



# City of Madison

## Proposed Demolition

Location  
418 Critchell Terrace

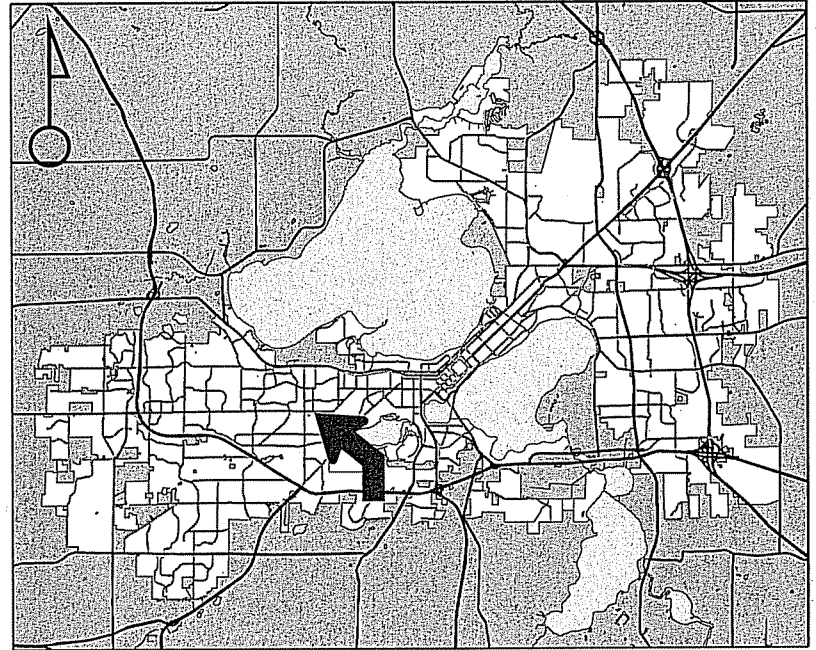
Project Name  
Critchell Demolition

Applicant  
Gerardo Jimenez & Bob Beaber -  
Blackhawk Custom Homes

Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence and  
construct new single-family residence

Public Hearing Date  
Plan Commission  
10 March 2014



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 February 2013





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid 600 Receipt No. 150582  
 Date Received 1/22/14  
 Received By PDA  
 Parcel No. 0709-291-0810-2  
 Aldermanic District 11  
 Zoning District TR-C1  
 Special Requirements \_\_\_\_\_  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 418 Critchell Terrace  
Project Title (if any): \_\_\_\_\_

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Gerardo Jimenez + Bob Beaber Company: Blackhawk Custom Homes  
 Street Address: 4302 Keating Terrace City/State: Madison, WI Zip: 53711  
 Telephone: (608) 469-6651 Fax: (608) 333-0329 Email: madisonhomes@gmail.com

Project Contact Person: Gerardo Jimenez + Bob Beaber Company: Blackhawk Custom Homes  
 Street Address: Same City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: (608) 575-3459 Fax: ( ) Email: rijbeaber@yahoo.com

Property Owner (if not applicant): Under contract  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Remove existing building, obtain a building permit + build a new home.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Jan 13, 2014 - Chris Schmitt West Cleveland

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: Jan 9 2014 Zoning Staff: Patrick Anderson Date: Jan 9, 2014

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

Name of Applicant Gerardo Jimenez + Bob Beaber Relationship to Property: Buyer

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

January 22, 2014

RE: 418 Critchell Terrace  
Madison, WI

To Whom It May Concern:

The contract purchaser of the above referenced property intends to disassemble and relocate the existing structure and build a new 2-story home in this popular near west side neighborhood. The scope of the project will be as follows:

1. Disassemble and relocate the existing structure to a new site.
2. If unable to relocate the structure, the "Lustron" home will be recycled.
3. Obtain a building permit to construct a new home.

The current conditions of the property are slightly sub-standard. Property has been used as a rental for years. Blackhawk Custom Homes Inc. (a licensed general contractor) will coordinate the disassembly and recycling of the existing structure and construction of the new home.

Included with this letter are a detailed description of the home, an outline of the steps that will be taken to relocate the existing home and a full set of plans for the proposed new home.

The total value of the new project will be approximately \$500,000. The land has an estimated value of \$160,000. It is anticipated that it will take approximately six months to remove the current house and build the next home.

Sincerely,

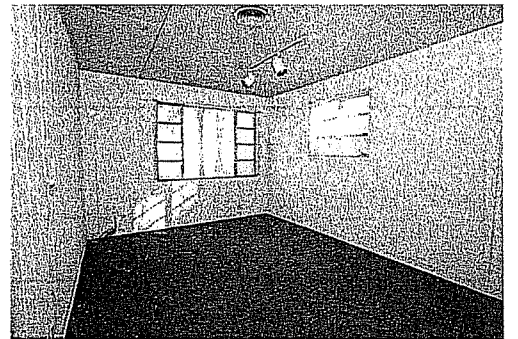
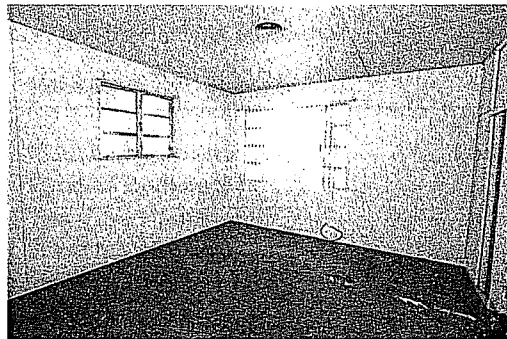
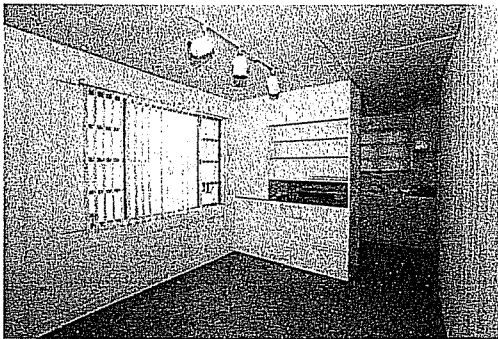
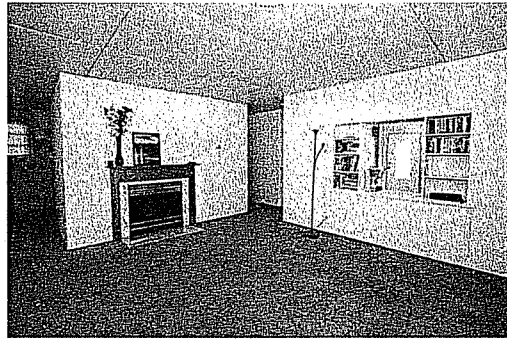
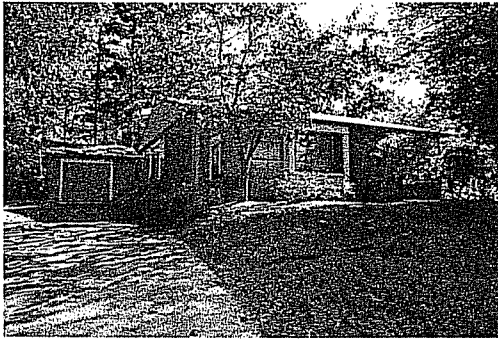
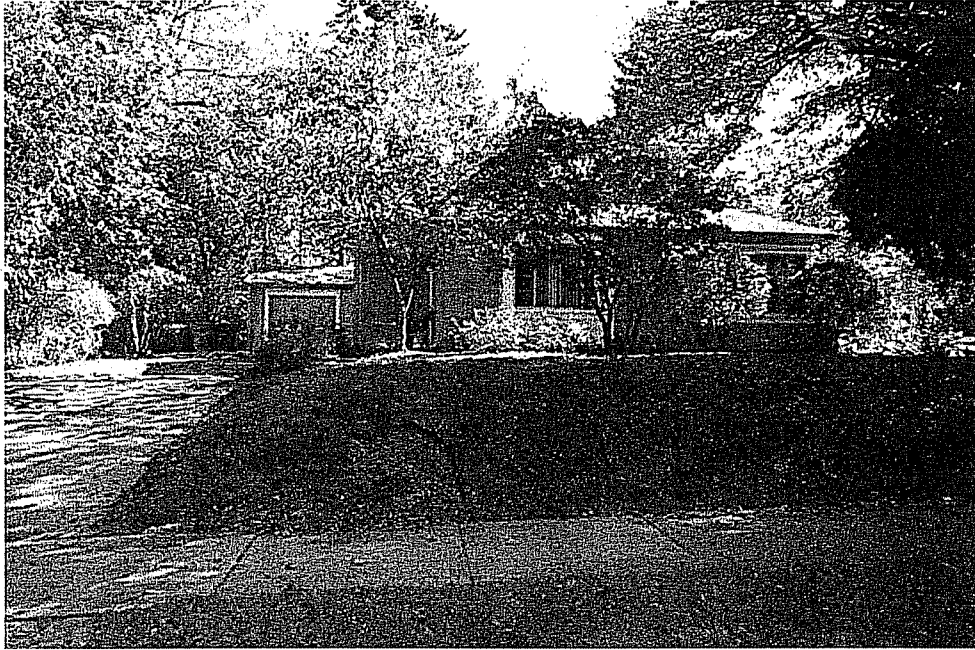


Gerardo Jimenez

418 Critchell Terr

City

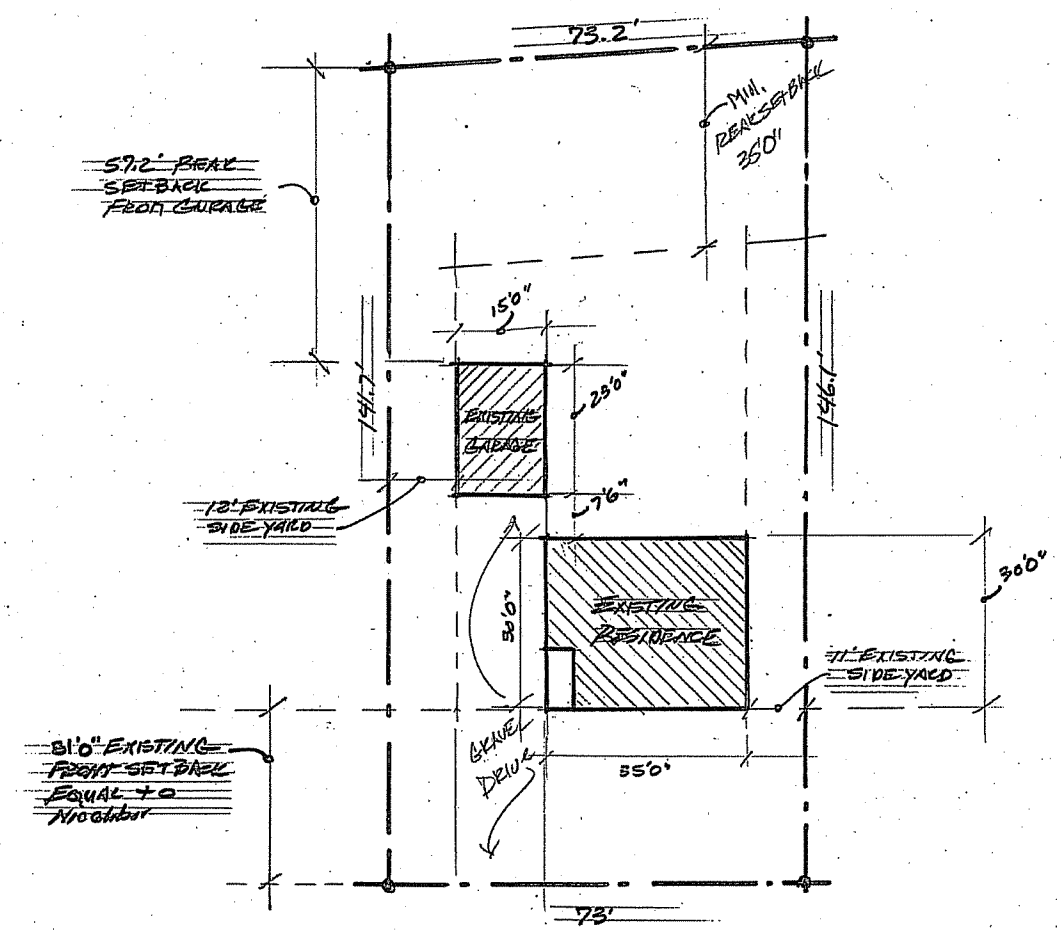
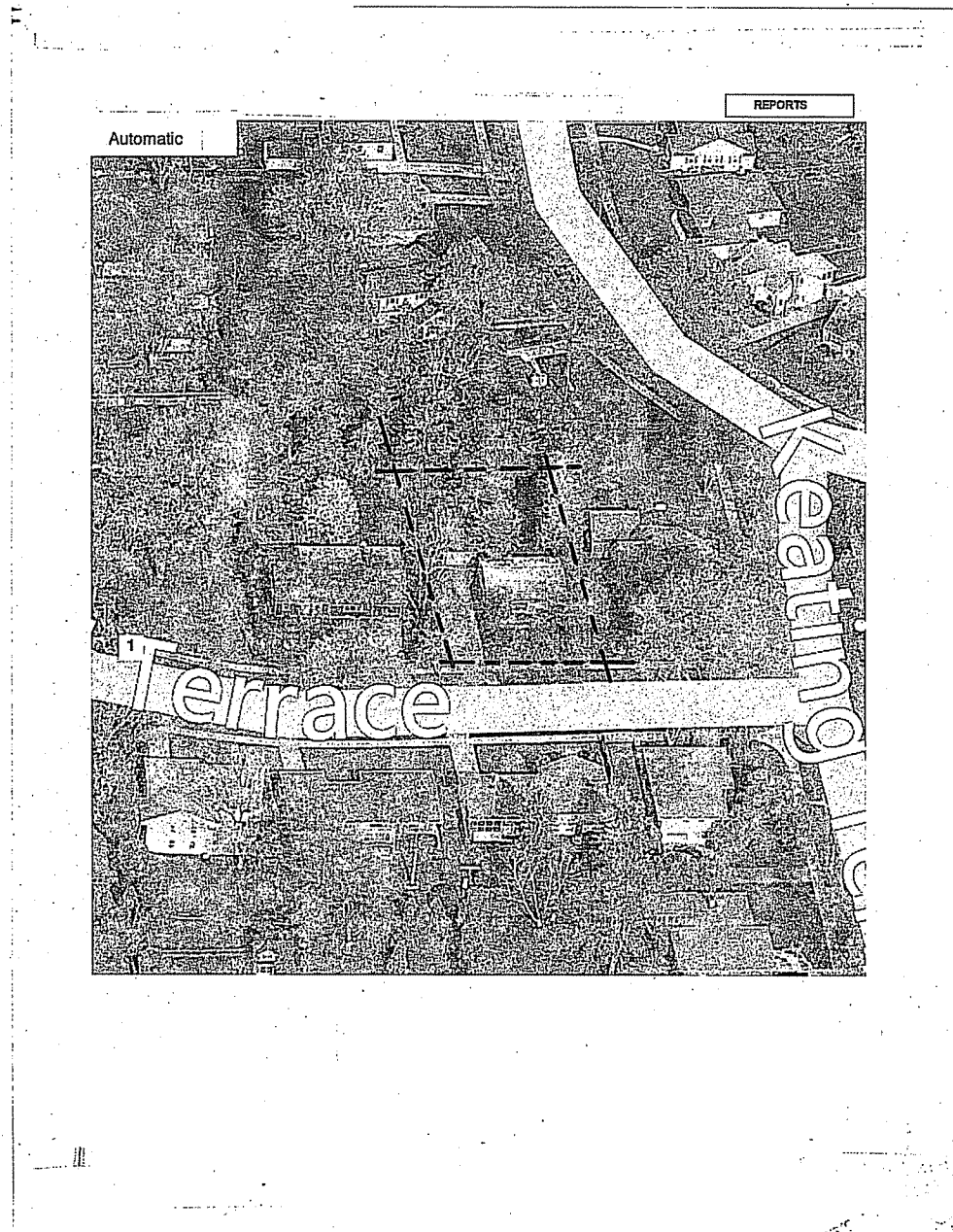
Madison



## **OUTLINE FOR DISASSEMBLY, RECYCLING AND/OR RELOCATION**

**418 Critchell Terrace  
Madison, WI**

- I. Contractors – see if there is any interest in removing house at no cost (30 day time period)
  - A. Contact local contractors
  - B. Contact out of state contractors
- II. MLS advertisement (30 day time period)
  - A. Advertise on MLS for sale for \$1.00
  - B. Advertise on Craigslist for \$1.00
- III. Pay to have structure relocated or recycled
  - A. Offer payment to relocate the house
  - B. Offer payment to recycle the house



EXISTING SITE PLAN, SCALE 1"=20'0"

418 CRITCHELL TERRACE MADISON, WISCONSIN		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
BLACKHAWK CUSTOM HOMES, INC. 5514 TOLMAN TERRACE, MADISON, WI		
Phone: 608-575-3459	DRAWING NUMBER	
EMAIL: F.J.BEASER@YAHOO.COM	SITE	

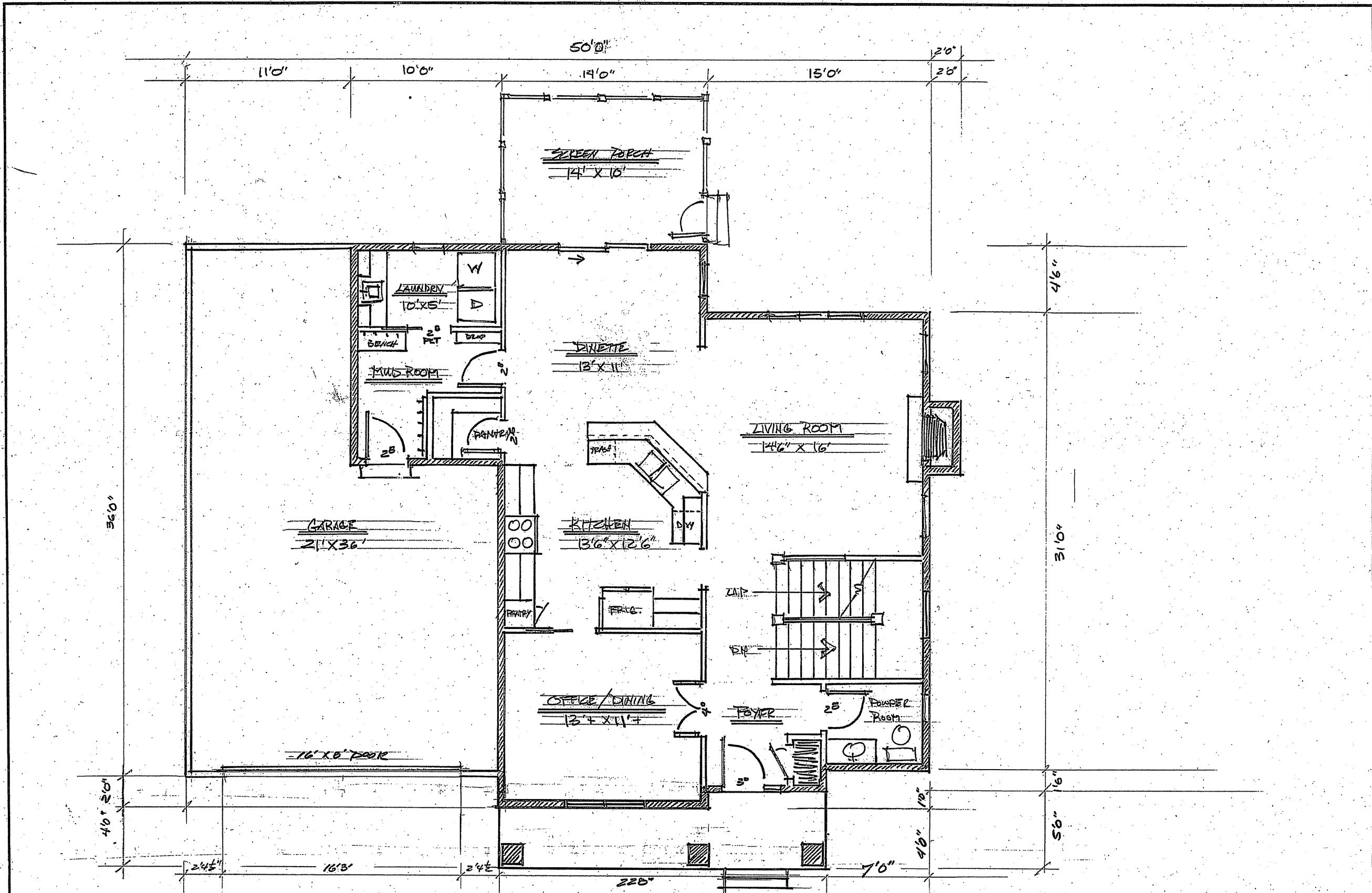




FRONT ELEVATION

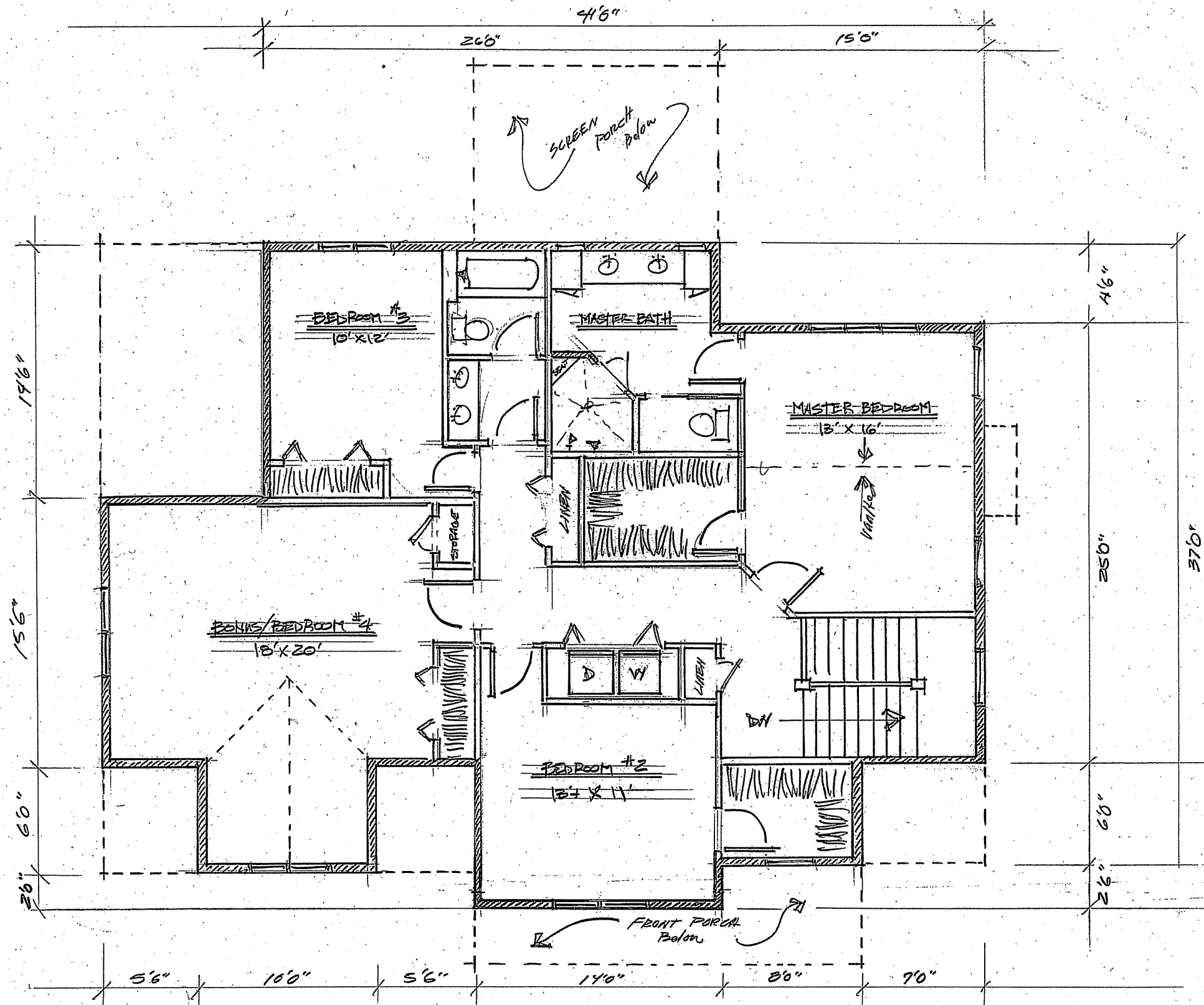
SCALE: 1/4" = 1'0"

418 CRITCHELL TERRACE MADISON WI		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:	REVISIONS:	
BLACKHAWK CUSTOM HOMES, INC. 5514 TOLMAN TERRACE, MADISON WI		
Phone: 608-575-5459 Email: F.Feather@qghw.com		DRAWING NUMBER 1



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 10' 1159 26.64

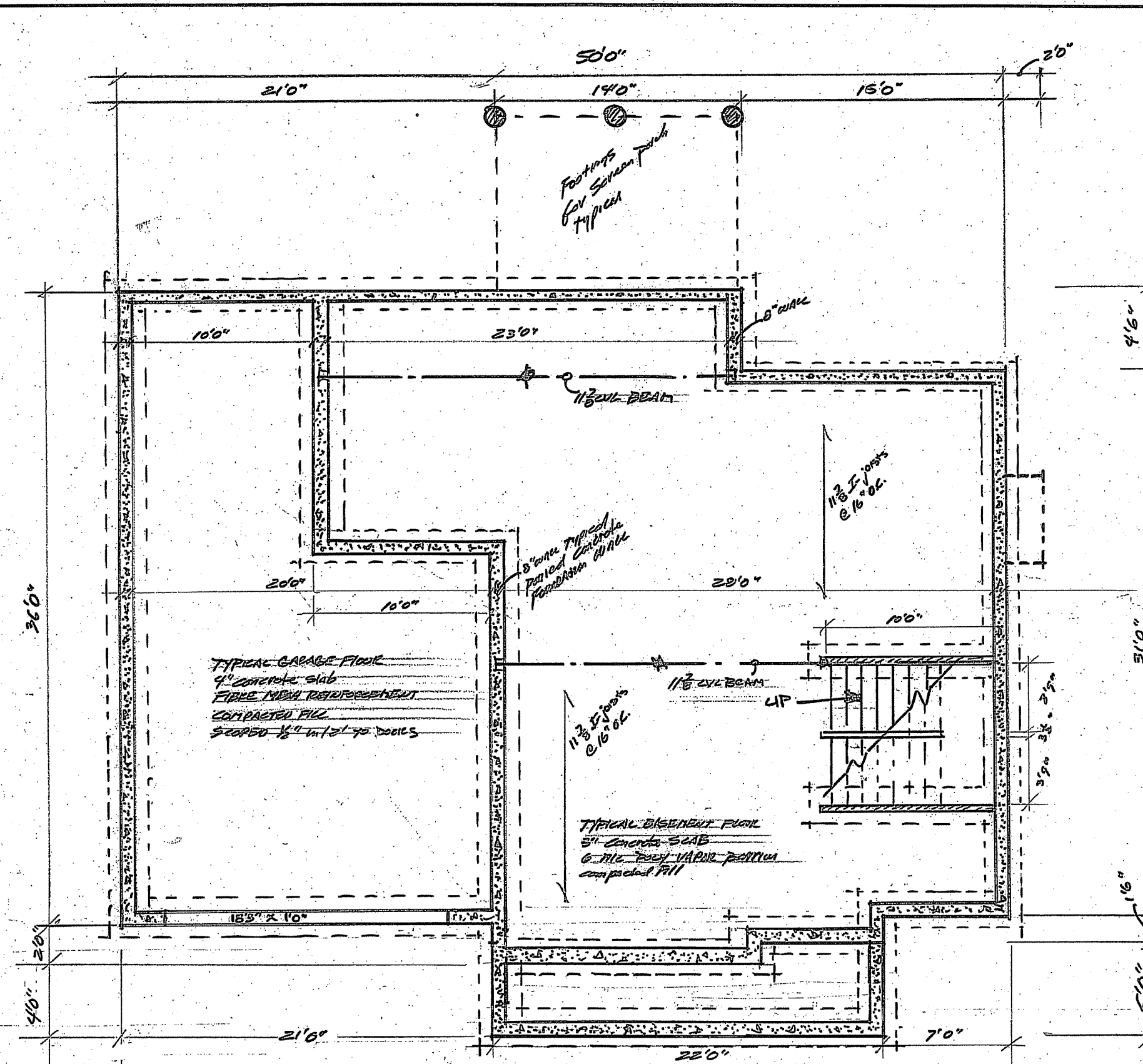
418 CRITCHELL TERRACE MADISON WI		
SCALE: 1/4" = 10'	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
BLACKHAWK CUSTOM HOMES INC. 5514 Tolman Terrace, Madison WI		
PHONE: 608-575-3459 EMAIL: mjboob@blackhawk.com		DRAWING NUMBER <b>2</b>



**SECOND FLOOR PLAN**

SCALE: 1/4" = 10'  
 1144 236' 2nd Floor  
 395 Bonus Room  
 1539 TOTAL 236' 2nd Floor  
 2698 FT 2nd Floor Total

418 CRICHELL TERRACE		MADISON WI	
SCALE: 1/4" = 10'	APPROVED BY:	DRAWN BY:	
DATE:		REVISED:	
BLACKHAWK CUSTOM HOMES, INC.			
5514 BELMAN TER. MADISON WI			
PHONE: 608.575-5459			
EMAIL: FJbeaber@yahoo.com			
DRAWING NUMBER			3



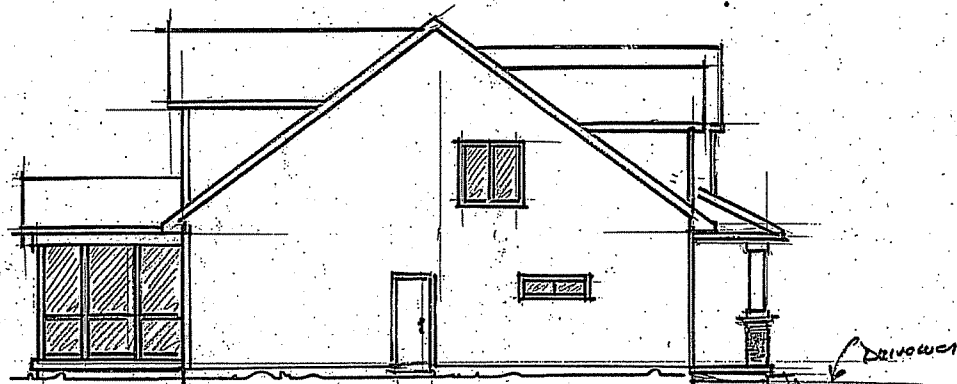
TYPICAL GARAGE FLOOR  
 4" concrete slab  
 FIBER MESH REINFORCEMENT  
 COMPACTED FILL  
 SCORED 1/8" in 2' x 7' DOORS

TYPICAL BASEMENT FLOOR  
 5" concrete slab  
 6 MIL POLY VAPOR BARRIER  
 compacted fill

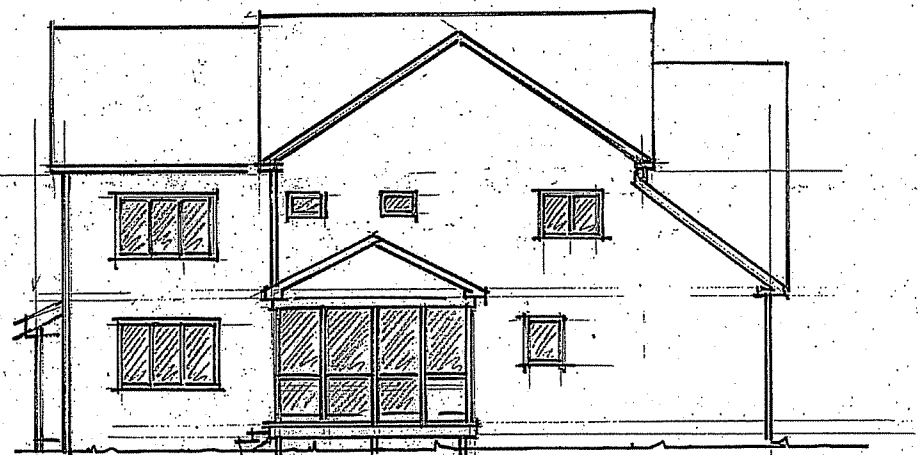
**FOUNDATION PLAN**

SCALE: 1/4" = 1'0"

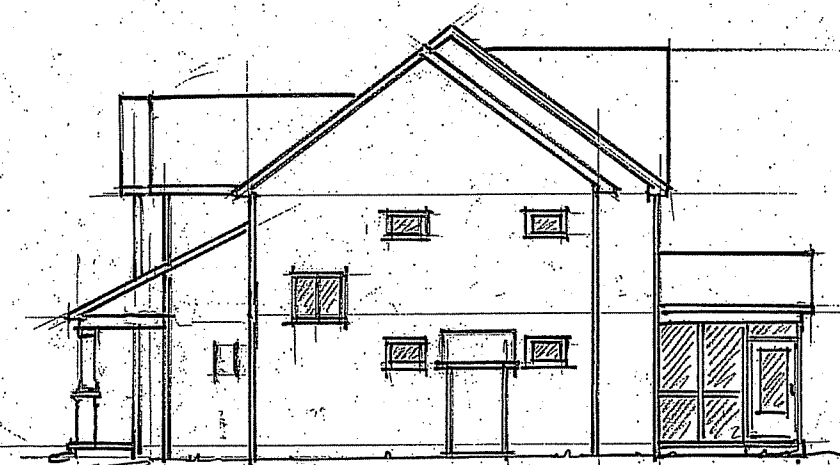
418 CRITCHELL TERRACE			
MADISON WI			
SCALE: 1/4" = 1'0"	APPROVED BY:	DRAWN BY:	
DATE:		REVISED:	
BLACKHAWK CUSTOM HOMES, INC.			
554 Tolman Terrace, Madison WI			
Phone: 608-575-3857			DRAWING NUMBER
email: r.j.becker@qohaw.com			4



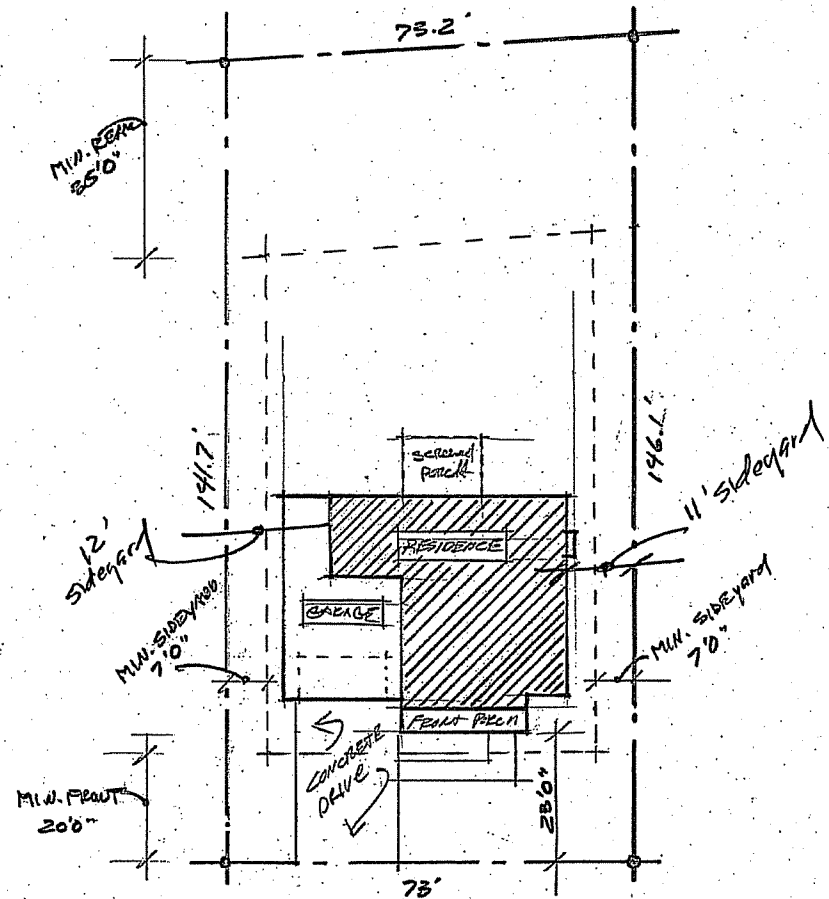
LEFT SIDE ELEVATION  
SCALE: 1/8" = 10"



REAR ELEVATION  
SCALE: 1/8" = 10"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 10"



418 CRITCHELL TERRACE  
MADISON, WISCONSIN

SITE PLAN SCALE: 1" = 20'0"

SITE PLAN

418 CRITCHELL TERRACE MADISON, WI		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
PREPARED BY: CUSTOM HOMES, INC. 5514 TOLMAN TERRACE, MADISON, WI		
PHONE: 608-575-5357 EMAIL: r.j.beaber@yaho.com		
DRAWING NUMBER		5