

CITY OF MADISON

Proposed Demolition

Location: 42 Merlham Drive

Project Name: Mistele House

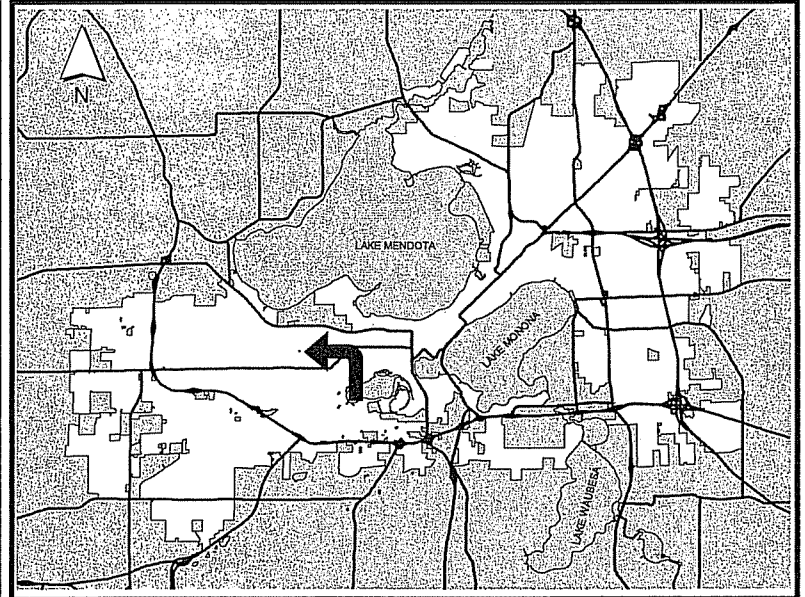
Applicant: Jerry Mistele - Aztec Builders

Existing Use: Single Family Home

Proposed Use: Demolish House and Build
New Single Family Home

Public Hearing Date:

Plan Commission 16 May 2005



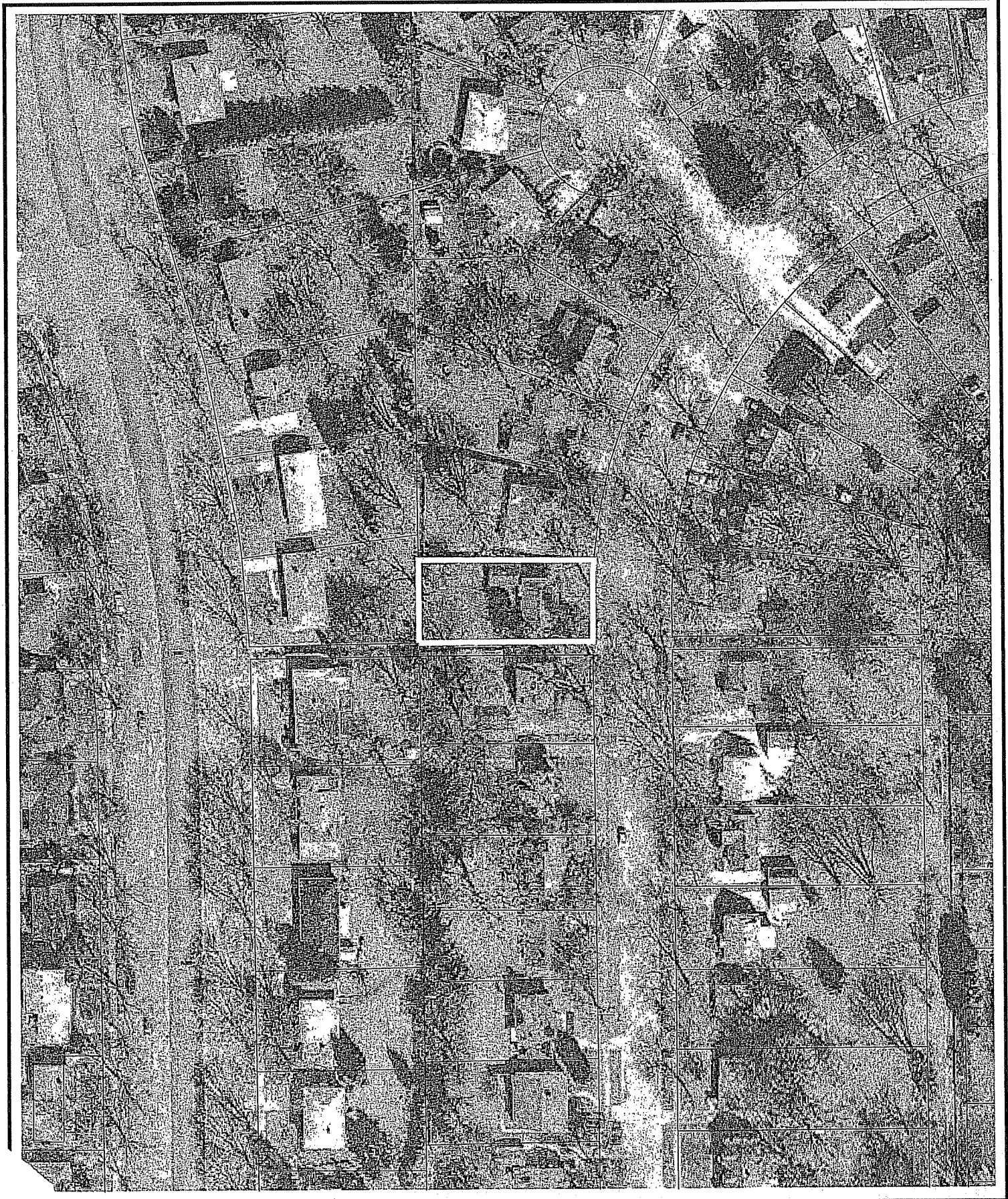
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



42 Merlham Drive

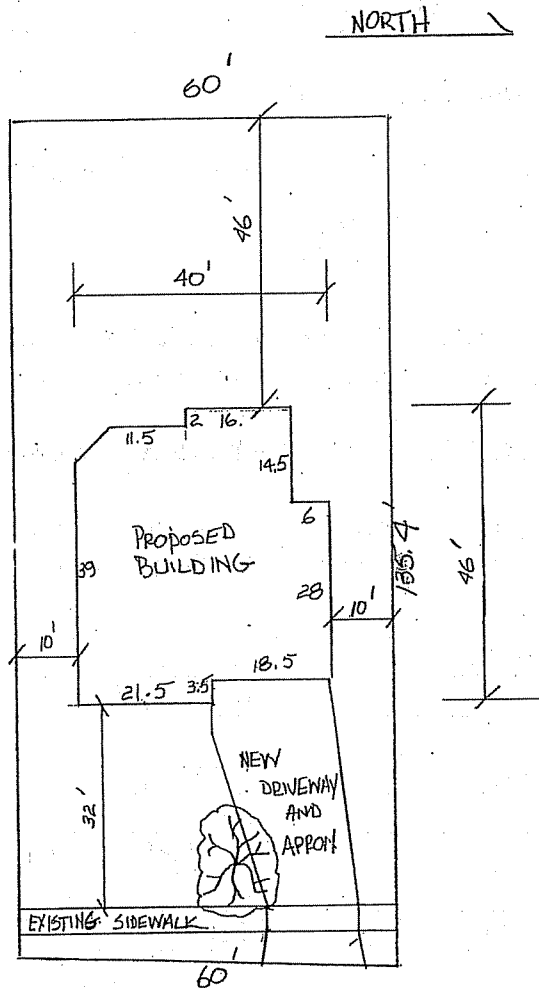
0 100 Feet

Date of Aerial Photography - April 2000

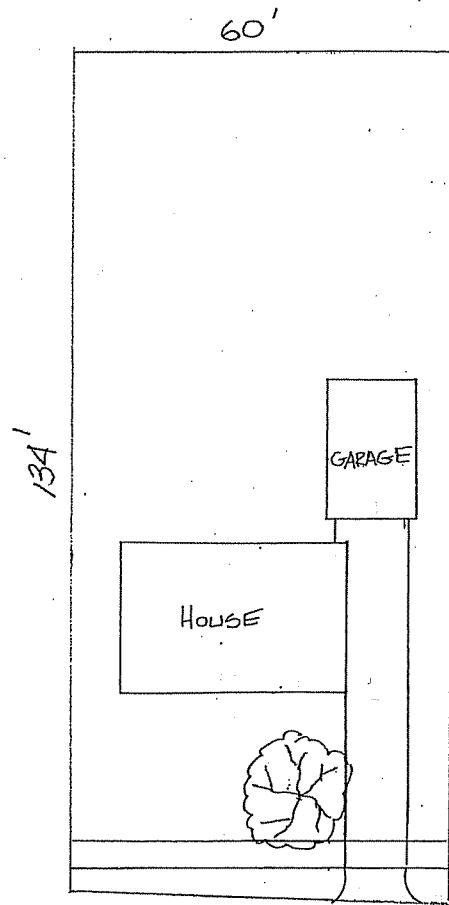


LEGAL DESCRIPTION

LOT 812
SUNSET VILLAGE
8TH ADDITION



42 MERLHAM DR
PROPOSED SITE PLAN
SCALE 1"=20'

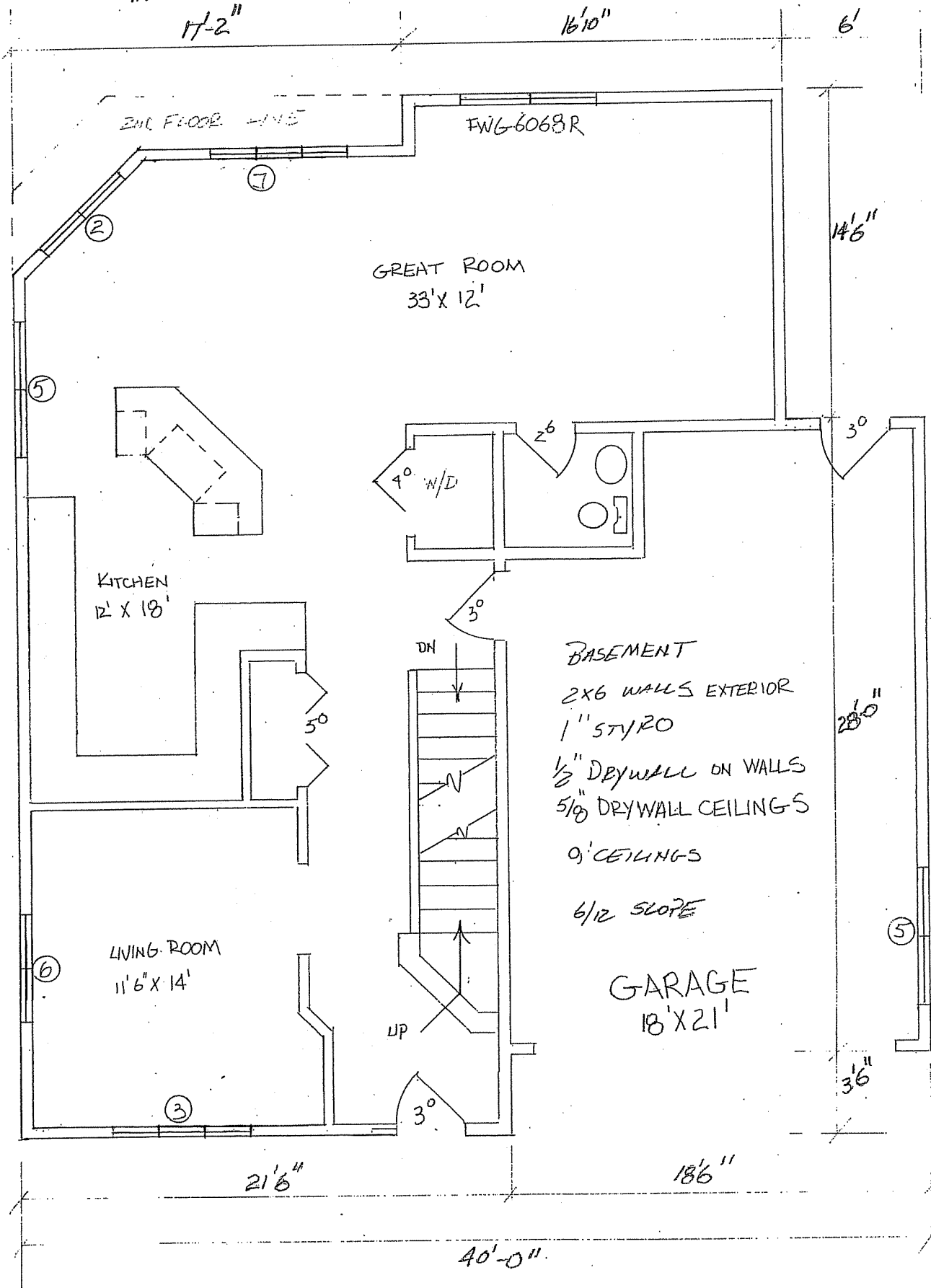


LOT 812
SUNSET VILLAGE
8TH ADDITION

R2
30' FRONT YARD
8' SIDE YARD

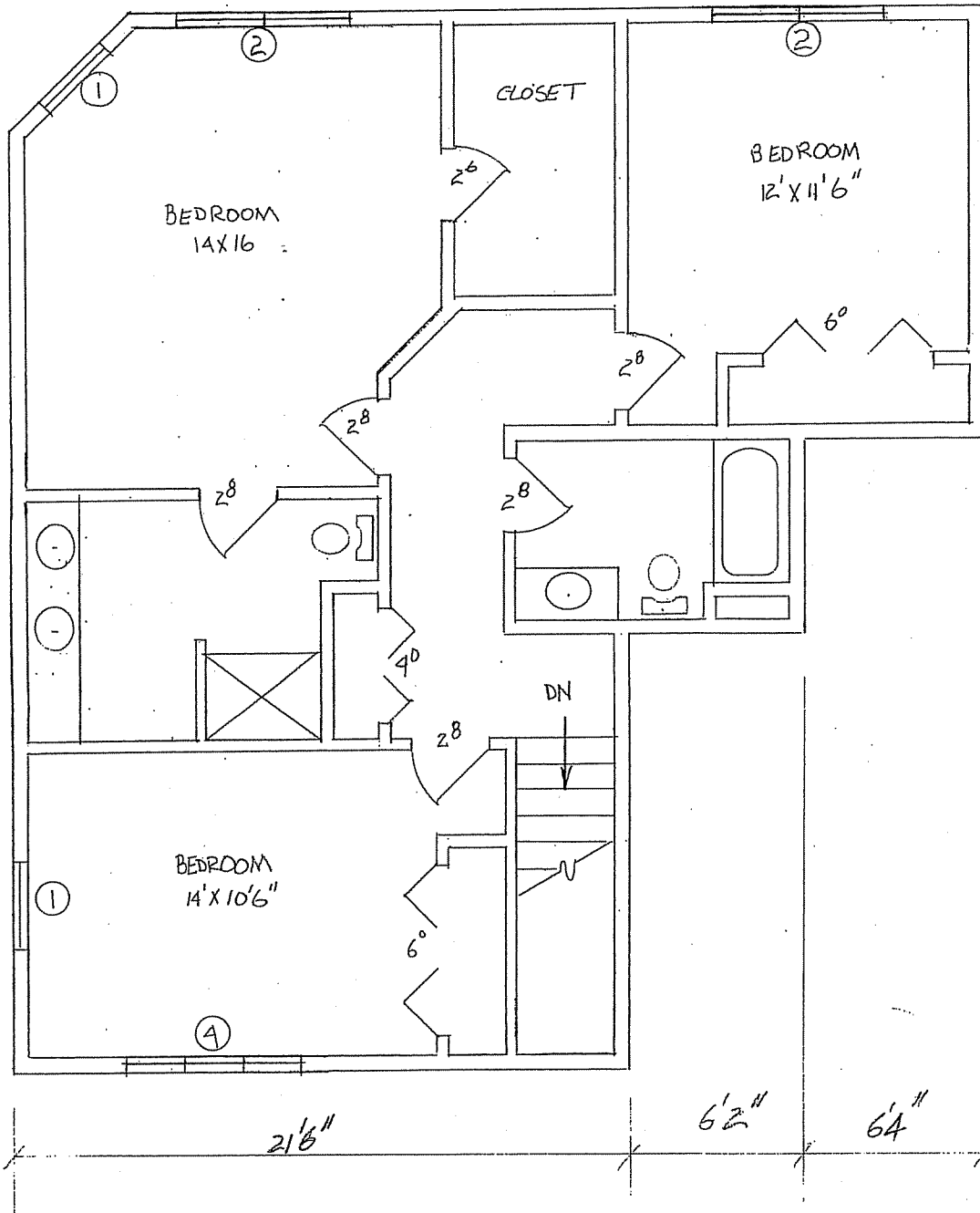
42 MERLHAM DR
EXISTING

JERRY & ROBYN MISTELE
42 MERLHAM,
MADISON, WI



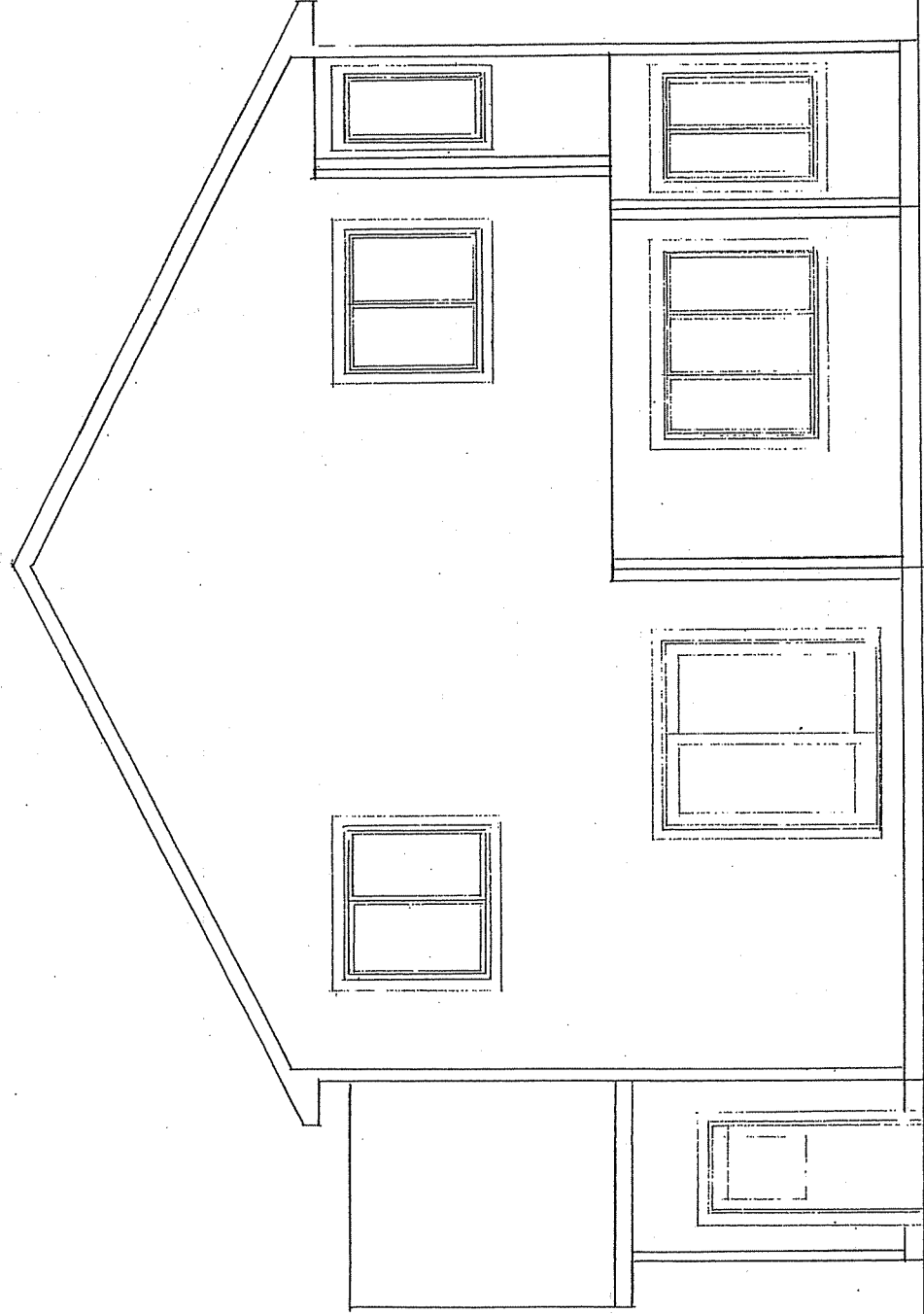
BASEMENT
2X6 WALLS EXTERIOR
1" STYRO
1/2" DRYWALL ON WALLS
5/8" DRYWALL CEILINGS
9' CEILINGS
6/12 SLOPE

FIRST FLOOR SCALE 1/4" = 1'-0"



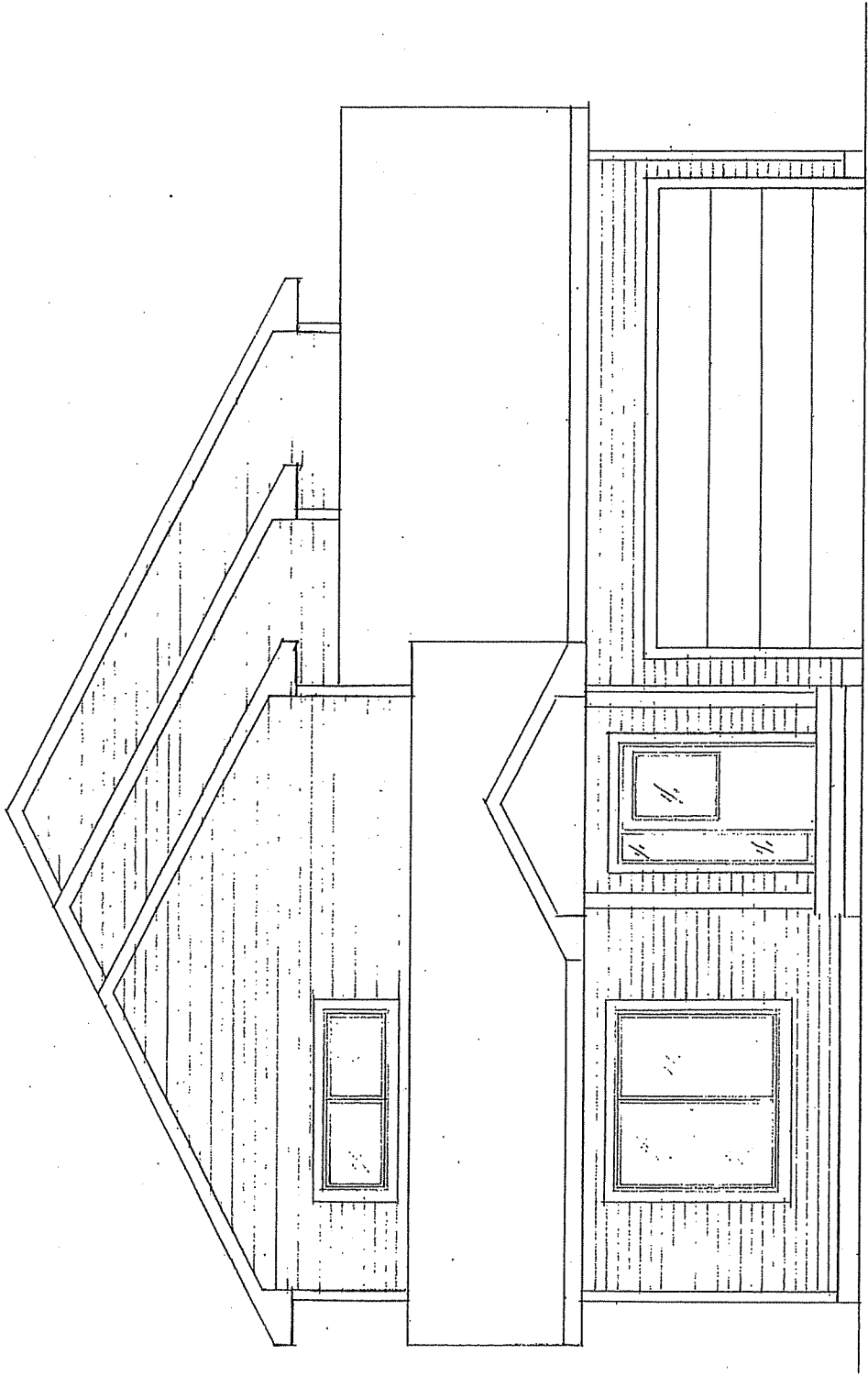
SECOND FLOOR SCALE $\frac{1}{4}'' = 1'-0''$

WINDOW SCHEDULE	
① CW145 R.O. $2'4\frac{7}{8}'' \times 4'5\frac{3}{8}''$	⑥ CW25 $4'-9'' \times 5'-0\frac{3}{8}''$
② CW245 R.O. $4'9'' \times 4'5\frac{3}{8}''$	⑦ C345 R.O. $6'-0\frac{3}{8}'' \times 4'5\frac{3}{8}''$
③ C35 R.O. $6'-0\frac{3}{8}'' \times 5'-0\frac{3}{8}''$	
④ 3-A21	
⑤ 2-A31	



REAR ELEVATION SCALE $\frac{1}{4}'' = 1'-0''$

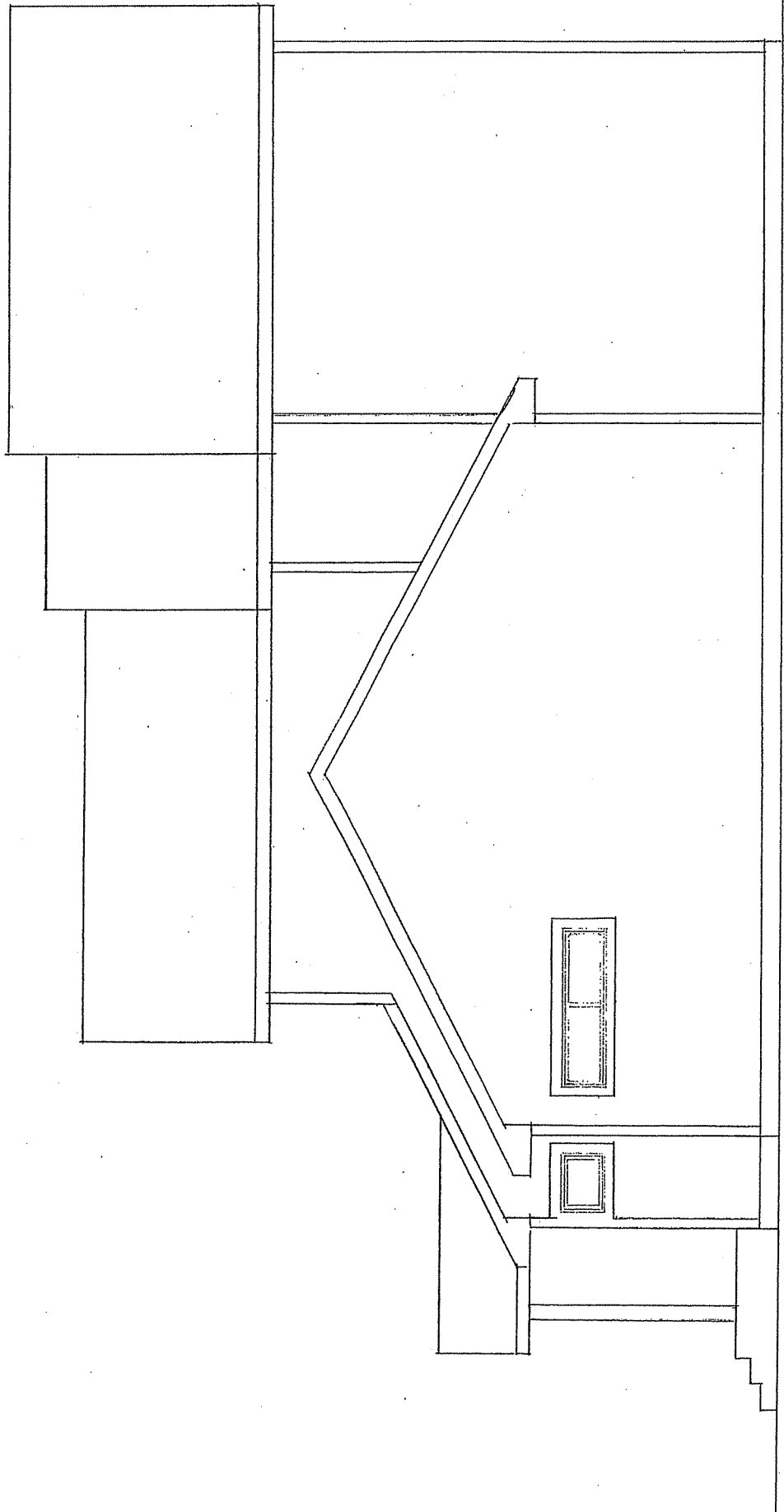
LERRY & ROBYN MISTELE
42 MERLHAN DR
APR 2005



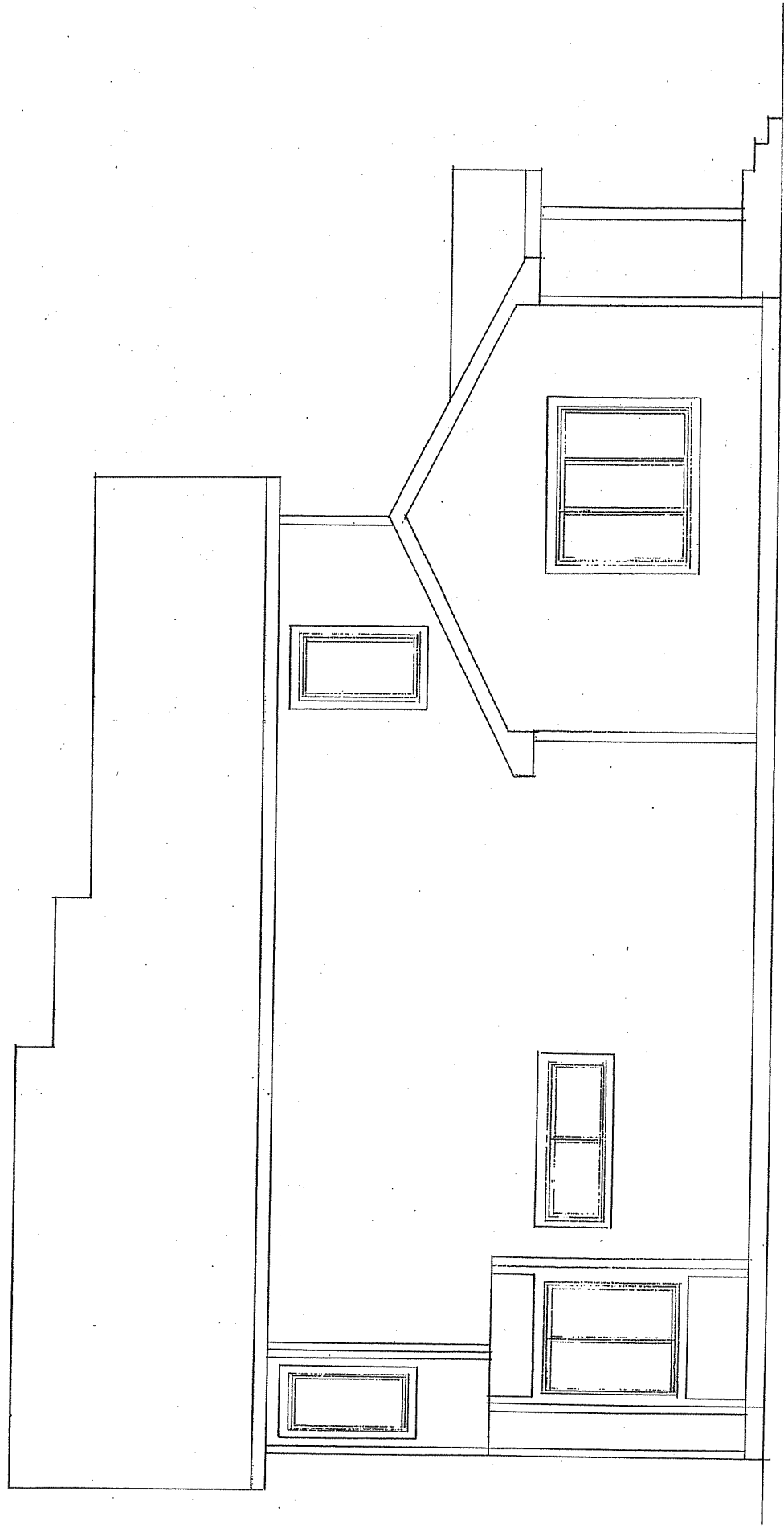
2ND FLOOR

1ST FLOOR

FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION SCALE $\frac{1}{4}'' = 1'-0''$



LEFT ELEVATION

SCALE $\frac{1}{4}'' = 1'-0''$

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.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid \$550 Receipt No. 59802
 Date Received 4-12-05
 Received By Kfu
 Parcel No. 0709-204-1824-5
 Aldermanic District 11-Jean MacCubbin
 GQ oh
 Zoning District R-2
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript. _____
 Plan Sets Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. Project Address: 42 Merlham Drive Project Area in Acres: 8940 sq. Ft.

Project Title (if any): _____

2. This is an application for: (check at least one) Lot 812 8th addn to Sunset Village

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

Conditional Use Demolition Permit Other Requests (Specify): Re-Build

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jerry Mistele Company: Aztec Builders Inc.
 Street Address: 42 Merlham Drive City/State: Madison, WI Zip: 53705
 Telephone: (608) 212-4287 Fax: (608) 240-3533 Email: JMistele@charter.net

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: Demolition of Existing 890 sq. ft. home, Rebuilding of New Home To be solely occupied by current owners.

Development Schedule: Commencement May 2005 Completion Sept. 2005

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.
- 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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use 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:
Jean Mac Cubbin, Dist 11 Alderperson 3-13-05 / 3-27-05. Liz Ringle / 3-20-05 Neighborhood Assn. Pres

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 _____ Date _____

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

Printed Name: Jerry Mistele Date: 4-12-05
Signature: Jerry Mistele Relation to Property Owner: I am prop. owner

Authorizing Signature of Property Owner _____ Date _____

Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Room LL-100
PO Box 2985
Madison, WI 53701-2985

April 12, 2005

To Whom It May Concern,

I am requesting approval to raze my existing home and garage at 42 Merlham Drive in order to construct a new single family residence as shown on the attached plans. My wife and I are the current owners and residents and will continue to be the owners and residents of the new home.

Aztec Builders Inc. (established in 1975) will serve as the general contractor. I am employed as a carpenter for the company and will be involved in the construction of our new home.

We are expecting our first child in June 2005 and anticipate starting the construction of our new home as soon as we receive approvals to proceed. Our goal would be to begin immediately upon receiving approvals in order to occupy the home in the early fall of 2005.

We love our neighborhood but need additional space for our growing family. We have been looking for a new home that meets our needs but have not found anything to our liking. As we watch the changes in our neighborhood we believe that this is the right place for us and are determined to build our new home here.

As a licensed realtor in Madison, I am conscious of the need to build a house that will fit this neighborhood. As such, we've been careful not to design a home that would not be appropriate and believe our house plans are a good fit for the lot and will blend in with the other homes in the neighborhood as well.

We appreciate your consideration of our request and would hope to receive your response in a timely manner so that we may proceed with this project as soon as possible. If you have any questions about the project that are not covered in the materials, I can be reached at 212-4287. We look forward to hearing from you in the near future.

Sincerely,



Jerry Mistele

Jerry

From: <maccub11@gdinet.com>
To: "Jerry" <jmistele@charter.net>
Cc: "ALDER JEAN MacCUBBIN, District #11" <district11@cityofmadison.com>
Sent: Wednesday, April 13, 2005 7:52 AM
Subject: Re: meeting with city planning

I did send you something via e-mail as you requested; are you able to print that out as a 'written' approval of the waiver?

I only have my laptop tonight and have to return it Thurs. a.m. and don't know if I'll get to find that e-mail.

I no longer have the printer, we are retuning all of our "technolgy" so I still have work to do on it before I turn it over; expect to be in meetings until 9 pm tonight.

Quoting Jerry <jmistele@charter.net>:

> Jean, Today I met with the city planning / zoning office to submit my plans
 > for 42 Merlham Dr. The last time we spoke you refered me to the new
 > alderperson, Tim Gruber. I understand that he is not sworn into office
 > untill the 19th of April. I'm hoping you could give me something in writing,
 > to give to the planning commission, in addition to the verbal waiver we
 > discussed on 3/13/05. I had called Debbie from the City Clerks office and she
 > thought I should still ask you, because you and Tim are in the process of
 > turn over. And you are technically still my Alderperson. I would greatly
 > appreciate it if you could do this for me, it is the last piece of
 > Information I need to Proceed.

>

> Thank You

>

> Jerry Mistele

> 42 Merlham Drive

> Madison WI 53705

>

> 238-1246

This mail sent through Global Webmail(tm): <http://webmail.gdinet.com>
 For additional information contact support@gdinet.com or go to <http://www.gdinet.com>.

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4/13/2005