



City of Madison

Proposed Demolition

Location
1111 Merrill Springs Road

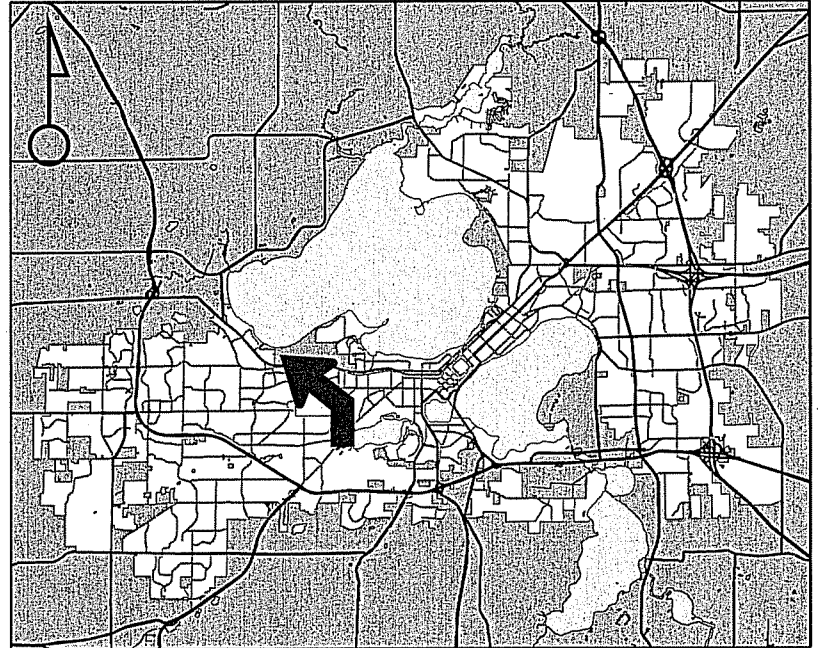
Project Name
Hyman Demolition

Applicant
Joshua R. Hyman

Existing Use
Single-family residence

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

Public Hearing Date
Plan Commission
22 June 2015



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 June 2015

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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

FOR OFFICE USE ONLY:	
Amt. Paid <u>600</u>	Receipt No. <u>3908-0002</u>
Date Received <u>5/13/15</u>	
Received By <u>JLK</u>	
Parcel No. <u>0709-184-0908-2</u>	
Aldermanic District <u>19 Mark Cleary</u>	
Zoning District <u>SR-C1</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1111 Merrill Springs Road
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: Joshua R Hyman Company: _____
 Street Address: 1528 Vilas Ave. City/State: Madison, WI Zip: 53711
 Telephone: 608 852-3252 Fax: () _____ Email: jrhyman456@gmail.com

Project Contact Person: _____ Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: demo existing home - replace with new single family 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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & 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:

WAIVERS GRANTED BY MARK CLEAR AND GREG HULL

→ 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: Math Tucker Date: May 11 Zoning Staff: HEATHER STOUVER Date: May 11

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

Name of Applicant Joshua R Hyman Relationship to Property: OWNER

Authorizing Signature of Property Owner Joshua R Hyman Date May 13, 2015

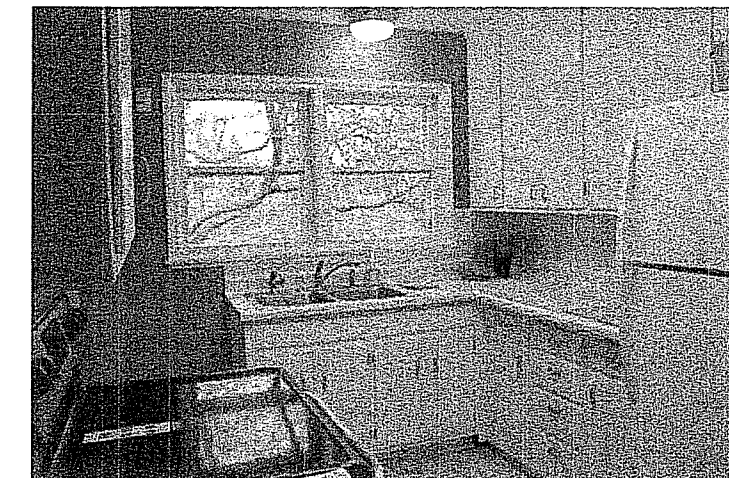
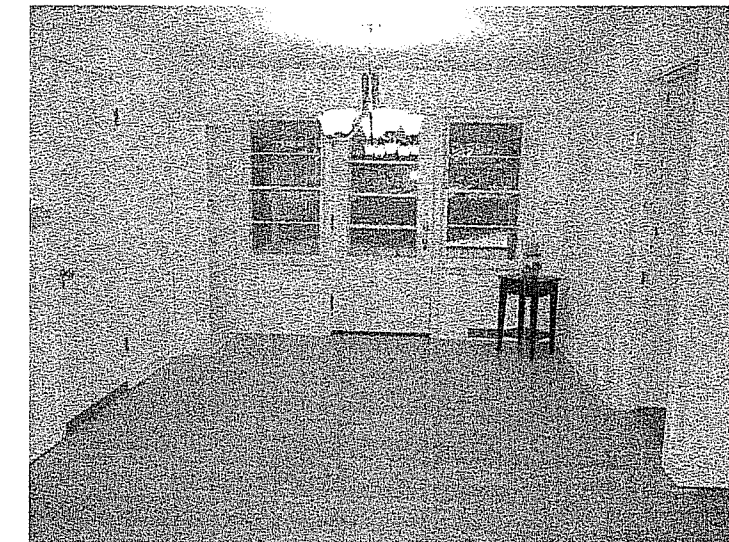
1111 MERRILL SPRINGS ROAD - DEMOLITION PERMIT

EXISTING: The single story house at 1111 Merrill Springs Road was built in 1938 with a substantial addition added in the mid 1950s. It is a nondescript house with little in the way of adornment. The windows appear to be original to the house, single pane, double hung with removable storm windows. Only a minimum of wood trim was installed in any of the rooms. The house is functional although lacking in the creature comforts of better quality construction. The kitchen is small with no room for a dishwasher and limited counter space. The basement is constructed of uninsulated cement block and while it has not leaked the walls occasionally become wet to the touch in the southern corners. Stairs leading to the basement are serviceable but not up to code with respect to the direction of the door swing and the size of landing areas. The roof has reached the end of its useful life, shingles are beginning to break and peel off in storms and would need to be replaced within a year to keep the roof water tight. Overall, this house could be viewed as the least appealing house on the street and to our knowledge has no historical significance.

PROPOSED: The proposed house is in keeping with the character of many of the surrounding homes. As you travel toward Lake Mendota, there is a mixture of one to two story homes with stucco, brick, shingle, stained wood siding, or a combination of these exteriors. Many have a cottagey feel with steeper pitched roofs that are often half hipped.

LANDSCAPING: The yards in this neighborhood tend to be nicely landscaped and maintained, something that the current house is in need of. The intention is to create a peaceful wooded area between the house and the golf course with a more formal approach to the side and front yard. Diseased and weed trees have already been removed from the back yard and native oak, maple, birch, hemlock, and others have been planted. Being able to garden on a larger scale was one of the main reasons the new owners bought this property. Unfortunately, the ash trees in the front yard and to the north of the house will be lost due to Emerald Ash Borer.

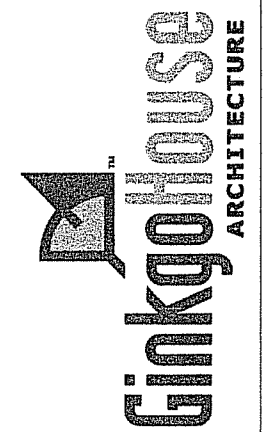
EXISTING HOME



05.12.15

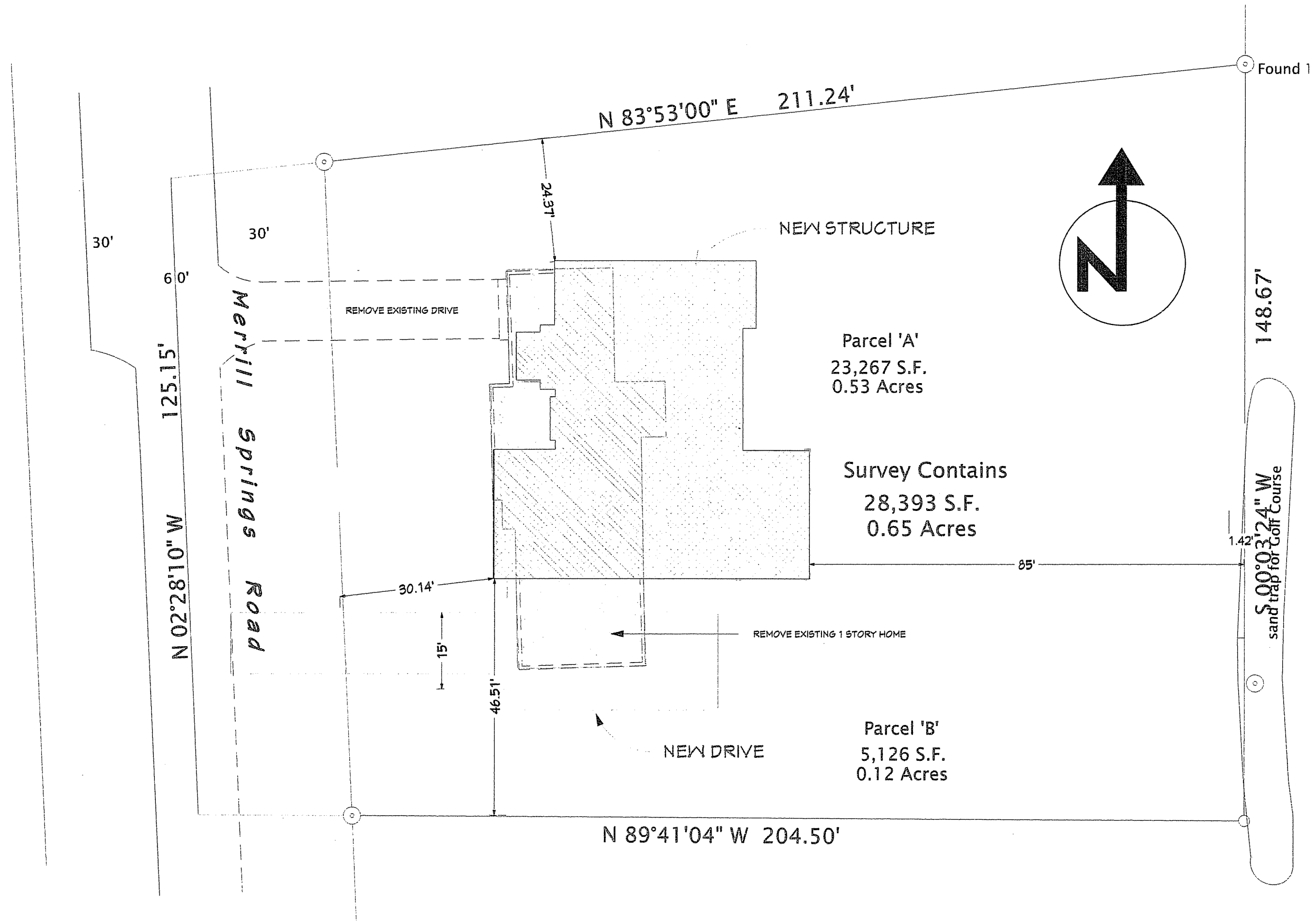
HYMAN RESIDENCE

A New House For:
Joshua & Teresa Hyman
1111 Merrill Springs Rd.
Madison, WI 53705



Andrew Braman-Wanek, AIA
608.692.8830

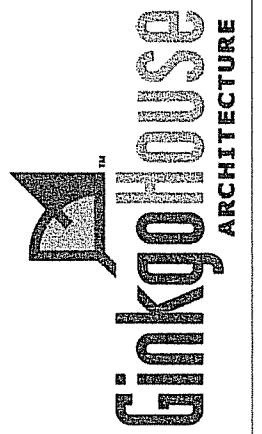
SHEET
1 OF 12



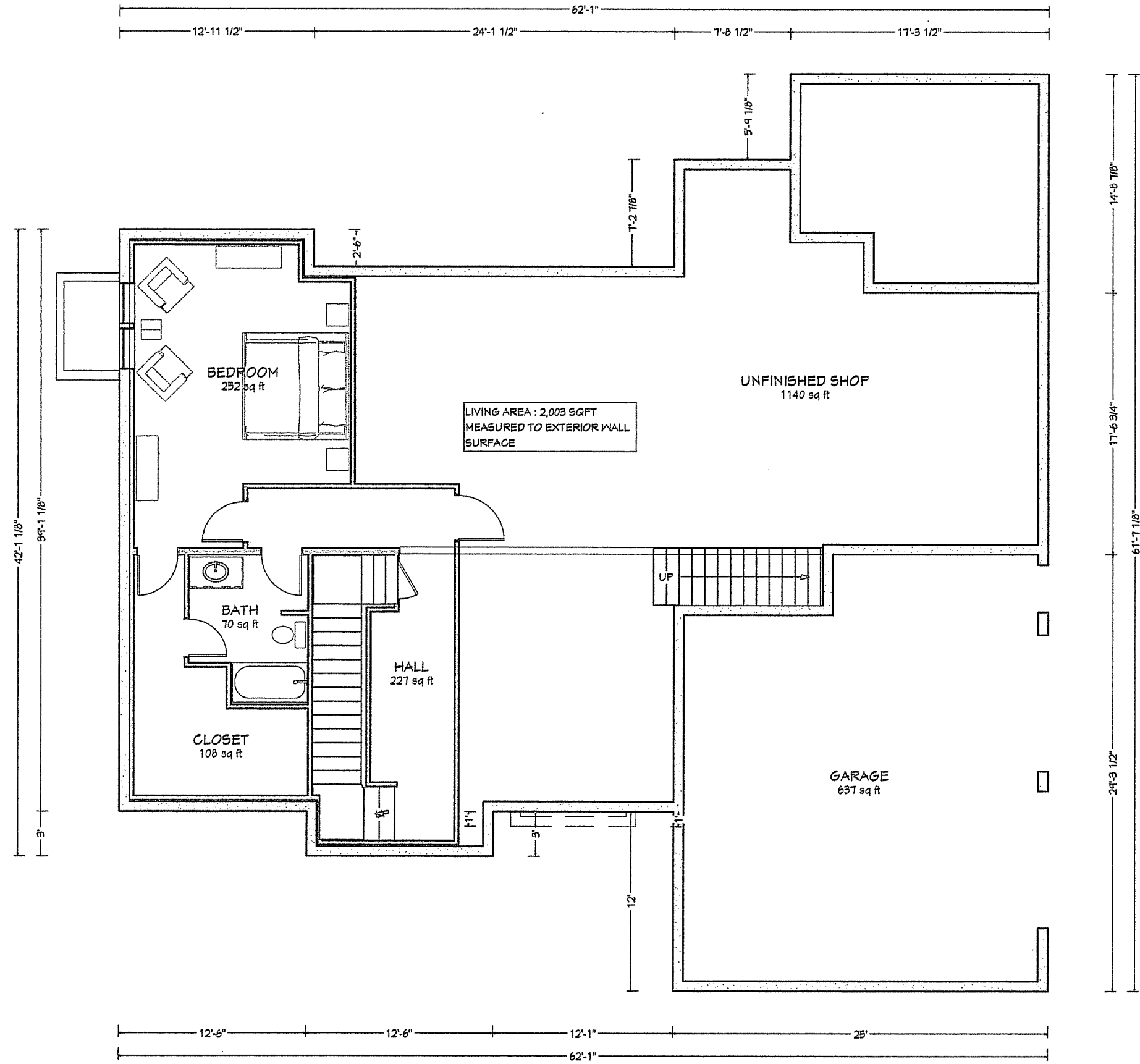
05.12.15

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Madison, WI 53705



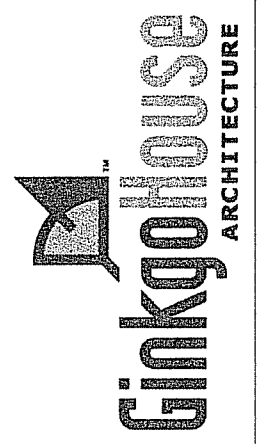
Andrew Braman-Wanek, AIA
608.692.8830



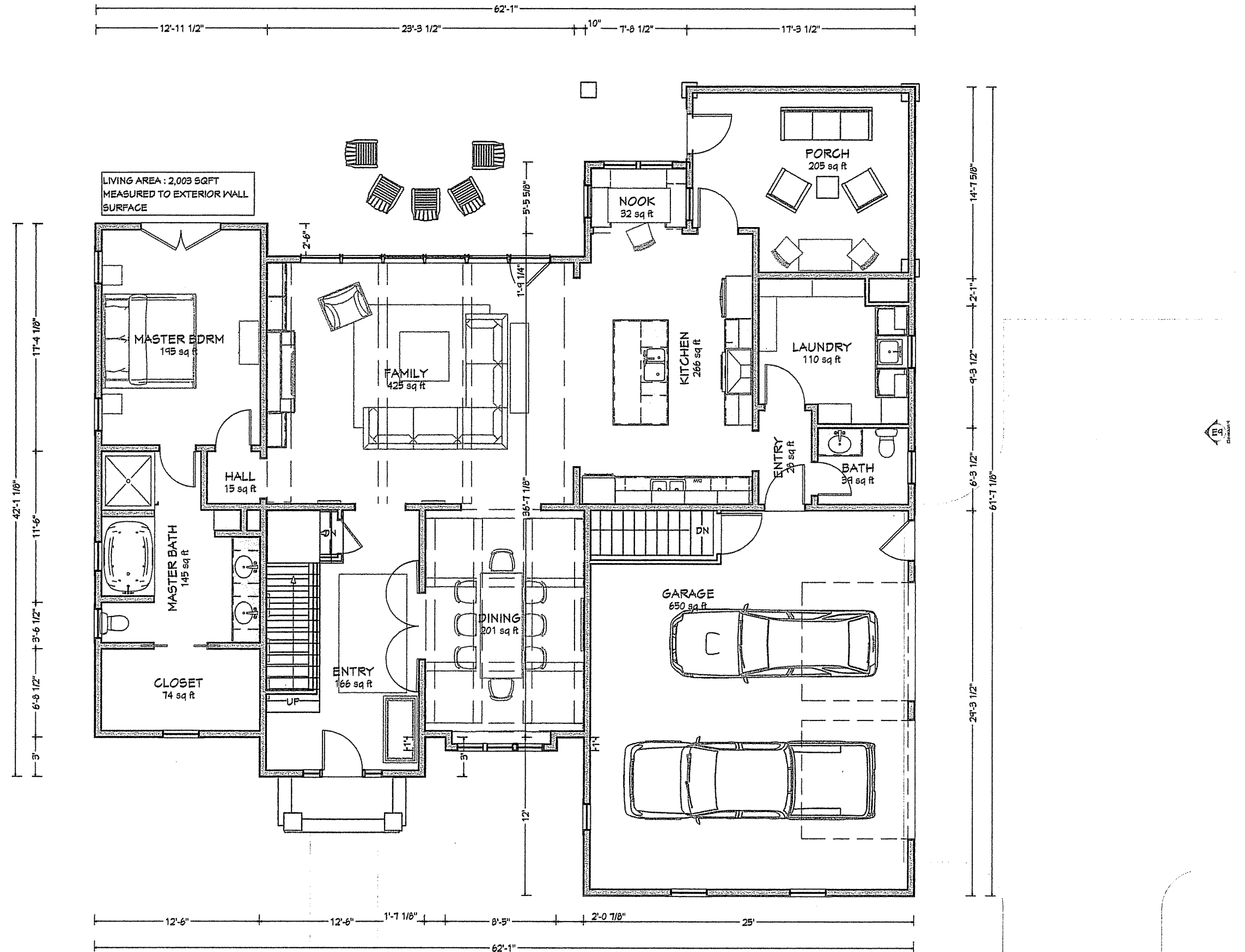
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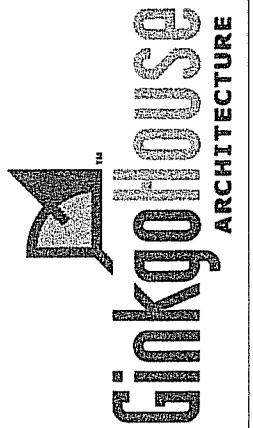
Andrew Braman-Wanek, AIA
608.692.8830



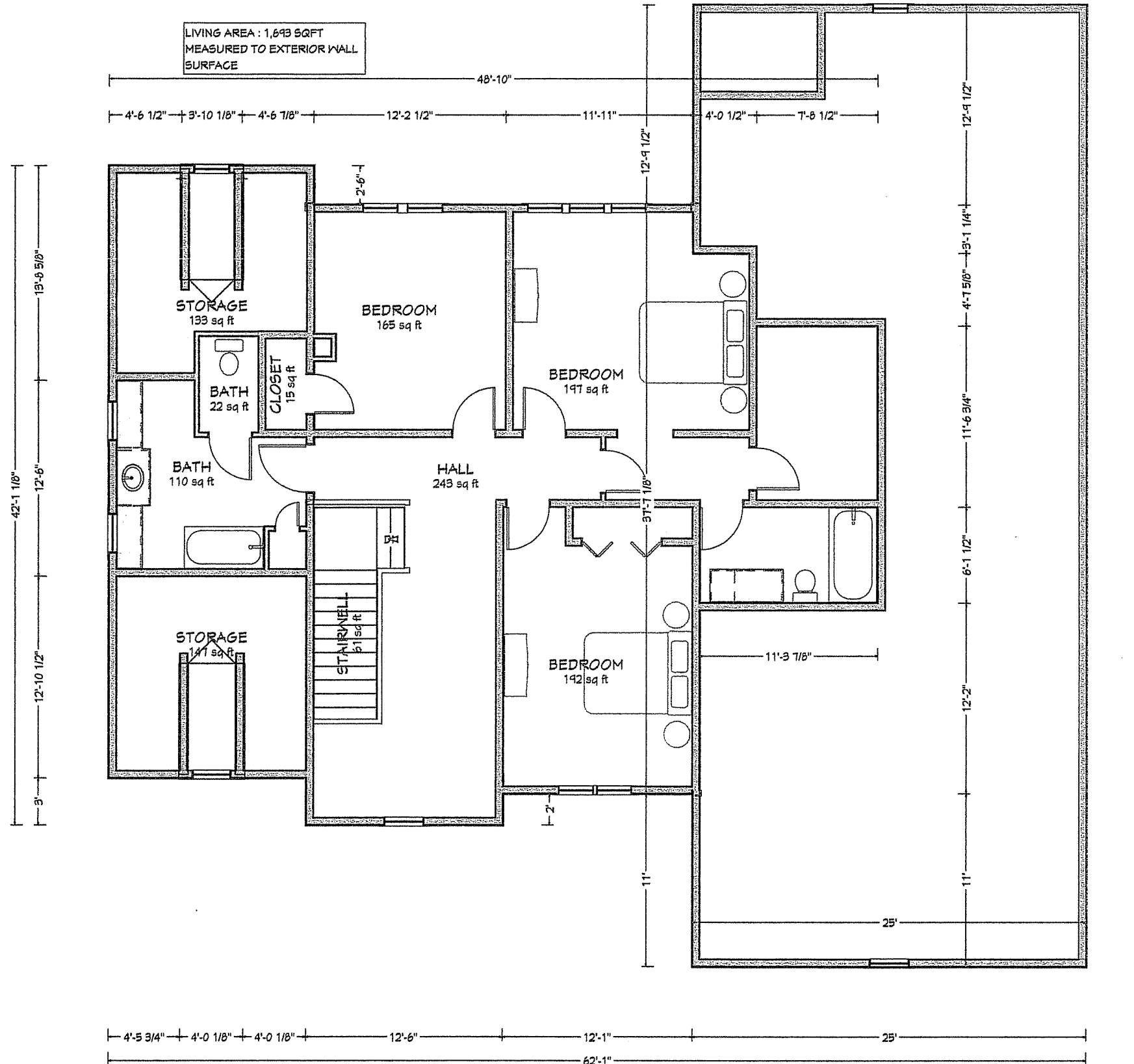
05.12.15

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 Madison, WI 53705



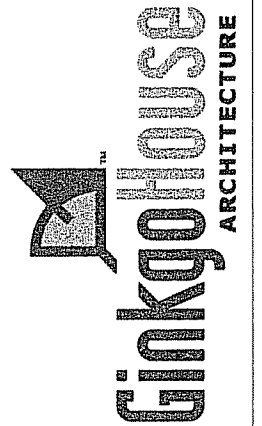
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05.12.15

HYMAN RESIDENCE

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Madison, WI 53705



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SHEET
5 OF 12

FRONT ELEVATION

SCALE: 1/8" = 1' - 0"



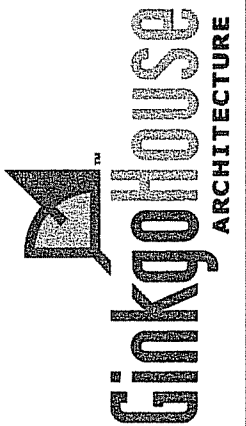
EXTERIOR MATERIALS: Natural cementous stucco. Cedar shakes. Painted wood shutters. Asphalt shingles. Metal roof at entry. Painted LP SmartTrim (or equiv).

05.12.15

HYMAN RESIDENCE

A New House For:

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Madison, WI 53705



Andrew Braman-Wanek, AIA
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SHEET
6 OF 12

SIDE ELEVATION

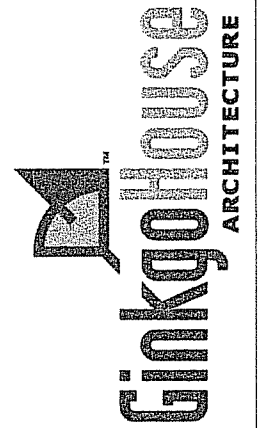
SCALE: 1/8" = 1' - 0"

05.12.15

HYMAN RESIDENCE

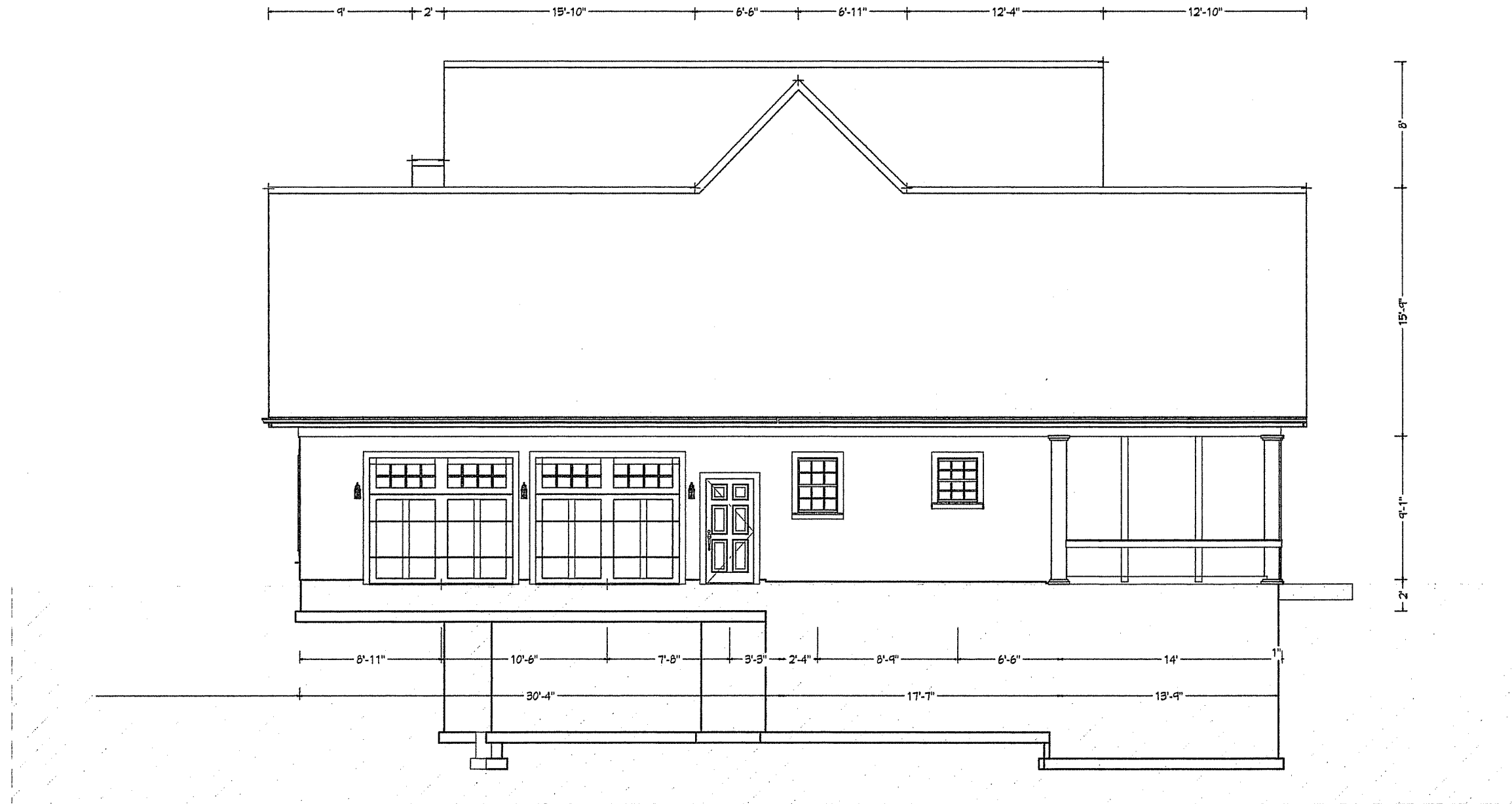
A New House For:

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1111 Merrill Springs Rd.
Madison, WI 53705



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608.692.8830

SHEET
7 OF 12



REAR ELEVATION

SCALE: 1/8" = 1' - 0"

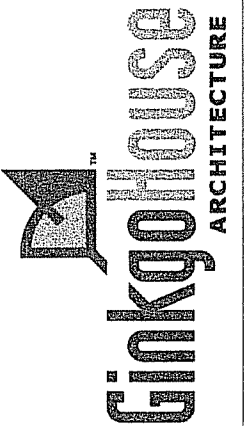


05.12.15

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SHEET
8 OF 12

SIDE ELEVATION

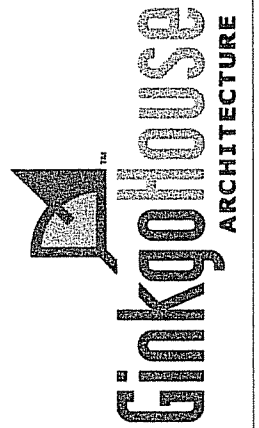
SCALE: 1/8" = 1' - 0"

05.12.15

HYMAN RESIDENCE

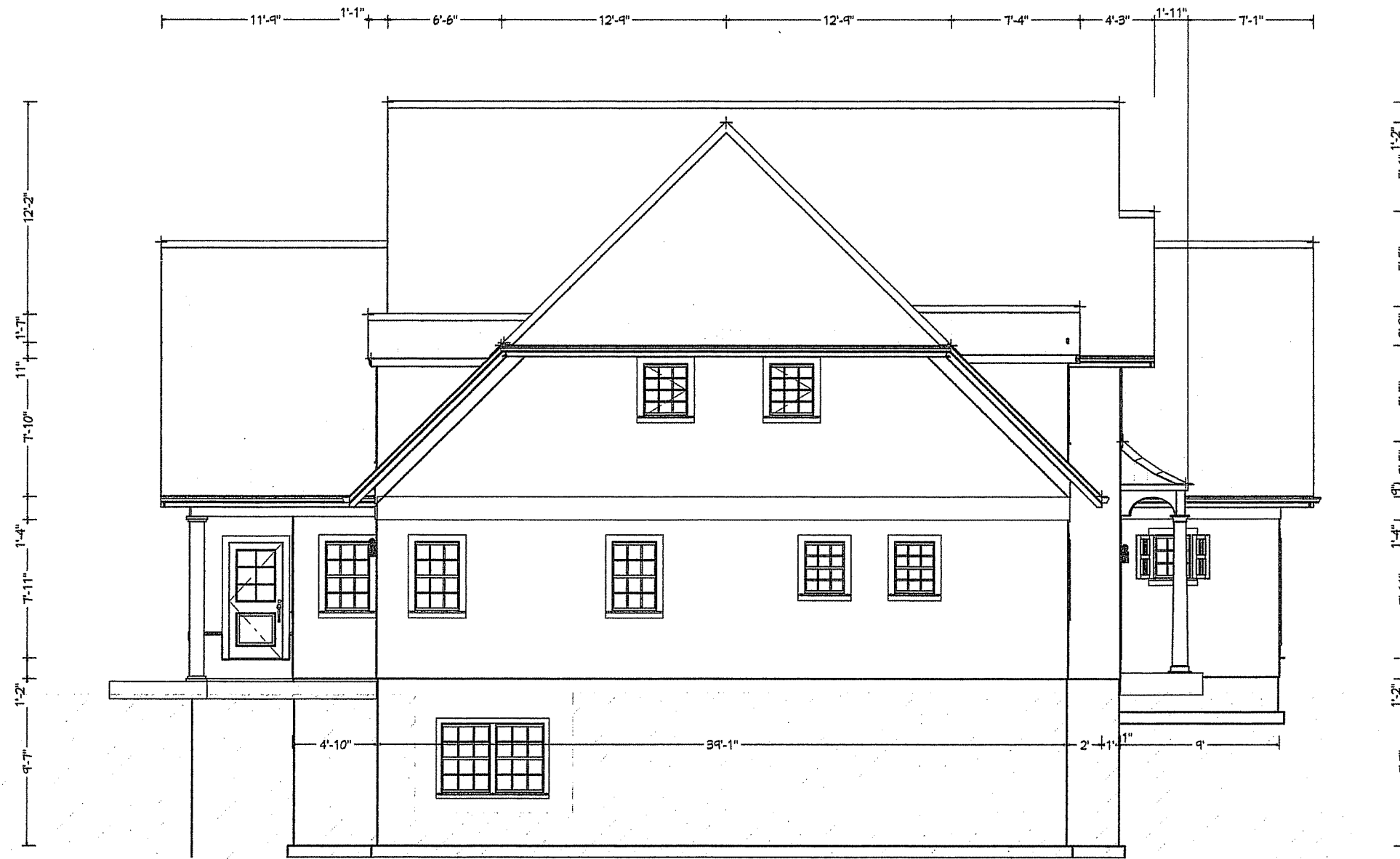
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SHEET
9 OF 12



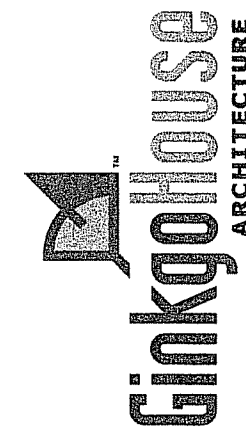


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HYMAN RESIDENCE

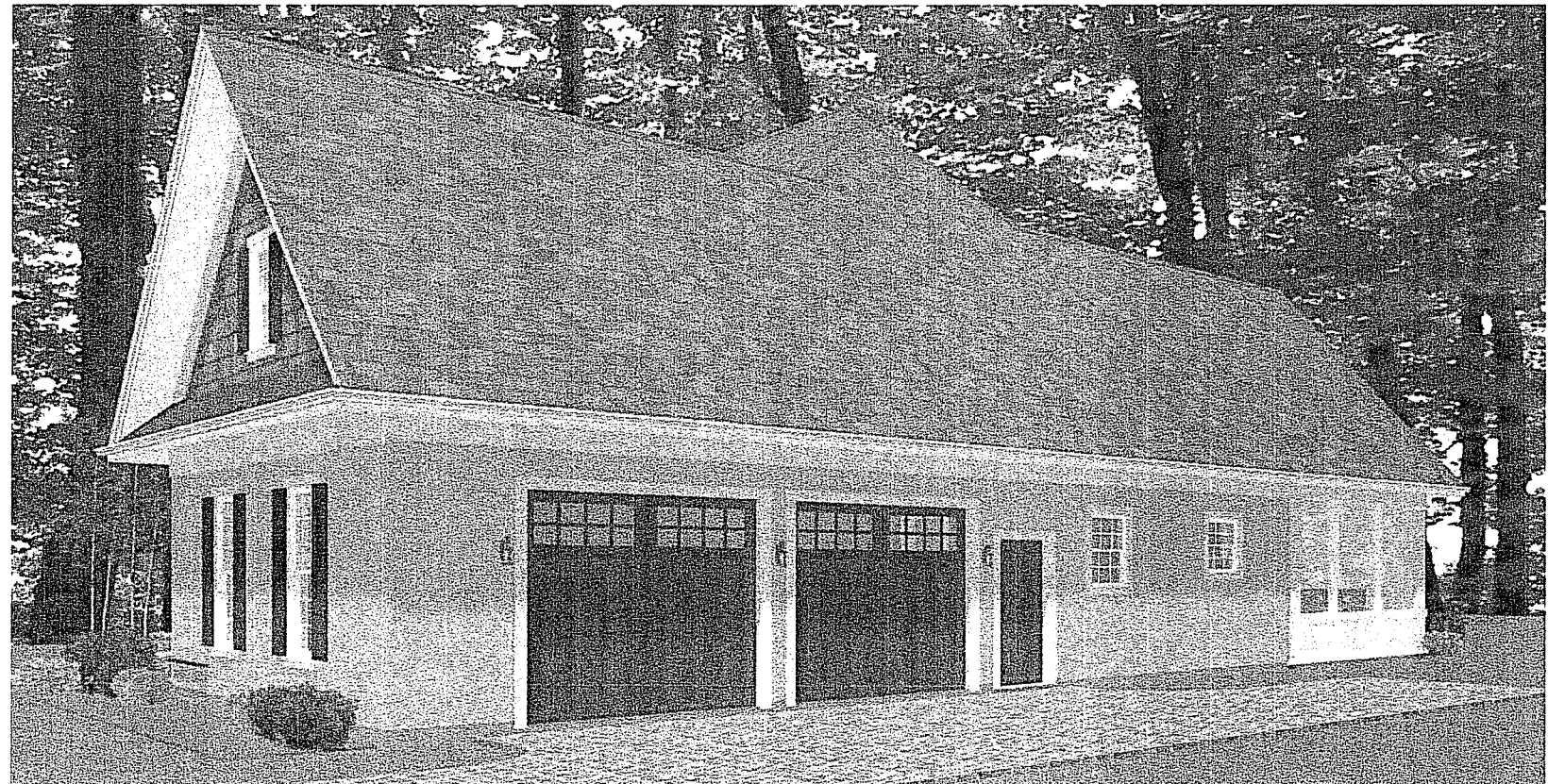
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SHEET
10 OF 12



05.12.15

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SHEET
11 OF 12

CONTEXTUAL PHOTOS



1102 MERRILL SPRINGS



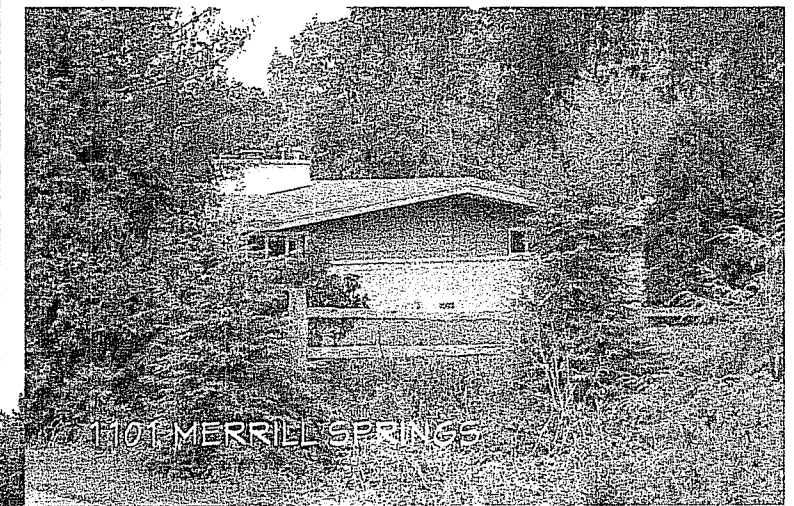
1123 MERRILL SPRINGS



1102 MERRILL SPRINGS



1114 MERRILL SPRINGS



1101 MERRILL SPRINGS



1107 MERRILL SPRINGS



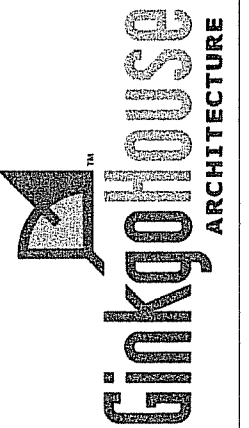
1119 MERRILL SPRINGS

05.12.15

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