

City of Madison Landmarks Commission

APPLICATION



City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL.100, P.O. Box 2985, Madison, WI 53701-2985

1. LOCATION

Project Address: 1917-1921 University Ave Aldermanic District: 5

2. PROJECT

Project Title / Description: Demolition of two-car detached garage

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

- Alteration / Addition to a Designated Landmark
- Land Division/Combination of Designated Landmark site
- Alteration / Addition to a building adjacent to a Designated Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows
- Land Division/Combination in a Local Historic District (specify):
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows
- New Construction in a Local Historic District (specify):
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows
- Demolition
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Referral from Common Council, Plan Commission, or other referral
- Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific submission requirements.)
- Other (specify): _____

PLANNING DIVISION USE ONLY	Legistar #

3. APPLICANT

Applicant's Name: Dan Seeley Company: Steve Brown Apartments

Address: 120 W. Gorham St. Madison, WI 53703

Telephone: 608-255-7100 E-mail: dseeley@stevebrownapts.com

Property Owner (if not applicant): _____

Address: _____

Property Owner's Signature: *Dan Seeley (Agent)* Date: 2/18/16

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 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Photographs of existing conditions;
 - Photographs of existing context;
 - Manufacturer's product information showing dimensions and materials;
 - Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Suite LL100 (physical address)
P.O. Box 2985 (mailing address)
Madison, WI 53701-2985
ascanlon@cityofmadison.com
608 266 6552



February 17th, 2016

Madison Landmarks Commission
Department of Planning and Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985 Madison, WI 53701-2985

Re: Project Narrative – 1917/1921 University Ave. Demolition

Dear Commissioners:

1917/1921 University Ave is a 3500 sqft. building made of wood and brick and built in 1927. It was purchased by Steve Brown Apartments in 2001 and is currently maintained as a 5 unit apartment. In addition to the building, the 6600 sqft parcel also includes a wooden framed two-car detached garage set on a poured concrete foundation. The site also includes an uncovered concrete parking pad.

The garage structure is detached from the house and its size and location have caused it to no longer be functional. The garage is approximately 26' wide and 17' deep with two vehicle entries and a man door located to the right of the vehicle bays. Due to the thickness of the foundation wall, the interior depth is approximately 16'8" (200 inches) which is more than an inch shorter than the average length of 2015's top 10 selling vehicles. This condition renders the garage doors non-functional. Additionally, the width of each garage door is approximately 93" which is a little more than 1' wider than the average width of the same top selling vehicle group. With ~6" on either side, residents regularly hit their mirrors on the way in or out of the garage.

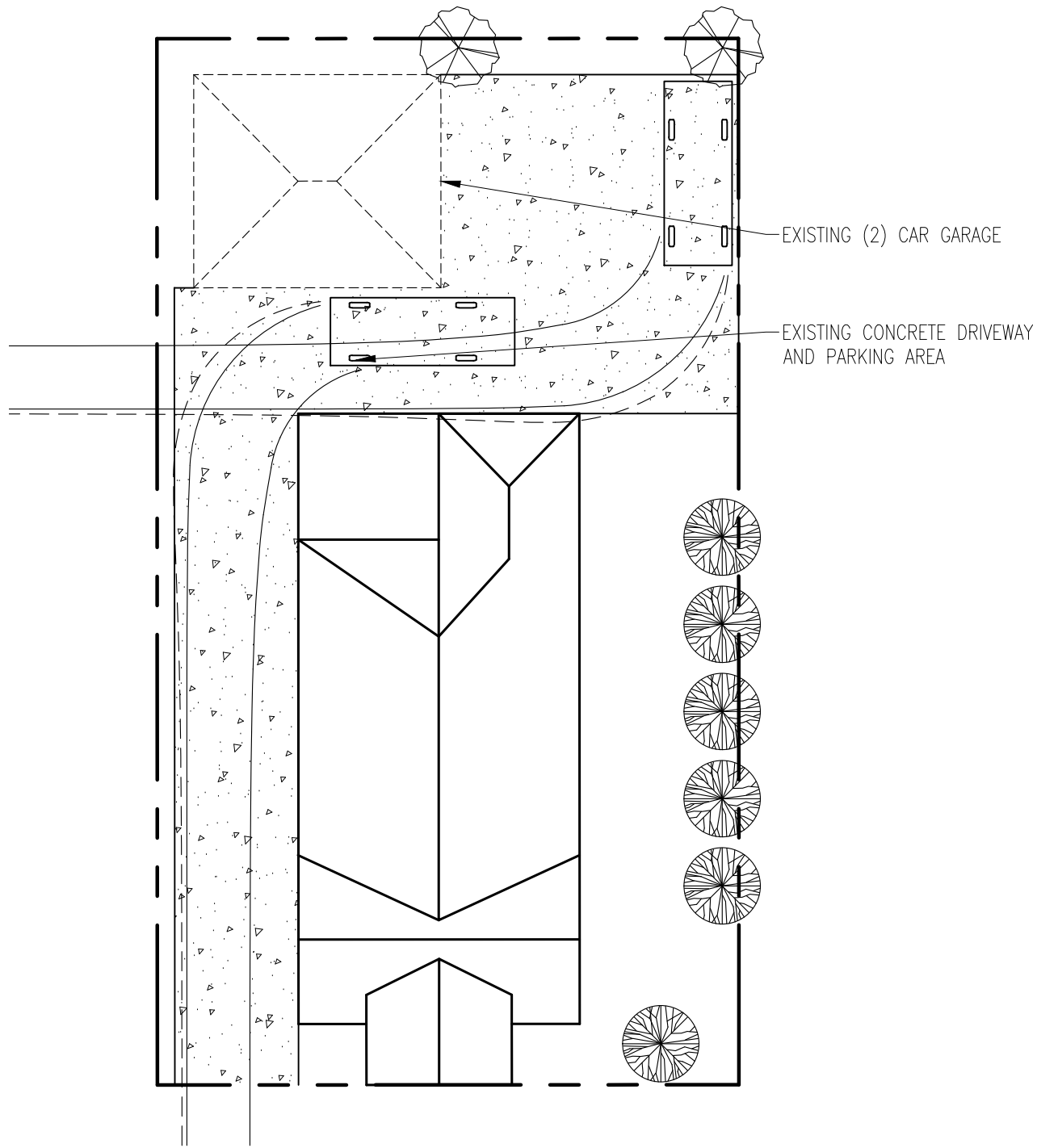
In addition to the size constraints, the existing garage is situated in such a way that drivers have difficulty accessing the adjacent exterior parking spaces and navigating the driveway from those spaces. The gap between the garage and the house is 138" and, combined with the angle and narrowness of the driveway, residents are catching the corner of the garage with their vehicles.

We are requesting a COA be issued for the demolition of the garage. Removing the garage will be beneficial as it will eliminate the existing access issue and allow for much improved and convenient parking for our residents. We appreciate your consideration and look forward to your feedback.

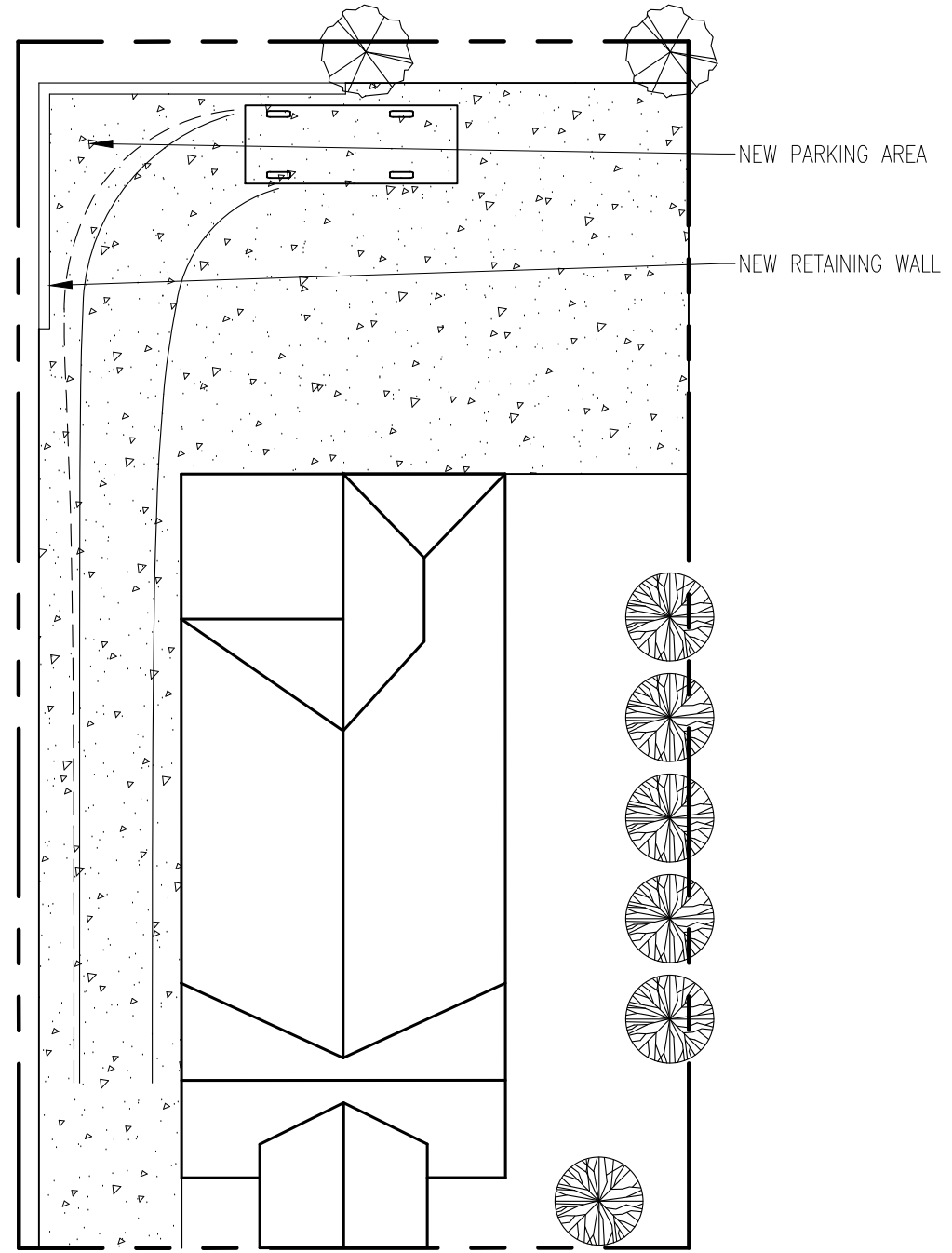
Sincerely,

A handwritten signature in black ink, appearing to read "Dan Seeley".

Dan Seeley
Director of Development and Special Projects



1 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"



1 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"

1917 UNIVERSITY AVE
MADISON, WI
PARKING RENOVATION



1917

255-7100
www.aha-heights.com
1813-1821 UNIVERSITY
Dustin, 1 or 2 bedrooms



1917



PARKING
BY PERMIT
ONLY
VIOLATORS WILL BE
TOWED AT OWNERS
EXPENSE









