



Location  
5501 Greening Lane

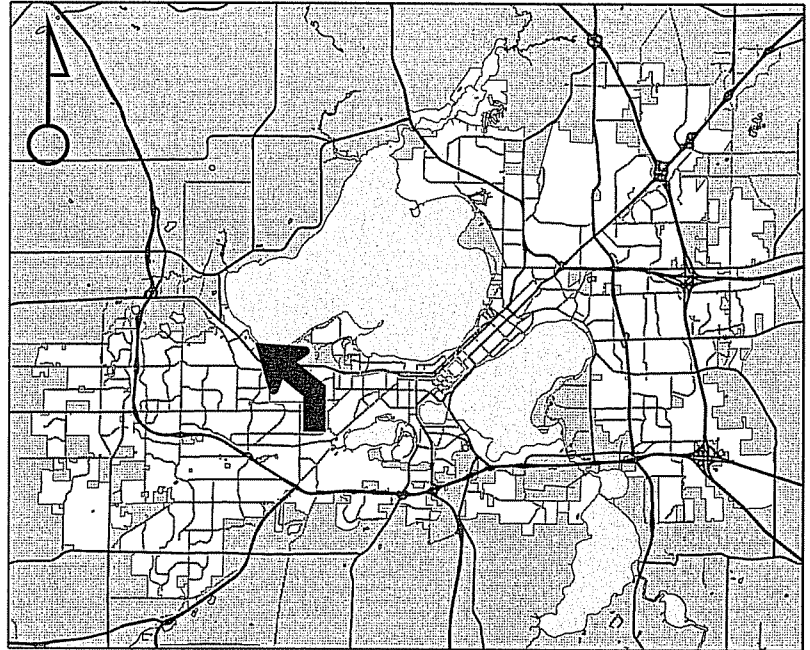
Project Name  
Keenan Residence

Applicant  
Bill Keenan

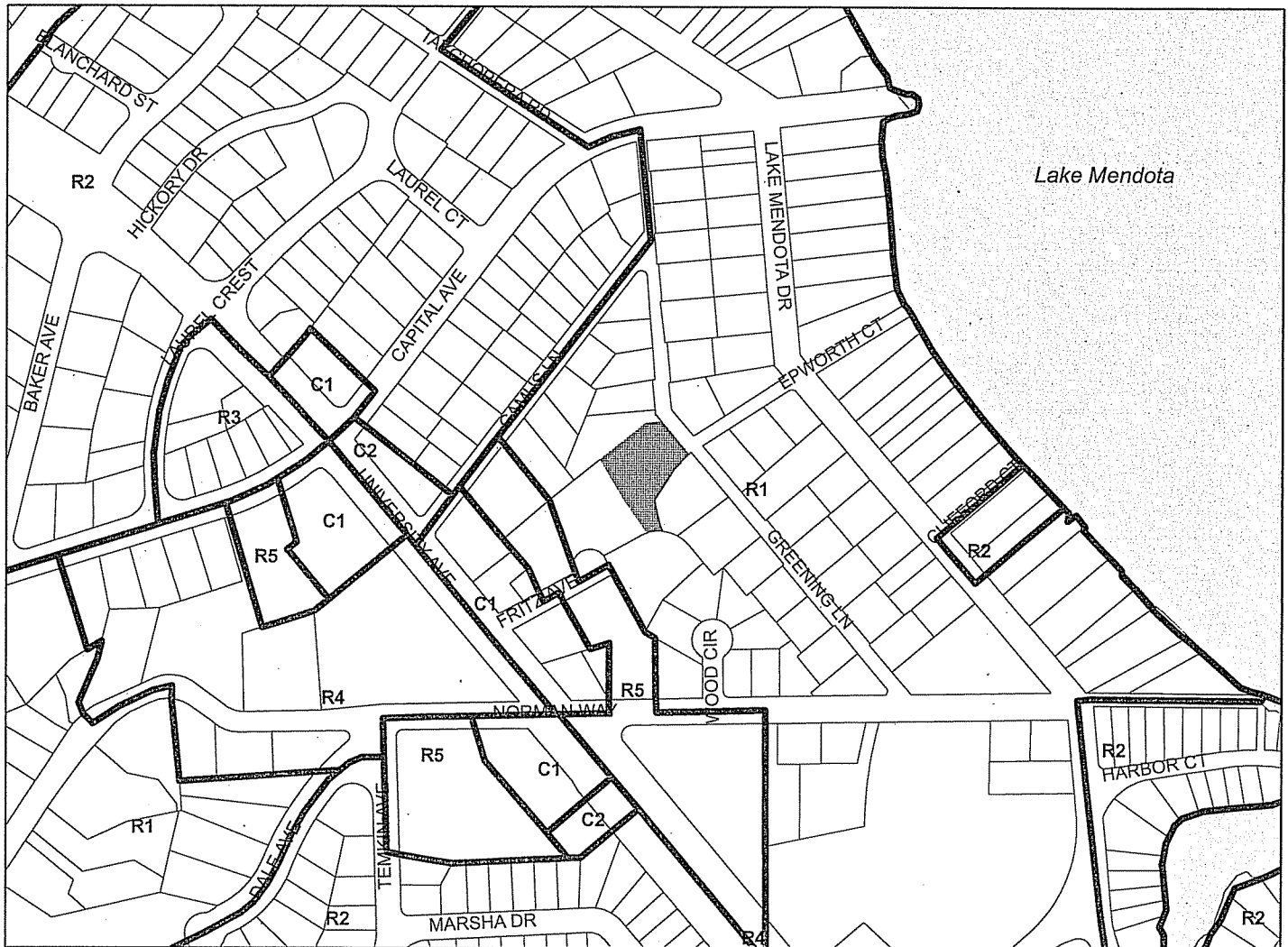
Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence  
and construct new residence

Public Hearing Date  
Plan Commission  
19 December 2011

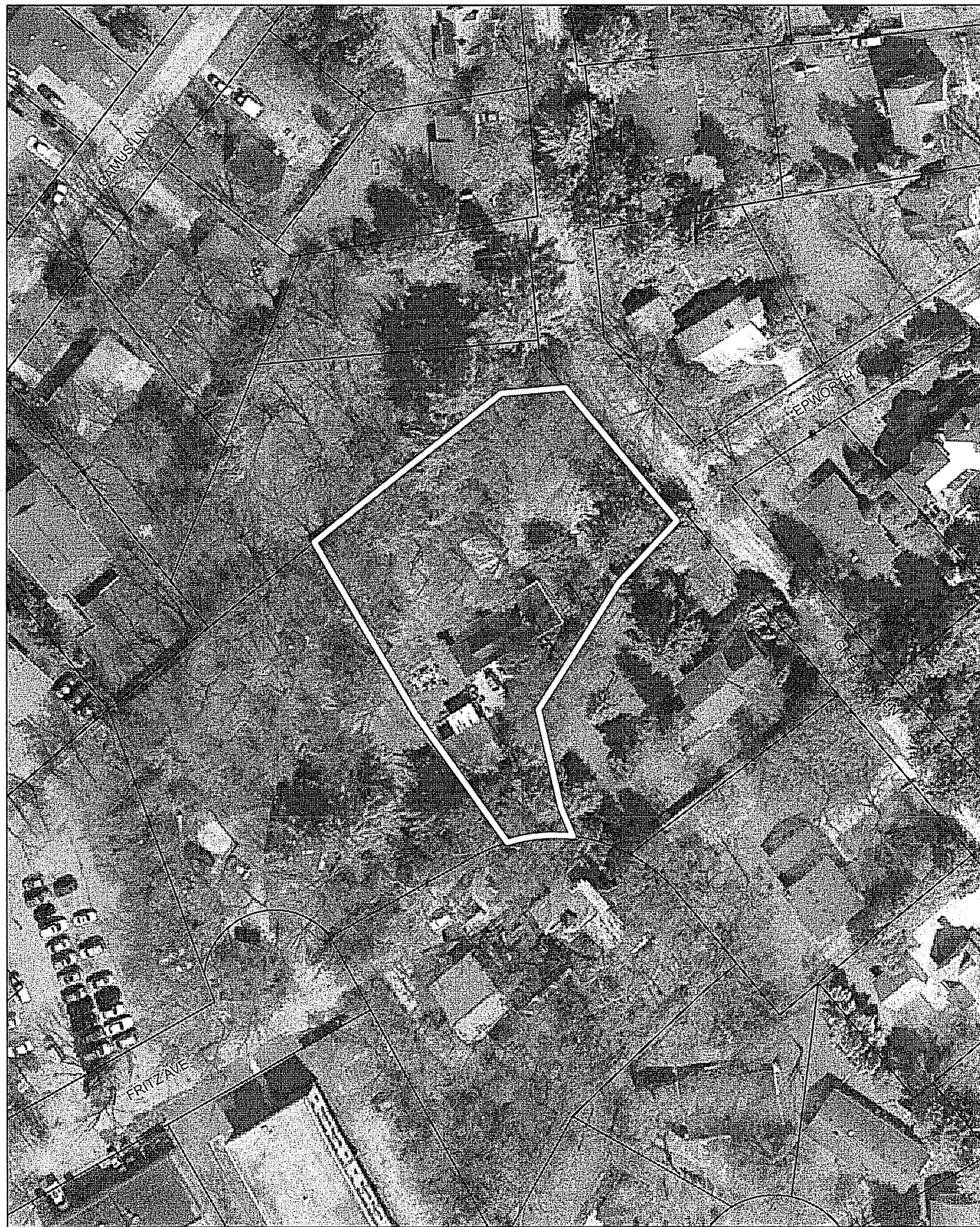


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 December 2011





# 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](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 5501 Greening Lane Project Area in Acres: ~ 2/3 acre  
Project Title (if any): \_\_\_\_\_

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b>	<b>Rezoning to or Amendment of a PUD or PCD District:</b>	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Bill Keenan Company: \_\_\_\_\_  
Street Address: 710 Briar Hill Rd. City/State: Madison Zip: 53711  
Telephone: (608) 233-0067 Fax: ( ) Email: we.keenan@wisc.edu  
Project Contact Person: same as above Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_  
Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Propose to demolish 1920 house with multiple deficiencies in order to build single-family home.  
Development Schedule: Commencement March 2012 Completion December 2012

**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 500 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**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 Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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 3/8/11      Spring Harbor NA. 3/8/11

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 and Planning Division staff; note staff persons and date.
 

Planning Staff: Heather Stouder Date: 4/11      Zoning Staff: Patrick Anderson Date: 4/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Bill Keenan Date 11/9/11

Signature Bill Keenan Relation to Property Owner same

Authorizing Signature of Property Owner Bill Keenan Date 11/9/11

Effective May 1, 2009

November 9, 2011

Ms. Nancy E. Fey, Chair  
Plan Commission  
Department of Planning and Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2984

Re: Letter of Intent – 5501 Greening Lane

Dear Ms. Fey and Members of the Plan Commission:

Attached find the following documents for Plan Commission Consideration as part of this Letter of Intent:

1. Land Use Application
2. 12 copies of Letter of Intent
3. 7 copies of Site Documents Full Size/Collated/Folded :
  - a. Legal Site Plan (Notbohm Michaels Surveying); 18 x 24
  - b. Proposed Site Plan (Barnett Architecture) 11 x 17
4. 7 Copies Full Plan set at 11" x 17" (site and architectural plans)
5. 1 Copy Plan set at 8.5" x 11" (site and architectural plans)
6. Application Fee Check
7. Disc with Full Documents

The purposed of this application is to secure an approval to demolish the existing building.

The intent of the project is three-fold:

1. Raze the existing house, which has many deficiencies (described below)
2. Create a new, modest and energy-efficient home that follows the tenets of the Passive House principles.
3. Save the prime trees on the site.

**Project Name:** Keenan Residence

**Project Address:** 5501 Greening Lane

**Owners:** Bill Keenan and Lisa Keenan

**Mailing Address**

710 Briar Hill Road  
Madison, WI 53711

**Existing and Proposed Conditions**

The property is marked by three existing structures: a single-family home (to be razed), detached garage (to remain) and a shed (to remain). The single-family home, built in 1920, is listed as 1,854 sq. ft. on the City of Madison website. Several additions were "cobbled on" over the years and have resulted in numerous deficiencies, including:

- a. leaky roofs resulting in ceiling damage
- b. leaking and cracked foundation
- c. framed wood floors with severe sloping
- d. poor or no insulation
- e. single-glazed windows with many missing storms

- f. ceiling heights non-conforming per current codes, such as the 6'10" kitchen ceiling height
- g. bathroom exposed to public area

We propose to construct a contemporary, energy-efficient one-story house with basement. The house will be insulated using the Passive House principles, with R values doubling those in most houses constructed today. It will occupy much of the footprint of the existing house and is designed with the aim of preserving a number of "trophy" trees.

**Project Communication**

We have formally met with city staff several times (April, July 2011) as well as communicated regularly with Heather Stouder, the assigned planner, and Patrick Anderson, the assistant zoning administrator.

**Proposed Construction Schedule**

<u>Date</u>	<u>Milestone</u>
March 2012	Commencement
December 2012	Completion

**Architect**

Todd Barnett, AIA ALA  
 Barnett Architecture LLC  
 118 N. Breese Terrace, Suite I  
 Madison, WI 53726  
 todd@barnettarchitecture.com  
 608.233.4538

**Surveyor – Legal Description**

Mr. Ross Michaels

**Contractor**

To Be Determined

<b>Level</b>	<b>Area-Proposed (roofed areas*)</b>
Basement	1709 sq ft.
First Floor	1709 sq ft.

\*excludes 120 sq ft screen porch

**Existing Driveway**

Driveway to remain.

**Site Area**

City of Madison Website: 29,975 sq.ft./approximately 2/3 acre  
 Legal Survey: Lot 1 of Certified Survey Map no. 3199, formerly part of Lot 6 and Lot 7, Block 1 A.K. Fritz Subdivision, located in the SE ¼ of the NW ¼ of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin.

Thank you for your consideration and please contact me with any questions or additional information.

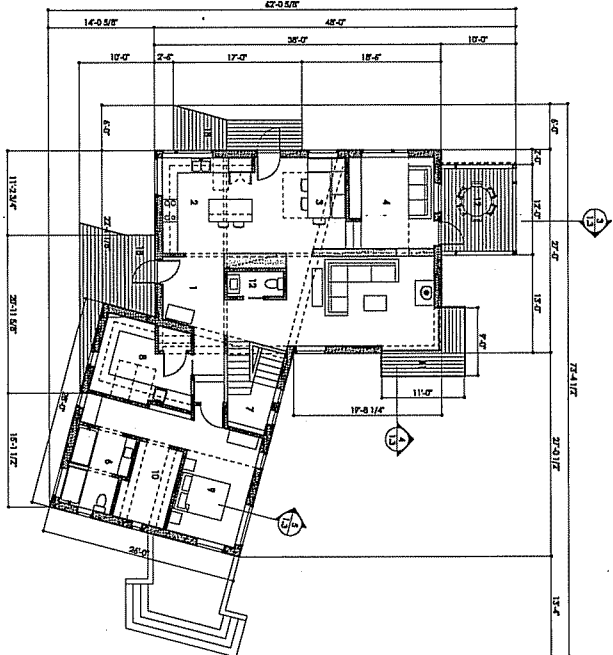
Sincerely,

Bill Keenan



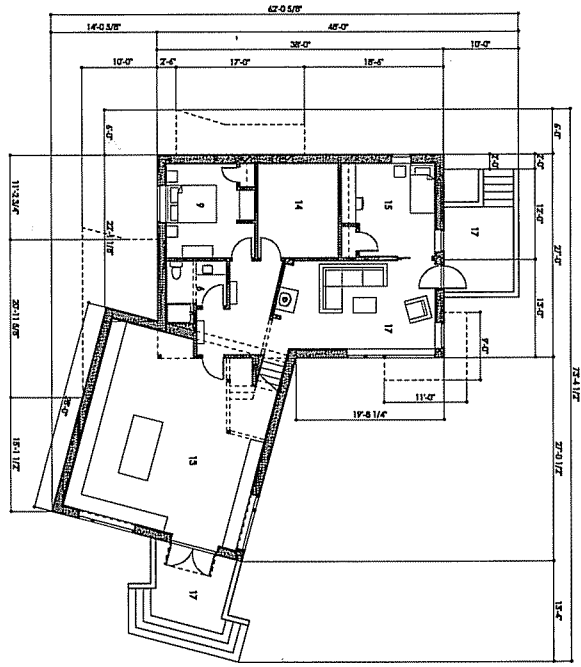




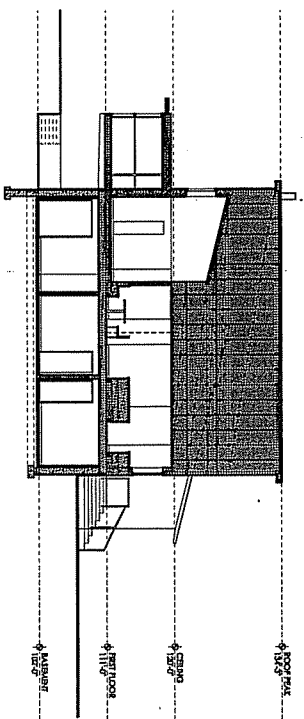


- LEGEND**
- 1 ENTRY
  - 2 LIVING
  - 3 DINING
  - 4 KITCHEN
  - 5 BATH
  - 6 BATH
  - 7 STAIR
  - 8 HALLWAY
  - 9 BEDROOM
  - 10 BEDROOM
  - 11 CLOSET
  - 12 CLOSET
  - 13 SCREEN PORCH
  - 14 STUDY
  - 15 STUDY
  - 16 WALKOUT
  - 17 BERRY PORCH
  - 18 BERRY PORCH

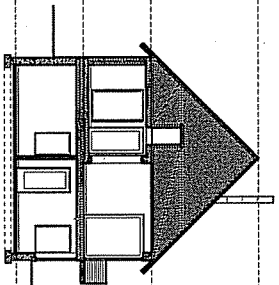
**1 CONCEPT PLAN - first floor**



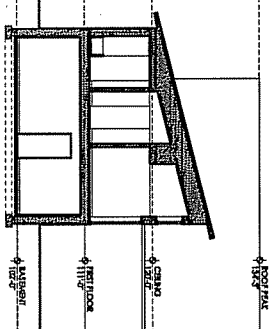
**2 CONCEPT PLAN - lower level**



**3 CONCEPT SECTION - Porch + Sitting + Dining + Kitchen**



**4 CONCEPT SECTION - sitting + living**



**5 CONCEPT SECTION - Bedroom**



**NEW HOME FOR  
BILL AND DEA  
ESMAN**

4801 GREENWAY LANE  
MADISON, WI 53726  
608.261.1111

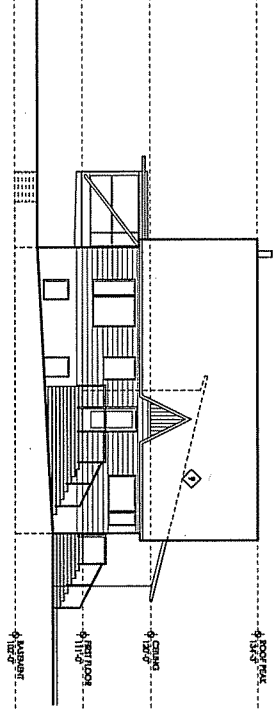


**RESIDENTIAL  
NOT FOR CONSTRUCTION**  
DRAWING DATE: 11-19-2011

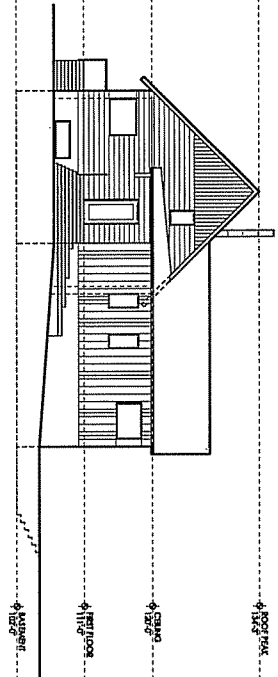


118 NORTH JEFFERSON  
MADISON, WISCONSIN 53724  
608.263.4338  
http://www.mharch.com

NEW HOUSE FOR  
BILL AND JENA  
KERNAN  
501 OBERMAYOR  
MADISON, WI 53705

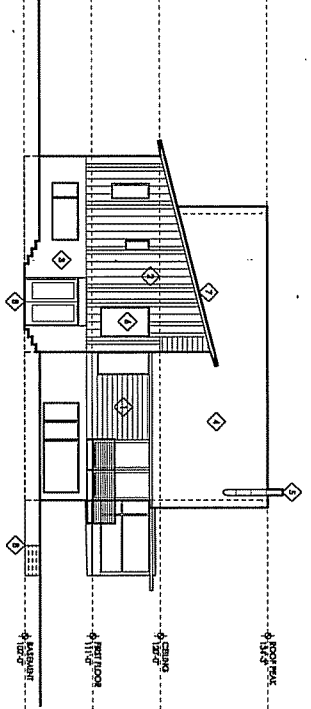


1 CONCEPT ELEVATION - West  
SCALE: 1/8" = 1'-0"

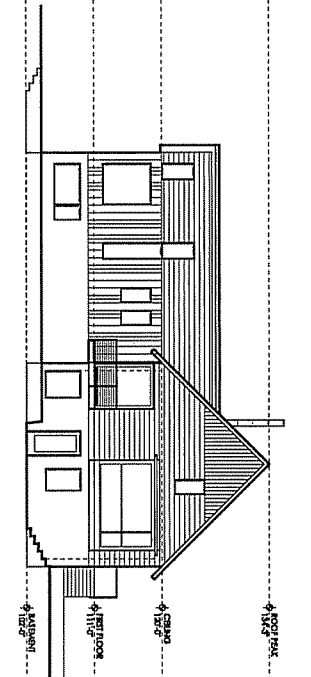


1 CONCEPT ELEVATION - South  
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:  
1. SECTIONS ARE SHOWN IN BLUE DIMENSION - NOT DIMENSIONED.  
2. EXIST. HOME  
3. HORIZONTAL SIDING  
4. HORIZONTAL SIDING  
5. SYMMETRIC BRICK/CLAY PIER OVER FOUNDATION  
6. WALL COLLAPSEMENT SPACER  
7. STRAIGHT STEEL GLASS X-CRAWLER  
8. BRICK/CLAY PIER  
9. FOUNDATION  
10. WALK OUT FROM BASEMENT  
11. WALL FINISH SECTION



1 CONCEPT ELEVATION - East  
SCALE: 1/8" = 1'-0"



1 CONCEPT ELEVATION - North  
SCALE: 1/8" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION  
DRAWING DATE: 04/11/2011

1.4

Architectural drawing details and notes.



