

# CITY OF MADISON

# Proposed Demolition

Location: 1814 Waunona Way

Project Name: Gartner Demolition

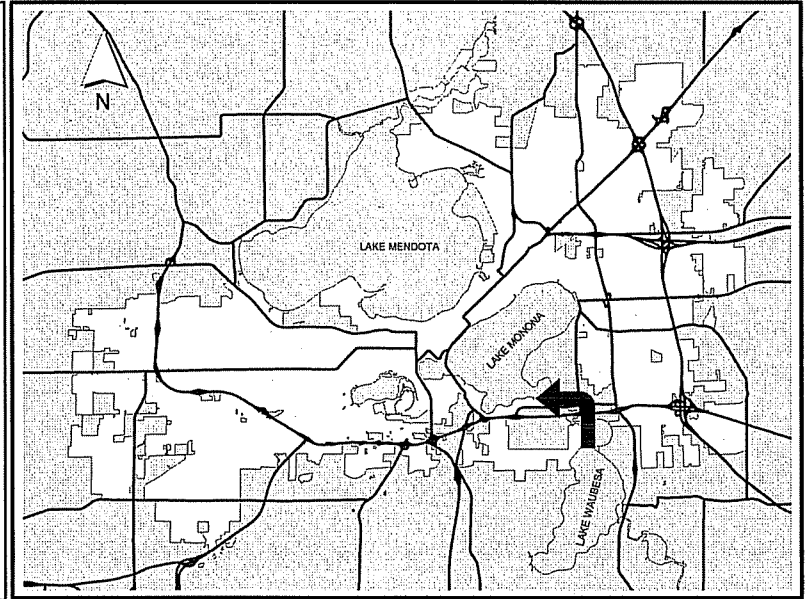
Applicant: Richard Gartner

Existing Use: Single-Family House

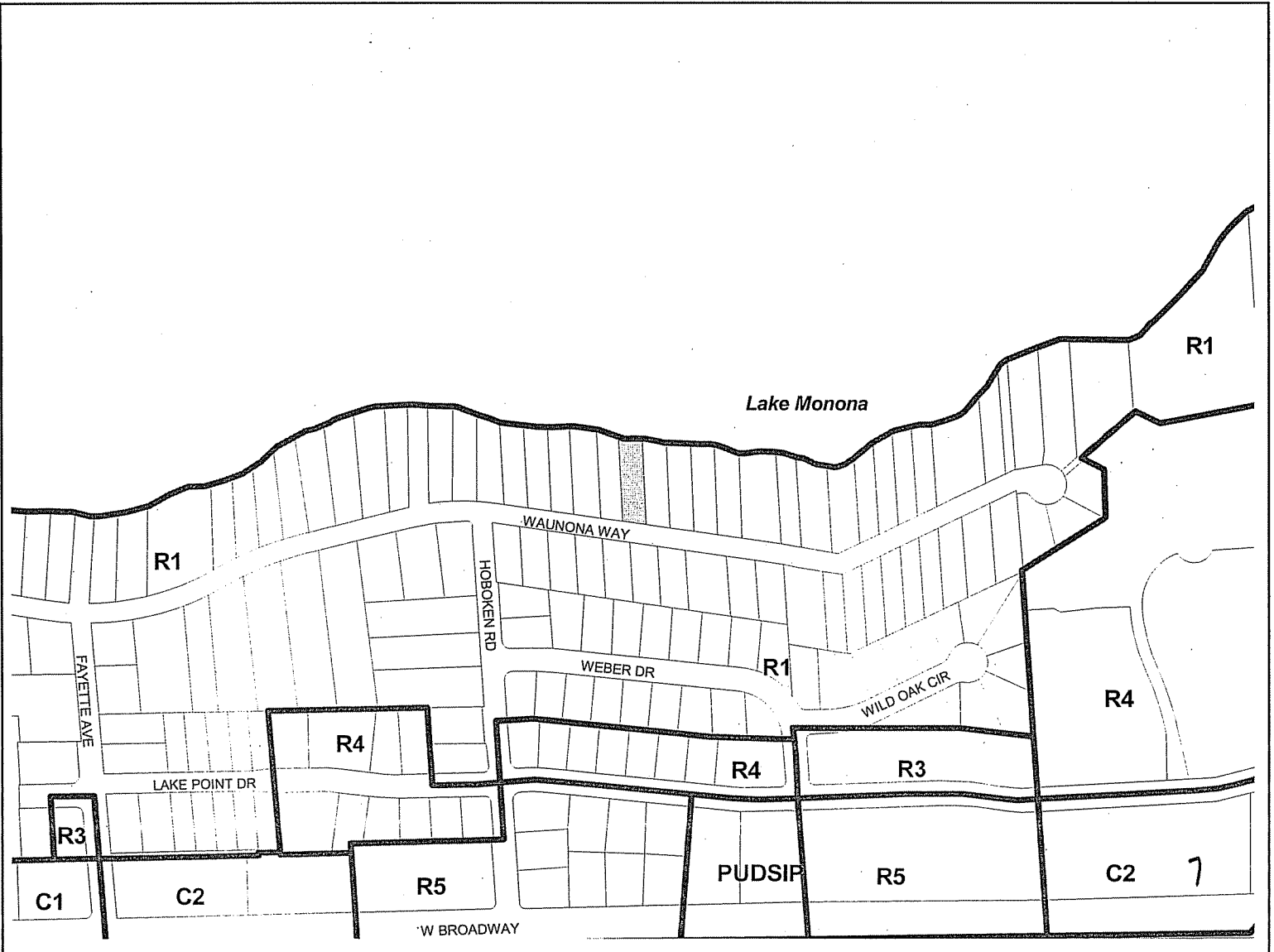
Proposed Use: Demolish Single-Family House  
for Future Waterfront Home

Public Hearing Dates:

Plan Commission 05 December 2005



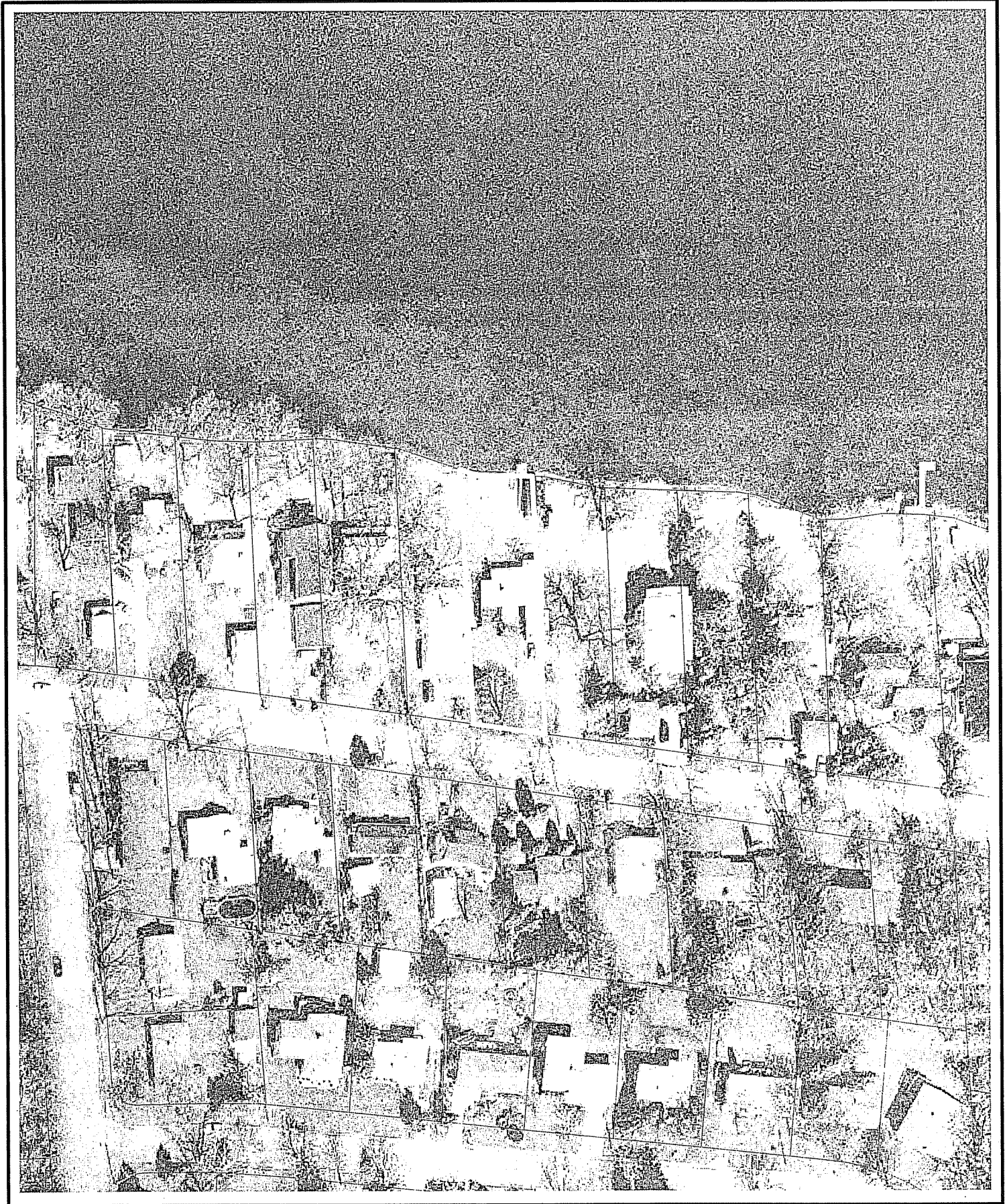
For Questions contact: Bill Roberts at: 266-5974 or [broberts@cityofmadison.com](mailto:broberts@cityofmadison.com) or City Planning at 266-4635



# 1814 Waunona Way

0 100 Feet

*Date of Aerial Photography - April 2000*



LAND USE APPLICATION  
MADISON PLAN COMMISSION  
LETTER OF INTENT

We bought the property at 1814 just recently. We had originally thought we would remodel it. But after researching the costs we decided it would be less expensive to tear down and build a new affordable house. The current house is over 50 years old and I honestly believe that little to no work has been done to it in the last 50 years. There is evidence of roof problems, leaky basement, inadequate electrical, lack of plumbing, rotting wood, no insulation, windows that leak and are single pane and the list goes on!!!

We have talked with the neighbors and all are in favor of us removing the house...it is a bit of an eyesore and has been vacant for a long time.

Also we have asked for and got approval from Tim Bruer to waive the 30 day notification letter.

If this demolition permit is granted we plan on using Mandt Crushing for Demolition.

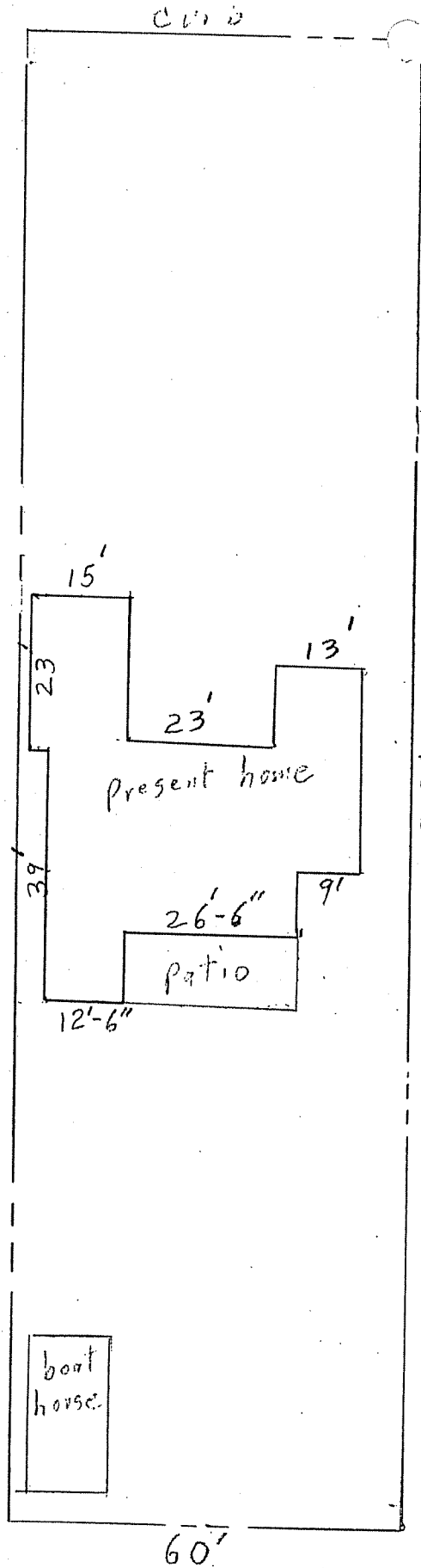
Our plan is now to demolish the house and prepare the land for building a new home sometime this summer. We will have the basement filled in with dirt and seed the lawn. The lot is flat, therefore, there is no danger of run off problems. We will make the lot aesthetically pleasing until we are ready to build. No trees will be removed...only a few scrub bushes. Once our building plans are finalized we will again come before this commission and ask for approval.

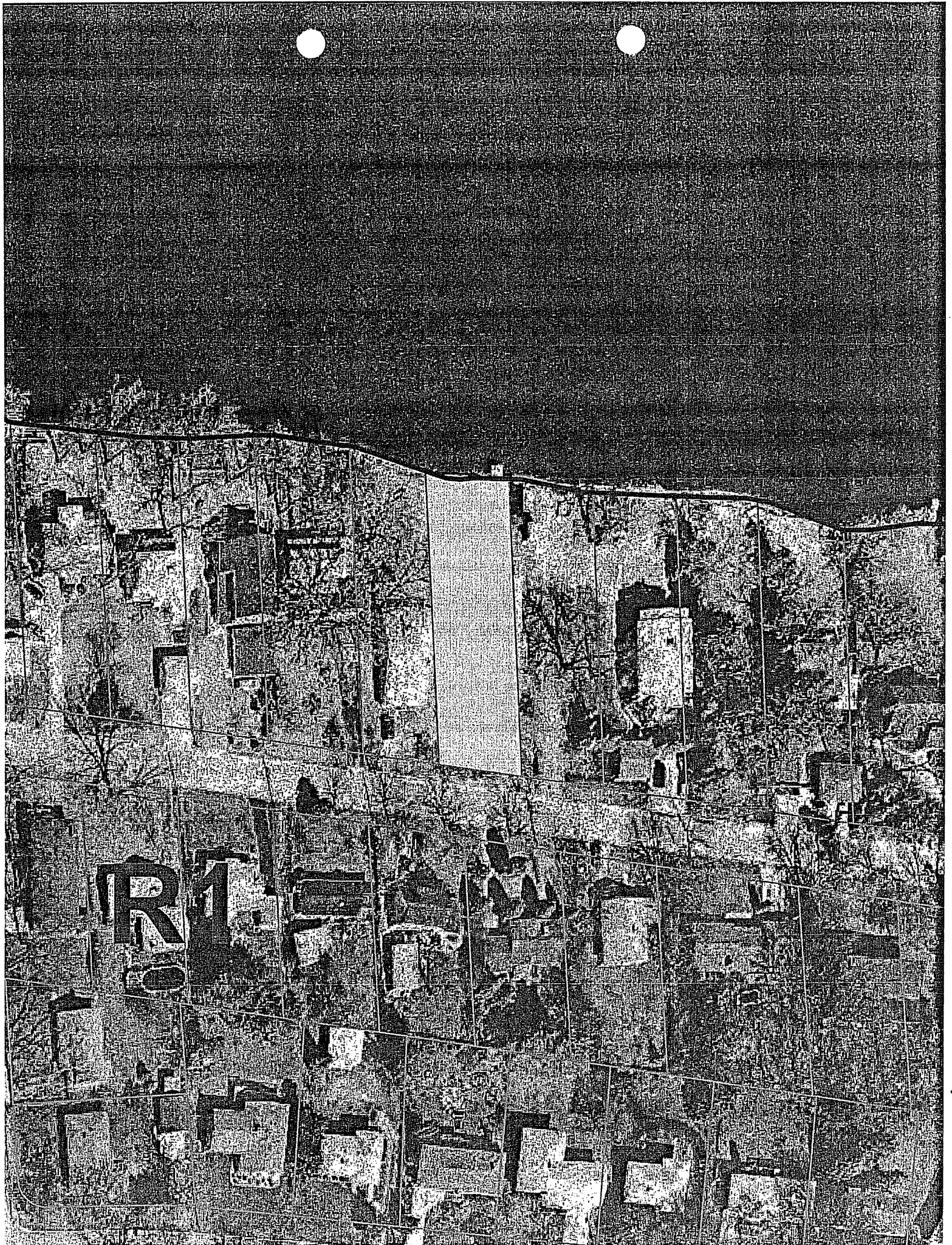
The lot size is 60ft by 207  
The current house is 1364 SF

Thank you for your consideration.

Dick Gartner and Mary Paul Long

1814 Waunona Way  
Madison





# 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.

All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.



**FOR OFFICE USE ONLY:**

Amt. Paid \$ 550 Receipt No. 65679  
 Date Received 10-26-05  
 Received By RT  
 Parcel No. 0710-194-0109-2  
 Aldermanic District 14, Tim Bruer  
 GQ Waterfront, Flood Plain/Wetland  
 Zoning District R1

**For Complete Submittal**

Application  Letter of Intent   
 IDUP N/A Legal Descript.   
 Plan Sets  Zoning Text N/A  
 Alder Notification  Waiver   
 Ngrhd. Assn Not.  Waiver \_\_\_\_\_  
 Date Sign Issued 10-26-05

1. Project Address: 1814 Waunona Way Project Area in Acres: lot size 12,000 SF  
 Project Title (if any): Demolition

**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)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP  
 Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  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: Richard Gartner Company: owner of property  
 Street Address: 4011 Monona Dr City/State: Monona Zip: 53716  
 Telephone: 608 442 6997 Fax: ( ) Email: atrayu@globaldialog.com

Project Contact Person: Richard Gartner Company: \_\_\_\_\_  
 Street Address: same as above 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: tear down existing structure, prepare for building a new home

Development Schedule: Commencement Dec Completion 2 days  
tear down

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 ½ 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:** \$\_\_\_\_\_ 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 shall be in accordance with all adopted City of Madison 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:

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 \_\_\_\_\_ Date \_\_\_\_\_

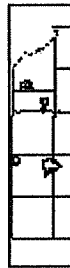
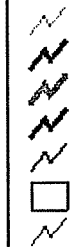
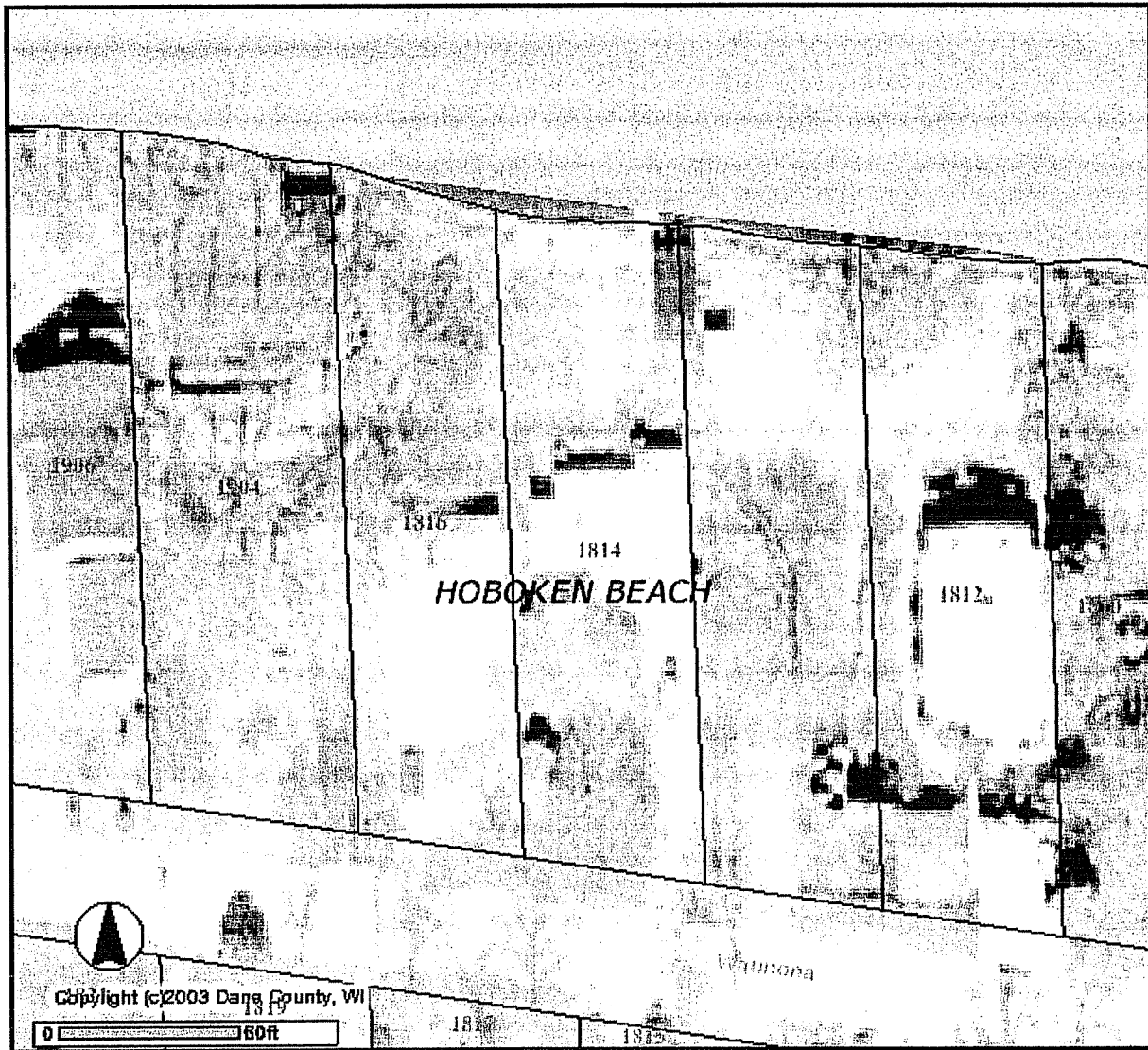
**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Richard Gartner Mary Paul Long Date Oct 22-05

Signature \_\_\_\_\_ Relation to Property Owner owner

Authorizing Signature of Property Owner [Signature] Date Oct 22-05

### Dane County DCiMap



DC

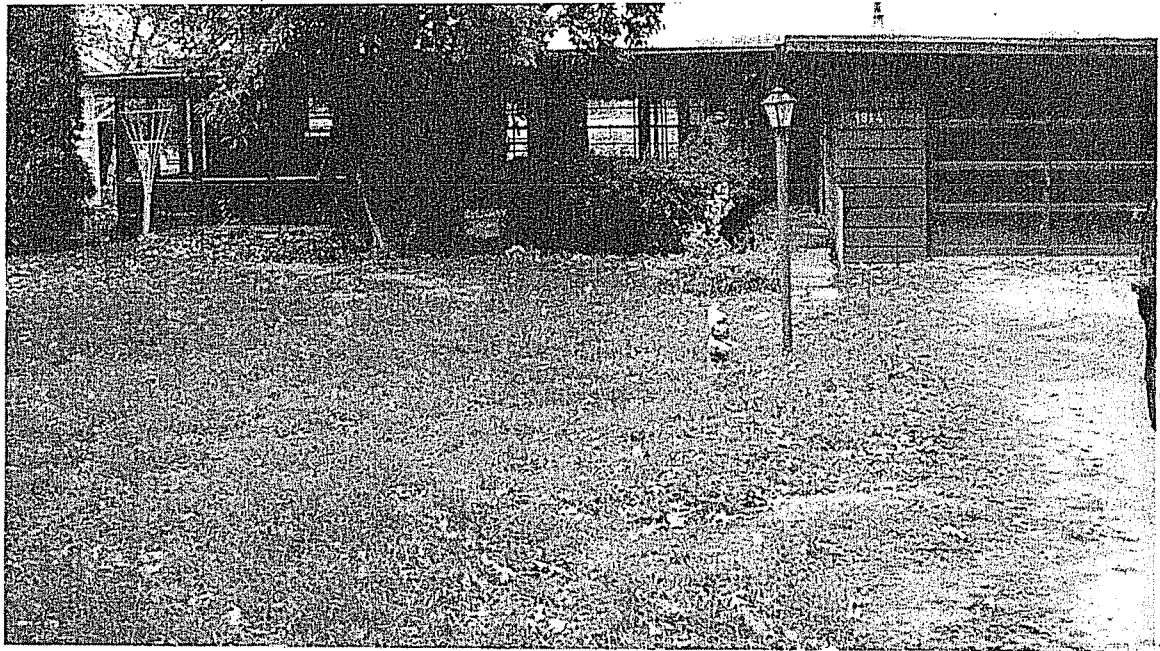
**DISCLAIMER**  
 This map geograph accurate its under land relat specific a map are r



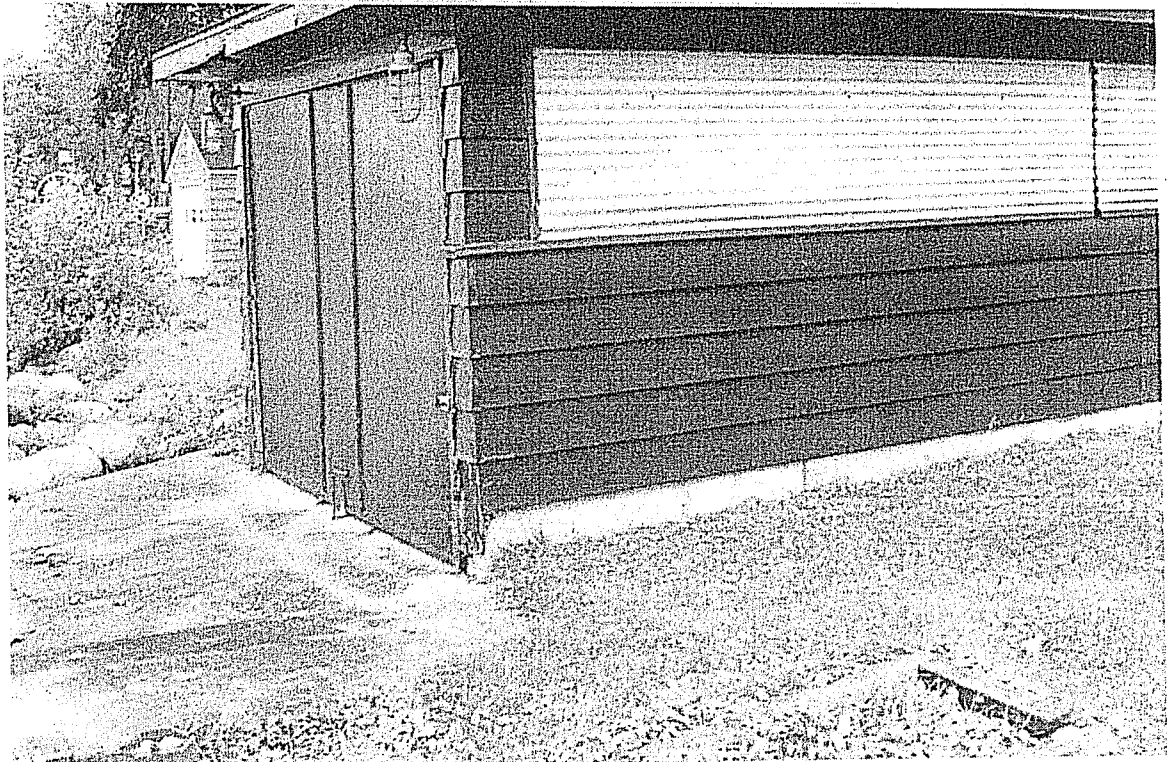
Copyright (c)2003 Dane County, WI

0 160ft

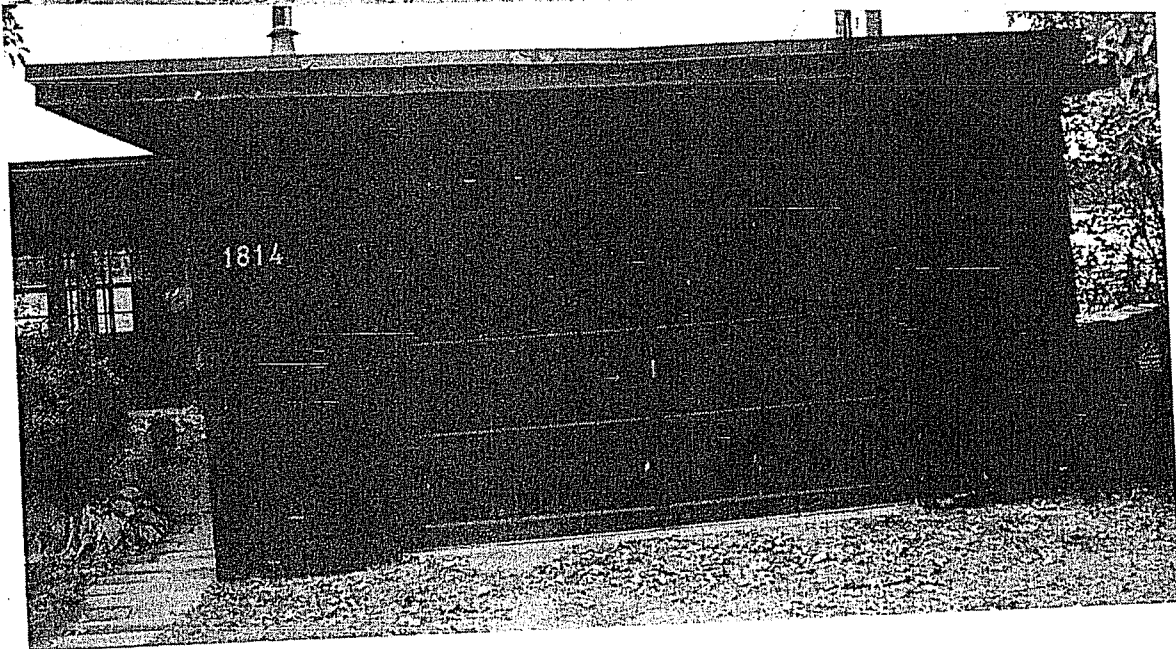




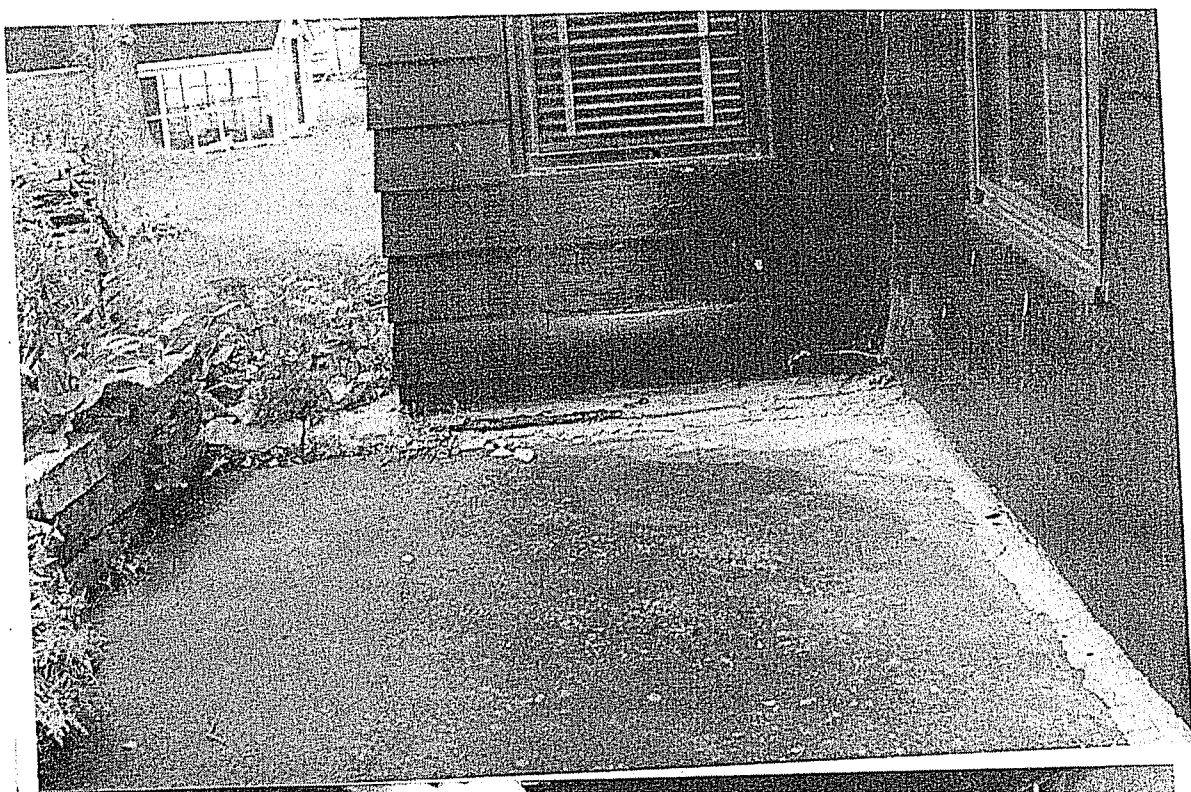
house (note flat roof)



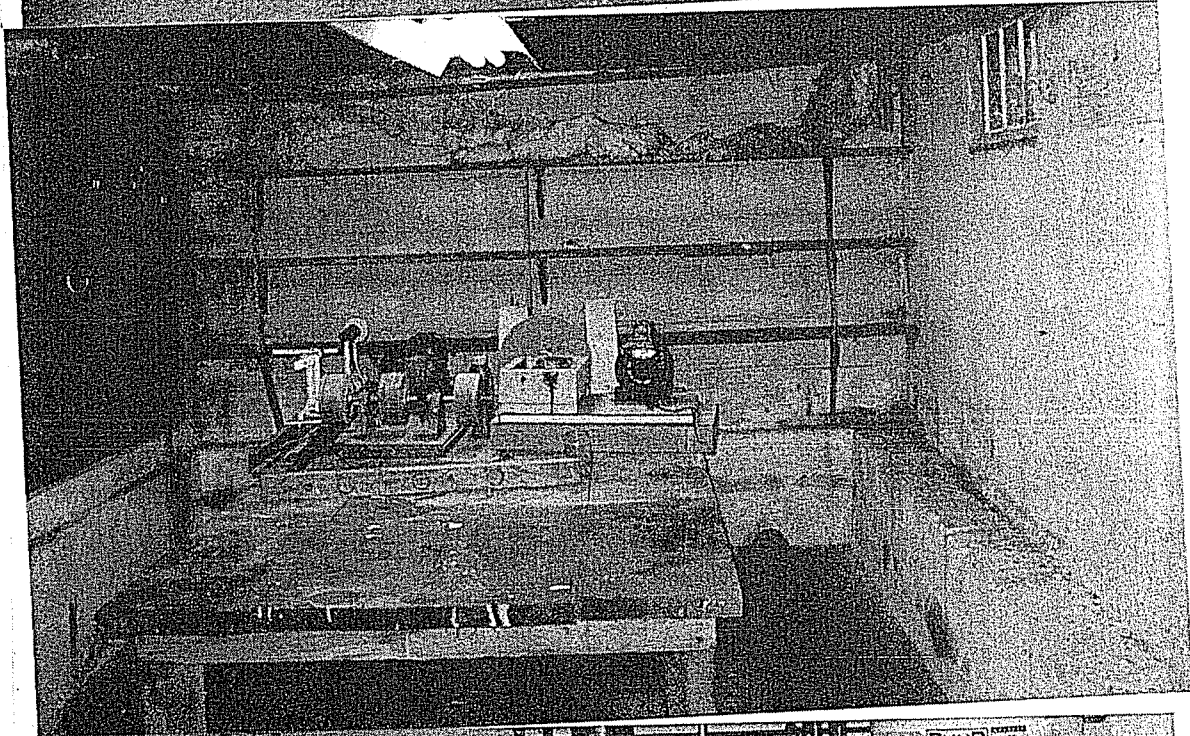
boat house



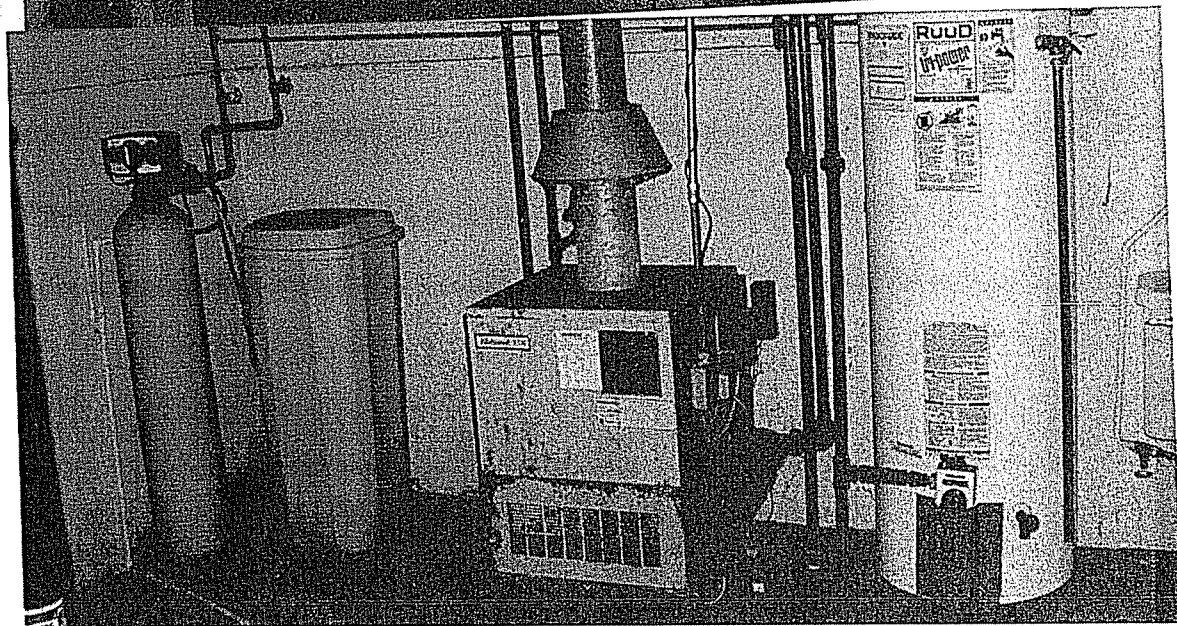
single car garage



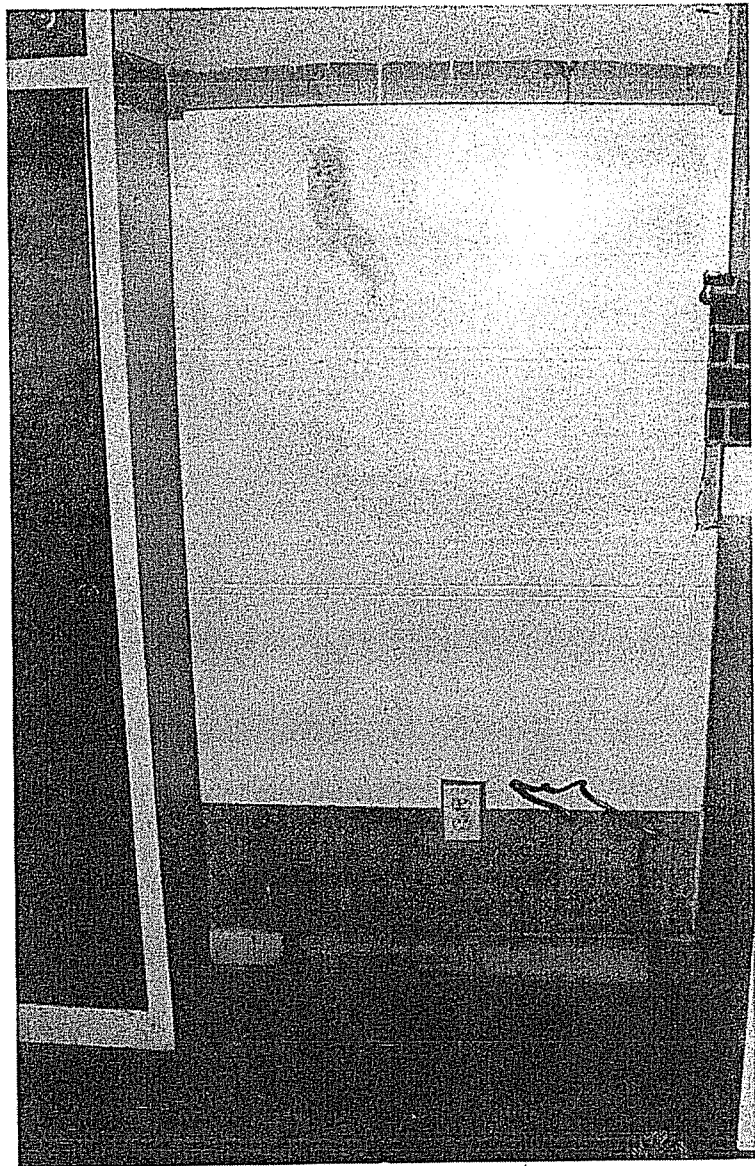
leaking problems



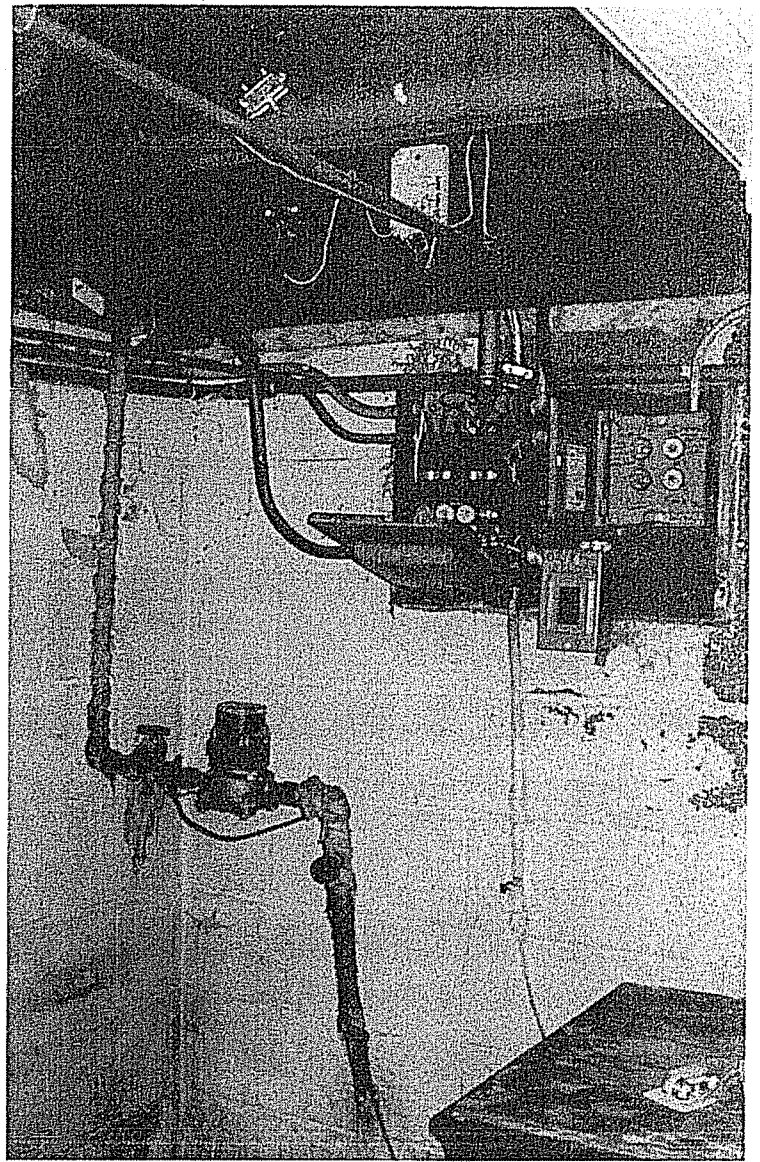
basement - water problems



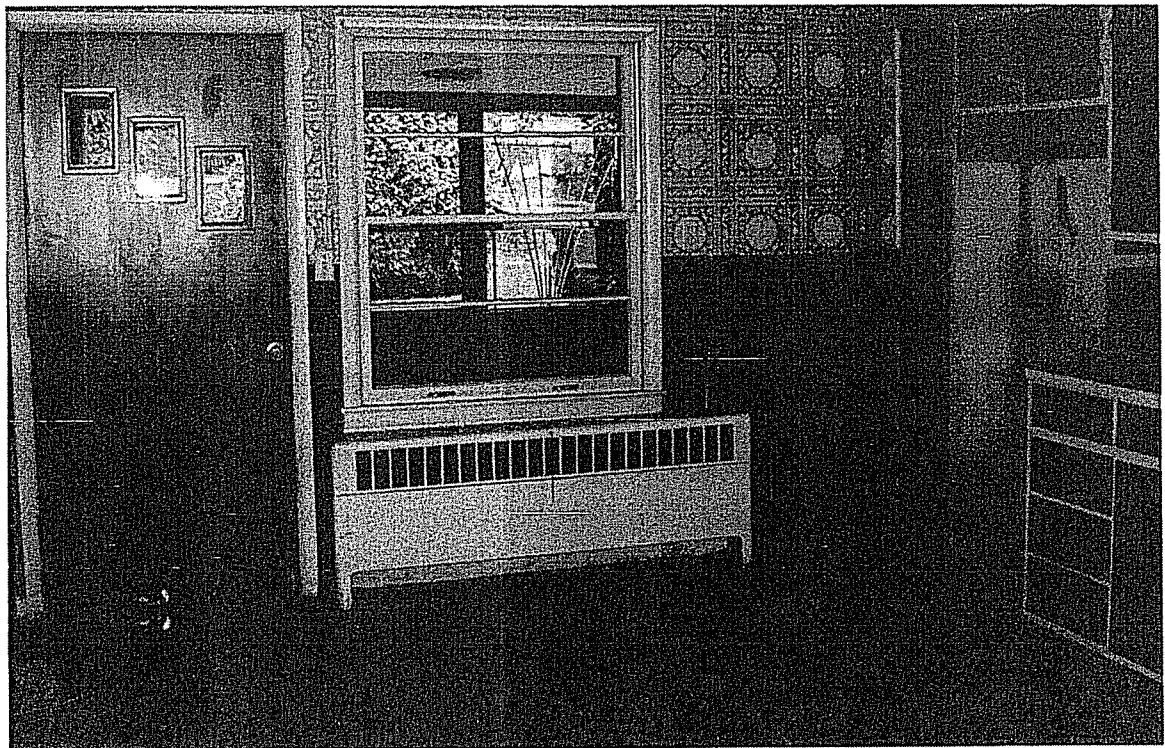
heating system



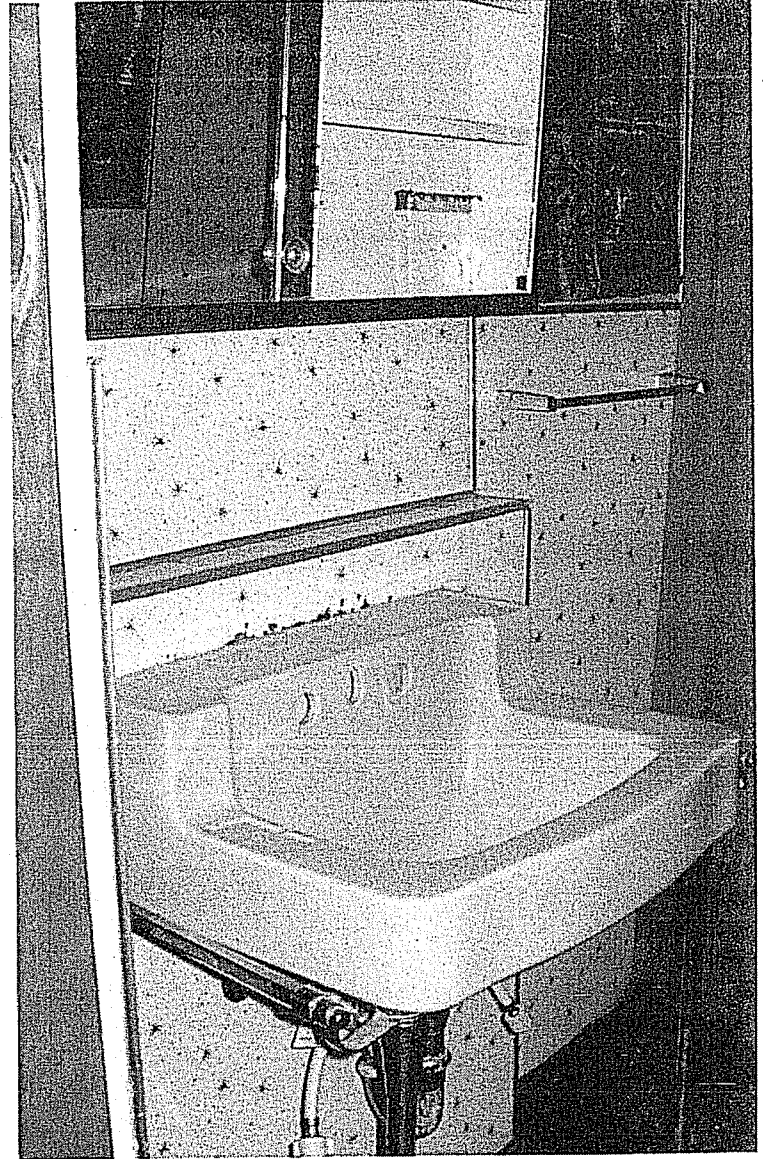
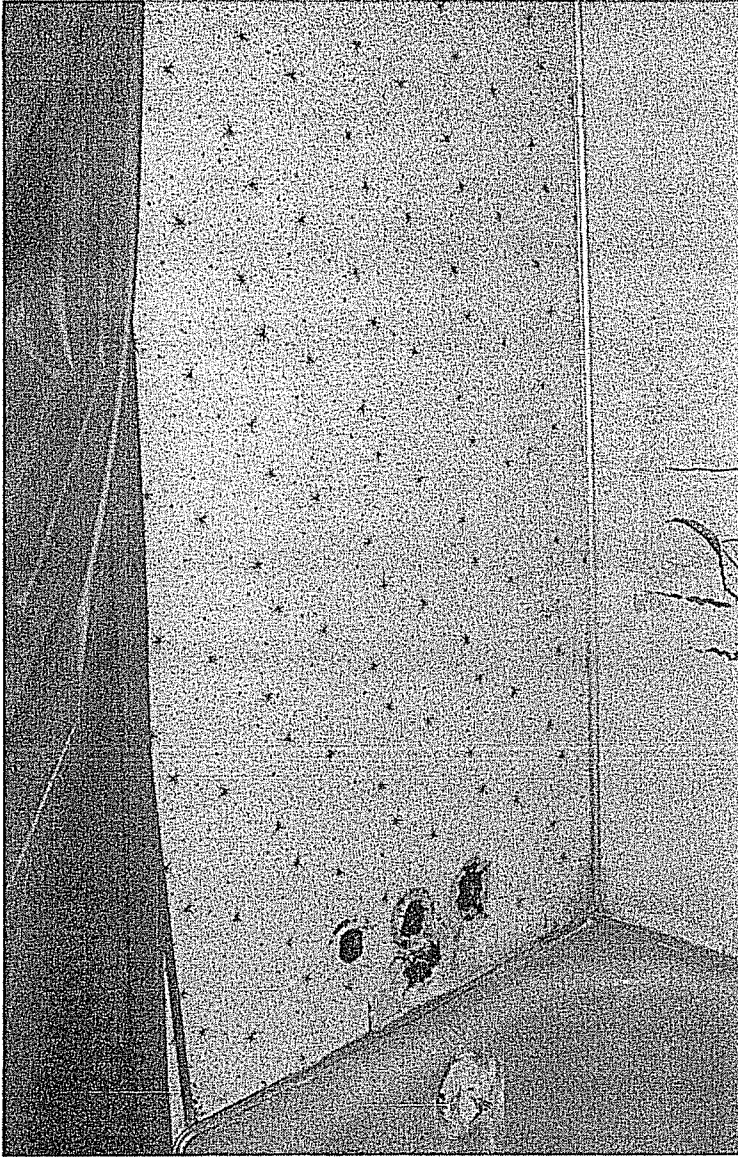
*Kitchen wall*



*electrical system*



*Kitchen*



tub/shower (no plumbing) only bathroom in house