



City of Madison Planning Division

215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

## Madison Landmarks Commission APPLICATION

### 1. LOCATION

Project Address: 1803 Regent St. Aldermanic District: 5

### 2. PROJECT

Date Submitted: 5/30/17

Project Title / Description: New Garage

This is an application for: *(check all that apply)*

- ☐ Alteration / Addition to a Designated Madison Landmark
- ☐ Alteration / Addition to a building adjacent to a Designated Madison Landmark
- ☐ Alteration / Addition to a building in a Local Historic District *(specify)*:
  - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
  - ☐ University Heights ☐ Marquette Bungalows
- ☒ New Construction in a Local Historic District *(specify)*:
  - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
  - ☒ University Heights ☐ Marquette Bungalows
- ☒ Demolition
- ☐ Variance from the Landmarks Ordinance
- ☐ Referral from Common Council, Plan Commission, or other referral
- ☐ Other *(specify)*: \_\_\_\_\_

### 3. APPLICANT

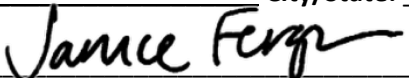
Applicant's Name: Sam Breidenbach Company: TDS Custom Construction

Address: 1431 Northern Ct. City/State: Madison, WI Zip: 53703

Telephone: 608-251-1814 x23 E-mail: sam@tdscustomconstruction.com

Property Owner *(if not applicant)*: Paul & Janice Ferguson

Address: 1803 Regent St. City/State: Madison, WI Zip: 53726

Property Owner's Signature:  Date: 5/24/2017

#### GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: *(Note the filing deadline is 4:30 PM on the filing day)*

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
  - Site plan showing all property lines and structures
  - Building elevations, plans and other drawings as needed to illustrate the project
  - Photos of existing house/building
  - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

**Questions?** Please contact the  
Historic Preservation Planner:  
Amy Scanlon  
Phone: 608.266.6552  
Email: [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)

**NOTICE REGARDING LOBBYING ORDINANCE:** If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## Project Description - New Garage

**Date:** 5/30/17

**Owner/Project Address:**

Paul and Janice Ferguson  
1803 Regent St  
Madison, WI. 53726

The Owner of this project wishes to replace their existing, dilapidated garage (below) with a new garage that reflects the character of the existing garage and house. For improved functionality, the new garage will be constructed approximately 2 feet wider, 2 feet longer and 2 feet taller than the existing and located at the same approximate distance from the rear and side yard lot lines or as required by zoning. The construction of the garage will consist of a slab on grade with grade beams, 2x4 walls and roof trusses. Finishes include fiber cement lap siding (approximate 6" exposure) and trim, asphalt roofing shingles, and gutters to match the existing house. The garage will include one carriage-style overhead door, a service door and a window. The project also involves removing approximately 170 square feet of the brick paver driveway, to be replaced with concrete.



*Photos of existing garage.*

# Plat of Survey

Legal Description of Record: Document Number 4662077

The North 76.0 feet of the East 10.0 feet and the North 80.0 feet of the West 40.0 feet of Lot Two (2), Block Two (2), West Lawn, in the City of Madison, Dane County, Wisconsin

REGENT

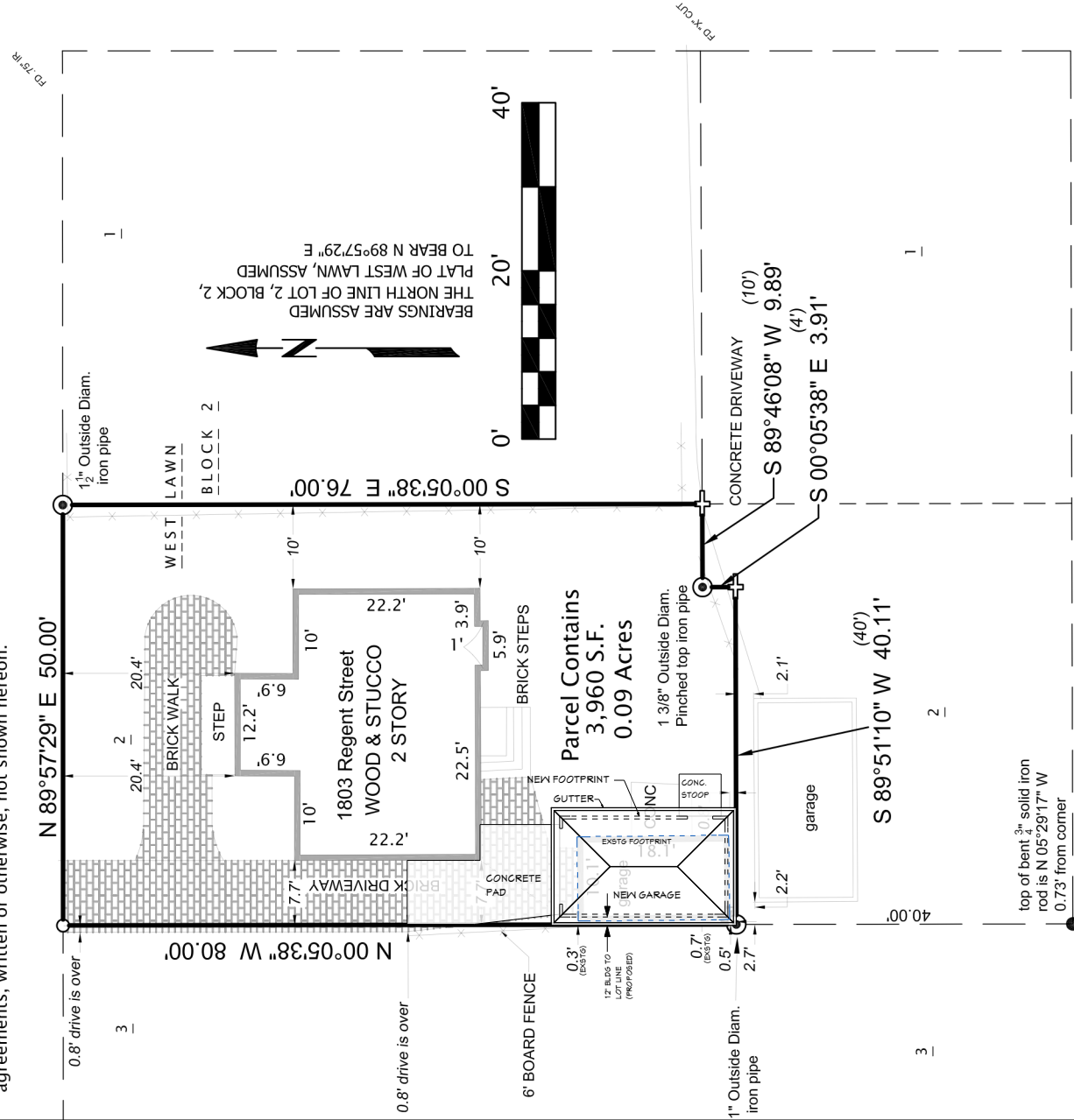
STREET

## LEGEND

- CHISELED '+' SET IN CONCRETE
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- IRON PIPE FOUND (1" Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

### Notes:

- Building dimensions and associated offset distances were measured along the outside of the siding.
- This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.



## SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

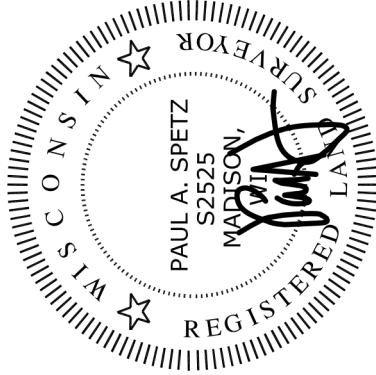
### PREPARED FOR:

TDS CUSTOM CONSTRUCTION  
1431 NORTHERN COURT  
MADISON, WI 53703

### PREPARED BY:

ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

Dated this 27th Day of April, 2017: Paul A. Spetz, S 2525



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## SITE PLAN

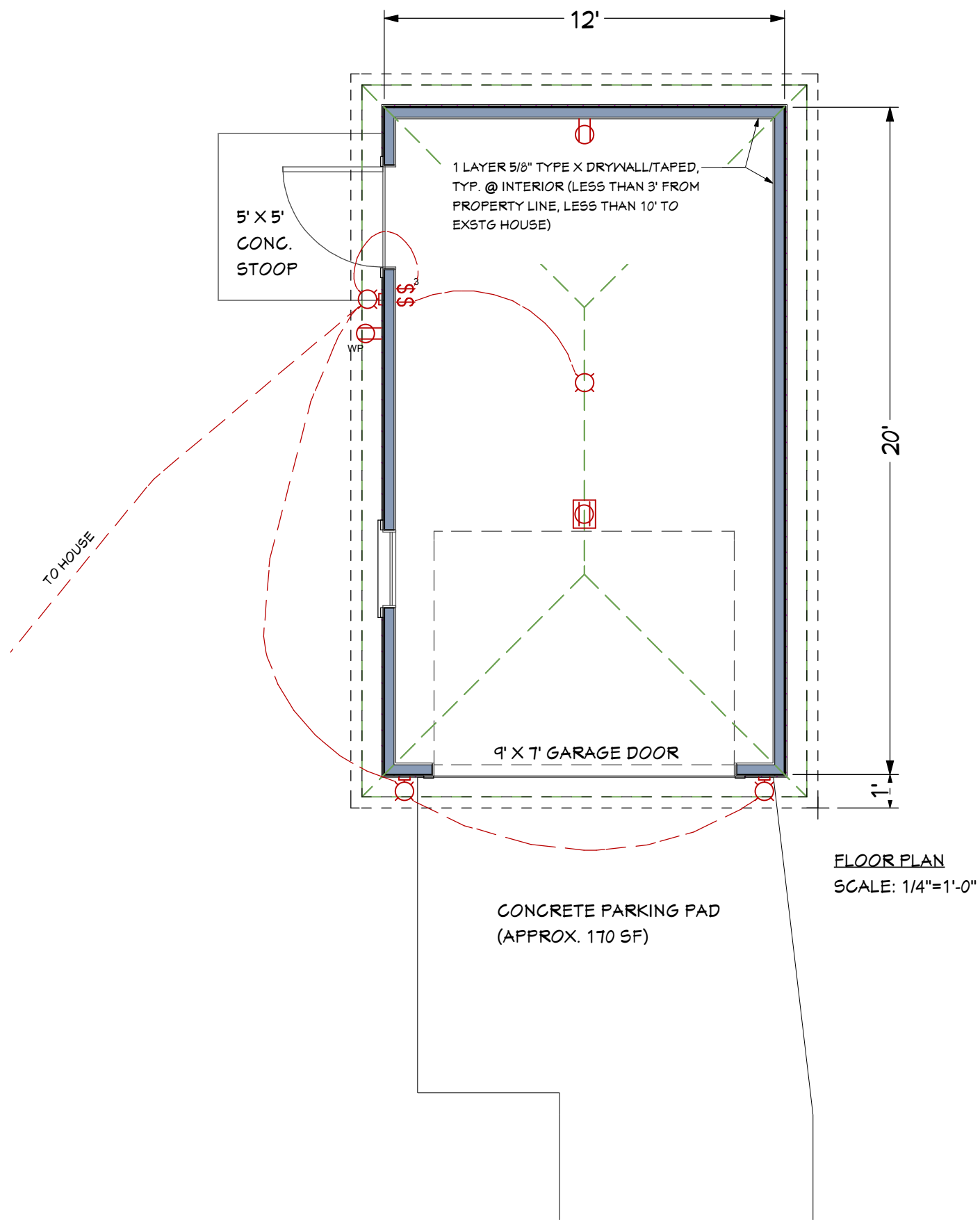
LANDMARKS COMMISSION SUBMITTAL

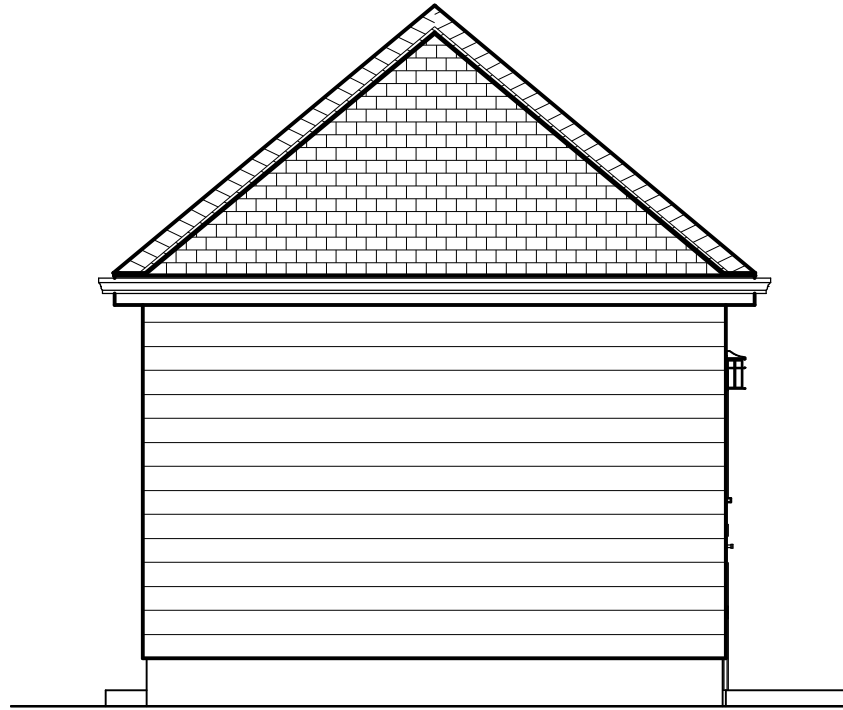
## NEW GARAGE

PAUL & JANICE FERGUSON  
1803 REGENT ST.  
MADISON, WI, 53726

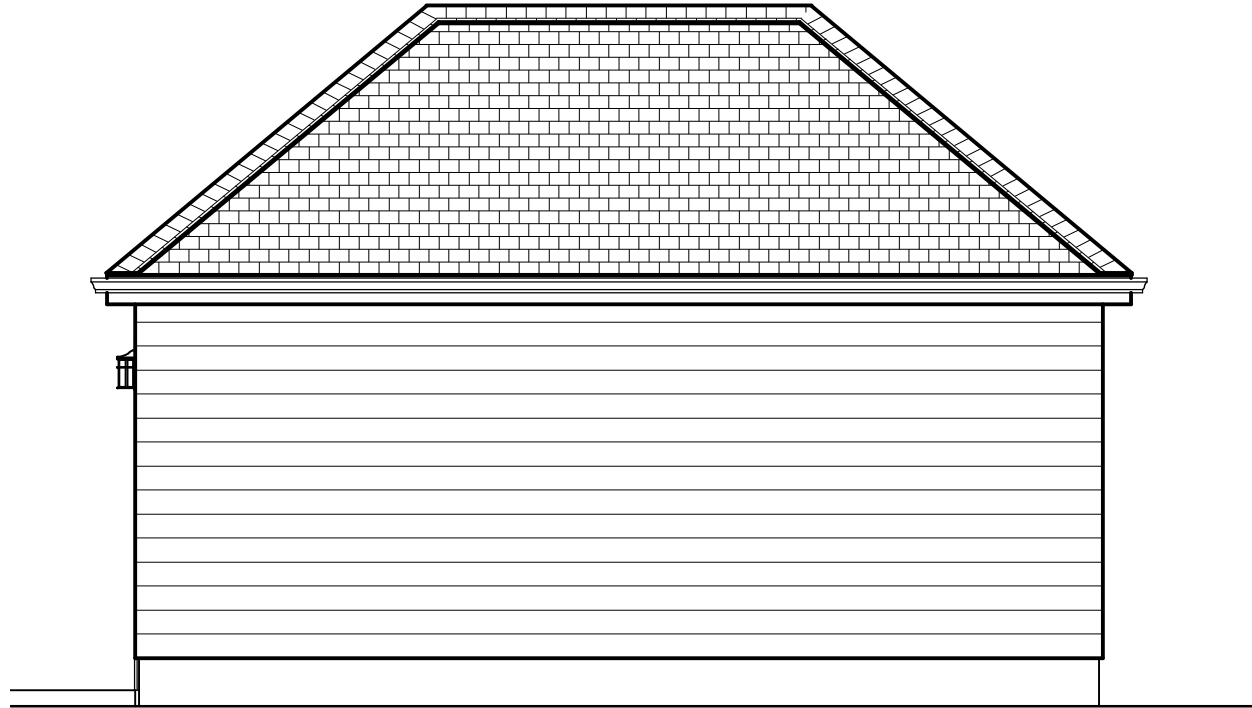
SHEET NO.  
**01**  
OF 3







SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



WEST ELEVATION  
SCALE: 1/4"=1'-0"



NORTH ELEVATION  
SCALE: 1/4"=1'-0"

12" OVERHANG  
(INCLUDING GUTTER)



EAST ELEVATION  
SCALE: 1/4"=1'-0"