

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 1610 CHADBOURNE AVENUE Aldermanic District: 5

2. PROJECT

Project Title/Description: DRIVEWAY REPLACEMENT / DETACHED GARAGE REMOVAL

This is an application for: (check all that apply)

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission of Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify): CERTIFICATE OF APPROPRIATENESS

DPCED USE ONLY	Legistar #:
	DATE STAMP CITY OF MADISON FEB 20 2020 Planning & Community & Economic Development
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: MITCH BLAZEK Company: DROSZ PROPERTIES

Address: 505 UNIVERSITY AVENUE MADISON WI 53703
Street City State Zip

Telephone: 608-256-7368 Email: mblazek@droszproperties.com

Property Owner (if not applicant): 26 NORTH BREESE TERRACE LLC

Address: 505 UNIVERSITY AVENUE MADISON WI 53703
Street City State Zip

Property Owner's Signature: [Signature] Date: 10/16/19

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/dpced/planning/documents/2019-LCMeetingScheduleDates.pdf>



October 21, 2019

Landmarks Commission
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Dear Landmarks Commission,

I am writing you to apply for a Certificate of Appropriateness for our property located at 1610 Chadbourne Avenue. This historic property was built in 1932. We recently acquired this property and want to preserve the historic characteristics and nature of this building that it deserves. The current condition of the driveway needs some major repair. There are many cracks and breaks in the concrete and would like to remove and replace the existing driveway (Photos attached). When we perform this work, we would also like to remove the existing 2-car detached garage that is currently in the parking lot. With Wisconsin winters we notice more and more students are driving SUV's to combat the snow. The current spacing and design of the driveway is not favorable for larger vehicles like SUV's and trucks. We also have issues with homeless people hiding out in these garages and poses a safety issue for our tenants. Furthermore, removing the wall for these detached garages would make it easier for snow removal from the parking lot. I hope you strongly consider approving our Certificate of Appropriateness for 1610 Chadbourne Avenue as I feel the detached garage is not historically significant to the property.

Sincerely,

A handwritten signature in blue ink that reads "Mitch Blazek". The signature is fluid and cursive, with the first name "Mitch" and last name "Blazek" clearly legible.

Mitch Blazek
Orosz Properties
505 University Avenue
Madison, WI 53703

Enclosure

505 University Avenue
Madison, WI 53703
608-256-7368



1610 Chadbourne Avenue



We would like to remove these garage walls and roof in order to open up the area behind the property and replace the existing concrete.



1610 Chadbourne Avenue



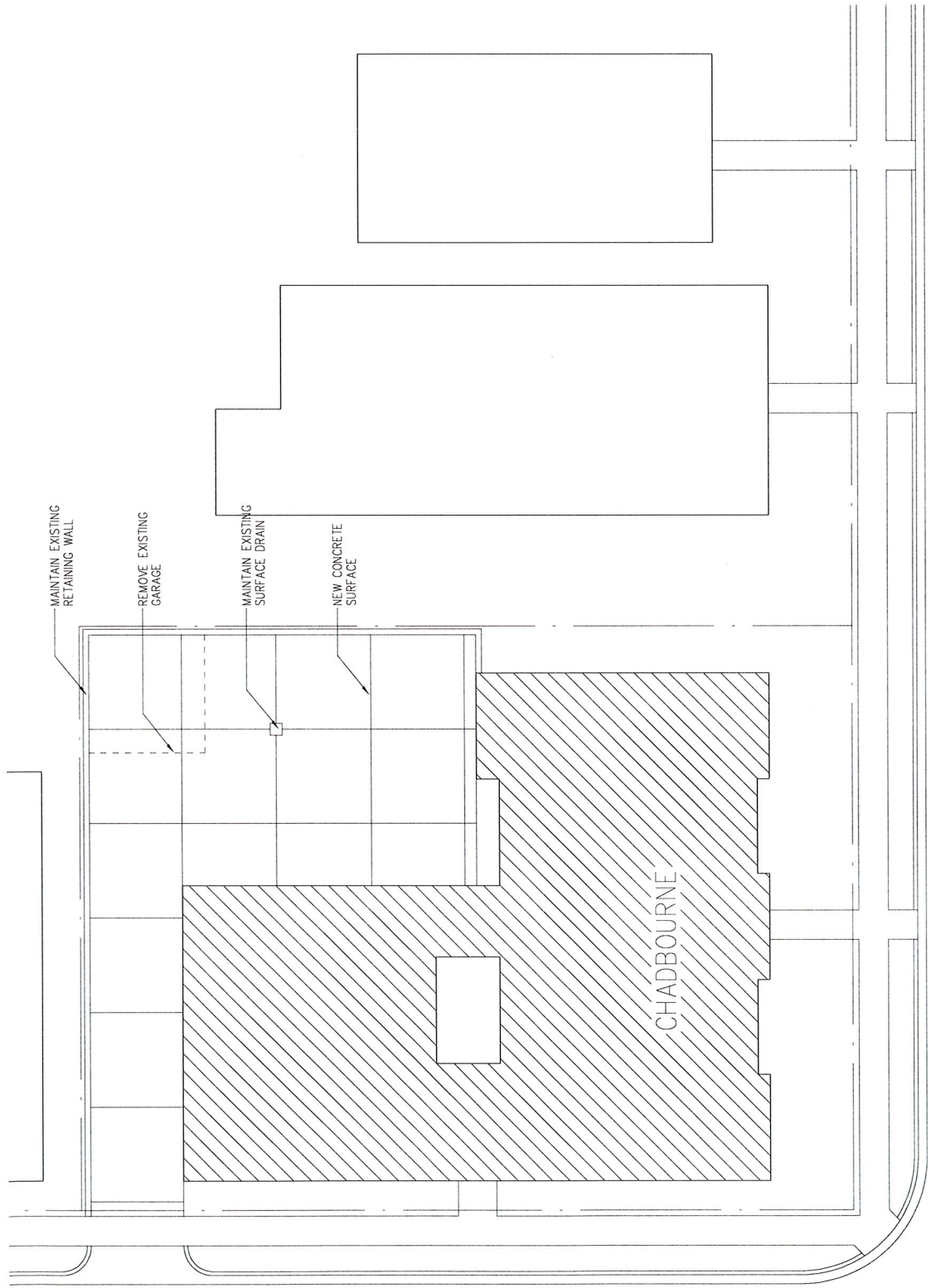
This picture shows the current condition of the concrete with lots of cracks and breaks in the concrete slab.



1610 Chadbourne Avenue



This picture shows the current condition of the concrete with lots of cracks and breaks in the concrete slab.



CHADBOURNE AVENUE

NORTH BREESE TERRACE

1 SITE PLAN
A1 SCALE 1/8" = 1'-0"