



City of Madison

Proposed Demolition and Conditional Use

Location
1834 Camelot Drive

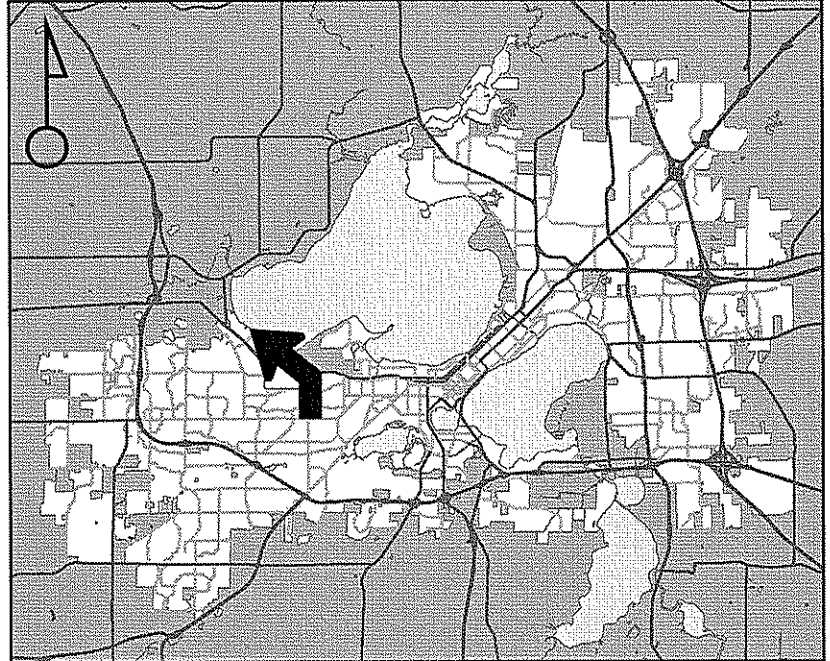
Project Name
Goldstein Residence

Applicant
Gary and Julie Goldstein/Jason DeNoble – Hart DeNoble Builders

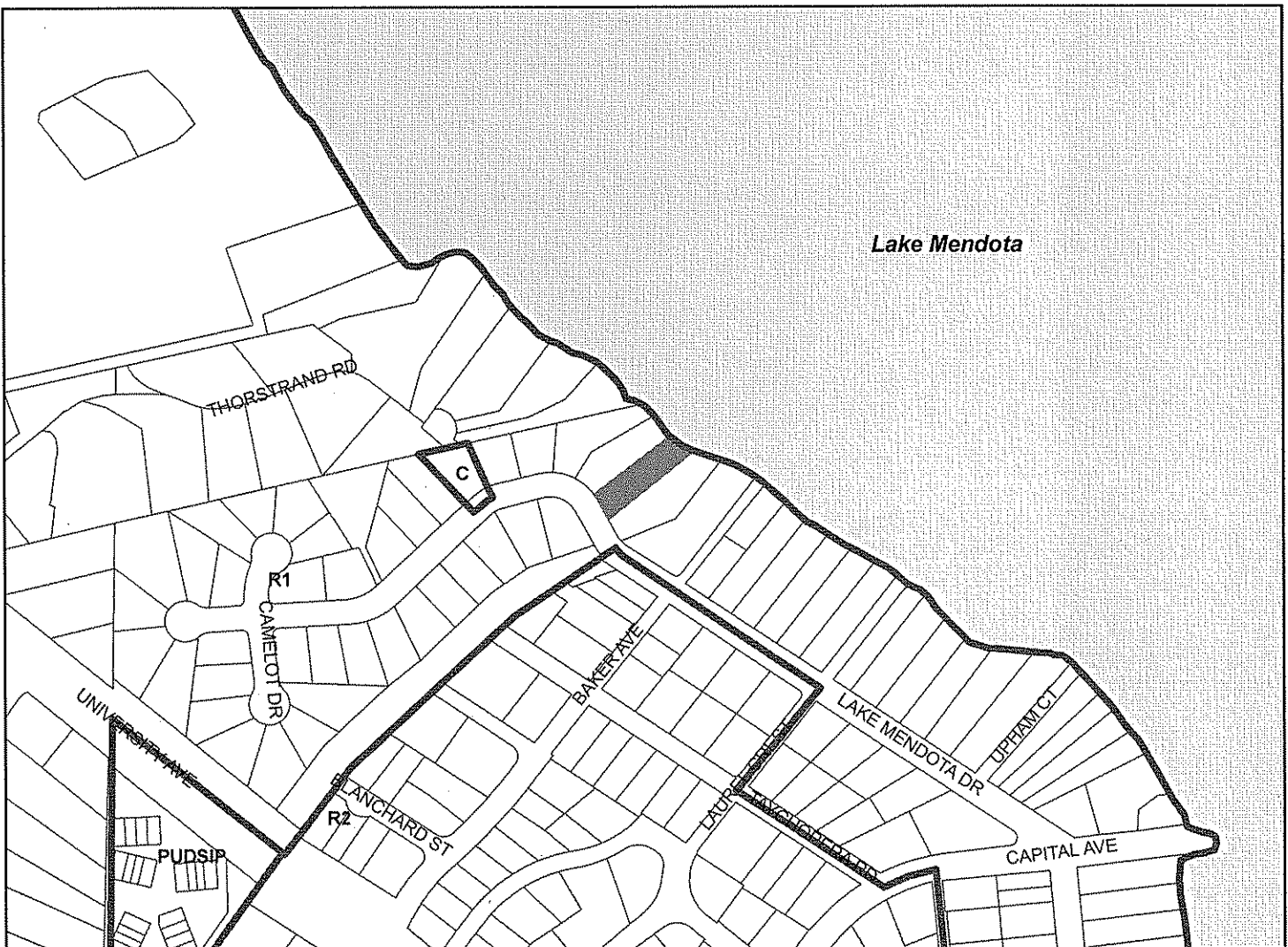
Existing Use
Single-Family Residence

Proposed Use
Demolish Single-Family Residence and Construct New Residence on Lakefront Lot

Public Hearing Date
Plan Commission
16 November 2009

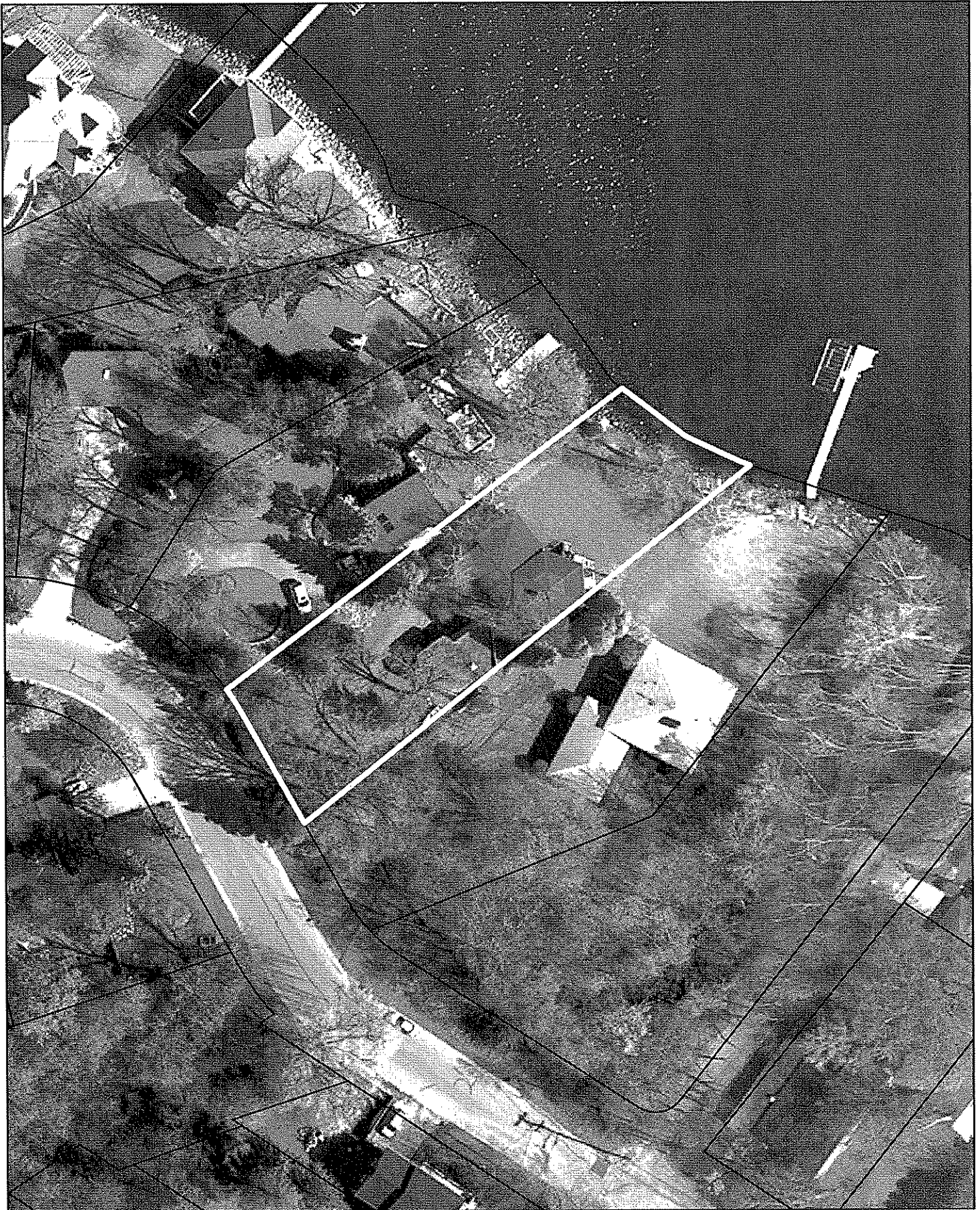


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 November 2009





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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 applications should be filed directly with the Zoning Administrator.

OR OFFICE USE ONLY:	
Amt. Paid	550 - Receipt No. _____
Date Received	10/14/09
Received By	_____
Parcel No.	0709-182-0103-2
Aldermanic District	19 - CLEAR
GQ	WATER FRONT
Zoning District	R1
For Complete Submittal	
Application	✓ Letter of Intent ✓
IDUP	— Legal Descript. ✓
Plan Sets	✓ Zoning Text —
Alder Notification	✓ Waiver _____
Ngrbrhd. Assn Not.	✓ Waiver _____
Date Sign Issued	_____

1. **Project Address:** 1834 Cornet Dr **Project Area in Acres:** 16,861
Project Title (if any): Goldstein Residence

2. **This is an application for:** (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Hart DeNoble Builders Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

Project Contact Person: Jason DeNoble Company: Hart DeNoble Bldrs
Street Address: 7923 Airport Rd City/State: Middleton WI Zip: 53562
Telephone: (608) 831-4422 Fax: (608) 831-8272 Email: jdenoble@denoblebuilders.com

Property Owner (if not applicant): Cary & Julie Goldstein
Street Address: 1834 Cornet Dr City/State: Madison WI Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Currently a single family home. Proposed new single family home.

Development Schedule: Commencement Dec 09 Completion June 2010

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 1/2 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 550.00 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 buildings, **photos** of the interior and exterior 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 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 the: _____ 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:

Verified Mark Clear, + Meet w/ Spring Harbor Neighborhood Assoc., 01.
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form. 9-8-09

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 Kevin Firchow Date 9-8-09 | Zoning Staff Pat Anderson Date 9-8-09

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Jason DeNoble Date 10-14-09
 Signature [Signature] Relation to Property Owner Contractor
 Authorizing Signature of Property Owner [Signature] Date 10-14-09

October 13, 2009

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd
Madison, WI 53710

Re: Letter of Intent for Demolition Permit for 1834 Camelot Drive.

Dear Plan Commission Members:

This submittal is for a demolition permit for 1834 Camwlot Drive in the City of Madison. The parcel is currently occupied by a residential dwelling. This application is associated with the construction of a new single family home on the same site. The planned new dwelling is a four bedroom, ranch-style home with an attached two car garage.

Existing Conditions

The current dwelling is a four bedroom, single family home with a two car garage. Inspection of the existing dwelling revealed numerous structural deficiencies including leaking chimney, rotting window frames and mold. A significant concern relates to the mold discovered as this could pose a serious health risk. We have found that based on our research that it could cost us as much or even more than the current appraised value of the home to repair and or replace its current deficiencies.

Development Schedule

Subject to receipt of the appropriate approvals, the intent is to complete demolition of the existing dwelling by year-end and construction of the new dwelling within seven to nine months of the commencement of work.

Parties Involved

The following parties are involved in the redevelopment of this site:

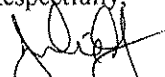
Owner:	Gary & Julie Goldstein 608-230-6750
Builder/Designer:	Hart DeNoble Builders. 7923 Airport Road, Middleton, WI 53562 (608-831-4422)
Planned Square Footage:	2,279 on the main level and 1,850 on the lower level.
Parking Stalls:	Two

Legal Description:

Lot Two (2) of Block 1, Mendota Estates located in part of government lot 1, section 18, TO7N, RO9E, City of Madison, Dane County Wisconsin.

Thank you for your cooperation.

Respectfully,

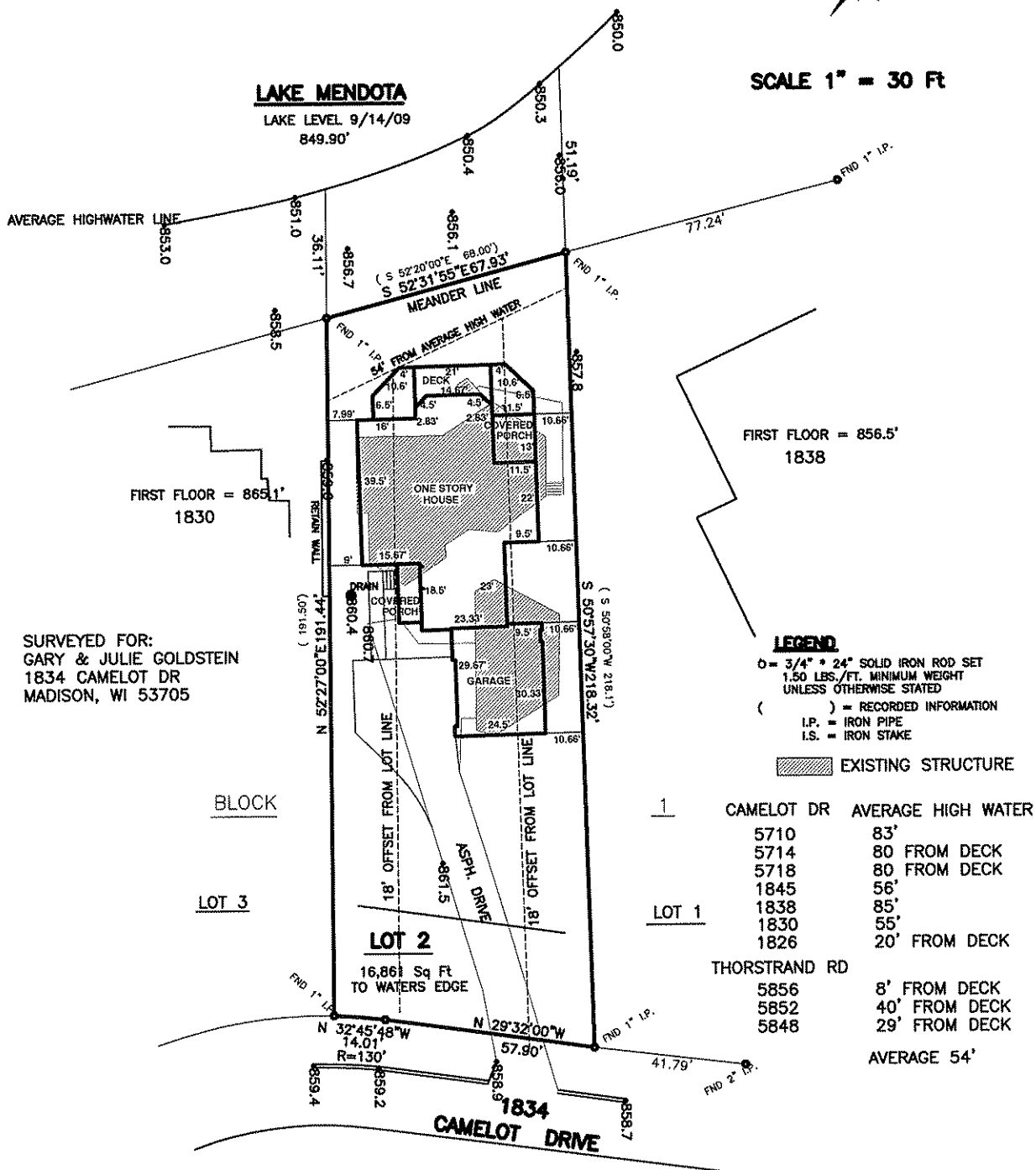

Gary & Julie Goldstein
(JB)

PLAT OF SURVEY
 WALKER SURVEYING INC.
 5964 LINDA CT. MAZOMANIE WI. 53560

LOT 2, BLOCK 1, MENDOTA ESTATES, LOCATED IN PART OF GOVERNMENT LOT 1, SECTION 18, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



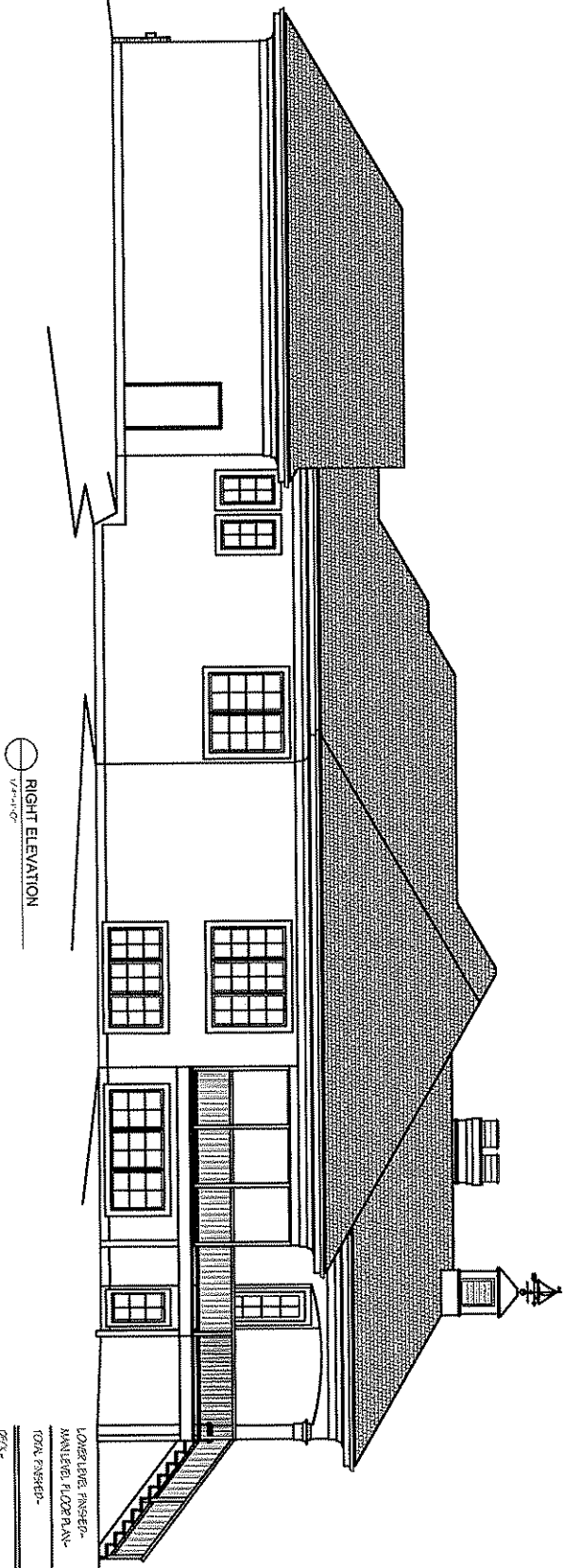
SCALE 1" = 30 Ft



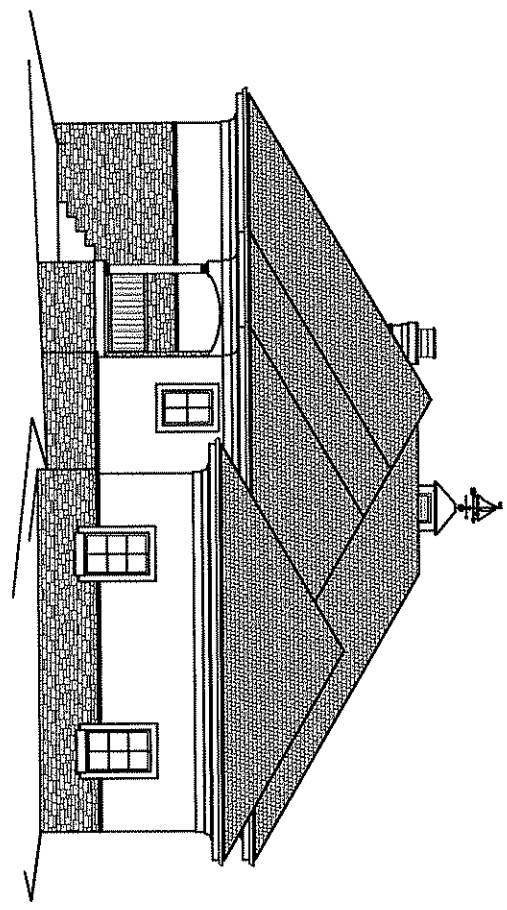
SURVEYED FOR:
 GARY & JULIE GOLDSTEIN
 1834 CAMELOT DR
 MADISON, WI 53705

LEGEND
 O = 3/4" * 24" SOLID IRON ROD SET
 1.50 LBS./FT. MINIMUM WEIGHT
 UNLESS OTHERWISE STATED
 () = RECORDED INFORMATION
 I.P. = IRON PIPE
 I.S. = IRON STAKE
 [Hatched Box] = EXISTING STRUCTURE

LOT	ADDRESS	AVG HIGH WATER
1	CAMELOT DR	AVG HIGH WATER
	5710	83'
	5714	80' FROM DECK
	5718	80' FROM DECK
	1845	56'
1	1838	85'
	1830	55'
	1826	20' FROM DECK
1	THORSTRAND RD	
	5856	8' FROM DECK
	5852	40' FROM DECK
	5848	29' FROM DECK
		AVERAGE 54'



RIGHT ELEVATION



FRONT ELEVATION

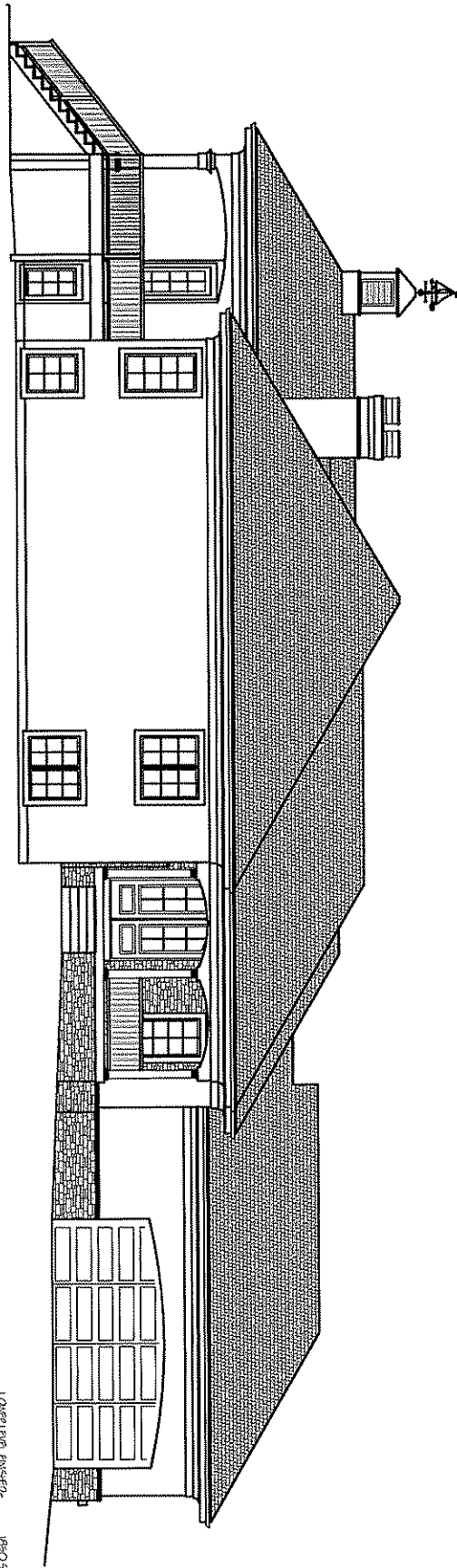
LOWER LEVEL FINISHES - 890 SQ FT.
 MAIN LEVEL FLOOR PLAN - 279 SQ FT.
 TOTAL FINISHES - 409 SQ FT.
 DECK - 289 SQ FT.
 SCREEN PORCH - 160 SQ FT.
 COVERED PORCH (SCREENED) - 178 SQ FT.
 COVERED ENTRY (SCREENED) - 100 SQ FT.
 GARAGE - 745 SQ FT.

REVISED	DATE
1	10/14/09
4	10/14/09
5	10/14/09

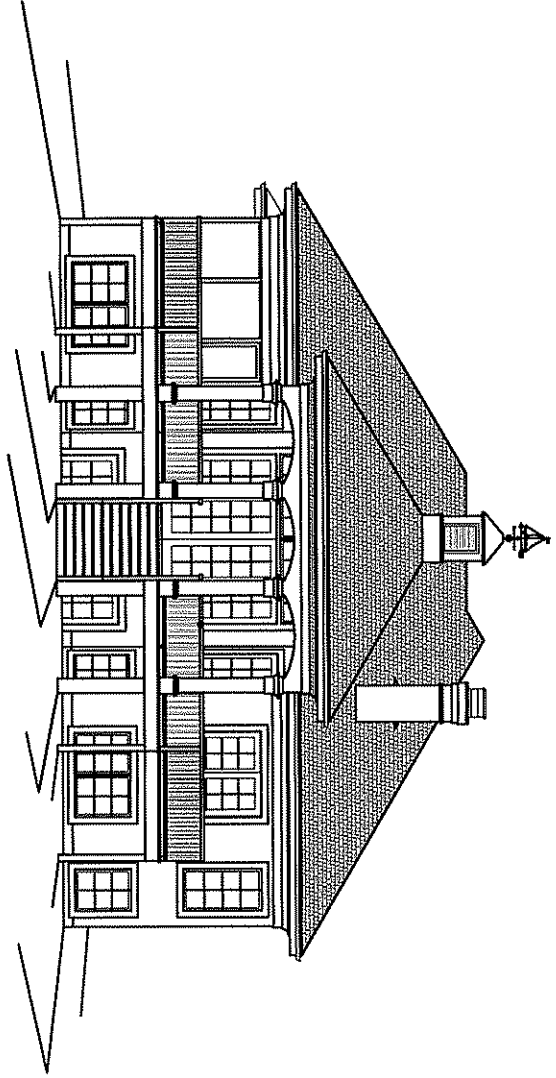
PROPERTY OF
 STEVEN T. HARTMAN
 THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF
 HART DENOBLE BUILDERS, INC.
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HART DENOBLE BUILDERS, INC.
 HART DENOBLE BUILDERS, INC.
 400 WILSON BLVD. SUITE 200
 MADISON, WI 53703

PROPERTY OF
HART DENOBLE
 BUILDERS, INC.
 7223 Airport Road Office (608) 631-4422
 Middleton, WI 53562 Fax (608) 631-6272
 www.denoblebuilders.com

NEW HOME FOR:
GARY AND JULIE GOLDSTEIN
LOT # 2
 1834 CAMELOT DRIVE
 CITY OF MADISON, DANE COUNTY, WISCONSIN



LEFT ELEVATION



BACK ELEVATION

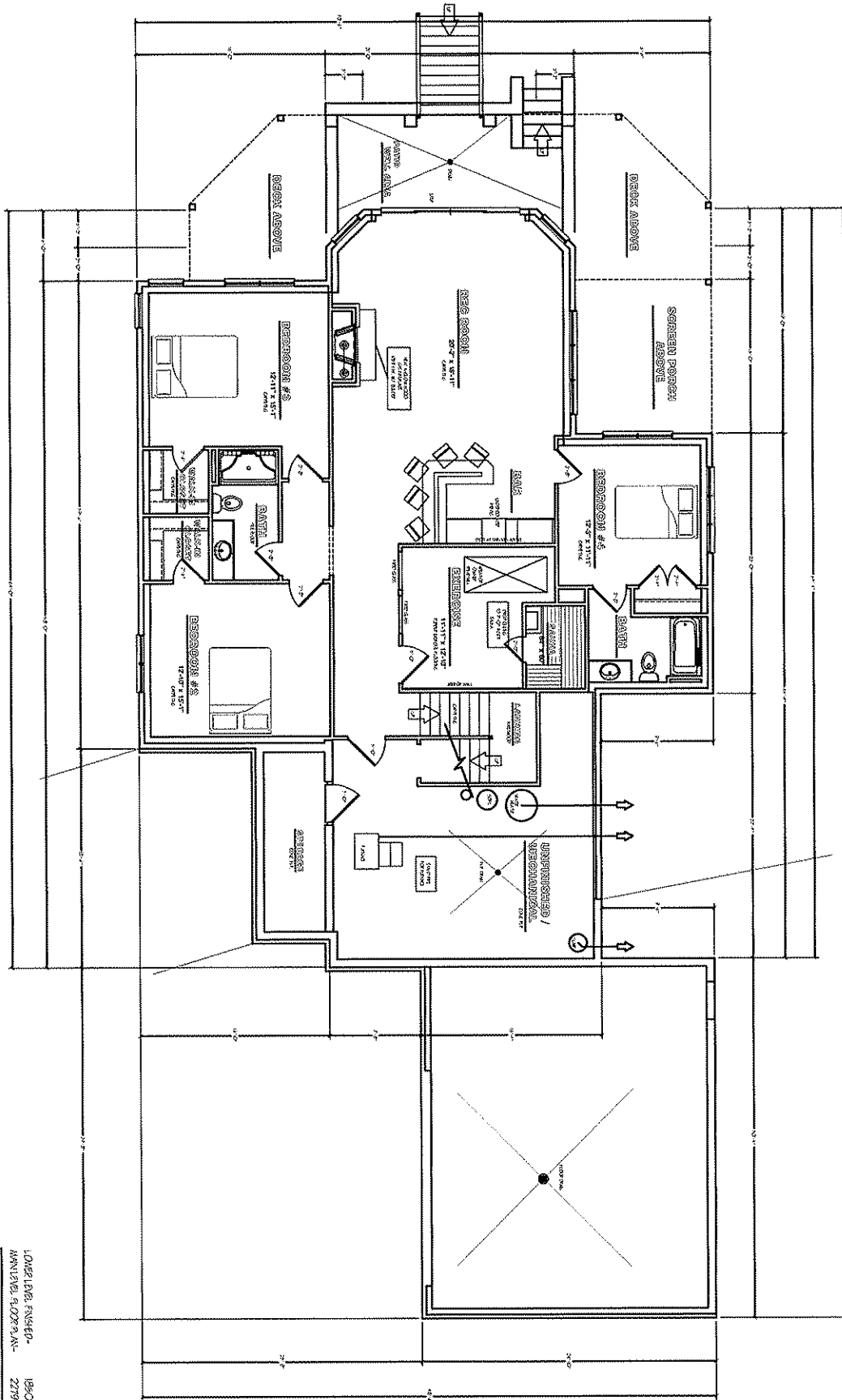
LOWER LEVEL FINISHED -	1890 SQ. FT.
MANUFACT. FLOOR PLAN -	2279 SQ. FT.
TOTAL FINISHED -	4169 SQ. FT.
SCREEN PORCH -	299 SQ. FT.
COVERED PORCH (LIVE/DECK) -	630 SQ. FT.
COVERED ENTRY (GROUND) -	178 SQ. FT.
OWNER -	100 SQ. FT.
	745 SQ. FT.

REVISED: 10/14/2009
 1
 2
 4
 VER. 5

DESIGN DRAWING BY:
 STEVEN T. HENNER
 THIS DOCUMENT IS THE SOLE PROPERTY OF
 HART DENOBLE BUILDERS, INC.
 ALL RIGHTS OF COPYRIGHT ARE RESERVED TO HART DENOBLE BUILDERS, INC.
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HART DENOBLE BUILDERS, INC.
 HART DENOBLE BUILDERS, INC.
 7023 Airport Road
 Madison, WI 53702
 www.denoblebuilders.com

Property Of:
HART DENOBLE
 7023 Airport Road
 Madison, WI 53702
 Office: (608) 631-4422
 Fax: (608) 631-8272
 www.denoblebuilders.com

NEW HOME FOR:
GARY AND JULIE GOLDSTEIN
LOT # 2
 1834 CAMELOT DRIVE
 CITY OF MADISON, DANE COUNTY, WISCONSIN



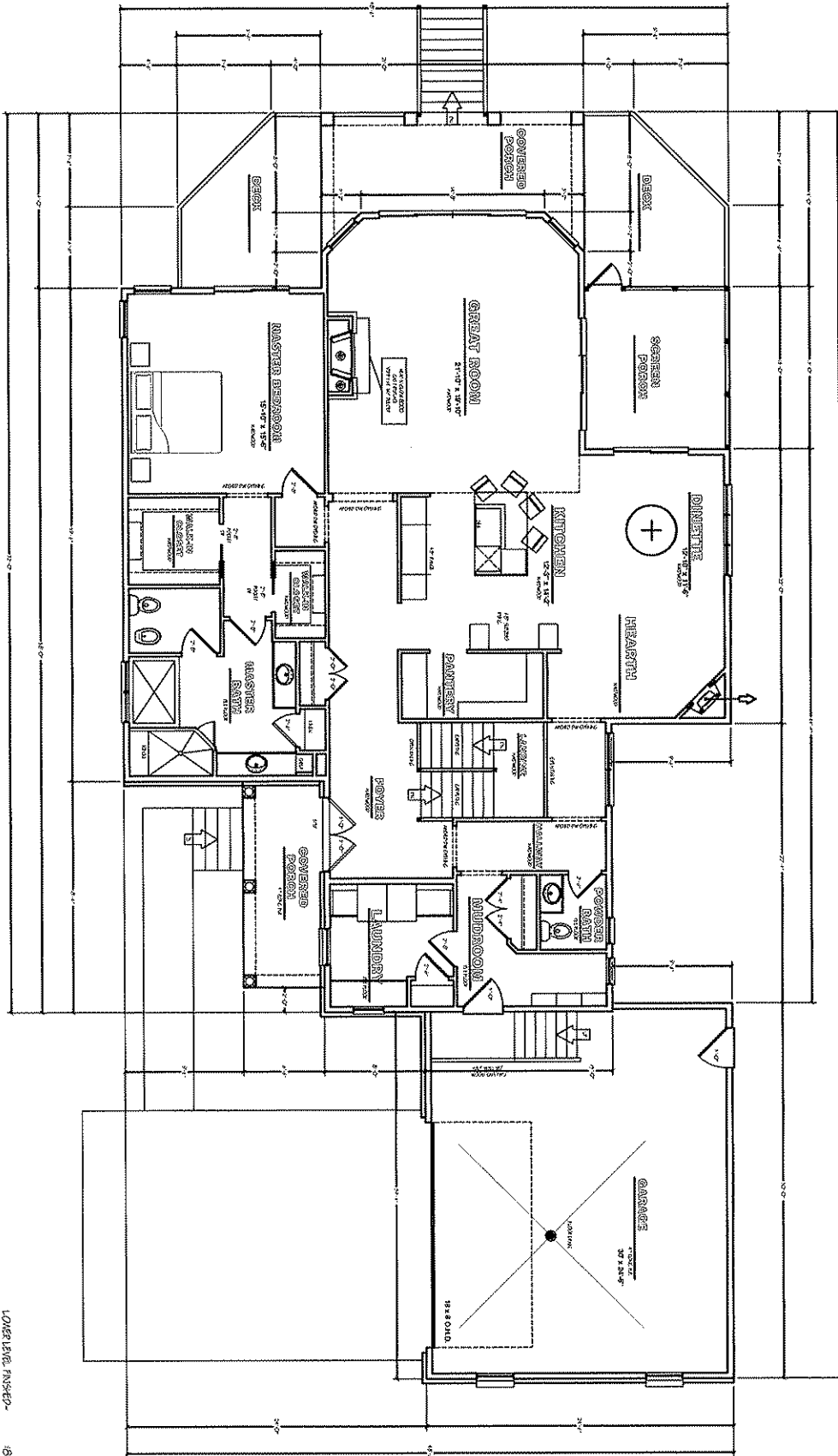
LOWER LEVEL FLOOR PLAN
1880 SQ. FT. FINISHED
109 SQ. FT. UNFINISHED storage under front stoop

LOWER LEVEL FINISHED-	1880 SQ. FT.
UNFINISHED STORAGE UNDER FRONT STOOP-	109 SQ. FT.
TOTAL FINISHED-	1989 SQ. FT.
TOTAL UNFINISHED-	109 SQ. FT.
TOTAL-	2098 SQ. FT.

VER. 5
3

PROPERTY OF:
HART DENOBLE
7023 Airport Road
Madison, WI 53702
Office (608) 631-4422
Fax (608) 631-0272
www.hartdenoble.com

NEW HOME FOR:
GARY AND JULIE GOLDSTEIN
LOT # 2
1834 CAMELOT DRIVE
CITY OF MADISON, DANE COUNTY, WISCONSIN



○ 1/4" = 1'-0"
MAIN LEVEL FLOOR PLAN
 2279 SQ. FT.

LOWER LEVEL, FINISHED -	1680 SQ. FT.
MAIN LEVEL, FINISHED -	2279 SQ. FT.
UPPER LEVEL, FINISHED -	4129 SQ. FT.
TOTAL -	
SCREEN PORCH -	289 SQ. FT.
COVERED PORCH (165'x70') -	1165 SQ. FT.
COVERED ENTRY (FROND) -	100 SQ. FT.
GARAGE -	718 SQ. FT.

DATE	10/14/09
SCALE	1/4" = 1'-0"
VERSION	4

PROPERTY OF:
HART DENOBLE
 7923 Airport Road
 Middleton, WI 53502
 Office (608) 631-4432
 Fax (608) 631-8272
 www.donobledesign.com

NEW HOME FOR:
GARY AND JULIE GOLDSTEIN
LOT # 2
 1834 CAMELOT DRIVE
 CITY OF MADISON, DANE COUNTY, WISCONSIN

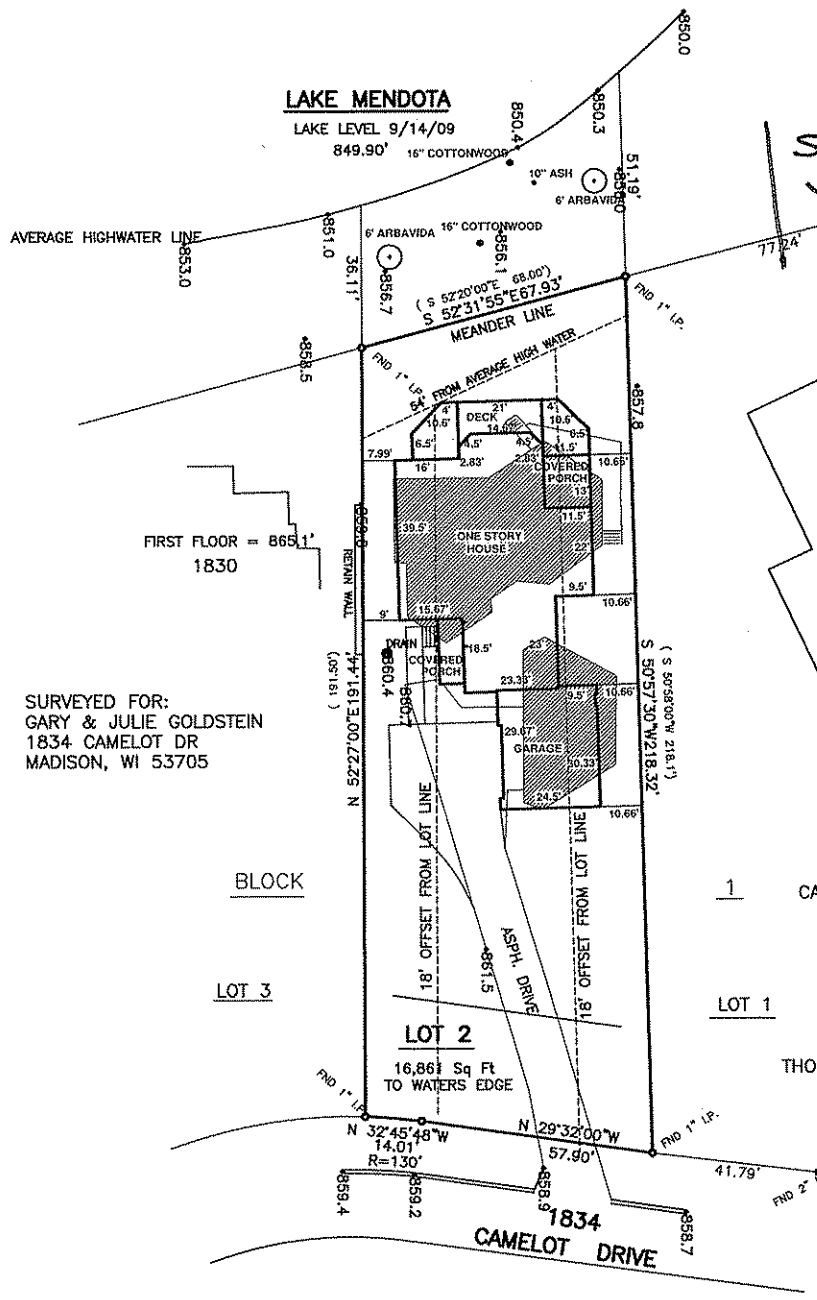
PLAT OF SURVEY
 WALKER SURVEYING INC.
 5964 LINDA CT. MAZOMANIE WI. 53560

LOT 2, BLOCK 1, MENDOTA ESTATES, LOCATED IN PART OF GOVERNMENT LOT 1, SECTION 18,
 T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE 1" = 30 Ft

SHORELINE
 VEGETATION
 INVENTORY



FIRST FLOOR = 865.1'
 1830

FIRST FLOOR = 856.5'
 1838

SURVEYED FOR:
 GARY & JULIE GOLDSTEIN
 1834 CAMELOT DR
 MADISON, WI 53705

LEGEND

- = 3/4" x 24" SOLID IRON ROD SET
 1.50 LBS./FT. MINIMUM WEIGHT
 UNLESS OTHERWISE STATED
- () = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE

EXISTING STRUCTURE

LOT	ADDRESS	SETBACK
1	CAMELOT DR	AVERAGE HIGH WATER
	5710	83'
	5714	80' FROM DECK
	5718	80' FROM DECK
	1845	56'
LOT 1	1838	85'
	1830	55'
	1826	20' FROM DECK
	THORSTRAND RD	
5856	8' FROM DECK	
5852	40' FROM DECK	
5848	29' FROM DECK	
	AVERAGE	54'

LOT 2
 16,861 Sq Ft
 TO WATERS EDGE

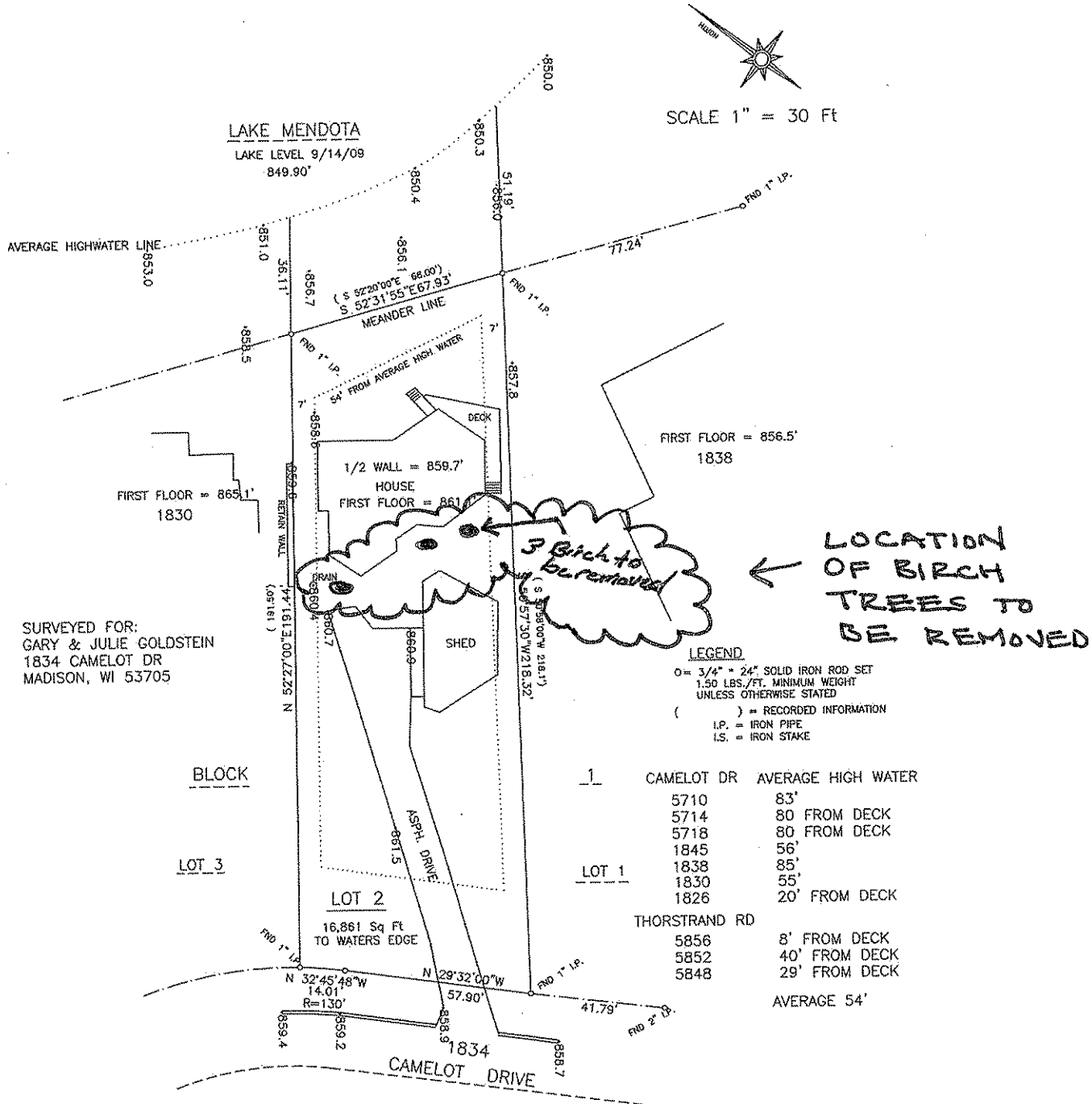
BLOCK

LOT 3

1834
 CAMELOT DRIVE

PLAT OF SURVEY
 WALKER SURVEYING INC.
 5964 LINDA CT. MAZOMANIE WI. 53560

LOT 2, BLOCK 1, MENDOTA ESTATES, LOCATED IN PART OF GOVERNMENT LOT 1, SECTION 18,
 T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE: I, Anthony J. Walker, hereby certify that this survey is in compliance of Wisconsin Administrative code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Anthony J. Walker Registered Land Surveyor NO. 1957

Dated This _____ Day of _____, 20__



