



Location
 731 Williamson Street
 Project Name
 Lee-Rosen Residence
 Applicant
 Lindsey Lee/Todd Barnett

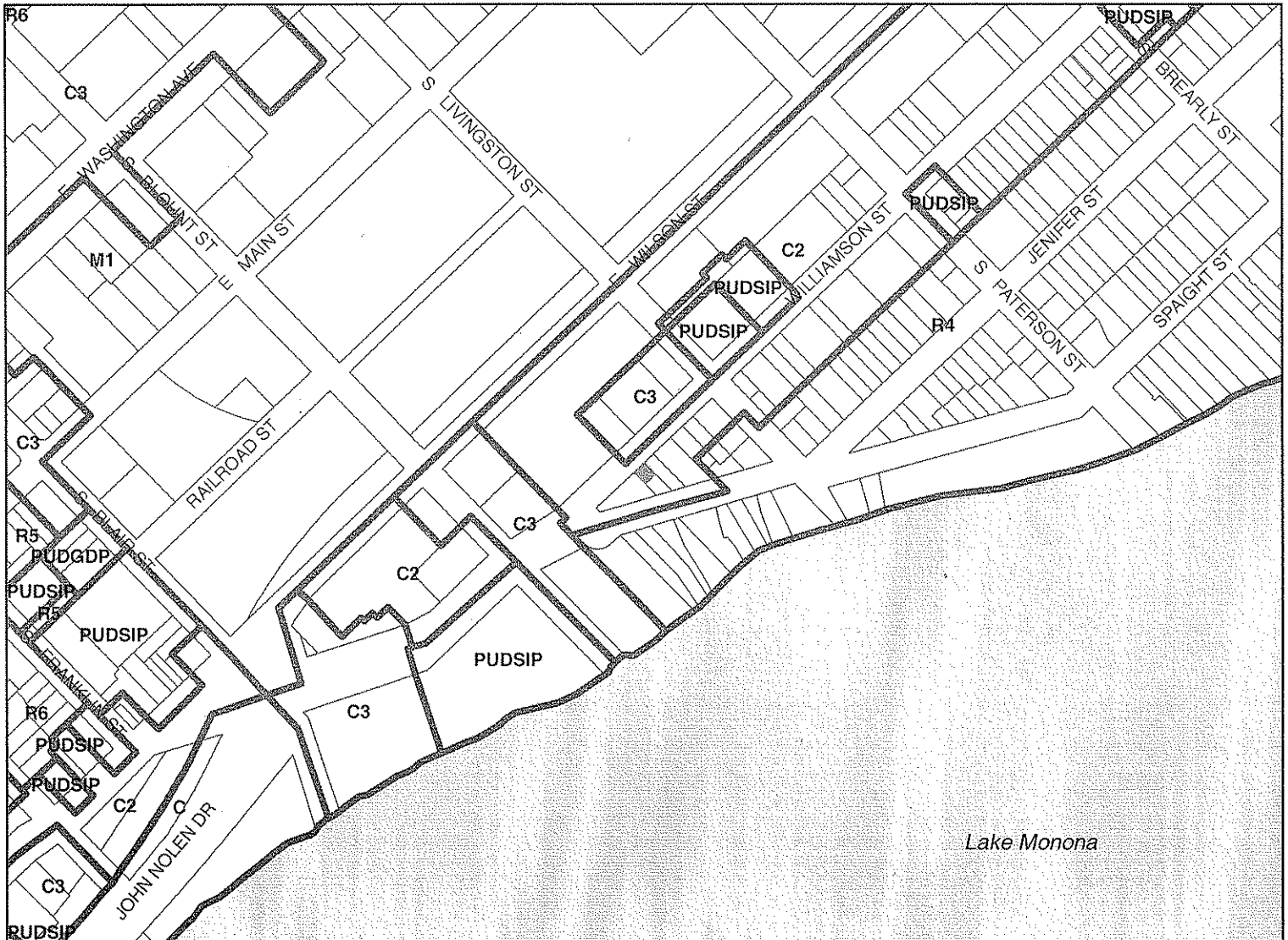
Existing Use
 Single-Family House

Proposed Use
 Demolish Single-Family House and Build
 New Single-Family House

Public Hearing Date
 Plan Commission
 14 January 2008

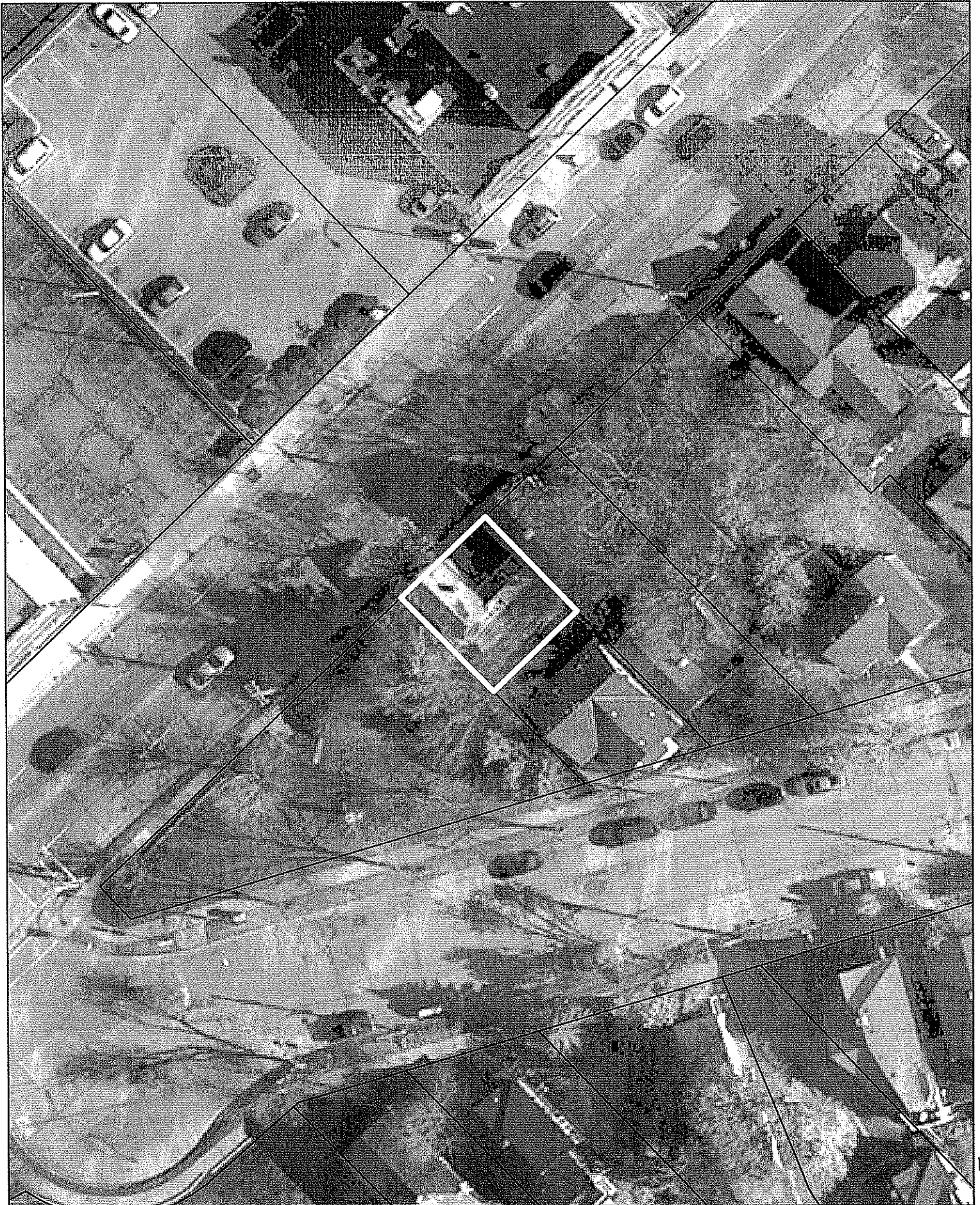


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 December 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
- 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: \$550.00 Receipt No. 87350
Date Received 11/30/07
Received By RST
Parcel No. 0709-134-2809-5
Aldermanic District 6, Marsha Rummel
GQ Hi's - TL
Zoning District C2
For Complete Submittal
Application Letter of Intent
IDUP N/A Legal Descript.
Plan Sets Zoning Text N/A
Alder Notification Waiver _____
Ngrhd. Assn Not. Waiver _____
Date Sign Issued 11/30/07

1. Project Address: 731 WILLIAMSON STREET Project Area in Acres: .037

Project Title (if any): LOG-ROCK RESIDENCE

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:

OWNER Applicant's Name: LINDSEY LOG Company: _____
Street Address: 731 WILLIAMSON ST City/State: MADISON WI Zip: 53703
Telephone: 608 220-7910 Fax: () _____ Email: _____

CONTACT Project Contact Person: TODD BARNETT Company: _____
Street Address: 118 N. BRICK TERRACE City/State: MADISON WI Zip: 53726
Telephone: 608 233 4228 Fax: () _____ Email: trbarchie Adv.com

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 EXISTING HOME AND CONSTRUCTION OF NEW

Development Schedule: Commencement MARCH 2008 Completion NOVEMBER 2008

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:** \$ _____ 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. 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:*
 - CREATOR WILLIAMSON AREA BUSINESS / MARQUETTE 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 PARRS Date 7-19-2007 Zoning Staff MATT TUCKER Date 6-8-2007

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

Printed Name TODD BARNETT Date 11-14-2007
 Signature _____ Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner Lundy Lee Date 11-14-2007

* SEE ATTACHED EMAIL FROM MARTHA FUMAL

Todd Barnett, AIA
Architect
118 N. Breese Terrace Suite I
Madison, WI 53726
P. 608-233-4538
trbarchi@aol.com

November 29, 2007

Mr. 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: 731 Williamson Street Conditional Use Application

Dear Ms. Fey and Members of the Plan Commission:

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

1. 12 copies of Land Use Application
2. 12 copies of Letter of Intent
3. 7 copies of Site Plan at 1"=20
4. 7 copies of Reduced Site Plan
5. Application Fee Check

The clients, Lindsey Lee and Elizabeth Rosen, purchased the 731 Williamson Street property in May of 2007. The parcel is currently occupied by a wood frame structure proposed to be razed with a new single-family home built in its place. The property is 1611.9 square feet, measuring approximately 35'-9" x 45'-0", zoned C2 and located in the Third Lake Ridge Historic District.

The project is submitted for review and consideration for the following issues:

1. More than 50% of the structure will be for residential use
2. Razing the existing structure
3. Building adjacent to a City of Madison park

The clients have met with City Staff on a regular basis, beginning with Matt Tucker and Tim Parks. Regular neighborhood presentations and updates were made while Alderperson Marsha Rummel, the Marquette Neighborhood Association and the neighborhood in general support the project. The Landmarks Commission issued a "Certificate of Appropriateness" for the design in October and the Zoning Board of Appeals granted approval for required setback requests in November. An on-site meeting with Si Widstrand from the Parks Department was held and support for the project was expressed with no conditions.

Project Name

Lee-Rosen Residence

Owners

Mr. Lindsey Lee and Ms. Elizabeth Rosen
731 Williamson Street
Madison, WI 53703
608.220.7910

Construction Schedule

Date **Milestone**
March 2008 Demolition and Selective Salvaging
November 2008 Certificate of Occupancy

Existing Conditions

The property is marked by an existing structure in very poor condition and assessed by the City of Madison at two-thousand dollars. No trees or vegetation are noteworthy.

Architect

Todd Barnett
118 N. Breese Terrace, Suite I
Madison, WI 53726
608.233.4538

Surveyor

Mr. Ross Michaels
Notbohm Michaels Surveying, Inc.
6314 Odana Road, Suite A
Madison, WI 53719
608.277.0503

Contractor

To be determined

Level	Area	Use
Ground Floor	872 SF	Garage , Entry and Living Spaces
Ground Floor	772 SF	Living Spaces
Second Floor	912 SF	Living Spaces

Gross Square Footage

2356 (enclosed spaces)

Parking Spaces

Single car garage

Site Area

1612 SF/.037 acres


Number of Dwelling Units

One

Please note that the intent is to leave the existing grades consistent with existing conditions due to the site restrictions. A landscape plan is under development. Final documents for these items can be submitted to City staff as requested.

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

Sincerely,



Todd Barnett
Architect

c.c. Lindsey Lee and Elizabeth Rosen

Demolition Recycling and Reuse Plan for 731 Williamson St.

December 7, 2007

Prepared by Lindsey Lee/property owner

This memo will be giving a brief description of my plans for the demolition of the house located at 731 Williamson Street. This document can also be read as a personal pledge to "go the extra mile" in keeping as much of the house out of the local landfill through reuse of its usable components and recycling material that still has intrinsic value.

While the small house that is currently located at 731 Williamson Street is in a severely dilapidated state (the city has it assessed at \$2,000.00) I will still be looking at as many angles as possible to try to divert as much of it from landing in a landfill when I start removing it from the property.

The first thing that I will be saving from the current structure that is located at 731 Williamson street is the verge boards that under frame the gabled roof of the original part of the structure. I am going to try to incorporate them into some aspect of the interior design. Gary Tipler, well known to many of the people reading this memo and who is also my near east side neighbor, has told me that he will take them and find a good home for them if this plan does not work out.

I have promised the old wooden brackets that holds up the small roof over the back stoop to my brother Lynn. He has plans for them at his house on Jackson St. He is going to use them for the same purpose for his back stoop.

2) Most of the appliances were removed by the previous owner. What remains I will assess their viability for further use and if their life span has been pretty much used up I will then personally take those that do not have CFC's to a scrap yard for recycling/disposal. I should note that I do not believe any remaining appliances have CFC's.

3) I will be disposing of any mercury thermostats and bulbs through my business Cargo Coffee. I use BJ Electric for this service.

4) I will make sure that the contractor that I hire to help build my family house is aware that we should recycle as much of the concrete foundation and front stairs, etc. as possible. We will do the same with the metal components.

Finally, I talked on the phone with Frank Byrne from the Habitat for Humanity ReStore. We are going to tour the house next Wednesday, December 12th with the plan to assess what can be saved for the purpose of reselling in their store. I have

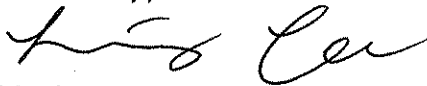
identified so far the following items that I suspect he might be interested in:

- *two exterior panel doors
- *two interior panel doors
- *one flush door
- *four kitchen cabinets
- *one air conditioner
- *one fan

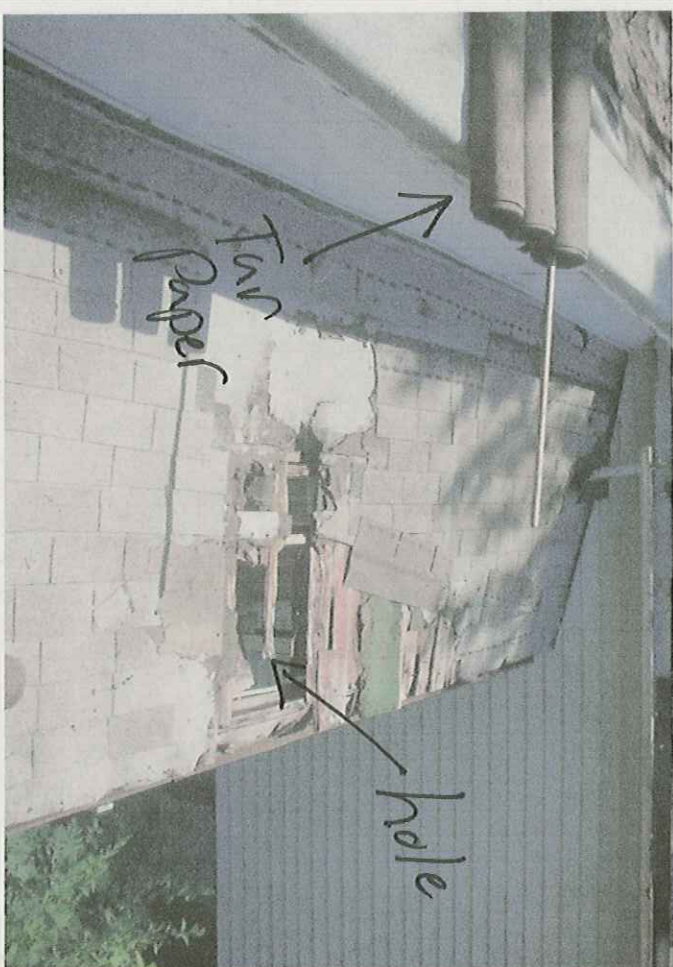
Finally, my wife, Beth Rosen, and I our making our biggest personal commitment to doing our part in living in a more environmentally sustainable way by raising our family of five in a house that is around 1,500 square feet that is on a lot that is 36 feet wide by 45 feet deep. We are hoping to set the example of increasing urban density while remaining family friendly. Also, as many of you know, I own Ground Zero Coffee which is across the street. For me it will be "live where you work." My wife works on campus and often takes the bus. Our proposed house will incorporate other environmentally friendly components and building techniques.

If you have any further questions please do not hesitate to call me at 220-7910 or e-mail me at groundzerocoffee@yahoo.com.

Sincerely,



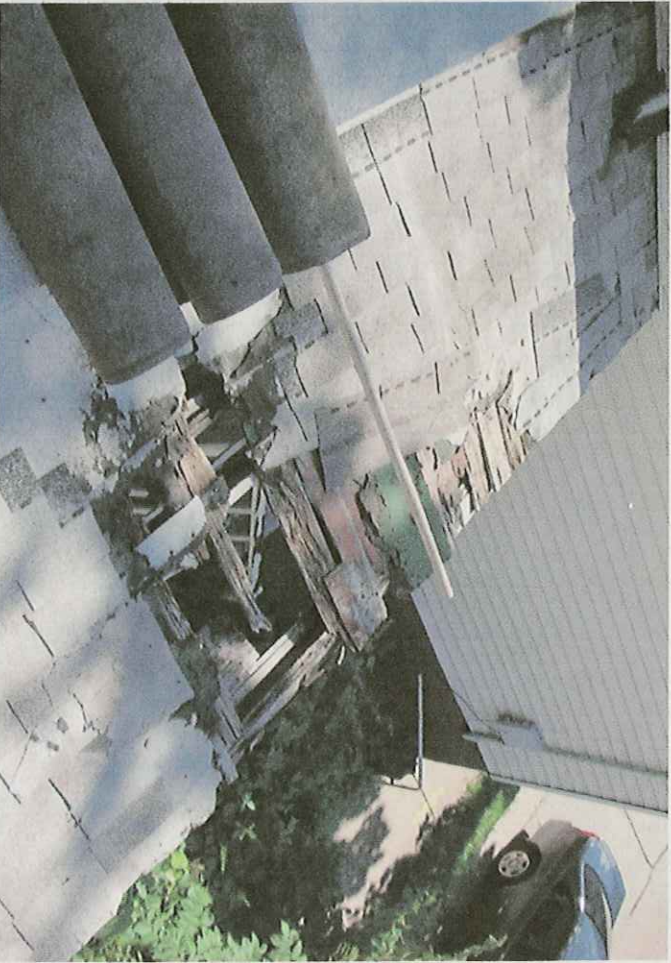
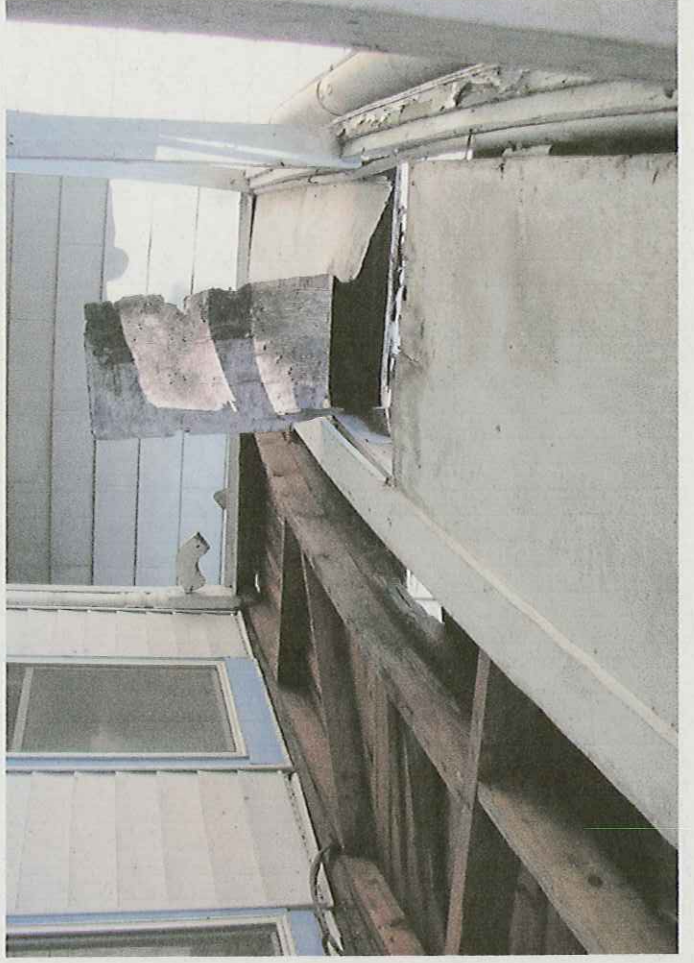
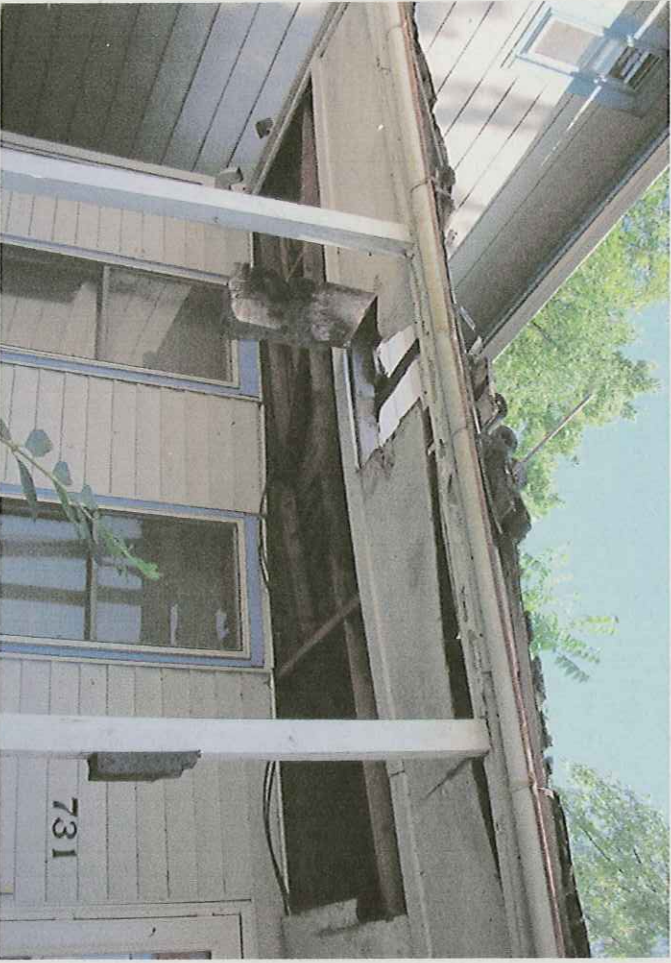
Lindsey Lee



* As you can see, the Porch roof literally has a hole in it.
 * The man that owned the house for 25 years before we bought it from his estate this Past May would roll out ~~two~~ paper when the flpt portion of the roof would develop a leak. (See bottom left picture.)
 * The Shingles are blowing off the roof.



* None of the Same.

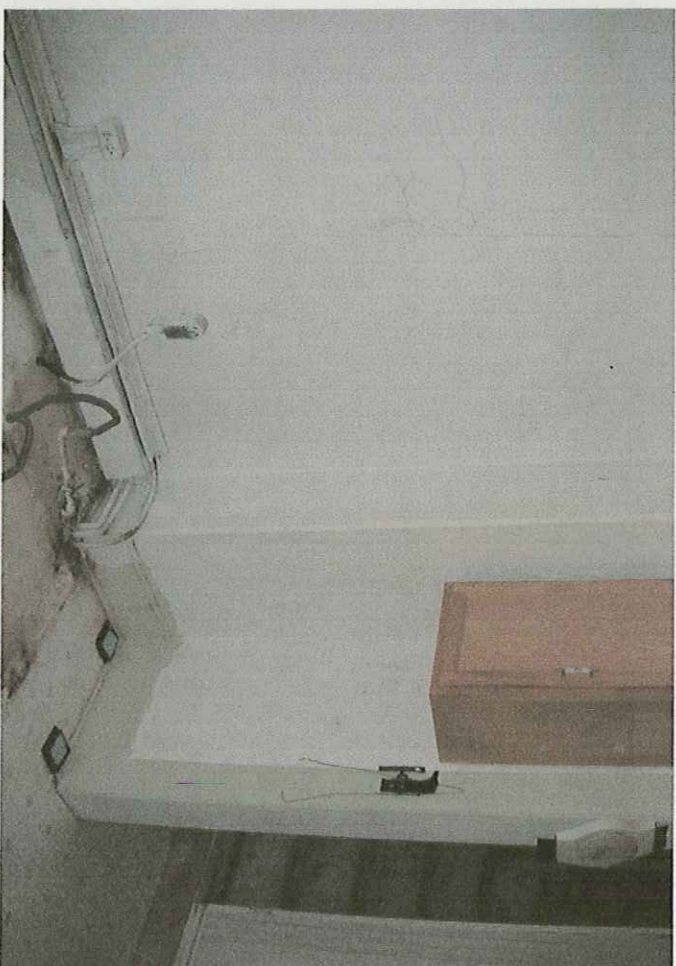


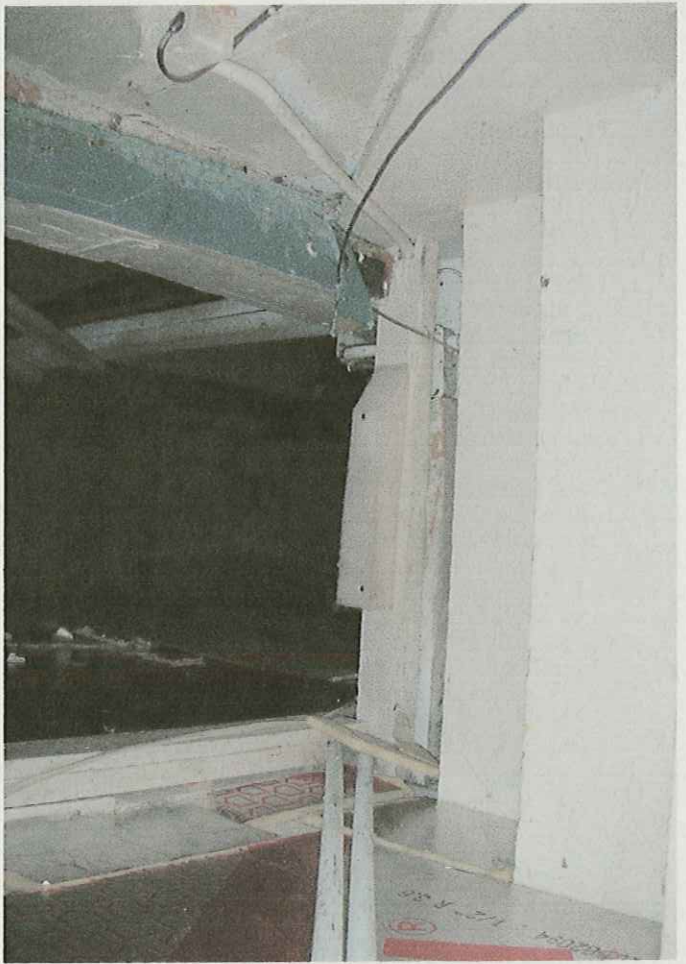


Interior Pictures 0

* The Carpet is Soaked with Cat Urine and feces

* As you can see from the bottom right picture, the stove has been removed. All of the other appliances were removed by the previous owners estate.





← to the
basement

* I have pictures of
the bathroom that I will
Share on request. Please,
Not for the weak of
Stomach.



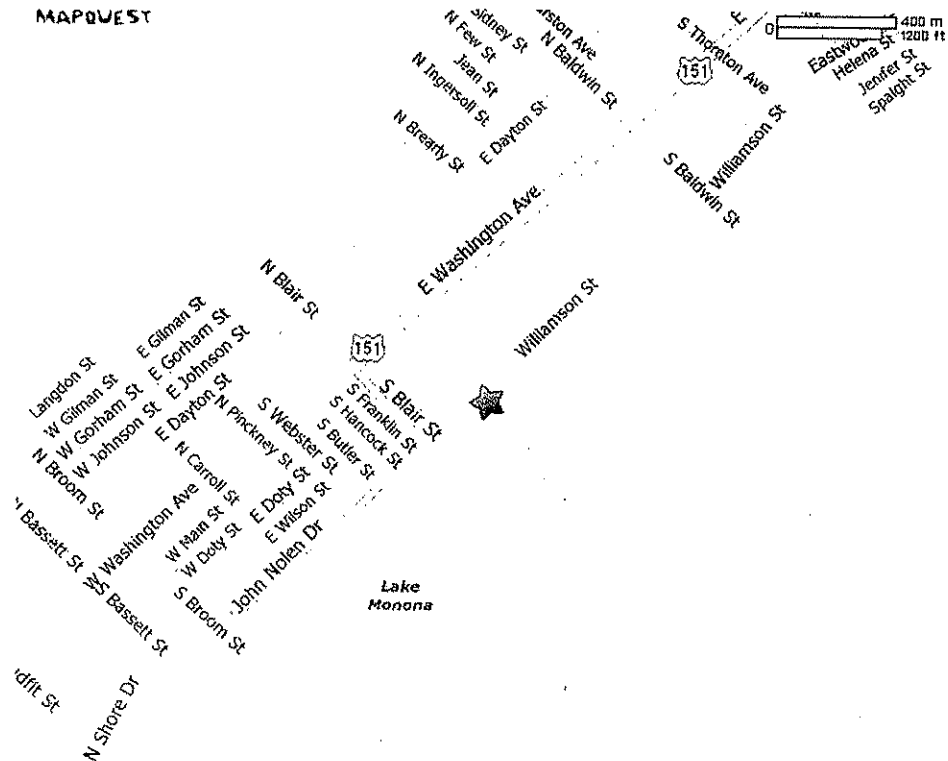
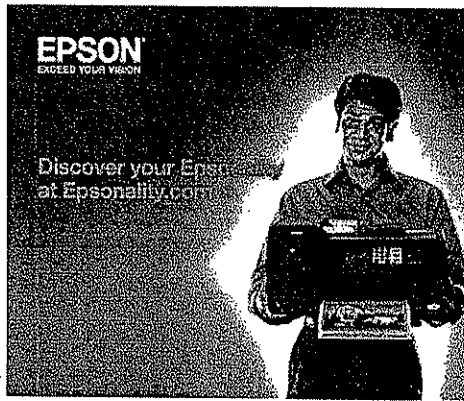
← Upstairs

MAPQUEST

731 Williamson St
Madison WI
53703-3545 US

Notes:

Only text visible within note field will print.



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Map Data © 2007 NAVTEQ or TeleAtlas

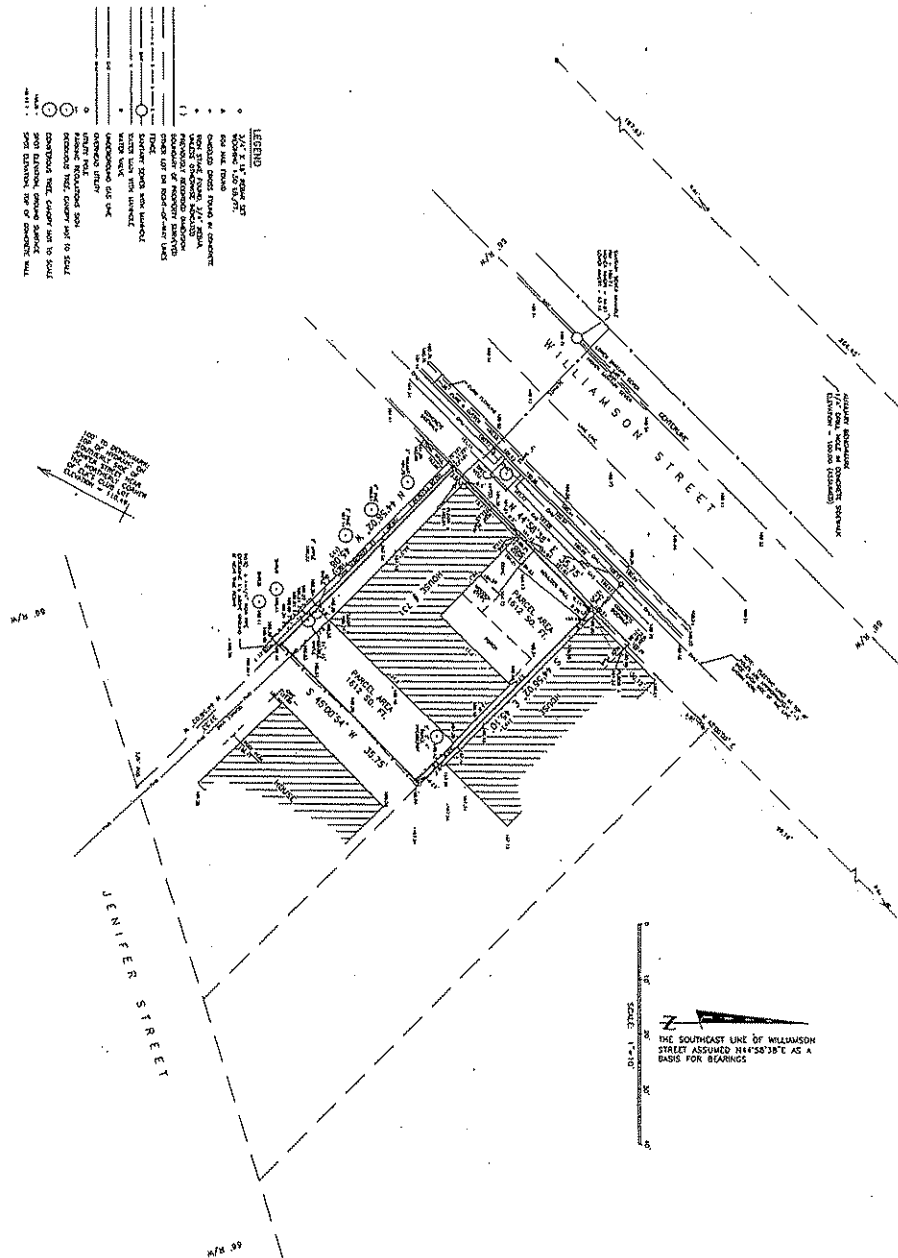
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<http://www.mapquest.com/maps/print.adp?mapdata=gWAG46U3irF2PEQ99Pi09x6gqc5...> 11/30/2007

PLAT OF SURVEY

DESCRIPTION: The Northwest 45 feet of the Southwest 35 feet 9 inches of Lot 3, Block 128, Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.



THE SOUTHWEST LINE OF WILLIAMSON STREET ASSUMED $N44^{\circ}50'30''E$ AS A BASIS FOR BEARINGS

SCALE: 1" = 10'

SURVEYOR'S NOTES:

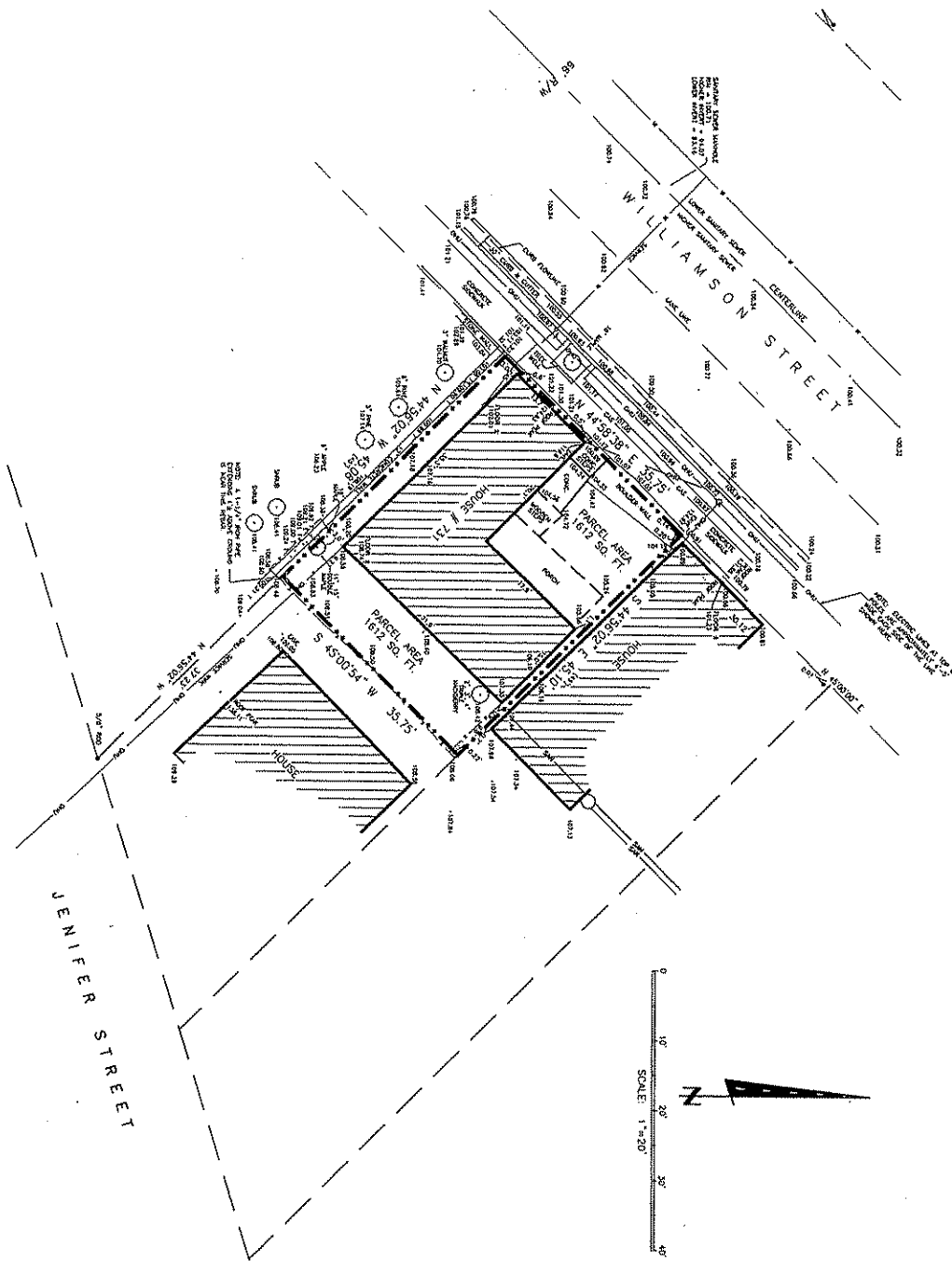
1. A survey dated February 22, 2004, by Fred W. Biedt of the State of Wisconsin, was used as the basis for this survey. The survey was recorded in the County of Dane, Wisconsin, at map 2004-02183, showing the area surveyed on the Madison East Side, Wisconsin. The description mentions the lot owner's records but did not state recorded plat in that survey. After that survey, the lot owner, dated (Volume 2514 of Records, page 99 and Volume 1001 of Records, page 202) within the County of Dane, Wisconsin, a plat of a portion of the lot (S) Block 128, Madison, Wisconsin, (S) Block 128, Madison, Wisconsin, was recorded in the County of Dane, Wisconsin, at map 2004-02183, showing the area surveyed on the Madison East Side, Wisconsin. The description mentions the lot owner's records but did not state recorded plat in that survey. After that survey, the lot owner, dated (Volume 2514 of Records, page 99 and Volume 1001 of Records, page 202) within the County of Dane, Wisconsin, a plat of a portion of the lot (S) Block 128, Madison, Wisconsin, (S) Block 128, Madison, Wisconsin, was recorded in the County of Dane, Wisconsin, at map 2004-02183, showing the area surveyed on the Madison East Side, Wisconsin.
2. A survey dated April 16, 1994, by Robert Egan of the State of Wisconsin, was used as the basis for this survey. The survey was recorded in the County of Dane, Wisconsin, at map 1994-02183, showing the area surveyed on the Madison East Side, Wisconsin. The description mentions the lot owner's records but did not state recorded plat in that survey. After that survey, the lot owner, dated (Volume 2514 of Records, page 99 and Volume 1001 of Records, page 202) within the County of Dane, Wisconsin, a plat of a portion of the lot (S) Block 128, Madison, Wisconsin, (S) Block 128, Madison, Wisconsin, was recorded in the County of Dane, Wisconsin, at map 2004-02183, showing the area surveyed on the Madison East Side, Wisconsin.
3. The corner point of record and previous survey of record for the subject survey was used as a reference point for this survey. The property owner's records were used as a reference point for this survey. The property owner's records were used as a reference point for this survey.
4. An assumed distance datum was used for this survey. The benchmark and other control monuments have been established on them.
5. The survey was conducted by Fred W. Biedt of the State of Wisconsin, a professional land surveyor, who is duly licensed and qualified to conduct such surveys. The survey was conducted in accordance with the laws and regulations of the State of Wisconsin.
6. The survey was conducted in accordance with the laws and regulations of the State of Wisconsin. The survey was conducted in accordance with the laws and regulations of the State of Wisconsin.
7. The survey was conducted in accordance with the laws and regulations of the State of Wisconsin. The survey was conducted in accordance with the laws and regulations of the State of Wisconsin.
8. Elevation points of record were used in the survey. Elevation points of record were used in the survey.

CONVEYOR'S CERTIFICATE:
 I, Fred W. Biedt, Wisconsin Registered Land Surveyor, do hereby certify that I have surveyed the physical features and boundaries shown on this plat and that said boundaries and lines are in accordance with the laws and regulations of the State of Wisconsin.

Fred W. Biedt
 FRED W. BIEDT
 LAND SURVEYOR
 LICENSE NO. 12345
 EXPIRES: JUNE 21, 2007



PREPARED FOR:
 1212 S. Main Street
 Madison, WI 53703
 Telephone: 608.255.5555
 Fax: 608.255.5555
 E-mail: info@wiscsurvey.com
 OFFICE: 608.255.5555



- DRAWING INDEX
- 1 EXISTING SITE PLAN/DRAWING INDEX
 - 2 PROPOSED SITE PLAN
 - 3 FLOOR PLANS
 - 4 ROOF PLAN
 - 5 NORTH ELEVATION
 - 6 WEST ELEVATION
 - 7 SOUTH ELEVATION
 - 8 EAST ELEVATION

EXISTING SITE PLAN INFORMATION
 MODIFIED FROM PLAN PREPARED BY
 NOTBOHM MICHAELS SURVEYING

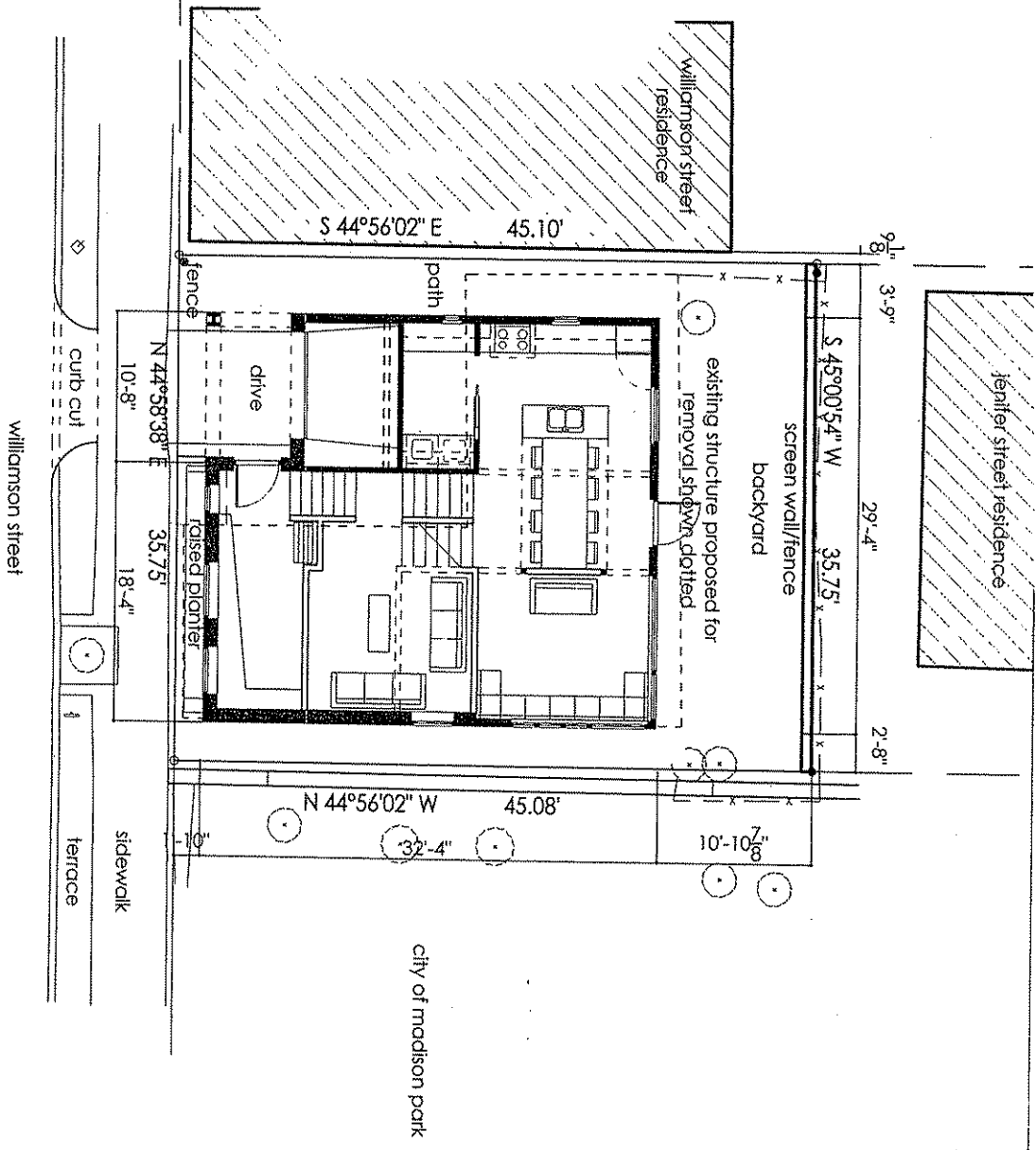
TODD BARNETT, ARCHITECT
 118 N. BREESE TERRACE SUITE 1
 MADISON, WI 53726
 608.233.4538
 tbdorn@aol.com

EXISTING SITE PLAN

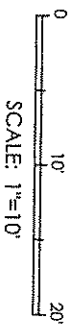
PROPOSED NEW HOME FOR:
LINDSEY LEE AND ELIZABETH ROSEN
 731 WILLIAMSON STREET
 MADISON, WI 53703

DATE: 11-12-2007 L&S/llr landmarks (KRS) (dvw)
 REVISIONS: -
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proposed site plan



LOT AREA: 1611.9160 SF
 BUILDING FOOTPRINT: 832 SF



CONCEPT SITE PLAN

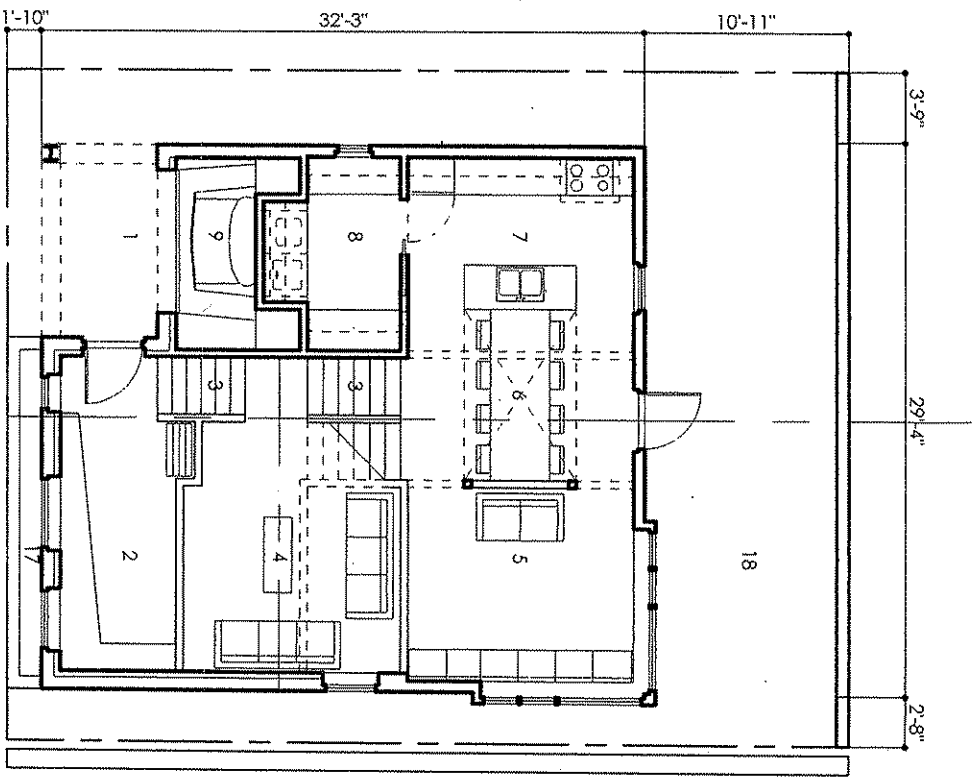
PROPOSED NEW HOME FOR:
 LINDSEY LEE AND ELIZABETH ROSEN
 731 WILLIAMSON STREET
 MADISON, WI 53703

DATE: 11-12-2007

REVISIONS: -

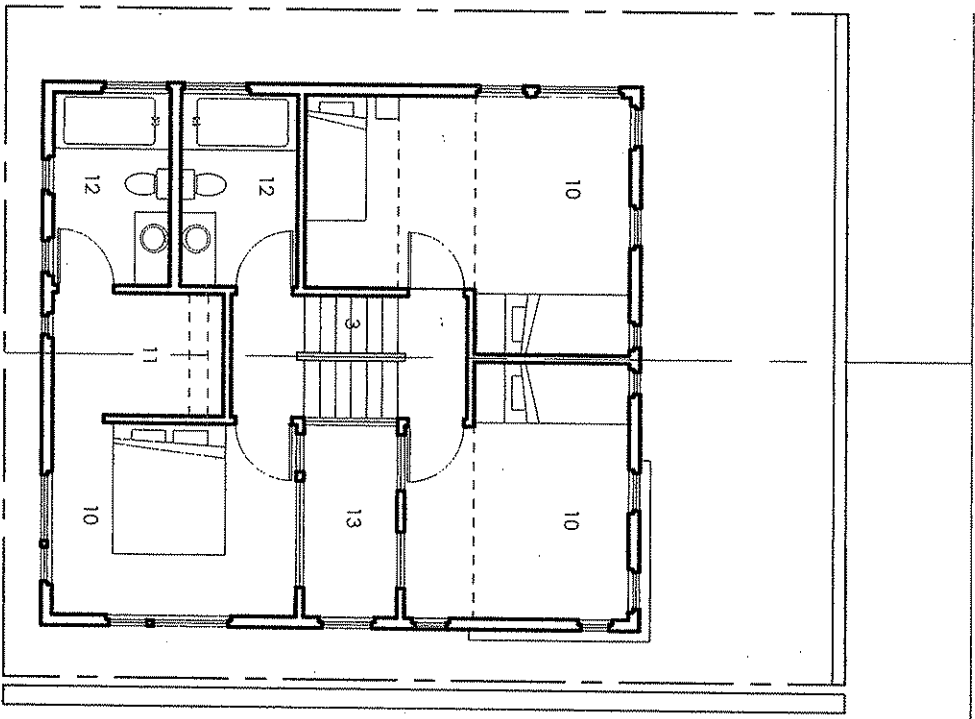
L-R Site Landmarks 1.dwg 2

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williamson street

level 1-2



williamson street

level 3-4

- LEGEND**
- 1 COVERED ENTRY
 - 2 ENTRY/OFFICE
 - 3 STAIR
 - 4 LIVING
 - 5 FAMILY
 - 6 DINING
 - 7 KITCHEN
 - 8 PANTRY
 - 9 GARAGE
 - 10 BEDROOM
 - 11 CLOSET
 - 12 BATH
 - 13 LIGHT WELL
 - 14 BUMP-UP ROOM
 - 15 DECK
 - 16 ROOF
 - 17 PLANTER
 - 18 YARD



PLAN
 TODD BARNETT, ARCHITECT
 118 N. BRESEE TERRACE SUITE 1
 MADISON, WI 53726
 608.233.4538
 hbarch@aol.com

CONCEPT PLANS

PROPOSED NEW HOME FOR:
 LINDSEY LEE AND ELIZABETH ROSEN
 731 WILLIAMSON STREET
 MADISON, WI 53705

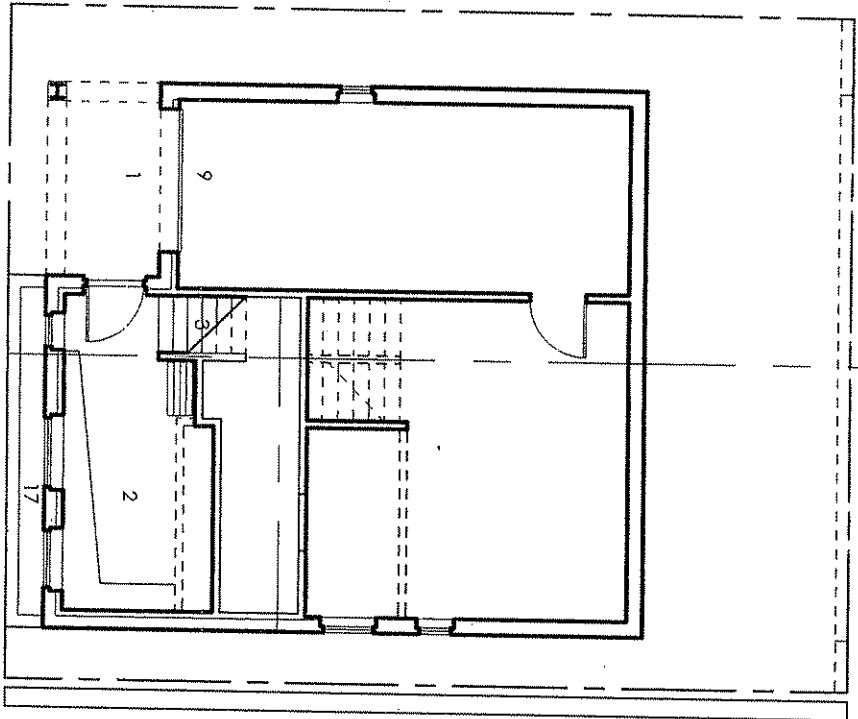
DATE: 11-12-2007

L-Rod Zoning & Dev

3

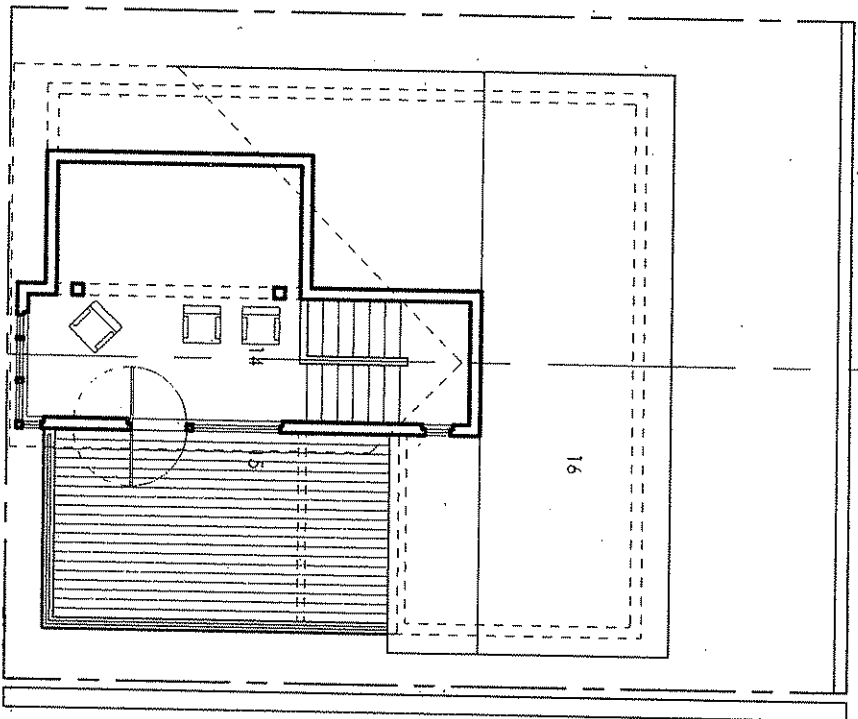
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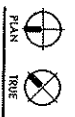
ground floor

Williamson street



roof

- LEGEND**
- 1 COVERED ENTRY
 - 2 ENTRY/OFFICE
 - 3 STAIR
 - 4 LIVING
 - 5 FAMILY
 - 6 DINING
 - 7 KITCHEN
 - 8 PANTRY
 - 9 GARAGE
 - 10 BEDROOM
 - 11 CLOSET
 - 12 BATH
 - 13 LIGHT WELL
 - 14 BUMP-UP ROOM
 - 15 DECK
 - 16 ROOF
 - 17 PLANTER
 - 18 YARD



TODD BARNETT, ARCHITECT
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 tbnarch@aol.com

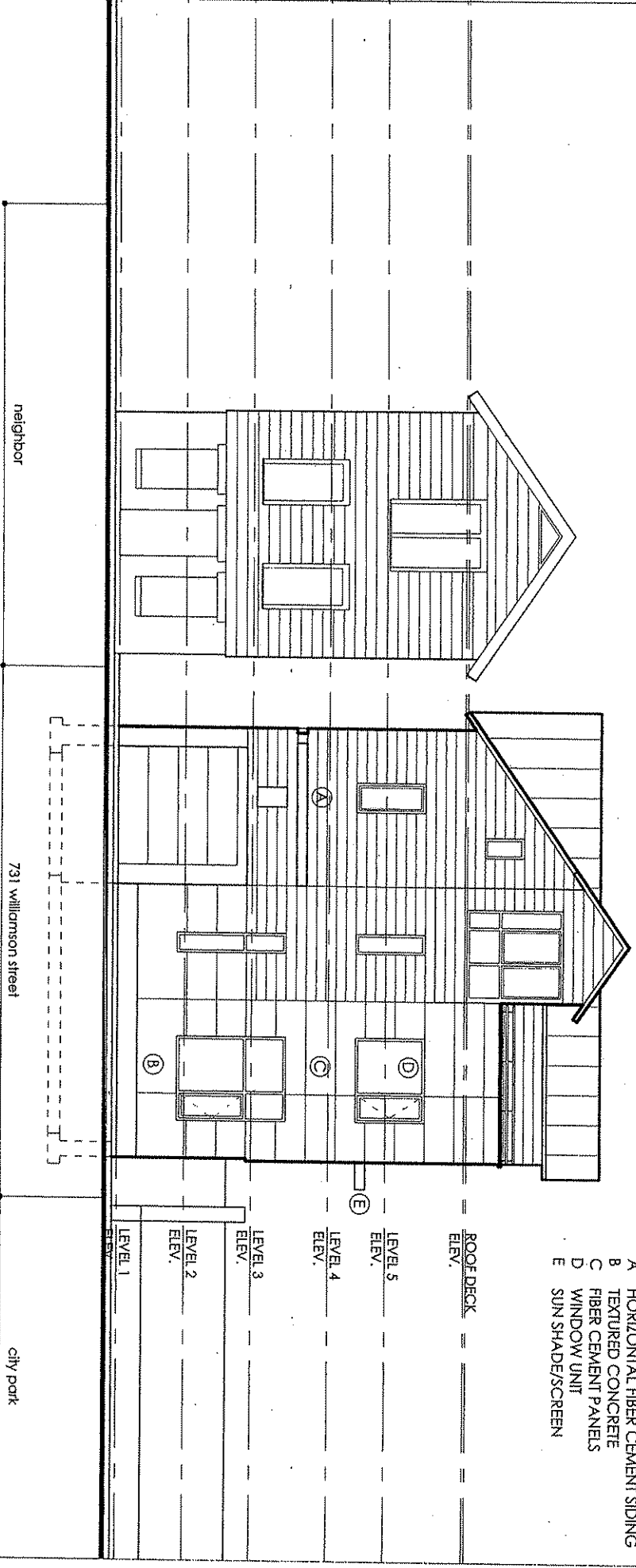
CONCEPT PLANS

PROPOSED NEW HOME FOR:
LINDSEY LEE AND ELIZABETH ROSEN
 731 WILLIAMSON STREET
 MADISON, WI 53703

DATE: 11-12-2007
 REVISIONS: -
 L-Rid Troling & d.wg
 4

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- LEGEND**
- A HORIZONTAL FIBER CEMENT SIDING
 - B TEXTURED CONCRETE
 - C FIBER CEMENT PANELS
 - D WINDOW UNIT
 - E SUN SHADE/SCREEN



north elevation

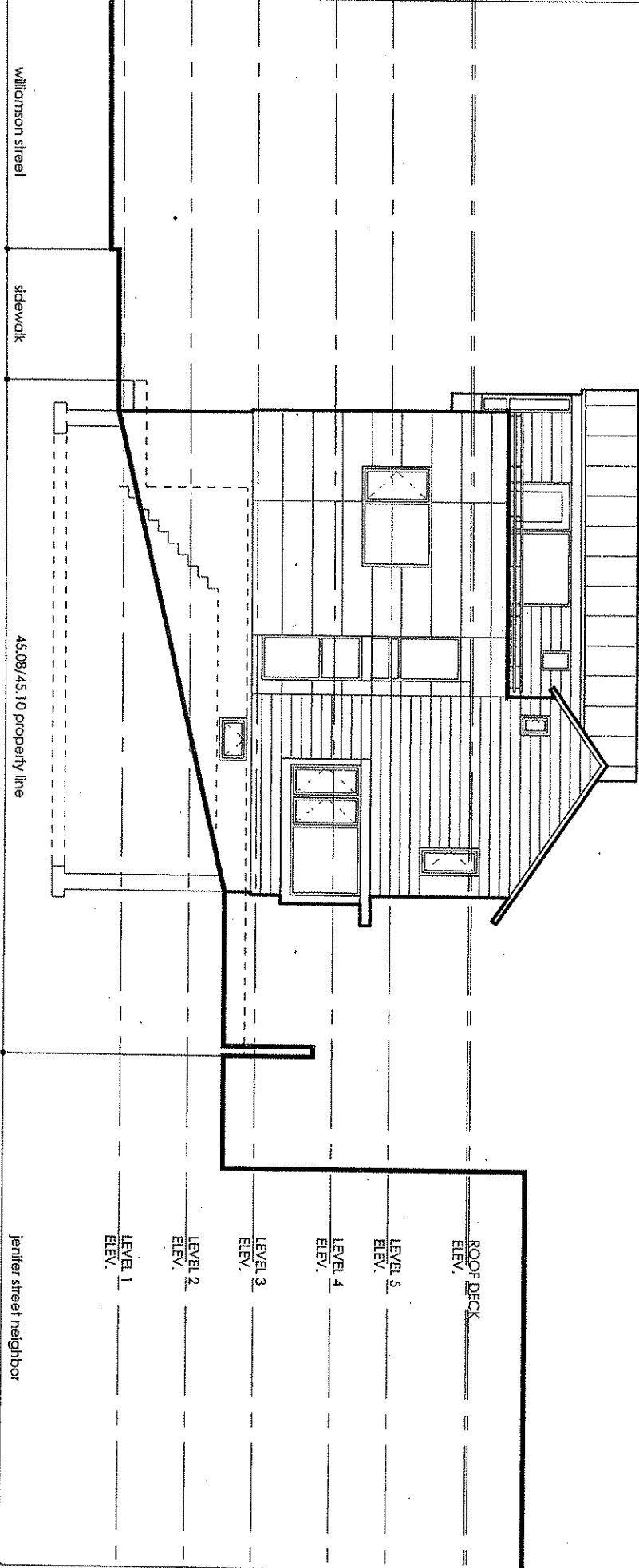
TODD BARNETT, ARCHITECT
 118 N. BREEZE TERRACE SUITE 1
 MADISON, WI 53726
 608.233.4598
 tbarnett@tbaa.com

CONCEPT ELEVATIONS

PROPOSED NEW HOME FOR:
LINDSEY LEE AND ELIZABETH ROSEN
 731 WILLIAMSON STREET
 MADISON, WI 53703

DATE: 11-12-2007
 REVISIONS: -
 LRB:d Tooting & dwg

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west elevation



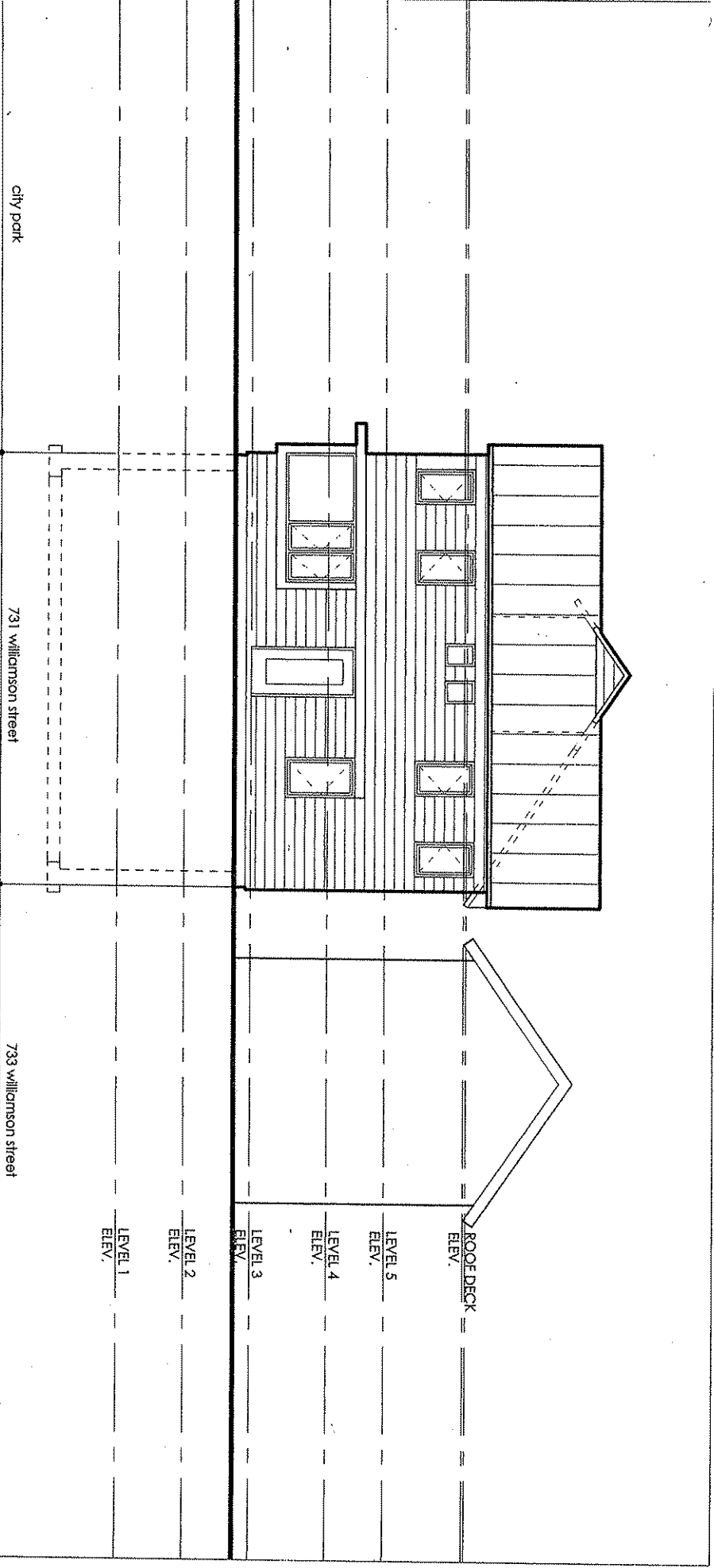
TODD BARNETT, ARCHITECT
 118 N. BRESSE TERRACE SUITE 1
 MADISON, WI 53726
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PROPOSED NEW HOME FOR:
LINDSEY LEE AND ELIZABETH ROSEN
 731 WILLIAMSON STREET
 MADISON, WI 53703

CONCEPT PLAN ELEVATIONS

DATE: 11-12-2007
 REVISIONS: 6
 LEAD: TODD BARNETT

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north elevation

city park

731 williamson street

733 williamson street

ROOF DECK
ELEV.

LEVEL 5
ELEV.

LEVEL 4
ELEV.

LEVEL 3
ELEV.

LEVEL 2
ELEV.

LEVEL 1
ELEV.

TODD BARNETT, ARCHITECT

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tboard@aoi.com

CONCEPT ELEVATIONS

PROPOSED NEW HOME FOR:
LINDSEY LEE AND ELIZABETH ROSEN
731 WILLIAMSON STREET
MADISON, WI 53703

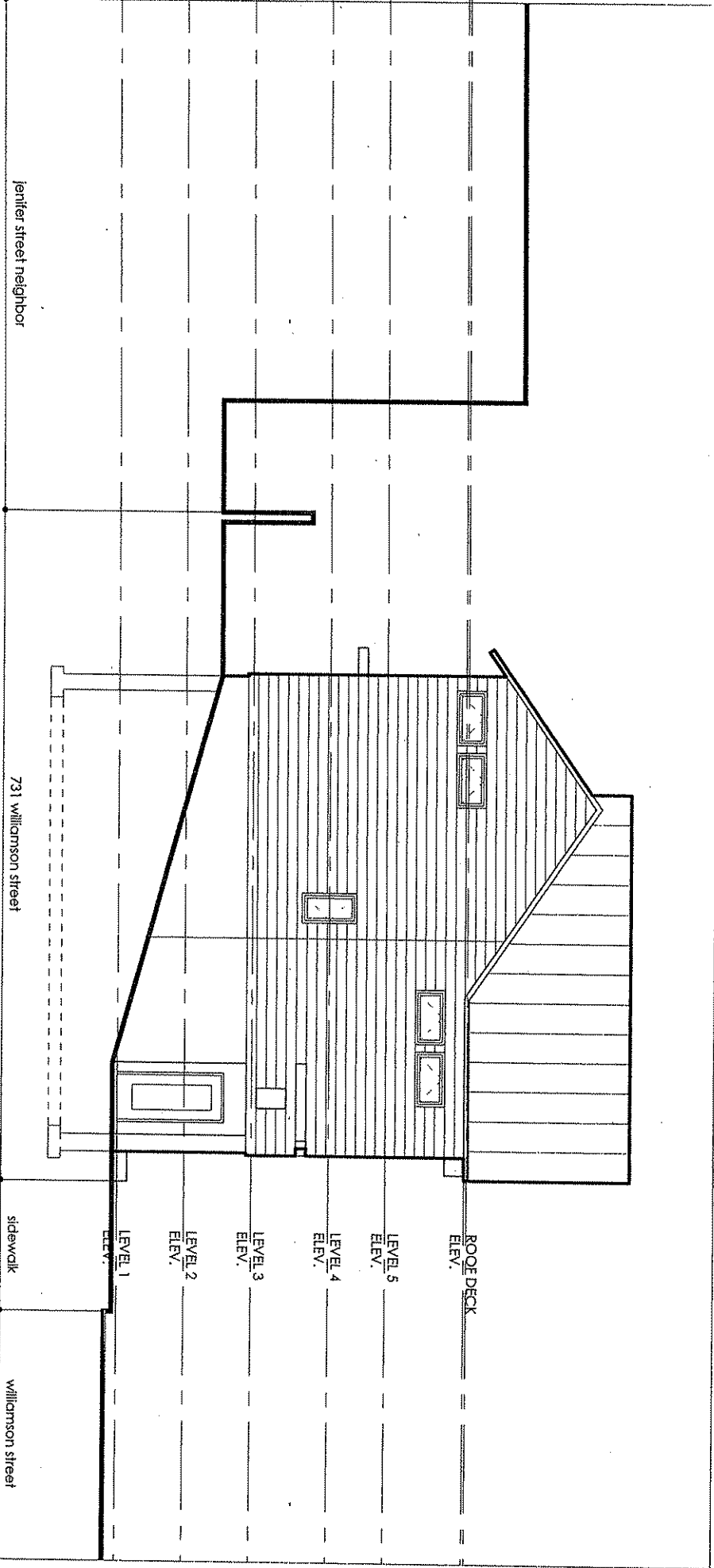
DATE: 11-12-2007

L&Rd Tearing & Awg

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east elevation

Jentler street neighbor

731 Williamson street

sidewalk

Williamson street

ROOF DECK
ELEV.

LEVEL 5
ELEV.

LEVEL 4
ELEV.

LEVEL 3
ELEV.

LEVEL 2
ELEV.

LEVEL 1
ELEV.

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CONCEPT PLAN ELEVATIONS

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MADISON, WI 53703

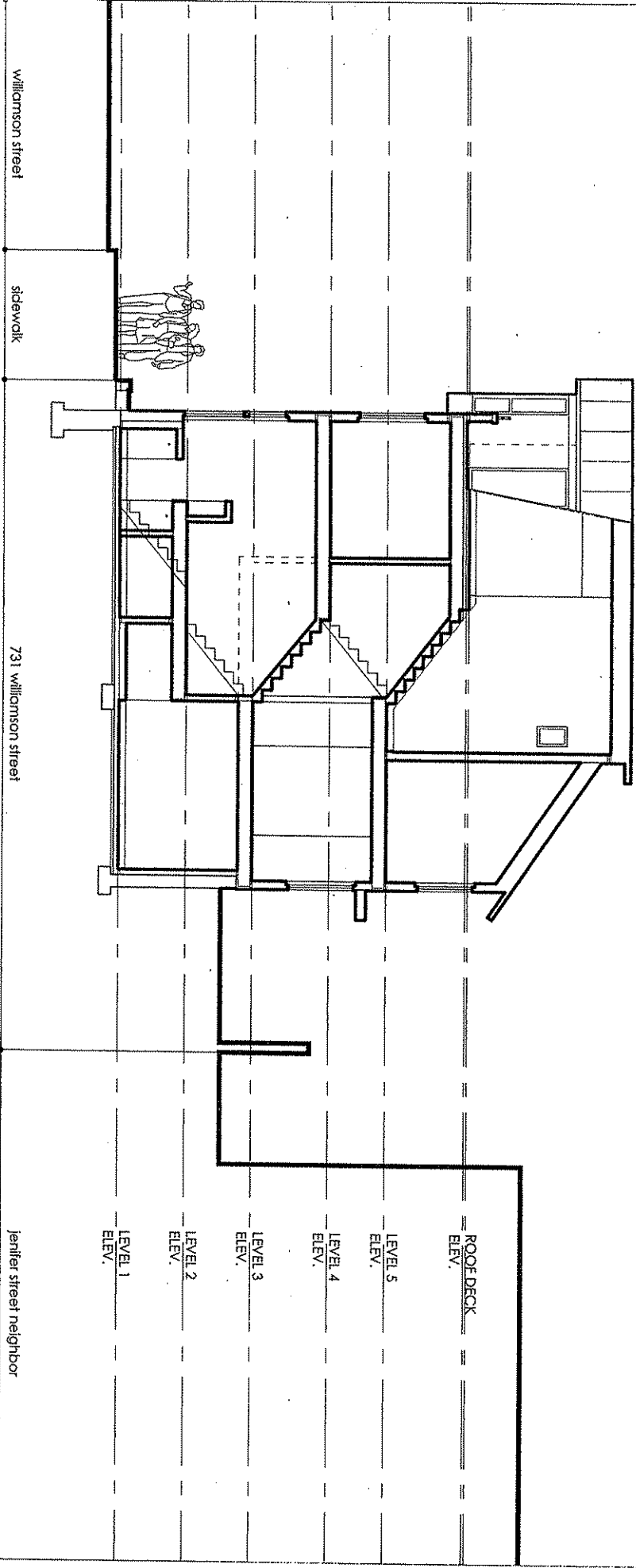
DATE: 11-12-2007

Label Forging & Awg

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ROOF DECK
ELEV.

LEVEL 5
ELEV.

LEVEL 4
ELEV.

LEVEL 3
ELEV.

LEVEL 2
ELEV.

LEVEL 1
ELEV.

Jennifer street neighbor

731 Williamson street

sidewalk

Williamson street

TODD BARNETT, ARCHITECT

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608.233.4538

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CONCEPT SECTION

PROPOSED NEW HOME FOR:
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731 WILLIAMSON STREET
MADISON, WI 53703

DATE: 11-12-2007

L&Rd Zoning & Div

REVISIONS: 9
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