



Location
6202 North Highlands Avenue

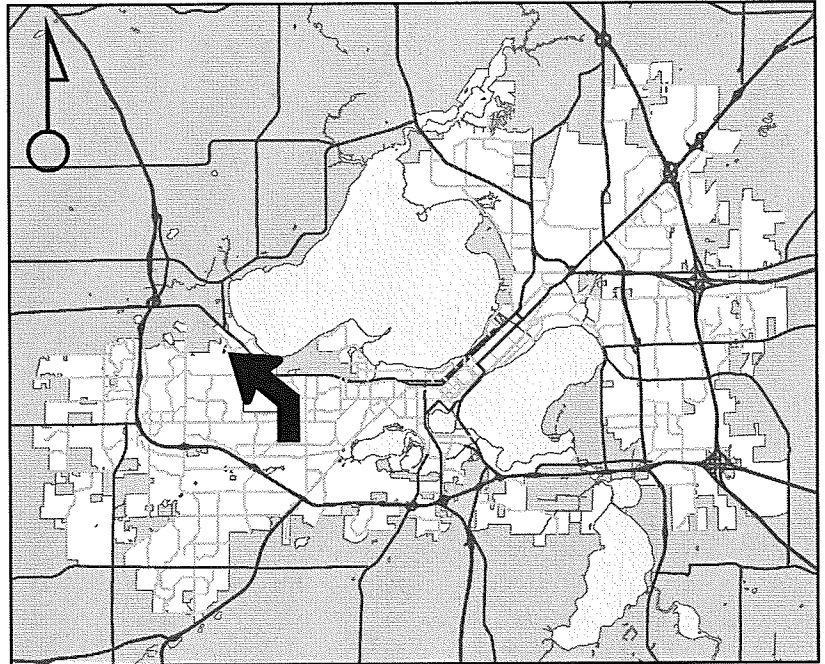
Project Name
The Weisner Residence

Applicant
Jeff & Sara Wiesner/Jason Franzen –
Hart DeNoble Builders Inc.

Existing Use
Single-family house

Proposed Use
Demolish single-family residence
and construct new residence

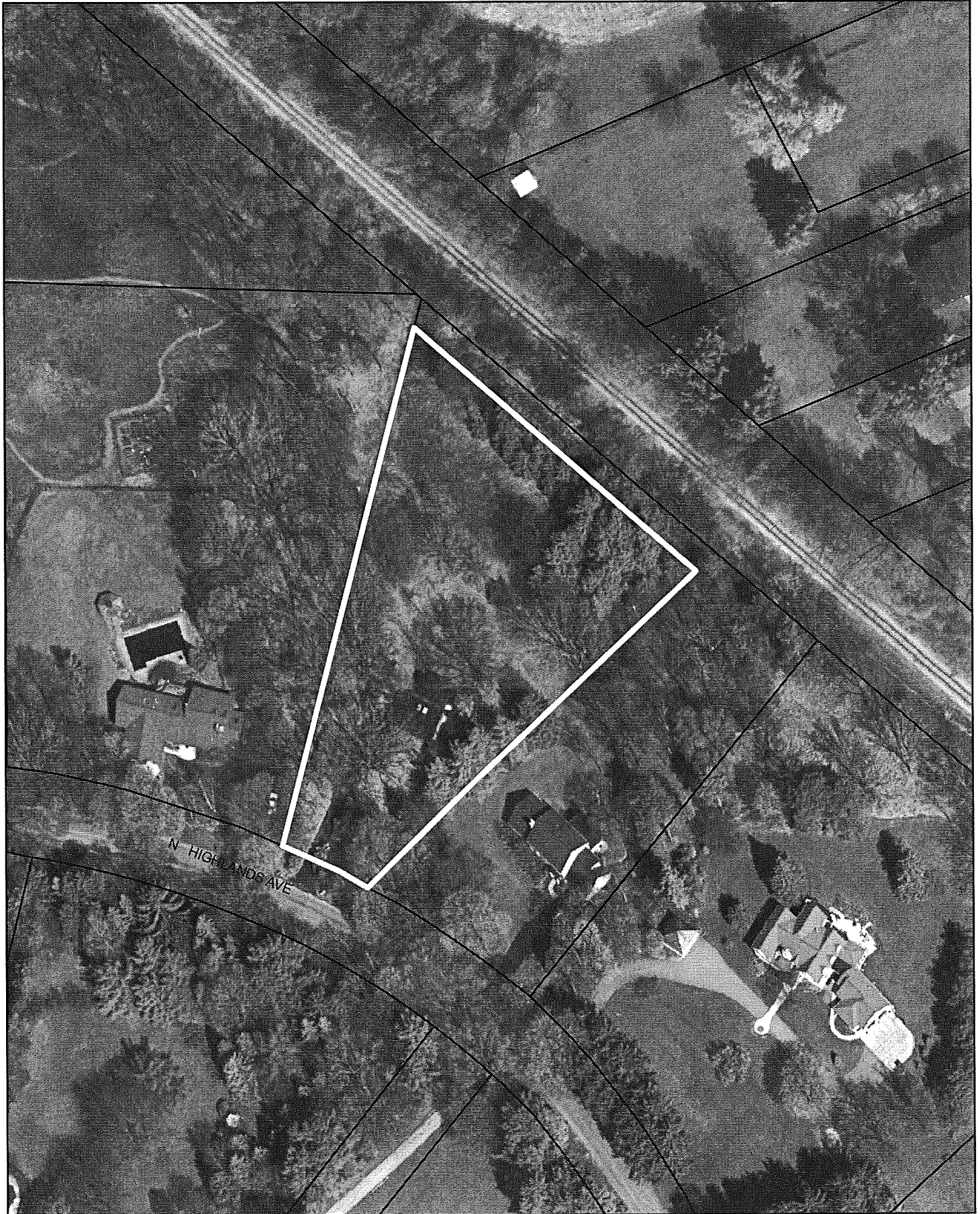
Public Hearing Date
Plan Commission
11 April 2011



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid <u>50</u>	Receipt No. <u>118198</u>
Date Received <u>3/1/11</u>	
Received By <u>PDA</u>	
Parcel No. <u>0708-B1-110-4</u>	
Aldermanic District <u>19 MARK CLEAR</u>	
GQ <u>ENG. HD MM</u>	
Zoning District <u>R1-R</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Not. <input type="checkbox"/>	Waiver <input checked="" type="checkbox"/>
Date Sign Issued <input type="checkbox"/>	

1. Project Address: 6202 N. HIGHLANDS AVE. Project Area in Acres: 2.1 ACRES

Project Title (if any): THE WIESNER RESIDENCE

2. This is an application for:

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JASON FRANZEN Company: HART DENOBLE BUILDERS INC.
 Street Address: 7923 AIRPORT RD. City/State: MIDDLETON Zip: WI 53562
 Telephone: (608) 831-4422 Fax: () Email: JFRANZEN@DENOBLEBUILDERS.COM

Project Contact Person: JASON FRANZEN Company: HART DENOBLE BUILDERS, INC.
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): JEFF & SARAH WIESNER
 Street Address: 848 LYNNWOOD DR City/State: WAUKESHA, WI Zip: 53188

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: PROJECT WILL CONSIST OF DEMOLITION OF CURRENT UN-OCCUPIED RESIDENCE, FOLLOWED BY CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE.
 Development Schedule: Commencement MAY 2011 (DEMO) Completion JUNE 2012

CONTINUE →

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 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.
- A **Zoning Text** must accompany all 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 the: Low Density Residential 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:

(SEE LORI GRANT EMAIL IN SUPPORT DATED 2-28-11, MARK CLEAR EMAIL DATED 3-1 WARNING WAIT PERIOD (ATTACHED))
 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: KEVIN FIRCHOW Date: 2-24-11 Zoning Staff: PATRICK ANDERSON Date: 2-24-11

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 _____ Date _____

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date 3/2/11



March 2, 2011

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd.
Madison, WI 53710

RE: Letter of Intent for Demolition Permit for 6202 N. Highlands Ave.

Dear Plan Commission Members:

This submittal is for a demolition permit for the property located at 6202 N. Highlands Avenue in the City of Madison. The parcel is currently occupied by a residential dwelling. This application is associated with the construction of a new single family home on the same site. The planned new dwelling is a four bedroom home, with an attached three car garage.

Existing Conditions:

The current dwelling is a home that was constructed in 1959, per the City's records. The previous owner did begin the process of obtaining a demolition permit in May of 2009 but did not complete the process. The previous owner did allow Habitat for Humanity to strip the house of any useable items. The current status of the house is that it is not habitable and not suitable for living. This is reflected in the current assessment. The land is currently assessed at \$451,900, and the improvements are at \$23,100. It does not make economic sense to renovate this structure.

Development Schedule:

Subject to the receipt of the necessary and appropriate approvals, the intent is to complete demolition of the existing dwelling this spring, followed by a sewer main move on the property, followed by construction of the new single family residence. The new dwelling, once started, will take 7 to 9 months to complete.

Parties involved:

The following parties are involved in the redevelopment of the site:

Owner: Jeff Sara Wiesner, 848 Lynnewood Drive, Waukesha, WI 53188
Home Phone (262)-524-8961

Builder/Designer: Hart DeNoble Builders, Inc., 7923 Airport Road, Middleton, WI 53562
Office Phone (608)-831-4422

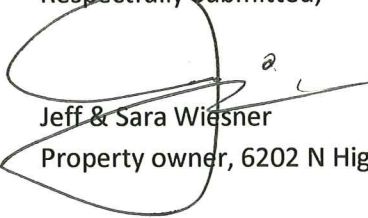


Lot size: Approx. 2.1 Acres
New Home info: Main level 3,612 sq ft, upper level 1,320 sq ft, lower level 1913 sq ft
Garage stalls: Three

Parcel Number: 251/0708-131-1110-4
Legal Description: Sky View Terrace, PRT OF LOT 28, DESC AS FOL: BEG ON SELY COR OF SD LOT, TH N 68 DEG 47 MIN W 70 FT, TH N 14 DEG 08 MIN E 415.35 FT, TH S 87 DEG 57 MIN E 13 FT, TH S 49 DEG 31 MIN E 283.8 FT, TH S 47 DEG 26 MIN W 359.8 FT TO POB, EXC NELY 20 STRIP ADJ TO RR ROW.

Thank you for your consideration,

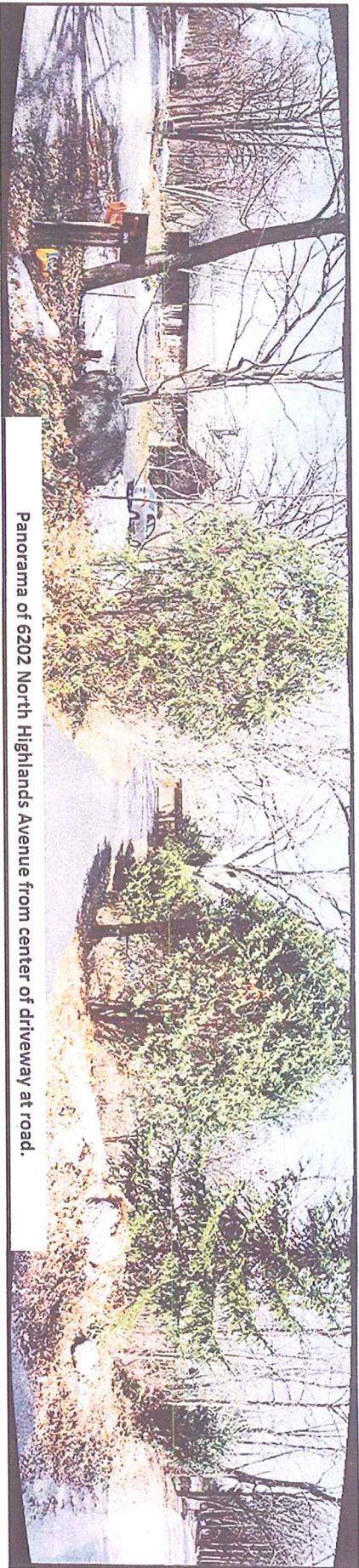
Respectfully Submitted,



Jeff & Sara Wiesner
Property owner, 6202 N Highlands Ave



Jason Franzen
Hart DeNoble Builders, Inc



Panorama of 6202 North Highlands Avenue from center of driveway at road.



360 degree panorama of 6202 North Highlands from SW corner of asphalt parking area



Panorama of 6202 North Highlands Avenue from center of back yard toward residence.

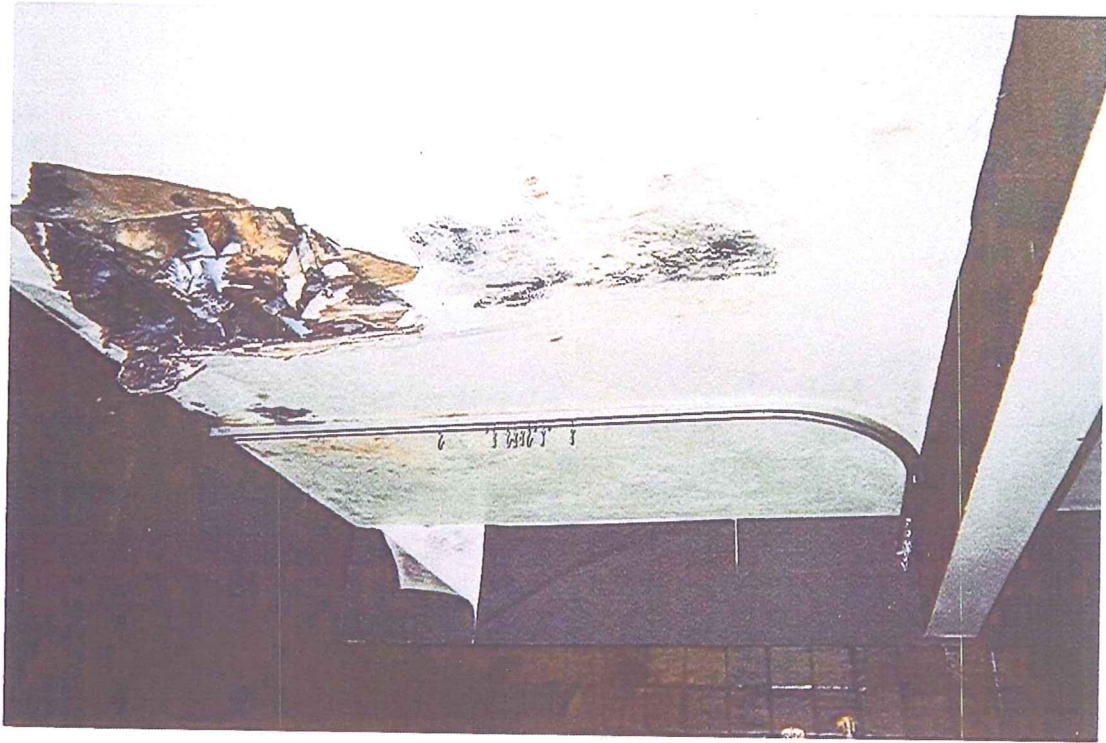
Panoramic Photos of the Exterior of 6202 North Highlands Avenue, Madison, Wisconsin



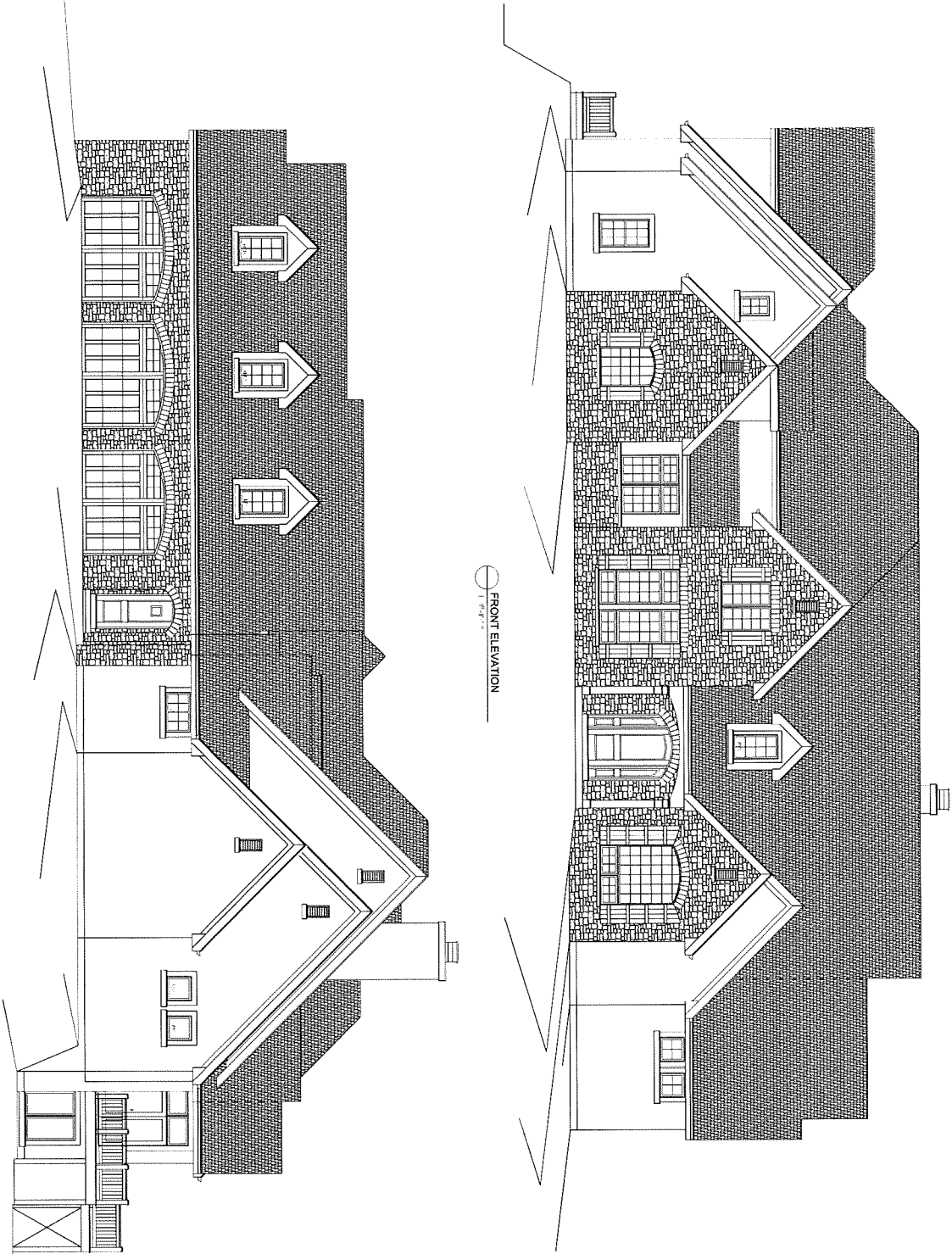












FRONT ELEVATION

RIGHT ELEVATION

SMALLER FLOORING	3487 SQ.FT.
UPPER LEVEL FLOORING	1523 SQ.FT.
LOWER LEVEL FLOORING	135 SQ.FT.
TOTAL FINISHED	5145 SQ.FT.
NET	49 SQ.FT.
BLINDS	193 SQ.FT.
BASE	277 SQ.FT.
COVERED ENTRY	54 SQ.FT.
WOOD DECK	183 SQ.FT.
AIR CONDITIONING	448 SQ.FT.

VER. 5	1
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PROPERTY OF

HART DENOBLE

12231 Skyway Road
Madison, WI 53762

608-836-8311-4423
FAX 608-831-8272

www.hartdenoble.com

WE ARE A DIVISION OF

Hart DeNoble Builders, Inc.

12231 Skyway Road
Madison, WI 53762

608-836-8311-4423
FAX 608-831-8272

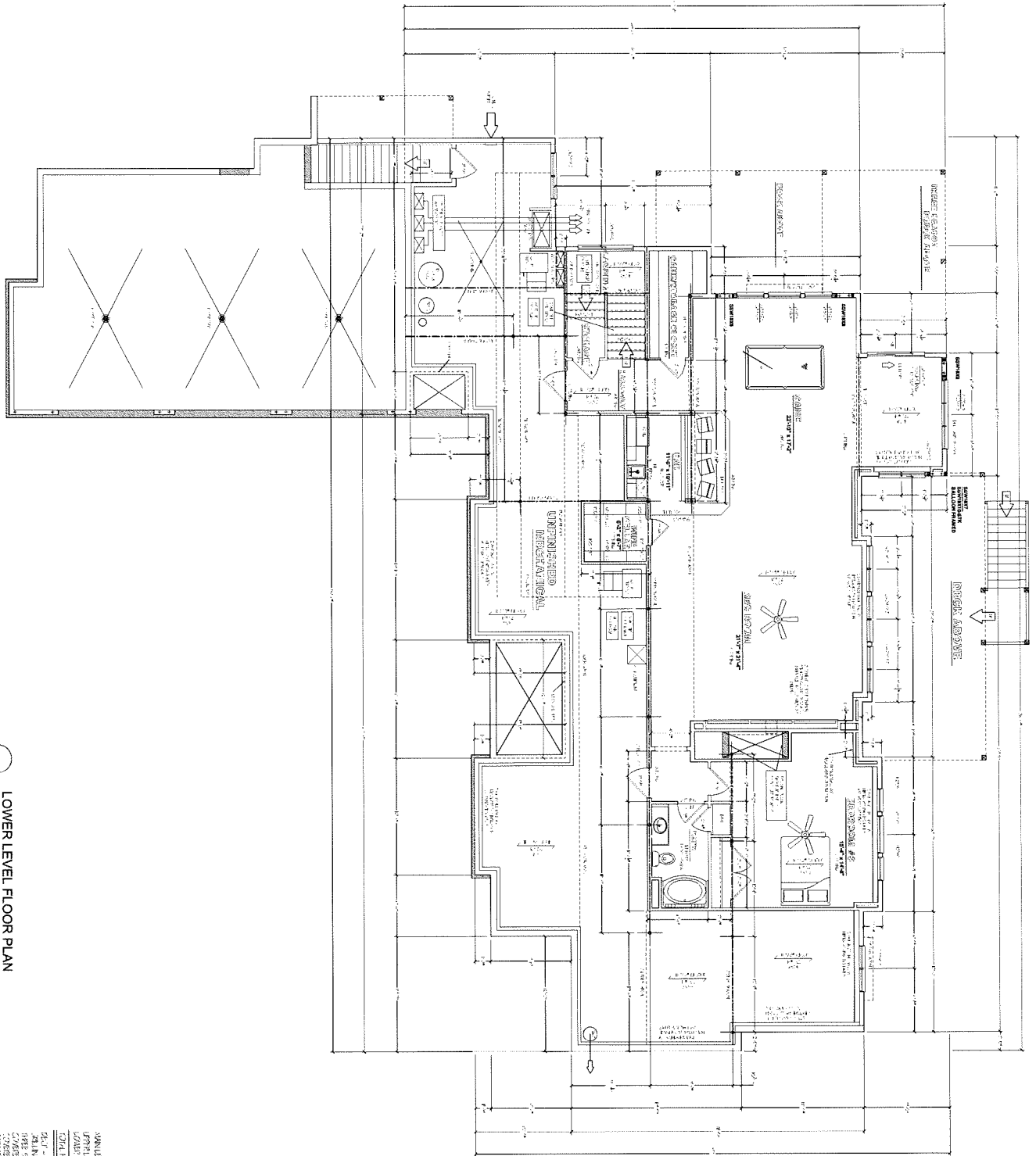
Hart DeNoble Builders, Inc.

12231 Skyway Road
Madison, WI 53762

NEW RESIDENCE FOR:

JEFF AND SARA WIESNER

6202 NORTH HIGHLANDS AVENUE
CITY OF MADISON, DANE COUNTY, WISCONSIN



LOWER LEVEL FLOOR PLAN
1913 SQ. FT. FINISHED

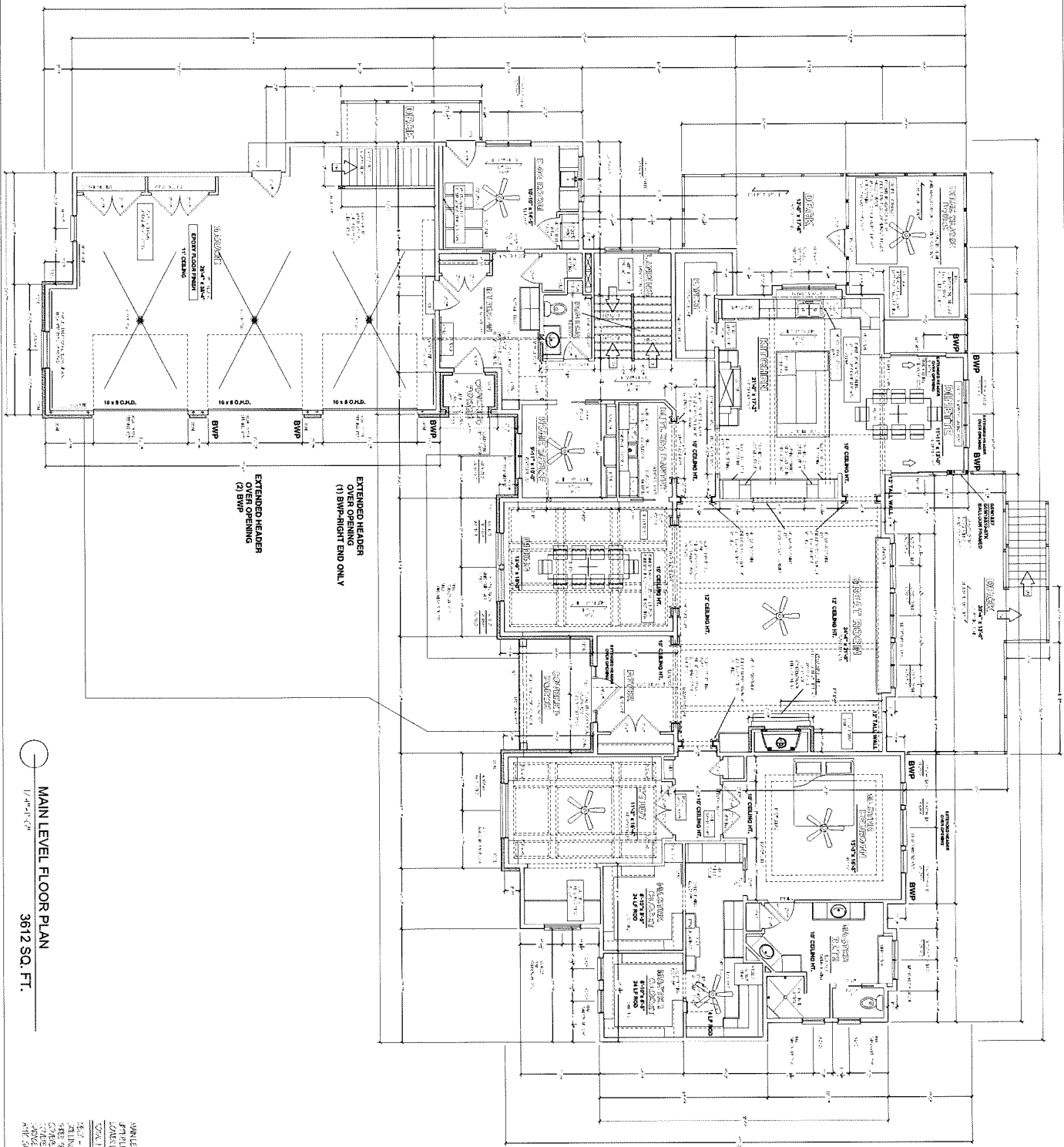
ANNUAL LICENSE	548 SQ. FT.
PERMIT FEE	150.00
OWNER FEE	125.00
TOTAL FEE	275.00
PERMITS	125.00
PLUMBING	43.00
ELECTRICAL	82.00
MECHANICAL	27.00
CONCRETE	4.00
PAINT	125.00
LANDSCAPE	125.00
FINISHES	125.00
TOTAL	1000.00

VER. 5	4	10
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HART DENOBLE
 2233 IMPERIAL ROAD | OFFICE 608.831.4474
 MADISON, WI 53702 | FAX 608.831.4272
 www.hartdenoble.com

Hart Denoble Builders, Inc.
 1000 W. MOUNTAIN VIEW AVE. SUITE 100
 MADISON, WI 53704
 608.831.4474

NEW RESIDENCE FOR:
JEFF AND SARA WIESNER
 6202 NORTH HIGHLANDS AVENUE
 CITY OF MADISON, DANE COUNTY, WISCONSIN



MAIN LEVEL FLOOR PLAN
 3612 SQ. FT.

MAIN LEVEL FLOOR PLAN	3612 SQ. FT.
FOUNDATION PLAN	1520 SQ. FT.
CONCRETE FLOOR PLAN	193 SQ. FT.
CONCRETE	994 SQ. FT.
CEILING DECK	493 SQ. FT.
DECK	123 SQ. FT.
SCREENED PORCH	227 SQ. FT.
COVERED PORCH	44 SQ. FT.
SCREENED PORCH	123 SQ. FT.
SCREENED PORCH	123 SQ. FT.
SCREENED PORCH	123 SQ. FT.

DATE	11/27/11
REV.	10
VER.	5

HART DENOBLE
 BUILDERS, INC.
 2233 WASHINGTON ST. | OFFICE 608.431.4422
 MADISON, WI 53705 | FAX 608.431.4422
 www.hartdenoble.com

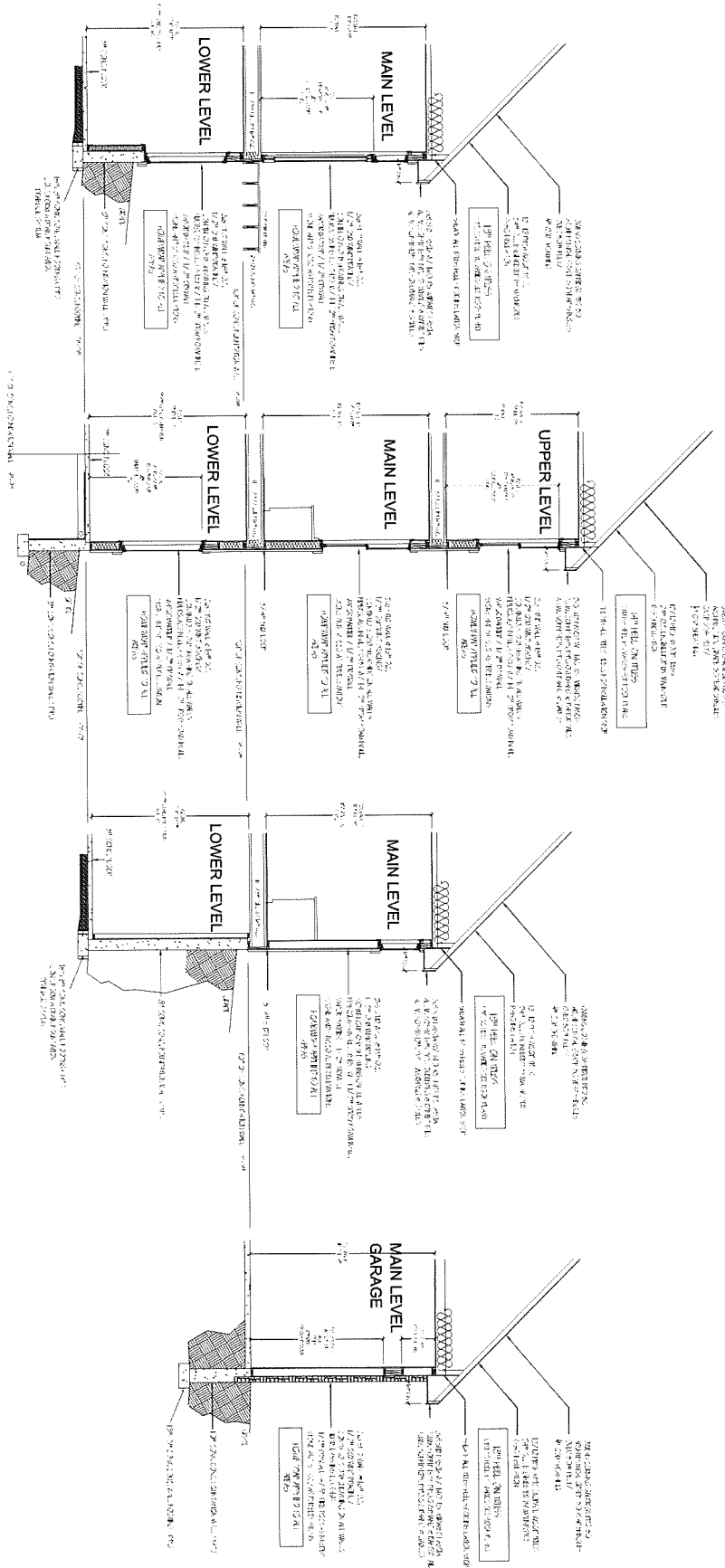
NEW RESIDENCE FOR:
JEFF AND SARA WIESNER
 6202 NORTH HIGHLANDS AVENUE
 CITY OF MADISON, DANE COUNTY, WISCONSIN

A SECTION
1/8" = 1'-0"

B SECTION
1/8" = 1'-0"

C SECTION
1/8" = 1'-0"

D SECTION
1/8" = 1'-0"



ARCHITECT	JEFFREY A. WIESNER
DATE	08/14/2014
PROJECT	6202 NORTH HIGHLANDS AVENUE
OWNER	JEFF AND SARA WIESNER
CONTRACT NO.	14-001
DATE	08/14/2014
SCALE	AS SHOWN
REV.	
1	ISSUE FOR PERMIT
2	ISSUE FOR PERMIT
3	ISSUE FOR PERMIT
4	ISSUE FOR PERMIT
5	ISSUE FOR PERMIT
6	ISSUE FOR PERMIT
7	ISSUE FOR PERMIT
8	ISSUE FOR PERMIT
9	ISSUE FOR PERMIT
10	ISSUE FOR PERMIT

HART DENOBLE
1213 AVENUE D
MADISON, WI 53704
TEL: 608.261.4473
WWW.HARTDENOBLE.COM

HART DENOBLE BUILDERS, INC.
1213 AVENUE D
MADISON, WI 53704
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