

# CITY OF MADISON

# Proposed Demolition

Location: 3512 Gregory Street

Project Name: \_\_\_\_\_

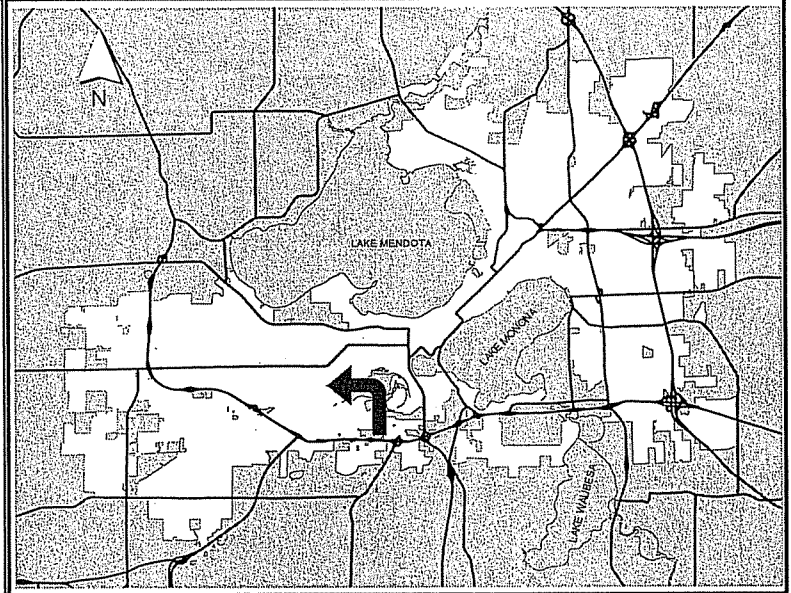
Applicant: Lucie & Fred Forbes

Existing Use: Single Family Home

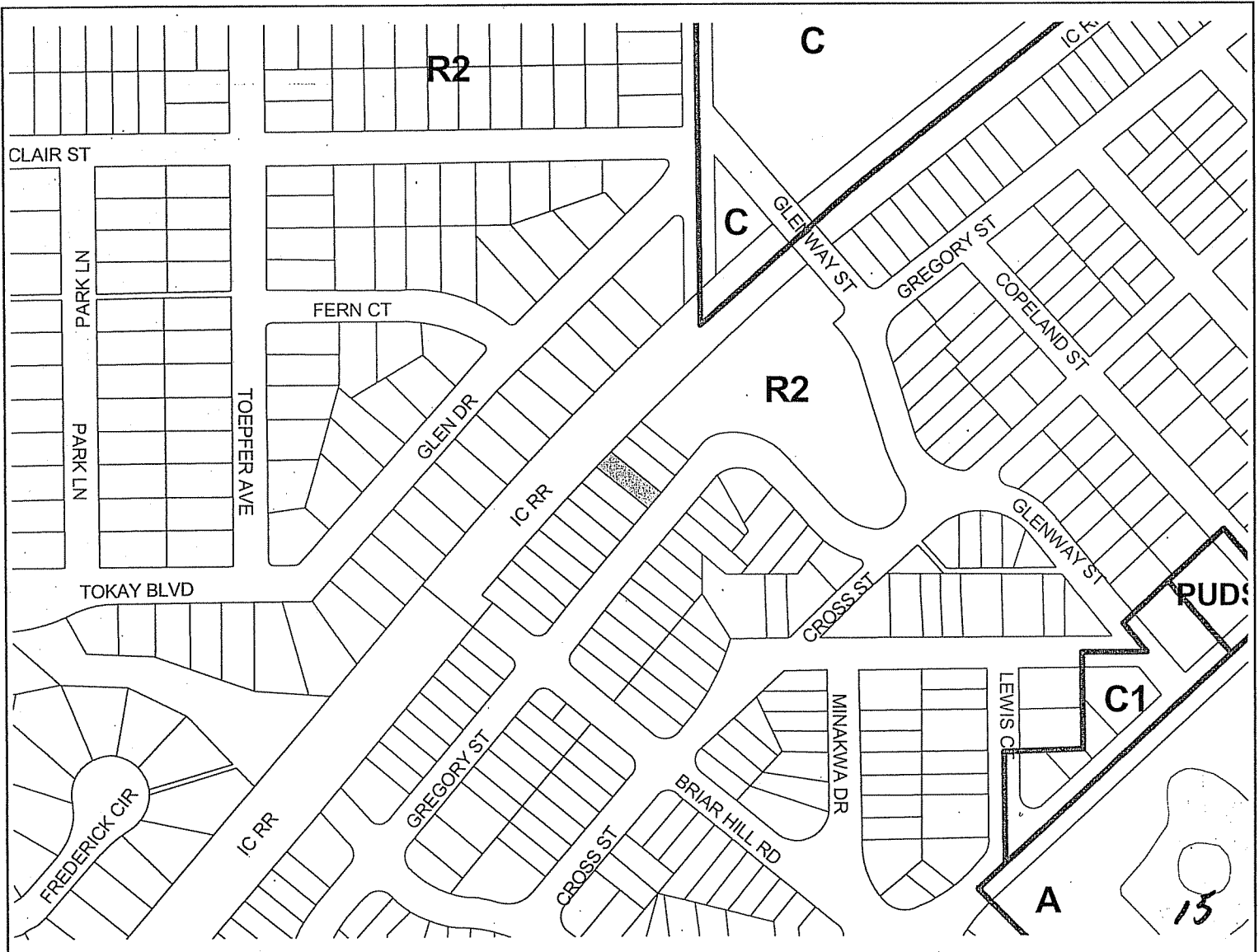
Proposed Use: Demolish Existing House & Build New Single Family Home

Public Hearing Dates: \_\_\_\_\_

Plan Commission 20 June 2005



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

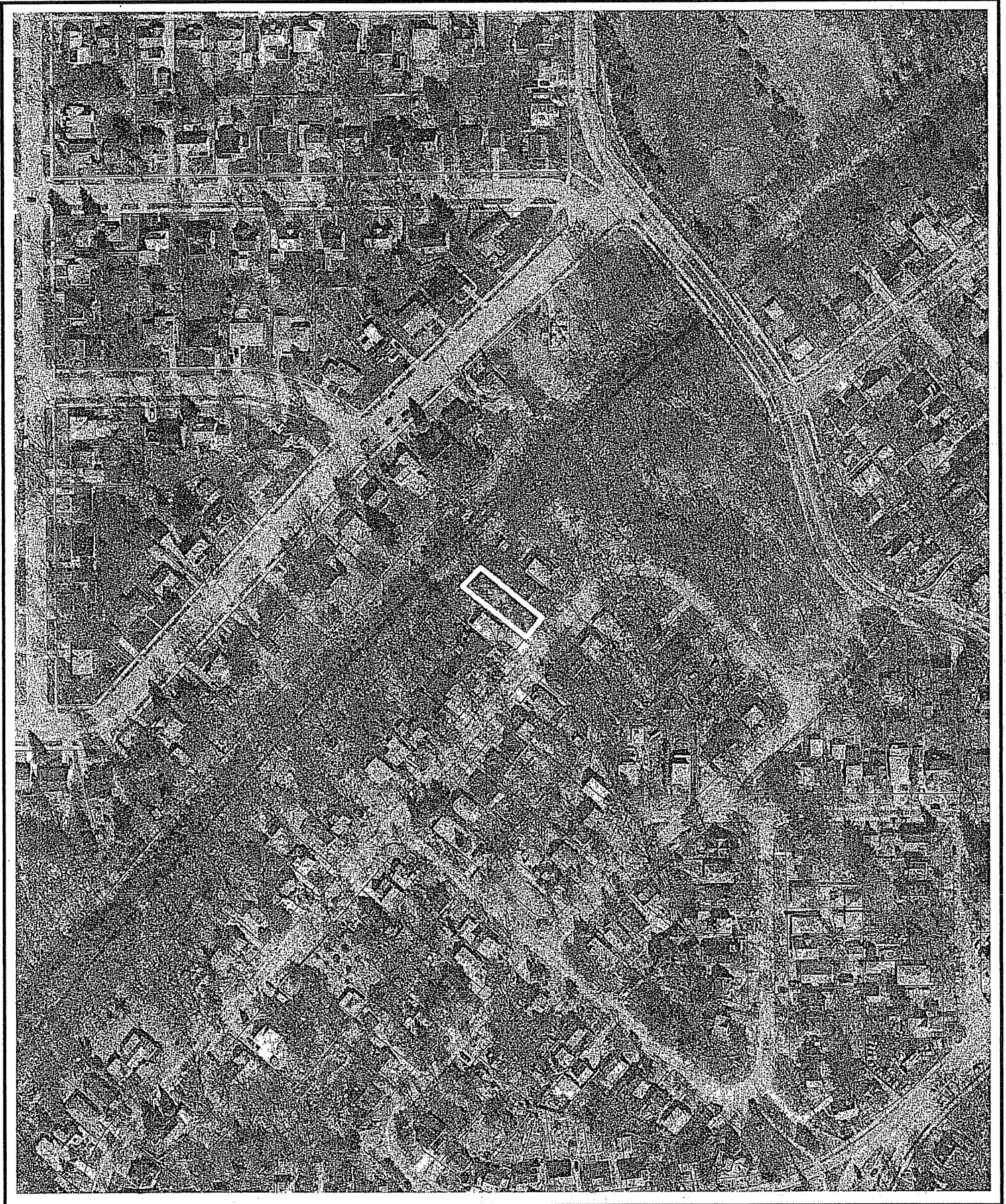


# 3512 Gregory Street

200 0 200 Feet



*Date of Aerial Photography - April 2000*



10

8:45 a.m.

# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid <u>\$500<sup>00</sup></u>	Receipt No. <u>60707</u>
Date Received <u>5-11-05</u>	
Received By <u>R Stowle</u>	
Parcel No. <u>6709-282-1809-3</u>	
Aldermanic District <u>10, Ken Golden</u>	
GQ <u>OK</u>	
Zoning District <u>R2</u>	
<b>For Complete Submittal</b>	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>N/A</u>	Legal Descript. <u>✓</u>
Plan Sets <u>✓</u>	Zoning Text <u>N/A</u>
Alder Notification <u>✓</u>	Waiver _____
Ngrbrhd. Assn Not. <u>✓</u>	Waiver _____
Date Sign Issued _____	

1. Project Address: 3512 Gregory St. Project Area in Acres: 40' x 126'

Project Title (if any): \_\_\_\_\_

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)

<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

Conditional Use     Demolition Permit     Other Requests (Specify): \_\_\_\_\_

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

Applicant's Name: Lucie & Fred Farbes Company: \_\_\_\_\_

Street Address: 3512 Gregory St. City/State: Madison WI Zip: 53711

Telephone: (608) 663-4992 Fax: ( ) Email: \_\_\_\_\_

Project Contact Person: same Company: \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

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: removal of existing small house (22' x 22') and building of larger (1 1/2 story) house (24' x 36') on property 15

Development Schedule: Commencement July 1, 2005 Completion October 31, 2005

**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.

**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 (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](mailto: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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use 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:  
 Letters sent dated November 23, 2004 to:  
 Alderperson Ken Golden, Dodgean-Manroe Neighborhood Association  
 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 \_\_\_\_\_ Date \_\_\_\_\_ | Zoning Staff R Taylor 12/04 Date \_\_\_\_\_

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

Printed Name Lucie Anne Forbes / Fred F Forbes Date 5-11-05  
 Signature Lucie Anne Forbes Relation to Property Owner owners **15**

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

Land Use Application

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100

Madison, Wisconsin 53701-2985

Letter of Intent

Intent to demolish existing small house (22' x 22') located at 3512 Gregory St, a single family dwelling, and replace it with a larger, 1½ story house (24' x 36'). Lot size 40' x 126'.  
(zone R2)

The architect for the new house is Jill Kessenich of Kessenich-Tesmer Design, Inc., In the Clark House, 103 S. 3rd St. W., Fort Atkinson, WI 53538. Phone: (920) 566-0732.

The contractor is Lance Drake of Drake Building, W12341 White Trail Run, Lodi, WI 53555. Phone: (608) 592-5053.

Demolition and building to begin upon approval.

Lucie and Fred Forbes

3512 Gregory St.

Madison, WI 53711

May 10, 2005

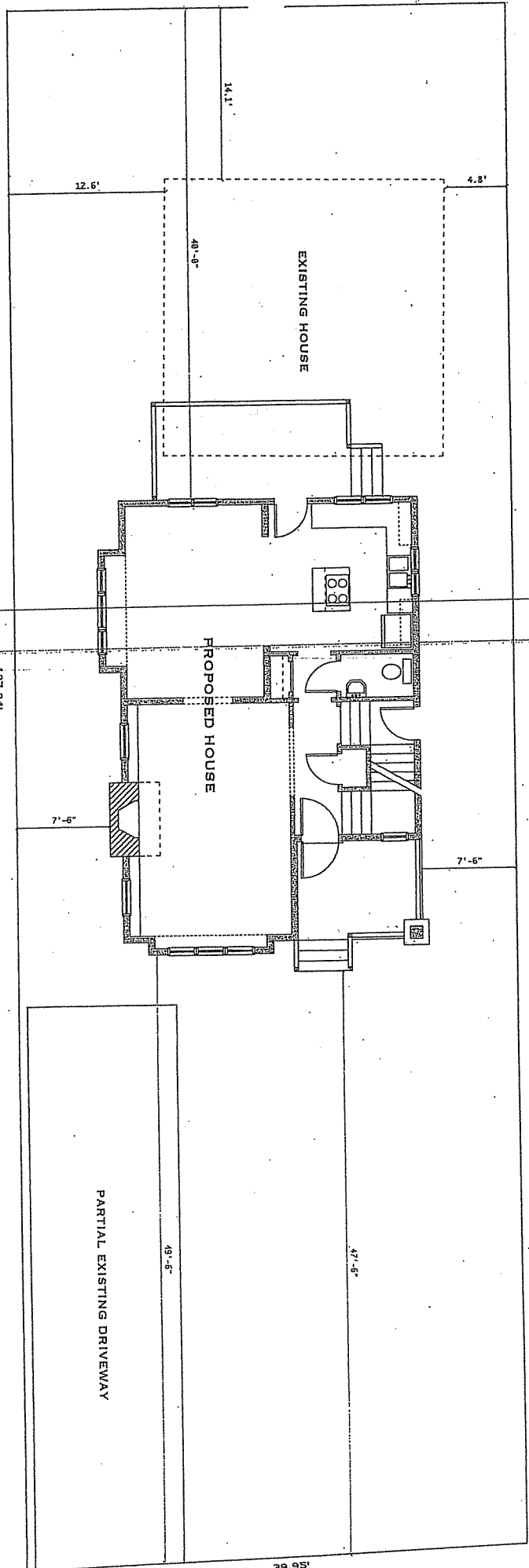




Existing house at 3512 Gregory St.  
to be demolished.



Approximation of new house at  
3512 Gregory St.



NORTH

CLARK HOUSE Residential Architecture 920-238-9922 20 South Park Street West Fort Atkinson, WI 53120		NEW RESIDENCE FOR: <b>LUCY &amp; FRED FORBES</b> 3812 GREGORY MADISON, WISCONSIN	
DATE	REVISIONS	DRAWING	
01/16/11	PRELIMINARY	SITE PLAN	
SCALE	PERMIT SET	SHEET NO.	
1/16"=1'-0"		A-0.0	

15





ARCHITECT  
 Roddick Architects  
 630 S. Linden St.  
 Madison, WI 53704  
 Tel: 608.261.3333  
 Fax: 608.261.3334

NEW RESIDENCE FOR  
**LUCIE & FRED FORBES**  
 GREGORY ST.  
 MADISON, WISCONSIN

NOTES:

DATE	REVISIONS

DRAWING:  
 ELEVATIONS  
 SHEET NO:  
**A-2.0**

15

NOTE: EXTEND CHIMNEY 2'-0" ABOVE ANY ROOF WITHIN 10' HORIZ.

