

CITY OF MADISON

Proposed Conditional Use

Location: 2626 Commercial Avenue

Project Name: Phelan House

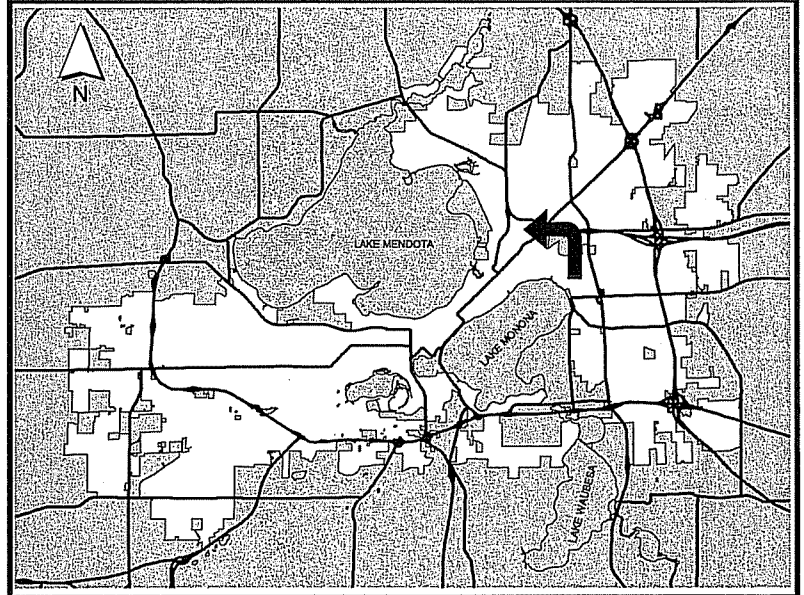
Applicant: George and Debbie Phelan

Existing Use: Vacant Single Family Home

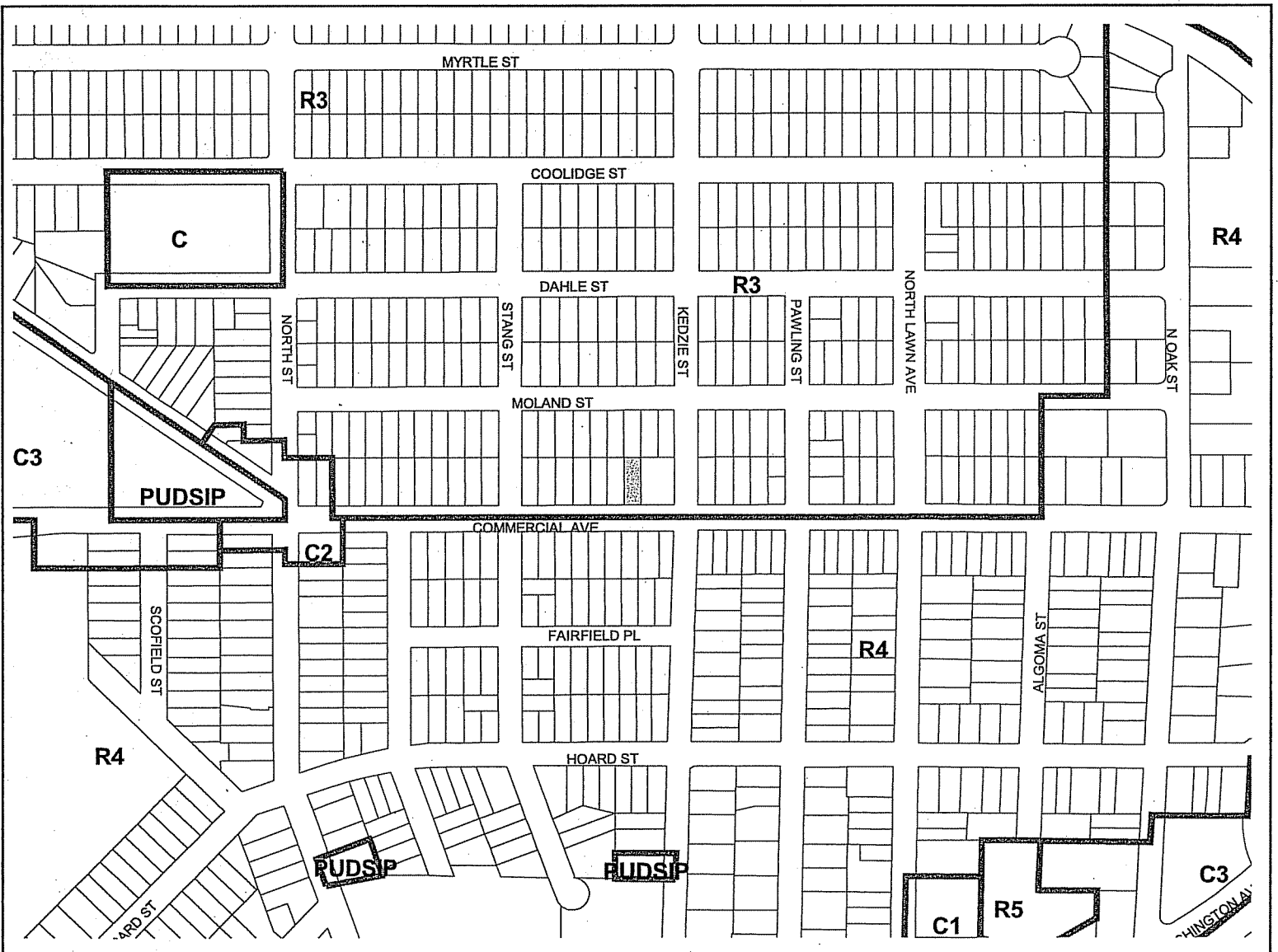
Proposed Use: Single Family Home

Public Hearing Date:

Plan Commission 21 March 2005



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



2626 Commercial Avenue

0

100 Feet



Date of Aerial Photography - April 2000



To: Members of The City of Madison Plan Commission

From: George and Debbie Phelan

Subject: Letter of intent for house demolition and replacement at 2626 Commercial Ave.

It is our intent to demolish the dilapidated house and garage at 2626 Commercial Avenue. The house has been vacant for more than 1 ½ years, that is, since the owner was removed from the home by social services due to the unsafe and unsanitary conditions.

The house is extremely small. (Only 488 square Ft. of living space) The only bathroom is located in the basement, where there is a large amount of mold present. There is a very offensive odor in the air and woodwork due to the pet and human waste that was present at the time of the owner's removal. This odor, I believe will be impossible to completely remove. The foundation is of concrete block construction and is in poor condition, the main floor support beam is rotten and would need to be replaced along with many other major parts of the house: windows, doors, roof, floors, walls, Etc. The home was built in 1920 and I believe that it is not worth the effort or expense of rebuilding.

If the demolition of this house is allowed, I will replace it with a new 1093 square Ft., 2-3 bedrooms, ranch style home, from Wick Homes. The new house would also be accompanied by a 2 car garage, which we plan to build ourselves. This desired house should fit nicely with the other homes in the neighborhood. We will assume occupancy of this home upon completion. (Approx. Aug. 1st 2005)

We have lived in this neighborhood for almost 15 years and look forward to the opportunity to make this improvement for the Madison East side.

Sincerely,

George and Debbie Phelan

From: Helena and Craig <catstwo@sbcglobal.net>
To: <grphelan@netzero.com>, <bmurphy@cityofmadison.com>, <tparks@cityofmadison.com>
Date: 3/13/05 9:44AM
Subject: Eken Park NA approval of 2626 Commercial Avenue redevelopment

To all interested parties,

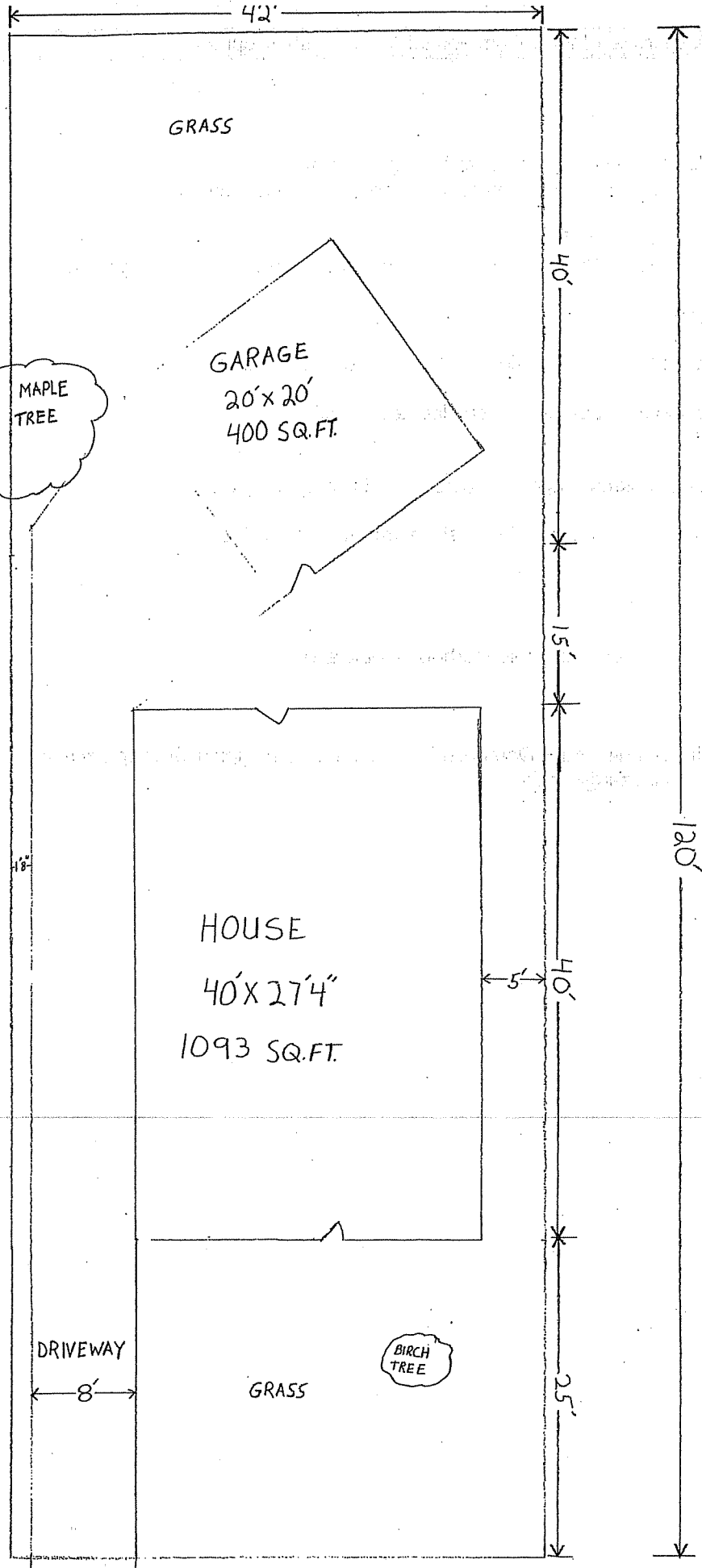
The Eken Park Neighborhood Association (EPNA) has recently been made aware of the intended redevelopment of the property located at 2626 Commercial Avenue.

Please let this message acknowledge the approval of this project by the EPNA and we look forward to the success of this positive improvement to the area.

Best regards,

Craig Cullum, Secretary, Eken Park Neighborhood Association

CC: Kitty Bonde <kittyb@ameritech.net>, Larry Palm <lpalm@larrypalm.com>, Paul and Ann Zumhagen-Krause <pandaz-k@prodigy.net>



GRASS

GARAGE
20' x 20'
400 SQ. FT.

MAPLE
TREE

HOUSE
40' x 27'4"
1093 SQ. FT.

DRIVEWAY

← 8' →

GRASS

BIRCH
TREE

SIDEWALK

GRASS TERRACE

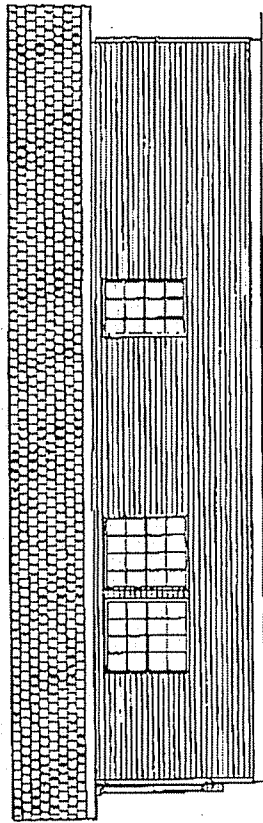
COMMERCIAL AVE



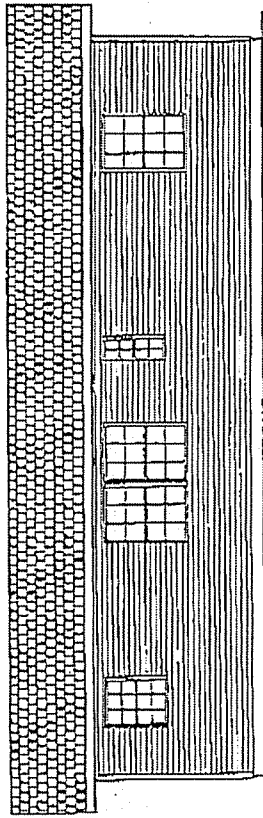
HOUSE REPLACEMENT
226 COMMERCIAL AVE

SCALE 1/8" = 1'

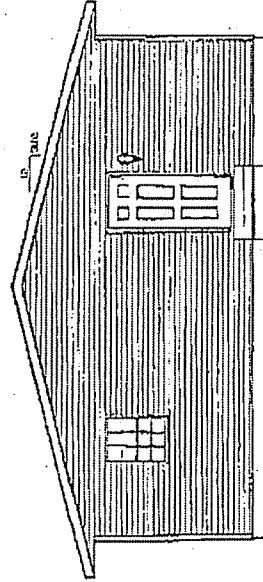
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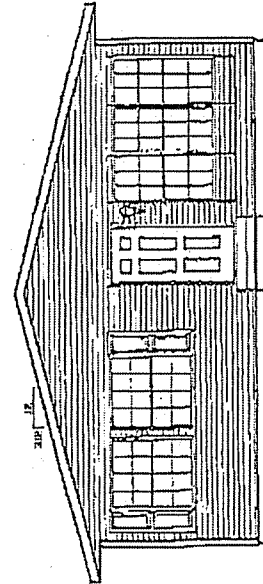
FRONT ELEVATION



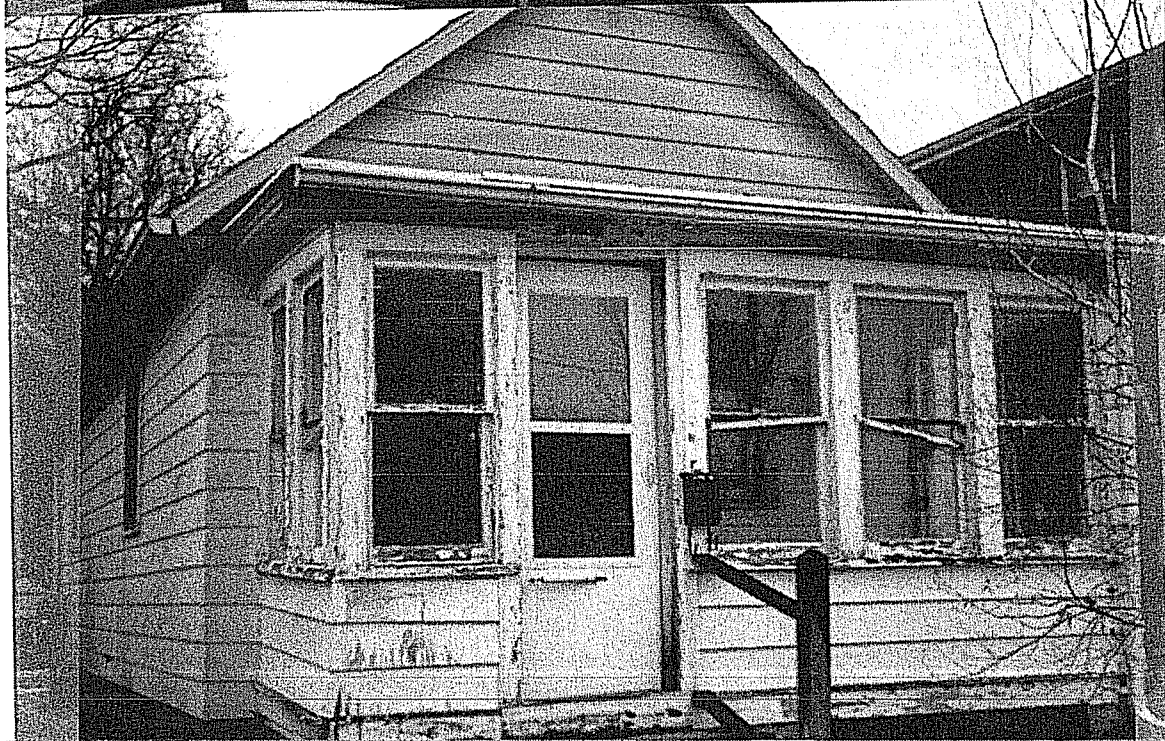
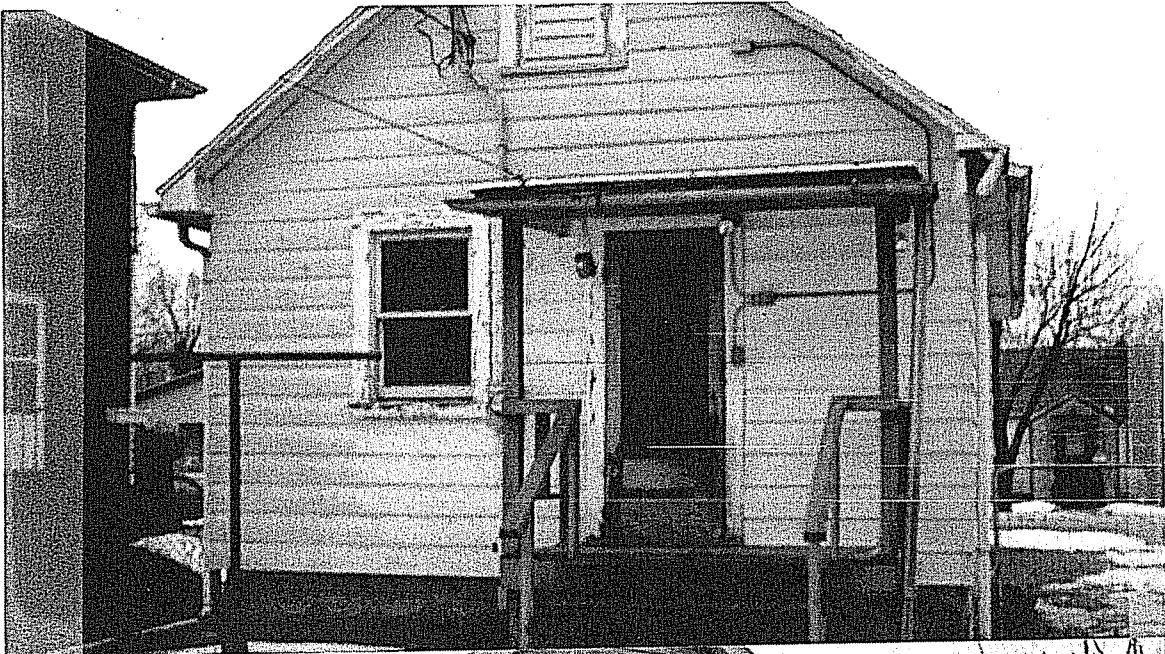
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



2626
COMMERCIAL
AVE

