

CITY OF MADISON

Proposed Demolition

Location: 1506 Lake View Avenue

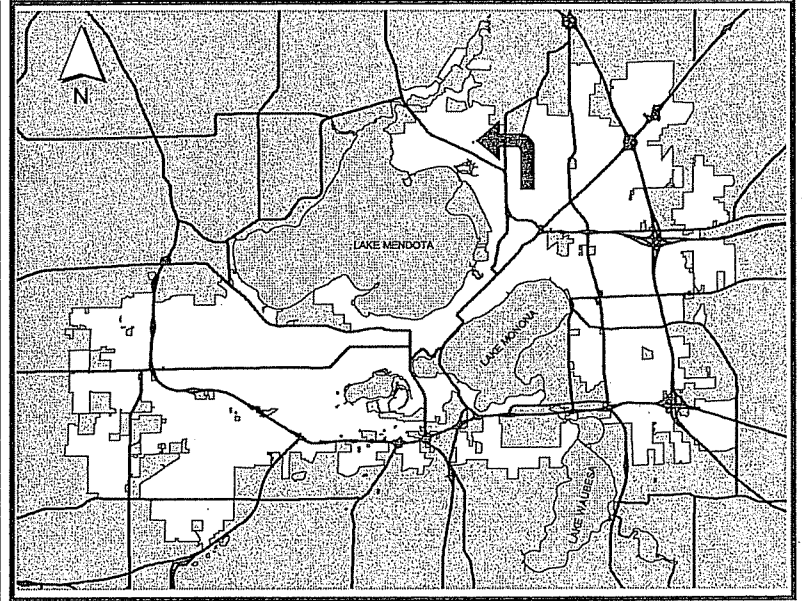
Project Name: Helley Residence

Applicant: Suzi Helley/
Sam Ovanin - Sam Ovanin Construction

Existing Use: Single Family House

Proposed Use: Demolish House and Build
New Single Family Home

Public Hearing Date:
Plan Commission 10 October 2005

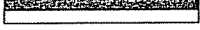


For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



1506 Lake View Avenue

0 100 Feet



Date of Aerial Photography - April 2000



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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$550- Receipt No. 63885
 Date Received 8/24/05
 Received By DDP
 Parcel No. 0809 254 1030 2
 Aldermanic District 18- Van Rooy
 GQ OK
 Zoning District R1
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification e-mail Waiver
 Ngrbrhd. Assn Not. e-mail Waiver
 Date Sign Issued 8/24/05

1. **Project Address:** 1506 Lake View Ave. Madison 53704 **Project Area in Acres:** Lot = .24 acres
Project Title (if any): Helley Residence

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 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: Sam Oranin Company: Sam Oranin Construction
 Street Address: 1506 Lake View Ave City/State: Madison WI Zip: 53704
 Telephone: (608) 577-8830 Fax: () Email: Sam Oranin @ Gmail.com
 Project Contact Person: Sam Oranin Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): Suzi Helley
 Street Address: 1506 Lake View Ave City/State: Madison WI Zip: 53704

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Demolition and rebuilding of a single family home; with existing utility lines and four feet high concrete walls (Back and Sides) ¹⁷
 Development Schedule: Commencement Oct. 10 2005 Completion Feb 28 2006

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:

14

- ~~Seven (7)~~ **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- ~~Seven (7)~~ **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.

Filing Fee: \$ _____ 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 (principal) buildings, photos 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 to be approved by the City 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 _____ Plan, which recommends: _____ 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:*

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 _____ Date _____ | Zoning Staff M.H. Tucker Date 8-17-05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Samuel E Ovanin Date 8-17-05
Signature [Signature] Relation to Property Owner France

Authorizing Signature of Property Owner [Signature] Date 8-18-05 17

Letter of intent for Land Use Application at 1506 Lake View Avenue

Existing conditions

Currently this property is an unfinished 2-bedroom ranch. The property was occupied up to one year ago. The condition of the property is very poor. The roofing, flooring, and siding were improperly installed. The windows and doors were salvaged and do not seal to the building openings. The lot is not landscaped and does not have a driveway or lawn.

Development Schedule

October 10: expect to receive building permits and begin demolition of roof and walls.

November: expect to begin framing of new structure on existing foundation.

December: expect to begin siding and roofing the new structure.

January: expect to begin HVAC, electrical, and plumbing work. Electrical and plumbing service is existing.

February: expect to begin drywall work, cabinetry, trimming, and finish flooring.

March 1: expect to be completed with home construction

April: grade lot, construct driveway and retaining wall, and landscaping.

Contractor

Samuel Ovanin (608) 577-8830

Architect

Mark Collin (608) 824-0163

Landscaper

Daniel Kahrs (608) 256-2857

Lot Acreage

0.24 Acres

Dwelling Units

One single family home

Gross Square Footage of Building

1351 Sq. Ft.

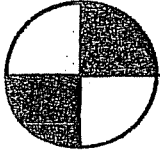
Parking Stalls

One mandatory spot along side house (behind building setback line).

PLAT OF SURVEY

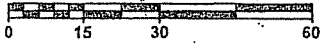
PREPARED BY
BADGER SURVEYING AND MAPPING SERVICE, LLC.

2702 INTERNATIONAL LANE - MADISON, WISCONSIN, 53704
 OFFICE: (608) 244-2010 FAX: (608) 244-6272



GRID NORTH
 GRID NORTH, WISCONSIN STATE PLANE
 COORDINATE SYSTEM, SOUTH ZONE (AS
 PUBLISHED BY THE CITY OF MADISON)

SCALE: 1" = 30'



LEGEND:

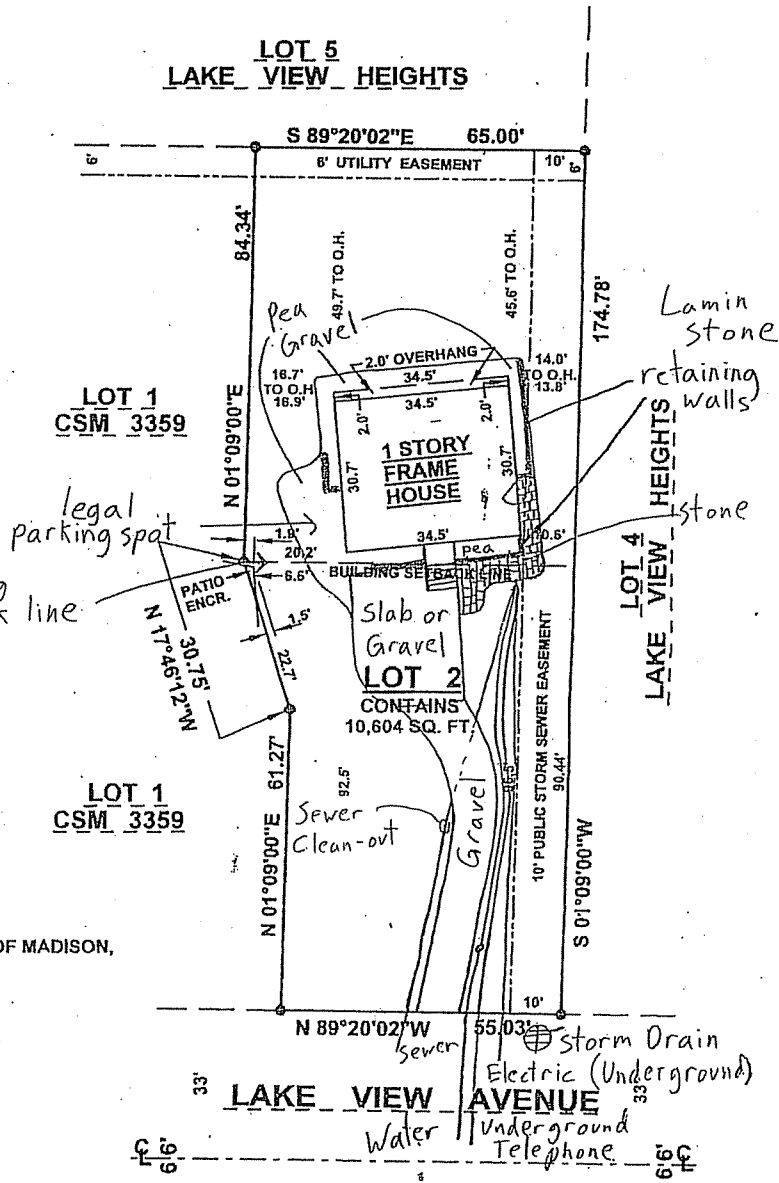
- ⊙ 1" IRON PIPE FOUND
- () REC'D AS

PREPARED FOR:

SUSAN HELLEY
 1506 LAKE VIEW AVENUE
 MADISON, WI 53704
 (608) 577-8831

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 2, CERTIFIED SURVEY MAP 3359, CITY OF MADISON,
 DANE COUNTY, WISCONSIN.

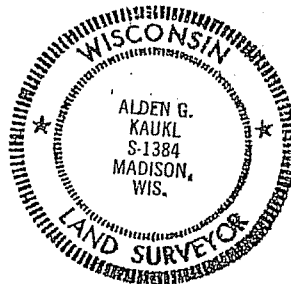


SURVEYORS' CERTIFICATE:

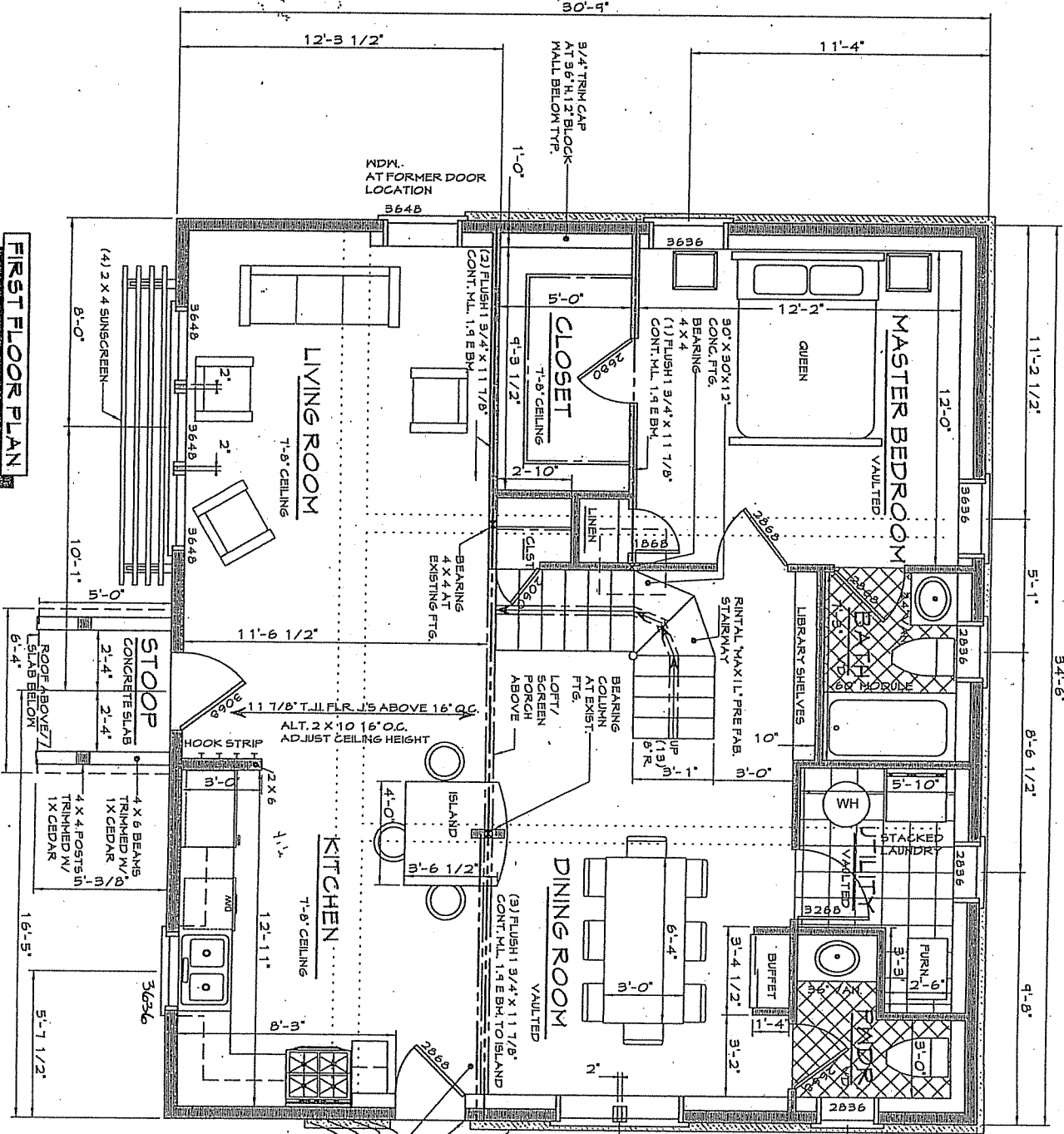
I, Alden G. Kaukl, Wisconsin Land Surveyor, S-1384, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.

Date: May 16, 2005

Alden G. Kaukl
 Alden G. Kaukl,
 Wisconsin Land Surveyor, S-1384



17



FIRST FLOOR PLAN

1060 SQ. FT.

EXISTING STONE
TIGHT TO THIS SIDE
AT FORMER R.O.
BEAM ALTERNATE - 50KSI
M/S x 18 STEEL WIDE FLANGE
ACTUAL SIZE - 5 1/4" x 8 1/8"
SPANS CONTINUOUS KIT. TO LR.

TRAP ABOVE TO MATCH
WIDTH AND BE 5'4" HIGH AT
LONG POINT OF 4/12 PITCH -
SEE SHEET 6

HELLEY RESIDENCE
1506 LAKE VIEW AVENUE
MADISON WISCONSIN 53704

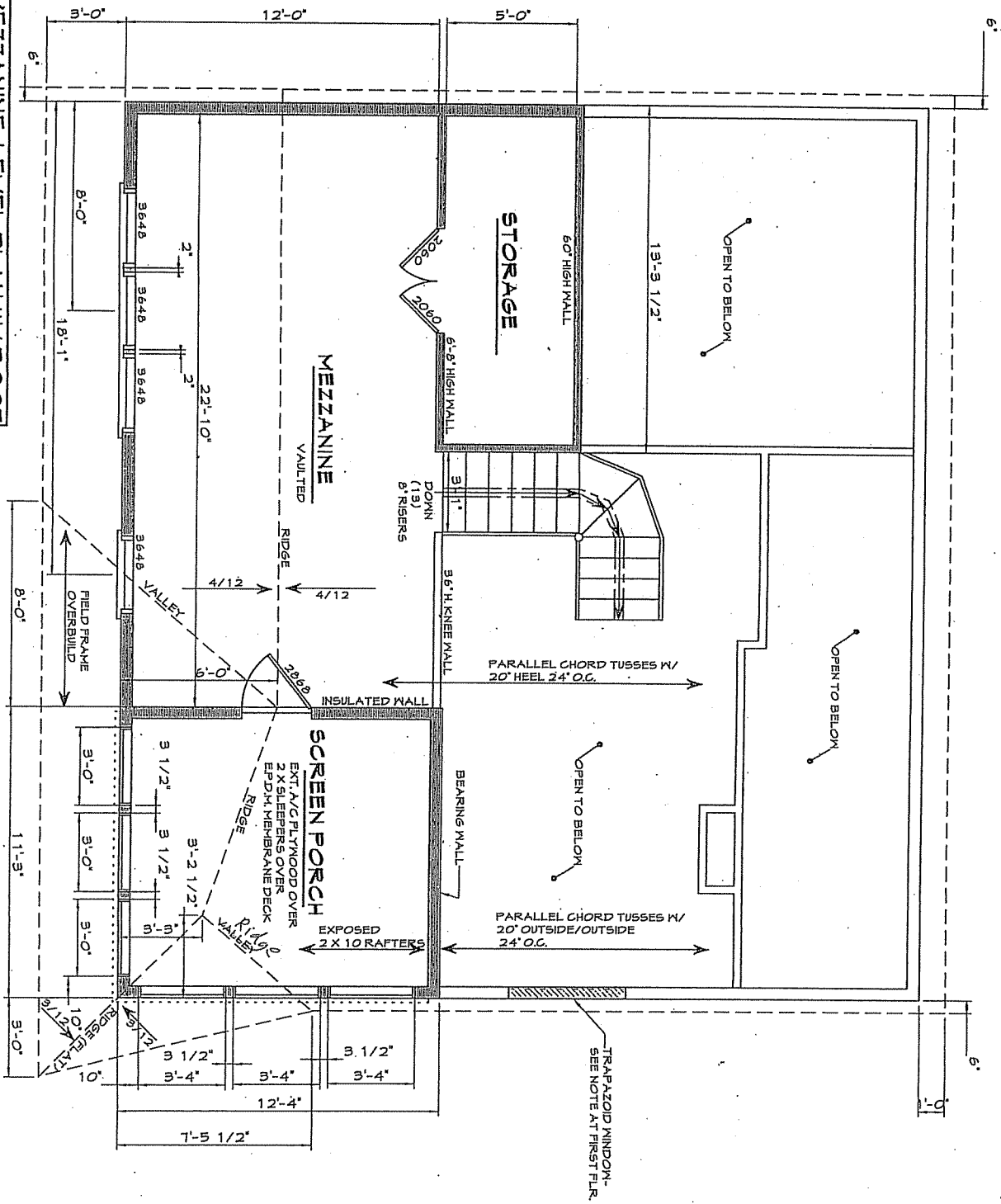
COLLIN BUILDING DESIGN
(608) 824-0163
mcollin@tds.net

DATE: JULY 25 2005

SHEET 1

MEZZANINE LEVEL PLAN W/ ROOF

241 SQ. FT.
1/4" = 1'-0"



HELLEY RESIDENCE

1506 LAKE VIEW AVENUE
MADISON WISCONSIN 53704

COLLIN BUILDING DESIGN
(608) 824-0163
mcollin@tds.net

DATE:
JULY 25
2005

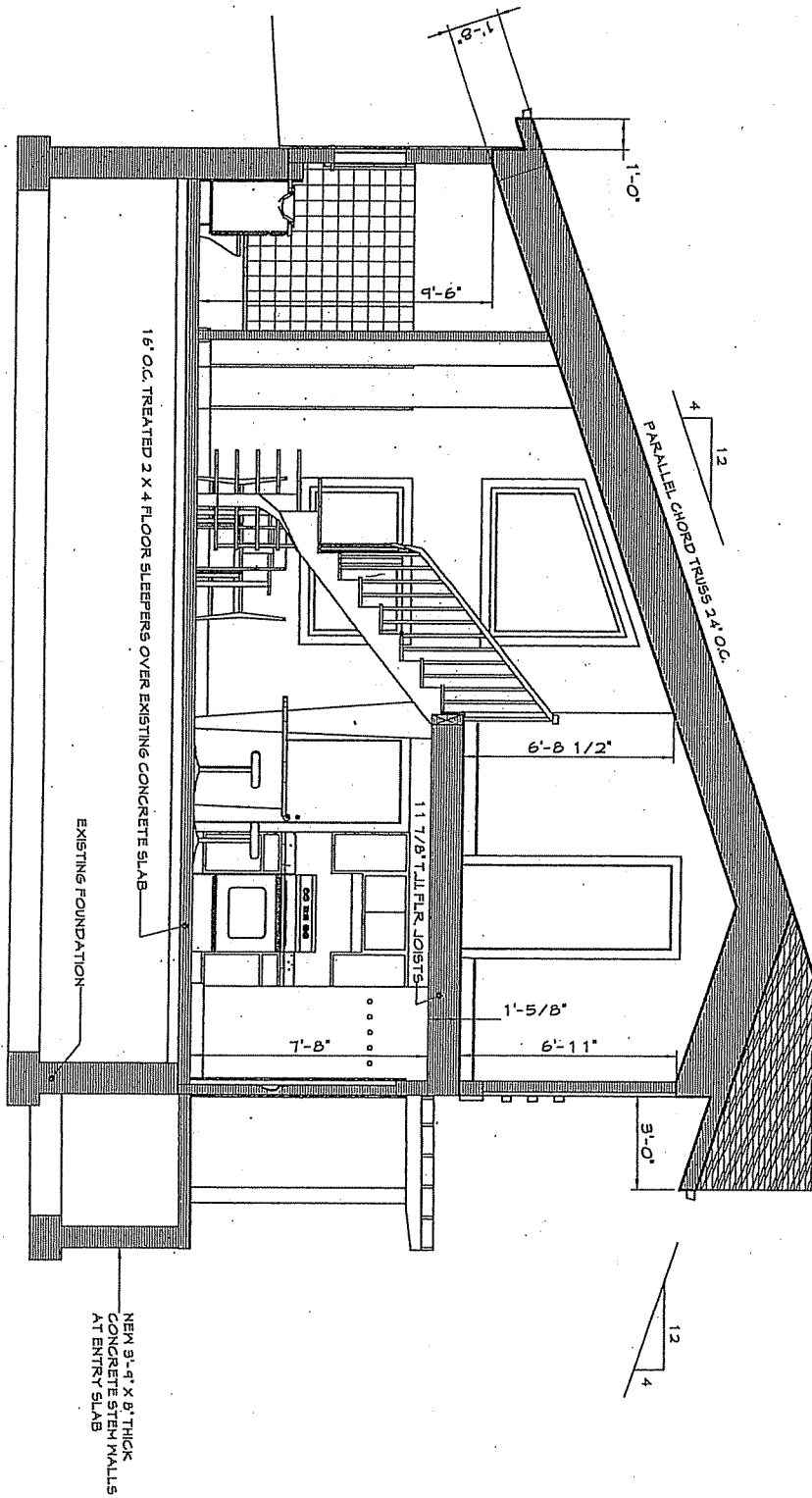
SHEET

2

17

BUILDING SECTION

1/4" = 1'-0"



NEW 9'-9" X 9" THICK
CONCRETE STEM WALLS
AT ENTRY SLAB

EXISTING FOUNDATION

1 1/2" O.C. TREATED 2 X 4 FLOOR SLEEPERS OVER EXISTING CONCRETE SLAB

PARALLEL CHORD TRUSSES 2 X 4 O.C.

HILLEY RESIDENCE

1506 LAKE VIEW AVENUE
MADISON WISCONSIN 53704



COLLIN BUILDING DESIGN
(608) 824-0163
mcollin@bds.net

SHEET

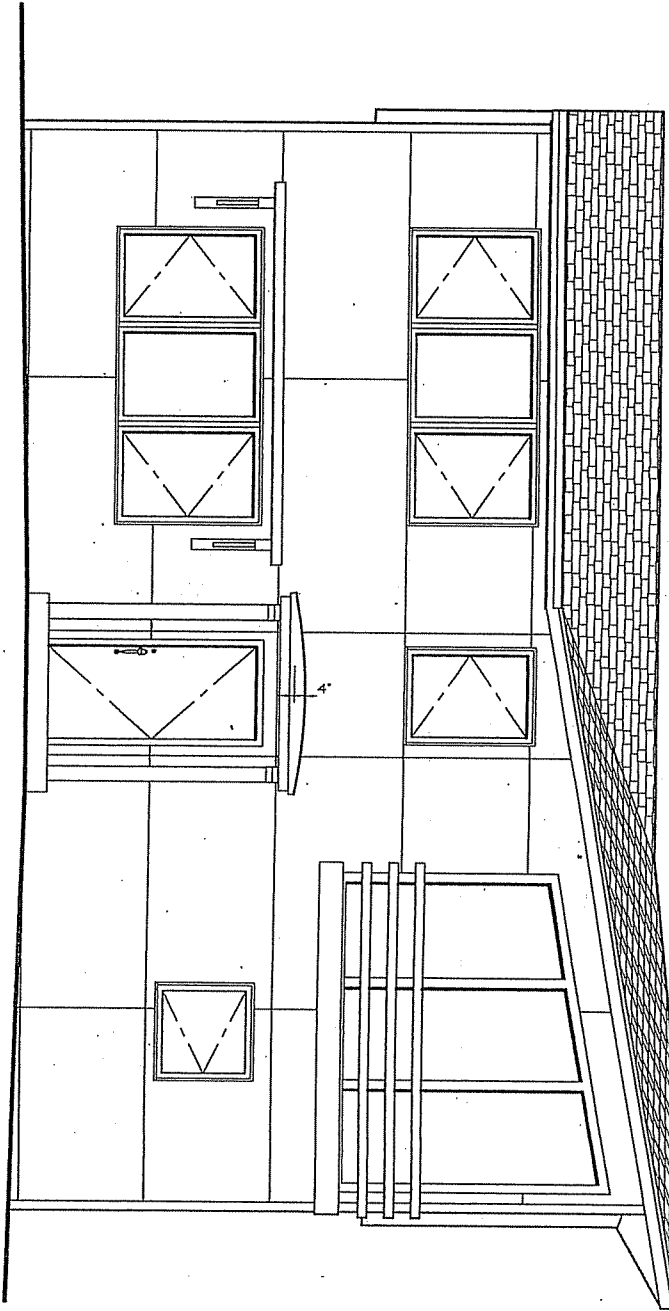
3

DATE:
JULY 25
2005

17

SOUTH ELEVATION

1/4" = 1'-0"



4

SHEET

DATE:
JULY 25
2005

HELLEY RESIDENCE

1506 LAKE VIEW AVENUE
MADISON WISCONSIN 53704

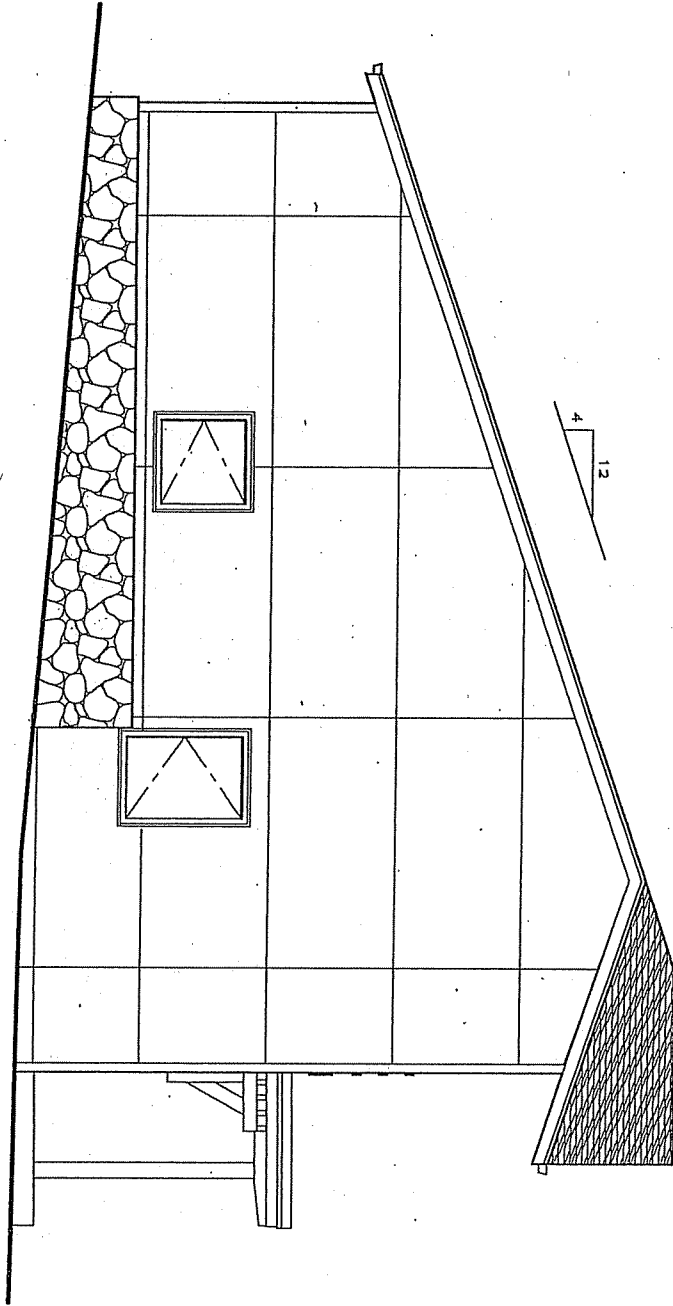


COLLIN BUILDING DESIGN
(608) 824-0163
mcollin@tds.net

17

WEST ELEVATION

1/4" = 1'-0"



5

SHEET

DATE:
JULY 25
2005

HELLEY RESIDENCE

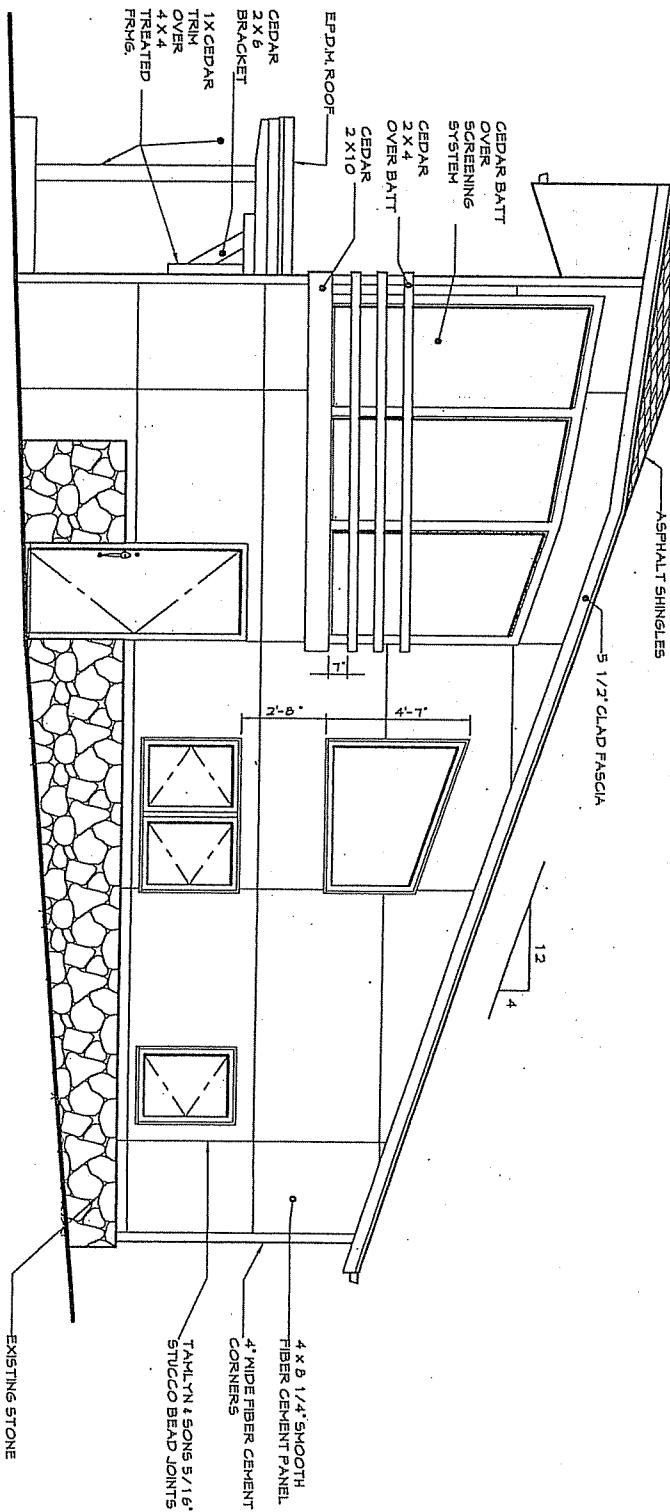
1506 LAKE VIEW AVENUE
MADISON WISCONSIN 53704



COLLIN BUILDING DESIGN
(608) 824-0163
mc.collinbds.net

17

EAST ELEVATION



1/4" = 1'-0"

HILLEY RESIDENCE

1506 LAKE VIEW AVENUE
MADISON WISCONSIN 53704

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mcollin@tds.net

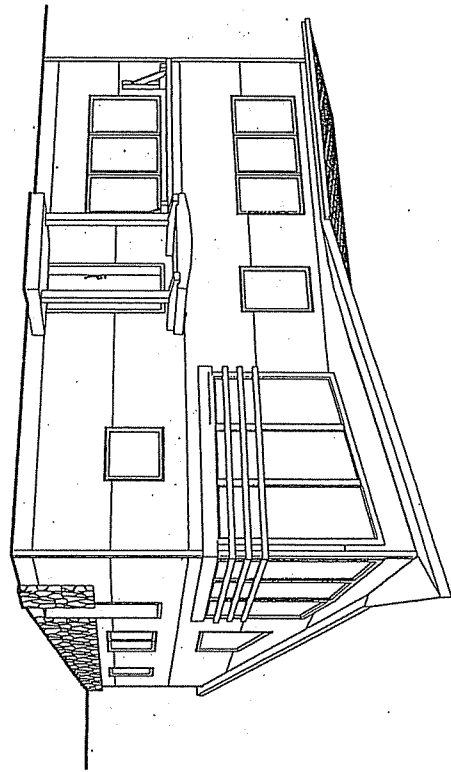
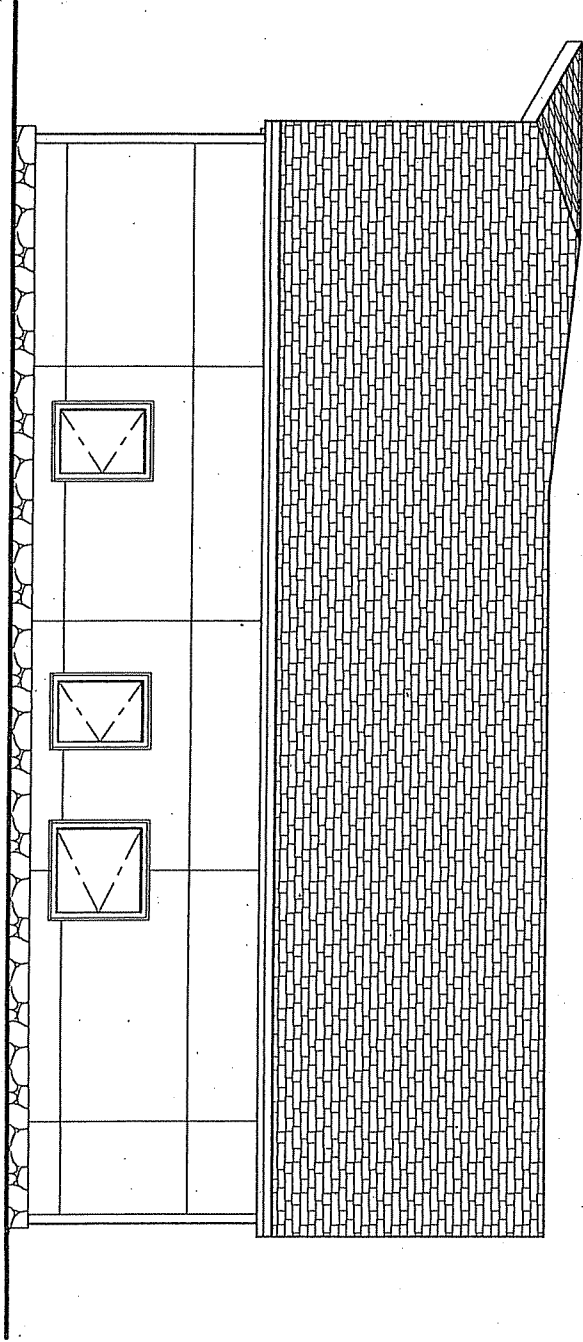
17

6

SHEET

DATE:
JULY 25
2005

NORTH ELEVATION



1/4" = 1'-0"

HELLEY RESIDENCE

1506 LAKE VIEW AVENUE
MADISON WISCONSIN 53704

© COLLIN BUILDING DESIGN
(608) 824-0163
mcollin@tds.net

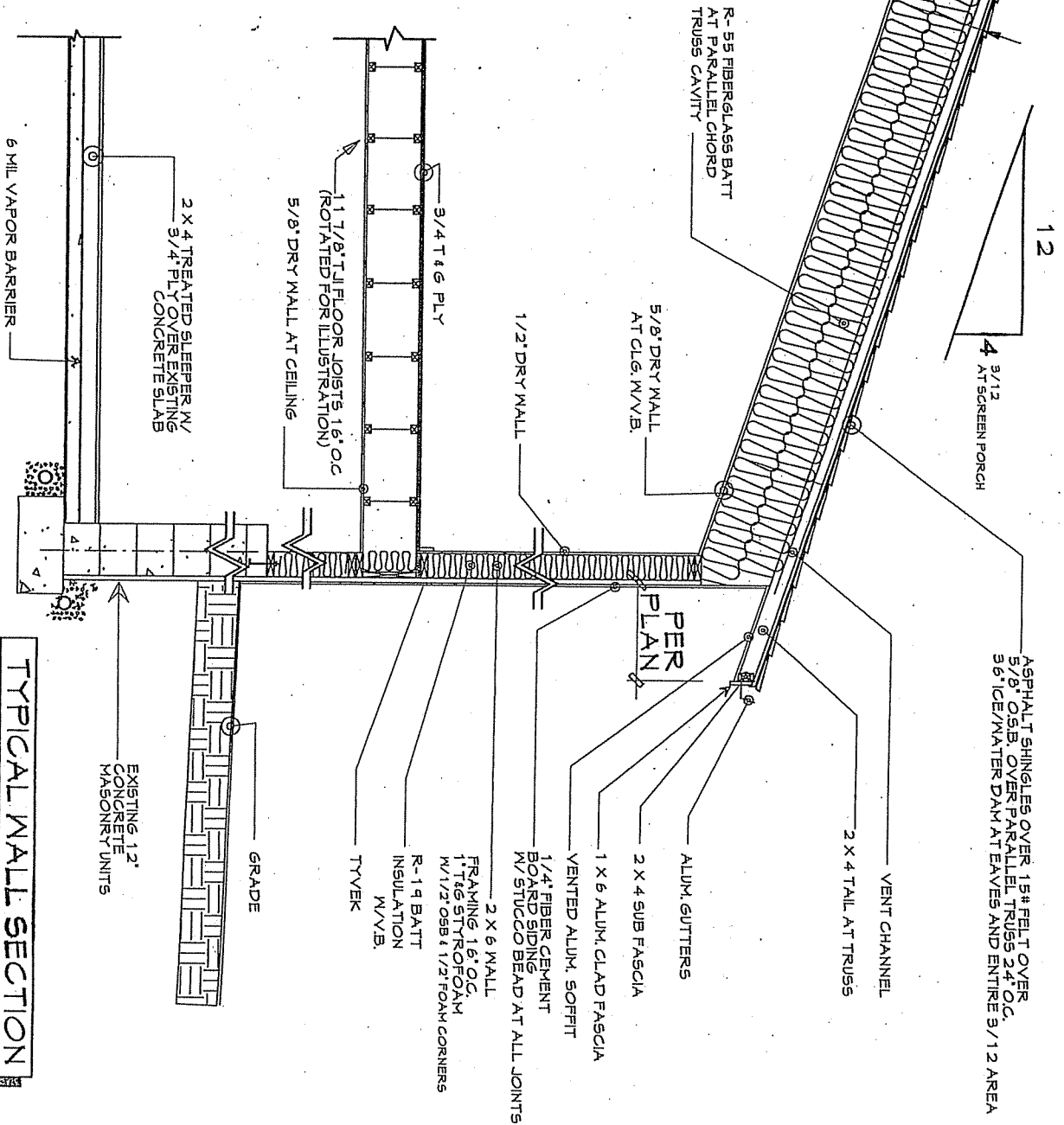
DATE:
JULY 25
2005

SHEET

7

17

20" TRUSS DEPTH



TYPICAL WALL SECTION

1/2" = 1'-0"

HELLEY RESIDENCE

1506 LAKE VIEW AVENUE
MADISON WISCONSIN 53704

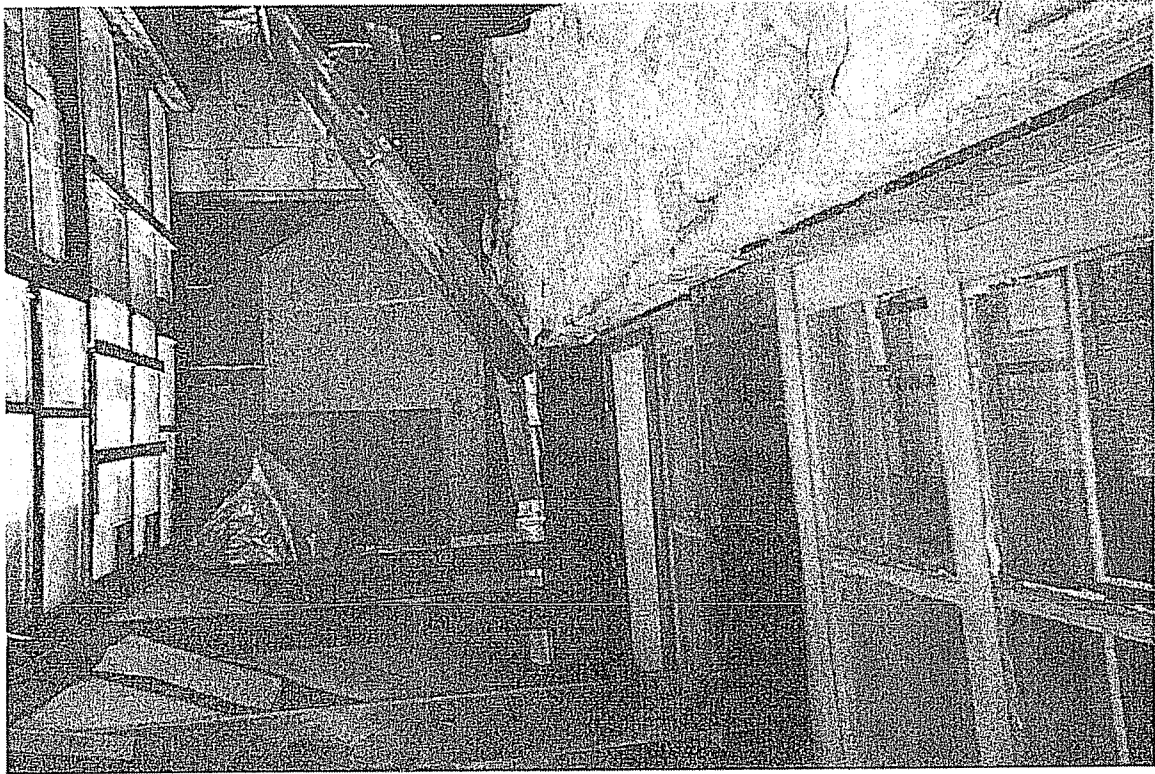
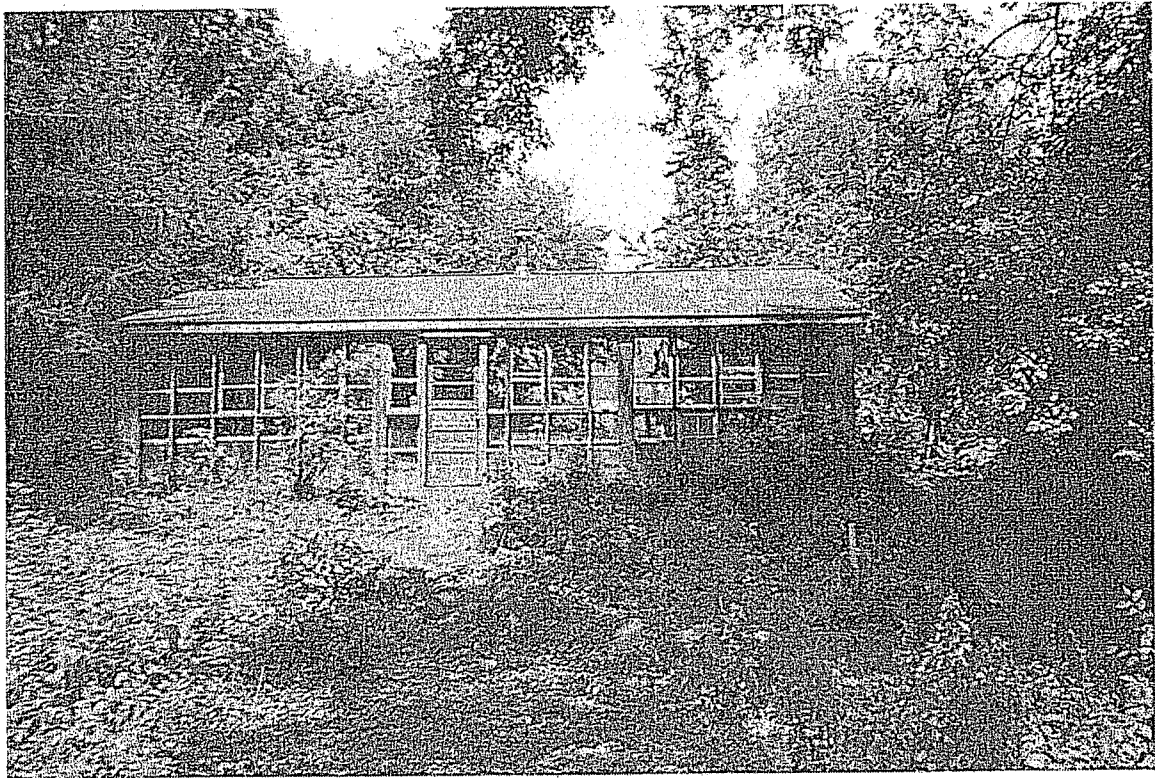
COLLIN BUILDING DESIGN
(608) 824-0163
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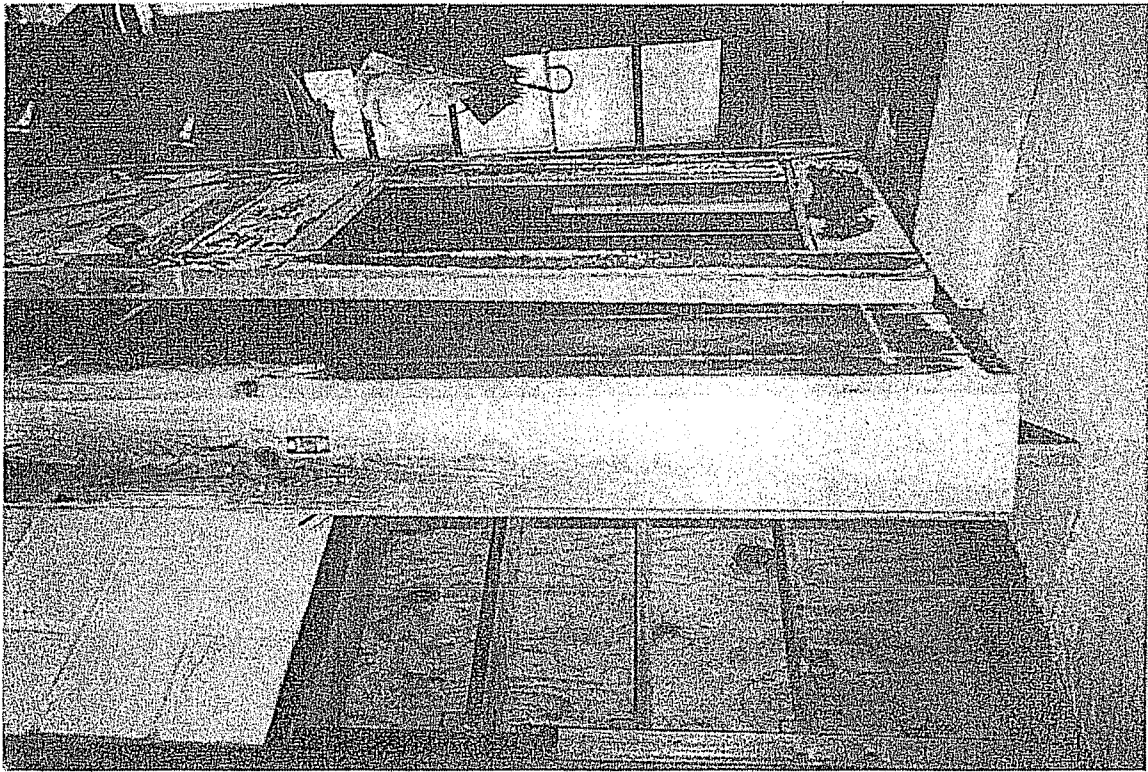
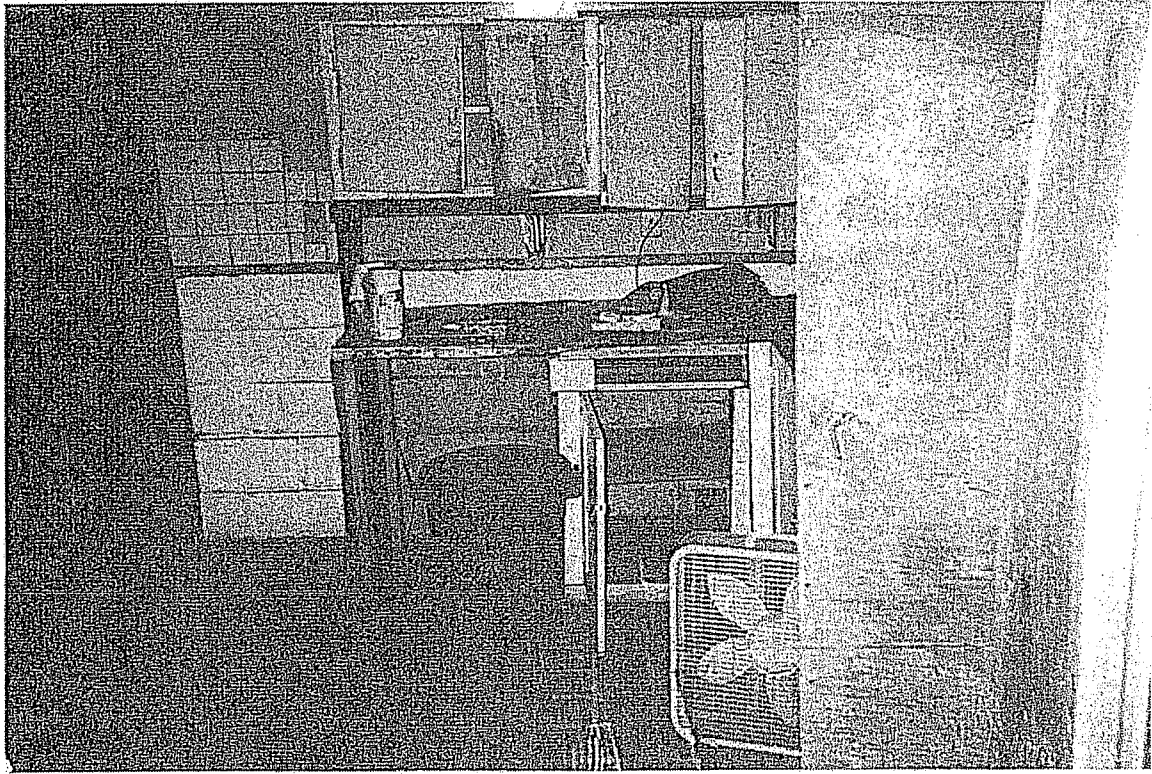
DATE:
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2005

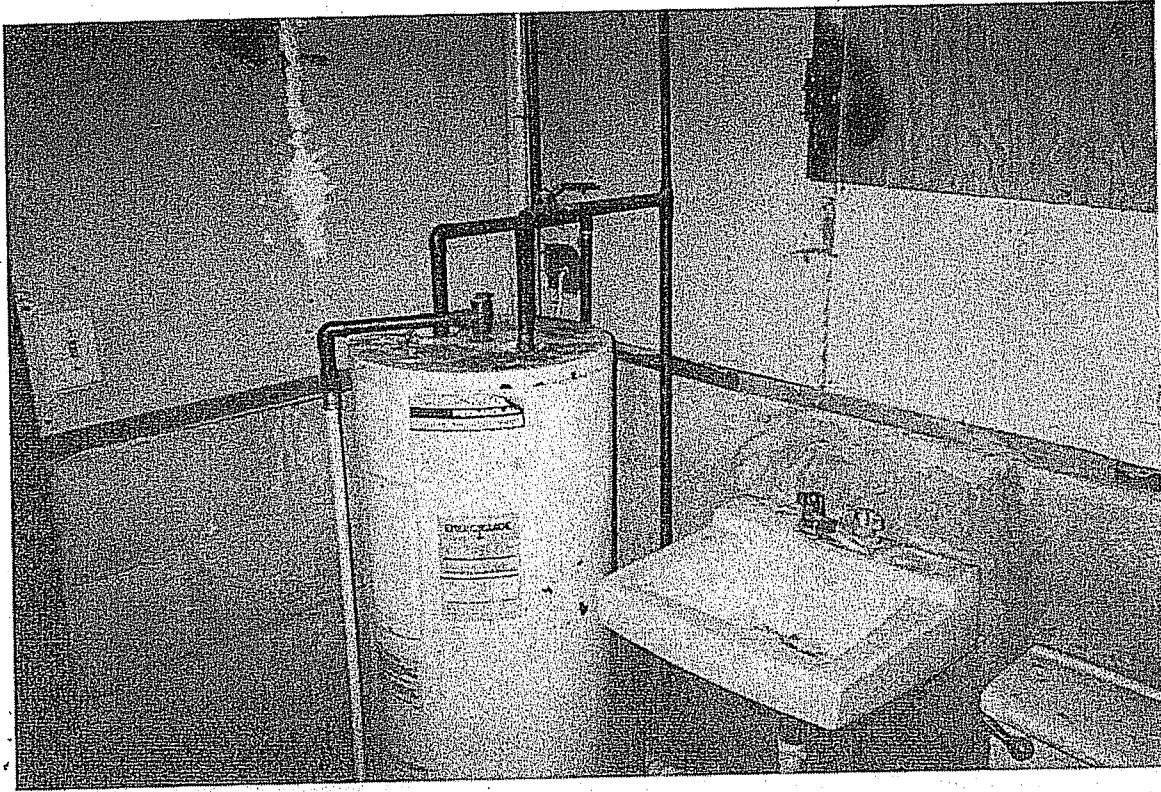
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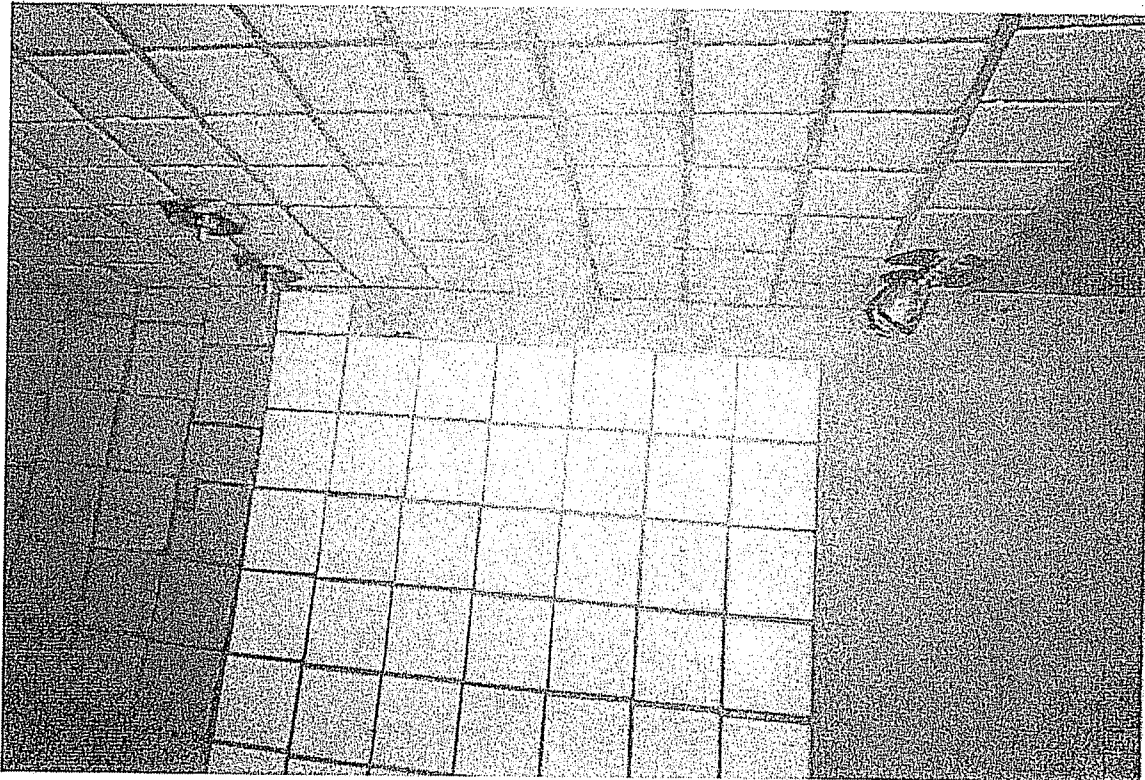
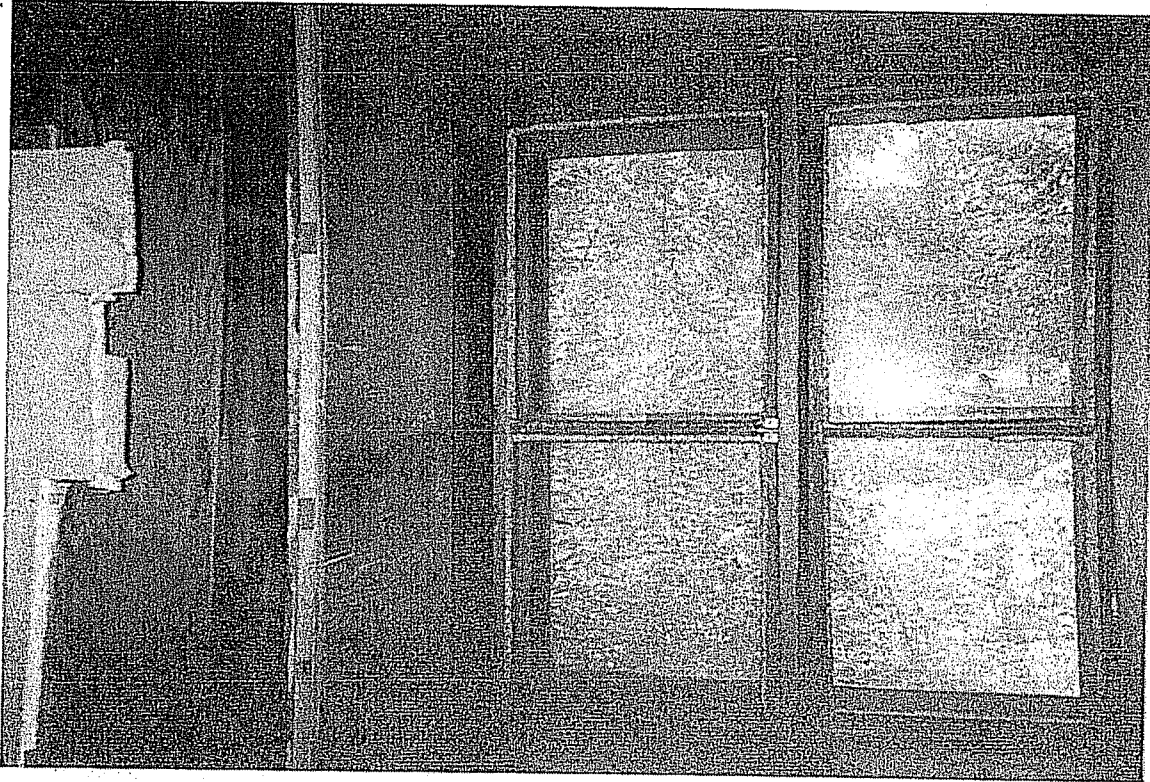
8

17









from *A personal note...*



L. Burger
1513 Lake View Ave.
Madison, WI 53704-2135

10/3/05

Reference

1506la 0809-254-1108-7
Location: 1513 Lake View Ave
BURGER TR, JOHN & LORE
1513 LAKE VIEW AVE
MADISON WI 53704-2135

To 1506
Lake View Ave

This eyesore should have
never been allowed.

Mrs. Burger