



Location  
1425 Chandler Street

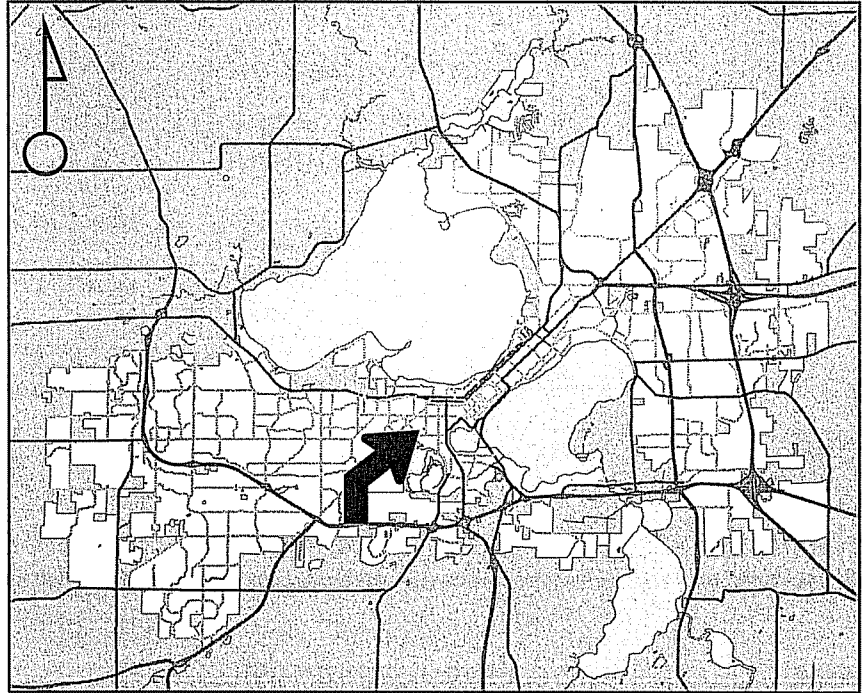
Project Name  
Evans Demolition

Applicant  
Jim & Dana Evans

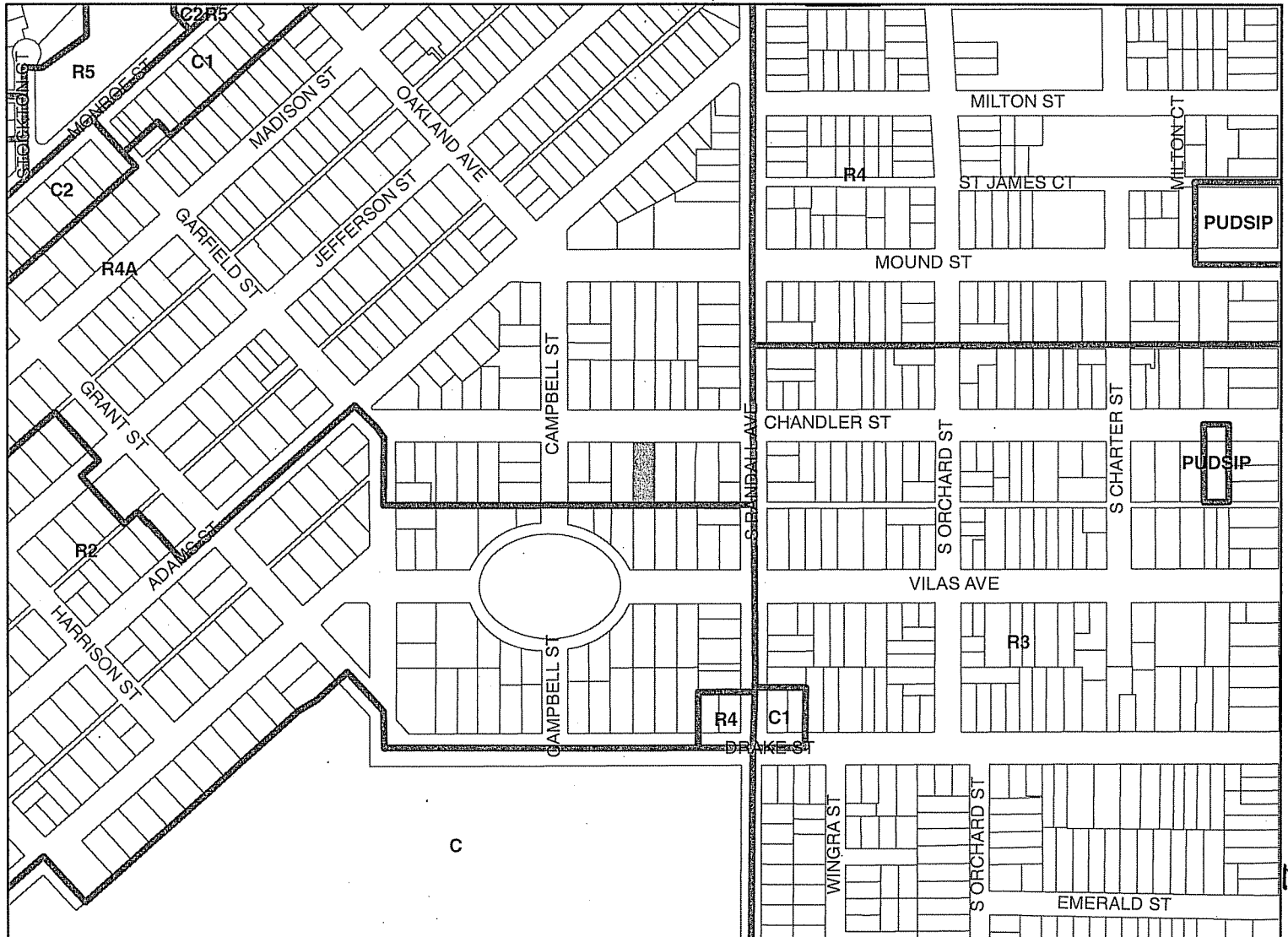
Existing Use  
Single Family House

Proposed Use  
Demolish House and Build  
New Single Family Home

Public Hearing Date  
Plan Commission  
16 October 2006



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





# 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 \$ 550<sup>00</sup> Receipt No. 73858

Date Received 8-22-06

Received By RJT

Parcel No. 0709-224-2907-6

Aldermanic District 13, Tsadore Knox Jr.

GQ Nat'l. Register

Zoning District R4A

#### For Complete Submittal

Application  Letter of Intent

IDUP N/A Legal Descript.

Plan Sets  Zoning Text N/A

Alder Notification \_\_\_\_\_ Waiver OK

Ngrbrhd. Assn Not. \_\_\_\_\_ Waiver OK

Date Sign Issued \_\_\_\_\_

1. **Project Address:** 1425 Chandler St. **Project Area in Acres:** < 1 acre

**Project Title (if any):** 1425 Chandler St. Demolition

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

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_

Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP

Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**     **Demolition Permit**     **Other Requests (Specify):** \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jim and Dana Evans Company: \_\_\_\_\_

Street Address: 1201 Drake St. City/State: Madison WI Zip: 53715

Telephone: (608) 280-8095 Fax: ( ) Email: dearlove30@sbcglobal.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: (see letter)

Development Schedule: Commencement Fall 2006 Completion winter/spring 2007

CONTINUE →

Photos of existing Home

**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:

<sup>NO</sup> • **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)

<sup>14</sup> • **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)

<sup>NO</sup> • **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:** \$ 550.00 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 \_\_\_\_\_ 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:

Please note E-mail from Julie Kerr (Vidals Neighborhood Assoc)

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 8-16-06 | Zoning Staff MAAT Tucker Date 8-16-06

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

Printed Name James Evans Date 8-22-06

Signature [Signature] Relation to Property Owner OWNER

Authorizing Signature of Property Owner [Signature] Date 8-22-06

8-24-06  
PSADUC know of  
waiver 30-day  
MT

**Matthew Tucker**

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**From:** Julia kerr [julia.kerr@sbcglobal.net]  
**Sent:** Thursday, August 31, 2006 11:18 AM  
**To:** Matthew Tucker  
**Cc:** Dana Evans; Jim GE Healthcare) Evans; Isadore Knox; John Standridge  
**Subject:** 1425 Chandler

Good Morning Matt!!

The VNA council met on Tuesday and voted to support the demolition application by Jim and Dana Evans for 1425 Chandler Street.

Neighbors on both sides of the existing house are very supportive of the Evans' plans and other neighbors have been uniformly positive as well.

Jon Standridge is planning to attend the October Plan Commission meeting to speak in support. Please let me know if there is anything else that you will need from the association in connection with this application.

Take care and enjoy the long weekend!!

Julia Kerr  
President  
Vilas Neighborhood Association

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

August 22, 2006

Plan Commission,

Please find the attached land use application for 1425 Chandler Street, due August 23<sup>rd</sup> and to be heard by Plan Commission October 9<sup>th</sup>, 2006. We would like to propose the demolition of the existing single family home and the construction of a new single family home to be owner-occupied. The project details are as follows:

Name of Project: 1425 Chandler St. Demolition

Construction Schedule: Fall '06 thru winter '07 / Pending approval

Description of Existing Conditions: Current home is a 1,070 square foot Cape Cod. Through the years the home has fallen into a general state of disrepair including outdated electrical, evidence of basement flooding, undersized garage, and out-of-code stairwell. Little from the home is salvageable. See attached photos.

Names of People Involved:

Architect: Ed Marcyn

Surveyor: Matt Reigel

Contractor: TBD – Bidding process to include TDS, Associated Housewrights, Architectural Building Arts, Evergreen Construction.

Property Intended Use: Single Family Home (2 adults, 1 child) with the look and feel of an older home.

Size: 2,000 sq ft 3 bdrm home and a 480 sq ft 2 car detached garage on a 7,875 sq ft lot (see architectural renderings).

We appreciate your consideration of our request. Please call if you have any questions about this project. We can be reached at (608) 280-8095.

Sincerely,



Jim and Dana Evans

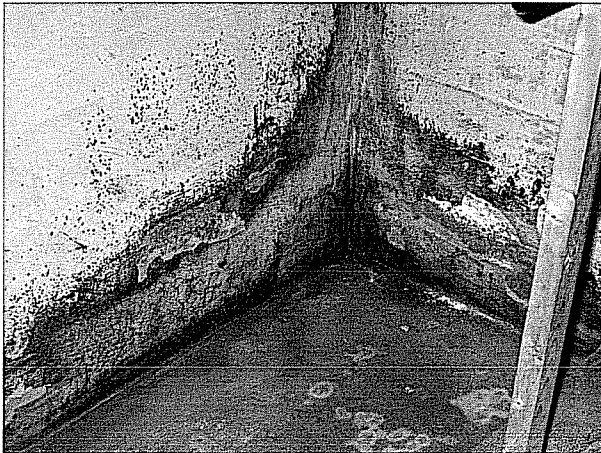
1425 Chandler



Proposed demo, green house on right.



Electrical out-dated



Evidence of water in basement



Entrance to finished 2<sup>nd</sup> bedroom (2 of 2) through unfinished attic



undersized garage



Stairwell out of code to second bedroom





General state of disrepair

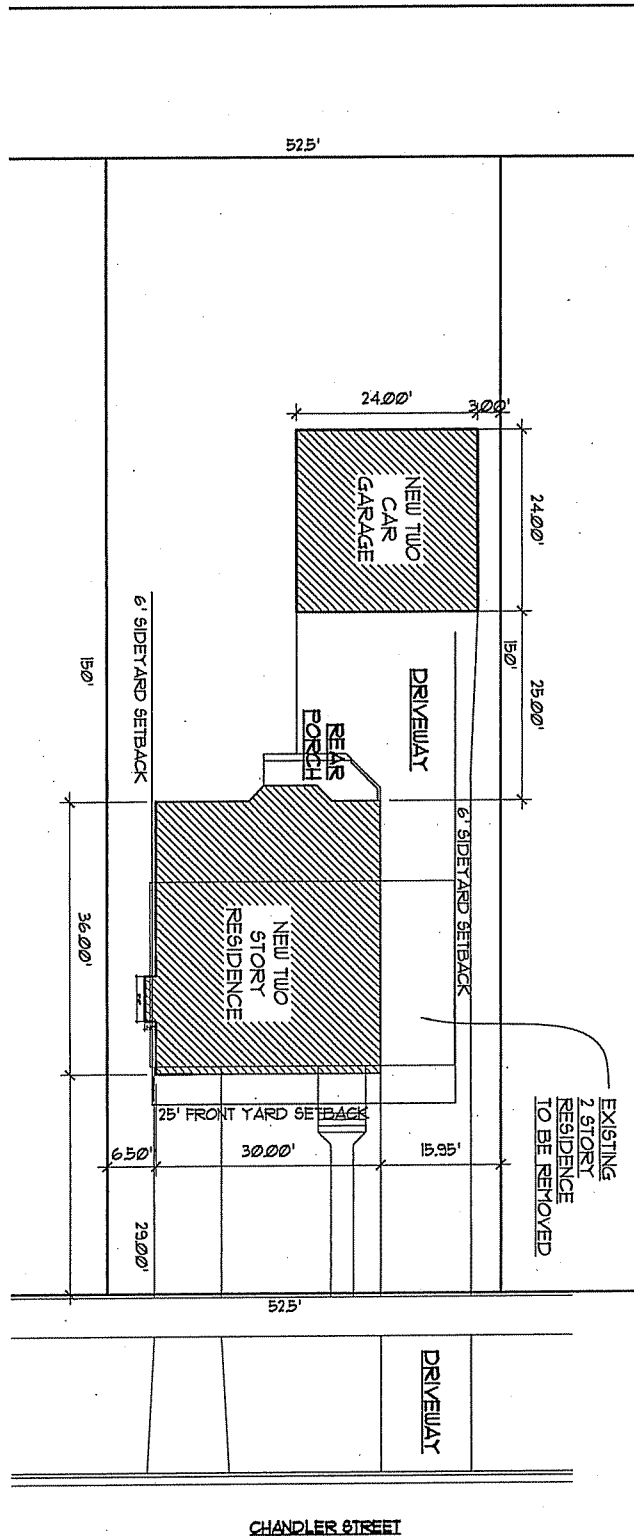
A CUSTOM PROJECT FOR THE  
**EVANS RESIDENCE**  
 1425 Chandler Street  
 Madison, Wisconsin

**SITE PLAN**

SCALE 1/8" = 1'-0"

August 20, 2006

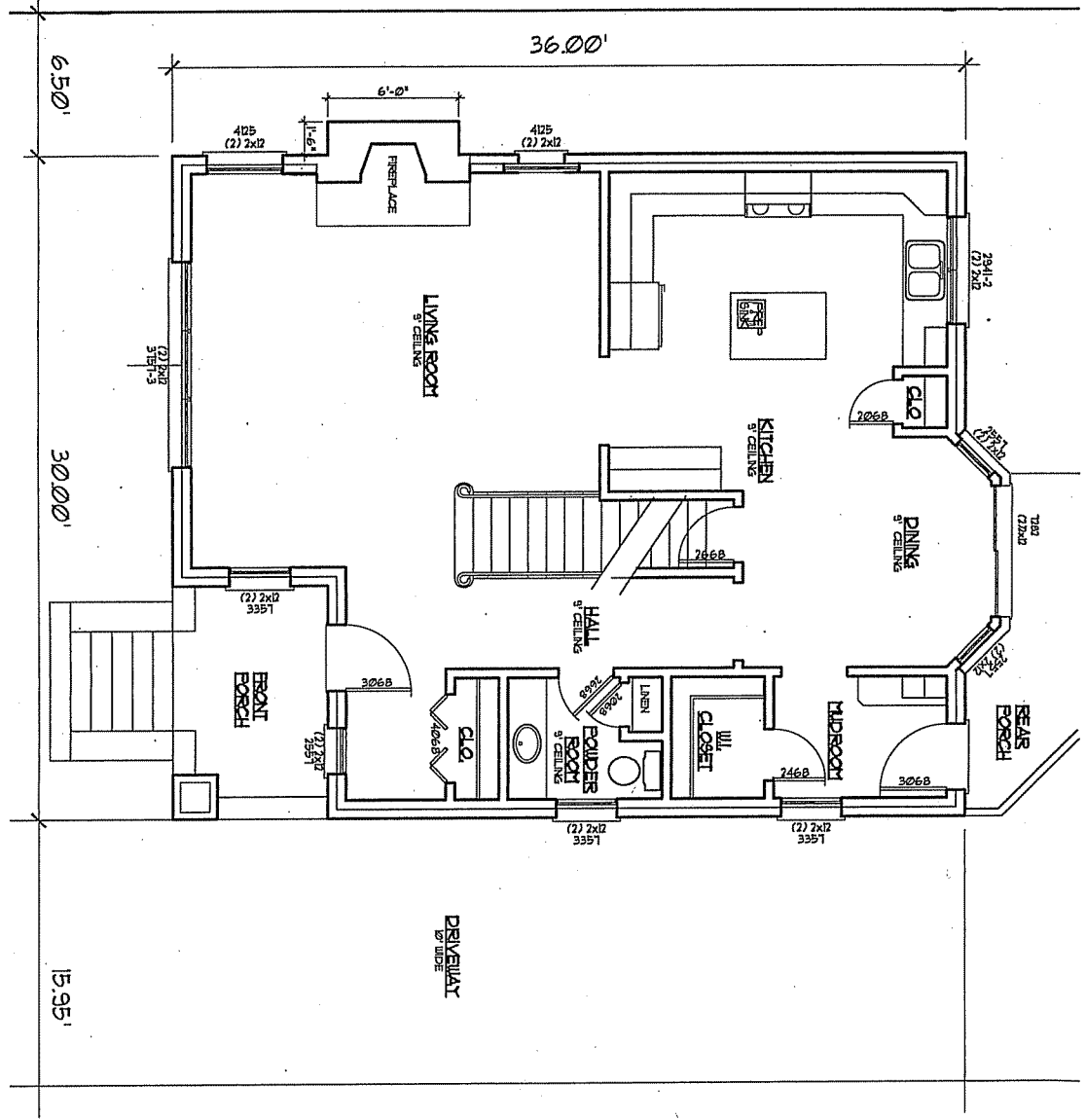
1.



**FIRST FLOOR PLAN**

SCALE: 3/16" = 1'-0"

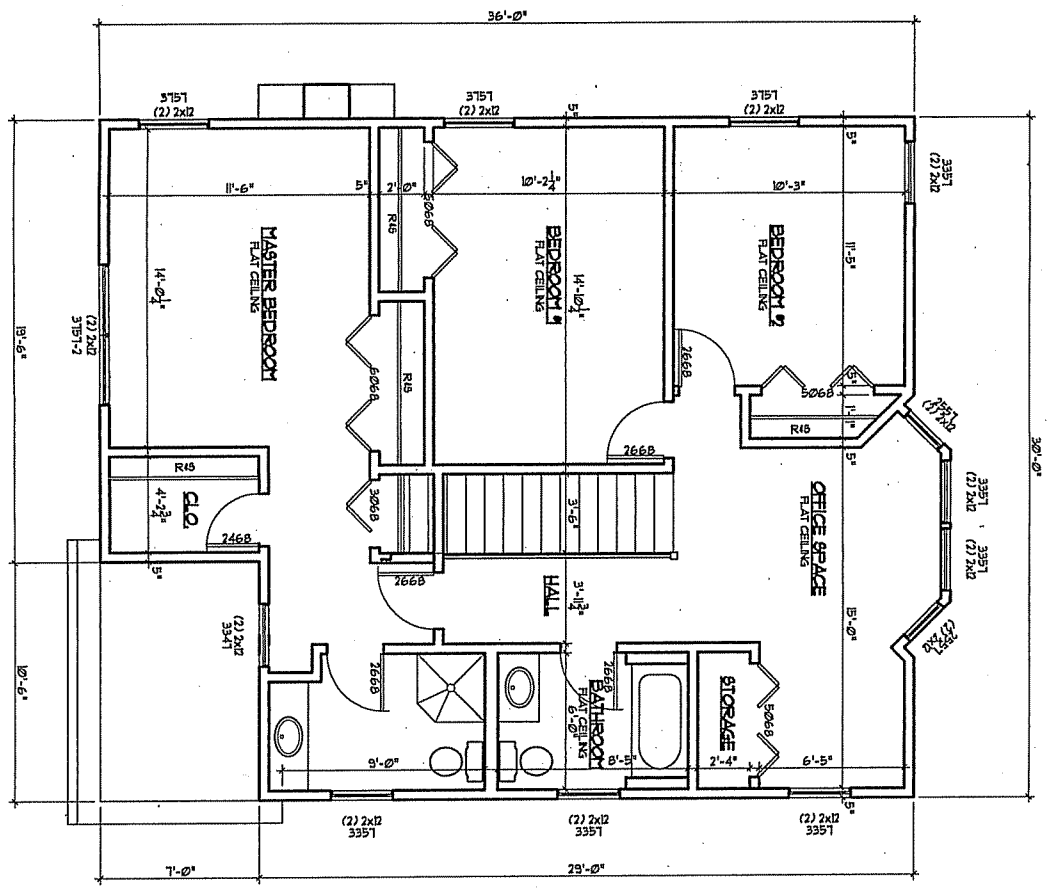
August 20, 2005




**SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"

August 20, 2006



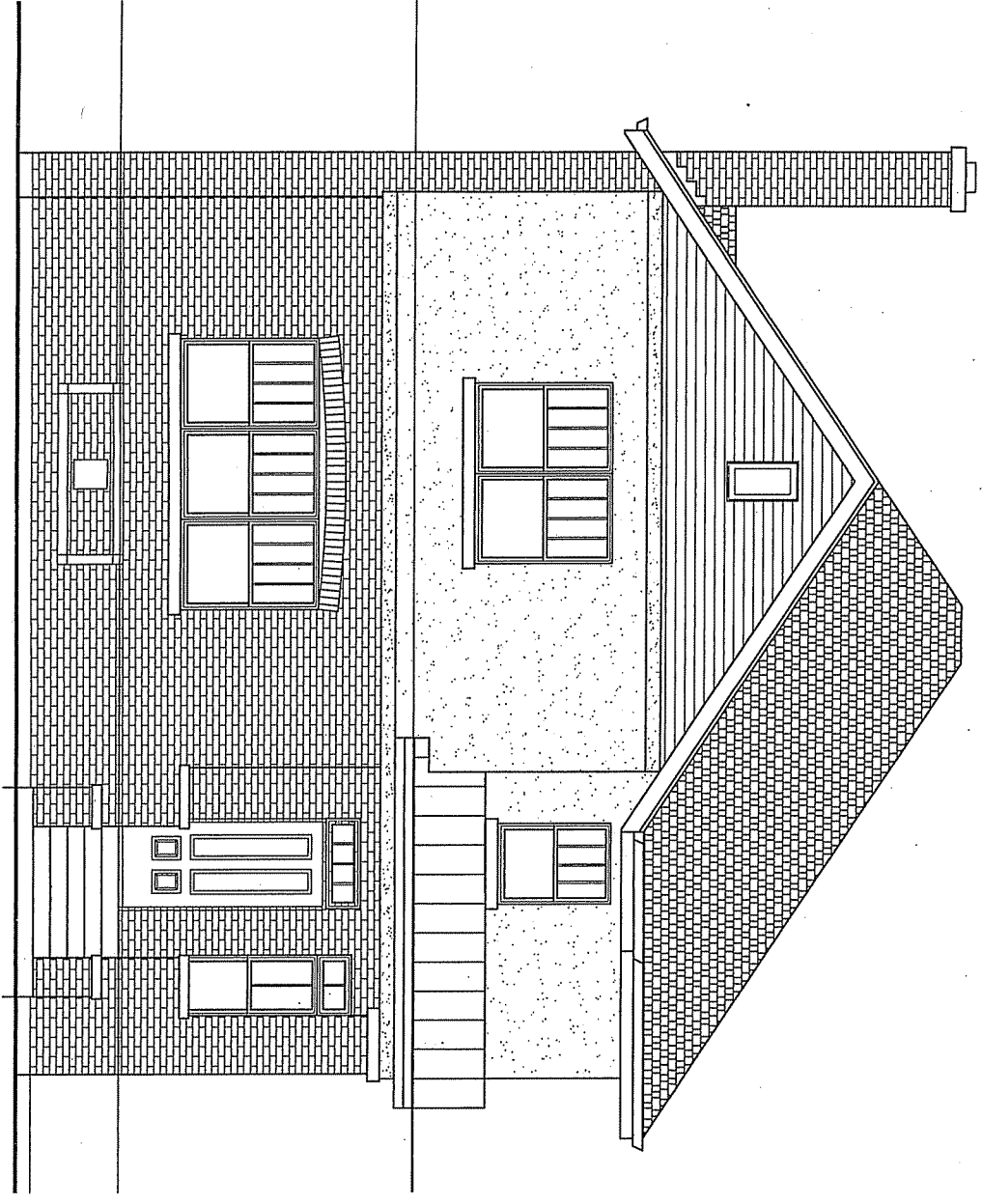
A CUSTOM PROJECT FOR THE  
EVANS RESIDENCE  
1425 Chandler Street  
Hudson, Wisconsin

 SOUTH ELEVATION


SCALE: 1/4" = 1'-0"

AUGUST 20, 2006

NORTH

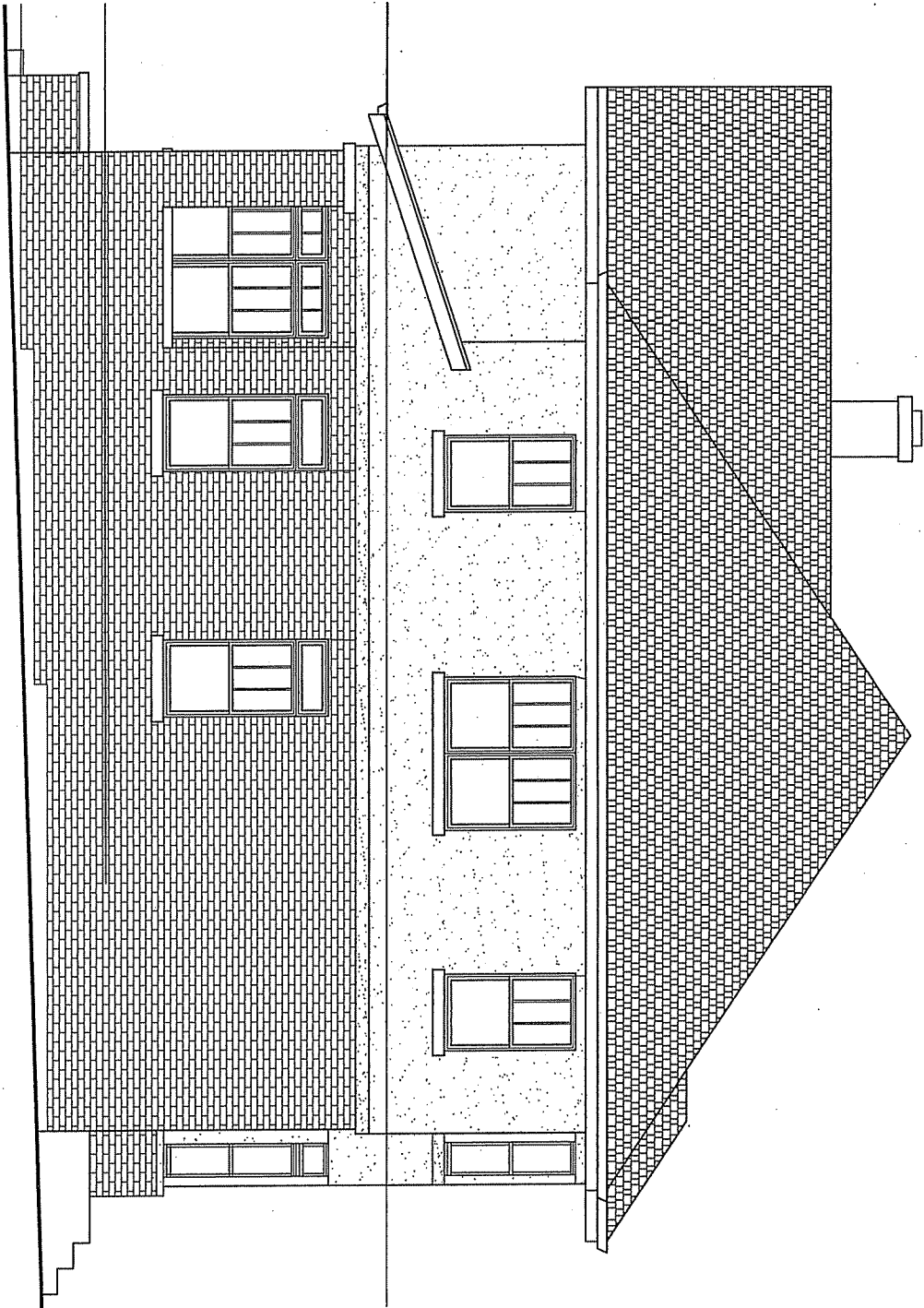


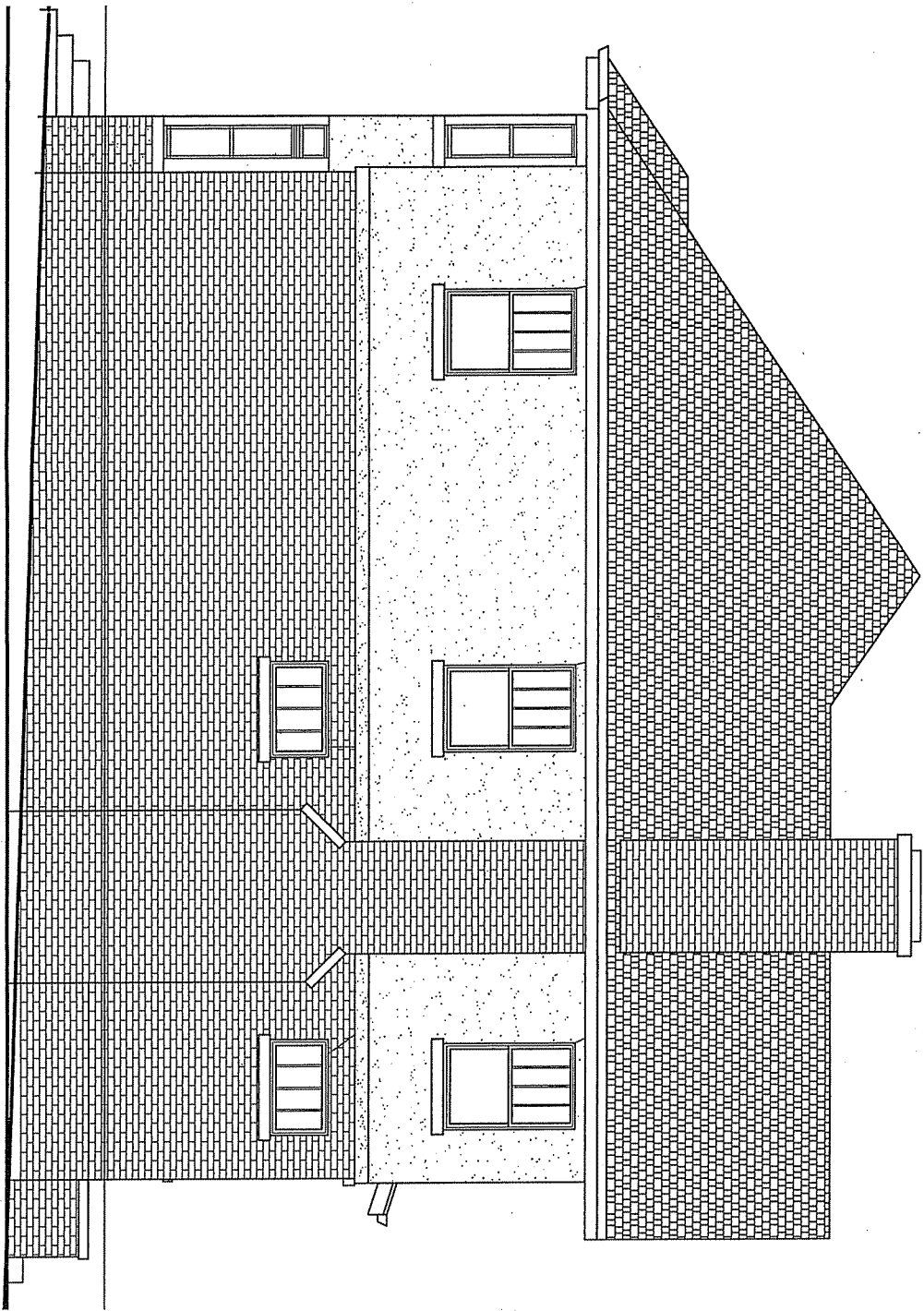
A CUSTOM PROJECT FOR THE  
**EVANS RESIDENCE**  
1463 Chandler Street  
Madison, Wisconsin

 **WEST ELEVATION**

SCALE: 1/4" = 1'-0"

August 20, 2006





A CUSTOM PROJECT FOR THE  
**EVANS RESIDENCE**  
1425 Chandler Street  
Madison, Wisconsin

 **EAST ELEVATION**

SCALE: 1/4" = 1'-0"

August 20, 2005