



Location

501 Woodward Drive

Project Name

Mack Demo and Construct

Applicant

Michael Mack / Jason Franzen, Hart Denoble Builders

Existing Use

Single Family Home

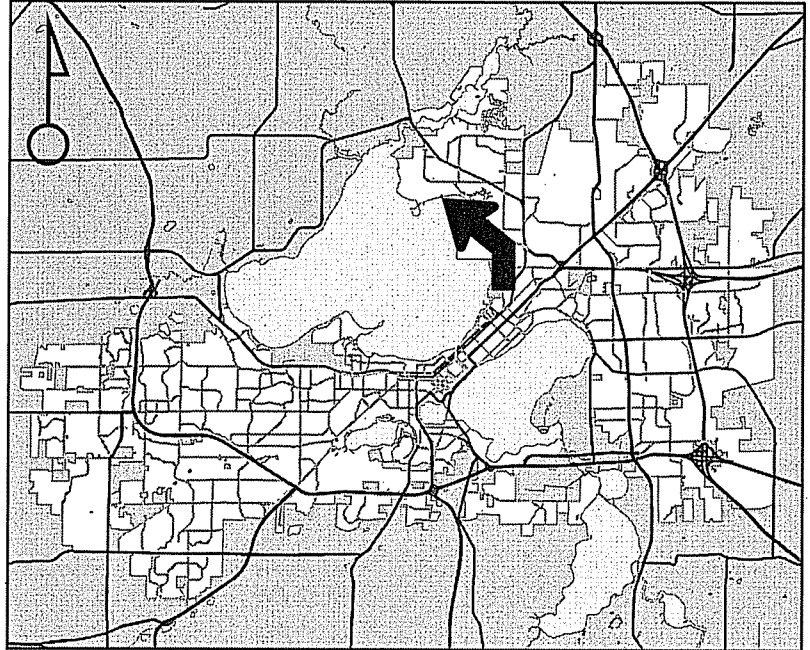
Proposed Use

Demolish single-family residence and construct new residence on lakefront parcel.

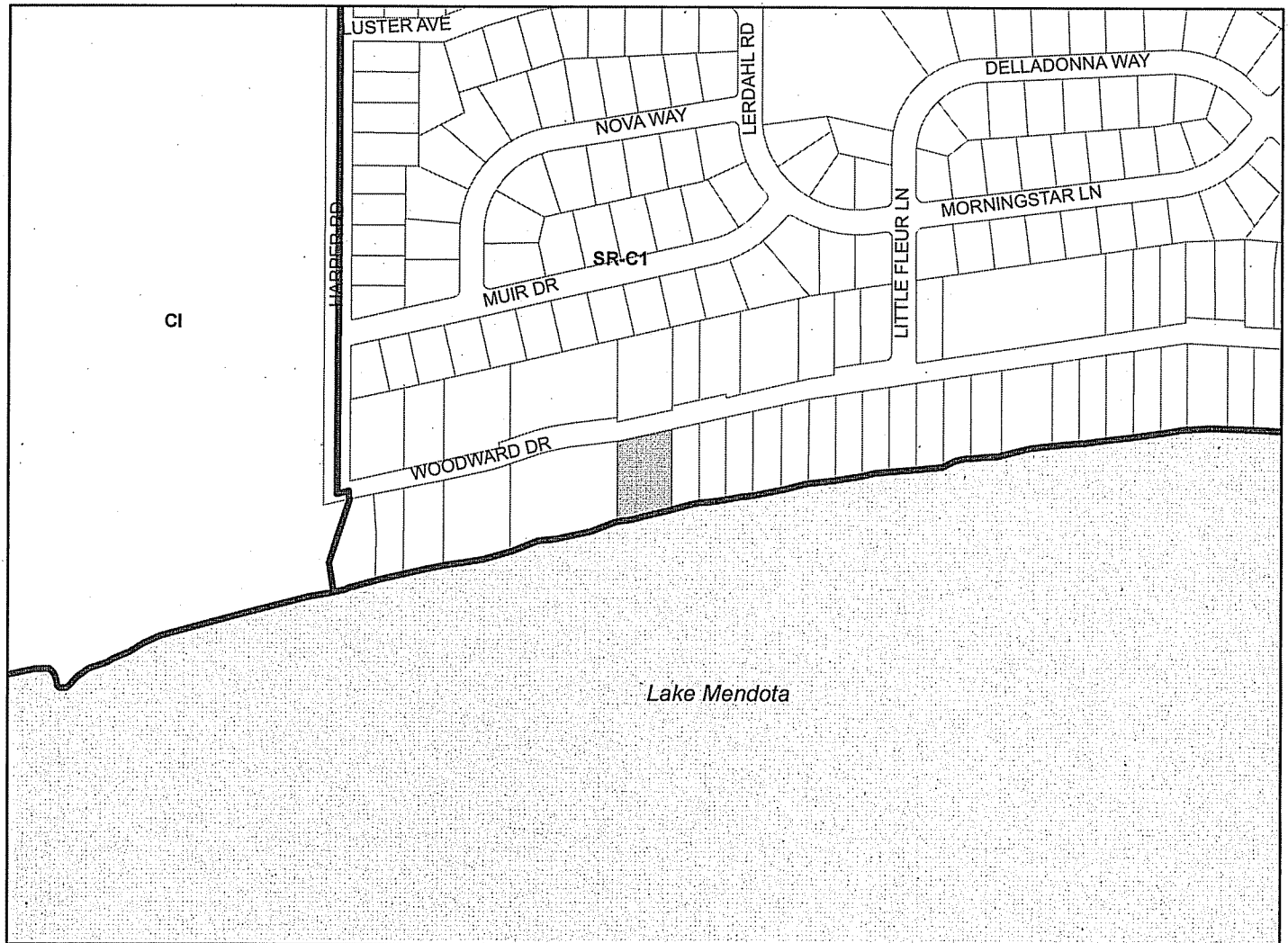
Public Hearing Date

Plan Commission

6 November 2017



For Questions Contact: Colin Punt at: 243-0455 or cpunt@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Parcel # _____
Aldermanic district _____
Zoning district _____
Special requirements _____
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 501 WOODWARD DRIVE
Title: MACK RESIDENCE

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit HOME & DETACHED GARAGE
- Other requests SFR EXCEEDING 10,000 GSF

3. Applicant, Agent and Property Owner Information

Applicant name MICHAEL MACK Company _____
 Street address 501 WOODWARD DRIVE City/State/Zip MADISON, WI 53704
 Telephone 563-232-2096 Email MIKEMACK1871@GMAIL.COM

Project contact person JASON FRANZEN Company HART DENOBLE BUILDERS, INC.
 Street address 7923 AIRPORT ROAD City/State/Zip MIDDLETON, WI 53562
 Telephone 608-931-9422 Email JFRANZEN@DENOBLEBUILDERS.COM

Property owner (if not applicant) _____
 Street address _____ City/State/Zip _____
 Telephone _____ Email _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

RAZE EXISTING HOME AND CONSTRUCT A NEW SINGLE FAMILY RESIDENCE EXCEEDING 19000 GSF

Scheduled start date AS SOON AS APPROVED / PERMITTED Planned completion date TBD - BY ACTUAL START DATE

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee
- Pre-application notification
- Land Use Application Checklist (LND-C)
- Land Use Application
- Vicinity map
- Supplemental Requirements
- Letter of intent
- Survey or existing conditions site plan
- Electronic Submittal*
- Legal description
- Development plans

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to papplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff MR. TIM PARKS (MULTIPLE MEETINGS) Date 8-31-17

Zoning staff MR. MATT TUCKER, MS. JENNY KIRCHENTNER Date 8-31-17

- Demolition Listserv

- Public subsidy is being requested (indicate in letter of intent)

- Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

ALDER REBECCA KEMBLE WAS NOTIFIED VIA EMAIL 8-2-17 AND CONFIRMED RECIENT OF NOTICE ON 8/2/17.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant Michael J. Mack, Jr. Relationship to property owner

Authorizing signature of property owner Michael J. Mack, Jr. Date Sept. 15, 2017

September 19, 2017

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd.
Madison, WI 53710

RE: Letter of Intent for Demolition Permit, new home construction exceeding 10,000 GSF, demo of existing detached garage at 501 Woodward Drive.

Dear Plan Commission Members:

This submittal is for a demolition permit of existing residence, detached garage and construction of a new residence exceeding 10,000 gross square feet for the property located at 501 Woodward Drive in the City of Madison. The existing boathouse would have a new façade applied to blend with the new home construction. The parcel is currently occupied by a residential dwelling and detached garage. The planned new dwelling is a 6-bedroom home, with an attached three car garage. The home sits on a double lot.

Existing Conditions:

The current dwelling is a home that was constructed in 1915, per the City's records. The home has been neglected in recent years and is in need of nearly all major mechanical replacements and the home smells of animal urine. The efficiency of the current home is far below current energy efficiency standards and a new home even larger in size, will outperform the current home. The existing home is also nonconforming to current zoning standards and has no runoff capturing devices in place, whereas the new home and landscaping will include rain gardens as noted on the landscape plans included with this submittal. The land is currently assessed at \$752,500 and the improvements are at \$322,500.

Development Schedule:

Subject to the receipt of the necessary and appropriate approvals, the intent is to complete demolition of the existing dwelling this winter, followed by construction of the new single family residence. The new dwelling, once started, will take 8 to 10 months to complete. There is no intent to disturb any areas within 35' of the OHM.

Parties involved:

The following parties are involved in the redevelopment of the site:

Owner: Michael & Denise Mack
501 Woodward Drive, Madison WI 53704


Builder/Designer: Hart DeNoble Builders, Inc., 7923 Airport Road, Middleton, WI 53562
Office Phone (608)-831-4422

Lot size: 26,269 square feet
New Home Finish space info: Main level 3,674 sqft, upper level 1,913 sqft, lower level finished 2,128
New home Gross Sq Footage: 10,909 GSF (including garage, stoops and all interior footage)
Garage stalls: Three

Parcel Number: 251/0809-351-0836-9
Legal Description: WOODWARD GROVE, BLK 1, LOTS 11 & 12, AND PRT VAC WOODWARD DR ADJ
TO SD LOT 11, City of Madison, Dane County, Wisconsin

Thank you for your consideration,

Respectfully Submitted,



Jason Franzen
Hart DeNoble Builders, Inc
Michael & Denise Mack
Property Owners

Jason Franzen

From: Kemble, Rebecca <district18@cityofmadison.com>
Sent: Wednesday, August 02, 2017 10:40 AM
To: Jason Franzen
Cc: Michael Mack
Subject: Re: 501 Woodward Drive~notice

Hi Jason, thanks for writing. I see you've submitted the demolition permit.

This address is located within the Lerdahl Park Neighborhood Association. They can be reached at lerdahlpark@gmail.com

Rebecca Kemble
District 18 Alder
Madison Common Council
608 347-8097

From: Jason Franzen <JFranzen@denoblebuilders.com>
Sent: Wednesday, August 2, 2017 9:22 AM
To: Kemble, Rebecca
Cc: Michael Mack
Subject: 501 Woodward Drive~notice

Hello Rebecca,

I am writing to inform you that we are working with the new owners of 501 Woodward Drive, Mike & Denise Mack. Per the City's requirement, we would like to give notice that an application to raze the current home will be filed with the city in the near future.

I was also wondering if you have any information or contact info for the home owners association for that address. The Macks's would like to get in contact with them.

If you could, please confirm receipt of this email I would appreciate it. Feel free to let us know if you have any questions.

Thank you,

Jason Franzen

Office # (608)-831-4422
Cell # (608)-513-5699
www.denoblebuilders.com



Punt, Colin

From: Michael Mack <mikemack1871@gmail.com>
Sent: Monday, August 07, 2017 11:22 AM
To: Jason DeNoble; Jason Franzen; Steve Hunter
Subject: FW: Lerdahl Park Neighborhood Association

Jason, Jason, and Steve,
FYI.
Mike.

From: Michael Mack
Date: Monday, August 7, 2017 at 11:20 AM
To: Lerdahl Park Neighborhood
Cc: Denise Mack
Subject: Re: Lerdahl Park Neighborhood Association

Hi Angela,

We will be moving to 501 Woodward Drive. Thanks for your invitation to the meeting this Wednesday. Unfortunately, we will be unable to attend as we will be on a trip to Maine. However, we would be interested in attending future meetings, so being on your list would be good. I have copied my wife on this e-mail as she is on Facebook and she can join per the note below.

Best regards,
Mike Mack

From: Lerdahl Park Neighborhood
Date: Monday, August 7, 2017 at 11:00 AM
To: Michael Mack
Subject: Re: Lerdahl Park Neighborhood Association

Hi Mike,

Welcome! Which street are you moving to? I'll add you to our email list so that you stay up to date on neighborhood events. We have four meetings a year, and the summer one is this Wednesday, 6pm, at the Warner Park Community Rec Center. I'll be sending out an email reminder about it soon, so you'll get it now that you are on our list.

Looking forward to meeting you!

~Angela Dugas

Lerdahl Park Neighborhood Association ([LPNA](#))

Join us on [Facebook](#)

On Wed, Aug 2, 2017 at 8:53 AM, Michael Mack <mikemack1871@gmail.com> wrote:

Dear Lerdahl Park Neighborhood Contact Person:

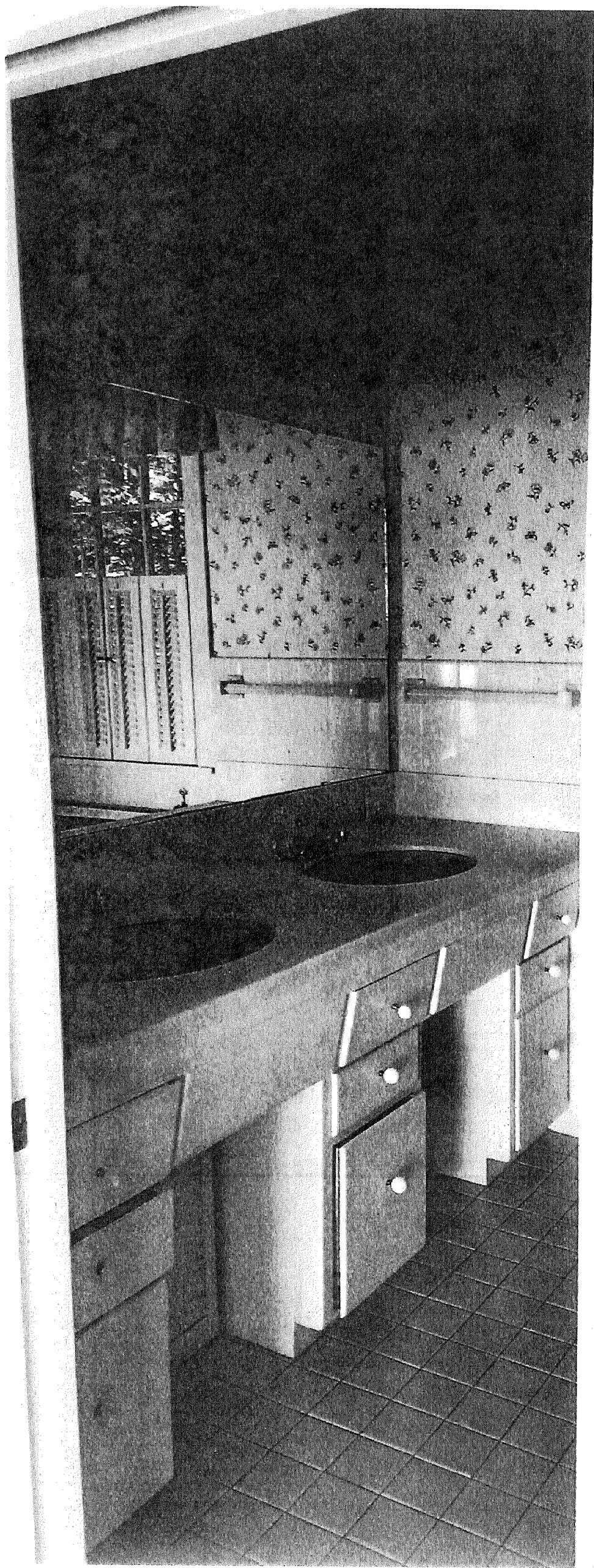
I have recently purchased a property in your area and will be moving to your neighborhood in the near future. Do you have the name and contact information for the Lerdahl Park Neighborhood Association? Also, on what date, time, and place is your next meeting?

Thank you very much for your assistance.



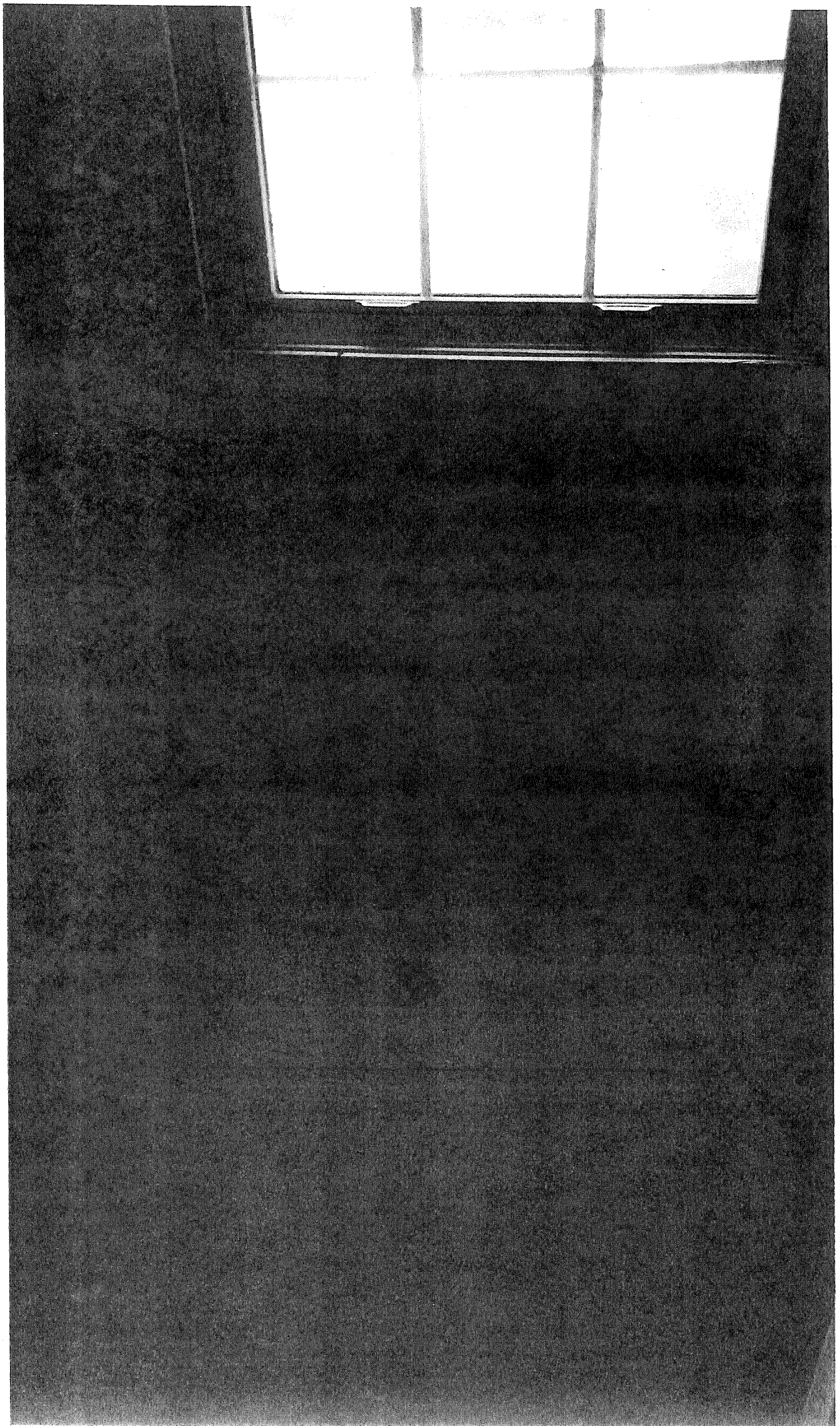


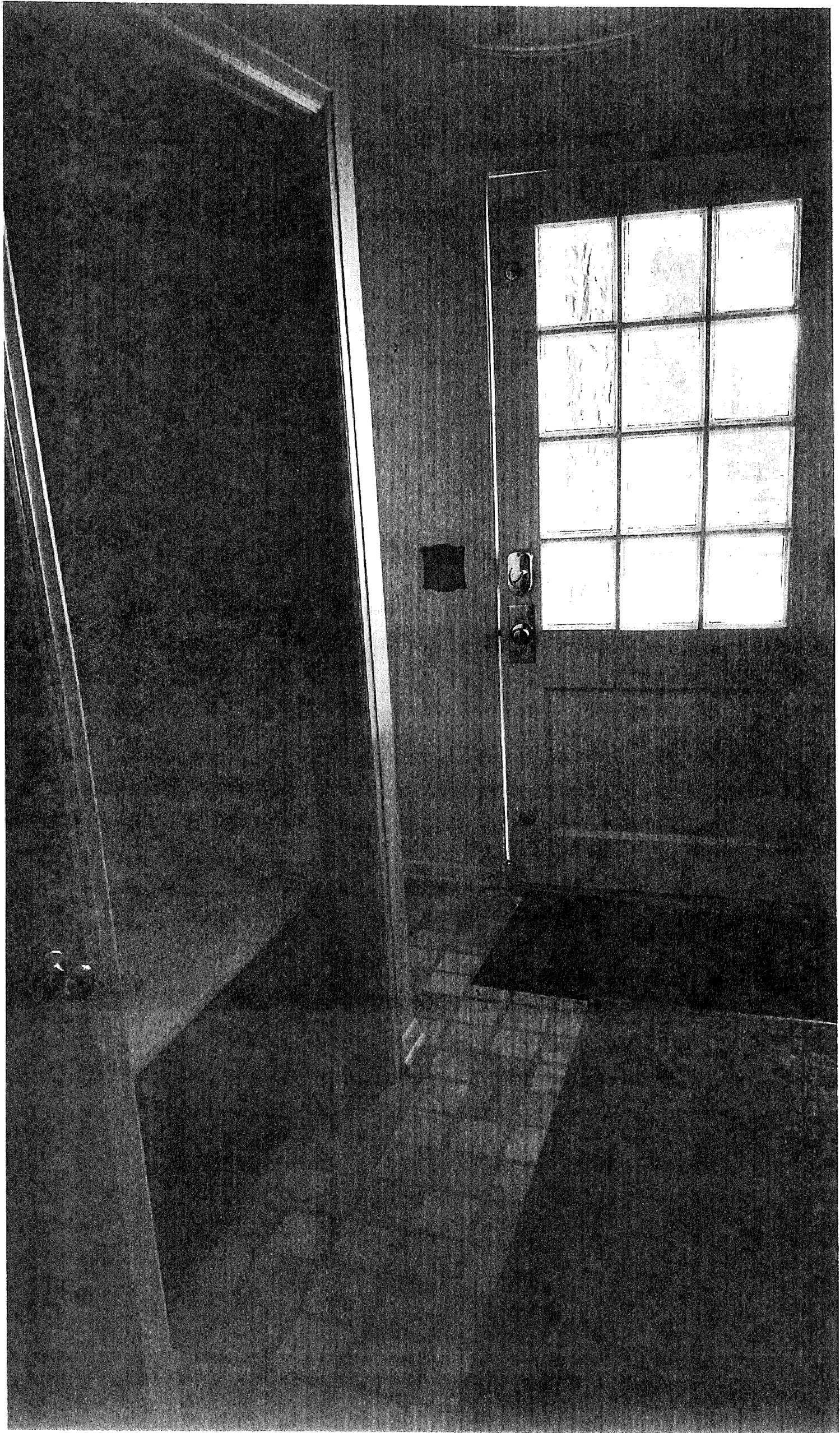














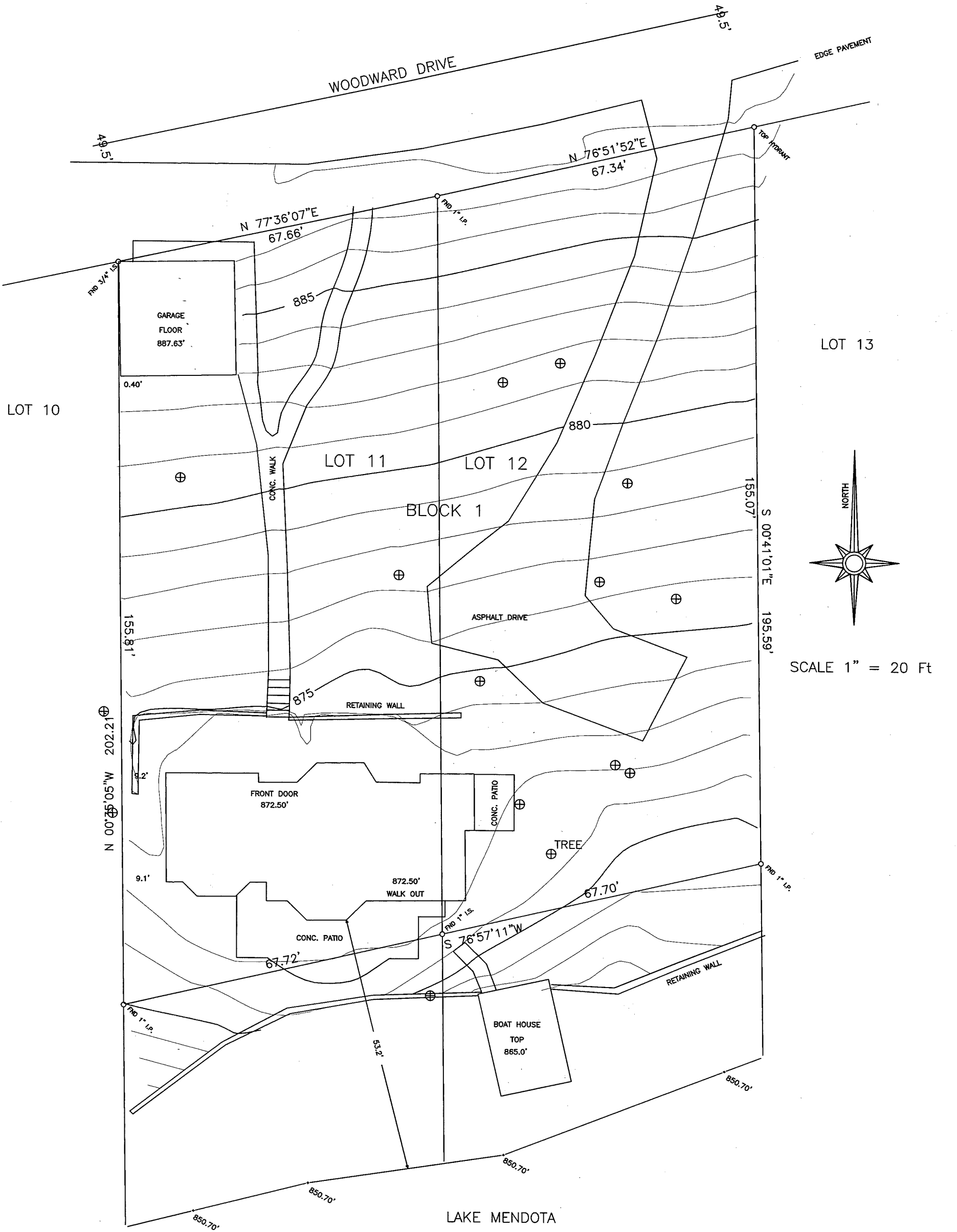
SITE PLAN	
DATE	REV 9/19/2017
SCALE	1"=20'-0"
REVISION	SHEET 1
VER. 1	1

**EXISTING
SITE PLAN**

PLANNED BY:
STEVENS T. HUNTER
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Hart DeNoble Builders, Inc.
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**HART
DENOBLE**
7923 Airport Road
Middleton, WI 53562
Office (608) 831-4422
Fax (608) 831-8272
www.denoblebuilders.com

EXISTING SITE PLAN
MIKE AND DENISE MACK
501 WOODWARD DRIVE
CITY OF MADISON, DANE COUNTY, WISCONSIN



SITE PLAN	
DATE: REV 9/20/2017	
SCALE: 1"=20'-0"	
REVISION	SHEET 1
VER. 1	1

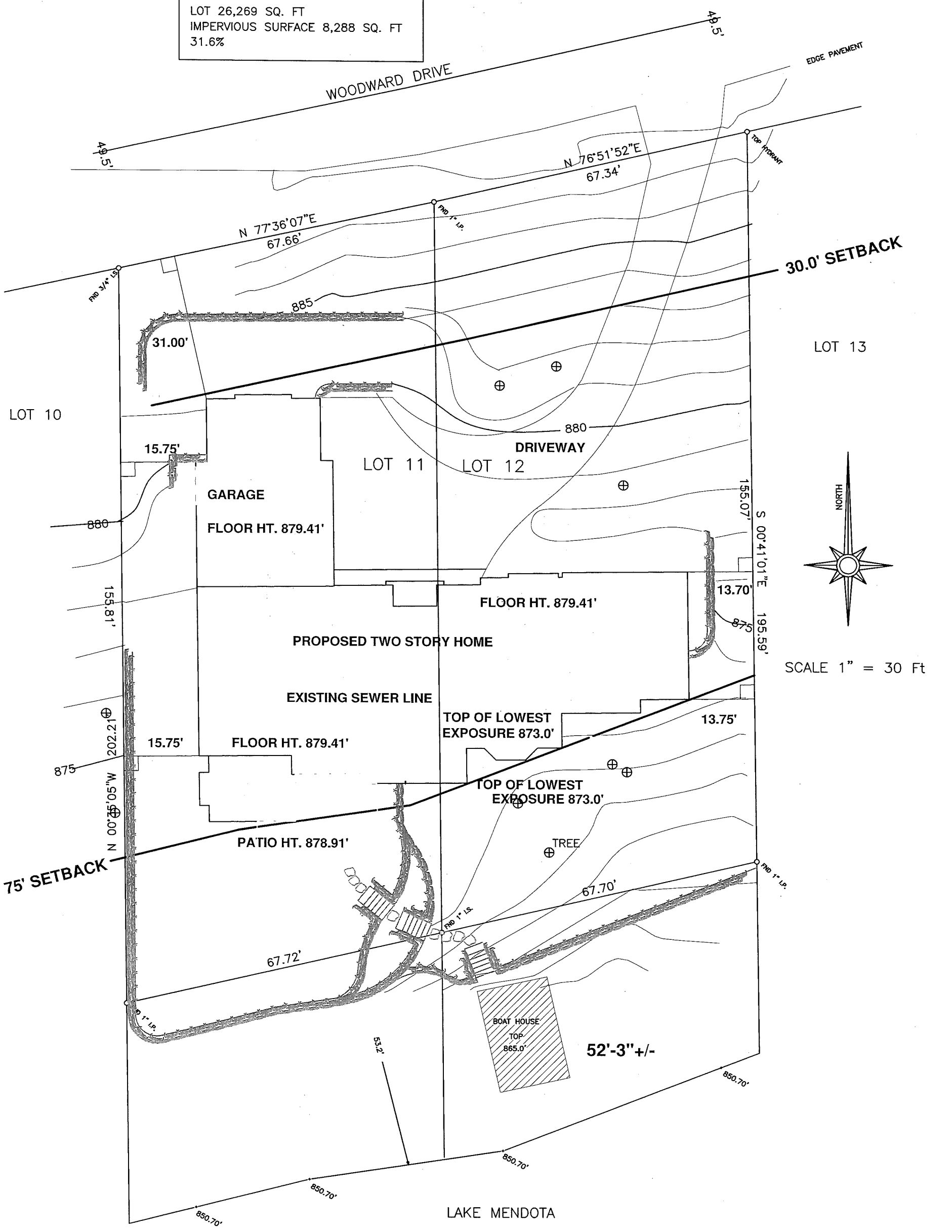
**PROPOSED
SITE PLAN**

PLANS DRAWN BY:
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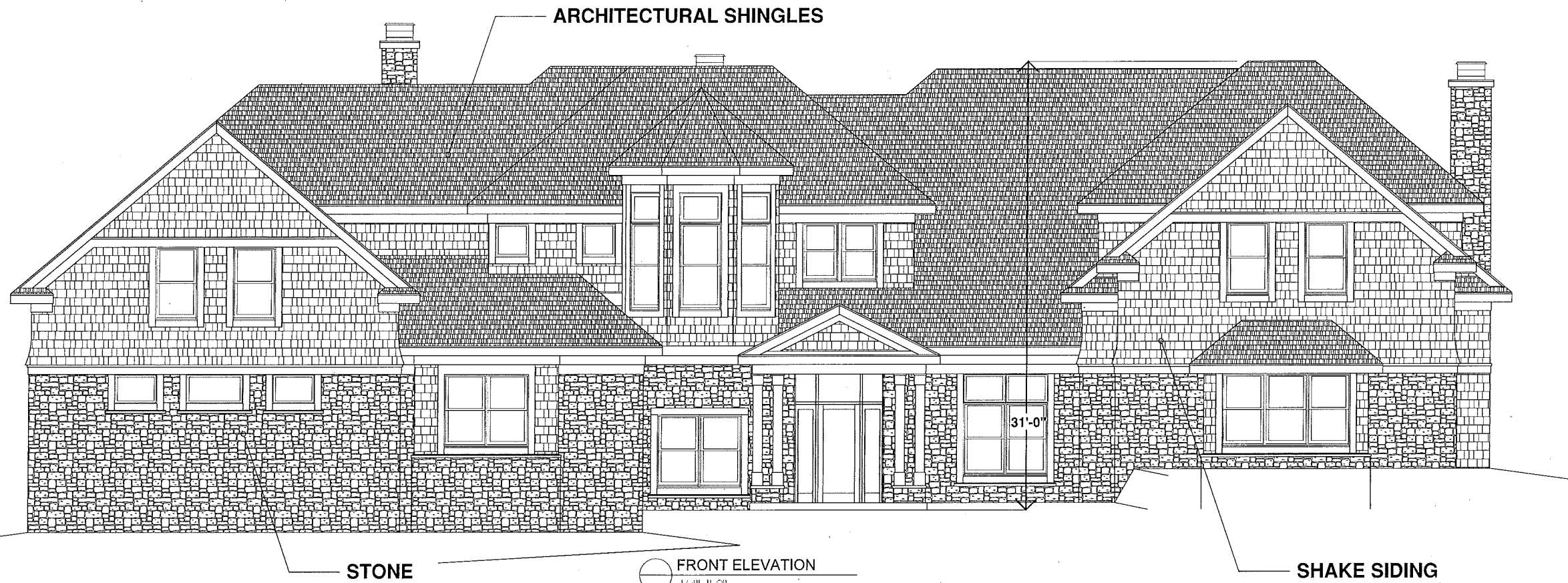
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DENOBLE**
7923 Airport Road Office (608) 831-4422
Middleton, WI 53562 Fax (608) 831-8272
www.denoblebuilders.com

**NEW HOME FOR:
MIKE AND DENISE MACK
501 WOODWARD DRIVE
CITY OF MADISON, DANE COUNTY, WISCONSIN**

LOT 26,269 SQ. FT
IMPERVIOUS SURFACE 8,288 SQ. FT
31.6%



VER 7 PLAN SET 9/18/17



STONE

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

SHAKE SIDING



STONE

RIGHT ELEVATION
1/4"=1'-0"

SHAKE SIDING

LOWER LEVEL FINISHED=	2128 SQ. FT.
MAIN LEVEL FLOOR PLAN=	3674 SQ. FT.
UPPER LEVEL FINISHED=	1913 SQ. FT.
TOTAL FINISHED=	7715 SQ. FT.
LOWER LEVEL UNFINISHED=	1546 SQ. FT.

GARAGE =	1088 SQ. FT.
FRONT COVERED PORCH=	52 SQ. FT.
COVERED PORCH=	264 SQ. FT.
UPPER LEVEL TERRACE=	244 SQ. FT.

NEW HOME FOR:
MIKE AND DENISE MACK
501 WOODWARD DRIVE
CITY OF MADISON, DANE COUNTY, WISCONSIN

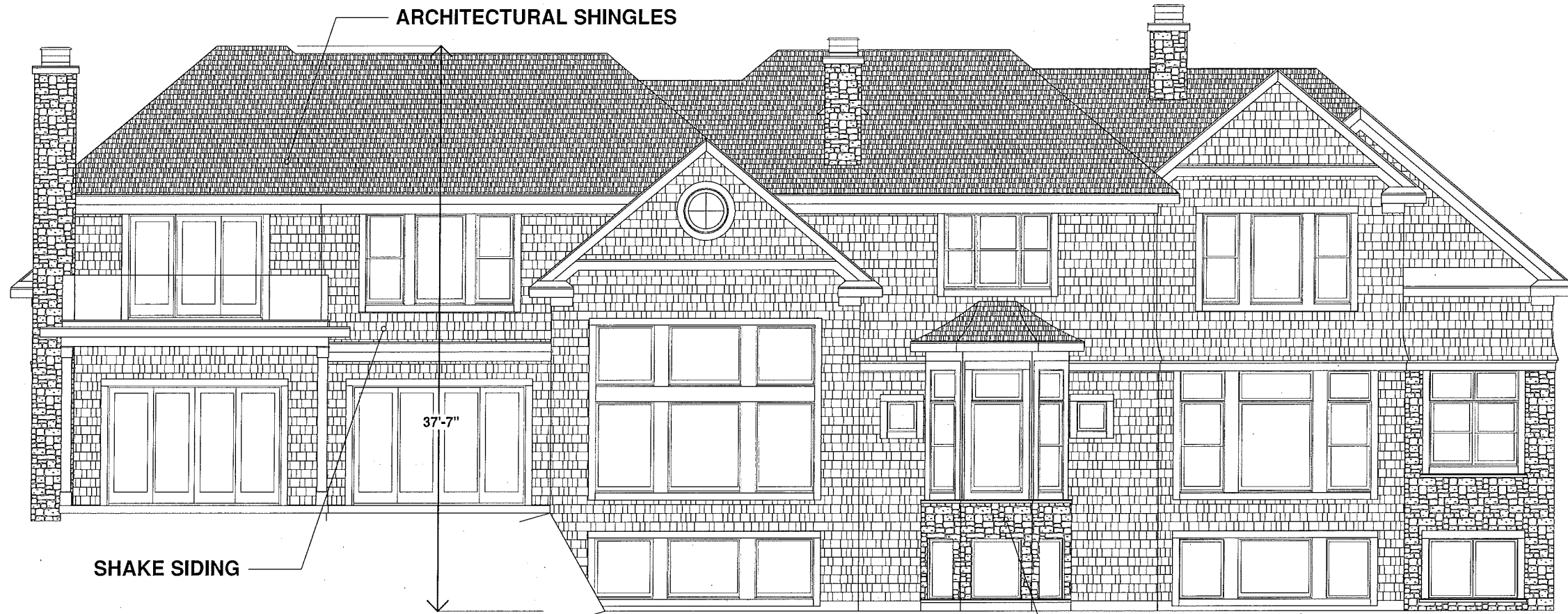
Property Of:
HART DENOBLE BUILDERS
Office (608) 831-4422
Fax (608) 831-8272
7923 Airport Road
Madison, WI 53702
www.dcnoblebuilders.com

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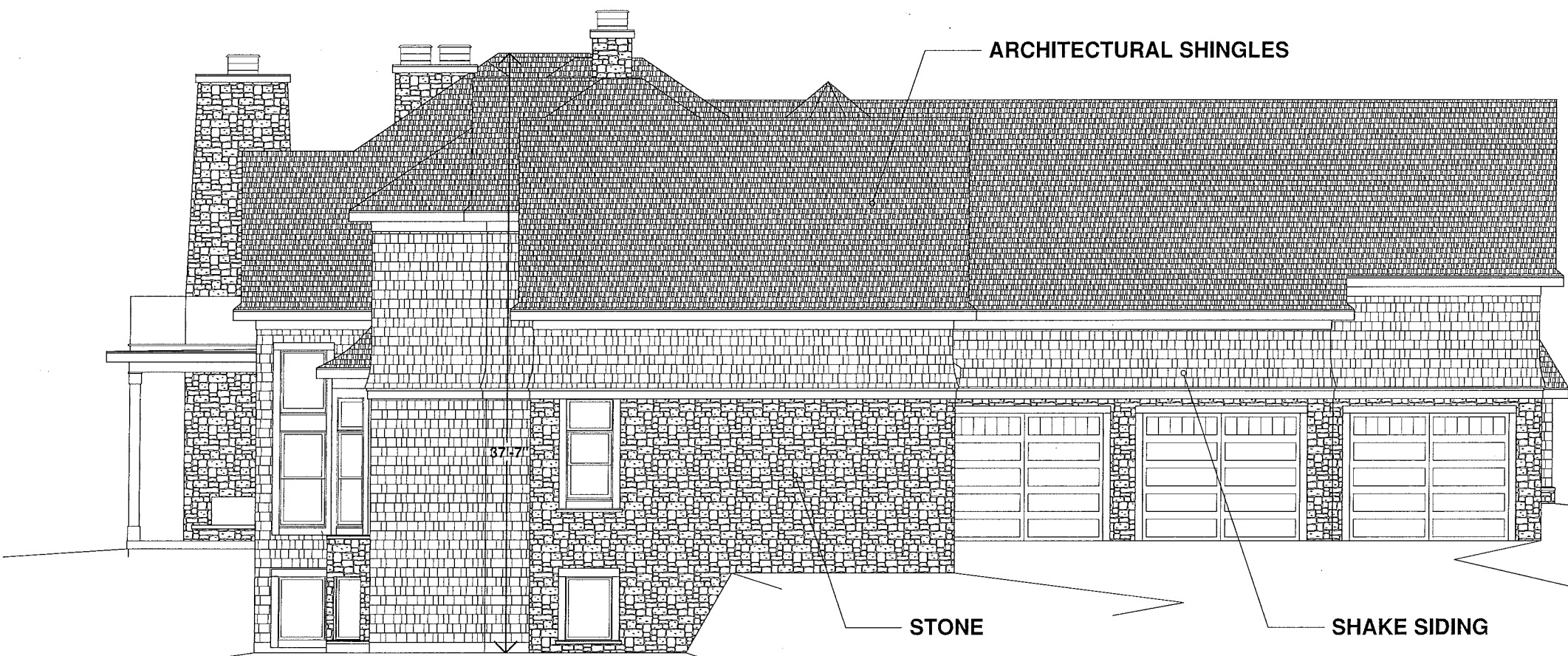
**PROPOSED
NEW RESIDENCE**

ELEVATIONS	
DATE:	REV 9/18/2017
SCALE:	1/4"=1'-0"
REVISION	SHEET 5
VER. 7	1

VER 7 PLAN SET 9/18/17



BACK ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

LOWER LEVEL FINISHED=	2128 SQ. FT.
MAIN LEVEL FLOOR PLAN=	3674 SQ. FT.
UPPER LEVEL FINISHED=	1913 SQ. FT.
TOTAL FINISHED=	7715 SQ. FT.
LOWER LEVEL UNFINISHED=	1546 SQ. FT.
<hr/>	
GARAGE =	1086 SQ. FT.
FRONT COVERED PORCH=	52 SQ. FT.
COVERED PORCH=	264 SQ. FT.
UPPER LEVEL TERRACE=	244 SQ. FT.

NEW HOME FOR:
MIKE AND DENISE MACK
501 WOODWARD DRIVE
CITY OF MADISON, DANE COUNTY, WISCONSIN

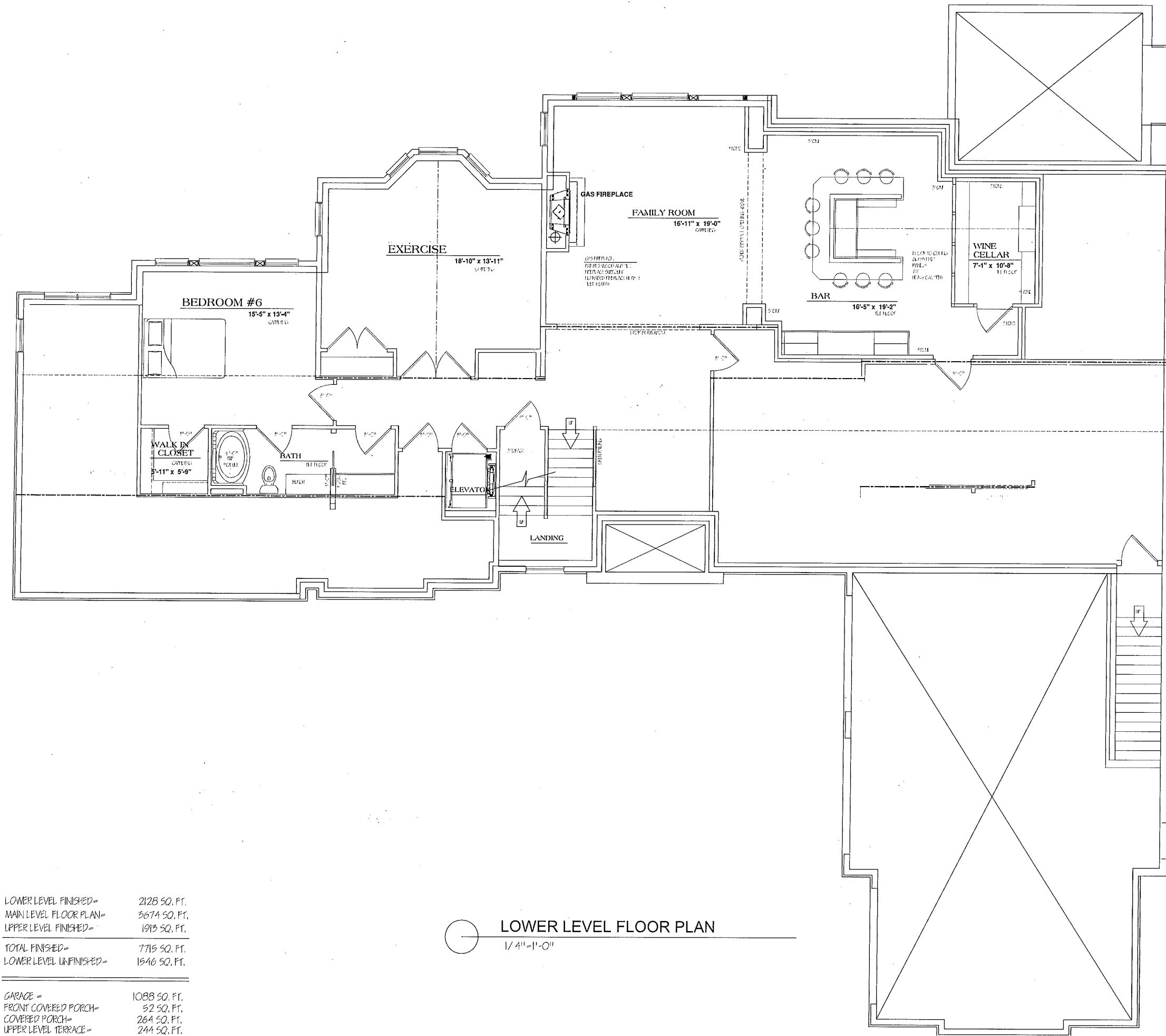
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**PROPOSED
NEW RESIDENCE**

ELEVATIONS	
DATE	REV 9/18/2017
SCALE	1/4" = 1'-0"
REVISION	SHEET
VER. 7	2 ⁵

VER 7 PLAN SET 9/18/17



LOWER LEVEL FINISHED=	2128 SQ. FT.
MAIN LEVEL FLOOR PLAN=	3674 SQ. FT.
UPPER LEVEL FINISHED=	1913 SQ. FT.
TOTAL FINISHED=	7715 SQ. FT.
LOWER LEVEL UNFINISHED=	1646 SQ. FT.
<hr/>	
GARAGE =	1088 SQ. FT.
FRONT COVERED PORCH=	52 SQ. FT.
COVERED PORCH=	264 SQ. FT.
UPPER LEVEL TERRACE=	244 SQ. FT.

○ LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

NEW HOME FOR:
MIKE AND DENISE MACK
501 WOODWARD DRIVE
CITY OF MADISON, DANE COUNTY, WISCONSIN

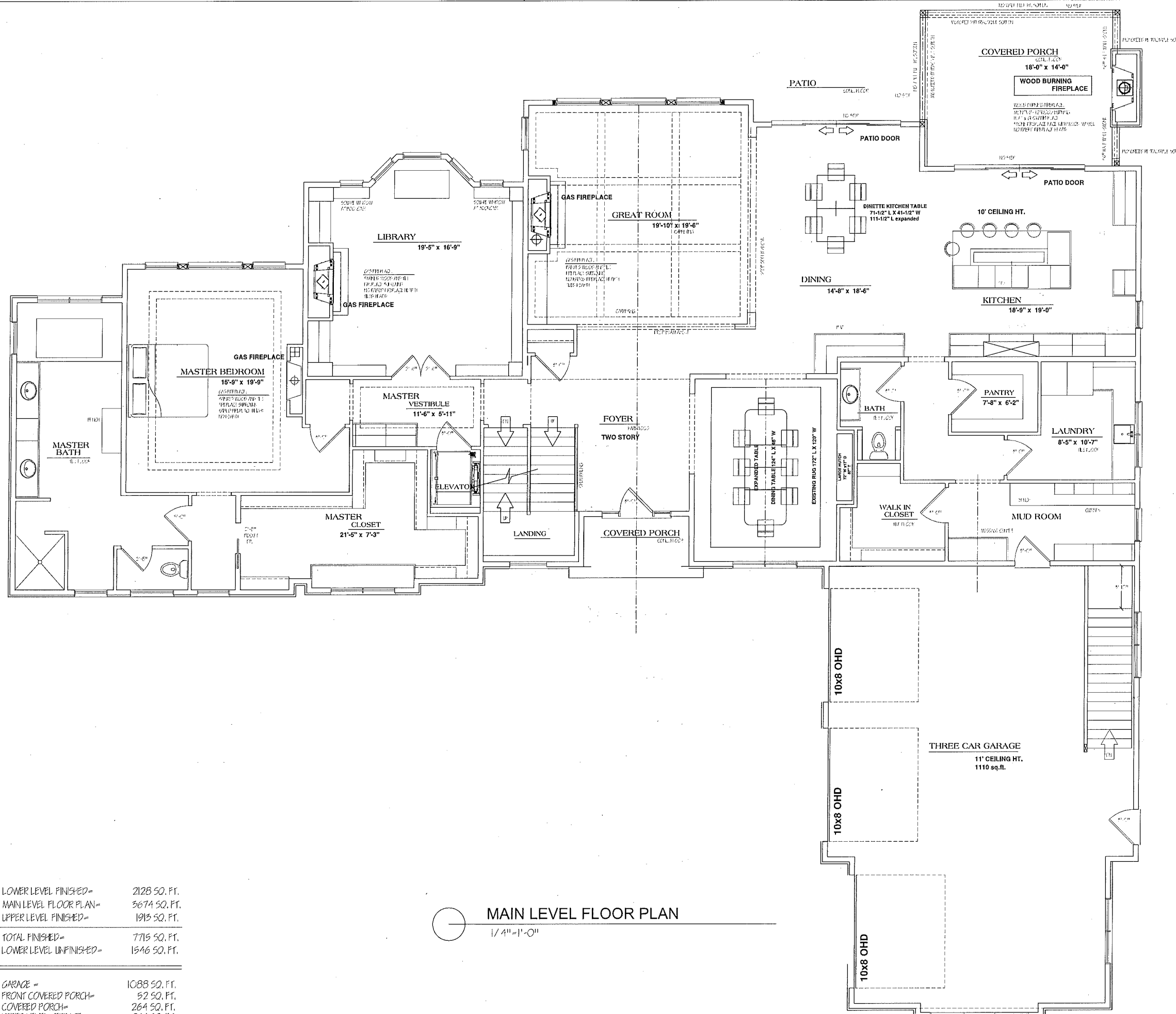
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Fax: (608) 831-8272
www.dcnobuilders.com

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**PROPOSED
NEW RESIDENCE**

LOWER LEVEL FLOOR PLAN	
DATE: REV 9/18/2017	
SCALE: 1/4" = 1'-0"	
REVISION	SHEET
VER. 7	35

VER 7 PLAN SET 9/18/17



LOWER LEVEL FINISHED=	2128 SQ. FT.
MAIN LEVEL FLOOR PLAN=	5674 SQ. FT.
UPPER LEVEL FINISHED=	1913 SQ. FT.
TOTAL FINISHED=	7715 SQ. FT.
LOWER LEVEL UNFINISHED=	1546 SQ. FT.

GARAGE =	1088 SQ. FT.
FRONT COVERED PORCH=	52 SQ. FT.
COVERED PORCH=	264 SQ. FT.
UPPER LEVEL TERRACE=	244 SQ. FT.

MAIN LEVEL FLOOR PLAN
1/4"=1'-0"

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501 WOODWARD DRIVE
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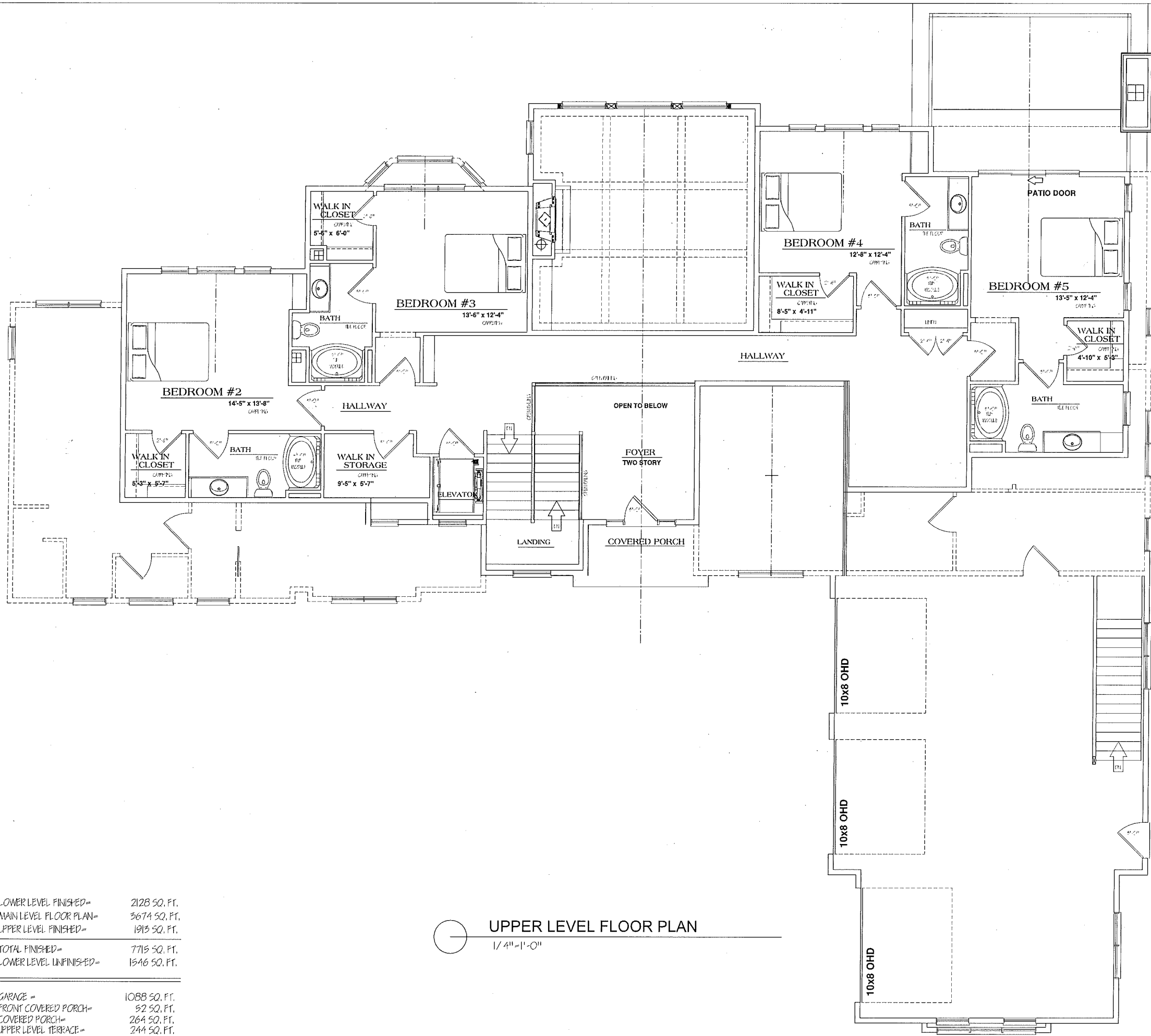
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MAIN LEVEL FLOOR PLAN	
DATE:	REV 9/15/2017
SCALE:	1/4"=1'-0"
REVISION	SHEET 5
VER. 7	4

VER 7 PLAN SET 9/18/17

LOWER LEVEL FINISHED=	2128 SQ. FT.
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NEW HOME FOR:
MIKE AND DENISE MACK
 501 WOODWARD DRIVE
 CITY OF MADISON, DANE COUNTY, WISCONSIN

Property Of:
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 Office (608) 831-4422
 Fax (608) 831-8272
 7923 Airport Road
 Madison, WI 53702
 www.denoblebuilders.com

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**PROPOSED
 NEW RESIDENCE**

UPPER LEVEL FLOOR PLAN	
DATE:	REV 9/18/2017
SCALE:	1/4"=1'-0"
REVISION:	SHEET 5
VER. 7	5

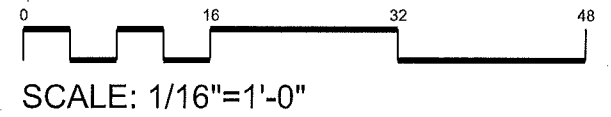
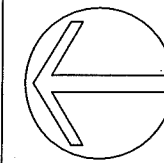
PLANT KEY	
	SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL SHADE TREE
	MEDIUM DECIDUOUS SHRUB
	UPRIGHT ARBORVITAE
	EVERGREEN SHRUB
	SMALL DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	PERENNIAL
	STEPPING STONE
	RETAINING WALL

PRELIMINARY PLANTING PLAN FOR BUDGET ONLY *NOT FOR CONSTRUCTION*

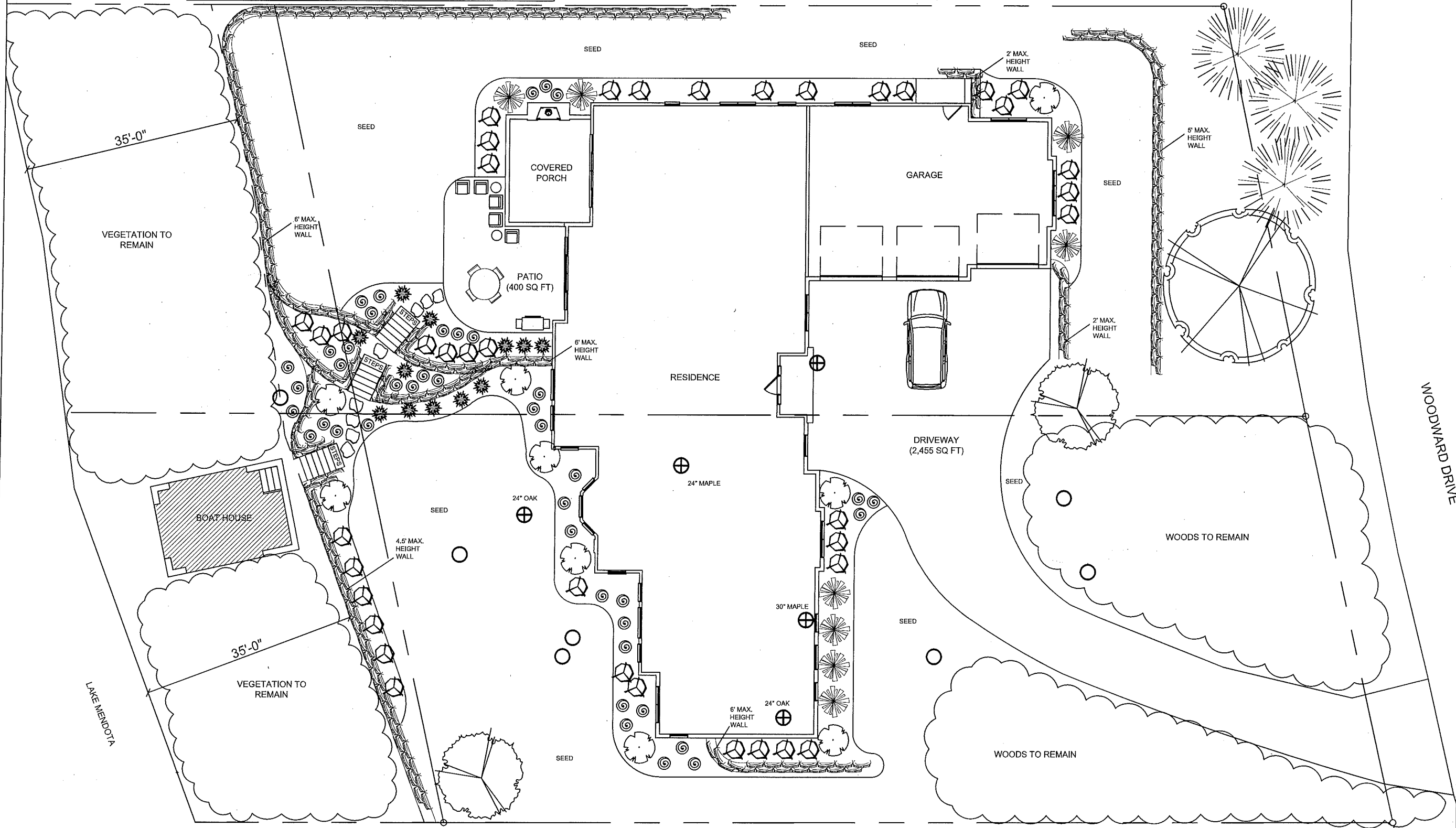
LANDSCAPE NOTES:

- RETAINING WALLS TO BE NATURAL LIMESTONE BOULDERS WITH FABRIC BACKING.
- ALL PLANTING BEDS TO HAVE DIMEX EDGEPRO BLACK POLYVINYL EDGING AND BROWN DYED WOOD MULCH OR WASHED STONE
- LAWN TO BE GRASS SEED, WITH STRAW MULCH AND EROSION MAT (CLASS 1 TYPE B, STRAW MAT) ON STEEP SLOPES, AS NEEDED.

⊕ = TREE TO BE REMOVED ○ = EXISTING TREE TO REMAIN



OLSON TOON
LANDSCAPING
3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com



Landscape Development for
The MACK Residence
501 Woodward Drive
Madison, Wisconsin

Date: 2017-09-17
Scale: 1/16"=1'-0"
Designer: BNF
Job # 7292

Seal:
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "bidable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions:
2017-09-20

Reference Name:
DeNoble