



City of Madison

Demolition

Location

4301 Maher Avenue

Project Name

Gieche Demolition

Applicant

Jack & Melissa Gieche / Meri
Tepper, Associated Housewrights

Existing Use

Single-Family Home

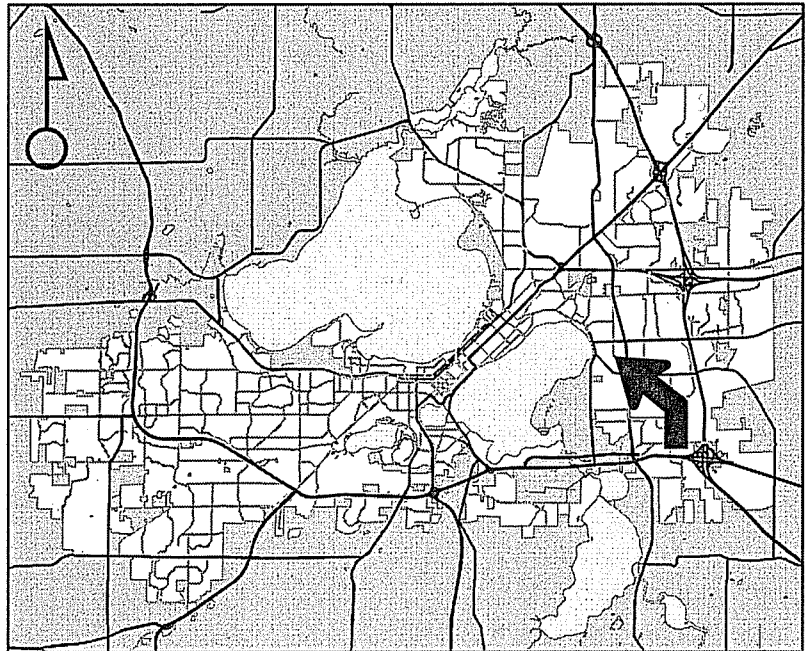
Proposed Use

Demolish single-family residence and
construct new residence

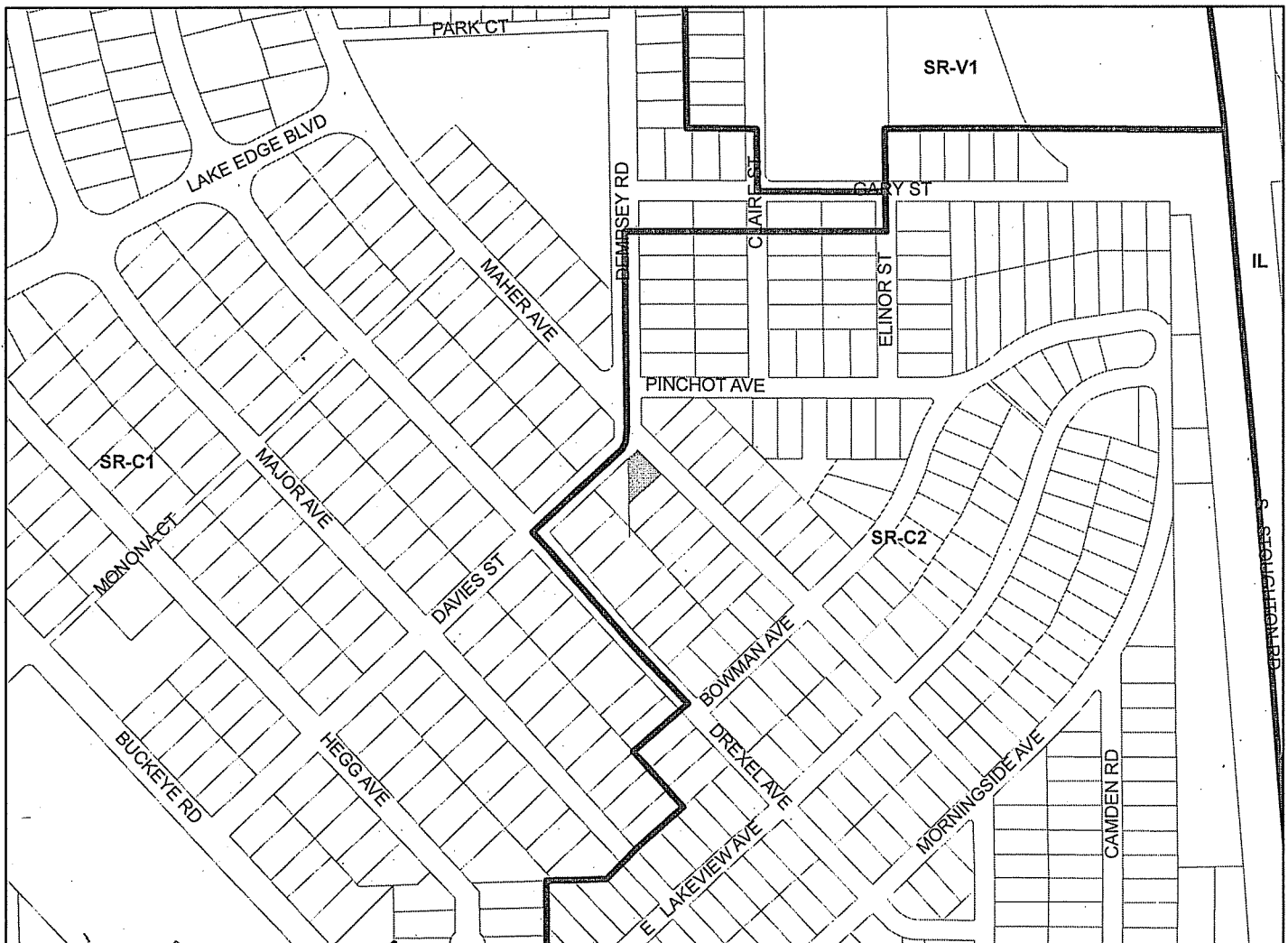
Public Hearing Date

Plan Commission

16 October 2017



For Questions Contact: Sydney Prusak at: 243-0554 or sprusak@cityofmadison.com or City Planning at 266-4635



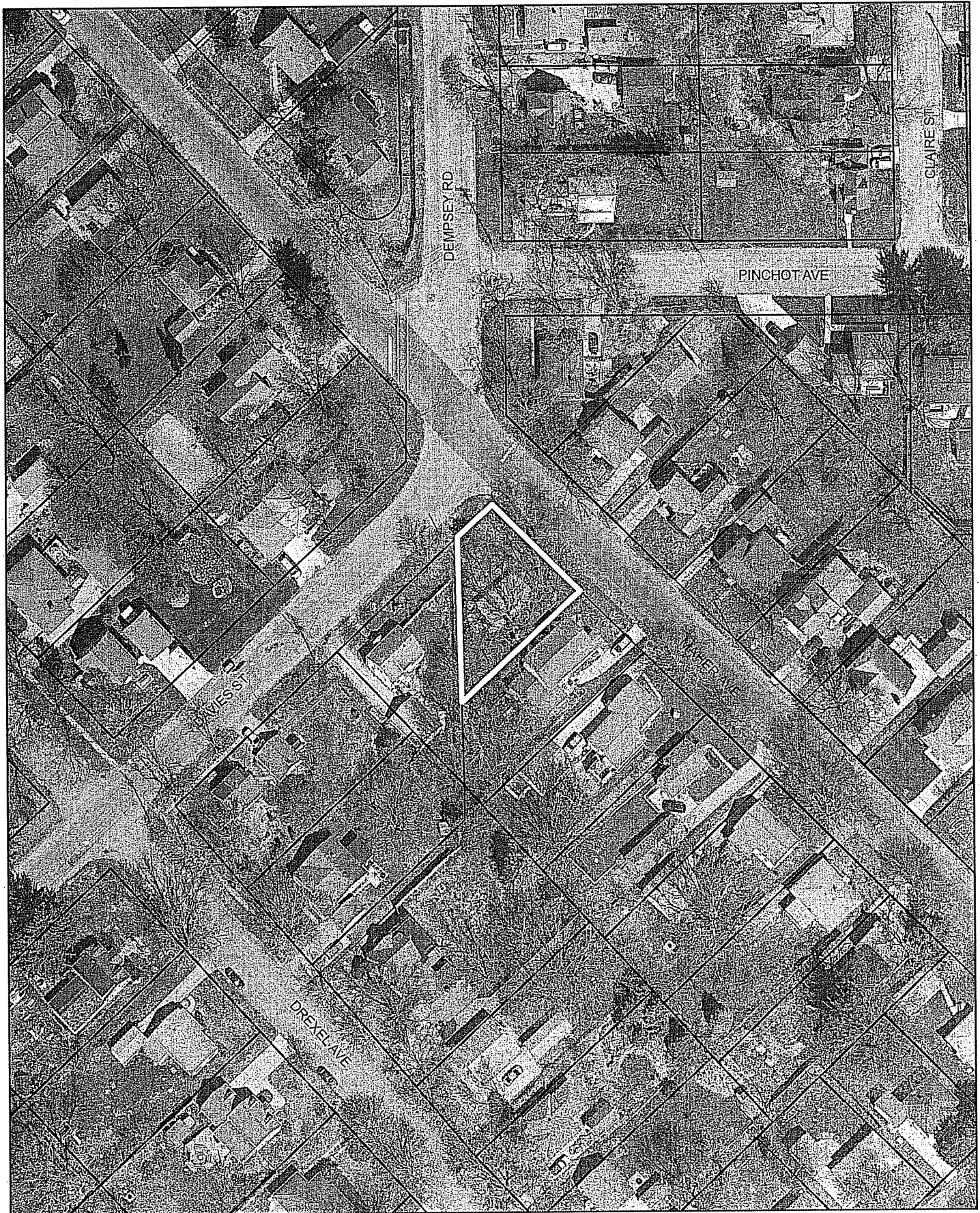
Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 9 October 2017



City of Madison

4301 Maher Avenue



Date of Aerial Photography : Spring 2016

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



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.

FOR OFFICE USE ONLY:

Paid \$1600 Receipt # 34522-0006
Date received 9/6/17
Received by PDA
Parcel # 0710-094-0918-9
Aldermanic district 15
Zoning district AHRÉNS GR-C2
Special requirements —
Review required by —
☐ UDC ☒ PC
☐ Common Council ☐ Other —
Reviewed By —

1. Project Information

Address: 4301 Maher Ave, Madison, WI 53716
Title: Gieche Property

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
- ☐ Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Jack & Melissa Gieche Company Ø
Street address 4301 Maher Ave City/State/Zip Madison, WI 53716
Telephone 262-224-6207 Email MuktownKeeper@aol.com
Project contact person Mesi Tepper Company Associated Housewrights
Street address 1217 Culmen St. City/State/Zip Madison, WI 53713
Telephone 608-204-7665 Email mesi.tepper@housewrights.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:

Demolition of current uninhabitable house and
new build of single family home.

Scheduled start date November 17' Planned completion date April 18'

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 pcapplications@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 Colin Punt Date 8/10/17

Zoning staff Jenny Kirckdatter Date 8/10/17

- ☒ **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:

Alderman David Ahrens (also on the neighborhood association LENA)
8/10/2017 - approved by Ald. Ahren on 8/11/17 - e-mails included

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 Jack Gieche Relationship to property Owner

Authorizing signature of property owner [Signature] Date 9/5/2017

Date: September 6 2017
To: City of Madison Land Use Application
Re: Letter of Intent for 4301 Maher Ave.

To Whom It May Concern:

Please accept this Letter of Intent for improvements to the property located at 4301 Maher Ave. Madison, WI 53716. As the new property owners, we plan to build a new single family house as our primary residence. We look forward to joining the Lake Edge neighborhood.

The property had been owned by Ray Peterson and has fallen into disrepair. The existing house has been designated unfit for human habitation per Madison General Ordinance 27.08(2). Our intent is to demolish the existing primary structure and build a new single family house with attached garage and deck. The new house will be a small 1 bedroom / 1 bath, 1.5 story structure that complies with all zoning regulations associated with the small and irregularly shaped lot. The house will contain 711 sf on the first floor, and 282 sf as a second floor open loft.

Below is a description of the proposed lot usage:

Lot square footage = 5,306 SF or .12 acres

Proposed house footprint = 711 SF

Attached garage footprint = 277 SF

Covered deck = 70 SF

Lot coverage by primary structure and additions = 20%

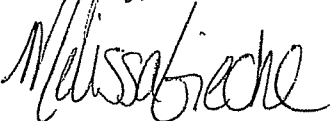
Uncovered deck and exterior steps = 204 SF

House gross square footage = 711 sf first floor + 282 sf loft

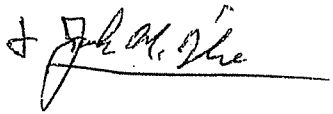
Associated Housewrights is designing and pricing the current house plans. They are expected to be the design-build general contractor. The project is anticipated to begin in the fall of 2017 with an estimated completion in the spring of 2018.

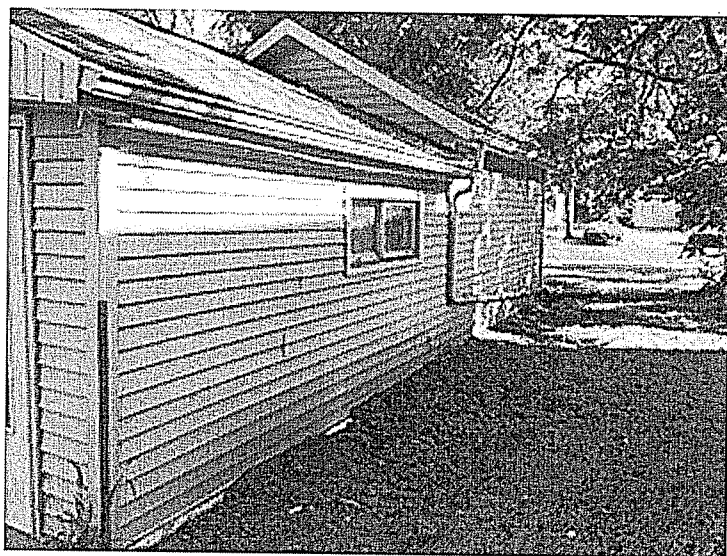
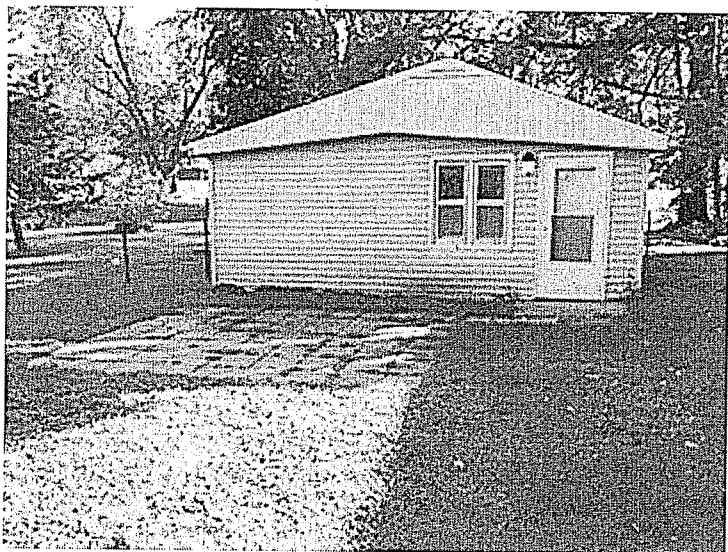
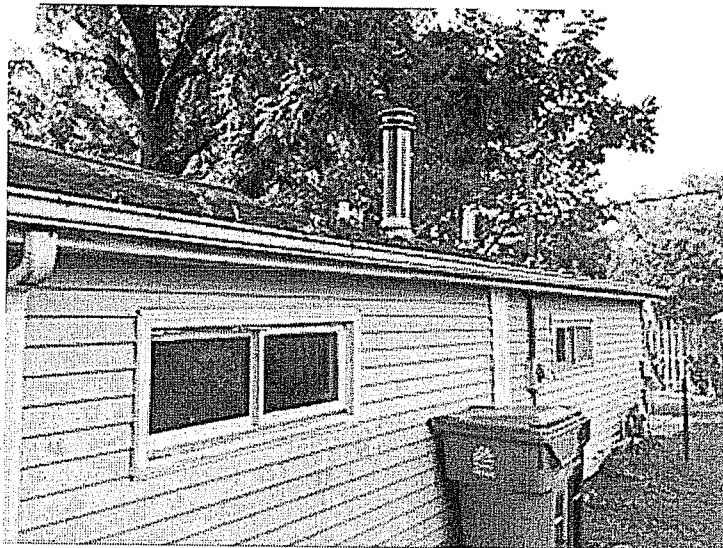
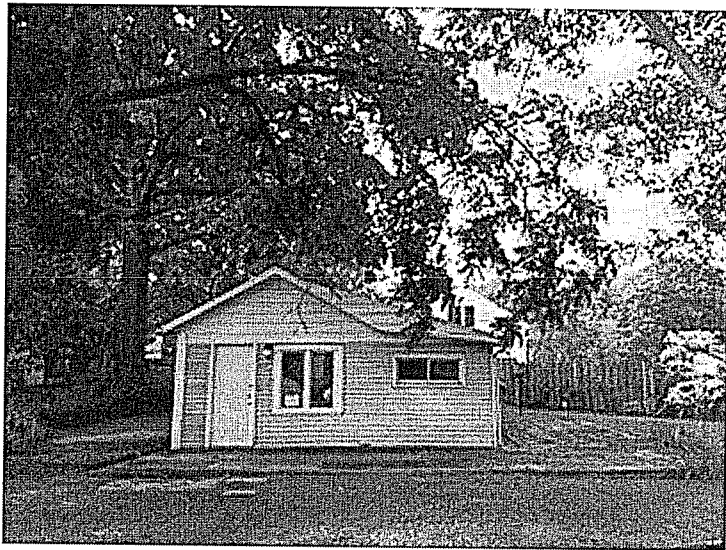
If you have any question regarding our Land Use Application, please don't hesitate to contact us.

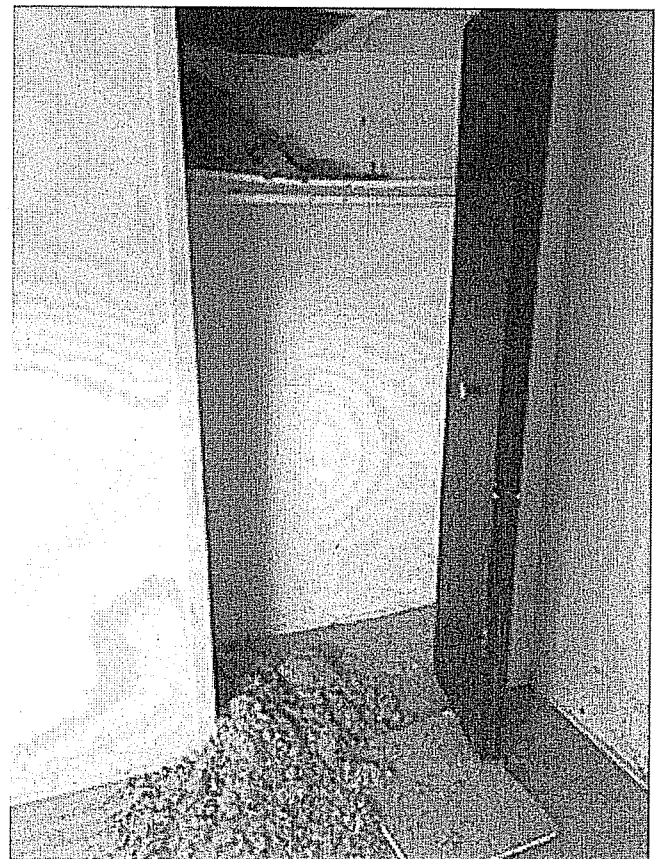
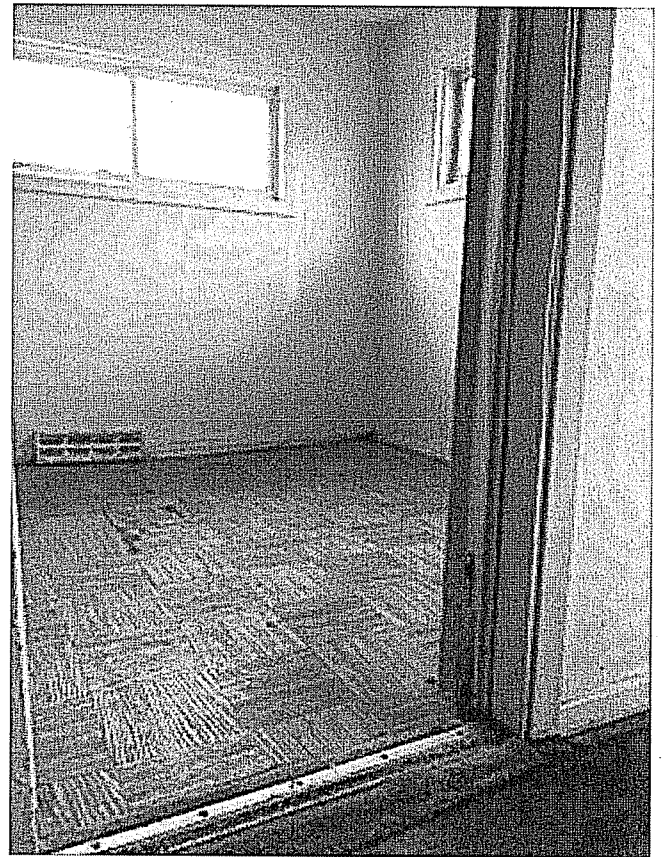
Sincerely,

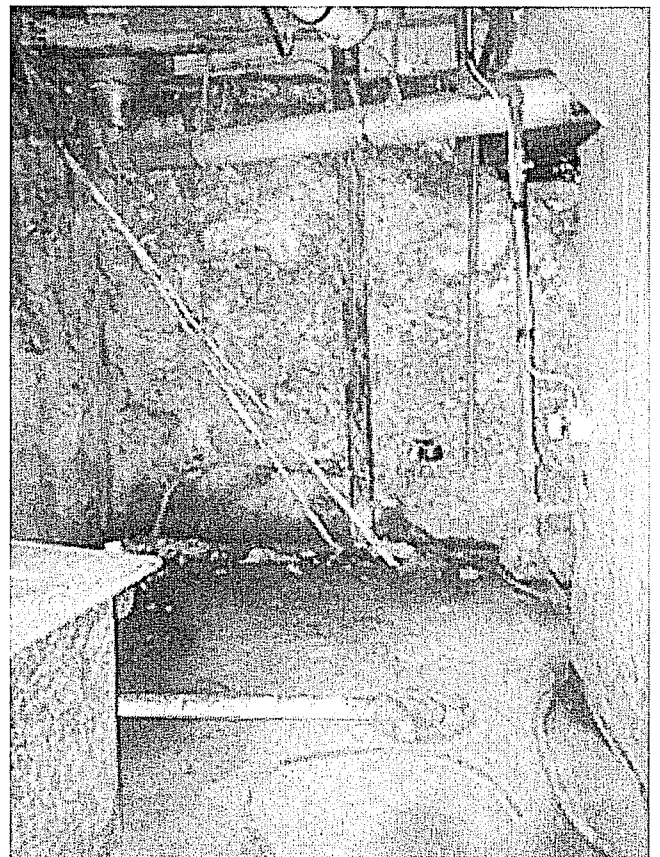
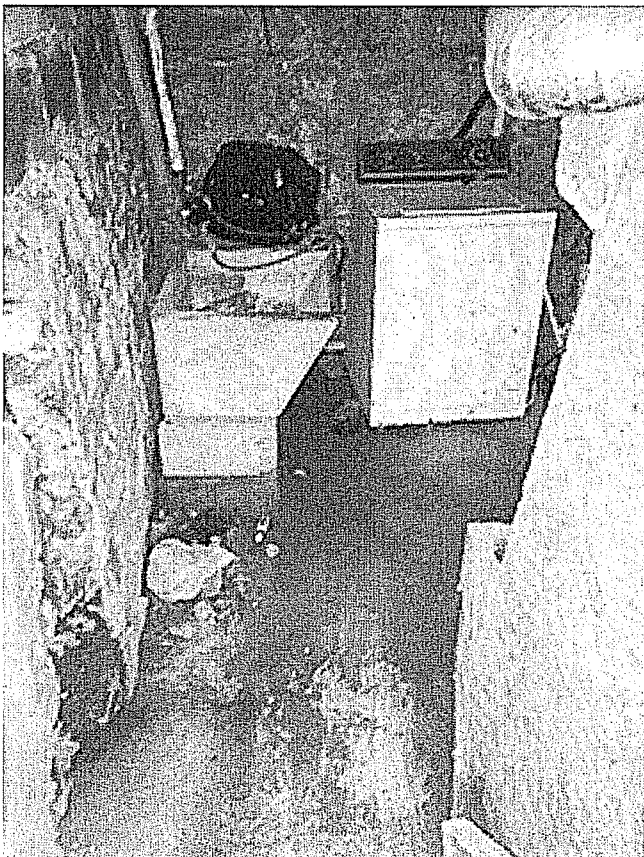
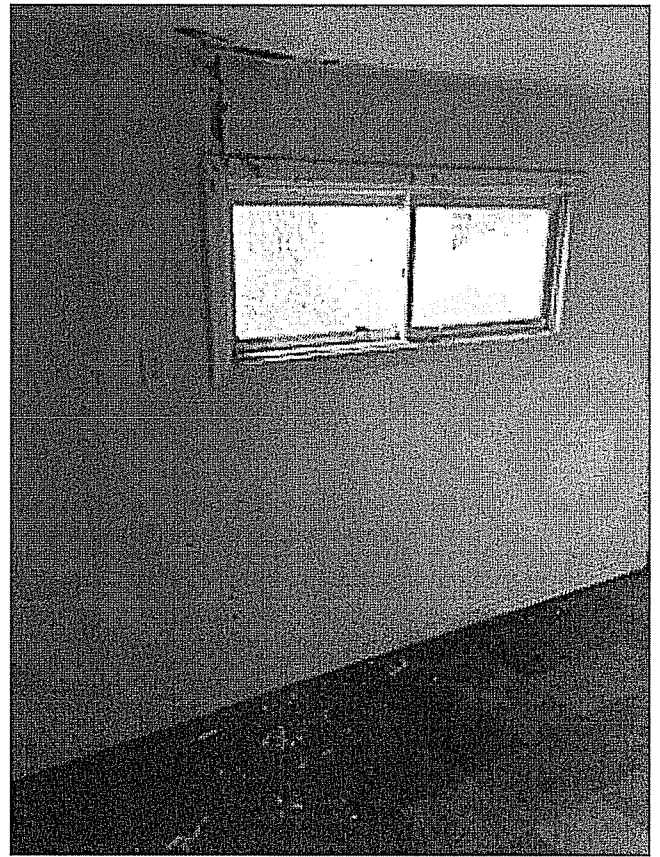


Melissa and Jack Gieche
Property Owners









Date: September 6 2017
To: City of Madison Land Use Application
Re: Letter of Intent for 4301 Maher Ave.

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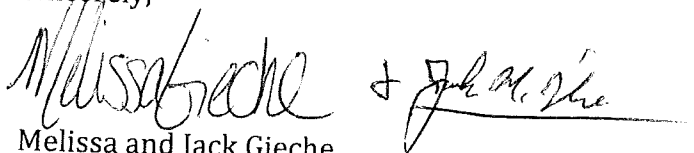
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Associated Housewrights is designing and pricing the current house plans. They are expected to be the design-build general contractor. The project is anticipated to begin in the fall of 2017 with an estimated completion in the spring of 2018.

If you have any question regarding our Land Use Application, please don't hesitate to contact us.

Sincerely,

Handwritten signatures of Melissa and Jack Gieche. The signature for Melissa is on the left, and the signature for Jack is on the right, separated by a plus sign.

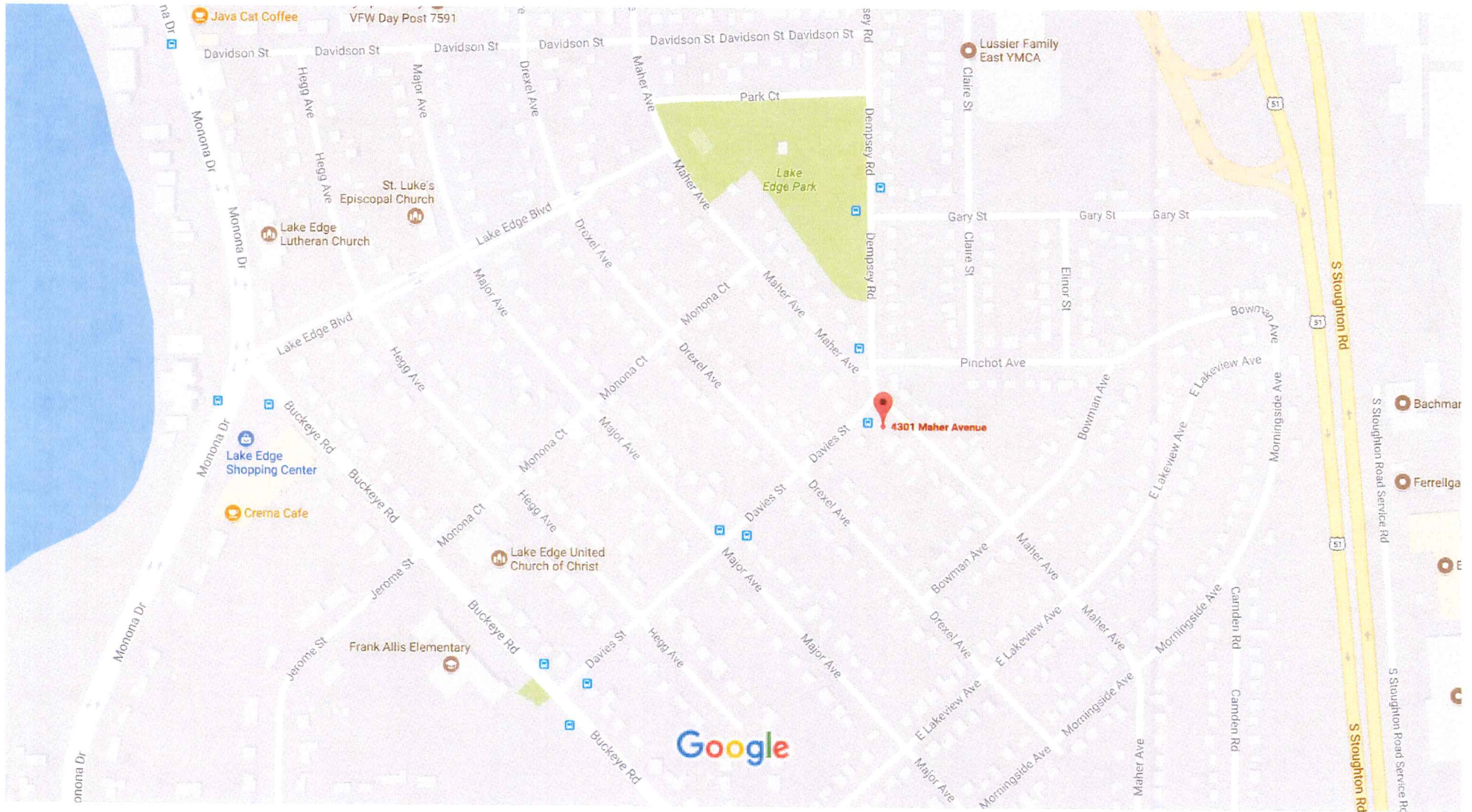
Melissa and Jack Gieche
Property Owners



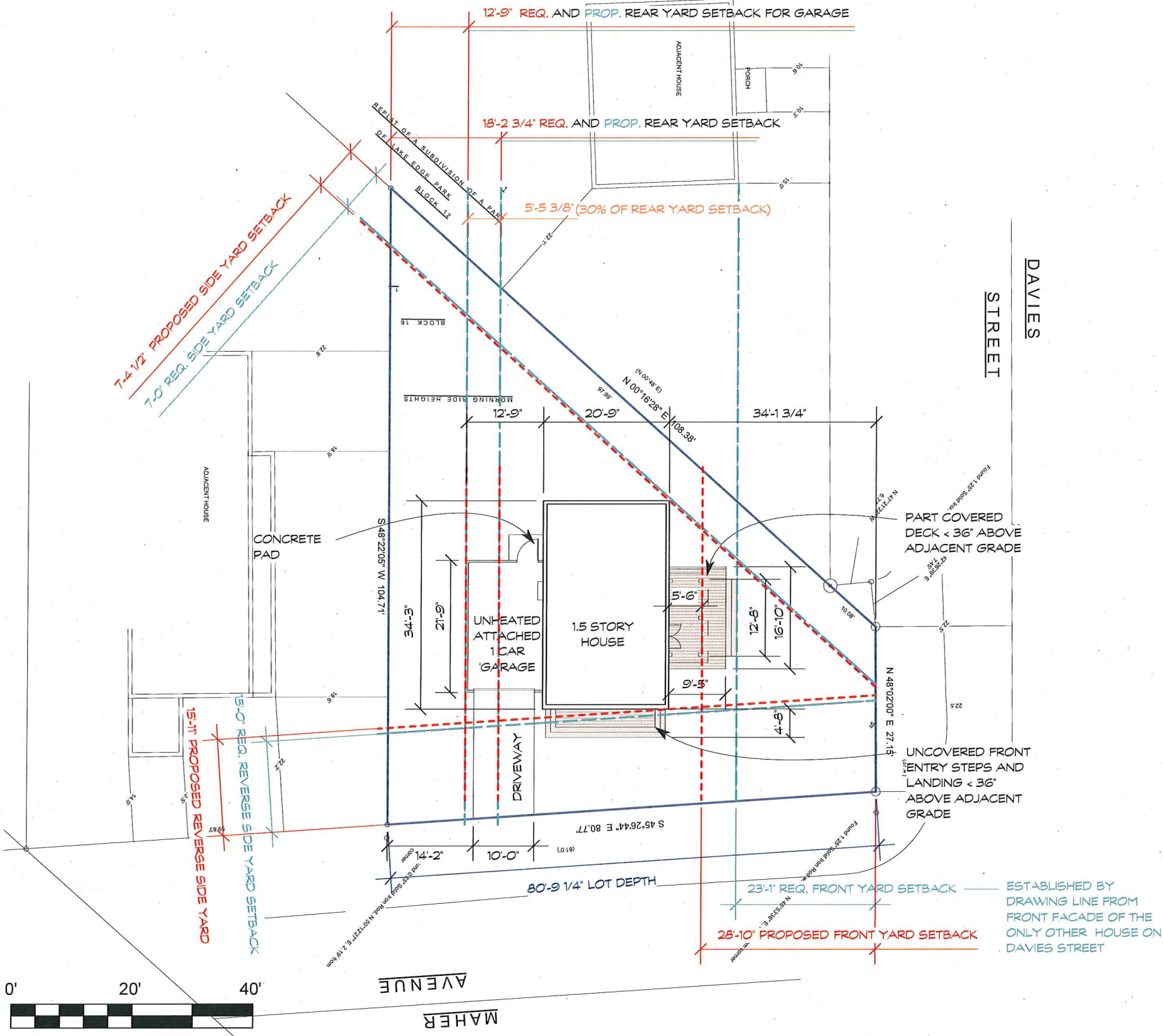
4301 Maher Ave

Madison, WI 53716

Jack & Melissa Gieche Property



Map data ©2017 Google United States 200 ft



1 SITE PLAN
1" = 20'-0"

LAND USE SUMMARY TABLE

SITE AREA = 5,306 SF

LOT COVERAGE = 1,286 SF OR 24% OF LOT AREA.

house

garage

driveway

covered deck

The total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. Max lot coverage for SR-C2 is 50%.

PRINCIPAL STRCUTURE AND ADDITONS TO IT = 1,058 SF OR 19.9% OF THE LOT AREA

711 SF (house) + 277SF (garage) + 70SF (covered deck) = 1058SF

OPEN SPACE = 4247 SF

LANDSCAPE AREA = 3,815 SF

PAVED AREA = 228 SF

house

garage

covered deck

(does not include decks <36" above grade and driveway)

driveway

back garage access door landing

ZONING DISTRICT SR-C2

REQUIRED SETBACKS

REVERSE CORNER SIDE YARD = 15'-0"

SIDE YARD = 7'-0"

FRONT YARD = 23'-1"

REAR YARD = 18'-2 3/4"

REAR YARD FOR 1 STORY ATTACHED GARAGE = 12'-9 3/8".

FRONT YARD CALCULATIONS:
Setback Averaging, Front Setback. Where at least fifty percent (50%) of the front footage of any block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing principal structures on the block face or the normal setback requirement in the district whichever is less, but no less than ten (10) feet. There is only one house on Davies St. block. It is the one adjacent to this property. Note that the front yard setback line on the site plan aligns with the primary structure of the adjacent house.

REAR YARD CALCULATIONS:
30% of the lot depth of 80'-9 1/4" = 24'-2 3/4". If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%). So 25% of 24'-2 3/4" = 6'-0". So 24'-2 3/4" - 6'-0" = 18'-2 3/4". This is permitted because principal structure and additions to is cover 19.9% of the lot area. Then, a 1 story garage may project 30% into the rear yard, provided the rest of the rear yard remains unobstructed.

PROJECT SQUARE FOOTAGE

HOUSE FIRST FLOOR = 711 SF (measured to outside face of wall)

HOUSE LOFT = 223 SF (interior floor area with ceiling ht. > 5'-0")

GARAGE = 277 SF (measured to outside face of wall)

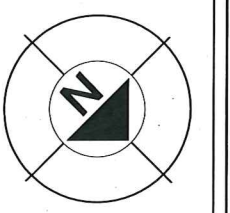
COVERED DECK = 70 SF (measured to outside face of columns)

UNCOVERED DECKS < 36" ABOVE ADJACENT GRADE = 204 SF

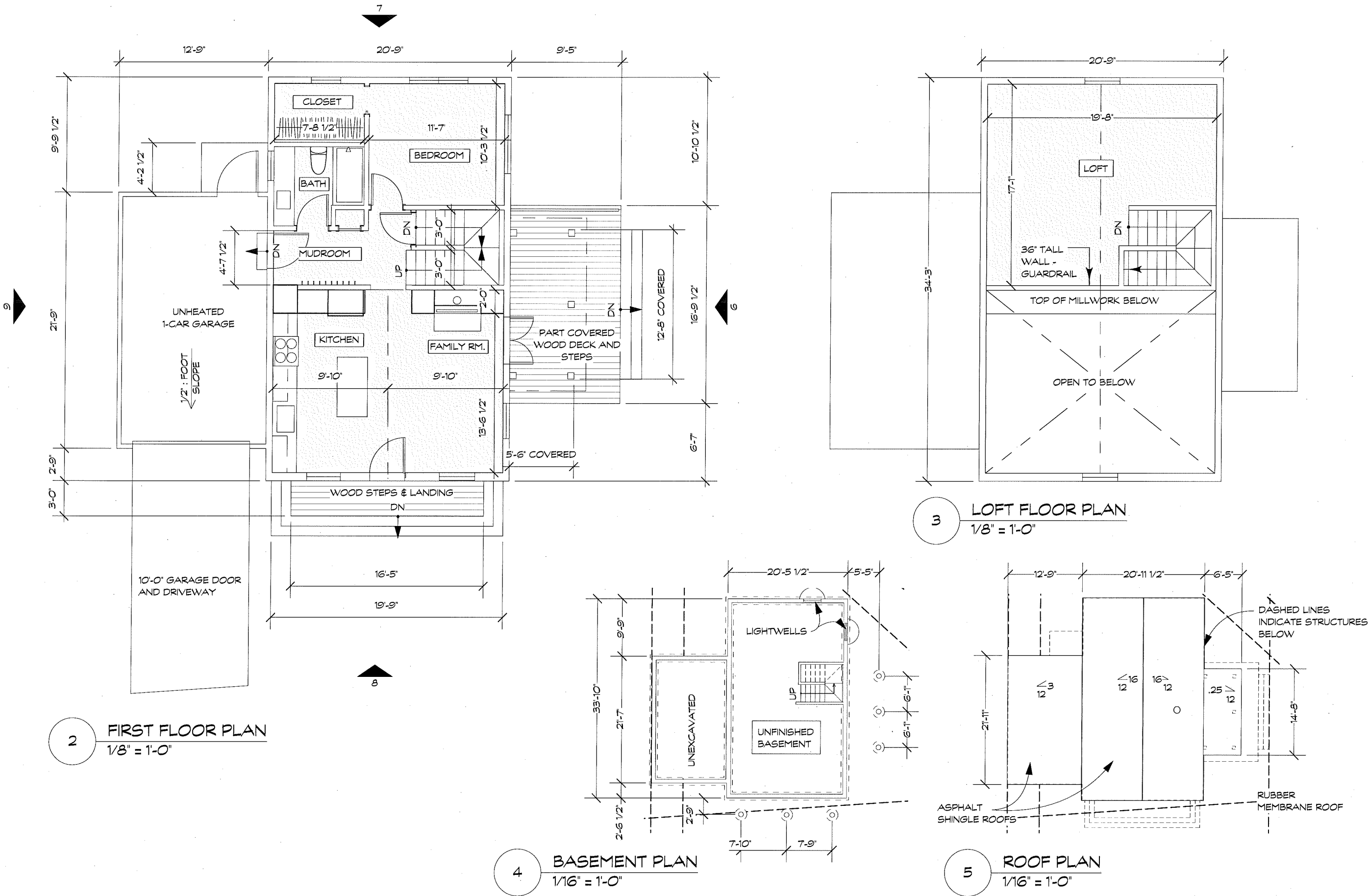
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LAND USE
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9/05/2017
Printed by:
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GIECHE RESIDENCE
MELISSA AND JACK GIECHE
4301 MAHER AVE
MADISON, WI. 53716

ASSOCIATED
HOUSEWRIGHTS
1217 Culmen St. Madison, WI. 53713
www.housewrights.com
(608) 238 - 7519



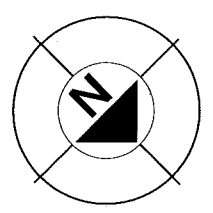
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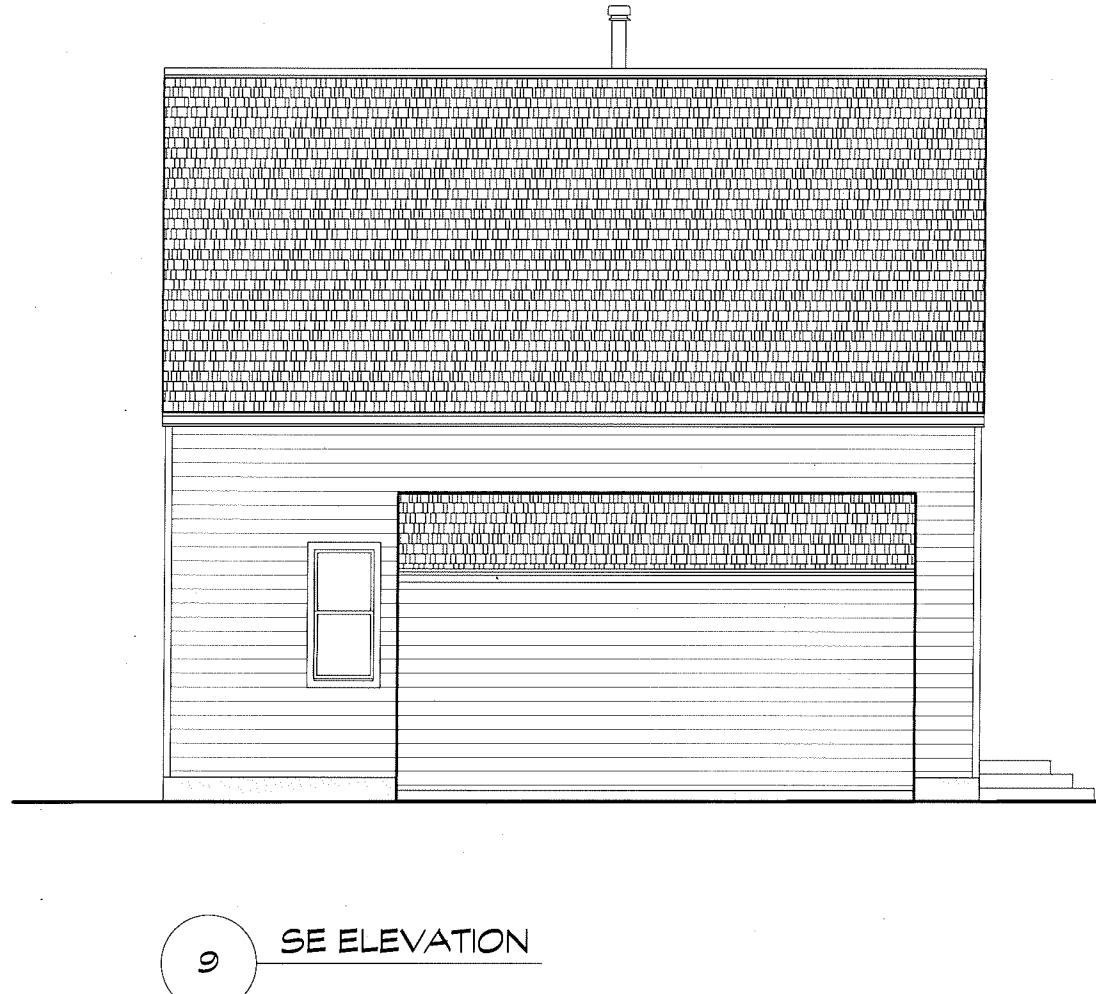
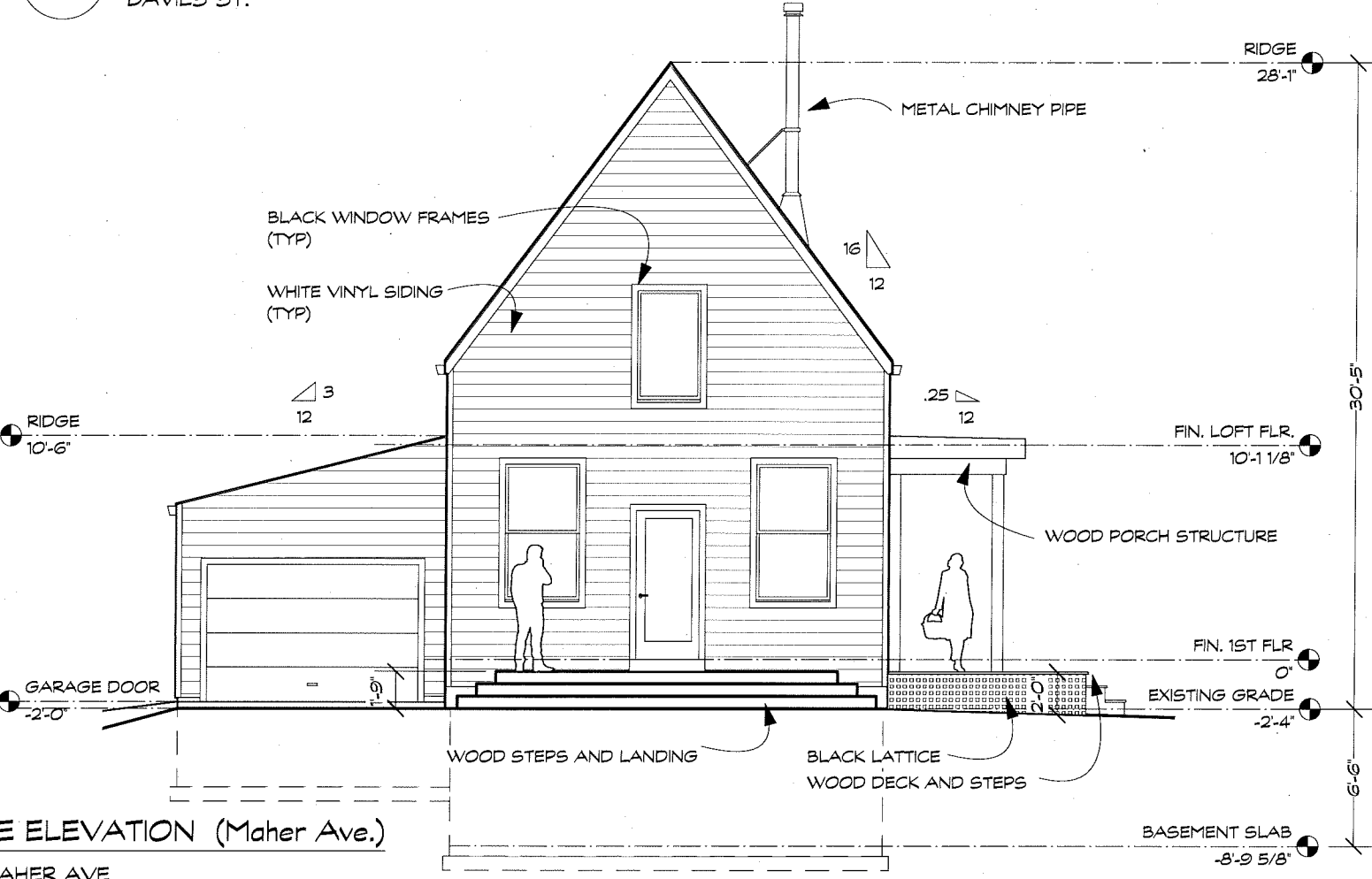
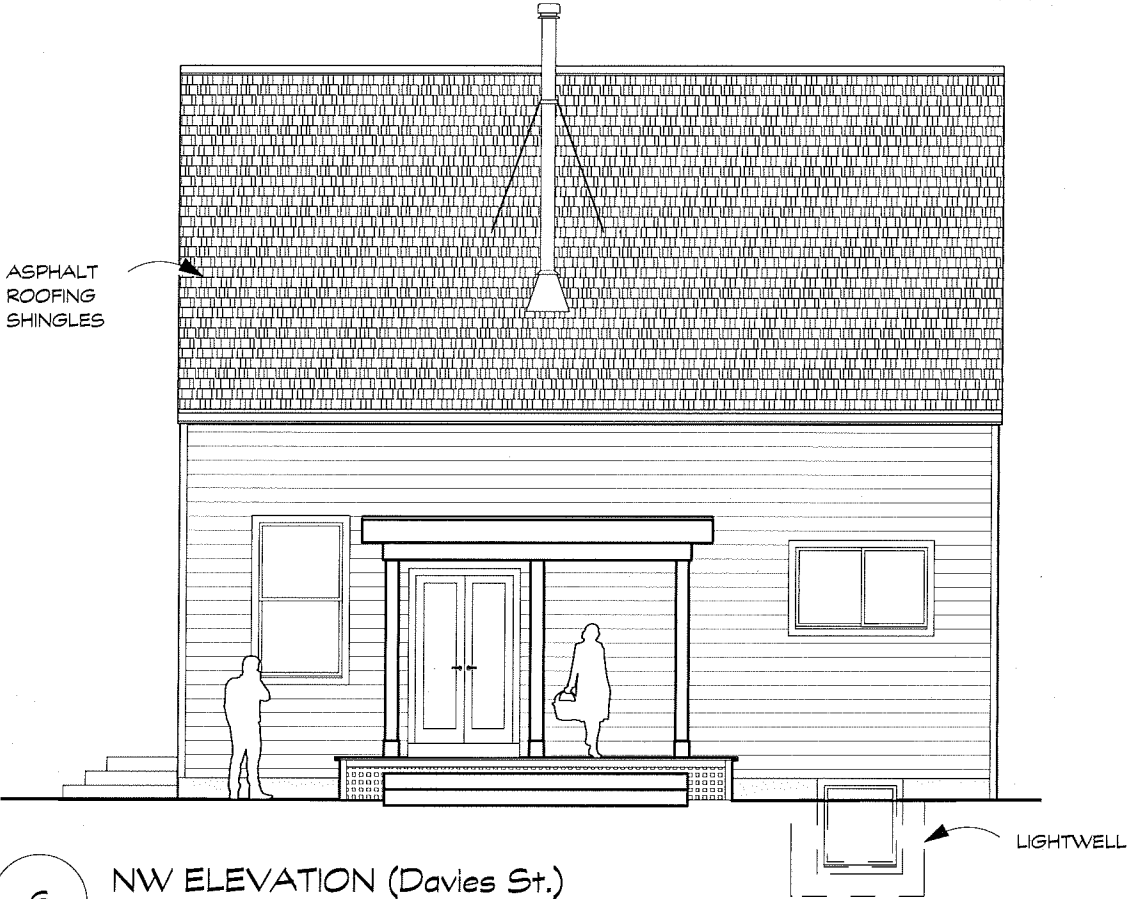
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CONCEPTS rev1
170824
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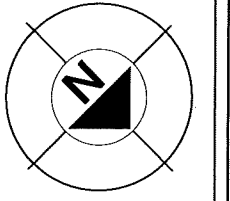
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3 of 4

Plat of Survey

Legal Description of Record: Document No. 5346909

The Northwest 81.0 feet of Lot 11, Block 16, Morning Side Heights, in the City of Madison, Dane County, Wisconsin.

BEARINGS ARE REFERENCED TO THE
NORTHEASTERLY LINE OF LOT 11, BLOCK 16
MORNING SIDE HEIGHTS, ASSUMED TO
BEAR S 45°26'44" E PER PREVIOUS SURVEYS



10 EXISTING CONDITIONS SITE PLAN
DEMOLITION PLAN

REMOVE EXISTING
HOUSE AND DECK

MAHER
AVENUE

Parcel Contains
5,306 S. F.
0.12 Acres

DAVIES
STREET

1 STORY HOUSE

DECK

ADJACENT HOUSE

ADJACENT HOUSE

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1 3/8" Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET
- 1.50lbs./LINEAL FOOT.

() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

Notes:

- Building dimensions and associated offset distances were measured along the outside of the siding.
- This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
- For reference, see previous survey 2001-00375 by Notbohm, S-1386 and survey 2004-00443 by Michaelis S-1696.

PREPARED FOR:

ASSOCIATED HOUSEWRIGHTS
1217 CULMEN STREET
MADISON, WI 53713

PREPARED BY:

ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 29th Day of August, 2017: Paul A. Spetz, S 2525

• Plan views assume walls have first layer of sheathing on each side (see typical sections) unless otherwise noted.

• Larger scaled drawings supersede smaller scale drawings.

Version/Date:

CONCEPTS rev1

170824

8/25/2017

Printed by:

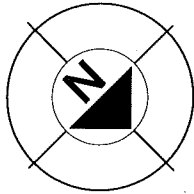
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