



Location
5714 Old Sauk Road

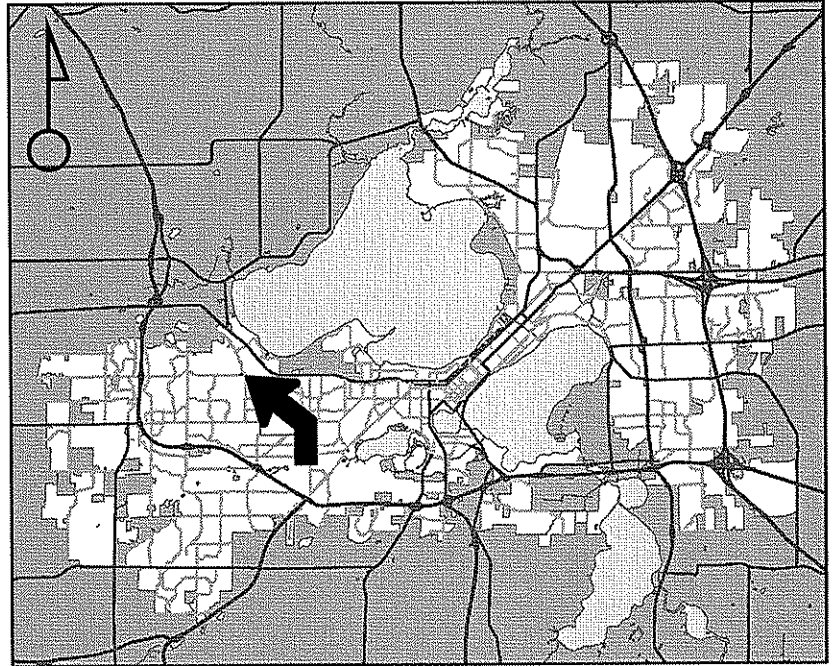
Project Name
Knoche Demolition

Applicant
David Knoche

Existing Use
Single-Family Residence

Proposed Use
Demolish Single-Family Residence
and Build New Residence

Public Hearing Date
Plan Commission
04 May 2009



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 April 2009





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	\$550 Receipt No. 98783
Date Received	3/19/09
Received By	APF
Parcel No.	0709-183-1203-7
Aldermanic District	Clear
GQ	OK
Zoning District	R1
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngrbrhd. Assn Not.	Waiver
Date Sign Issued	3/19/09

1. **Project Address:** 5714 Old Sauk Rd. **Project Area in Acres:** 0.76

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 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: David Knoche Company: _____
 Street Address: 5806 Old Sauk Rd. City/State: Madison WI Zip: 53705
 Telephone: (608) 212-2565 Fax: (608) 237-3037 Email: dave2565@gmail.com

Project Contact Person: SAME Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

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: Tear down old house and replace it with new 1981 sq. ft. ranch with two car garage

Development Schedule: Commencement May 2009 Completion Aug 2009 7

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:
Mark Clear (2/3/09) Highlands & Wisconsin Coop Assoc. (3/5/09)
 - 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 FICUSOW Date 2/10/2009 | Zoning Staff PATRICK ANDERSON Date 2/10/2009

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

Printed Name David W. Knoche Date 5-17-09

Signature David W. Knoche Relation to Property Owner Owner

Authorizing Signature of Property Owner David W. Knoche Date 5-17-09

To: City of Madison, WI

From: David Knoche

Date: March 15, 2009

Re: Demolition of 5714 Old Sauk Rd

Please accept this memo as my letter of intent to demolish the current home at 5714 Old Sauk Rd, Madison, WI 53705.

The current home consist of 1,272 sq ft, single car garage, (2) bedroom (1) bathroom up and (1) bed and (1) bath below grade. The home was built over a 5 year period by the original owner in the 1950's. The house is in poor shape at best. Prior to the current owner purchasing the property it was neglected. The roof, interior, windows, basement and garage are all in poor shape. There is only one operable window in the entire house and some time ago a lean-to was added as a second garage space. There are also numerous safety concerns do to the do-it yourself electrical, construction, and plumbing work done by the previous owner. For example the lower level bathroom shower drains on to the floor and finds its way to the utility room floor drain, two holes in the roof and exposed electrical in the lean-to.

Existing Use: Single Family home zoned R-1.

Development Schedule: Demolition May 2009, new home construction May – August 2009.

Owner & Developer: David Knoche

Builder: Binger Construction

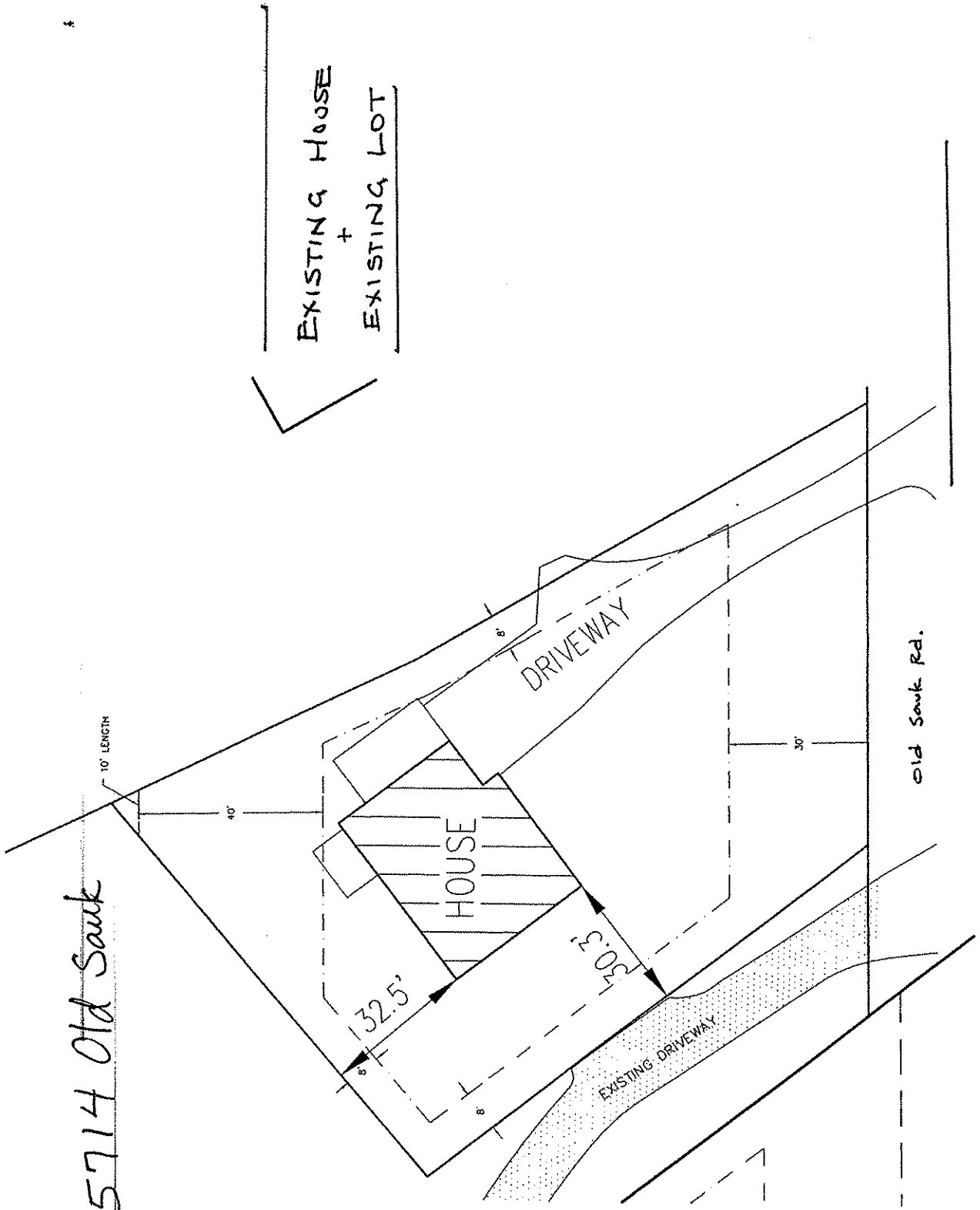
New Home: 1,981 sq ft ranch, two car garage, (3) bedroom, (2.5) bath, with room available for an additional bedroom and bath in the lower level.

Sincerely,



David W Knoche
5806 Old Sauk Rd
Madison WI 53705

5714 Old Sauk



EXISTING HOUSE
+
EXISTING LOT

Existing Site 1" = 30'

D=10.19

OLD MIDDLE

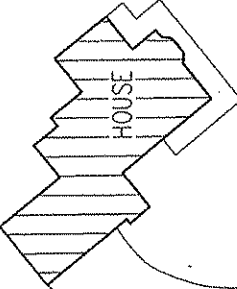
NEW SITE PLAN
(EXISTING LOT)

Existing Lot Lines

OLD SAUK ROAD

1" = 60'

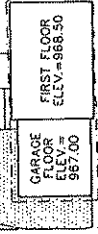
SHED



DRIVEWAY

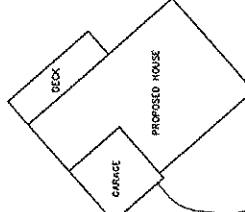


HOUSE



GARAGE FLOOR ELEV. = 967.00

FIRST FLOOR ELEV. = 968.50



PROPOSED HOUSE

GARAGE

DECK

80

133'

952.09

EX. SANITARY 36" @ 10.2%

EXISTING MH
RIM = 945.08
INV = 938.52

7

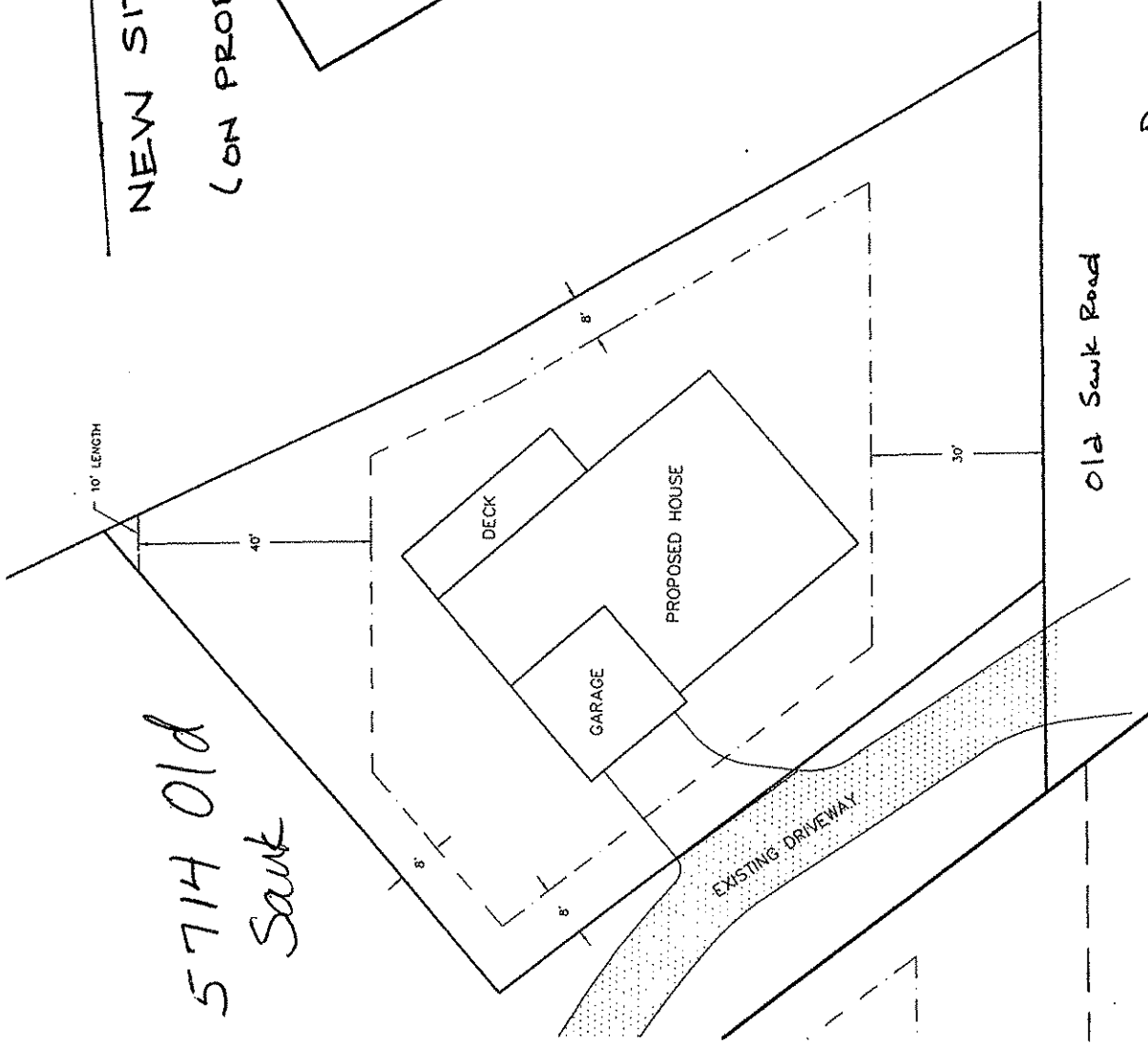
NEW SITE PLAN

(ON PROPOSED "LOT 2")

CSM APPROVED
BUT NOT RECORDED

Post CSM

Proposed Site 1" = 30'

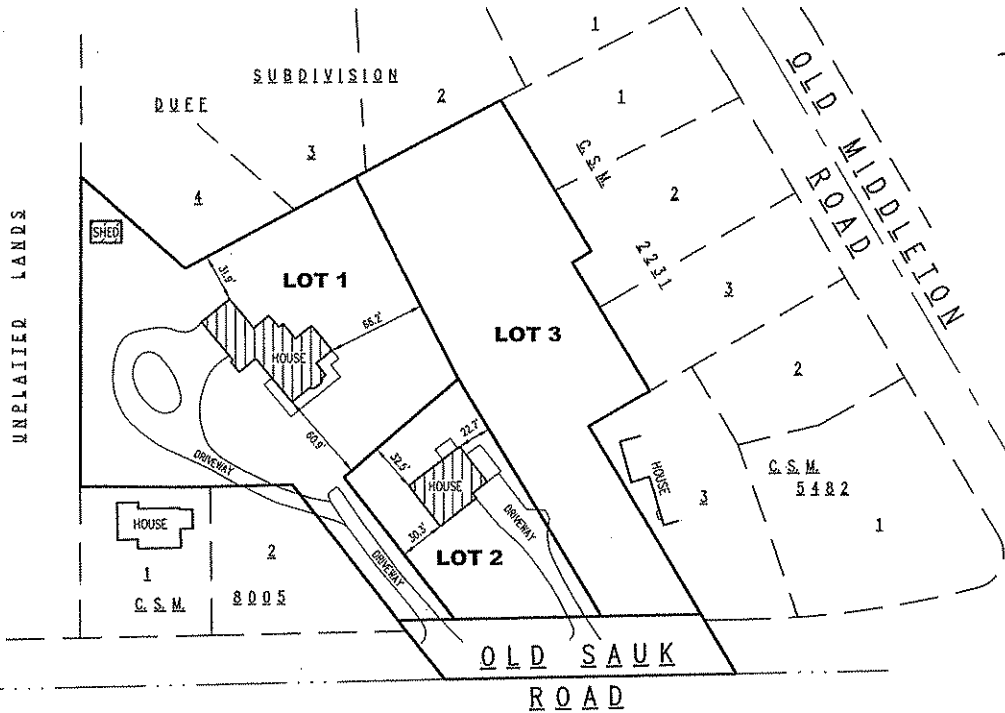


CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = ONE HUNDRED FEET



APPROVED
IN 2008

NOT RECORDED

EXISTING SITE DETAILS AND EASEMENTS

NOTES:

- 1) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
- 2) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- 3) Lands within this certified survey map are subject to the following documents: Doc. No. 1462222, 767510, 708115, 779845 and 779846, 715790, 715755 and 3860313.

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PLOT VIEW: PAGE2
\projects\K\KN001\csm\KN001-csm.dwg

KN001
SHEET 2 OF 5

7



Cell: (609) 212-2695
Dave Knoche



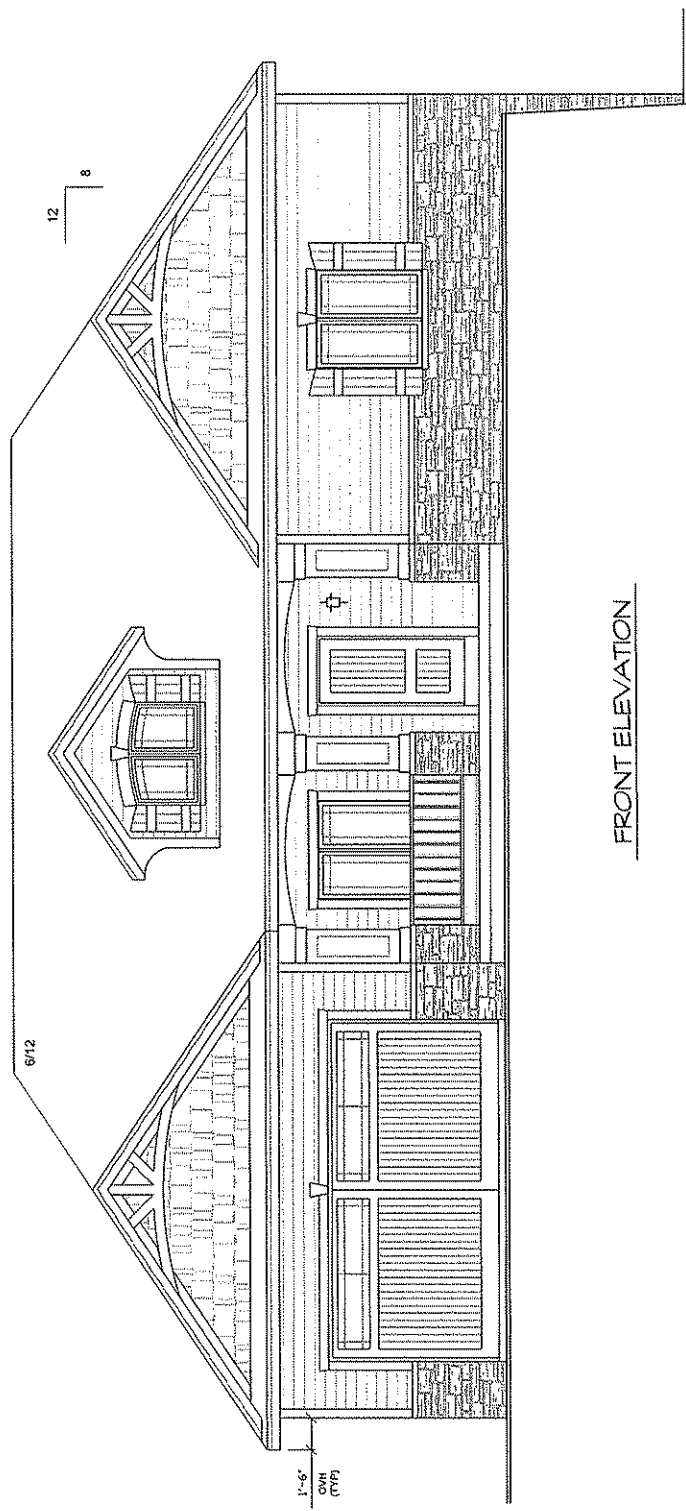
HEATING SERVICES:
DRAWING NO: (609) 212-212
(609) 697-5222

CLIENT: KNOCHE SPEC
LOT 2 OLD SAUK RD.
DATE: 2 / 4 / 09
SQ. FEET: 1,981
SCALE: 1/4" = 1'-0"
SHEET: 1 of 6

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DATE	BY	DESCRIPTION

PLANS CURRENT
AS OF: 2 / 4 / 09



FRONT ELEVATION

ROOF TRUSS HEEL HEIGHT
6/12 PITCH - 1'-0" HEEL - 1'-5" OVRH
8/12 PITCH - 1'-3" HEEL - 1'-5" OVRH

- NOTE TO CLIENT/CONTRACTOR:
- 1) THE DESIGNER HAS MADE EVERY ATTEMPT TO INSURE THAT THESE DRAWINGS MEET OR EXCEED ALL STATE CODES. CONTRACTORS SHALL VERIFY ALL DIMENSIONS.
 - 2) THE CLIENTS OF ALL STRUCTURAL AND / OR LOAD BEARING COMPONENTS SHALL REVIEW AND VERIFY SIZING.
 - 3) THE DESIGNER WILL NOT ASSUME ANY LIABILITY FOR ERRORS ONCE CONSTRUCTION BEGINS.



Cell: (609) 212-2565 Dave Knoche

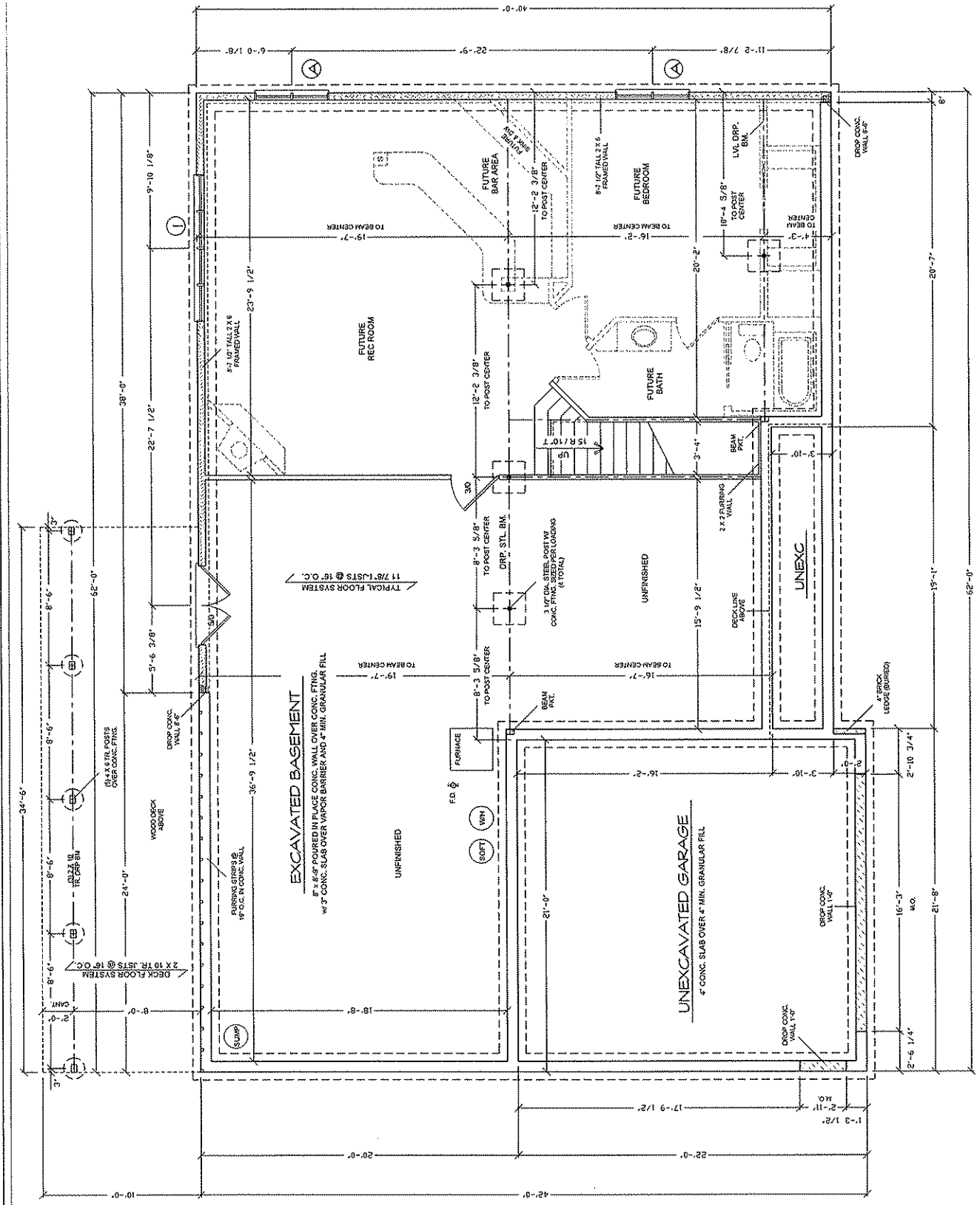


DRYING SERVICES:
 TITLE: KNOCH SPEC
 LOT 2 OLD SAUK RD.
 DATE: 2/4/09
 FND / LOWER LEVEL: 2/4/09
 DRAWN BY: FUCHS
 SCALE: 1/4" = 1'-0"
 PAGE #: 3 of 6

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 Copyright 2009 Knoch Properties
 DATE: _____ BY: _____ DESCRIPTION: _____

PLANS CURRENT
 AS OF: 2/14/09

FND. / LOWER LEVEL PLAN



NO.	DATE	BY	DESCRIPTION



Cell: (608) 212-2565
 Dave Knoche

STRAIGHTLINE DESIGN
 DRAFTING SERVICES

PROJECT: KNOCH SPEC
 LOT 2 OLD SAUK RD.

DATE: 2/4/09
 SO. PKT: 1,891

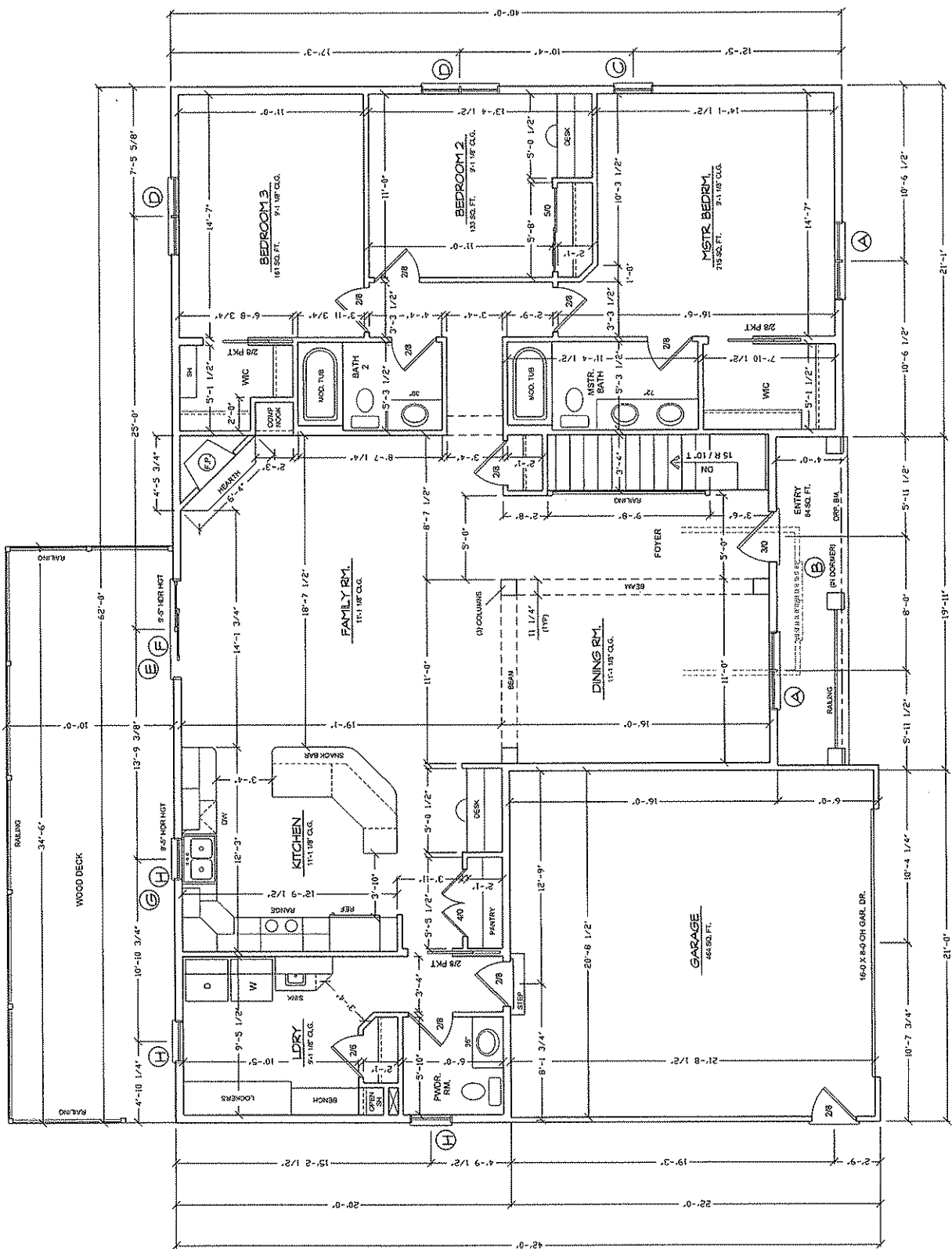
SCALE: 1/4" = 1'-0"
 DRAWN BY: FUCHS

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 project without the written permission of Knoche Properties.

NO.	DATE	BY	DESCRIPTION

PLANS CURRENT
 AS OF: 2/4/09

FLOOR PLAN
 1,891 SQ. FT.



NOTE:
 ALL DIMENSIONS ARE FROM STUD TO STUD.
 UNLESS OTHERWISE NOTED:
 ALL EXTERIOR FRAME WALL DIMS 1/2"
 UNLESS NOTED OTHERWISE.
 ALL INTERIOR WALLS TO BE 5/8" TALL
 UNLESS NOTED FIRST FLOOR WINDOW HDRS @ 6-11".



Cell: (608) 212-2565 Dave Knoche



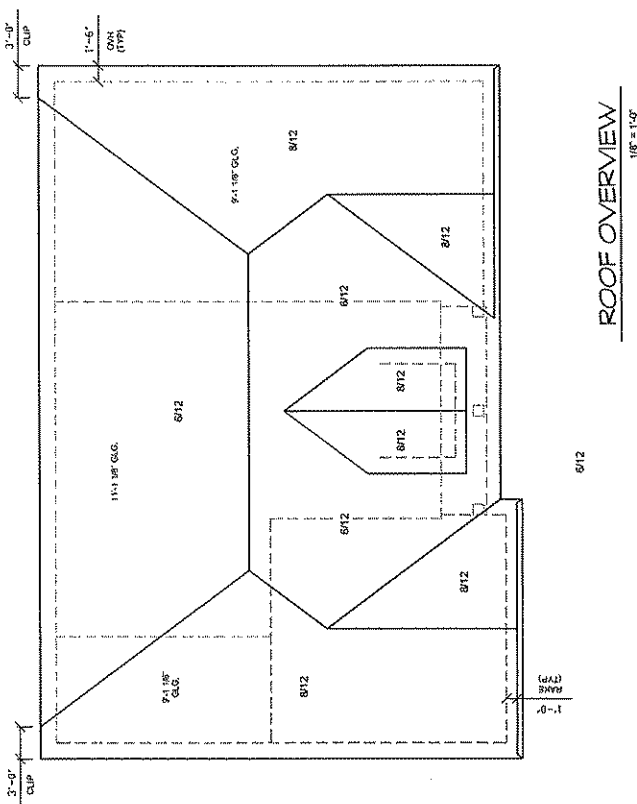
DRYING SERVICES
 (608) 697-6222
 (608) 212-2123

CLIENT: KNOCH SPEC
 LOT 2 OLD SAUK RD
 TITLE: SECT / ROOF PLAN
 DATE: 2 / 4 / 09
 SO. FEET: N/A
 DRAWN BY: FUCHS
 SCALE: NOTED
 PAGE #: 5 of 6

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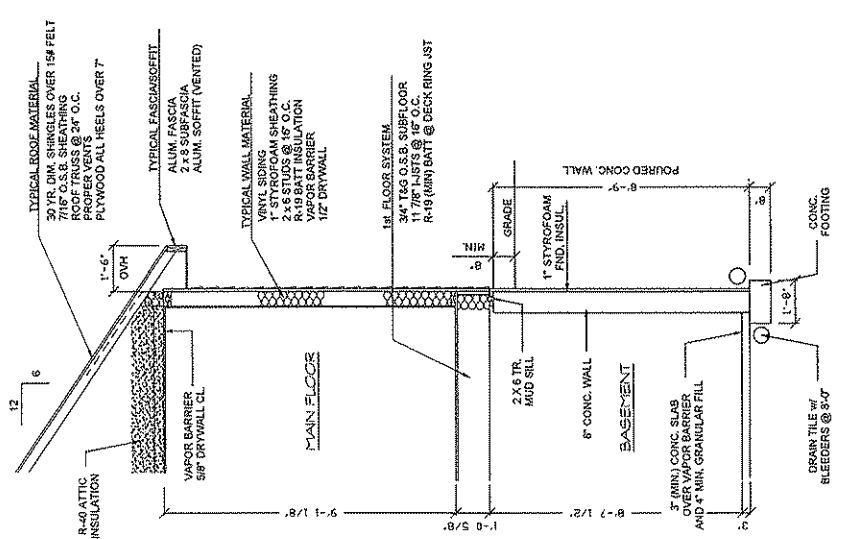
DATE	BY	DESCRIPTION

PLANS CURRENT
 AS OF: 2 / 4 / 09



WINDOW SCHEDULE		
SYMBOL	NAME	R.O.
A	4	2'-0" X 6'-0" 3/8"
B	1	6'-0" X 6'-0" 3/8"
C	1	2'-4" X 5'-0" 3/8"
D	2	4'-0" X 4'-0" 1/2"
E	1	6'-0" 3/8" X 7'-0" 3/8"
F	1	6'-0" 3/8" X 6'-10" 7/8"
G	1	2'-8" X 2'-0" 5/8"
H	3	2'-8" X 2'-0" 1/2"
I	1	9'-6" X 5'-0" 3/8"
TOTAL		15

MANUFAC.- ANDERSEN



TYP. WALL SECTION
 3/8" = 1'-0"









