



City of Madison

Proposed Demolition & Conditional Use

Location
1001 Woodward Drive

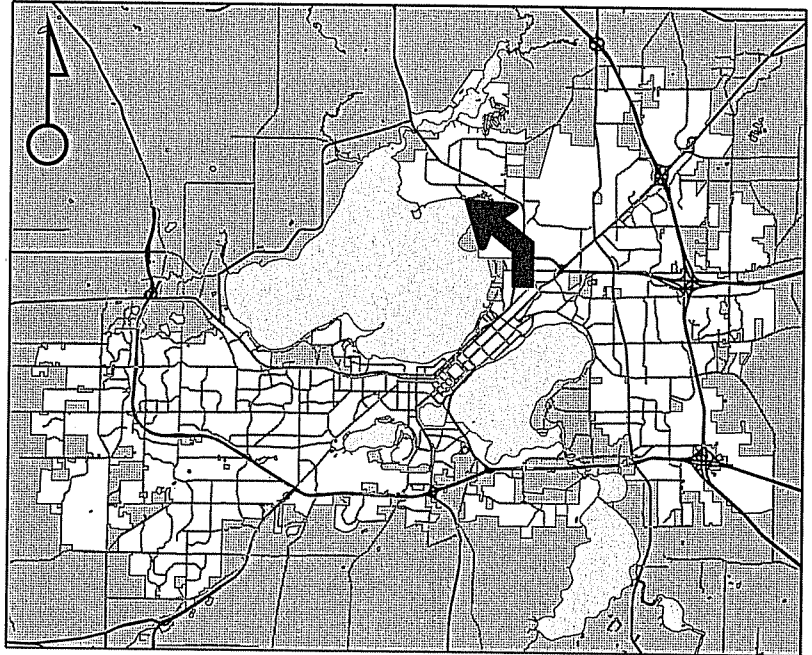
Project Name
Sprecher Residence

Applicant
Brett and Kim Sprecher/
Todd Seiler - Quality West Construction

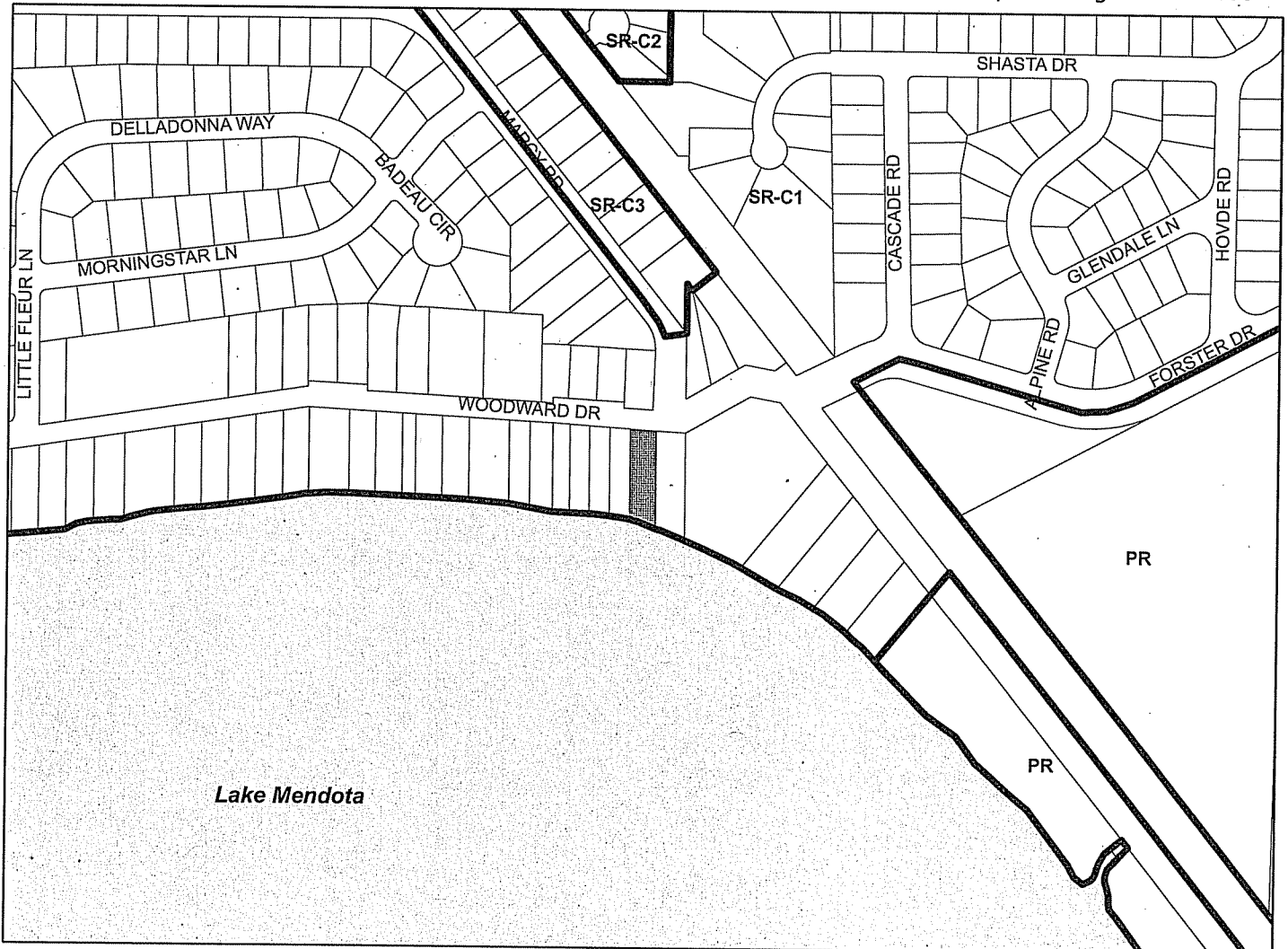
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence to allow
construction of new residence on lakefront

Public Hearing Date
Plan Commission
06 May 2013

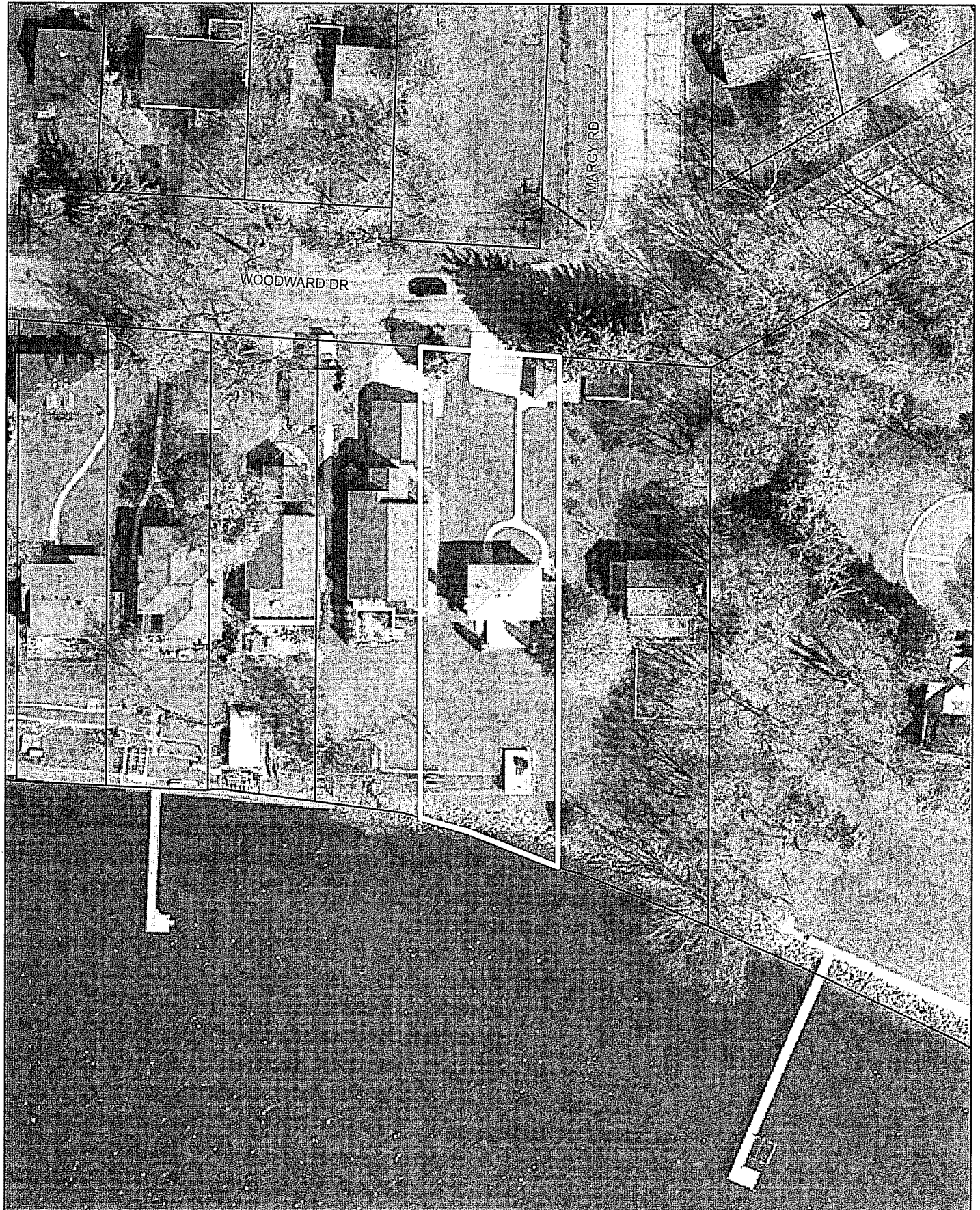


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 April 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 \$600 Receipt No. 141049
 Date Received 3/20/13
 Received By PDA
 Parcel No. 0809-351-0802-0
 Aldermanic District 18 ANITA WEIHL
 Zoning District SRC1
 Special Requirements LAKE FRONT
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1001 Woodward Dr, Madison, WI 53704
 Project Title (if any): Sprecher Home

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: Gary Karls Company: Quality West Construction, Inc.
 Street Address: PO Box 12 City/State: Mt Horeb, WI Zip: 53572
 Telephone: (608) 798-3774 Fax: (608) 798-3461 Email: garykarls@gmail.com

Project Contact Person: Todd Seiler Company: Quality West Construction, Inc.
 Street Address: PO Box 12 City/State: Mt Horeb, WI Zip: 53572
 Telephone: (608) 798-3774 Fax: (608) 798-3461 Email: toddseiler@gmail.com

Property Owner (if not applicant): Brett and Kim Sprecher
 Street Address: 1002 Woodward Dr. City/State: Madison, WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: demolish existing single family home and garage, construct new single family home
 Development Schedule: Commencement 5/15/13 Completion 10/30/13

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:

- 32 {
- 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 1/2 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 | | |

100. + *my-veer-92*

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:

ANITA WEIER 2/19/13 WAIVE 2/20/13 / NEIGHBORHOOD - ENACTIVE

→ 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 FICHOW Date: 3/4/13 Zoning Staff: PAT ANDERSON Date: 3/4/13

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

Name of Applicant *Kim* 3/2/13 Relationship to Property: OWNER
 Authorizing Signature of Property Owner Kimberly Knuse Sprecher Date _____

Land Use Application
Letter of Intent

1001 Woodward Drive
Madison, WI 53704

March 20, 2013

Project Team

- Brett & Kim Sprecher, owners and currently live in 1002 Woodward Drive for the past 23 years
- Quality West Construction, Inc., PO Box 12, Mt Horeb, WI 53572
 - Custom home builder
 - Gary Karls, owner
 - Todd Seiler, Ken Karls, employee

Existing Conditions

- Existing home has serious structural flaws including leaning away from lake 5" per 8'. Many existing conditions (electrical, deck framing, stairs clearance, etc) are no longer code compliant which makes remodeling this home financially ineffective.

Proposed Use

- Propose to continue use of single family residential home

Hours of Operation

- Monday to Friday, 8 am to 5 pm
- Saturday, 9 am to 2 pm

Building Square Footage

- New Home
 - Foundation is 1,736 SF unfinished
 - 1st Floor is 1,736 SF with 324 SF of concrete patio
 - 2nd Floor is 1,242 SF with 326 SF of deck
- New Garage is 876 SF unfinished

Number of Dwelling Units

- This property is zoned SR-C1 for single family residence and would remain single family residence

Auto and Bike Parking Stalls

- There would be no auto or bike parking stalls, but would include driveway access to garage

Lot Coverage & Usable Open Space Calculations

- Lot 9 is 15,332 SF to OHWM
- Proposed Structures
 - Proposed house is 1,756 SF
 - Proposed deck is 324 SF
 - Proposed garage is 876 SF
 - Proposed driveway and sidewalk is 1,248 SF

- Proposed Impervious Ratio is $4,192/15,332 = 27.3\%$
- Proposed back of house to OHWM green space (excluding existing boat house) is 7,051 SF
- Proposed back of house to OHWM green space is 6,775 SF

Value of Land

- Current assessed land value is \$425,900
- Current assessed improvements value is \$112,600
- Current total assessed value is \$538,500

Estimated Project Costs

- Estimated demolition, new construction and land restoration cost is \$550,000

Number of Construction & Full-Time Equivalent Jobs Created

- This might not pertain to single family residential, but this project will hire over 30 quality contractors in the Madison area for work

Public Subsidy Requested

- None