



Location
 721 Woodward Drive

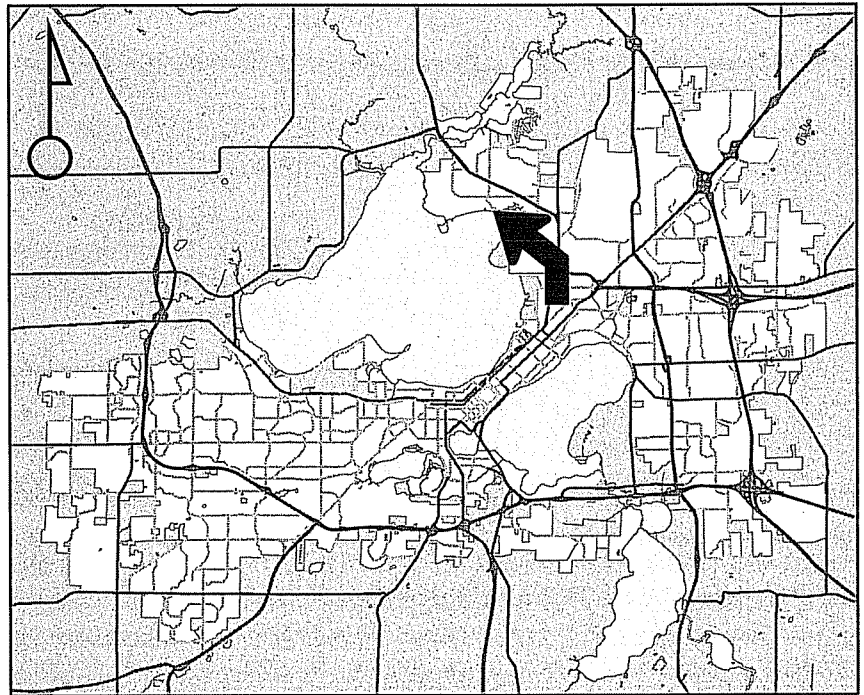
Project Name
Gabrielse Rebuild

Applicant
 Brian & Jennifer Gabrielse/
 Dennis Murphy – Hensen Builders, Inc

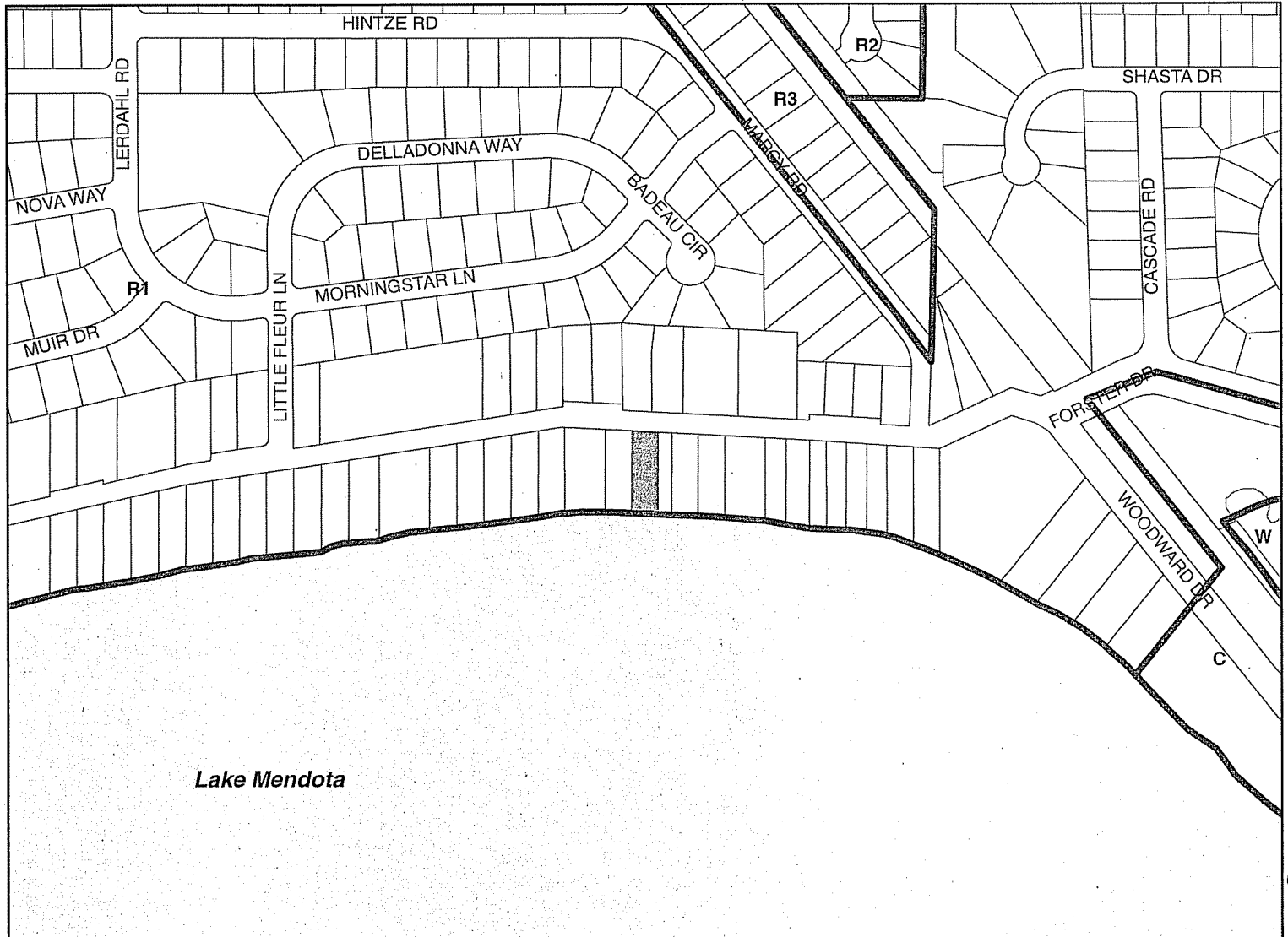
Existing Use
Single-Family House

Proposed Use
**Demolish Lakehouse to Build
 a New Lakehouse**

Public Hearing Date
 Plan Commission
20 August 2007



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







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
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$ 550</u>	Receipt No. <u>83575</u>
Date Received <u>7-18-07</u>	
Received By <u>RT</u>	
Parcel No. <u>0809-351-0814-5</u>	
Aldermanic District <u>18, Michael Schuma</u>	<i>che</i>
GQ <u>WATERFRONT</u>	
Zoning District <u>R1</u>	
For Complete Submittal	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>N/A</u>	Legal Descript. <u>✓</u>
Plan Sets <u>✓</u>	Zoning Text <u>N/A</u>
Alder Notification <u>✓</u>	Waiver <u>✓</u>
Ngrbrhd. Assn Not. <u>✓</u>	Waiver <u>✓</u>
Date Sign Issued <u>7-18-07</u>	

1. Project Address: 721 Woodward Drive Project Area in Acres: 0.28

Project Title (if any): Single family residence for Brian + Jennifer Gabrielse

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use <u>Waterfront, Large Garage</u>	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Dennis Murphy Company: HENSEN BUILDERS INC.
 Street Address: 110 Baker St. Suite B City/State: WAVNAKEE WISCONSIN Zip: 53597
 Telephone: (608) 849-4736 Fax: (608) 849-6736 Email: HENSEN@CHORUS.NET

Project Contact Person: Butch HENSEN Company: HENSEN BUILDERS INC.
 Street Address: 110 Baker St. Suite B City/State: WAVNAKEE WISCONSIN Zip: 53597
 Telephone: (608) 849-4736 Fax: (608) 849-6736 Email: HENSEN@CHORUS.NET

Property Owner (if not applicant): BRIAN + JENNIFER GABRIELSE
 Street Address: 1217 ALEXANDRIA LANE City/State: MADISON WISCONSIN Zip: 53718

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Demo existing Cape Cod style weekend cottage w/ attached garage, Construct new 4935 sq. ft. 2-story contemporary home w/ detached garage for permanent single family home

Development Schedule: Commencement mid Sept. 2007 Completion End of May 2008 12

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 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ 550 - See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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: Comprehensive Plan Plan, which recommends: Low Density Residential for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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: Alderperson Michael Schumacher writes 30-day. (MT)
 - 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 Counter and Planning Unit staff; note staff persons and date.
 - Planner Kevin Fischer Date 7-17-07 | Zoning Staff Matt York Date 7-17-07

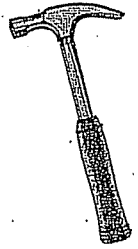
The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name DENNIS MURPHY Date 7-17-07
 Signature Dennis Murphy Relation to Property Owner Builder - Agent

Authorizing Signature of Property Owner Jennifer Habueck Date 7/17/07 12
 Effective June 26, 2006 Brian Ma 7/17/07



HENSEN BUILDERS, INC.



110 Baker Street, Suite B
Waunakee, WI 53597

Phone (608) 849-4736 – Fax (608) 849-6736

MEMORANDUM

Date: July 17, 2007
To: City Planning Commission
From: Butch Hensen, President *B. H.*
RE: Brian & Jennifer Gabrielse House

Brian & Jennifer Gabrielse have owned the property at 721 Woodward Drive in Madison for about 2 years. The property was purchased with hopes of building their dream home on Lake Mendota. At this time we would like to tear down the old existing building and build their dream home. The existing building is a 2-story Cape Cod style building with an attached garage. The building is currently being used as a weekend cottage and the rooms are all very small.

The existing house has water problems due to run-off from the city street. The existing water problems will be alleviated during construction of the new home. The house will be elevated to match the neighboring home on the East side and proper elevation will be excavated to prevent future water problems. The excavation along the West side of the lot will be completed to correct the continual water problems incurred by the neighbor to the West. Both neighbors, Dee Okey, to the West, and Tom McMahan, to the East, have signed letters of approval.

We would like to schedule the demolition of the existing building for mid-September. Construction of the new home would commence immediately after the demolition. The hope is that prior to demolition Habitat for Humanity can salvage flooring, cabinetry, windows, doors, and any additional building materials they deem useful.



HENSEN BUILDERS, INC.



110 Baker Street, Suite B

Waunakee, WI 53597

Phone (608) 849-4736 – Fax (608) 849-6736

We, Hensen Builders, Inc., of Waunakee Wisconsin have been chosen as the General Contractor for the project. We were chosen for the project because we built the owner's current house and they feel confident we are the best contractor for the project. The owners plan on building a beautiful home that will enhance the entire neighborhood with its high quality of workmanship, neighborhood friendliness and aesthetic beauty. Hensen Builders has over 25 years of experience in the construction industry and it is our intent to build the new home with minimal neighborhood disruption.

The following subcontractors are scheduled to complete the project:

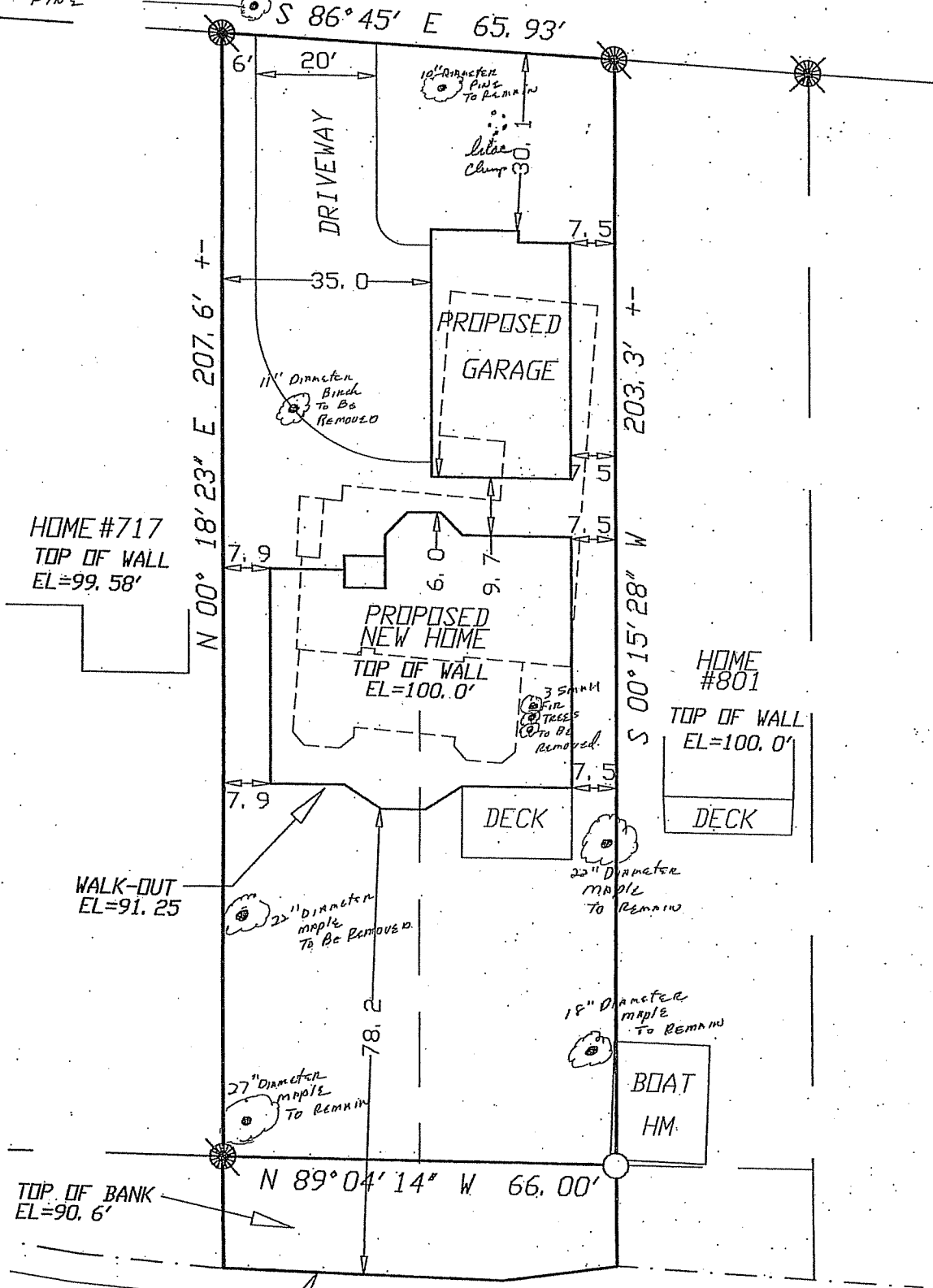
General contractor	=	Hensen Builders, Inc., Waunakee
Demolition & Excavation	=	Spahn, Inc., Waunakee
Architect	=	Architectural Design/Planning, Madison
Electrical	=	Oimoen Electric, Blue Mounds
Heating & Air Conditioning	=	Greiber Heating & Sheet Metal, Waunakee
Plumbing	=	Russ' Plumbing, Waunakee
Landscaping	=	Kalscheur Landscaping, Waunakee

Thank you for your time and consideration of our project and please feel free to contact me with any questions or if you need any additional information.

721 WOODWARD DRIVE

10" DIAMETER PINS

S 86° 45' E 65.93'



HOME #717
TOP OF WALL
EL=99.58'

PROPOSED
GARAGE

PROPOSED
NEW HOME
TOP OF WALL
EL=100.0'

HOME
#801
TOP OF WALL
EL=100.0'

DECK

DECK

WALK-OUT
EL=91.25

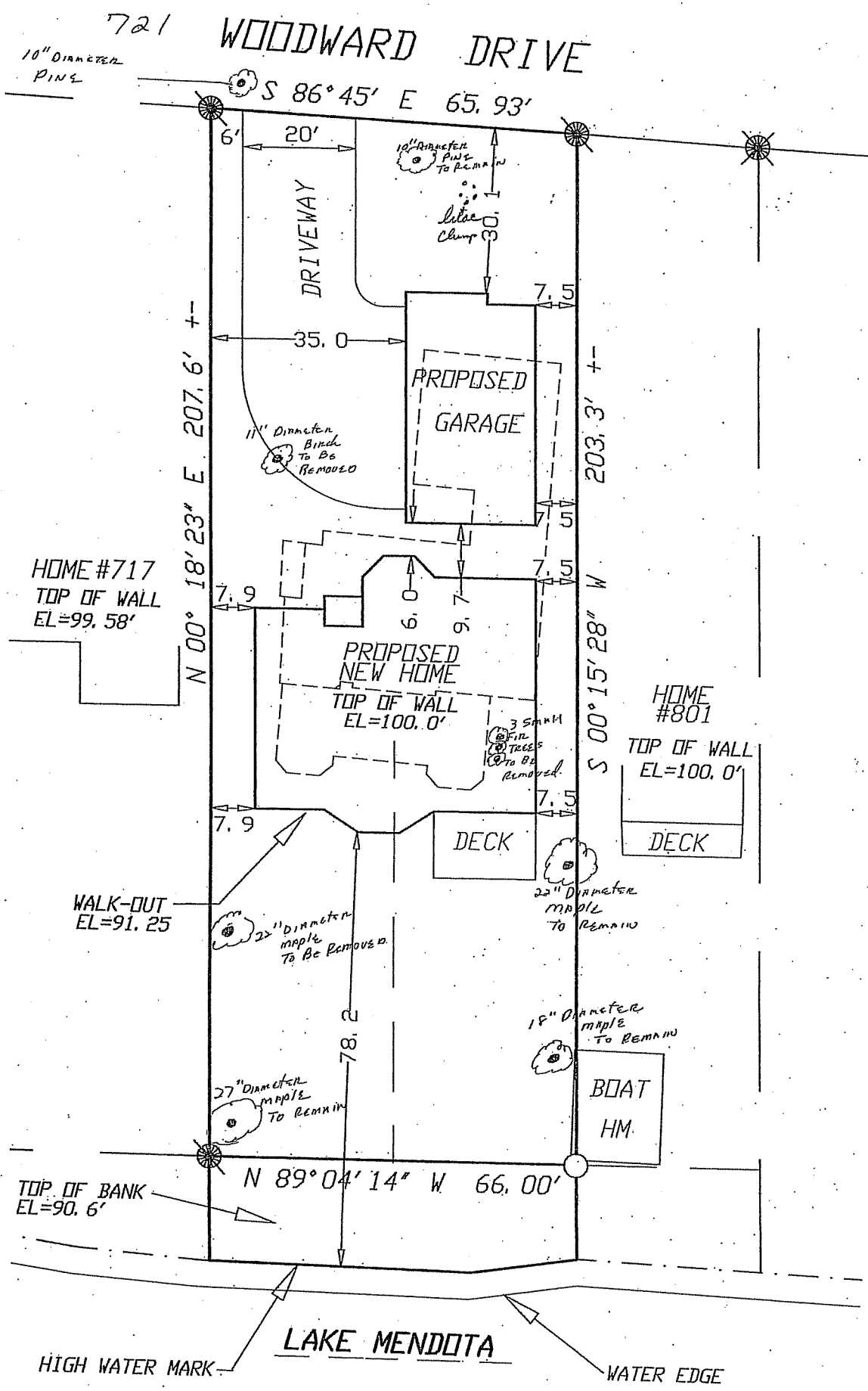
BOAT
HM.

TOP OF BANK
EL=90.6'

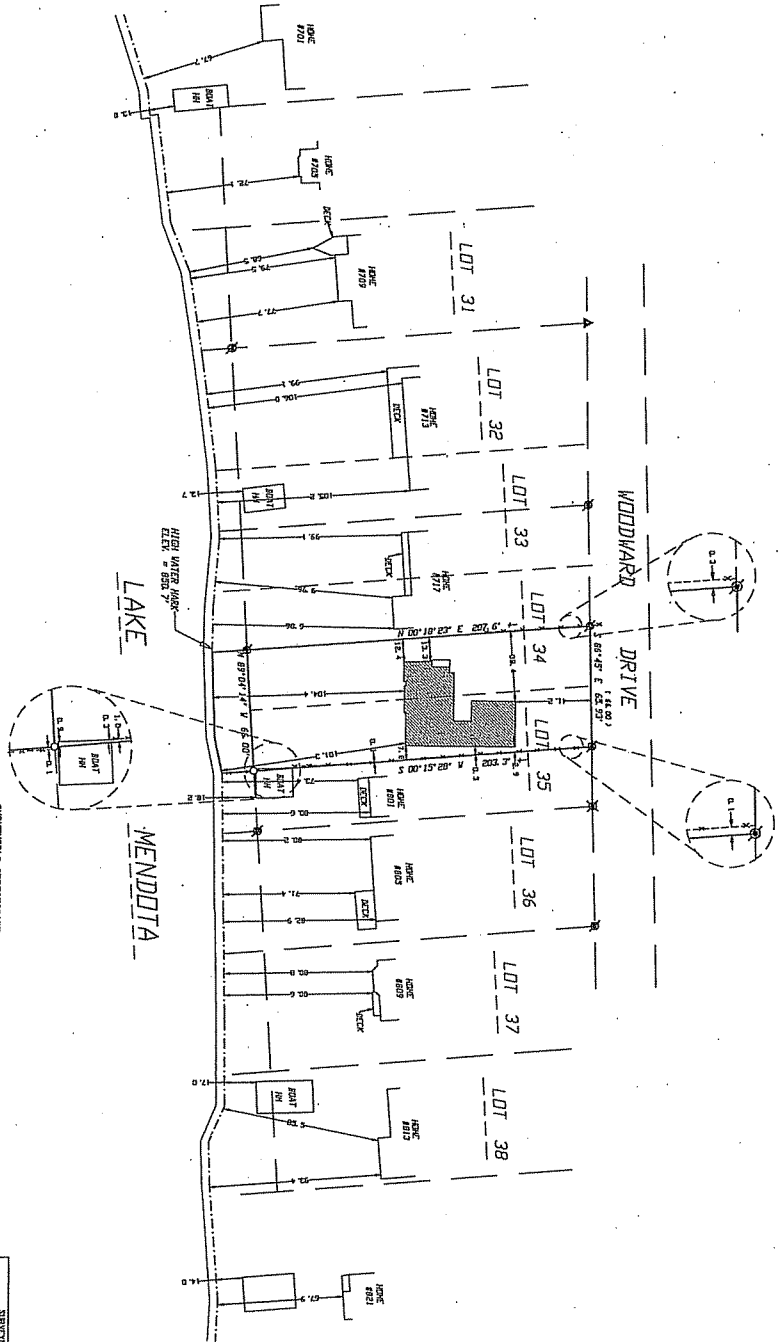
LAKE MENNOTA

HIGH WATER MARK

WATER EDGE



- NOTES
1. THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
 2. UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES: 1-800-242-9511
 3. ALL DECKS SHOWN ARE OVER THREE FEET IN HEIGHT.



SURVEYOR'S CERTIFICATE:
 THIS PLAT AND SURVEY WERE PERFORMED UNDER MY SUPERVISION AND MY DIRECTOR, DIVISION, AND WERE ACCORDING TO THE OFFICIAL RECORDS OF THE PROPERTY RECORDS AND RECORDS DEPARTMENT, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY, INCLUDING ANY AND ALL EASEMENTS, ENCUMBRANCES, AND RIGHTS OF WAY, AND I AM NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 WILLIAMSON SURVEYING COMPANY, INC.
 1211 ALABAMA DRIVE, SUITE 100
 HOUSTON, TEXAS 77057
 BY: *[Signature]*
 WILLIAMSON SURVEYING COMPANY, INC.



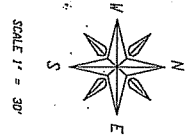
WILLIAMSON SURVEYING COMPANY
 1211 ALABAMA DRIVE, SUITE 100
 HOUSTON, TEXAS 77057
 PHONE 1 - 832 - 8200

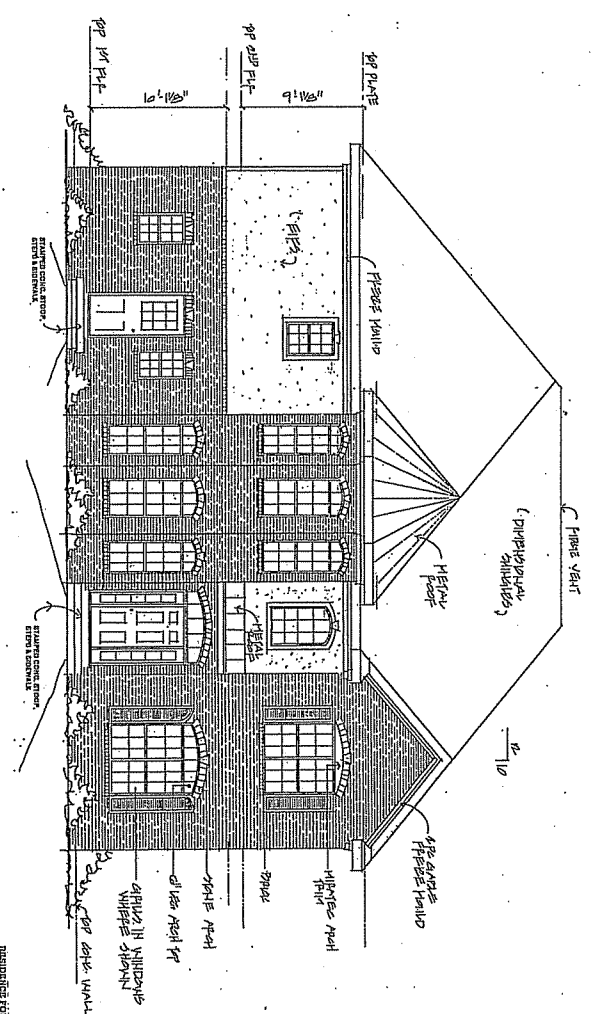
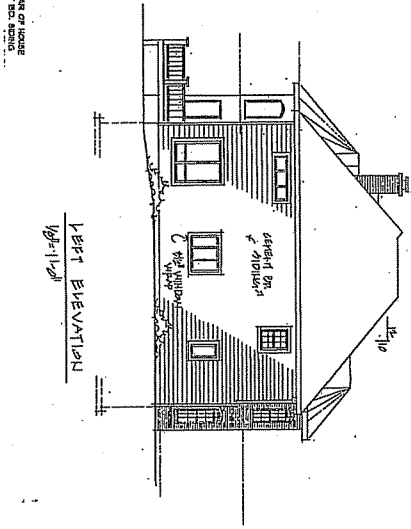
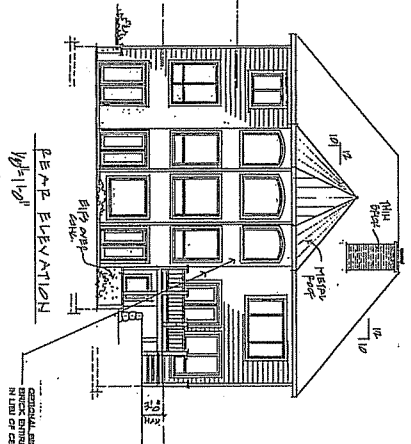
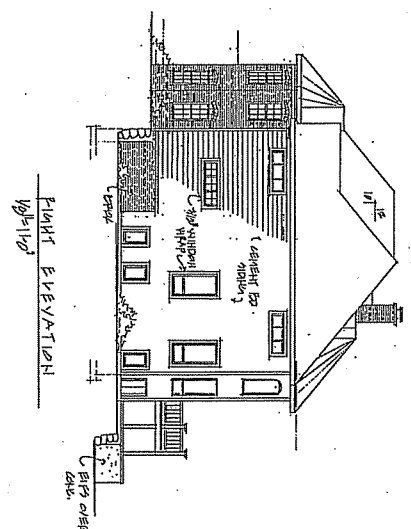
PLAT OF SURVEY
 THE EAST 1/2 OF LOT 34 AND THE WEST 1/2 OF LOT 35, BLOCK 1, WOODWARD DRIVE, HOUSTON, TEXAS
 BY: WILLIAMSON SURVEYING COMPANY, INC.
 DATE: 08-17-2012
 SCALE: 1" = 30'
 DRAWN BY: HSA/SHR
 SHEET 1 OF 1

PREPARED FOR:
 BRIAN GABRIELLE
 1211 ALABAMA DRIVE
 HOUSTON, TX 77057

PARCEL AREA
 0.21 ACRES OR 12,822 SQ. FT. TO HIGH WATER MARK
 0.28 ACRES OR 15,244 SQ. FT. TO REMAINDER LINE

- LEGEND**
- SET 3/4" x 24" REBAR
 - FOUND 3/4" REBAR
 - ⊗ FOUND 1" PIPE
 - ✕ FOUND 2" PIPE
 - ▲ FOUND RAILROAD PIPE
 - (---) RECORDED AS



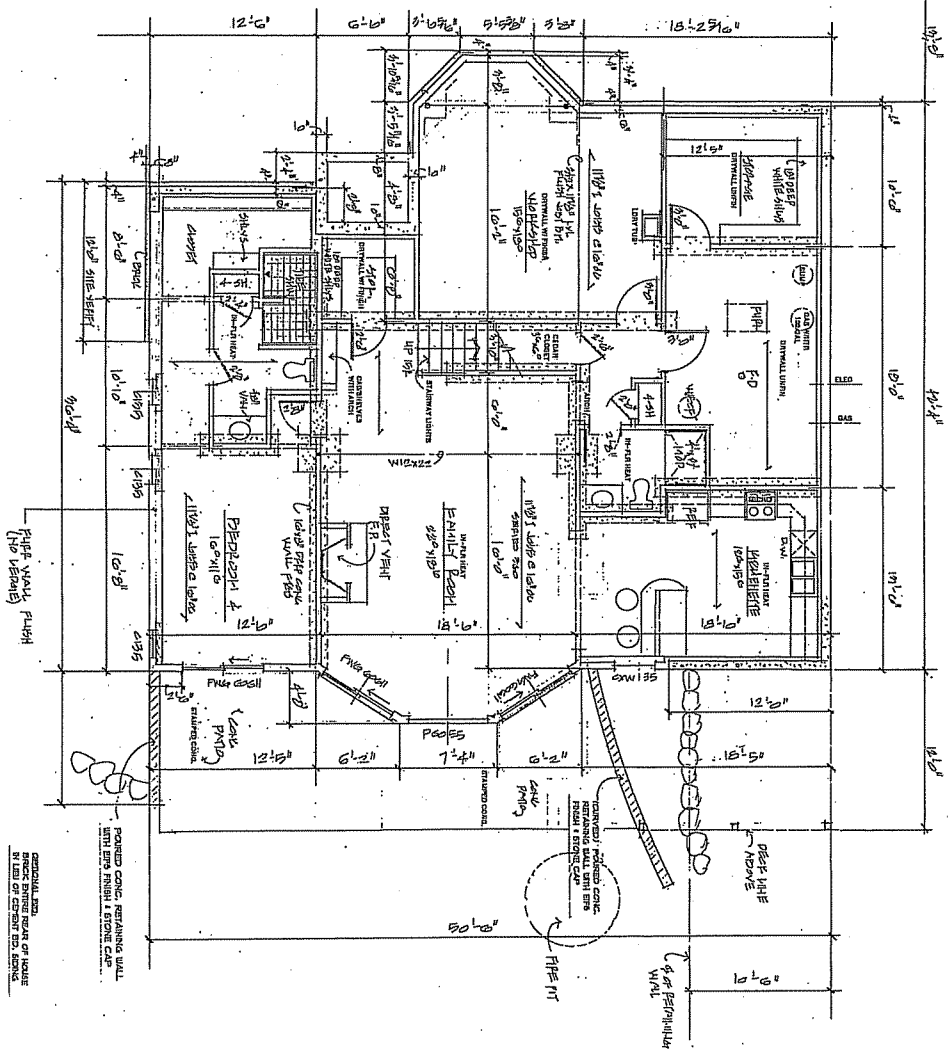
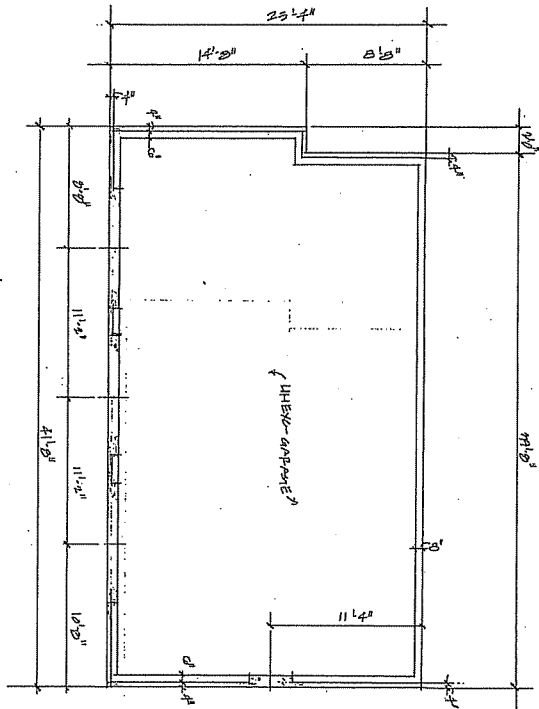


- GENERAL NOTES
1. EXISTING GROUND NOT INDICATED
 2. FOUNDATIONS SHALL BE CONCRETE
 3. ALL FOUNDATIONS SHALL BE BUILT ON 4" SAND
 4. ALL FOUNDATIONS SHALL BE BUILT ON 4" SAND
 5. ALL FOUNDATIONS SHALL BE BUILT ON 4" SAND
 6. ALL FOUNDATIONS SHALL BE BUILT ON 4" SAND
 7. ALL FOUNDATIONS SHALL BE BUILT ON 4" SAND
 8. ALL FOUNDATIONS SHALL BE BUILT ON 4" SAND
 9. ALL FOUNDATIONS SHALL BE BUILT ON 4" SAND
 10. ALL FOUNDATIONS SHALL BE BUILT ON 4" SAND

NUMERICALS FOR
BRIAN & JENNY CABRILAS

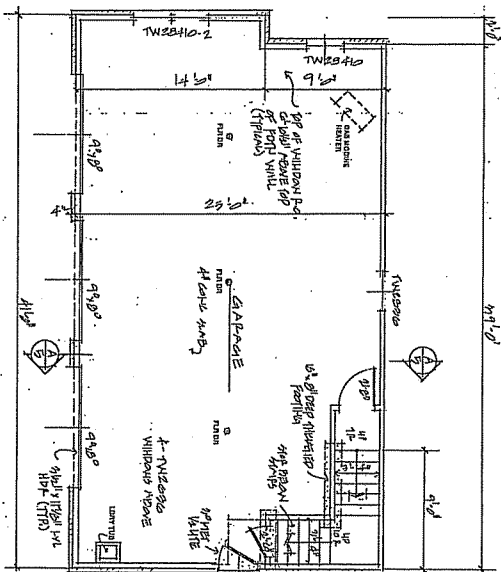
ELEVATIONS	DATE
FRONT	04/11/12
RIGHT	04/11/12
LEFT	04/11/12
REAR	04/11/12

Hansen Builders Inc.
110 Baker Street, Suite B
Waukesha, WI 53197

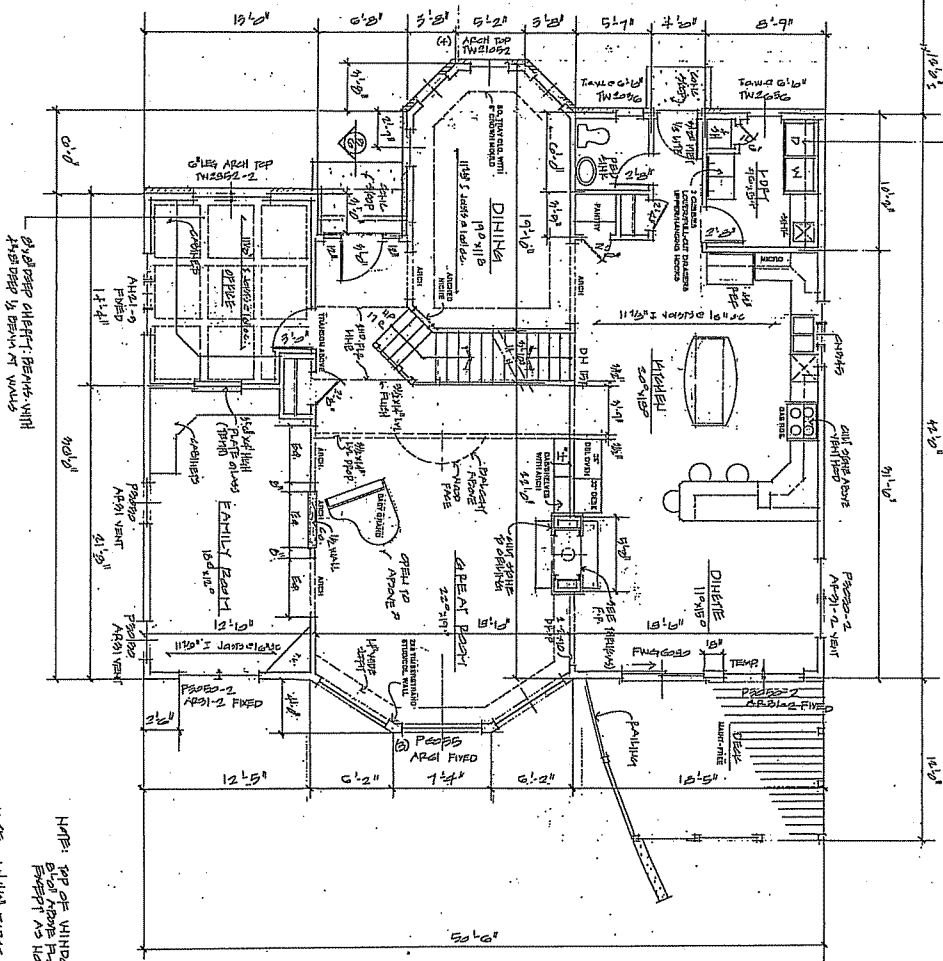


NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 REFER TO SHEET 1 FOR FINISH SCHEDULES.
 WRITE WORKMAN'S CLERK

BASEMENT & POIN PLAN
 1/2" = 1'-0"
 8'-0" HIGH CASE FOR
 WINDS
 1/2" = 1'-0"
 1/2" = 1'-0"



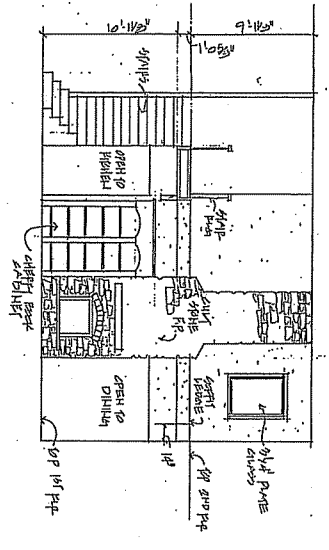
GARAGE FLOOR PLAN
 1/4" = 1'-0"
 GARAGE - 905 SR
 ATLC - 300 SR
 SPN - 1015 SR



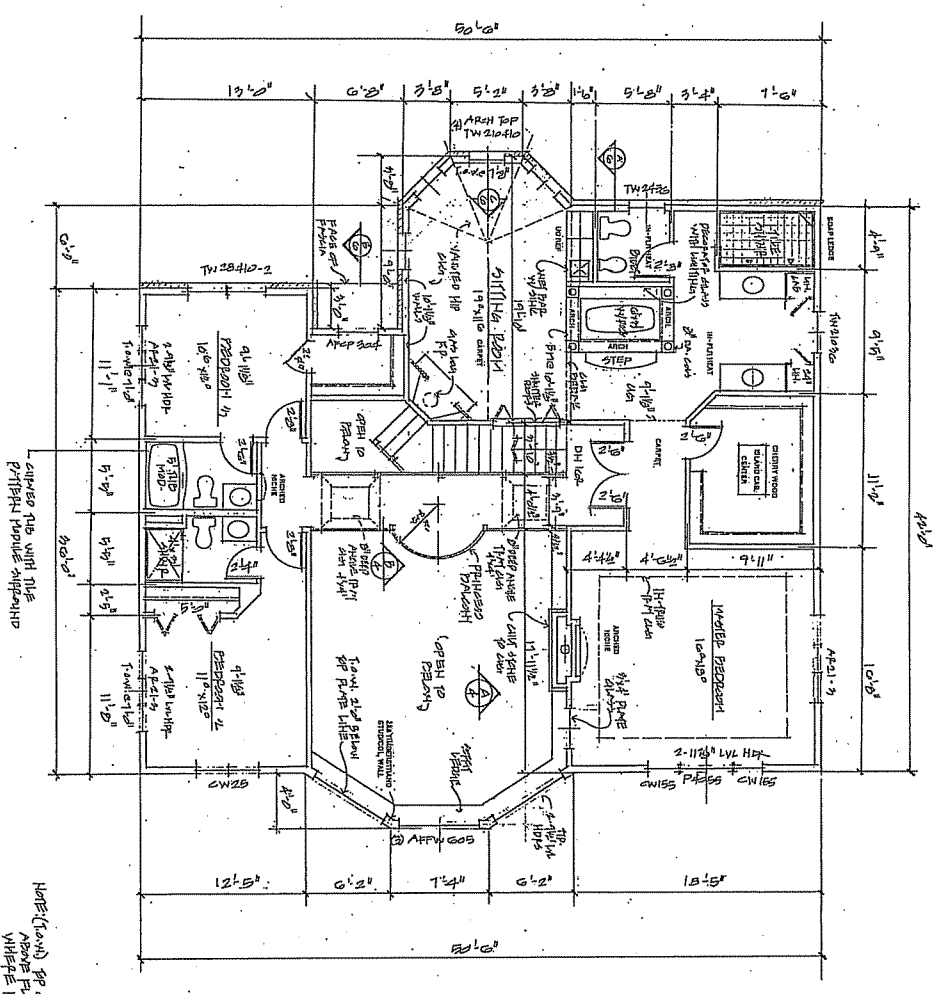
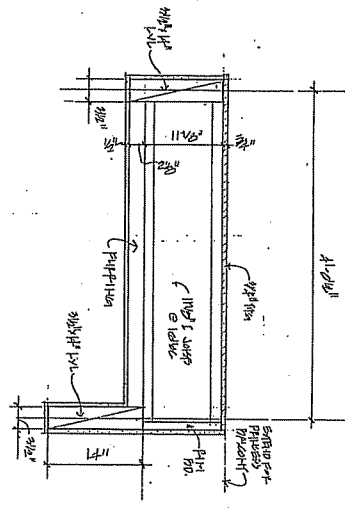
FIRST FLOOR PLAN
 1/4" = 1'-0"
 0000 SR

NOTE: TOP OF WINDOW P.C.
 IS SHOWN AS HATCH
 NAME: 10-1108 FIRST FLOOR
 DENHORN HT.

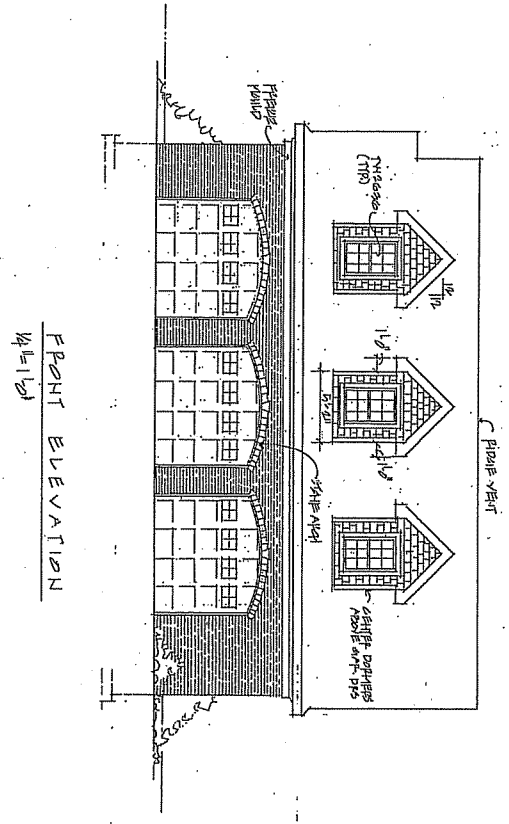
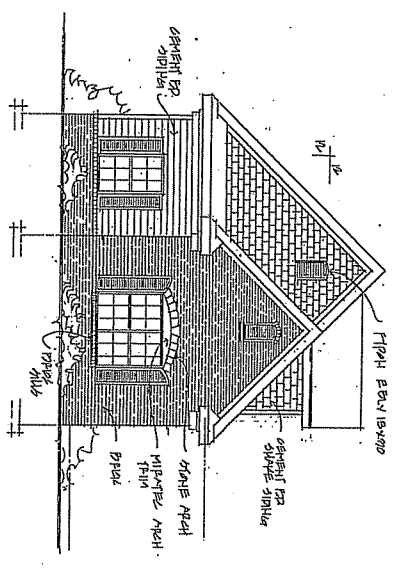
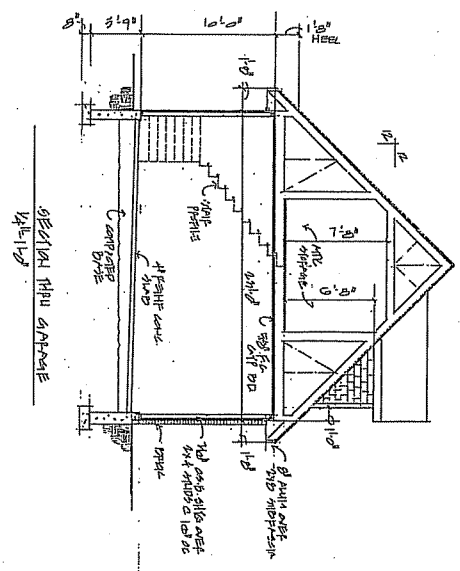
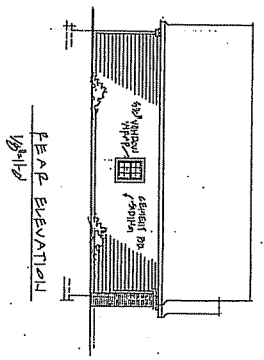
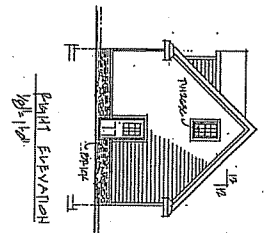
① FIREPLACE WALL ELEVATION
1/2" = 1'-0"



② BALCONY DETAIL
1/2" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"
1025 SF
9'-11/8" 2ND FLOOR CEILING HT.



DRAWING AND ELEVATIONS

Hensen Builders, Inc. (608) 849-4736
Brian & Jennifer Gabrielse—721 Woodward Drive, Madison



Hensen Builders, Inc. (608) 849-4736
Brian & Jennifer Gabrielse—721 Woodward Drive, Madison





Hensen Builders, Inc. (608) 849-4736
Brian & Jennifer Gabrielse—721 Woodward Drive, Madison



Hensen Builders, Inc. (608) 849-4736
Brian & Jennifer Gabrielse—721 Woodward Drive, Madison



Hensen Builders, Inc. (608) 849-4736
Brian & Jennifer Gabrielse—721 Woodward Drive, Madison



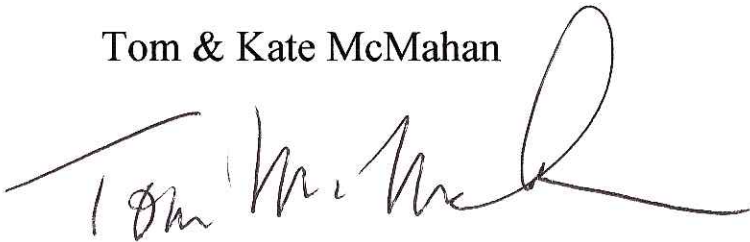
July 16, 2007

To the City Planning Commission:

We are aware and understand that Brian & Jennifer Gabrielse are building a new home located at 721 Woodward Drive in Madison. Through discussions with Brian & Jennifer and their builder we know that the grade and elevations will remain the same at the fence line on the west property line of our lot located at 801 Woodward Drive.

Thank you,

Tom & Kate McMahan

A handwritten signature in black ink, appearing to read "Tom McMahan". The signature is fluid and cursive, with a large loop at the end.

July 16, 2007

To the City Planning Commission:

I am aware and understand that Brian & Jennifer Gabrielse are building a new home at 721 Woodward Drive next to mine at 717 Woodward Drive. Through various discussions with them and their builder, I understand that enhancements could be made to improve the landscape on both of our properties, but this would involve excavating on my property. I am hereby granting them permission to excavate on the east side lot of my property. All re-grading and landscaping to both properties is to be the responsibility and cost of Brian and Jennifer Gabrielse.

Thank you,



Mrs. Dee Okey