



# City of Madison

## Proposed Demolition

Location  
312 North Hamilton Street

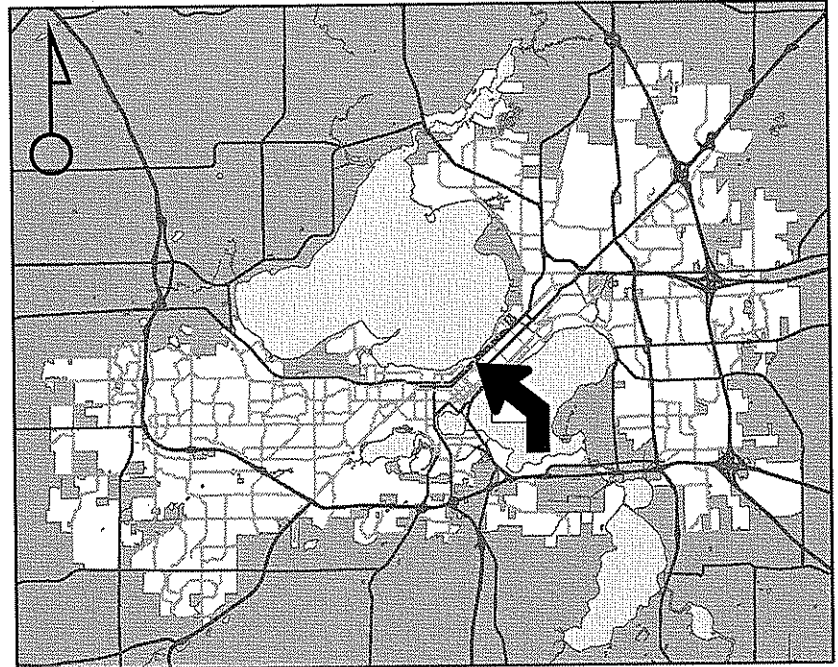
Project Name  
Gobel Demolition

Applicant  
Daniel Gobel

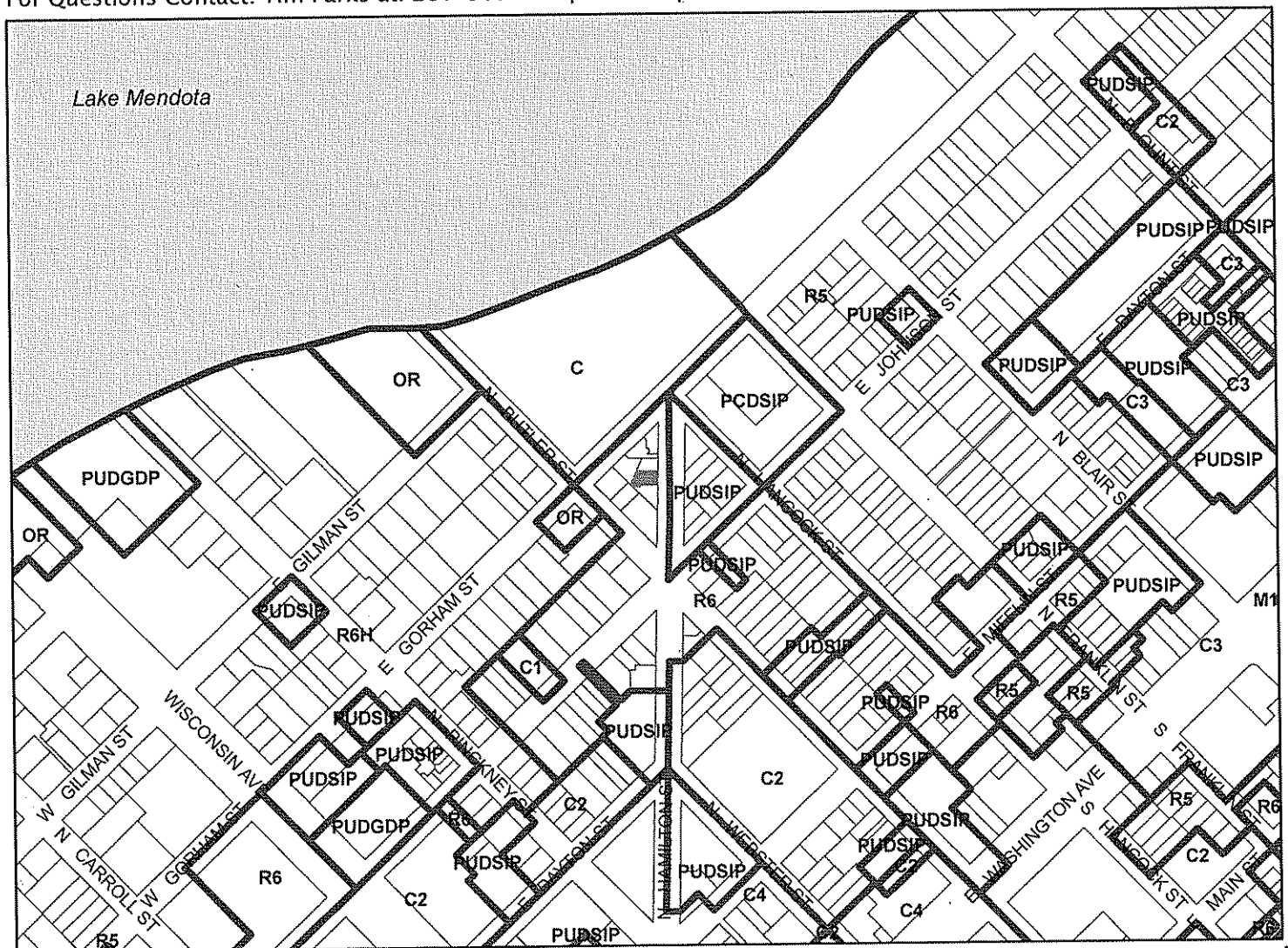
Existing Use  
Multi-Family Residence

Proposed Use  
Demolish Multi-Family Residence  
to Create Open Space for Adjacent  
Residential Building

Public Hearing Date  
Plan Commission  
17 August 2009



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



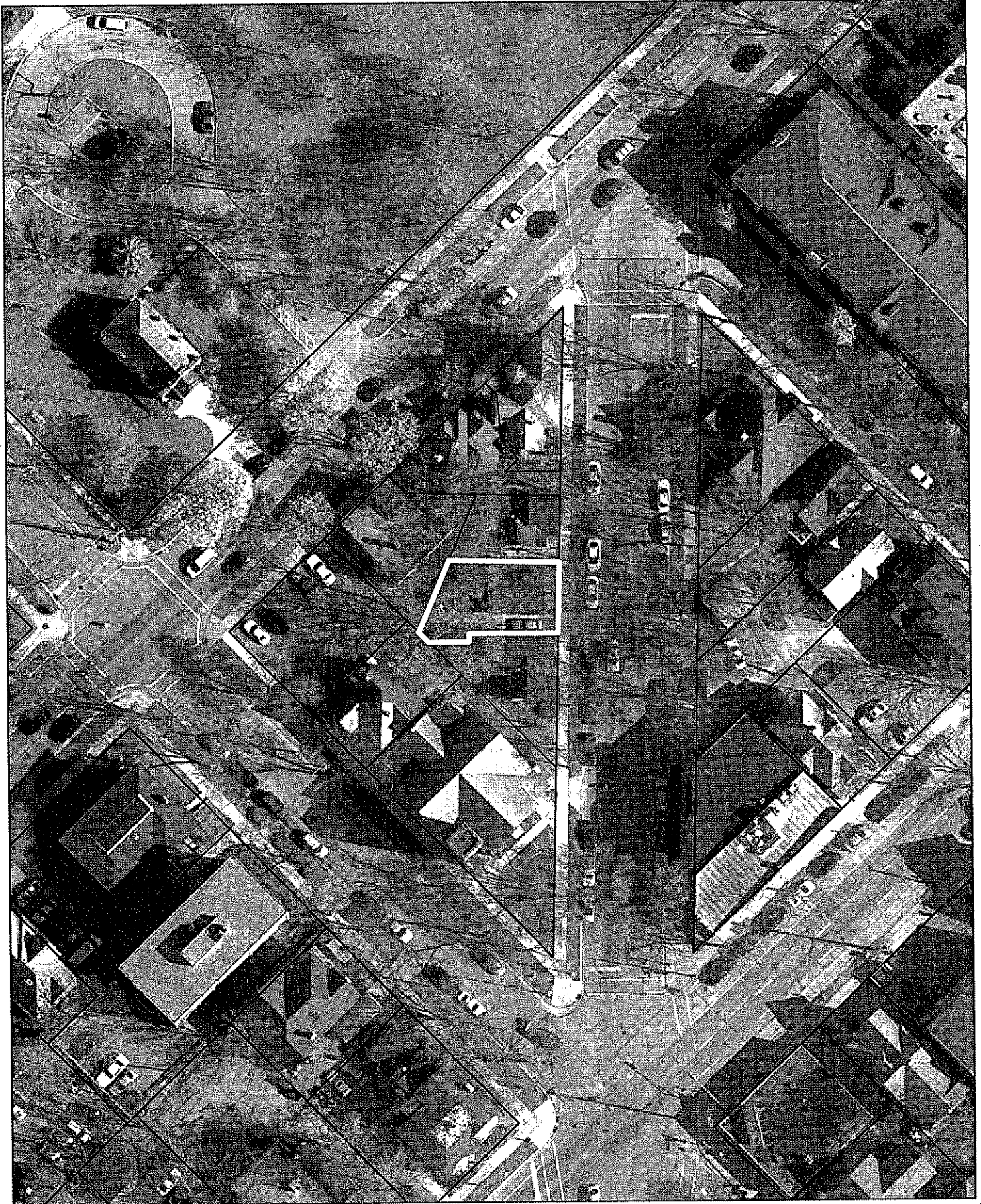
Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 August 2009 / 7



City of Madison

312 North Hamilton Street



Date of Aerial Photography : April 2007?

# 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 \$500.00 Receipt No. 101532  
Date Received 6/29/09  
Received By JLK  
Parcel No. 0709 144 0507 6  
Aldermanic District 2 Bridget Maniaci  
GQ OK  
Zoning District R6  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP NA Legal Descript.   
Plan Sets \_\_\_\_\_ Zoning Text NA  
Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
Ngrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
Date Sign Issued 6/29/09

1. Project Address: 312 NORTH HAMILTON STREET Project Area in Acres: 0.0438

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

2. This is an application for: (check at least one)

<input checked="" 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: DANIEL GOBEL Company: N/A  
Street Address: 1017 NICHOLS DRIVE City/State: RALEIGH NC Zip: 27605  
Telephone: (919) 332.2186 Fax: ( ) N/A Email: DANIEL.ARTHUR.GOBEL@GMAIL.COM

Project Contact Person: \_\_\_\_\_ 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 312 NORTH HAMILTON STREET STRUCTURE DUE TO UNSAFE CONDITIONS AND PROVIDE GREEN SPACE FOR RESIDENCES AT 314 NORTH HAMILTON STREET.

Development Schedule: Commencement AUGUST 30, 2009 Completion SEPTEMBER 30, 2009

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: \$ 500.00** 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 NEIGHBORHOOD & COMPREHENSIVE 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:  
BRENDA KONKEL (7.11.08), LEDELL ZELLERS (7.11.08), PHIL HEES (5.12.08), BRIDGET MAHACI (6.9.09)
  - 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 TIM PARKS Date 7.14.08 | Zoning Staff MATT TUCKER Date 7.14.08

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

Printed Name DANIEL ARTHUR GOBEL Date 6.18.09  
 Signature Daniel Gobel Relation to Property Owner \_\_\_\_\_  
 Authorizing Signature of Property Owner Daniel Gobel Date 6.18.09

DANIEL ARTHUR GOBEL

1017 Nichols Drive  
Raleigh, NC 27605

daniel.arthur.gobel@gmail.com  
919.332.2186

City of Madison Plan Commission  
215 Martin Luther King Blvd  
Madison, WI 53701

June 18, 2009

Letter of Intent

Existing Conditions:

312 North Hamilton is a 4 bedroom single family residence located between East Gorham Street and East Johnson Street. The approximately 1,200 square foot structure sits on a 1,909 square foot lot. The structure has server structural damage due to the balloon framing shifting off a stone foundation and rotted wood structural framing members (see item no. 1 and 2 on the attached PROGRAMMED INSPECTION by the City of Madison, 207233023).

Proposed Improvements:

The improvements would be to remove this unsafe structure and provide a green space (seed landscape) for residents at 314 North Hamilton Street. 314 North Hamilton Street is approximately 900 square foot 3 bedroom residence that sits on a 1,426 square foot lot. The lots would be combined to provide an improved built environment for both the residences at 314 North Hamilton Street and the city of Madison.

Zoning:  
R6

Site Area:  
1,909 square feet

Owner and Architect:  
Daniel Gobel  
1017 Nichols Drive  
Raleigh, NC 27605

Contractor:  
Jon Heller  
HPS Inc.  
10 Starr Ct  
Madison, WI 53711

Feel free to contact me with any questions or concerns.

Thanks,



Daniel Arthur Gobel, AIA, NCARB, LEED AP

DANIEL ARTHUR GOBEL

1017 Nichols Drive  
Raleigh, NC 27605  
daniel.arthur.gobel@gmail.com  
919.332.2186

City of Madison Plan Commission  
215 Martin Luther King Blvd  
Madison, WI 53701

November 15, 2008

Recycling and Reuse Plan (See attached Building Removal and Salvage Agreement).

Reuse Plan:

Some of the wood flooring and the wood cabinets will be relocated to 314 North Hamilton Street.

Appliance Recycling:

Range/stove, refrigerator and washer/dryer sold for use.

Mercury Recovery/Recycling:

No mercury thermostats and fluorescent lights exist in the structure.

Concrete/Asphalt Recycling:

No significant amount of concrete will be demolished.

Metal Recycling:

Rain gutters, downspouts and stormwindows will be recycled.

Owner and Architect:

Daniel Gobel  
1017 Nichols Drive  
Raleigh, NC 27605

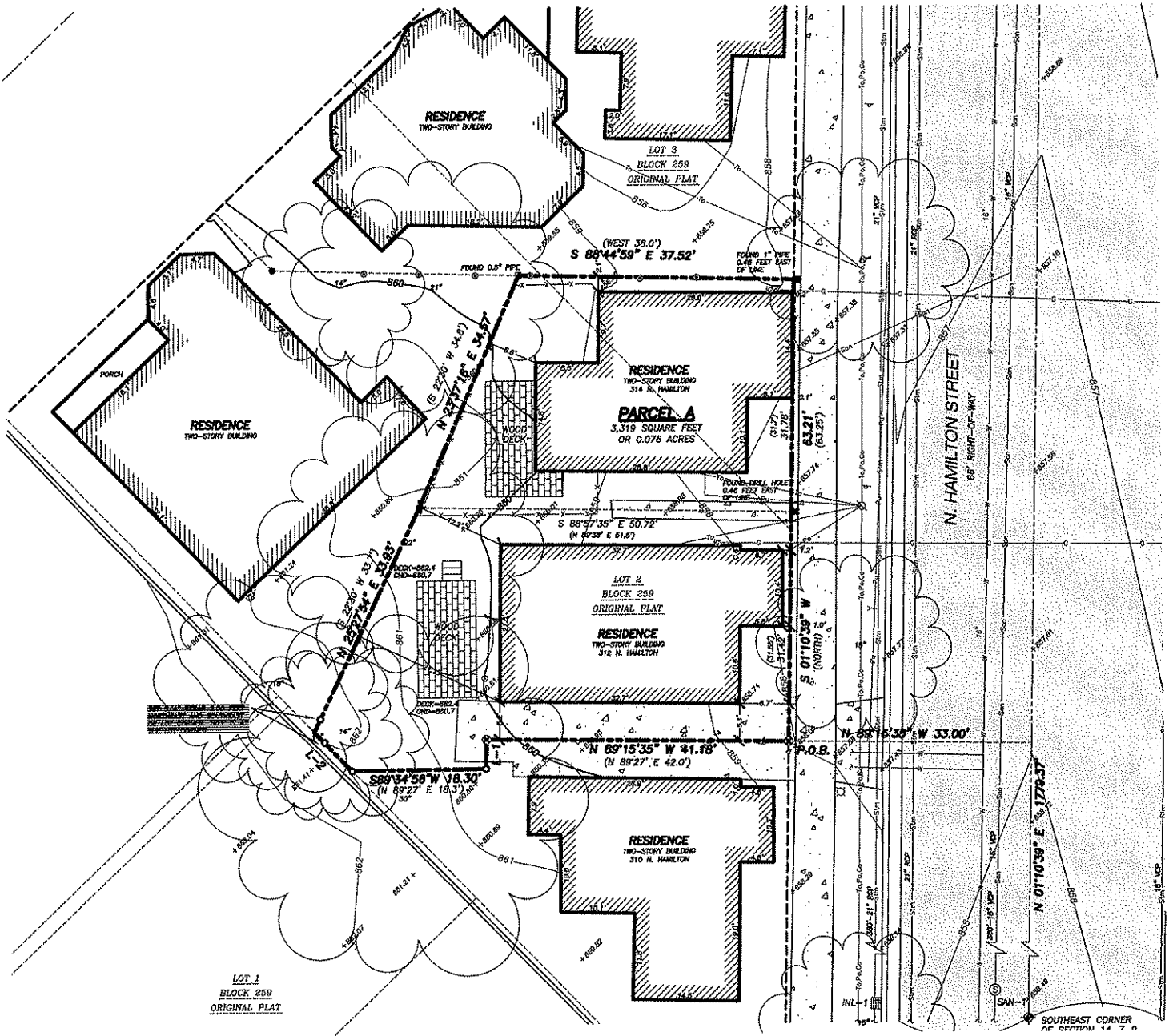
Contractor:

Jon Heller  
HPS Inc.  
10 Starr Ct  
Madison, WI 53711

Feel free to contact me with any questions or concerns.

Thanks,

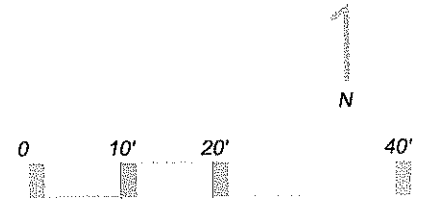
Daniel Arthur Gobel, AIA, NCARB



# EXISTING SITE PLAN

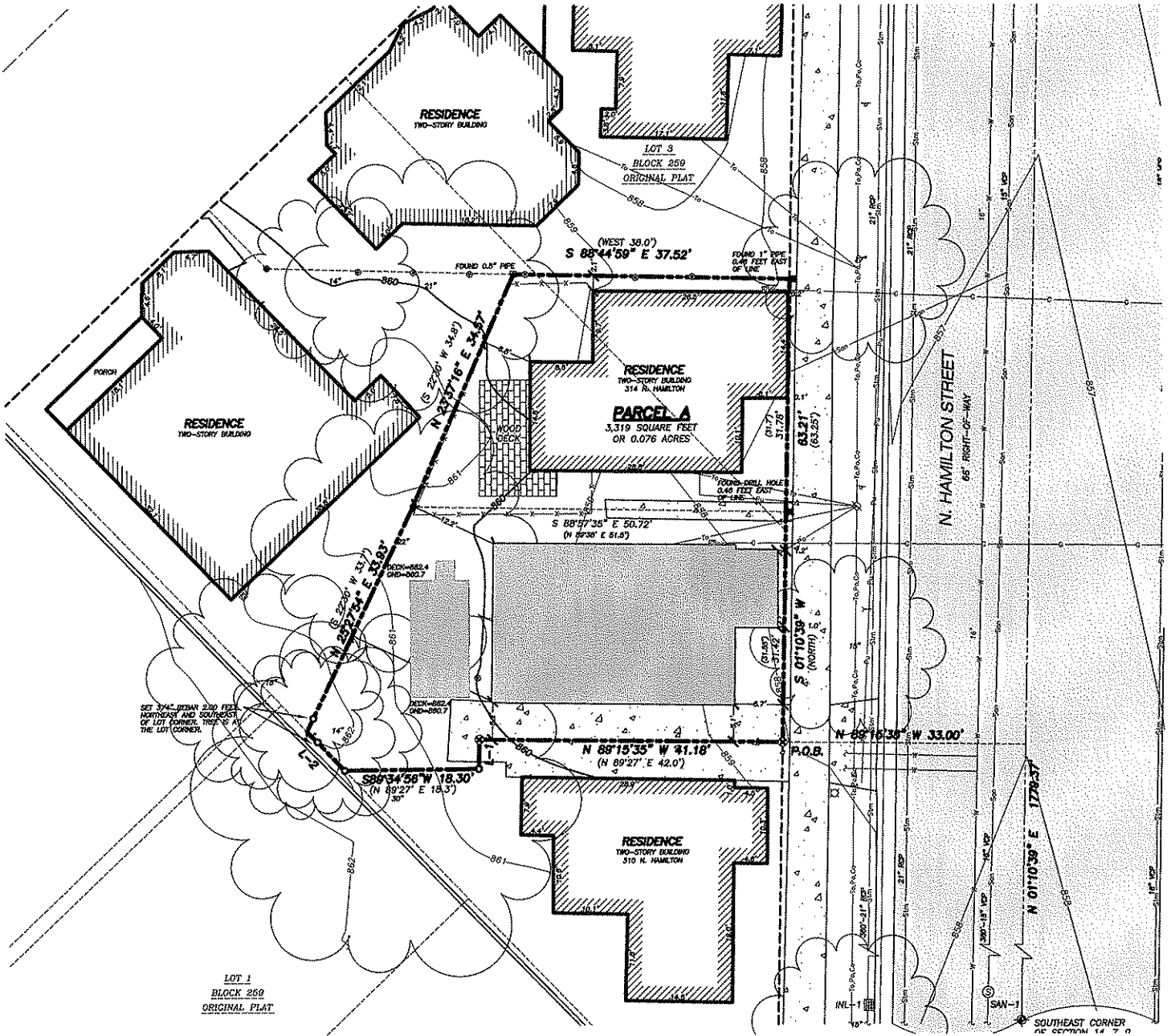
LAND USE APPLICATION  
312 NORTH HAMILTON STREET

11.15.08

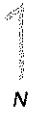


DANIEL ARTHUR GOBEL  
1017 NICHOLS DRIVE  
RALEIGH, NC 27605

DANIEL.ARTHUR.GOBEL@GMAIL.COM  
919.332.2186



DEMO ITEMS



# DEMOLITION SITE PLAN

LAND USE APPLICATION  
312 NORTH HAMILTON STREET

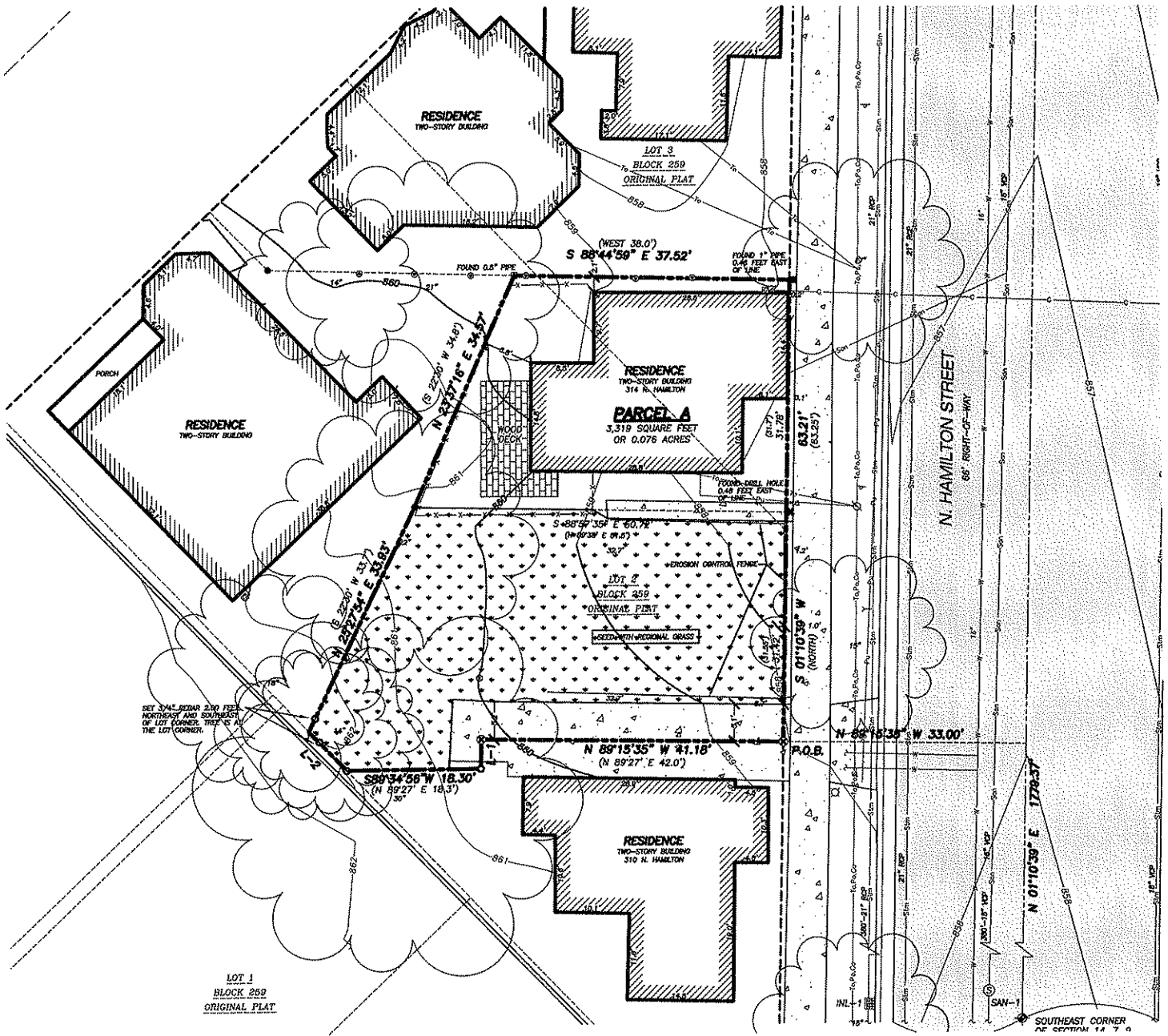
DANIEL ARTHUR GOBEL  
1017 NICHOLS DRIVE  
RALEIGH, NC 27605

11.15.08

DANIEL.ARTHUR.GOBEL@GMAIL.COM  
919.332.2186

17





# PROPOSED SITE PLAN

LAND USE APPLICATION  
312 NORTH HAMILTON STREET

11.15.08



DANIEL ARTHUR GOBEL  
1017 NICHOLS DRIVE  
RALEIGH, NC 27605

DANIEL.ARTHUR.GOBEL@GMAIL.COM  
919.332.2186

17

From: Inspection Unit  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2984  
Madison, Wisconsin 53701-2984

**City of Madison**  
**OFFICIAL NOTICE**

Notice: An inspection discloses that certain sections of the City Ordinances are being violated.

**Property Located At:**  
312 N HAMILTON ST

**OWNER:**  
DANIEL A GOBEL  
1017 NICHOLS DR  
RALEIGH NC 27605

Item No.	Violating Section No.	CORRECTIONS REQUIRED
----------	-----------------------	----------------------

**PROGRAMMED INSPECTION**

NOTE: ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES.

**LONGER TERM NOTICE**

- |    |                          |  |
|----|--------------------------|--|
| 1. | 27.05(2)(i)<br>29.05(1)  | Obtain a building permit and return the front porch system to an upright and level condition. The support posts for the front porch are resting on pieces of wood. Install proper footings for the posts to bear on. The whole porch system is pulling away from the building and sinking.   |
| 2. | 27.05(2)(g)1<br>29.05(1) | The support system for the first floor contains inappropriate support posts, posts and beams with rotted wood, notched joists, and piecemealed support sections. Rebuild the first floor flooring system. This shall include but is not limited to replacing any rotted wood, joists, posts, headers, and subfloor. Ensure that all loads are properly supported. A building permit must be obtained for this work. To obtain the permit a detailed scaled drawing will be needed. |
| 3. | 27.05(2)(e)              | Scrape and repaint the exterior surfaces of the window trim/frames, porch trim, and gutters/downspouts where the paint is deteriorated, chipping, cracking, or peeling. The paint shall be applied to provide adequate resistance to weathering and to maintain an attractive appearance.  |
| 4. | 27.05(2)(e)              | Paint any new wood that was installed during the exterior windowsill and sash repairs.   |

From: Inspection Unit  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2984  
Madison, Wisconsin 53701-2984

**City of Madison**  
**OFFICIAL NOTICE**

Notice: An inspection discloses that certain sections of the City Ordinances are being violated.

**Property Located At:**  
312 N HAMILTON ST

**OWNER:**  
DANIEL A GOBEL  
1017 NICHOLS DR  
RALEIGH NC 27605

Item No.	Violating Section No.	CORRECTIONS REQUIRED
5.	27.05(2)(g)2	Tuckpoint the foundation where the mortar is loose, crumbling or missing. NOTE: The shorter-term notice asks you to rebuild the front foundation wall. This item requires you to repair the remainder of the foundation walls.
6.	27.05(2)(g)2	Eliminate the sag in the rear porch roof. Replace all rotting wood and eliminate the crushing of the members at the right rear corner.
7.	27.05(2)(g)2	Replace all missing, deteriorated or damaged shingles on the roof. Ensure that the roof is returned to a weather-tight condition.
8.	27.05(2)(d) 28.11(3)(h)2.a.	Repair or replace the driveway to provide a solid level surface. Repairs shall include replacing the depressed/raised areas, and damaged/missing surface with a bituminous or Portland cement pavement. Driveways and similarly paved areas shall be properly maintained in a safe and substantial condition.

Note: The same driveway Notice is being issued to the adjoining property owner.

Note: The repairs that will need to be made are anticipated to be costly. We are requiring that all repairs will be done in a professional and workmanlike manner. It may be advisable to schedule a conference meeting.

This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Inspection Unit may issue citation(s), and/or refer the situation to the City Attorney's Office.

From: Inspection Unit  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2984  
Madison, Wisconsin 53701-2984

**City of Madison**  
**OFFICIAL NOTICE**

Notice: An inspection discloses that  
certain sections of the City  
Ordinances are being violated.

**Property Located At:**  
312 N HAMILTON ST

**OWNER:**  
DANIEL A GOBEL  
1017 NICHOLS DR  
RALEIGH NC 27605

Item No.	Violating Section No.	CORRECTIONS REQUIRED
----------	-----------------------	----------------------

The Inspection Unit is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below. You should also contact me on or before the due date if you wish to attend the follow-up inspection.

\*\*\*\*\*

**MGO 27.09(5)(a) REQUIRES THAT A FEE OF \$50.00 BE CHARGED FOR ALL REINSPECTIONS IN EXCESS OF ONE. ATTEMPTED REINSPECTIONS (NO ENTRY) ARE BILLED AT \$35.00 EACH.**

\*\*\*\*\*

**Please notify the inspector when work is completed.** Telephone: 266-4216  
Inspected by: Sheila Sims On: 7/23/07 Date Issued: 8/24/07  
**The violations shall be corrected on or before:** August 1, 2008

Code Enforcement Officer: 

Any person violating any provision of the City Ordinances enforced by the Inspection Unit is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE INSPECTION SUPERINTENDENT IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.

17

312 North Hamilton Street  
Madison, WI 53703

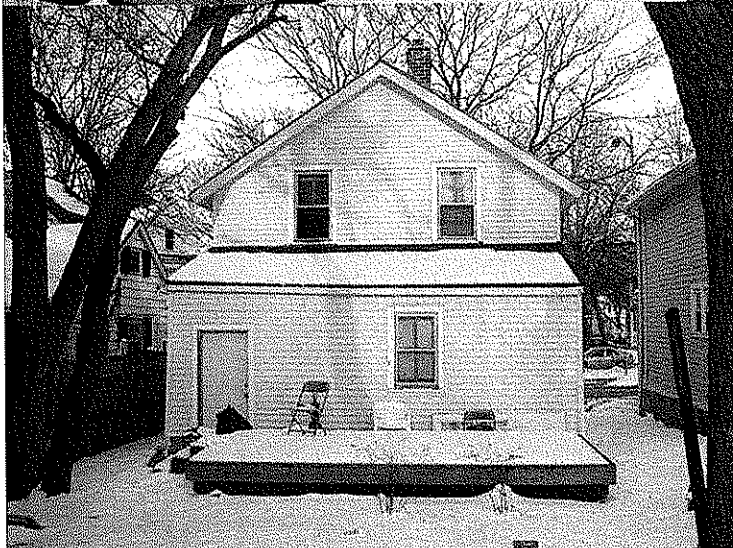
Single Family House  
Photos of Buildings to Demo



Front/Side Elevation



Side Elevation



Back Elevation



## BUILDING REMOVAL AND SALVAGE AGREEMENT

This BUILDING REMOVAL AND SALVAGE AGREEMENT (this "Agreement") is entered into as of the 14th day of July, 2008 by and between Goebel ("Owner"), and HABITAT FOR HUMANITY OF DANE COUNTY ("Contractor").

### RECITALS

- A. Goebel owns certain salvage rights to real estate located in the City of Madison, Dane County, Wisconsin, with an address of 312 N. Hamilton and certain improvements located thereon (the "Buildings").
- B. Goebel (Owner) desires to demolish or renovate the Buildings and will in the process remove and dispose of building materials incorporated into the Buildings.
- C. The Contractor desires to salvage some or all of the building materials that (Owner) intends to remove from the Buildings.
- D. It is the desire of the parties for Independent Contractors to obtain an exclusive right to salvage material that Habitat Restore does not intend to salvage, remove or reclaim.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and obligations contained herein, and other valuable consideration the receipt and sufficiency of which they acknowledge, Goebel, (Owner/Contractor) and the Contractor hereby agree as follows:

1. **Demolition and Removal.** Owner hereby grants to Contractor the right to remove and salvage materials from the Buildings. Contractor shall retain sole authority to select material to be salvaged. All remaining material shall be disposed of by Owner at Owners expense. Additional details of the project are described on Attachment A.
2. **Notice to Proceed/Time to Completion.** The Contractor will commence and complete deconstruction on or before to be determined. If the Contractor fails to meet this deadline, Owner shall have the right to salvage and bring in other parties to dispose of materials.
3. **Consideration.** Unless otherwise specified in Attachment A, no additional compensation or consideration shall be paid to Owner for the services or materials provided in this Agreement.
4. **Permits and Approvals/Compliance with Laws.** Owner shall obtain any and all governmental permits and approvals necessary for the demolition, removal and/or disposal of the Buildings. Owner shall at all times comply with any and all statutes,

regulations, ordinances and other laws applicable to the performance of Owners obligations under this Agreement.

5. **Insurance/Indemnification/Liens.** The Contractor hereby agrees:

a. Upon request from Owner to deliver to Owner a certificate of insurance showing that the Contractor has in force a general liability insurance policy sufficiently broad to cover the Contractor's activities on the Property. Upon request of Owner, Contractor shall list Owner as an additional insured for purposes of this Agreement, and Contractor shall keep such insurance in full force and effect during the term of this Agreement;

b. To indemnify, defend and hold harmless Owner, its members, managers, employees, officers, volunteers, subcontractor agents, invitees and directors, from and against any and all claims, liabilities, damages or other costs which may arise from the activities of the Contractor, its employees, subcontractors or agents on the Property or otherwise connected with the demolition and salvaging of material from the Buildings, unless such claims, liabilities, damages or other costs arise due to the negligence of Owner. This indemnification shall survive the expiration or termination of this Agreement; and

c. To keep the Property free and clear of all liens of any kind or nature, including construction liens, arising out of his activities on the Property or otherwise connected with the demolition and salvaging of material from the Buildings. This covenant shall survive the expiration or termination of this Agreement.

6. **Limitation of Liability.** Contractor agrees that Owner shall not be liable for any injuries, damages, costs or expenses suffered or incurred by Contractor or its employees, subcontractors, or agents, resulting from or in any way related to the subject matter of this Agreement, unless such injuries, damages, costs or expenses are the result of Owner's negligence or willful misconduct.

7. **Miscellaneous.**

a. In conducting his activities under this Agreement, the Contractor agrees not to unreasonably interfere with the work of others on the Property or on other lands adjacent to the Property.

b. Nothing in this Agreement shall constitute Contractor as an employee, agent or representative of Owner. Contractor is an independent contractor and has control of the details of the performance of his obligations hereunder.

c. This Agreement shall bind and benefit the parties and their respective heirs, personal representatives, successors and assigns.

d. This Agreement constitutes the entire agreement of the parties respecting the subject matter hereof, and may not be modified or amended except in writing signed by both parties.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date first written above.

**HABITAT FOR HUMANITY OF  
DANE COUNTY, INC.**

\_\_\_\_\_

By: Frank O. Byrne  
Name: Frank O. Byrne  
Title: Deconstruction Manager

X

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTACHMENT A

Additional details of Demolition Salvaging Project:

Salvaged Materials Include but not limited to Doors, Windows, Trim, Cabinetry,

Flooring, Plumbing & Electrical Fixtures, Lighting Etc., Any and all items appropriate

for the Habitat Restore Includes items not seen during initial walkthrough and Identified.

Will provide a list of all materials removed from site and a donation receipt will be

provided upon completion.

A monetary donation of \$<sup>200.</sup> p/Day is requested

for this project.