



City of Madison

Conditional Use and Demolition

Location
256 Waubesa Street

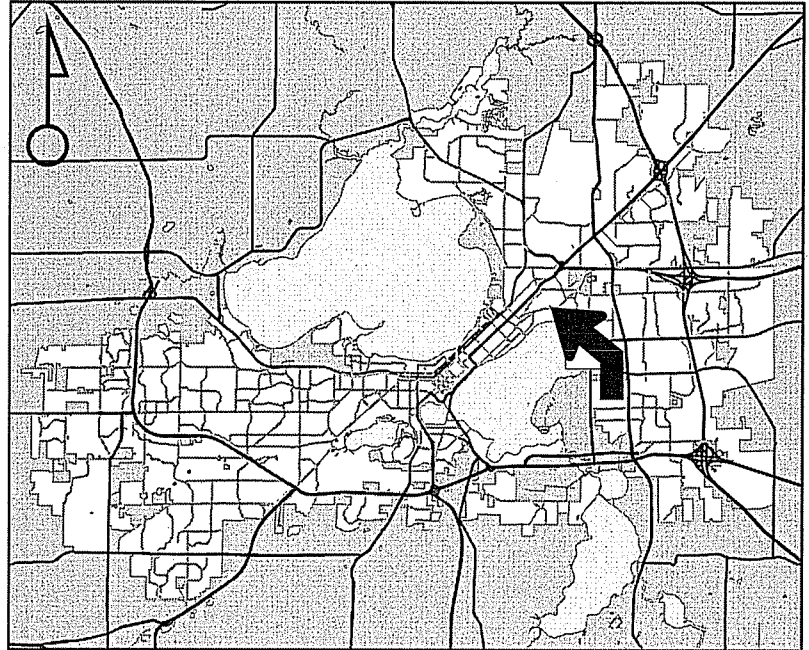
Project Name
DenHollander Demo and Construct

Applicant
Rebecca and Jason DenHollander /
Andy Fieber, Aldo Parners LLC

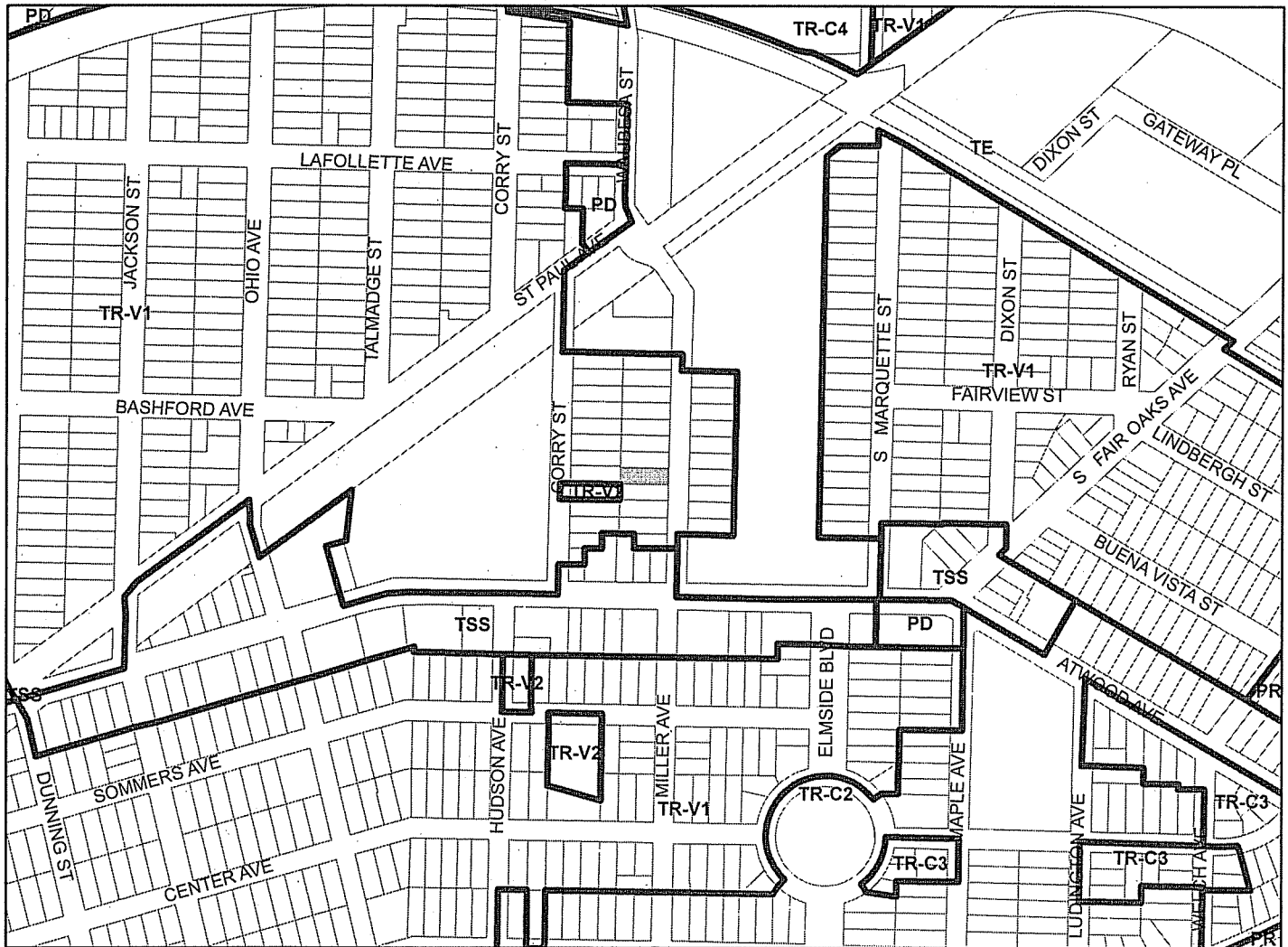
Existing Use
Single Family Home

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

Public Hearing Date
Plan Commission
24 July 2017



For Questions Contact: Colin Punt at: 243-0455 or cpunt@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 17 July 2017



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Parcel # _____
Aldermanic district _____
Zoning district _____
Special requirements _____
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 256 Waubesa Street
Title: DenHollader Residence

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Andy Fieber Company Aldo Partners, LLC
Street address PO Box 45601 City/State/Zip Madison, WI, 53744
Telephone 608-209-2183 Email andyf@aldopartners.com
Project contact person Same as Above Company _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____
Property owner (if not applicant) Rebecca and Jason DenHollander
Street address 2087 Winnebago St, #2 City/State/Zip Madison, WI 53704
Telephone 1-608-512-5184 Email r.g.denhollander@gmail.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Project includes the scrape-off of the current 721 sqft 1940's home and build a new 2 story home on the existing foundation. Planned use is residential.

Scheduled start date August 2017 Planned completion date December 2017

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of required materials including: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff.

Planning staff Matt Tucker Date 5/15/2017

Demolition Listserv

Public subsidy is being requested (indicate in letter of intent)

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.

Brad Hinkfuss (Sasy); Marsha Rummel (District 6 Alder) Please note the Marsha Rummel waived the 30 day filing request (correspondence included)

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether.

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

Name of applicant Rebecca DenHollander Relationship to property Future Property Owner

Authorizing signature of property owner [Signature] Date 6/13/2017

Letter of Intent



256 WAUBESA STREET

Narrative Description:

This Land Use Application proposal includes the required information needed to perform the demolition of the current single-family home located at the above referenced address and replace with a new single-family residence.

Existing Conditions:

The existing home consists of a slab-on-grade home built in the early 1940's. The home is a simple ranch style home (721 sqft) with a gable roof. The property also contains a detached garage in the back yard. The garage will be maintained. Access to the garage is via a shared driveway space with the neighbor to the South. Please reference attached pictures of the existing structure and attached site survey of existing layout.

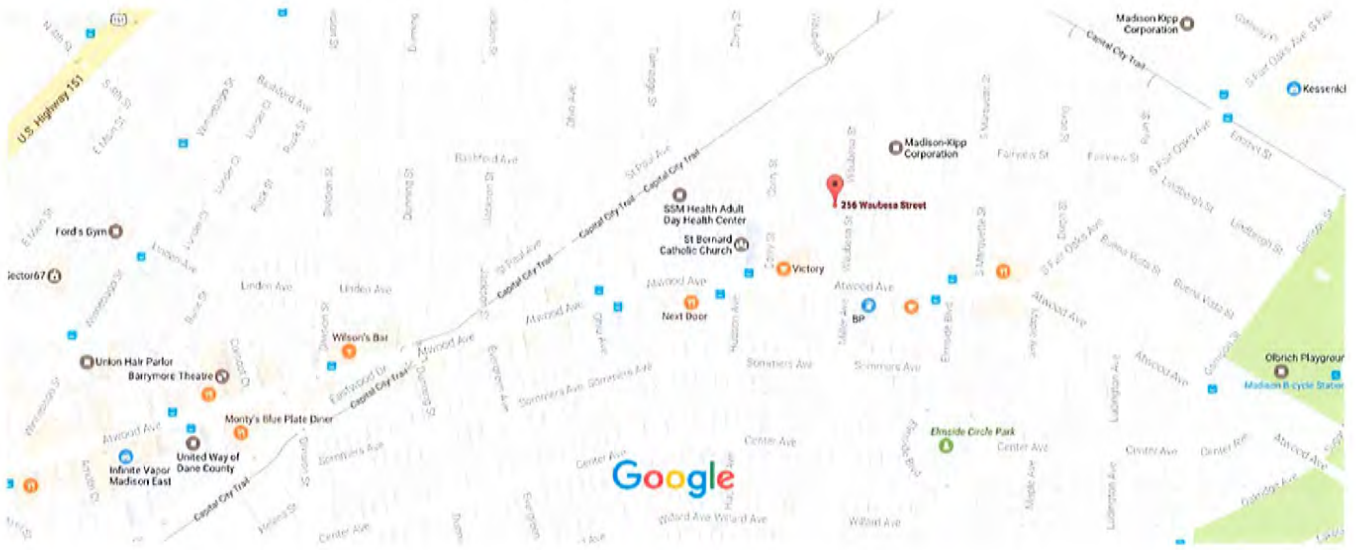
Project Schedule:

The plan is to remove the existing structure in August 2017 and be complete with the new structure by January 2018. This assumes Monday-Friday work week with work hours from 8:00a-5:00p.

New Residence:

The new home will maintain the current use (residential) and will also maintain the existing foundation of the current home. The plan is to 'scrape-off' the current home from the foundation and build on the existing foot-print. The proposed structure will be 2 stories, 3 bedrooms, 2.5 baths, and 1198 sqft.

Google Maps 256 Waubesa St

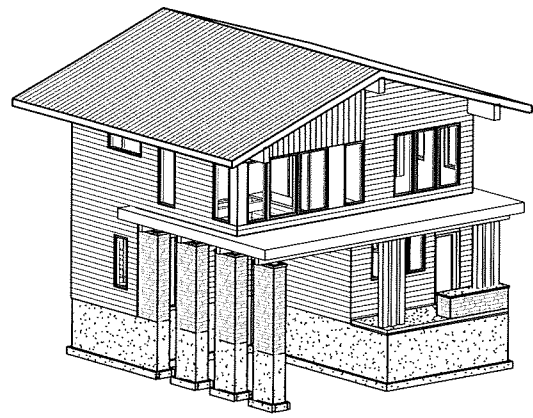


Map data ©2017 Google 200 ft

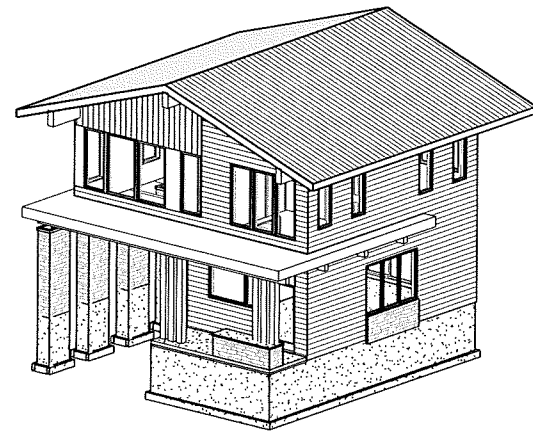


256 Waubesa St
Madison, WI 53704

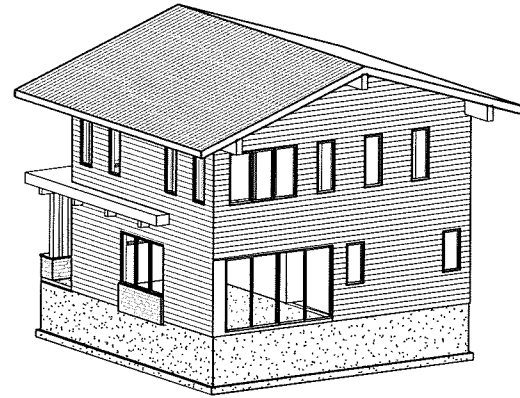




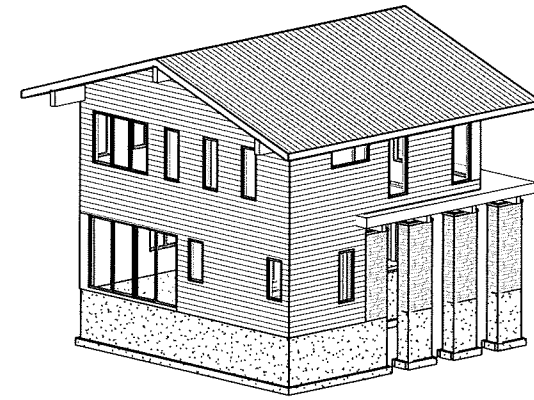
FRONT/LEFT



FRONT/RIGHT



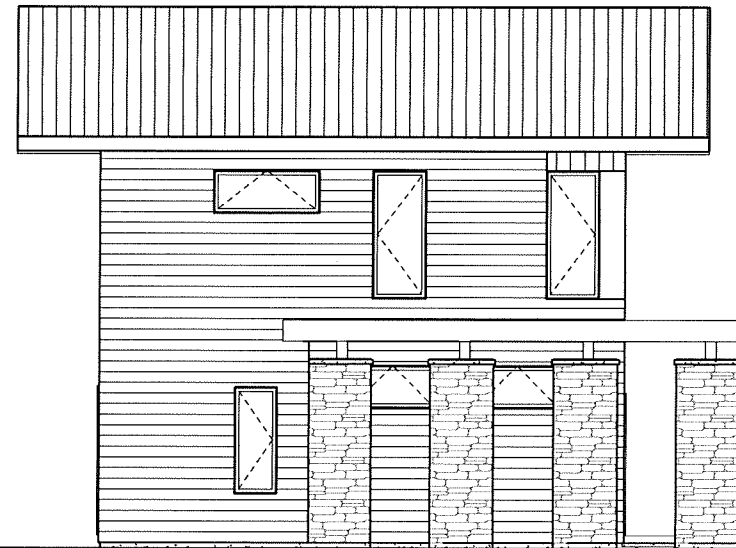
REAR/LEFT



REAR/RIGHT



FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



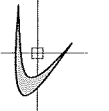
REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

Although every effort has been taken to ensure the accuracy of this drawing, CMV Designs, LLC assumes no responsibility for errors or omissions. CMV Designs, LLC provides a design service only. Final verification of dimensions and structure to be done by contractor.
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CMV DESIGNS LLC
Residential Drafting and Design Service
Autodesk Revit Consulting / Training
608.273.177
cmvdesigns@earthlink.net



ALDO PARTNERS LLC
REBUILD

DRWN BY:
cmv
DATE:
5/4/17

REVISION:
6/20/17
6/21/17



256













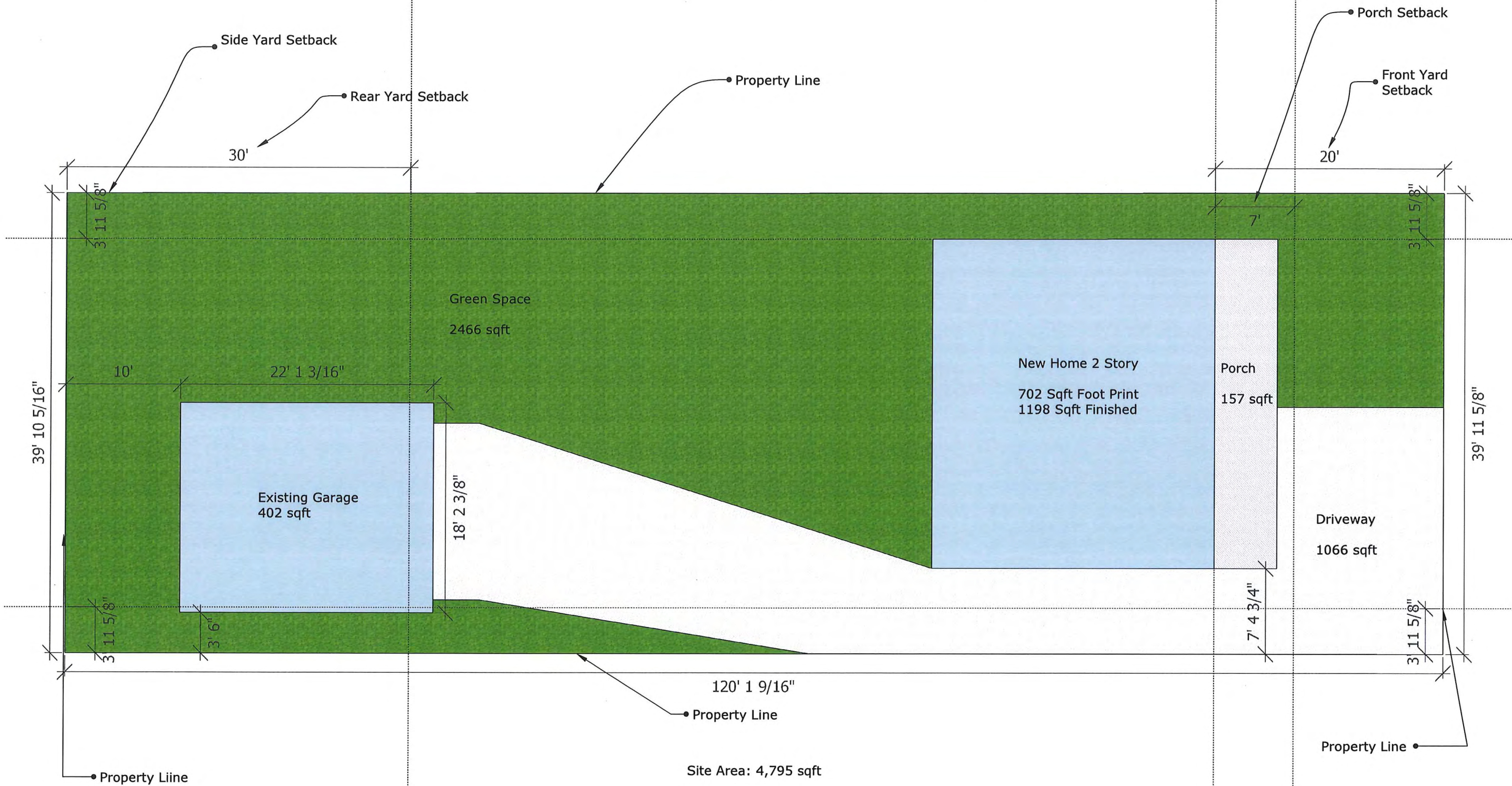
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256 Waubesa Street, City of Madison, WI

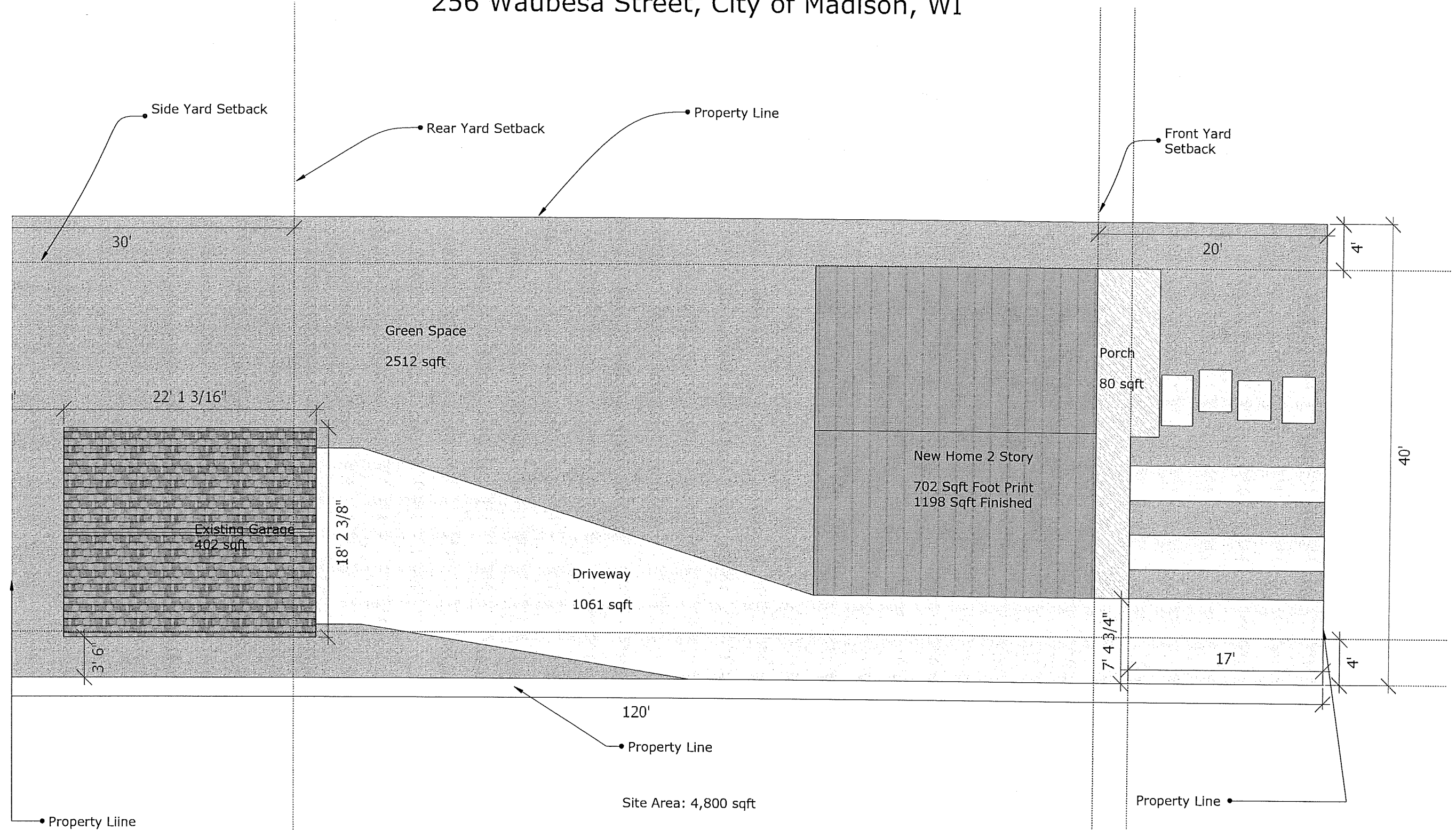


Site Area: 4,795 sqft

0 Site Plan
A00 Scale: 1/8" = 1'



256 Waubesa Street, City of Madison, WI



Site Area: 4,800 sqft

0 Site Plan
A00 Scale: 1/8" = 1'



Subject: City of Madison Demolition Notification Approved

From: <noreply@cityofmadison.com>

Date: 5/30/2017 6:19 AM

To: <andyf@aldopartners.com>

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on May 30, 2017 at 6:18 AM. Your demolition permit application can be filed with the Zoning Office, 126 S. Hamilton St, on the next business day following 30 days of the posting of this notification message. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.

Comments:

If you have not discussed this request and plans for the site with staff from Planning and Zoning, please contact 266.4635 to schedule a meeting prior to submitting your application.

