



Location
2224 Regent Street

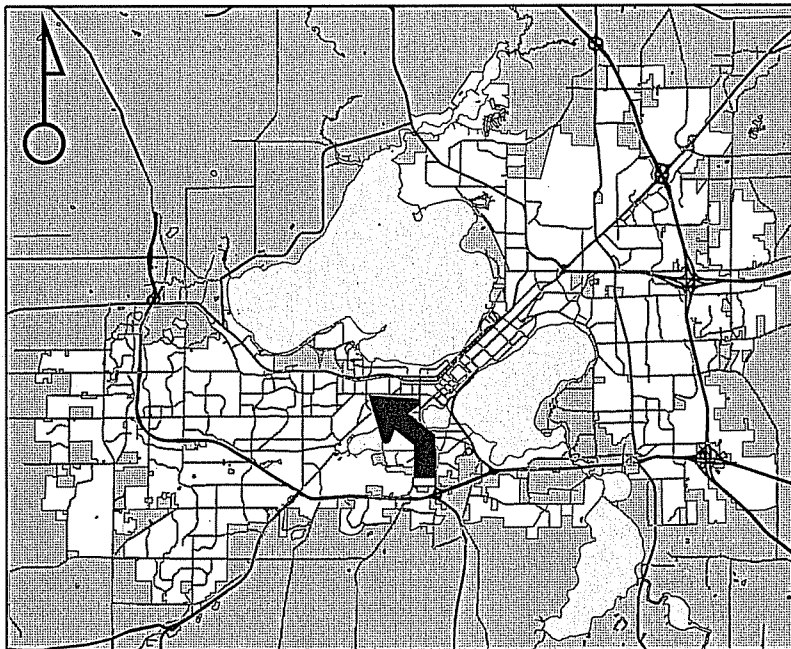
Applicant
Pat & Sue Grady-Grady Properties Madison/
David Ferch-Ferch Architecture

From: TR-C2 To: TR-VI

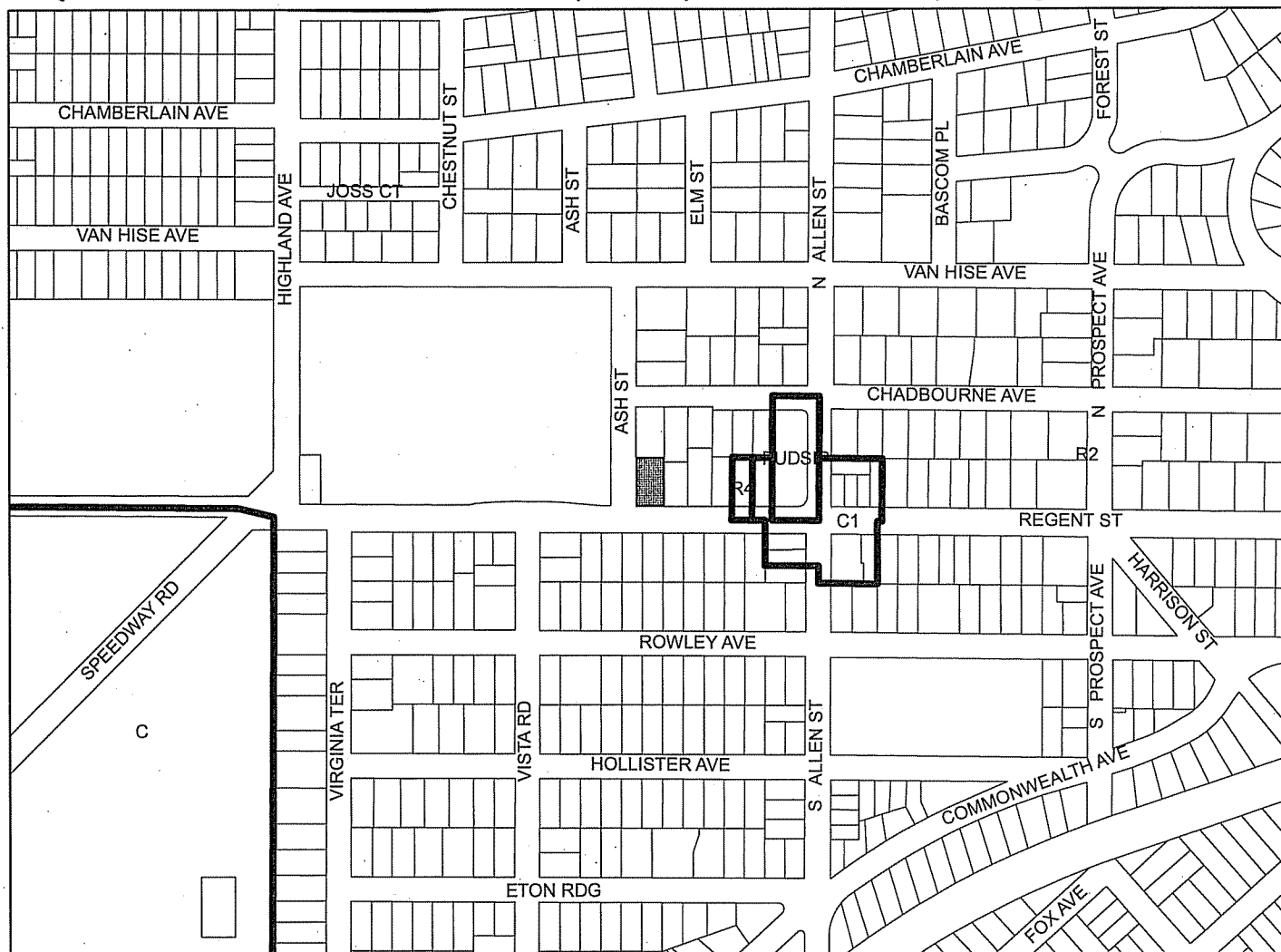
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence
to allow construction of a four-
unit apartment building

Public Hearing Date
Plan Commission
18 February 2013
Common Council
26 February 2013



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 : 07 February 2013



City of Madison

Proposed Demolition & Rezoning

Location
2224 Regent Street

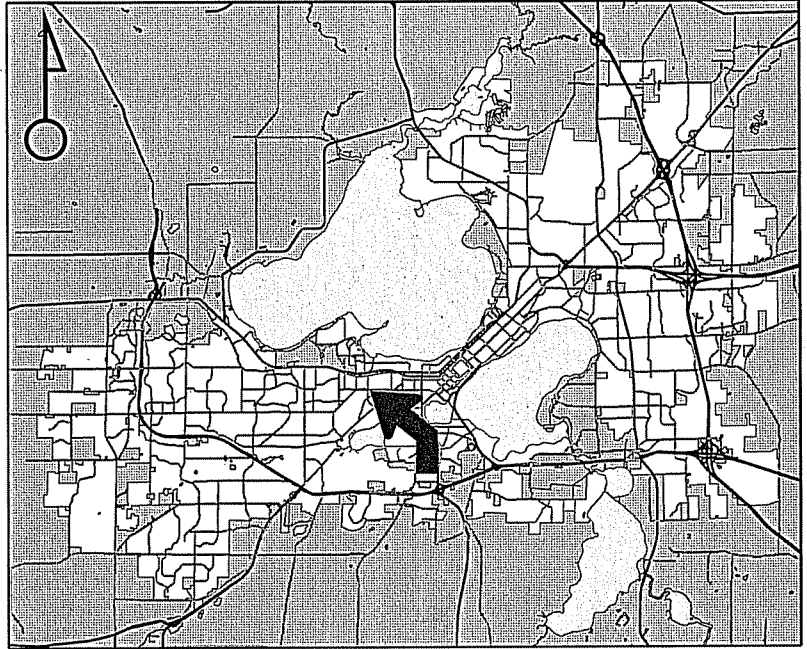
Applicant
Pat & Sue Grady-Grady Properties Madison/
David Ferch-Ferch Architecture

From: TR-C2 To: TR-V1

Existing Use
Single-family residence

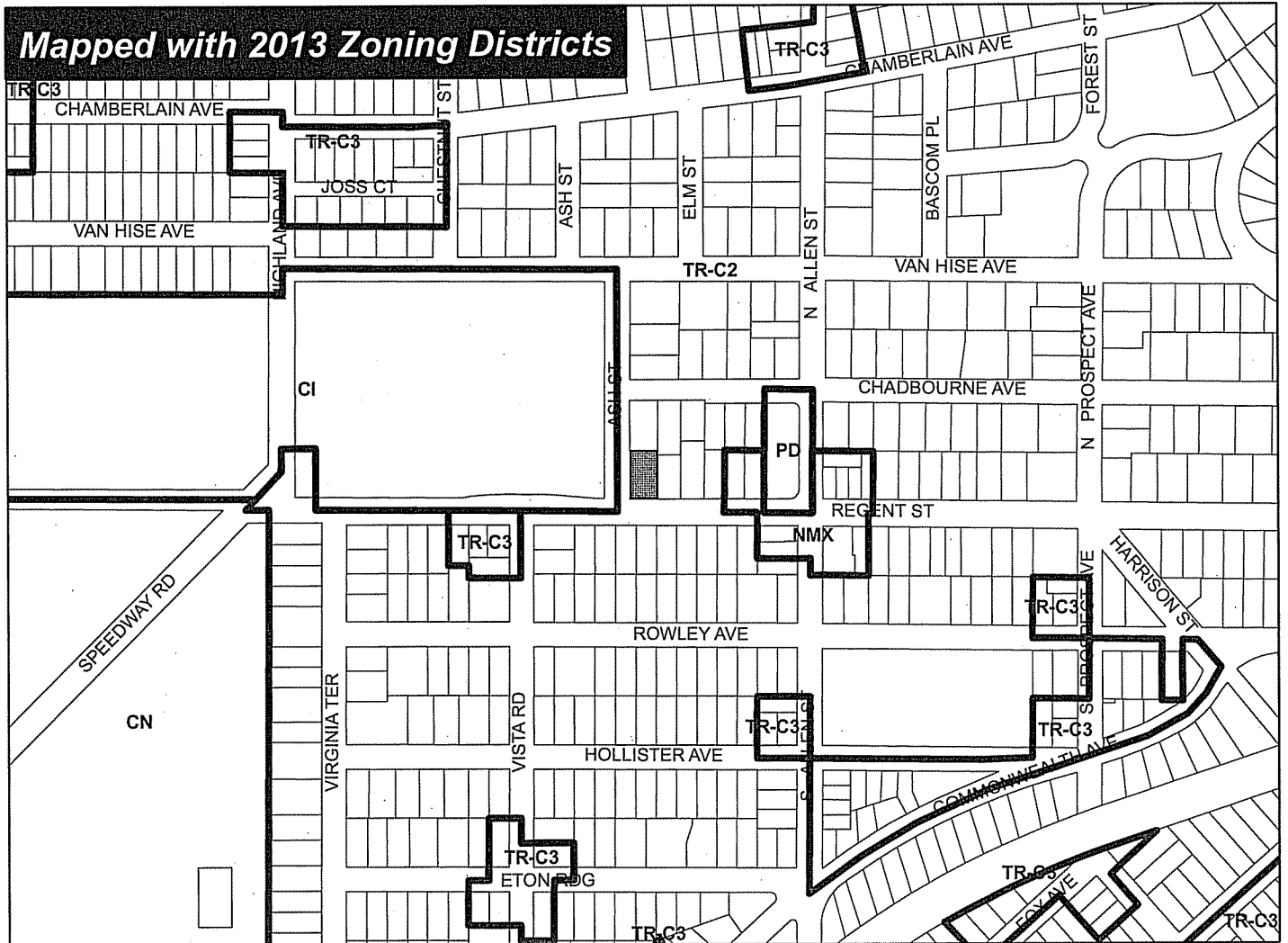
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Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 February 2013





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 except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	\$ 1,000 - Receipt No. 138905
Date Received	1/2/2013
Received By	SK
Parcel No.	0709-211-2207-7
Aldermanic District	5
GQ	OK
Zoning District	TR-C2
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input checked="" type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/> N/A
Alder Notification	11/5/12 Waiver
Ngrbrhd. Assn Not.	11/5/12 Waiver
Date Sign Issued	1/2/2013

1. Project Address: 2224 REGENT STREET Project Area in Acres: 0.19

Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from TR-C2 to TR-V1
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: PAT & SUE GRADY Company: GRADY PROPERTIES MADISON LLC
Street Address: 2126 ROWLEY AVENUE City/State: MADISON, WI Zip: 53726
Telephone: (608) 233-9111 Fax: () Email: grades5@yahoo.com

Project Contact Person: DAVID FERCH Company: FERCH ARCHITECTURE
Street Address: 2704 GREGORY STREET City/State: MADISON, WI Zip: 53711
Telephone: (608) 238-6900 Fax: () Email: david@fercharchitecture.com

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 4 UNIT APARTMENT BUILDING

Development Schedule: Commencement SPRING 2013 Completion FALL 2013

Effective August 31, 2012

CONTINUE →

11-12

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the COMPREHENSIVE PLAN Plan, which recommends LOW DENSITY RESIDENTIAL for this property.
- Pre-application Notification:** Section 28.12 of 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), and business association(s) AND the dates you sent the notices:
11/5/12, ALDER SHIVA BIDAR-SIELAFF, REGENT NEIGHBORHOOD ASSOCIATION
- If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.
Planning Staff: HEATHER STOUDER Date: 5/18/12 Zoning Staff: MATT TUCKER Date: 5/18/12

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

Name of Applicant DAVID FERCH Relation to Property Owner ARCHITECT
Authorizing Signature of Property Owner *Patrick J. Ferch* Date 01-01-13

Grady Properties Madison, LLC
2126 Rowley Avenue
Madison, WI 53726
(608) 233-9111

January 1, 2013
January 7, 2013 (amended)

Madison Plan Commission
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE: Letter of Intent – 2224 Regent Street, Rezoning TR-C2 to TR-V1

Dear Plan Commission Members:

Introduction

The proposed site is located at the corner of Regent Street and Ash Street. The property has been in our family's hands since it was originally a farm dating back to 1862. The family has occupied the small farmhouse that currently occupies the site for many generations, for the past 39 years it has been rented and managed by us. We tried to sell the house and the property a few years ago, but the combination of a poorly built house and the location on a busy corner of the vehicular and pedestrian traffic of West High School does not make the property a good sell as a single family house. We think a better use for the property is as a well-designed small infill apartment building that will fit in well and strengthen the surrounding residential area. Thus we respectfully request rezoning the property from TR-C2 to TR-V1.

Proposed Zoning

The property is currently zoned TR-C2, a traditional style single-family zoning. Because this site is a large lot, the square footage can accommodate a higher density project than the current single-family zoning. The project proposed has been designed under the zoning category TR-V1. This category allows for slightly higher density projects, but projects under the guidelines that maintain and strengthen the existing mature traditional residential neighborhood. The property is also in close proximity to other 4-unit buildings further east on this block, which is why we feel the project is compatible with other surrounding uses. Many neighbors at our recent neighborhood meeting also thought that having a mix of housing types in the neighborhood a good idea.

Existing House Deconstruction

This proposed development envisions the deconstruction and recycling of the house that currently exists on this property. The house was poorly built originally, with little if any architectural character both on the exterior and the interior. Besides the interior cosmetic issues of dated kitchen and bathroom fixtures along with dated cabinetry and finishes and energy inefficiencies of uninsulated windows and almost no insulation, there are major design flaws of this farmhouse built in 1908 that make it uneconomical to salvage. Those include: floor construction has a marginal span to depth of joist ratio, a low basement ceiling height, basement exterior walls that show signs

of water damage and age deterioration, stairs to the second level have narrow treads and steep risers, and the second floor has a 7 foot ceiling height.

Project Description

The proposed project consists of a 2 story 4-unit apartment building. The project will have four 2-bedroom apartment units with one unit having an additional family room and den in the lower level. The project will have four auto parking stalls and four enclosed and covered bike-parking stalls.

The lot area is 8,400 square feet or 0.19 acres. The proposed building footprint is 2,109 square feet with a gross square footage of 6,311. The project will have 2,211 square feet of ground useable open space and 210 square feet of porch or deck spaces.

The building has been designed to fit within the architectural character and scale of the residential neighborhood. The building will have high quality exterior materials, a base material of stone and an upper material of cedar shakes. The windows will have simulated divided lite windows. The project will be well landscaped in a single-family house character.

The land value is \$97,400. The estimated building construction cost is \$ 610,000.

It is anticipated that construction will start in the spring of 2013 and be completed in the fall of 2013.

Development Team

The architect is Ferch Architecture. The landscape designer is Glacier Landscaping Inc. The contractor is Key Construction.

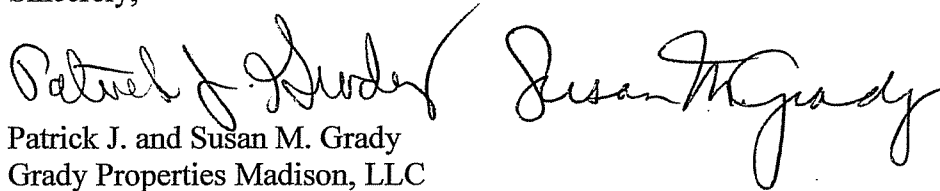
Closing Comments

We, the owners, who live in the neighborhood, will manage the project.

We look forward to building a quality project that we feel will provide a nice addition to the neighborhood and provide its occupants with enjoyment and a high quality of life for decades to come.

Thank you for your time in reviewing this proposal.

Sincerely,


Patrick J. and Susan M. Grady
Grady Properties Madison, LLC