



Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 1727 Regent Street Aldermanic District: District 5

2. PROJECT

Date Submitted: February 13, 2015

Project Title / Description: Chmielewski - Detached Garage Replacement

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building 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 Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other *(specify)*: _____

3. APPLICANT

Applicant's Name: Jaime and Dave Chmielewski Company: _____

Address: 1727 Regent Street City/State: Madison, WI Zip: 53726

Telephone: 608-217-7612 E-mail: jaime.kurten@uwalumni.com

Property Owner *(if not applicant)*: _____

Address: _____ City/State: _____ Zip: _____

Property Owner's Signature: _____ Date: _____

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: *(Note the filing deadline is 4:30 PM on the filing day)*

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

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.

Project Narrative: Chmielewski – Detached Garage Replacement

The proposed project is to replace the existing deteriorating detached garage structure currently on our property located at 1727 Regent Street. The existing structure is wood construction on a concrete slab. The existing slab has a severe crack through the full depth of the concrete and it beyond repair. Due to lack of upkeep and maintenance by the previous home owner, the wood structure is rotting and in many location missing due to rot and decay or animal damage. Both of these items are cause for a safety concern and have made the garage a priority for replacement.

The plans for the proposed garage include replacement of the existing structure in a similar location as the existing structure. Due to site constraints of a shared driveway there are limitations on where the garage can adequately fit and still allow for adequate access from the driveway. In order to comply with City of Madison zoning ordinances, this allows us to maintain the setback of the existing garage structure which is less than the current setback requirements if we only increase the size of the new garage by a maximum of 2-feet in any direction. This is critical to our project as even if the garage was not increased in size, the garage would be encroaching into the shared driveway if current setback requirements from the rear property line had to be met.

The existing garage is 12'x20' in size with minimal slope across the roof. The proposed garage will be 14'x 22' and will have 6:12 roof pitch. The garage will contain a single exterior window, similar to the existing structure and a service door will be added to the side for additional access. The garage will be equipped with electricity for lighting and an operable overhead door, which the existing garage does not currently have any sort of door or security protection for the contents of the garage. It will be equipped with gutters to protect the garage from wash out and deteriorating at the slab and base of the garage. The exterior siding will be a similar color to the existing dark brown wood siding on the existing garage structure.

Lastly, as a part of the proposed project, we will be looking to reconstruct the shared driveway with a new pavement structure as the existing asphalt is deteriorating and in very poor condition.





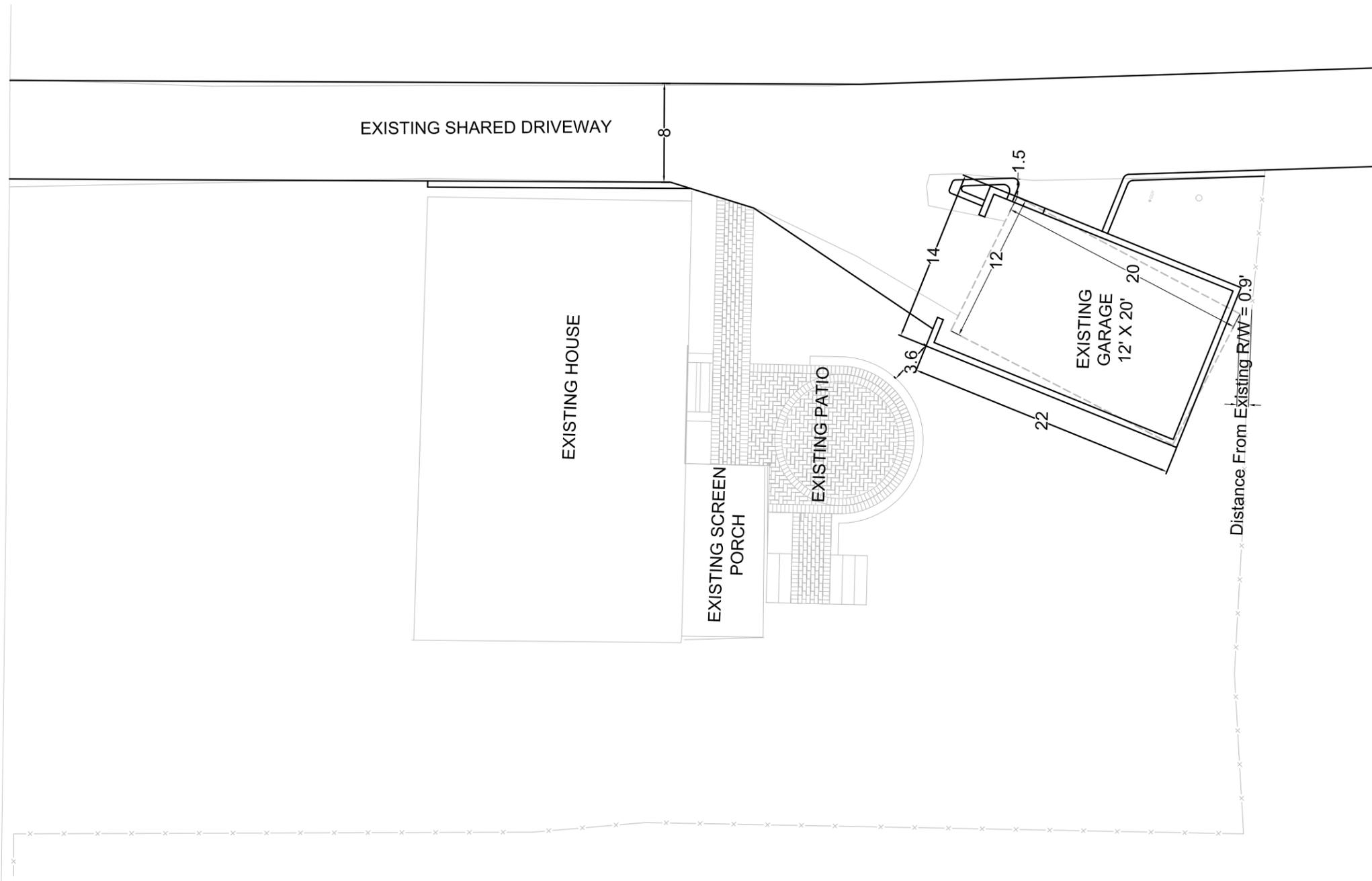








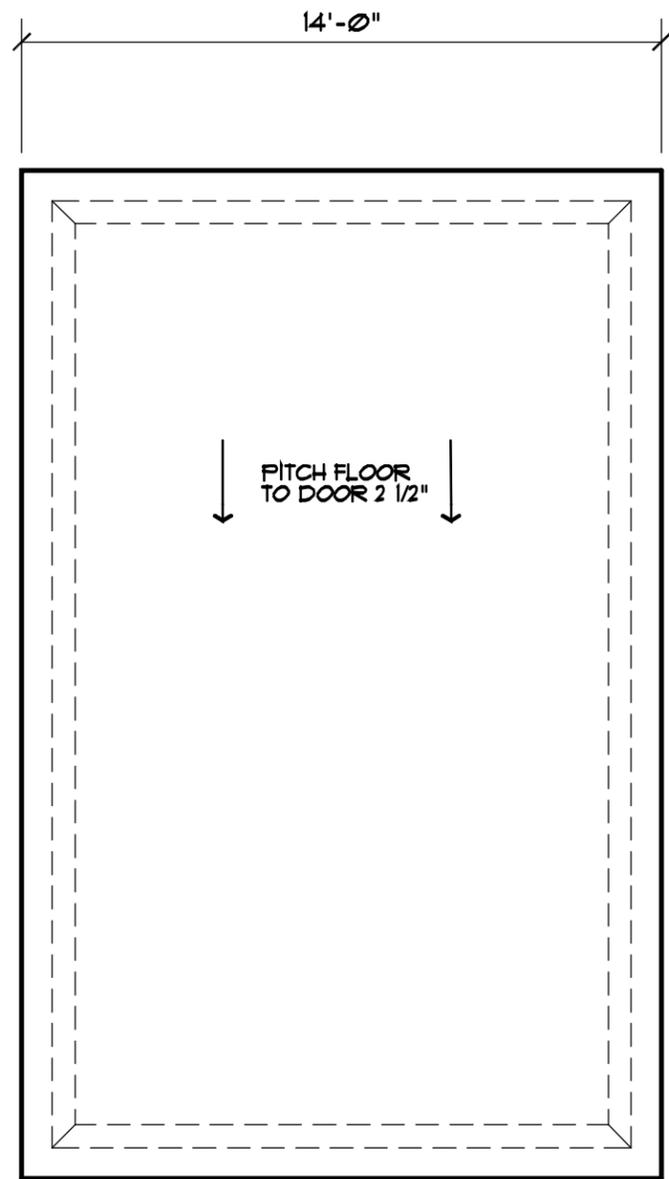
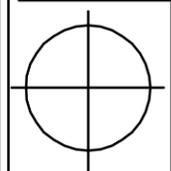
REGENT STREET



SITE LAYOUT PLAN
SCALE 1:10

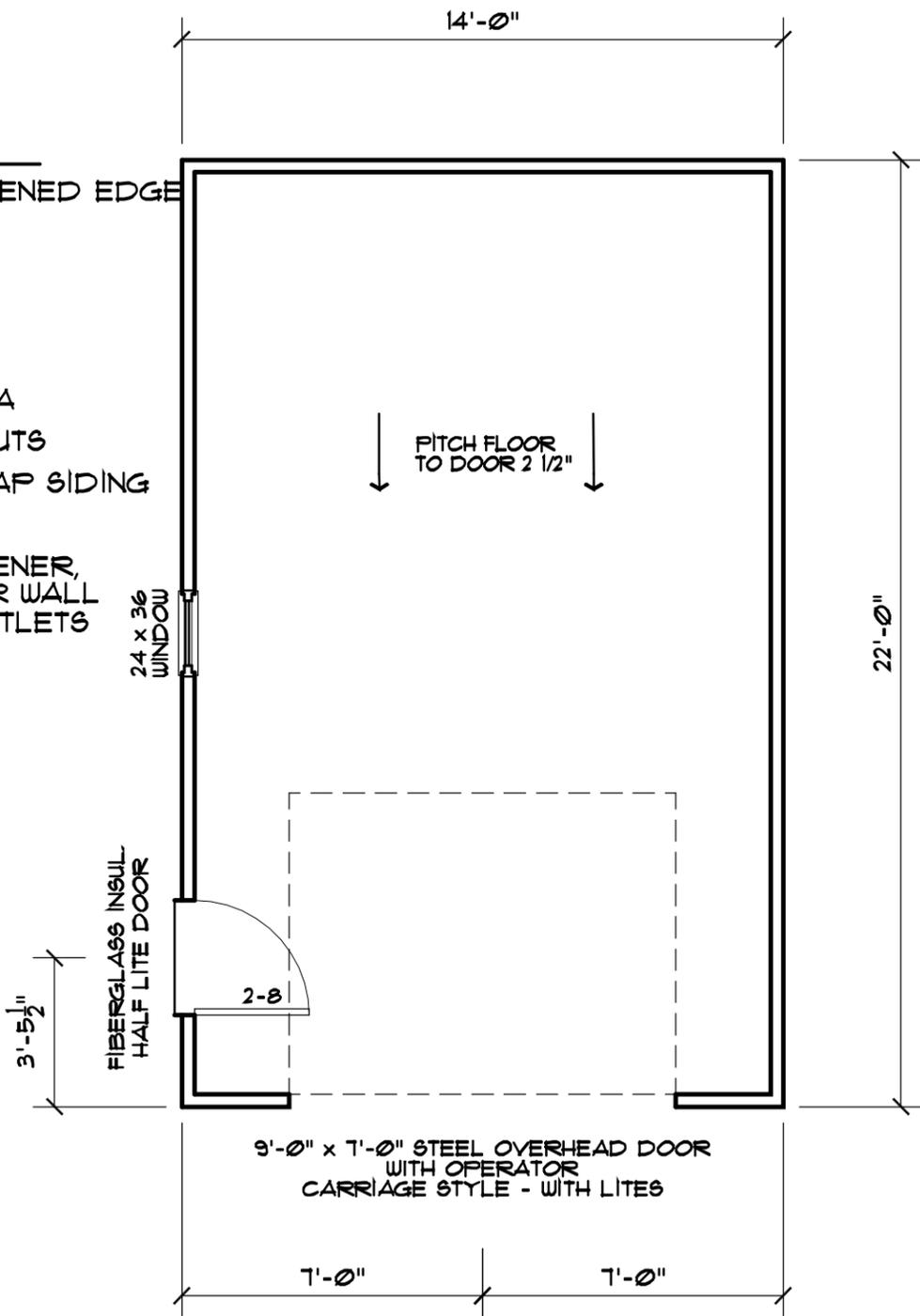
DATE:
2-12-2015

CHMIELEWSKI RESIDENCE
NEW DETACHED GARAGE SITE PLAN
SITE PLAN



GENERAL NOTES

- 6" CONCRETE SLAB WITH THICKENED EDGE
- 2x4 STUDS
- PREFAB ROOF TRUSSES
- OSB ROOF & WALL SHEATHING
- ASPHALT SHINGLES
- ALUMINUM SOFFIT AND 6" FASCIA
- ALUMINUM GUTTERS & DOWNSPOUTS
- 4" EXPOSURE CEDAR DUTCH LAP SIDING
- NO INSULATION
- MINIMAL ELECTRIC - DOOR OPENER, INTERIOR LIGHT, 2 EXTERIOR WALL SCONCES, AND 3 POWER OUTLETS



1
A1

FOUNDATION PLAN

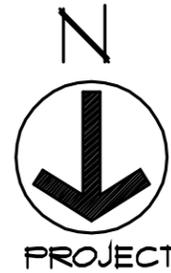
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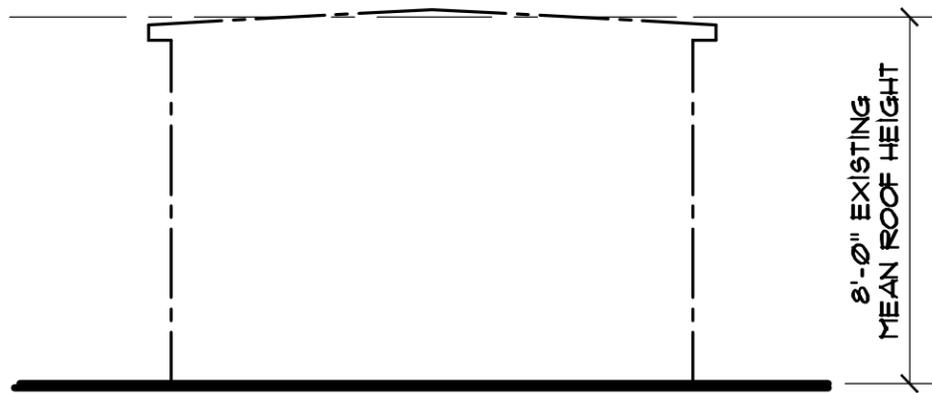


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A1

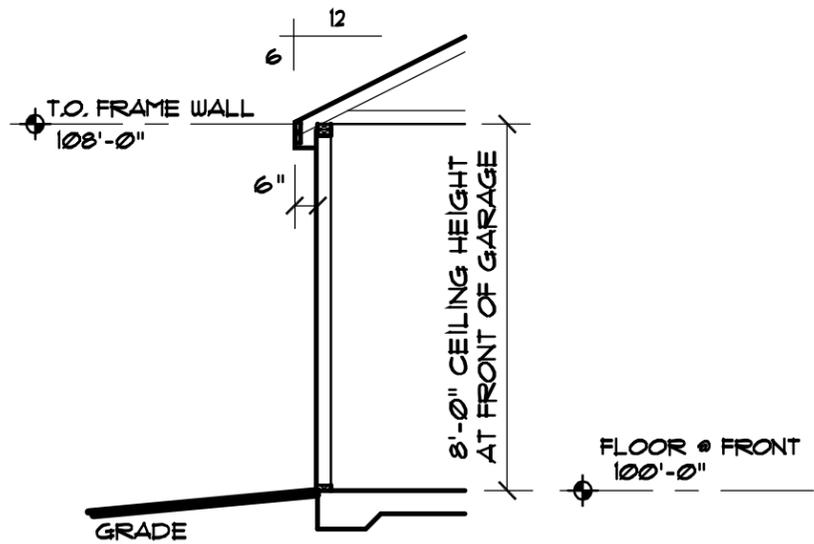
GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"





1 EXISTING GARAGE PROFILE
 A3 SCALE: 1/4" = 1'-0"

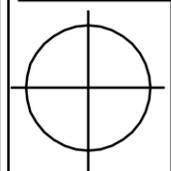


2 WALL SECTION
 A3 SCALE: 1/4" = 1'-0"

Version/Date:
 10-20-14
 02-10-15

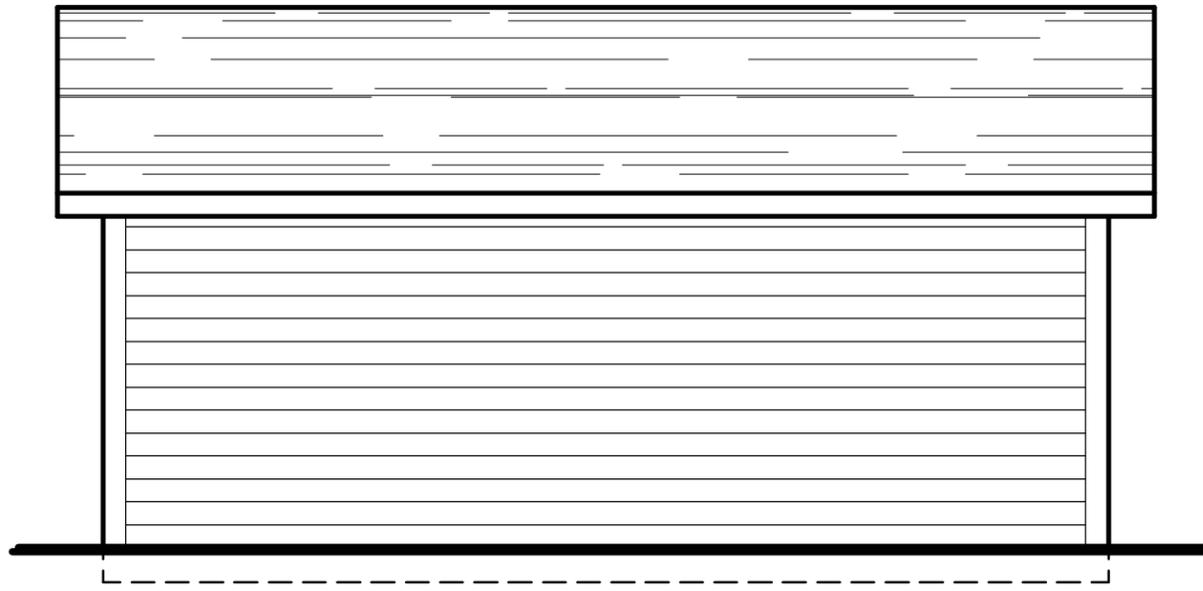
CHMIELEWSKI RESIDENCE
 NEW DETACHED GARAGE BUILDING
 1727 REGENT STREET AVENUE
 MADISON, WI

ASSOCIATED
 HOUSEWRIGTS
 1217 CULMEN STREET
 MADISON, WI
 (608) 235-7519

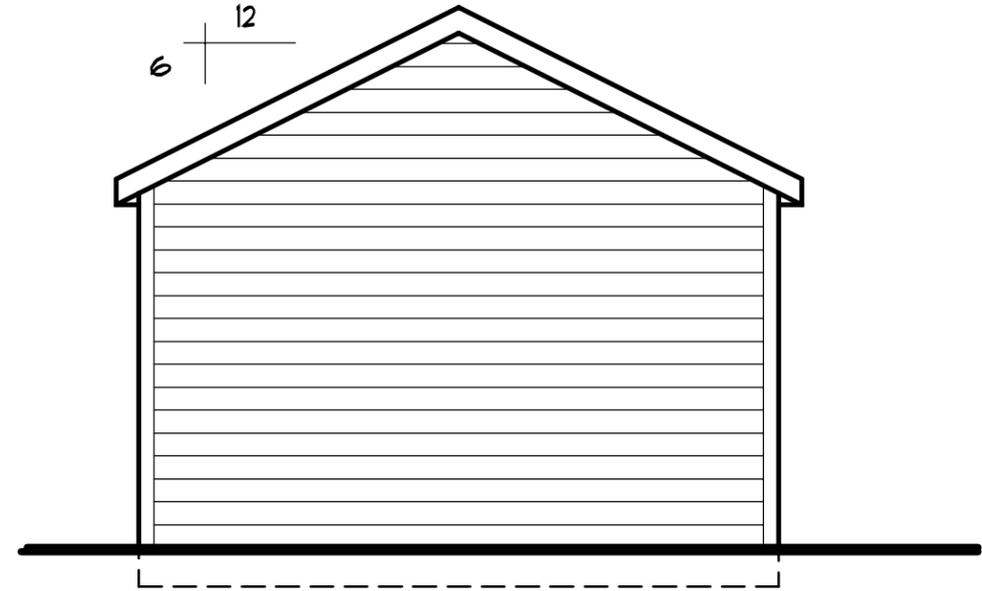


Page Scale:
 1/4" = 1'-0"

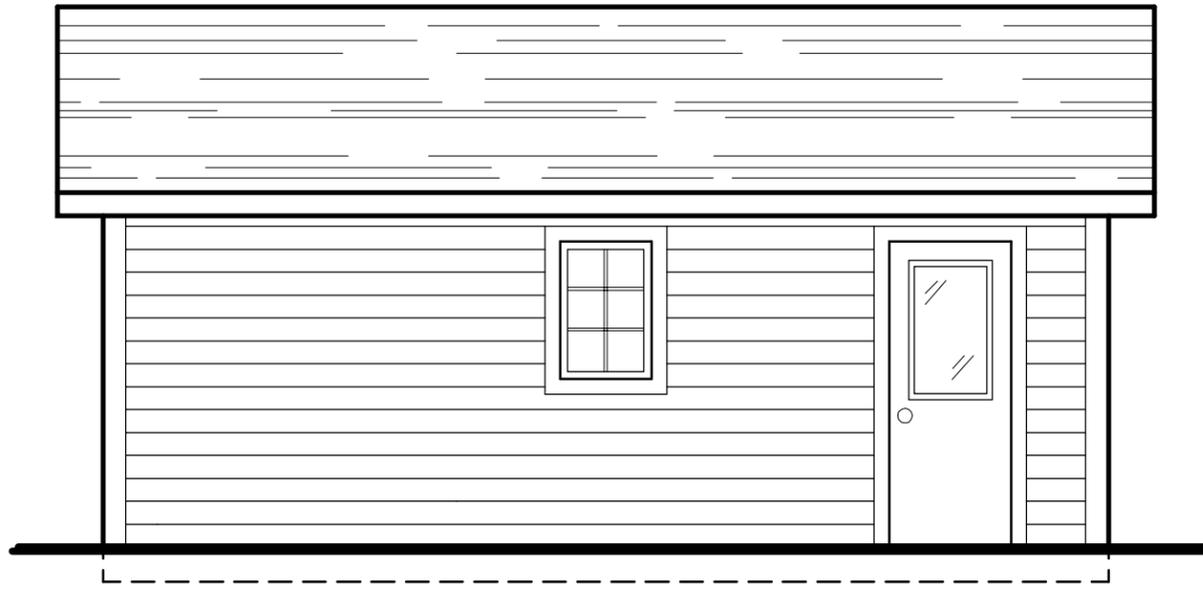
A3



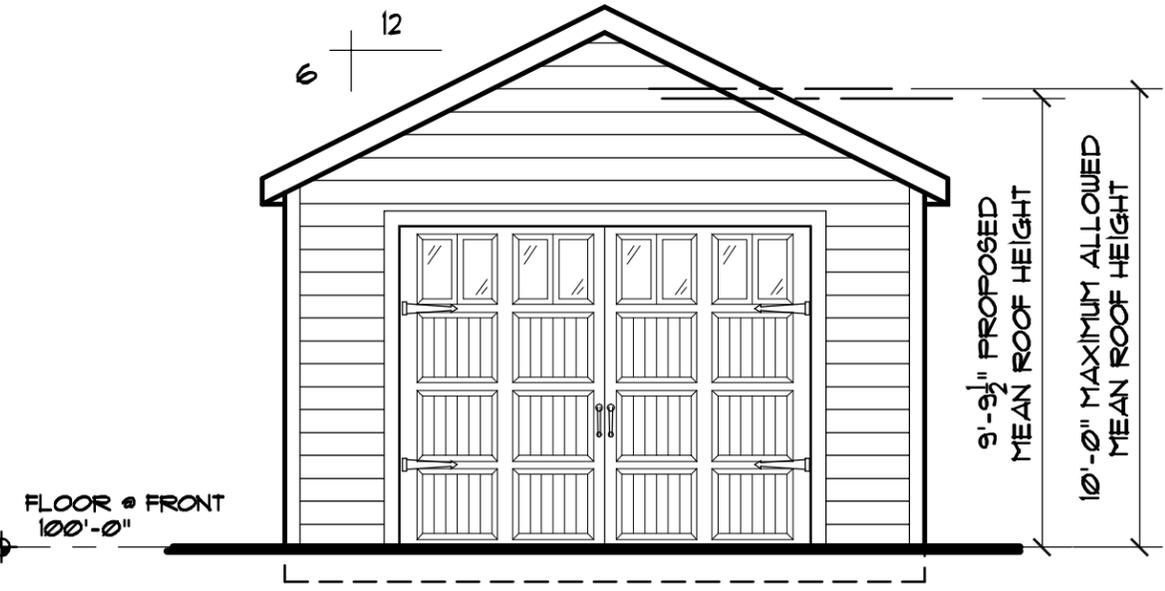
1 WEST ELEVATION
A2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
A2 SCALE: 1/4" = 1'-0"



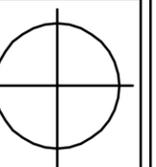
4 NORTH ELEVATION
A2 SCALE: 1/4" = 1'-0"

FLOOR @ FRONT
100'-0"

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Page Scale:
1/4" = 1'-0"

A2