



Location  
1521 Jefferson Street

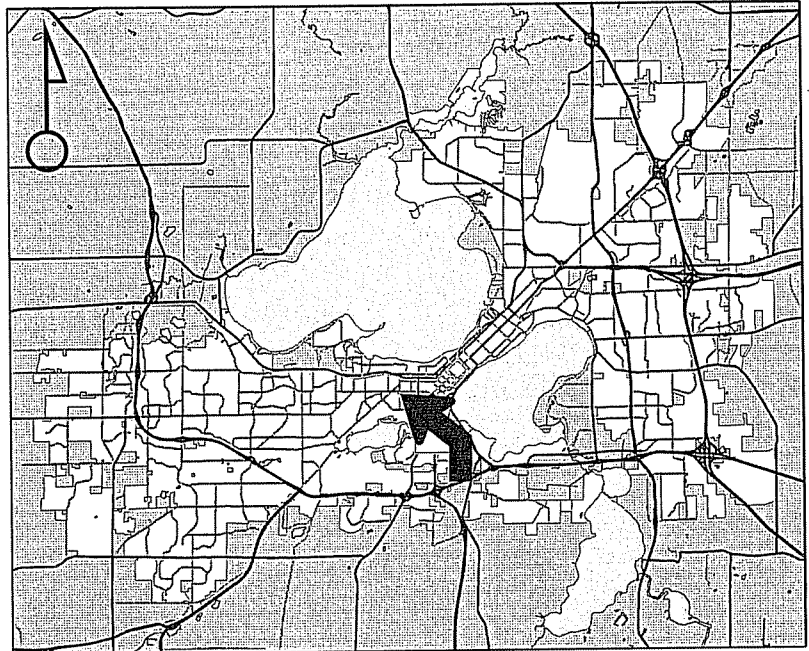
Project Name  
Herbert Residence

Applicant  
William J. Herbert/  
Bill Butler – Bill Butler Buildings

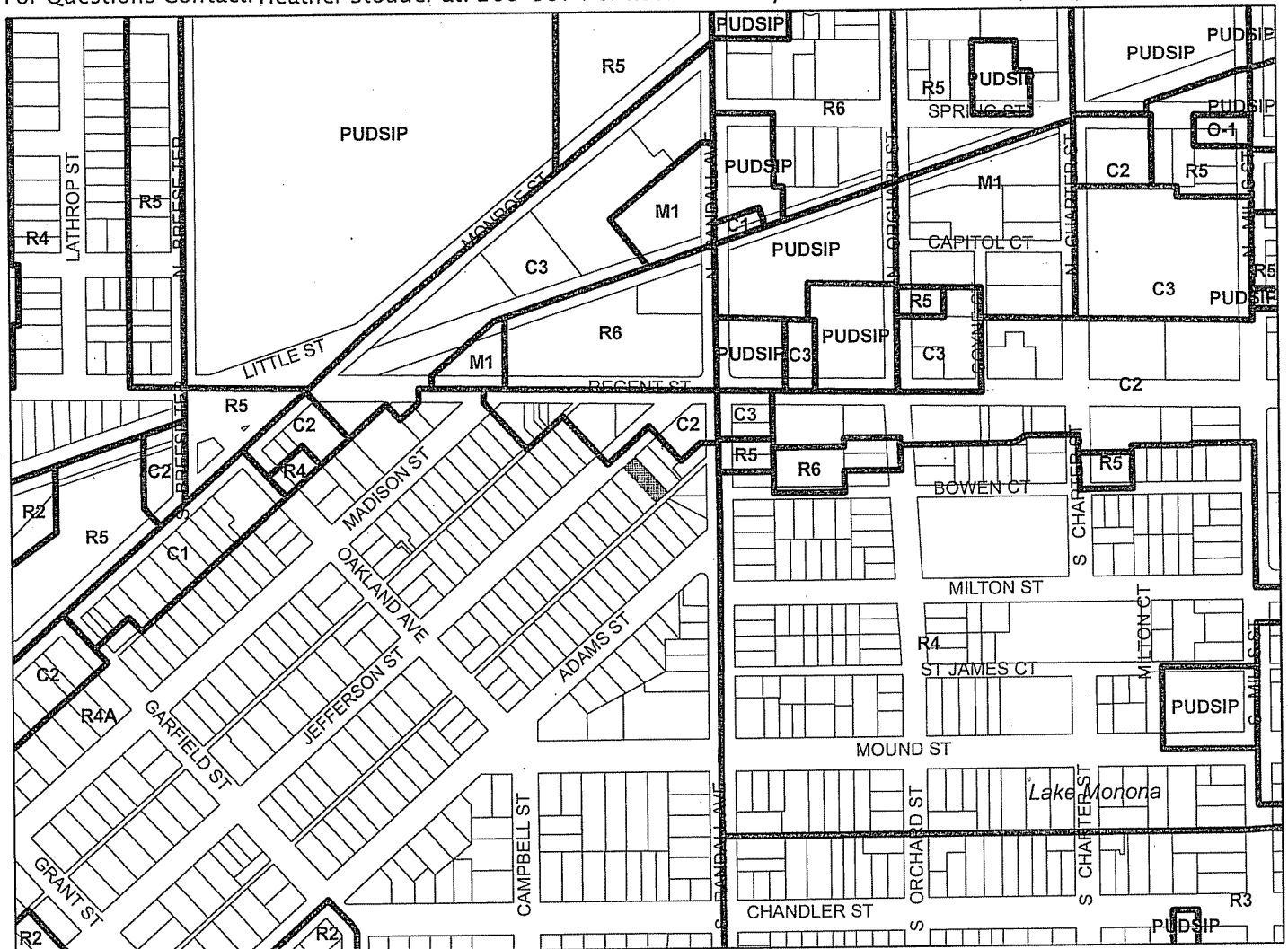
Existing Use  
Single-family residence

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

Public Hearing Date  
Plan Commission  
21 November 2011



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 November 2011





# 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.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550.00</u> Receipt No. <u>125480</u>
Date Received	<u>10/5/11</u>
Received By	<u>PDA</u>
Parcel No.	<u>0709-224-0404-4</u>
Aldermanic District	<u>13</u>
GQ	<u>WP 27</u>
Zoning District	<u>R4A</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 1521 JEFFERSON ST Project Area in Acres: \_\_\_\_\_

Project Title (if any): \_\_\_\_\_

2. This is an application for: DEMOLITION AFTER FIRE LOSS

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

<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

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

Applicant's Name: WILLIAM J HERBERT Company: \_\_\_\_\_  
 Street Address: 1521 JEFFERSON ST City/State: MADISON WI Zip: 53711  
 Telephone: (608) 235-2850 Fax: ( ) Email: WJHERBERT@GMAIL.COM

Project Contact Person: BILL BUTLER Company: BILL BUTLER BUILDINGS  
 Street Address: 713B HUBBARD AVE City/State: MIDDLETON WI Zip: 53562  
 Telephone: (608) 831-1111 Fax: ( ) Email: \_\_\_\_\_

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: \_\_\_\_\_  
REMOVE EXISTING HOUSE DAMAGED BY FIRE AND REBUILT

Development Schedule: Commencement DECEMBER 2011 Completion MAY-JUNE 2012

**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (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.
- Zoning Text (12 copies):** must accompany 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 \_\_\_\_\_ 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:

SUE ELLINGSON / ALDER    JON STANORIDGE / VILAS ASSN    7/26/11

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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: MATT TUCKER Date: 10/4/11
- 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 WILLIAM J HERBERT Date 10/4/11

Signature WJ Herbert Relation to Property Owner OWNER

Authorizing Signature of Property Owner WJ Herbert Date 10/4/11

October 2, 2011

Land Use Application  
Planning / Zoning Division  
215 Martin Luther King Jr Blvd  
Room LL-100  
PO Box 2985  
Madison, WI 53701-2985

Letter of Intent  
1521 Jefferson St - Demolition Permit

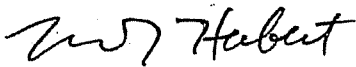
The house on this property was damaged by fire in mid-July. Since that time, we have been working with our insurance company, a restoration company and a builder to determine the most appropriate option to restore the structure.

Based on the extent of the damage, it has been determined that demolition of the remaining structure and rebuilding will be the most efficient and economical option. The plan (based on the submitted drawings) will be to rebuild a three-bedroom, two story single family house that is consistent with the overall architectural features of the neighborhood.

The intent is to rebuild the house with similar bulk to the previous structure. The proposed plans include cantilevering the second floor to provide a more functional and spacious second floor layout. The structure will be built over the existing foundation (assuming it is still intact). The detached garage would remain as is (damaged siding would be replaced).

We will work with the recycling coordinator to submit the required recycling and reuse plan. A local restoration company has already completed appropriate lead and asbestos abatement.

Sincerely,

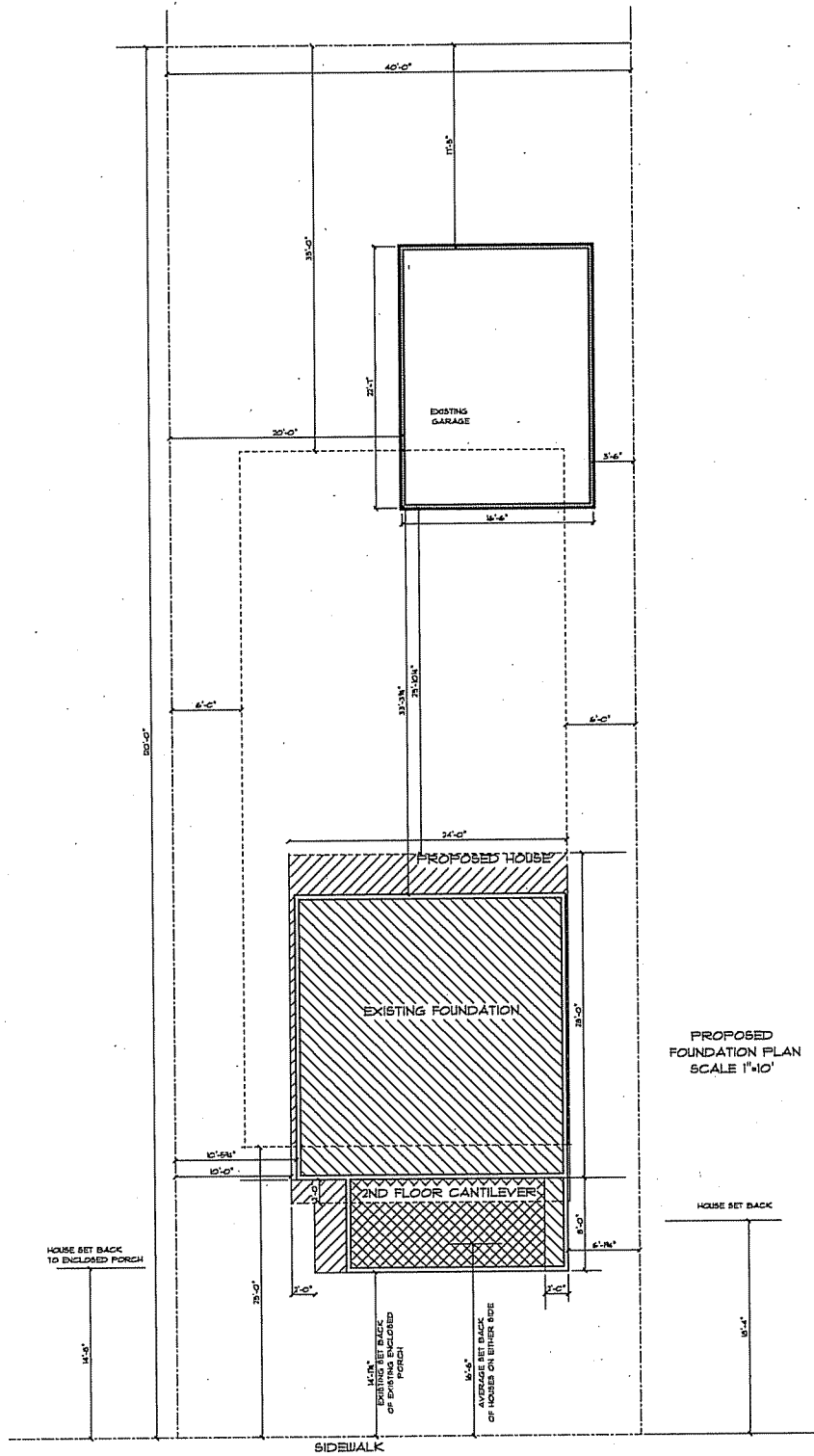


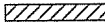
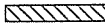
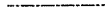

William J Herbert



Linda A Herbert





-  PROPOSED HOUSE BEYOND EXISTING HOUSE
-  EXISTING HOUSE
-  LOT LINE
-  CITY BUILDING SET BACK

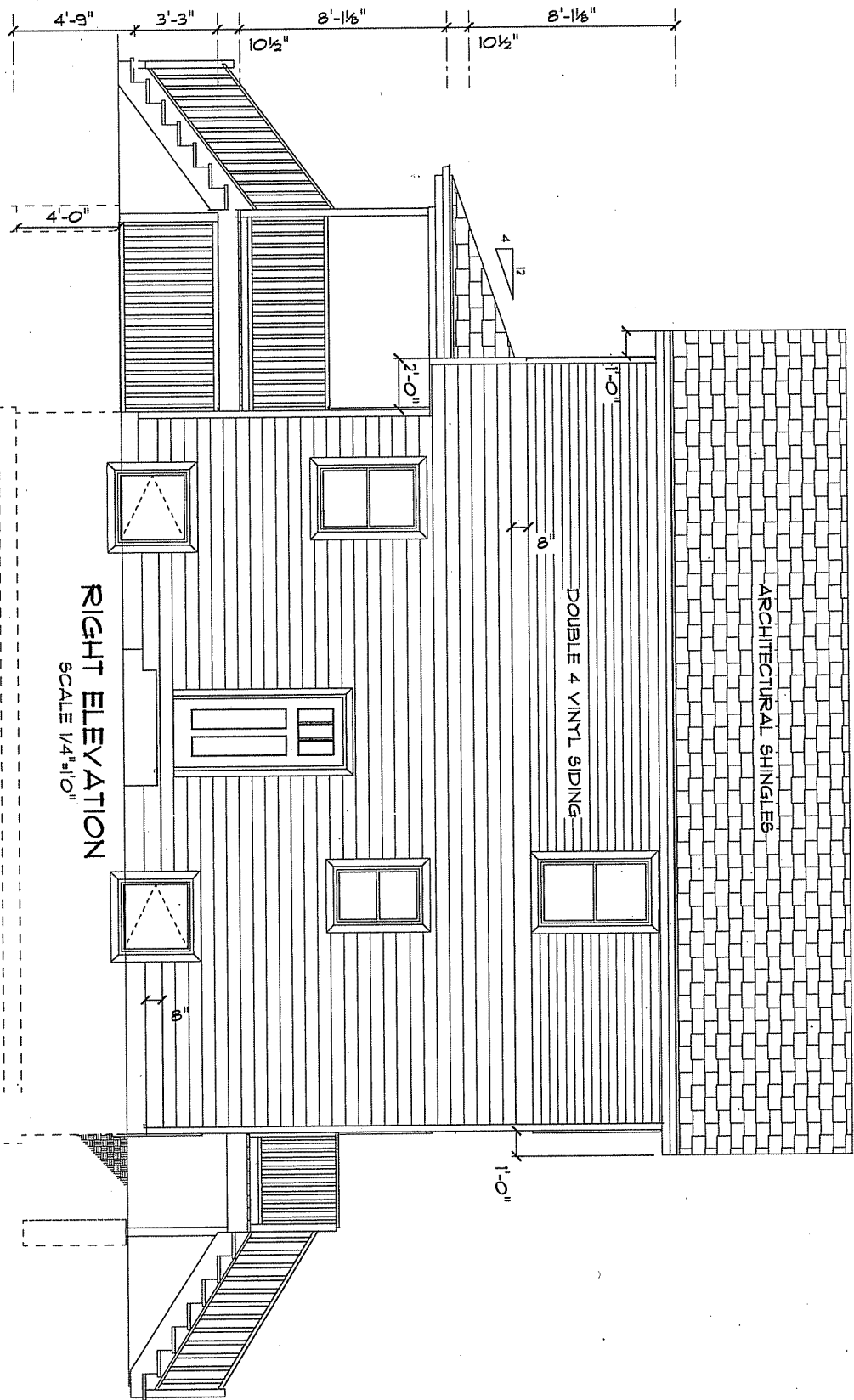
PLOT PLAN  
SCALE 1"=10'



FRONT ELEVATION

SCALE 1/4"=1'-0"

4



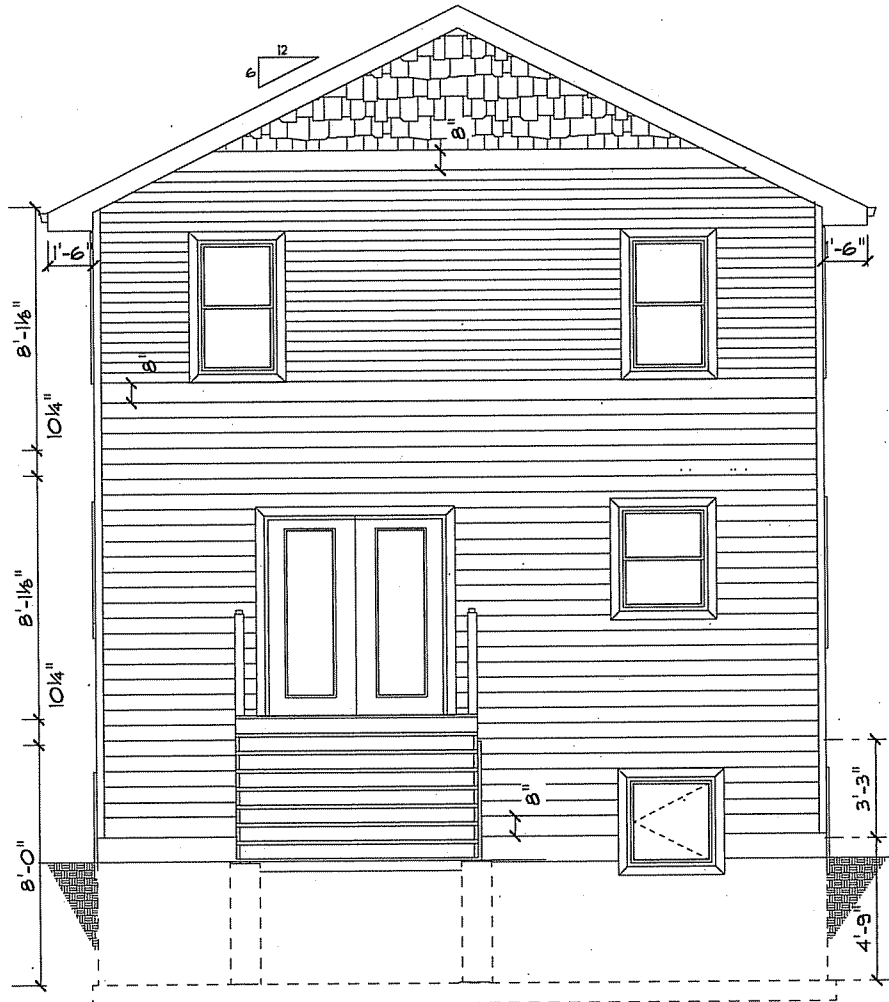
RIGHT ELEVATION  
SCALE 1/4"=1'-0"

HERBERT AND ASSOCIATES LLC.  
1521 JEFFERSON STREET  
PRELIMINARY PLANS II-2-II

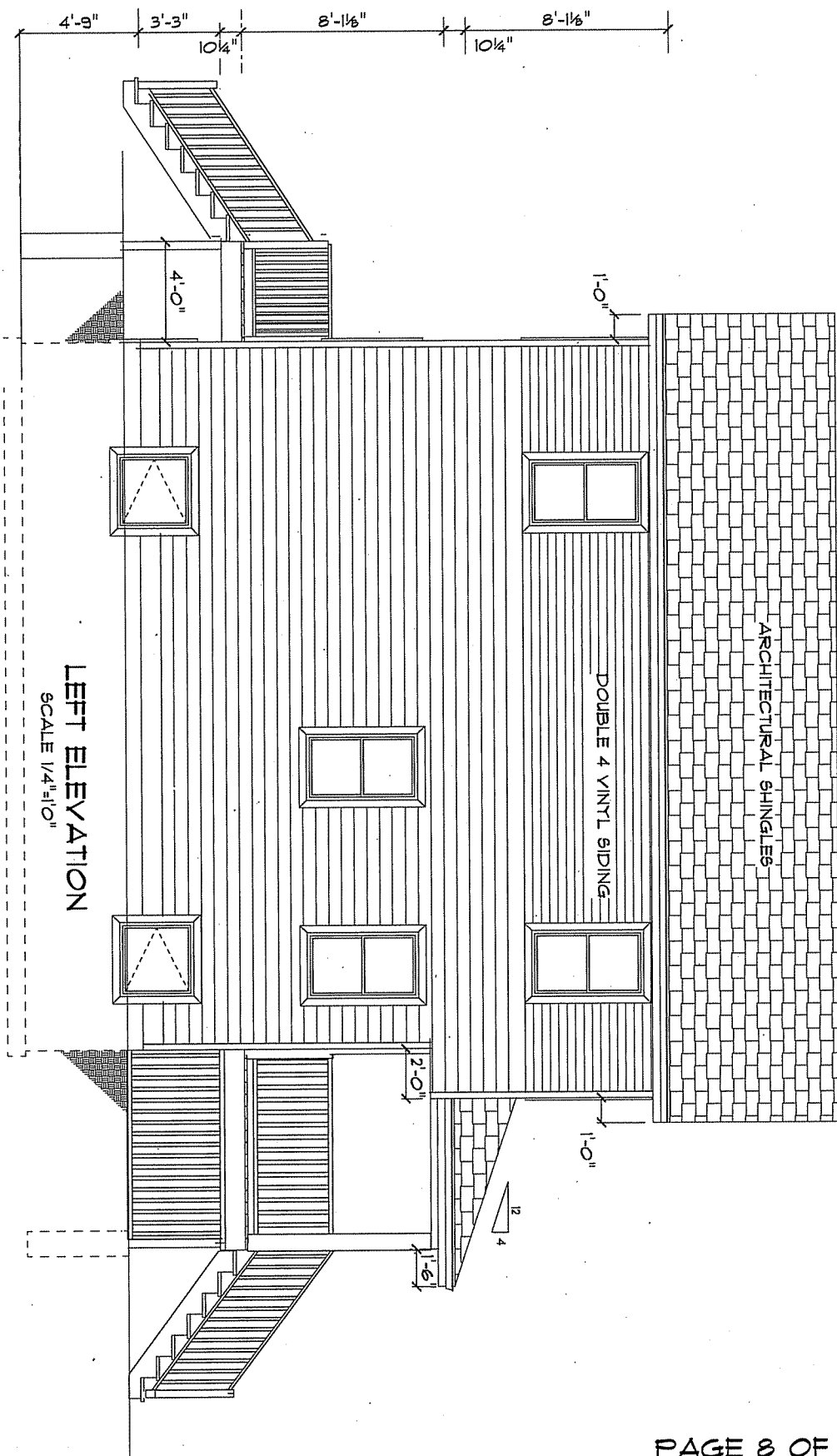
BILL BUTLER BUILDERS INC.  
7138 HUBBARD AVENUE, MIDDLETON, WI 53562  
(608)831-1111

4





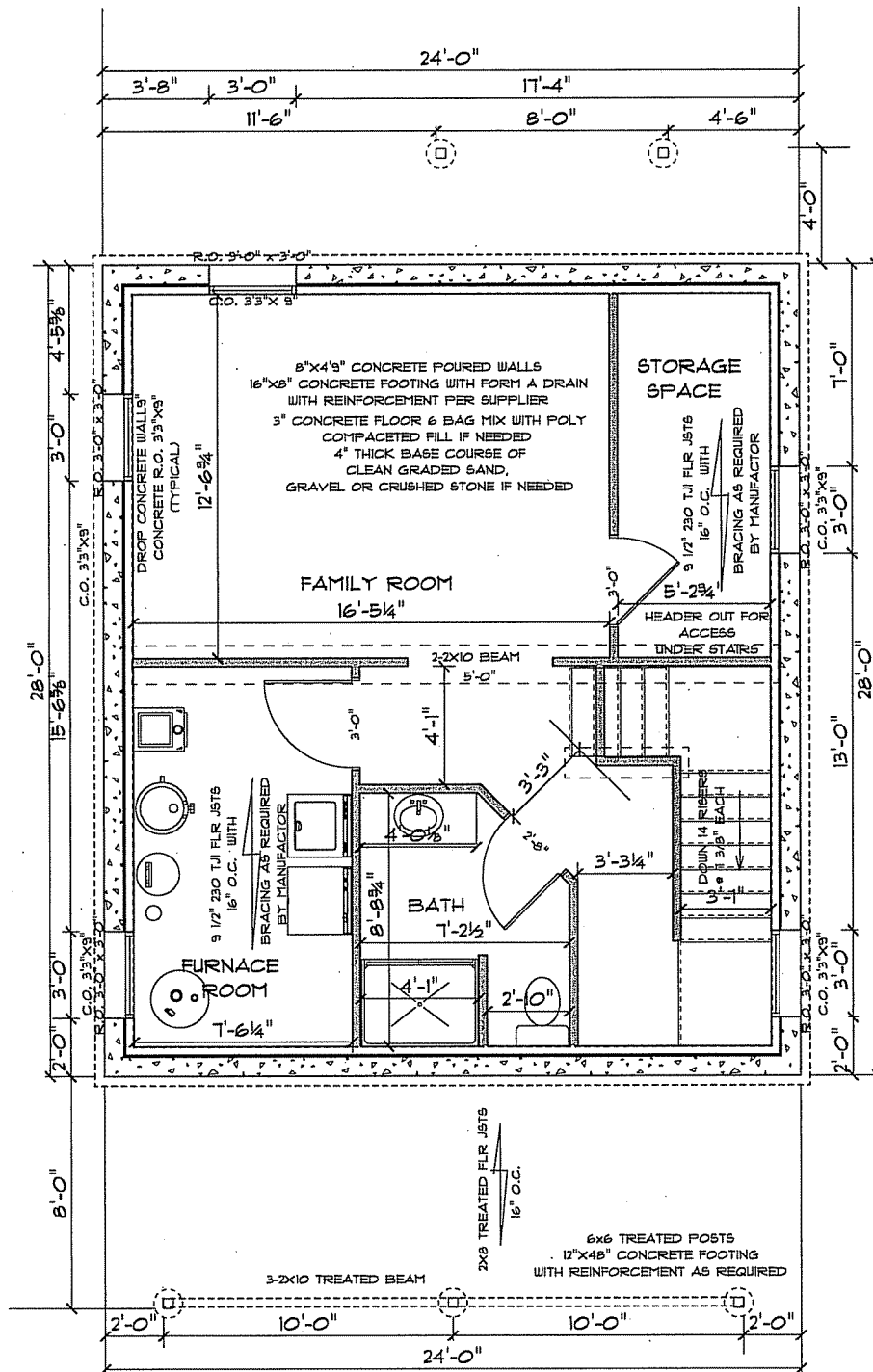
BACK ELEVATION  
SCALE 1/4"=1'-0"



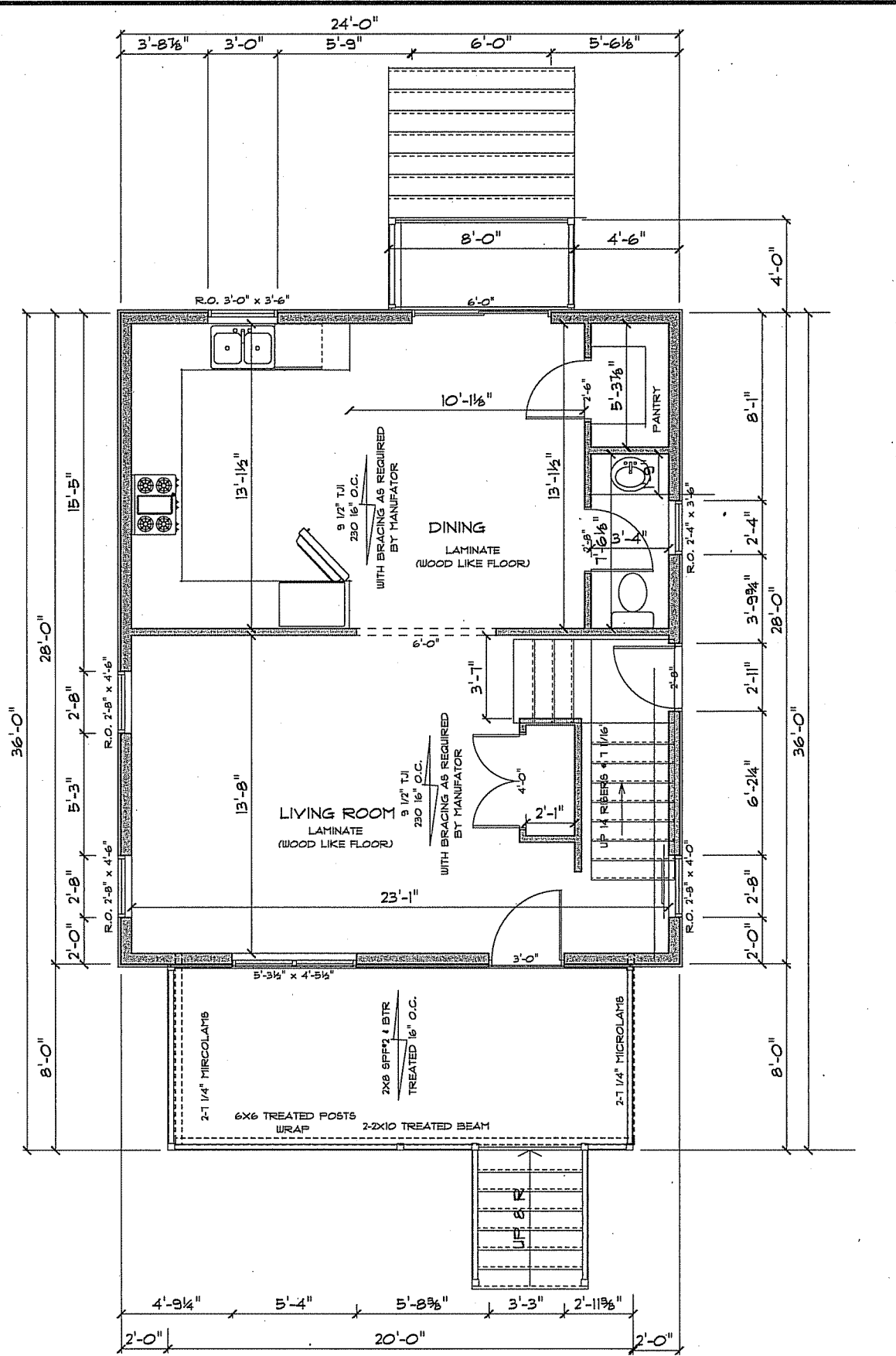
LEFT ELEVATION  
SCALE 1/4" = 1'-0"

DOUBLE 4 VINYL SIDING

ARCHITECTURAL SHINGLES

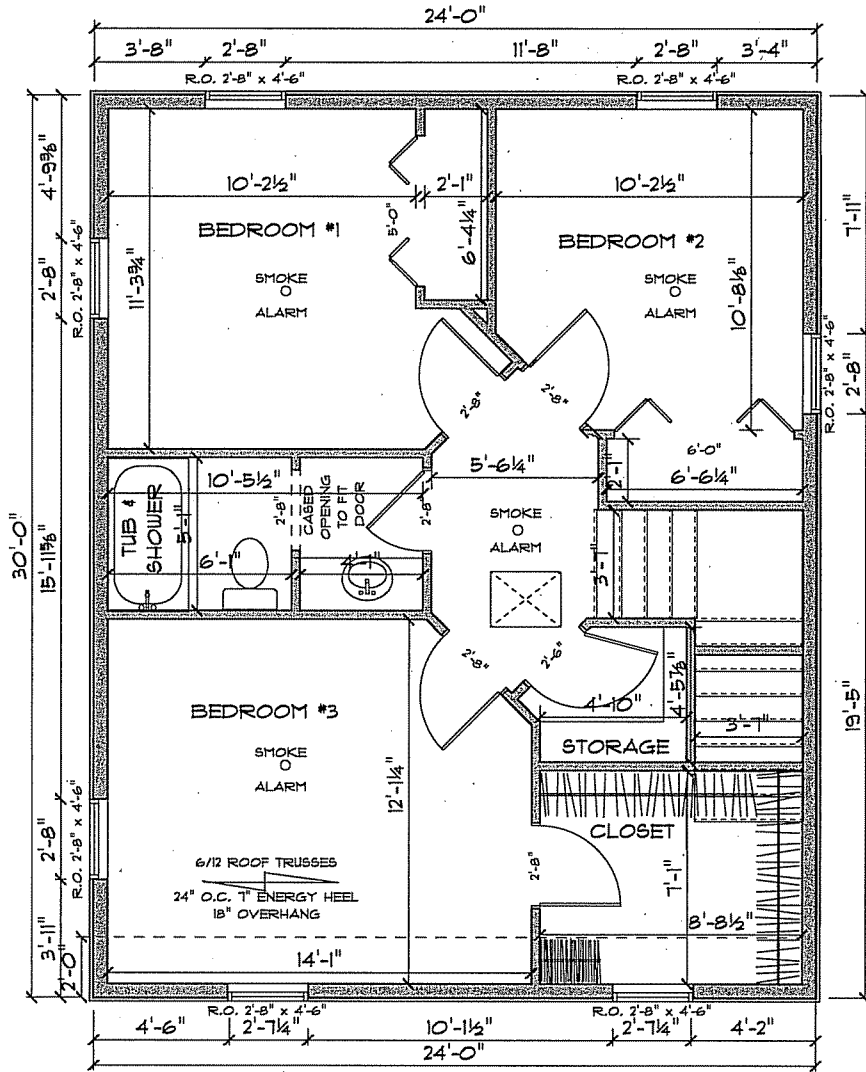


**BASEMENT PLAN**  
 SCALE 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE 1/4"=1'-0"

4



2ND FLOOR PLAN  
SCALE 1/4"=1'-0"

7