAL PROPERTY AND BUILD A NEW SINGLE FAMILY HOME
Development Schedule: Commencement MID MAY 2013 Completion LATE OCTOBER

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 <i>KENDALL</i> | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • <u>Hours of Operation</u> | | |

☒ **Filing Fee:** Refer to the Land Use Application Information & 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:

ALDER (SHIVA BIDAL-SIELAFF), REGENT N.A. (JOHN SCHLAEPER)

→ 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.

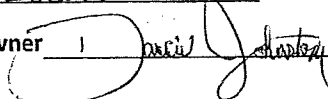
Planning Staff: KEVIN FINCHOW Date: AUG 22, 2012 Zoning Staff: PATRICIA ANDERSON Date: AUG 22, 2012

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

Name of Applicant DANIEL M ECCLES

Relationship to Property: GENERAL CONTRACTOR

Authorizing Signature of Property Owner



Date 3/



LETTER OF INTENT
for LAND USE APPLICATION

Madison Plan Commission
215 Martin Luther King Jr., Blvd; Room LL-100
PO Box 2985; Madison, WI 53701-2985

Project: Darcie Johnston Residence
311 Highland Drive
Madison, WI 53705

Project Team:

General Contractor: The Builder's Group, Inc.
122 S. Owen Dr.
Madison, WI 53705
Dan Eccles, President

Designer: CMV Designs
639 Hamlets Circle
Verona, WI 53593

Surveyor: Williamson Surveying & Associates, LLC
104 A West Main St.
Waunakee, WI 53597

Excavator: Fuller Excavating
1820 S. Brooklyn Dr.
Stoughton, WI 53589

Plumber: Dave Jones, Inc.
2225 Kilgust Rd.
Madison, WI 53713

Electrician: Powerhouse Electric
308 Kay Drive
Waunakee, WI 53597

Existing Conditions:

The existing home is a 1.5-story bungalow with total living area of 714 square feet built in 1921. It also has an enclosed porch and deck. It has been poorly maintained rental property over the past twenty plus years and its quality does not match that of the surrounding neighborhood.

Schedule: Demolition and Start—May 2013; Completion—October 2013

Proposed Use:

We propose to demolish the existing home, including the porch, deck and foundation, and build

a new single-family residence. It will be a two-story, 2,025 square foot home designed to conform to the sizes and styles of the existing homes around it.

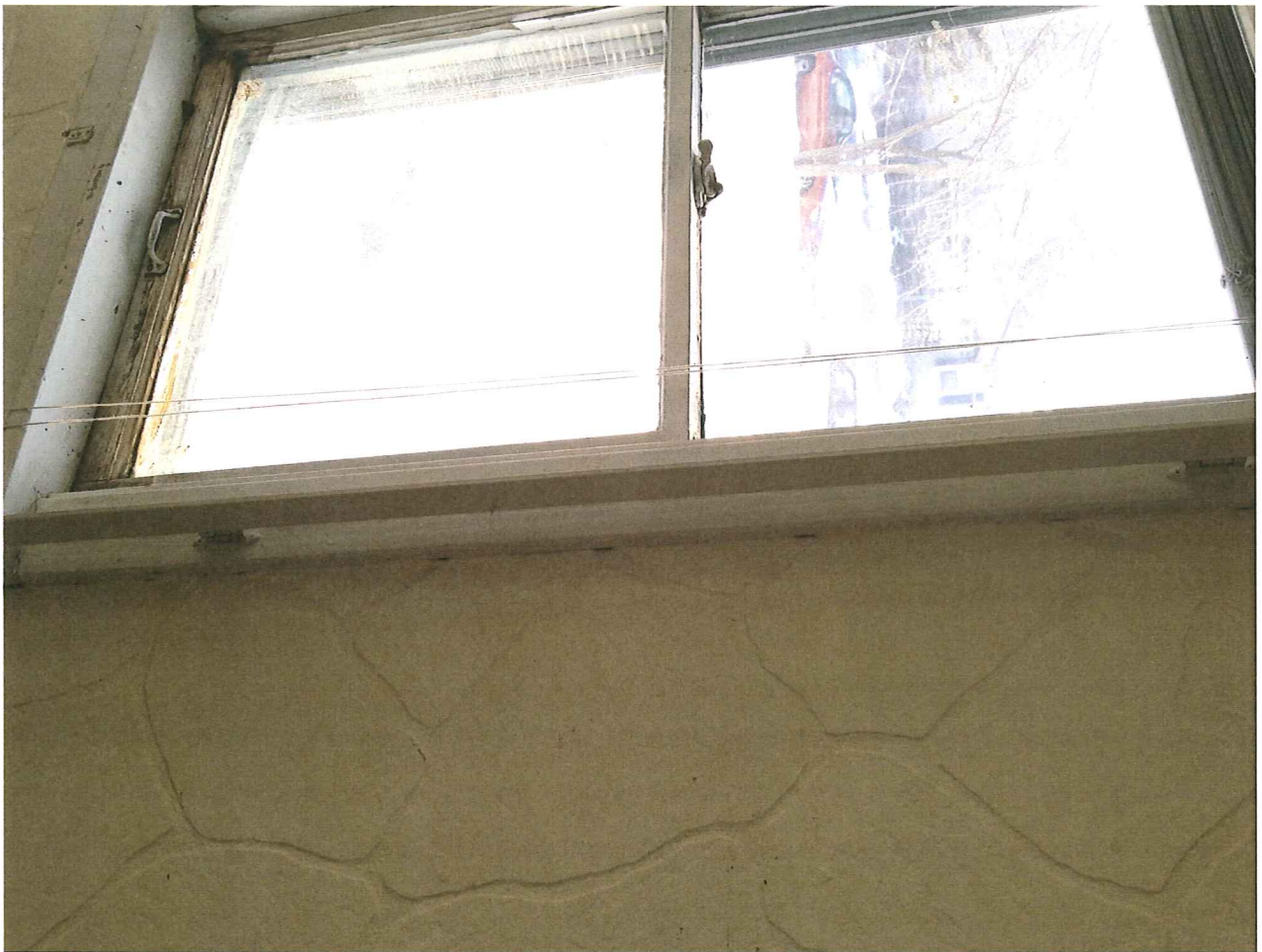
The driveway will enter from Kendall Avenue and will replace the existing gravel parking stall that is currently accessible via Highland Avenue. We would like to request a new address given the new entrance.

Lot Coverage & Usable Open Space Calculations:

The lot size is 6,138 square feet. The new home will cover 1,420 square feet; the driveway and sidewalk will cover 280 square feet. The back yard will be 2,958 square feet.

Value of Land: \$93,000

Estimated Project Cost: \$245,000











From: <deccles@thebuildersgroup.com>
Subject: Project at 311 Highland Avenue
Sent date: 08/20/2012 07:48:00 PM
To: <district5@cityofmadison.com>, <john_schlaefer@yahoo.com>
Cc: <Darciejohnston@gmail.com>

Hello Ms. Bidar-Sielaff and Mr. Schlaefer,

My name is Dan Eccles and I'm a builder working with Darcie Johnston, who's in the process of buying the house at 311 Highland Avenue. Her plan with the lot is to knock down the current house and build a modest, 1700 square foot 2-story bungalow-style home, which would fit in nicely with other homes in the neighborhood. Since she is only in the process of purchasing the house, we do not yet have final plans drawn, but she does have ideas about how she'd like the house to look. I've been in contact with the Zoning and Planning Department, and they pointed me in your direction as a necessary step in this process.

Darcie's plan is to build in Spring, and I will keep you updated as to our progress as I continue to meet with Darcie and members of the Zoning and Planning Department to work on the plans. Please feel free to contact me at 209-0074 with any questions or comments you may have.

Thank you,

Dan Eccles
The Builder's Group, Inc.
122 S. Owen Dr.
Madison, WI 53705
608.209.0074

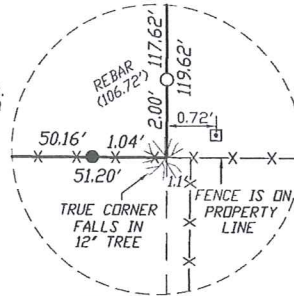
NOTES:

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 DERIVED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS. EXCEPT WHERE SNOW AND OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. CONTRACTOR TO FIELD VERIFY BEFORE CONSTRUCTION. CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-242-8511. TICKET # 20131061666.

DETAIL "A" DETAIL NOT TO SCALE



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- ✕ = SET SURVEY SPIKE
- = FOUND 1" PIPE
- = FOUND 3/4" REBAR
- = FOUND 3/4" PIPE
- (#) = RECORDED AS
- * = GROUND ELEVATION
- ⊕ = POWERPOLE
- ⊖ = STORM INLET/ CATCH BASIN
- = MANHOLE
- △ = FIRE HYDRANT
- ⊕ = GAS METER
- ⊖ = WATER VALVE
- ⊖ = ROCK WALL
- ✕ = CONIFEROUS TREE
- ✕ = DECIDUOUS TREE
- = CONCRETE
- ▨ = BLACKTOP

LINE LEGEND

- SAN — = SANITARY SEWER
- ST — = STORM SEWER
- W — = WATER MAIN
- E — = UNDERGROUND ELECTRIC
- G — = UNDERGROUND GAS MAIN
- X — = WOOD FENCE
- — = CONCRETE CURB

PREPARED FOR:
THE BUILDERS GROUP
122 S. OWEN DRIVE
MADISON, WI 53705

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 hereon. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
by Noa T. Prievé & Chris V. Adams

Date: MARCH 19, 2013

Noa T. Prievé S-2499
Registered Land Surveyor - Owner

PLAT OF SURVEY / TOPOGRAPHIC MAP

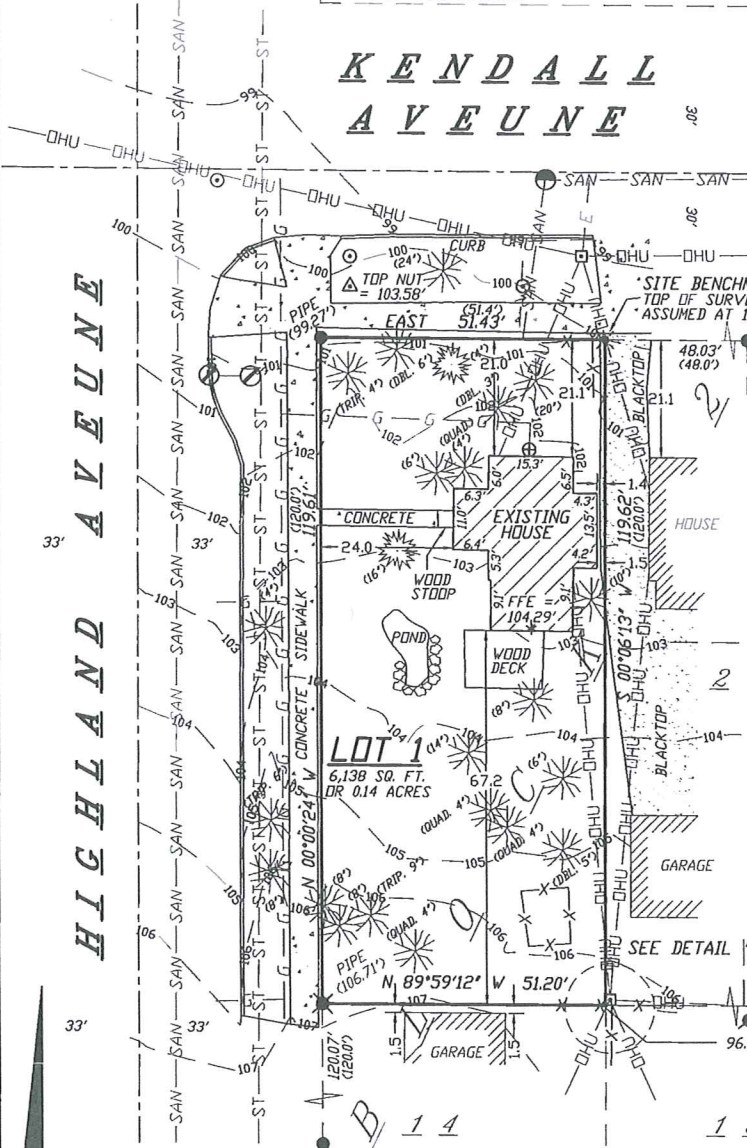
LOT 1 BLOCK 2, RHODES ADDITION, PART OF THE EAST 1/2 OF THE NORTHEAST
1/4 SECTION 21, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

| | | | | | |
|----------|----------------|----------------|----------------|-------------|---------|
| DATE | MARCH 18, 2013 | REVISION DATE: | MARCH 19, 2013 | CHECK BY | N.T.P. |
| SCALE: | 1" = 20' | | | DRAWING NO. | 13W-64A |
| DRAWN BY | NEIL BORTZ | | | SHEET | 1 OF 1 |



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A VEST MAIN STREET, VANDERBILT, WISCONSIN, 53597.
NOA T. PRIEVÉ & CHRIS V. ADAMS
REGISTERED LAND SURVEYORS
PHONE: 608-253-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM



NOTES:

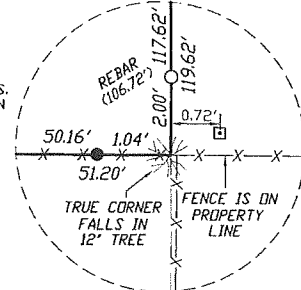
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DETAIL 'A'

DETAIL NOT TO SCALE

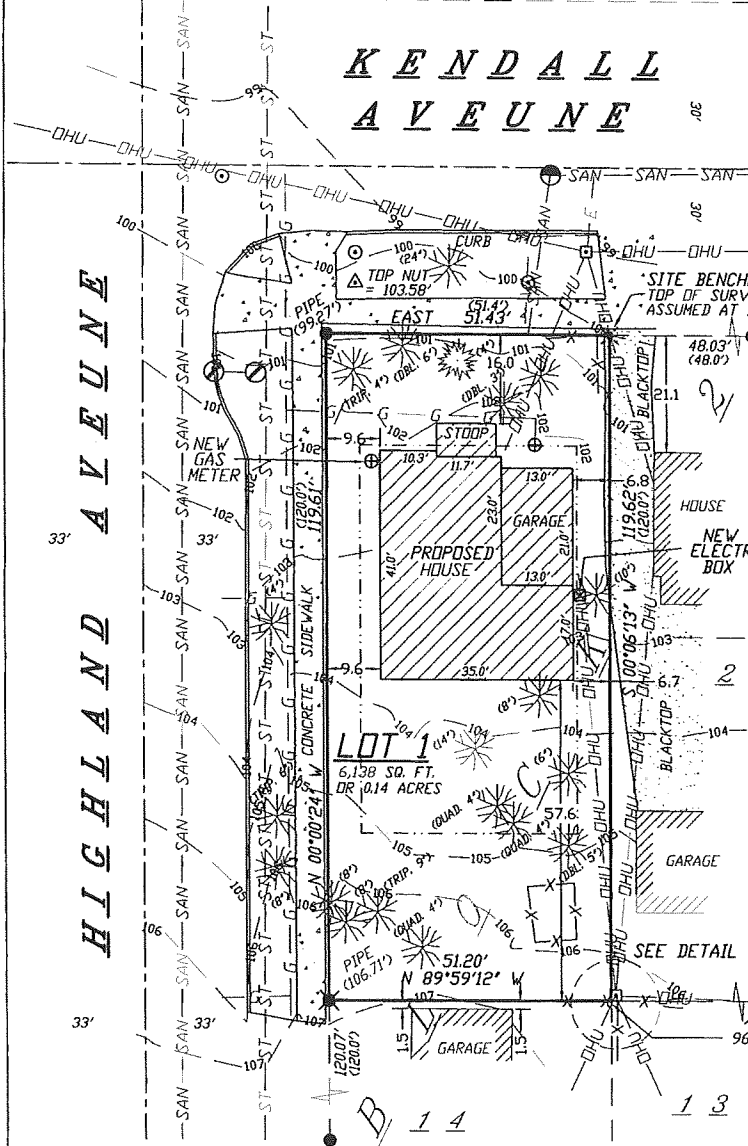


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- ✕ = SET SURVEY SPIKE
- = FOUND 1" PIPE
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LINE LEGEND

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- ST — = STORM SEWER
- W — = WATER MAIN
- E — = UNDERGROUND ELECTRIC
- G — = UNDERGROUND GAS MAIN
- X — = WOOD FENCE
- = CONCRETE CURB
- = SETBACK LINE



PREPARED FOR:

THE BUILDERS GROUP
122 S. OWEN DRIVE
MADISON, WI 53705

SETBACKS:

FRONT = 20'
SIDE = 6'
REAR = 30'

SCALE 1" = 20'



SITE PLAN / TOPOGRAPHIC MAP

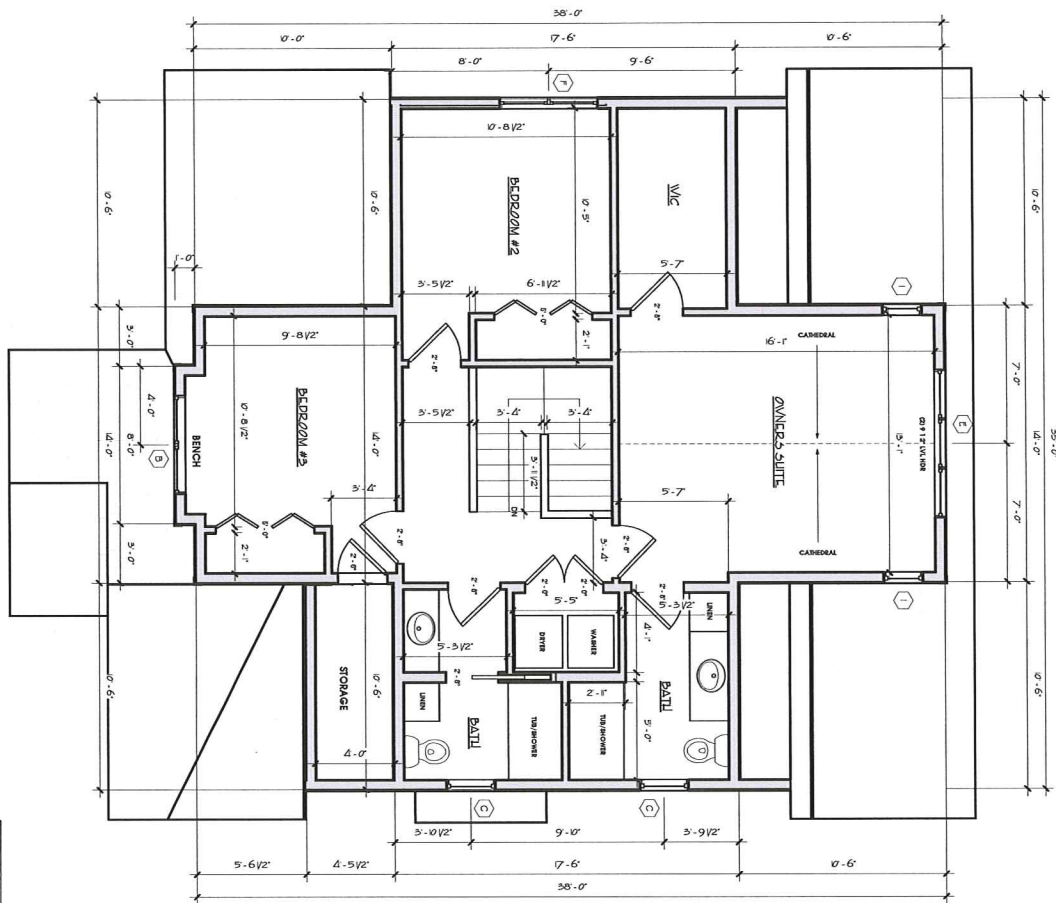
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1/4 SECTION 21, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

| | | | | | |
|----------|----------------|---------------|----------------|-------------|---------|
| DATE | MARCH 18, 2013 | REVISION DATE | MARCH 19, 2013 | CHECK BY | N.T.P. |
| SCALE | 1" = 20' | | | DRAWING NO. | 13V-64B |
| DRAWN BY | NEIL BORTZ | | | SHEET | 1 OF 1 |



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A VEST MAIN STREET, VAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
REGISTERED LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM



SECOND FLOOR PLAN

1/4" = 1'-0"

| Room | Area |
|------------|--------|
| BEDROOM #2 | 111.17 |
| BEDROOM #3 | 111.17 |
| BATH | 22.22 |
| KITCHEN | 22.22 |
| DINING | 22.22 |
| LIVING | 22.22 |
| STORAGE | 22.22 |
| PORCH | 22.22 |
| TOTAL | 222.22 |

| Room | Area |
|------------|--------|
| BEDROOM #2 | 111.17 |
| BEDROOM #3 | 111.17 |
| BATH | 22.22 |
| KITCHEN | 22.22 |
| DINING | 22.22 |
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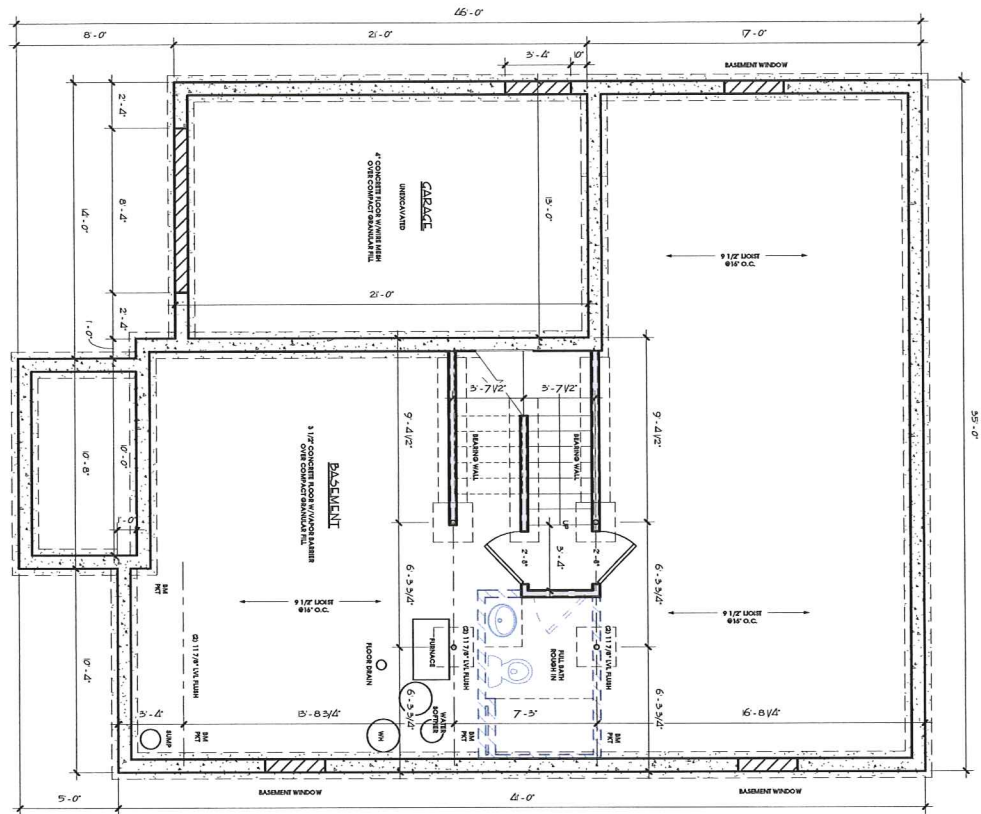
17

JOHNSTON

THE BUILDER'S GROUP
General Contractors • Madison, Wisconsin

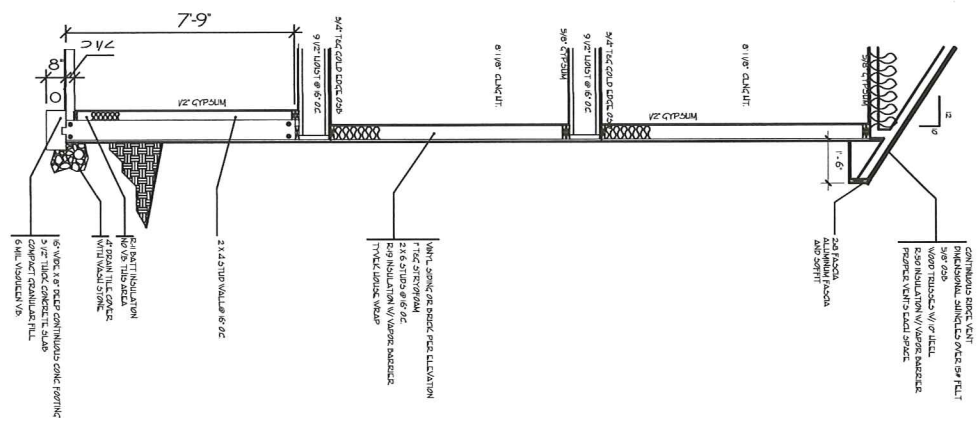
CMV DESIGNS LLC
residential drafting and design service
608.220.1225 cmvdesigns@charter.net
WWW.CMVDESIGNSLLC.COM

Although every effort has been taken to ensure the accuracy of this plan, CMV Designs LLC assumes no responsibility. CMV Designs LLC provides a drafting service only. Final verification of dimensions and structure to be done by contractor.
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FOUNDATION PLAN

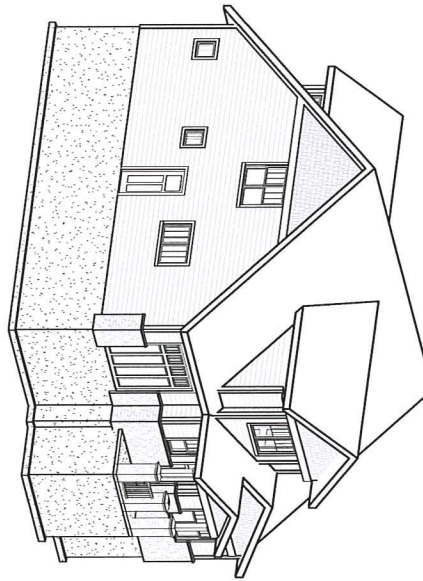
1/4" = 1'-0"



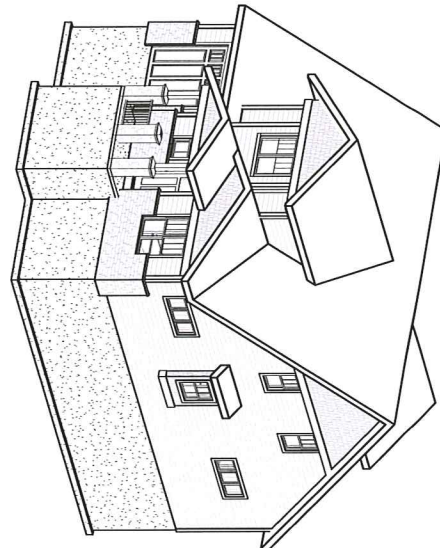
WALL SECTION

3/8" = 1'-0"

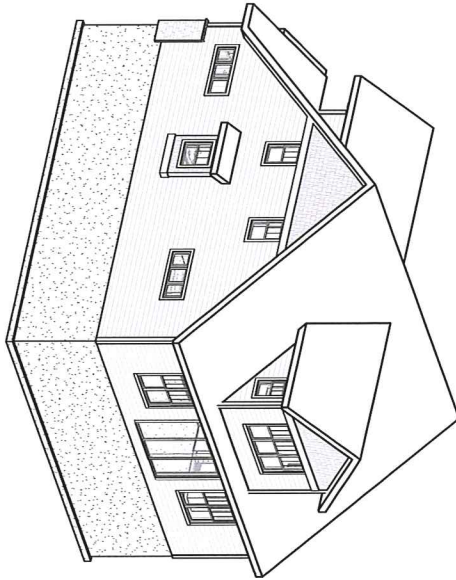
| | | | |
|--|-----------------------------|--|--|
| | JOHNSTON DRWN BY: | CMV DESIGNS LLC residential drafting and design service 608.220.1225 cmvdesigns@charter.net WWW.CMVDESIGNSLLC.COM | Although every effort has been taken to ensure the accuracy of this plan, CMV Designs LLC assumes no responsibility. CMV Designs LLC provides a drafting service only. Final verification of dimensions and structure to be done by contractor. Copyright 2012 CMV Designs, LLC |
| | DATE: | 9/26/12 | |
| | REVISION: | 2/29/13 | |
| | | 12/2/12 | |
| | | 5/19/13 | |



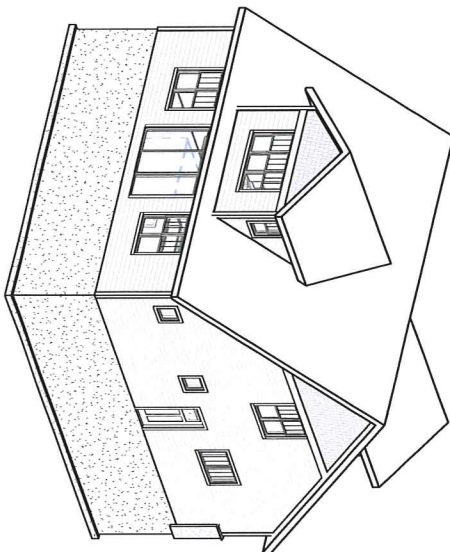
FRONT-LEFT



FRONT-RIGHT

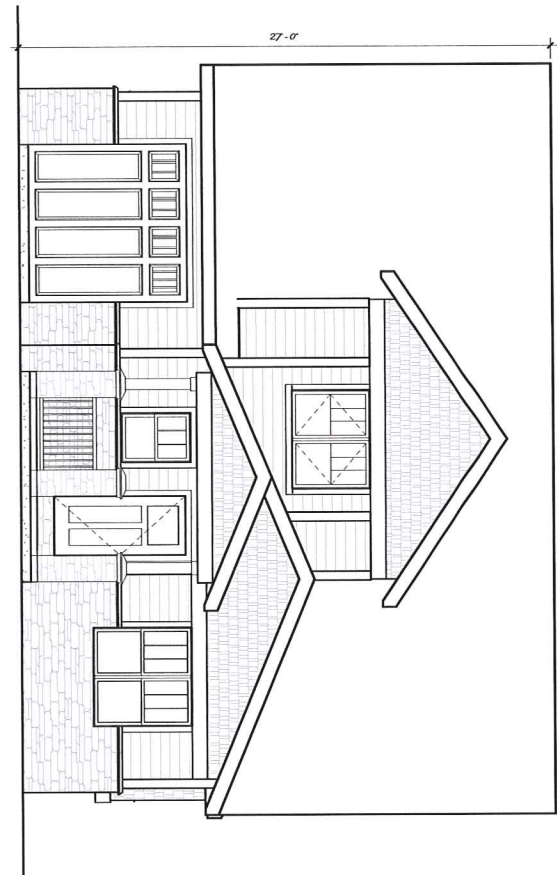


REAR-LEFT

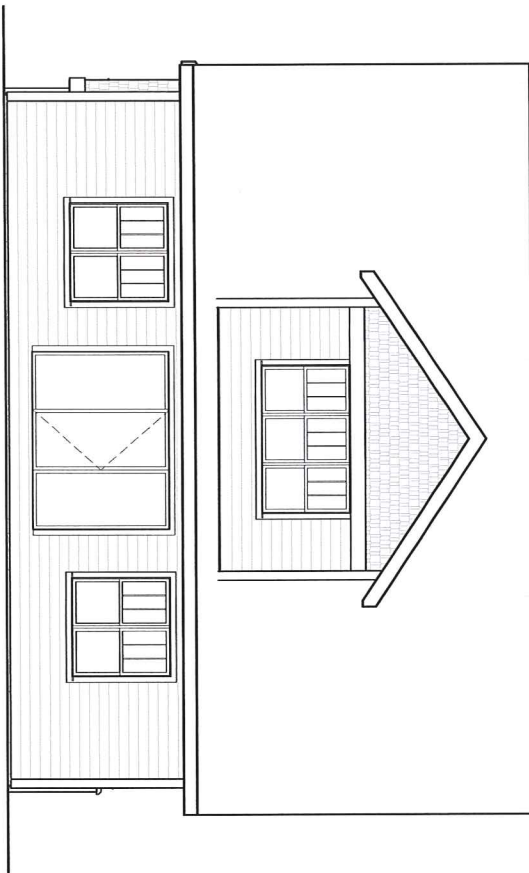


REAR-RIGHT

| | | | | | | |
|---|---|-------------------------------|----------|--|---|--|
| 1 | REVISION 10/16/12 2/2/13 12/2/12 2/15/13 1/9/13 3/1/13 | DRAWN BY: DATE: 9/26/12 | JOHNSTON |  THE BUILDER'S GROUP General Contractors • Madison, Wisconsin |  CMV DESIGNS LLC residential drafting and design service 608.220.1225 cmvdesigns@charter.net WWW.CMVDESIGNSLLC.COM | Although every effort has been taken to ensure the accuracy of this plan, CMV Designs LLC assumes no responsibility. CMV Designs LLC provides a drafting service only. Final verification of dimensions and structure to be done by contractor. Copyright 2012 CMV Designs, LLC |
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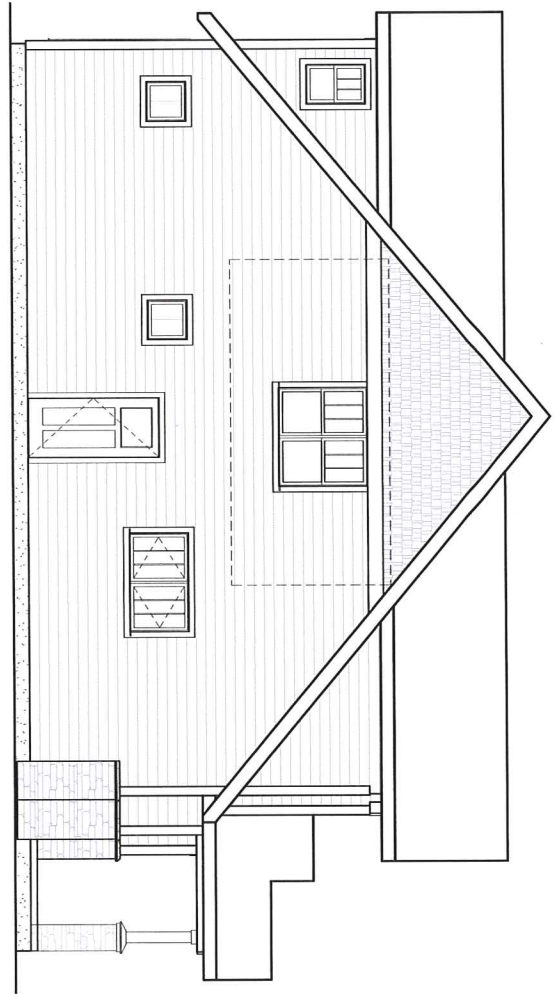


FRONT ELEVATION
1/4" = 1'-0"

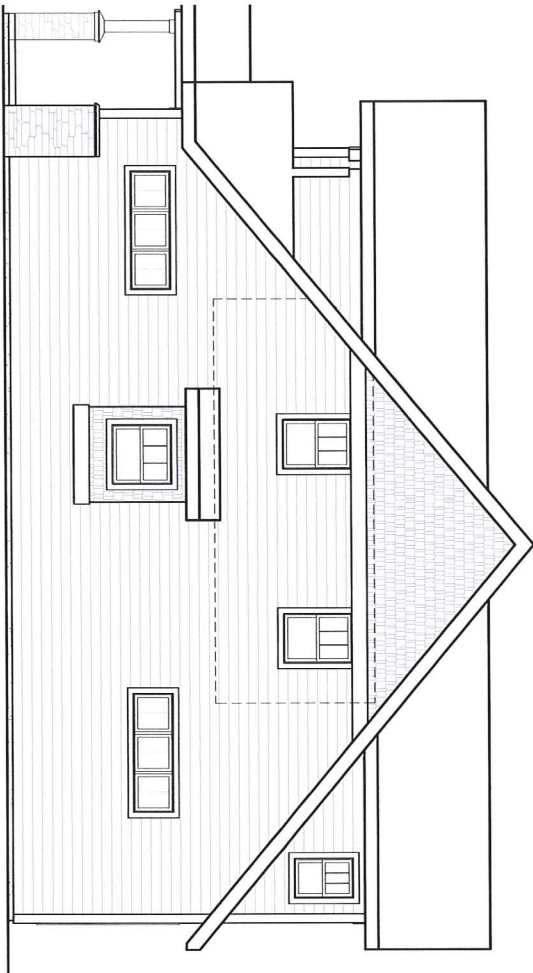


REAR ELEVATION
1/4" = 1'-0"

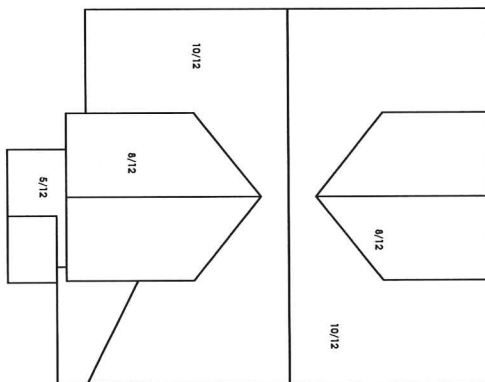
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|---|--|-----------------------------|-----------------------------|-----------------|---|--|---|
| 2 | <p>REVISION:</p> <p>01/06/12 2/03/12</p> <p>12/20/12 5/15/13</p> <p>1/3/13</p> | <p>DATE:</p> <p>9/26/12</p> | <p>DRAWN BY:</p> <p>cmv</p> | <p>JOHNSTON</p> |  <p>THE BUILDER'S GROUP</p> <p>General Contractors • Madison, Wisconsin</p> |  <p>CMV DESIGNS LLC</p> <p>residential drafting and design service</p> <p>608.220.1225 cmvdesigns@charter.net</p> <p>WWW.CMVDESIGNSLLC.COM</p> | <p>Although every effort has been taken to ensure the accuracy of this plan, CMV Designs LLC assumes no responsibility. CMV Designs LLC provides a drafting service only. Final verification of dimensions and structure to be done by contractor.</p> <p>Copyright 2012 CMV Designs, LLC</p> |
| | | | | | | | |



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



ROOF PLAN
1/8" = 1'-0"

21

| | |
|------|----------|
| DATE | 9/26/12 |
| BY | CMV |
| DATE | 10/16/12 |
| BY | 12/2/12 |
| DATE | 12/13/12 |
| BY | 12/13/12 |

JOHNSTON

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