

# CITY OF MADISON Proposed Demolition & Conditional Use

Location: 2844 Commercial Avenue

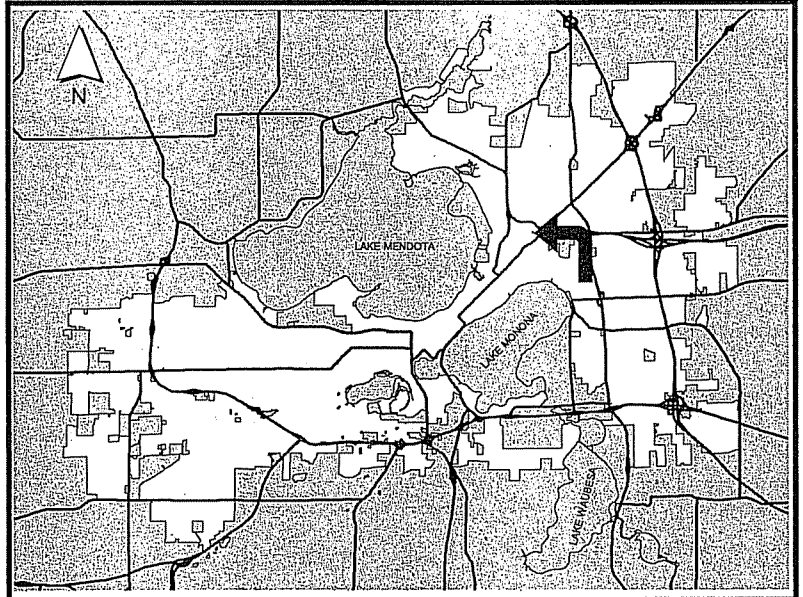
Project Name: Haak Townhouse

Applicant: Erich E Haak/Jim Glueck -  
Glueck Architects

Existing Use: Vacant Single Family House

Proposed Use: Demolish Single Family House &  
Build 4-Unit Townhouse

Public Hearing Date:  
Plan Commission 01 August 2005

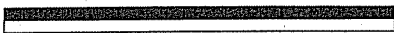


For Questions contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635

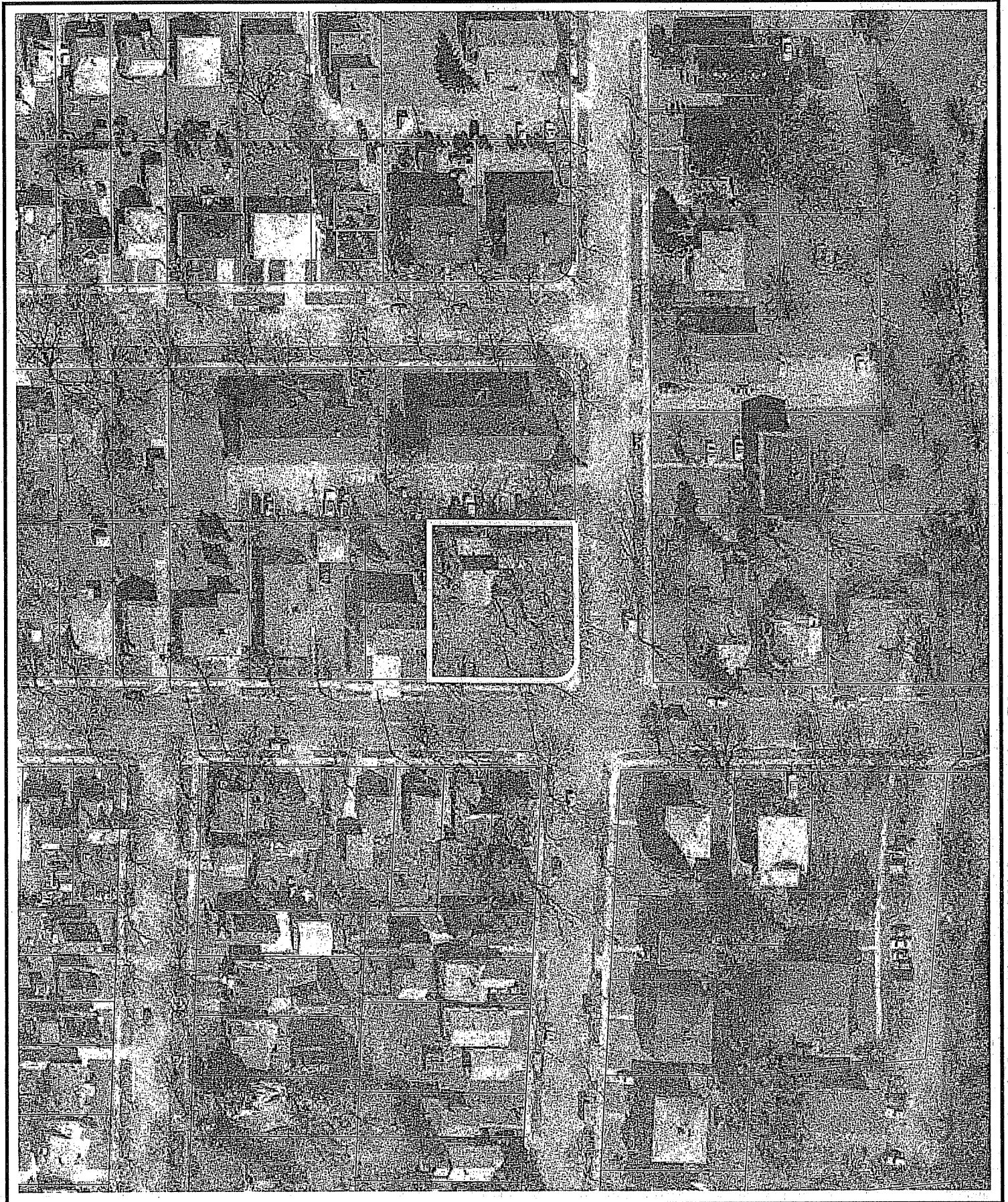


# 2844 Commercial Avenue

0 200 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](http://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. 62076  
 Date Received 6-22-05  
 Received By RT  
 Parcel No. 0810-323-1011-2  
 Aldermanic District 15, Larry Palm  
 GQ OK!  
 Zoning District R4  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP N/A Legal Descript.   
 Plan Sets  Zoning Text N/A  
 Alder Notification  Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not.  Waiver \_\_\_\_\_  
 Date Sign Issued 6/22/05

1. **Project Address:** 2844 Commercial Avenue, Madison WI **Project Area in Acres:** 0.31

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

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	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: Erich E. Haak Company: \_\_\_\_\_  
 Street Address: PO Box 773 City/State: Sun Prairie, WI Zip: 53590  
 Telephone: (608) 212-9144 Fax: ( ) Email: EHaak@aol.com

Project Contact Person: Jim Glueck Company: Glueck Architects  
 Street Address: 116 North Few Street City/State: Madison, WI Zip: 53703  
 Telephone: (608) 251-2551 Fax: (608) 251-2550 Email: Glueckarch@sbcglobal.net

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Raze burnt out house and garage. Build a four (4) unit townhouse-style residential building.

Development Schedule: Commencement TBD Completion TBD

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 ½ 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:** \$ 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 (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](mailto: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:*  
Larry Palm, 03/31/05 Notified Met 05/14/05 & 05/21/05 Eken Park Group Met 05/14/05

*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 Bill Roberts Date 03/31/2005 | Zoning Staff Ron Towle Date 03/31/200

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

Printed Name Erich E. Haak Date 06/22/2005

Signature \_\_\_\_\_ Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

PO BOX 773  
SUN PRAIRIE, WI 53590

June 21, 2005

MADISON PLAN COMMISSION  
215 MARTIN LUTHER KING JR. BLVD  
ROOM LL-100  
PO BOX 2985  
MADISON, WI 53701-2985

RE: 2844 COMMERCIAL AVENUE

To Whom It May Concern:

I am writing you today to request approval of a Conditional Use permit for the property located at 2844 Commercial Avenue, Madison, WI.

Currently the lot located at the address above has a single-family house and a detached garage. The house was badly damaged by a recent fire. I am looking for your permission to raze both the house and garage. The house was viewed by City of Madison staff and I was advised to combine the conditional use request for both the new use of the site and for the demolition.

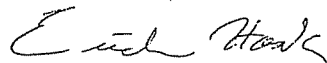
I have retained Jim Glueck of Glueck Architects to design a four- (4) unit townhouse-style residential building to replace the existing buildings. Currently the builder and landscapers have yet to be finalized.

Once completed the new 4 unit will have a garage and an additional off street parking stall for each unit, for a total of eight (8) parking stalls. The building will be approximately 5700 square feet on the two finished floors.

The timetable to start and complete this project will depend on the availability of the builder and other conditions associated to building in Wisconsin.

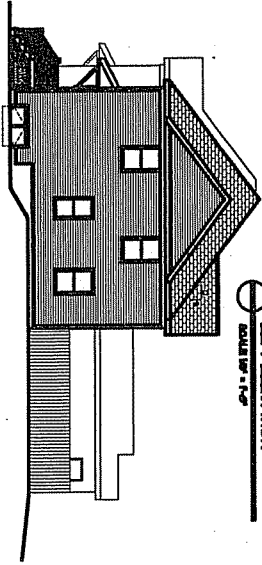
I appreciate your consideration of our request for this conditional use.

Sincerely,

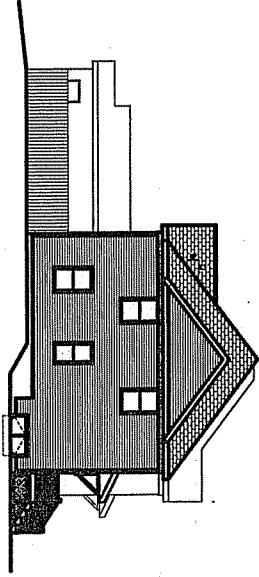
  
Erich Haak



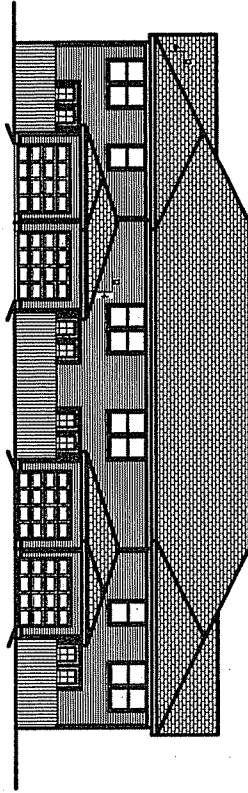
REAR ELEVATION  
SCALE 1/8" = 1'-0"



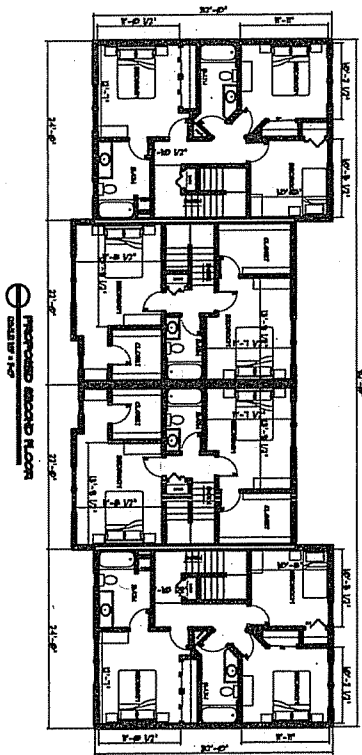
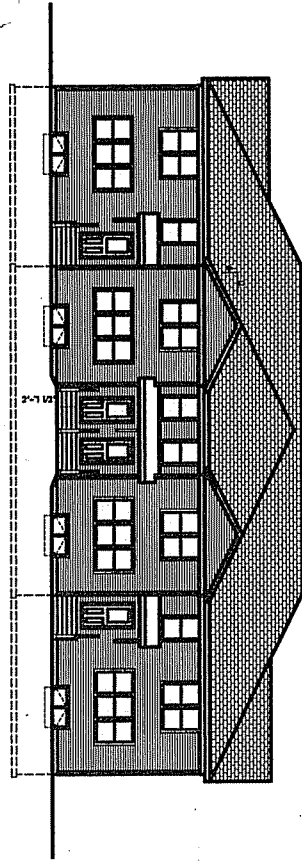
LEFT ELEVATION  
SCALE 1/8" = 1'-0"



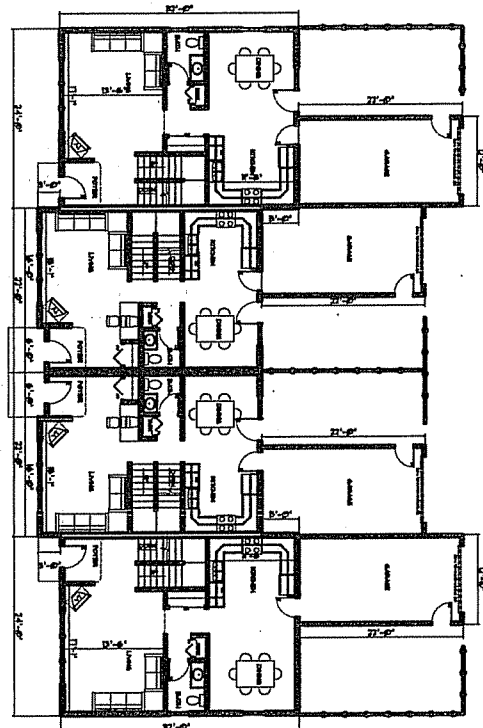
REAR ELEVATION  
SCALE 1/8" = 1'-0"



FRONT ELEVATION  
SCALE 1/8" = 1'-0"



PROPOSED FRONT FLOOR  
SCALE 1/8" = 1'-0"



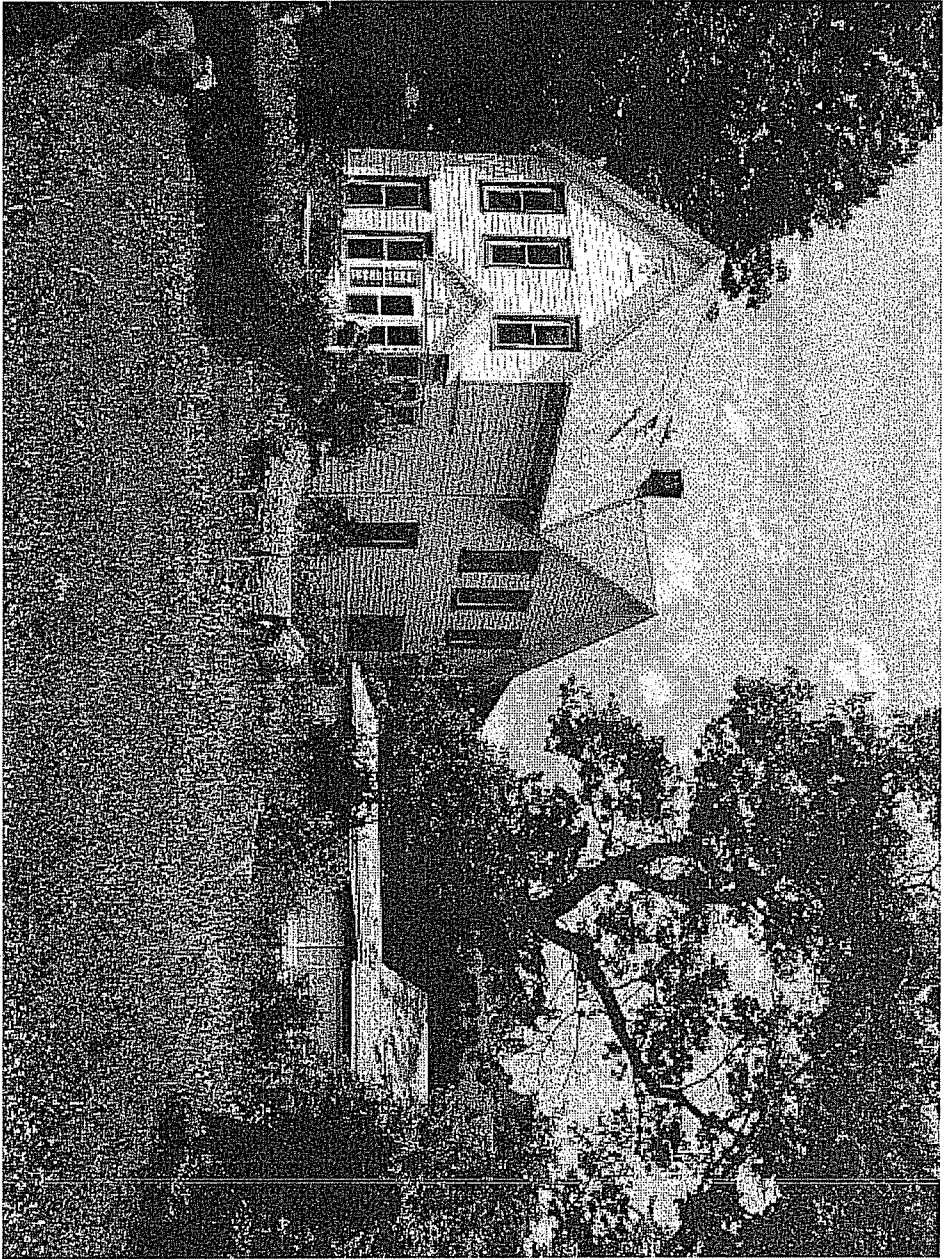
2844 COMMERCIAL AVENUE  
MADISON, WISCONSIN  
BROCK HAAS, OWNER  
NEW FOUR-UNIT TOWNHOUSE

glueck architects  
110 North Few Street, Madison, WI 53703 (608)251-2551

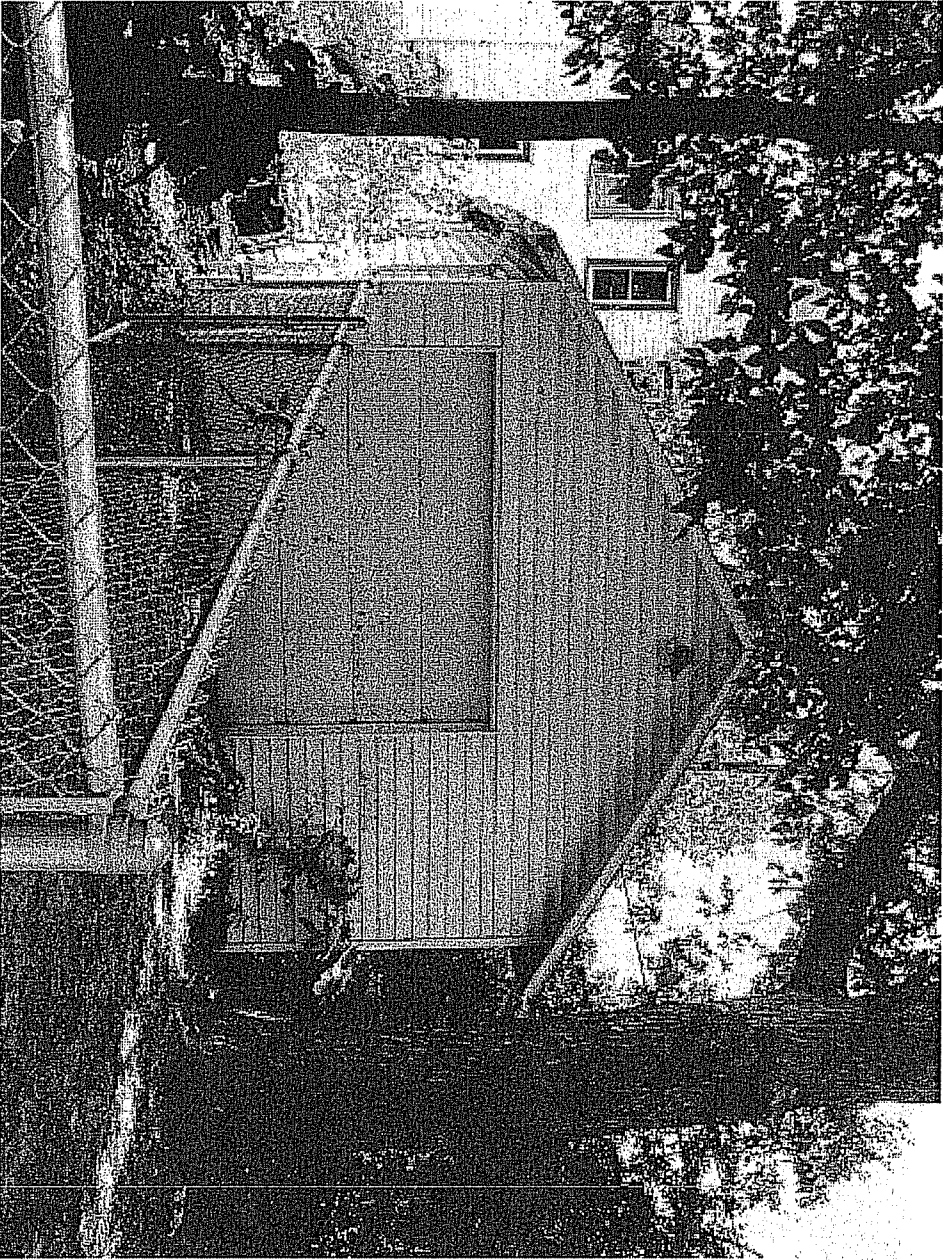
5/22/25







2844 COMMERCIAL AVE.



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