

# CITY OF MADISON

# Proposed Conditional Use

Location: 6418 & 6426 Maywick Drive

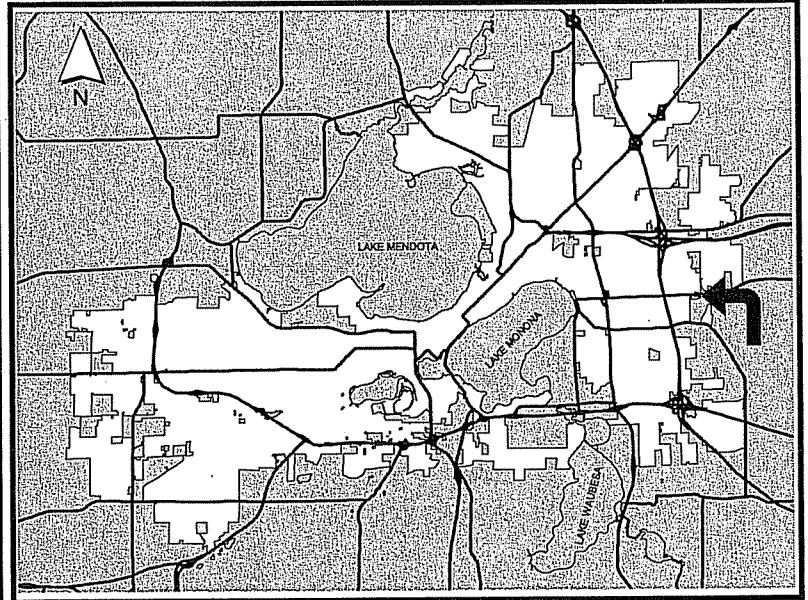
Project Name: Maywick Condominium Homes

Applicant: Chad Wuebben - Gahawuebski, LLC

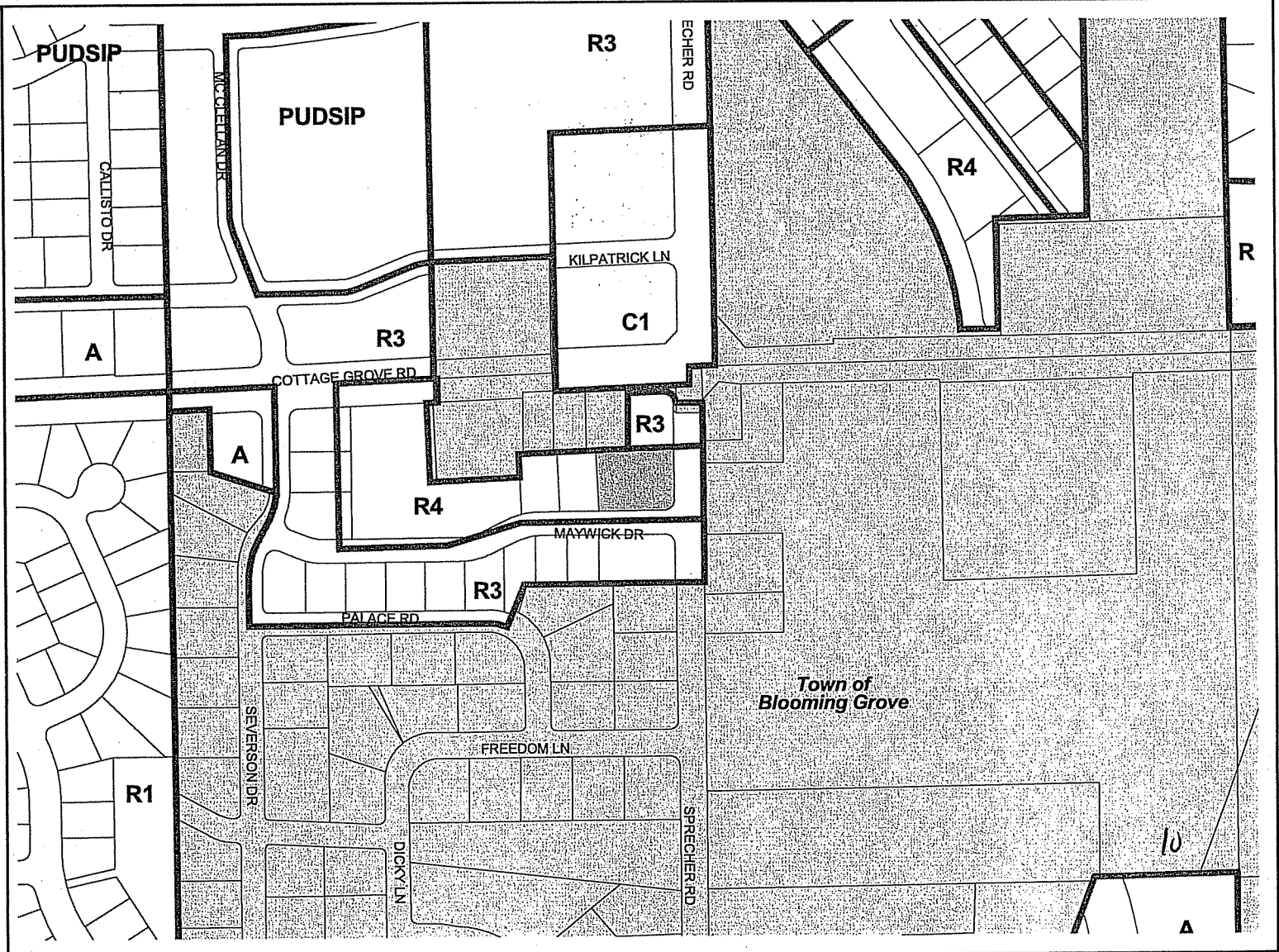
Existing Use: Vacant

Proposed Use: Two 4 - Unit Condominiums

Public Hearing Date: MARCH 7, 2005  
Plan Commission         



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

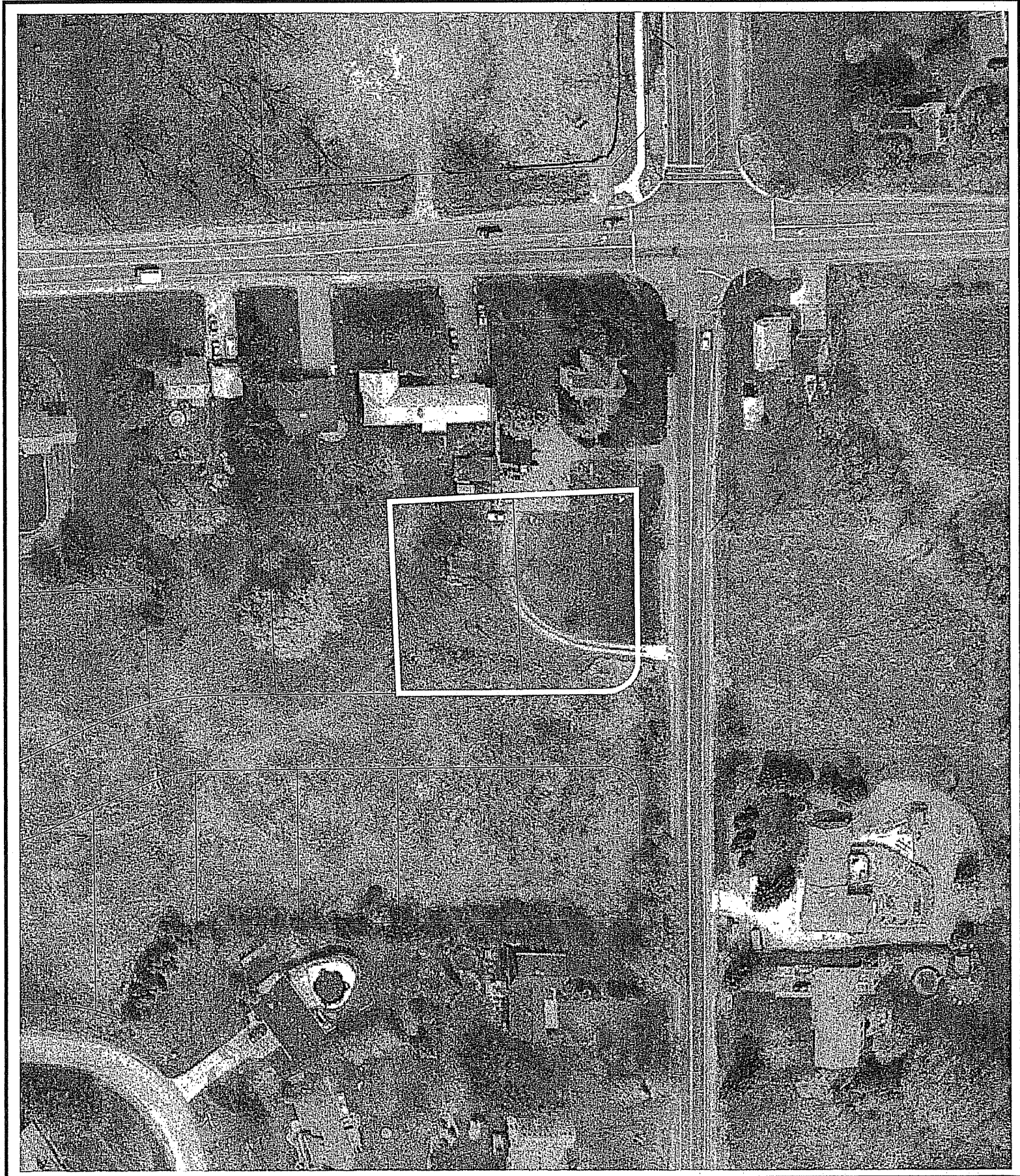


# 6418 & 6426 Maywick Drive



0 400 Feet

*Date of Aerial Photography - April 2003*



Dear Plan Commission:

Please consider this the Letter of Intent for lots 7 & 9 of Maywick Estates. We are planning two 4-unit townhouse buildings. All units will be sold individually and will be owner occupied.

We would like to begin construction immediately following City Council approvals and plan to offer occupancy in late June of 2005. Rodney Helt is the architect for this project and Encore Construction, Inc. will be the general contractor. The landscaping will be done by The Bruce Company.

Each building has a total finished square footage of 7108 or 1777 per unit. All units have a 2 car attached garage, 2 bedrooms, 2-1/2 bathrooms and a private entrance. There will be 3 parking stalls on site and one designated turnaround lane in addition to the 16 inside garage stalls. The condominium documents will not allow parking in the drive isle.

In conclusion, we believe this project will fit nicely in Maywick Estates and be a nice addition to the east side of Madison.

Thank you,



Chad Wuebben  
Gahawuebski LLC

# PART A

Occupant Notification Fee: \$50  
 Rezoning and Conditional Use application fees see attached.

The following information is REQUIRED for ALL applications for Plan Commission review:

2 CU's + notif.

**FOR OFFICE USE ONLY:**  
 Amt. Paid 1,050.00 Receipt # 56620  
 Date Received 12-1-04  
 Parcel No. 0710-114-1809-5 +  
 Aldermanic District 16 Judy Compton  
 GO Eng hold  
 Zoning District R-4  
**For complete submittal:**  
 Application   
 Legal Description   
 Letter of Intent   
 Plans   
 Zoning Text N/A  
 Received By RW  
 Alder Notif. 11-10-04 Waiver  
 Nbr. Assn. Notif. 11-10-04 Waiver  
 Issued Sign \_\_\_\_\_

1. Address of Site: 6426 & 6418 MAYWICK DR.  
 Name of Project: MAYWICK CONDOMINIUM HOMES  
 Acreage of Site: .69 ACRES

2. This is an application for (check at least one):  
 \_\_\_\_\_ Rezoning from \_\_\_\_\_ to \_\_\_\_\_  
 Conditional Use  
 \_\_\_\_\_ Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)  
 \_\_\_\_\_ Other (Describe) \_\_\_\_\_

3. You must include or attach a legal description—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is NOT a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (Any application, without a proper, complete and appropriate legal description, will NOT be processed). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.  
LOT 7 AND 9 OF MAYWICK ESTATES, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

4. General description of the project or intended use(s) of this property.  
TWO FOUR UNIT TOWNHOMES

5. Are there existing buildings on this site? No  
 What is the present zoning of this site? RS RA  
 What are the present uses of this site? VACANT

6. Do you intend to use the existing building(s)? N/A

10  


7. What exterior changes are proposed to the existing building(s)? N/A

8. What interior changes are proposed to the existing building(s)? N/A

9. Are you proposing to add or build new dwelling units? YES  
How many units? 8  
Owner occupied YES selling price, from \$ 187,000.00 to \$ 193,000.00  
Rental No rent levels, from \$ \_\_\_\_\_ to \$ \_\_\_\_\_

10. For rental housing will you be accepting Section 8 housing vouchers? N/A

11. When do you wish to occupy this site or building? JULY 1ST 2005

12. Does this proposal involve any development in the public right-of-way? NO  
No  Yes  Explain: \_\_\_\_\_

13. Please print (or type) name and mailing address of the property owner. (Please include all owners involved in partnerships) CHAD WUEBBEN, REBE GAGNER, KEVIN HANNA, JEFF JASCHINSKI, 2923 MARKET PLACE DR. MADISON, WI 53719  
Phone: 210-9600 Fax: 210-9691

Please print (or type) name and mailing address of contact person for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. CHAD WUEBBEN 2923 MARKETPLACE DR. MADISON, WI 53719

Phone: 210-9600 Ex 15 Fax: 210-9691


14. Property owner's authorization signature: [Signature]  
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].  
 Owner  Offer to Purchase  Other (Explain \_\_\_\_\_)

15. It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson JUDY COMPTON and MARK MAUSERBERGER of the MAYWICK ESTATES Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.  
Yes  No  MET WITH JUDY PERSONALLY  
Date that the alderperson was notified: Nov. 10th  
Date that the Neighborhood Association was notified: Nov. 10th

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
    - a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
    - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
    - c. May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
- [Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	PARTNER	NOV 30TH
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: \_\_\_\_\_

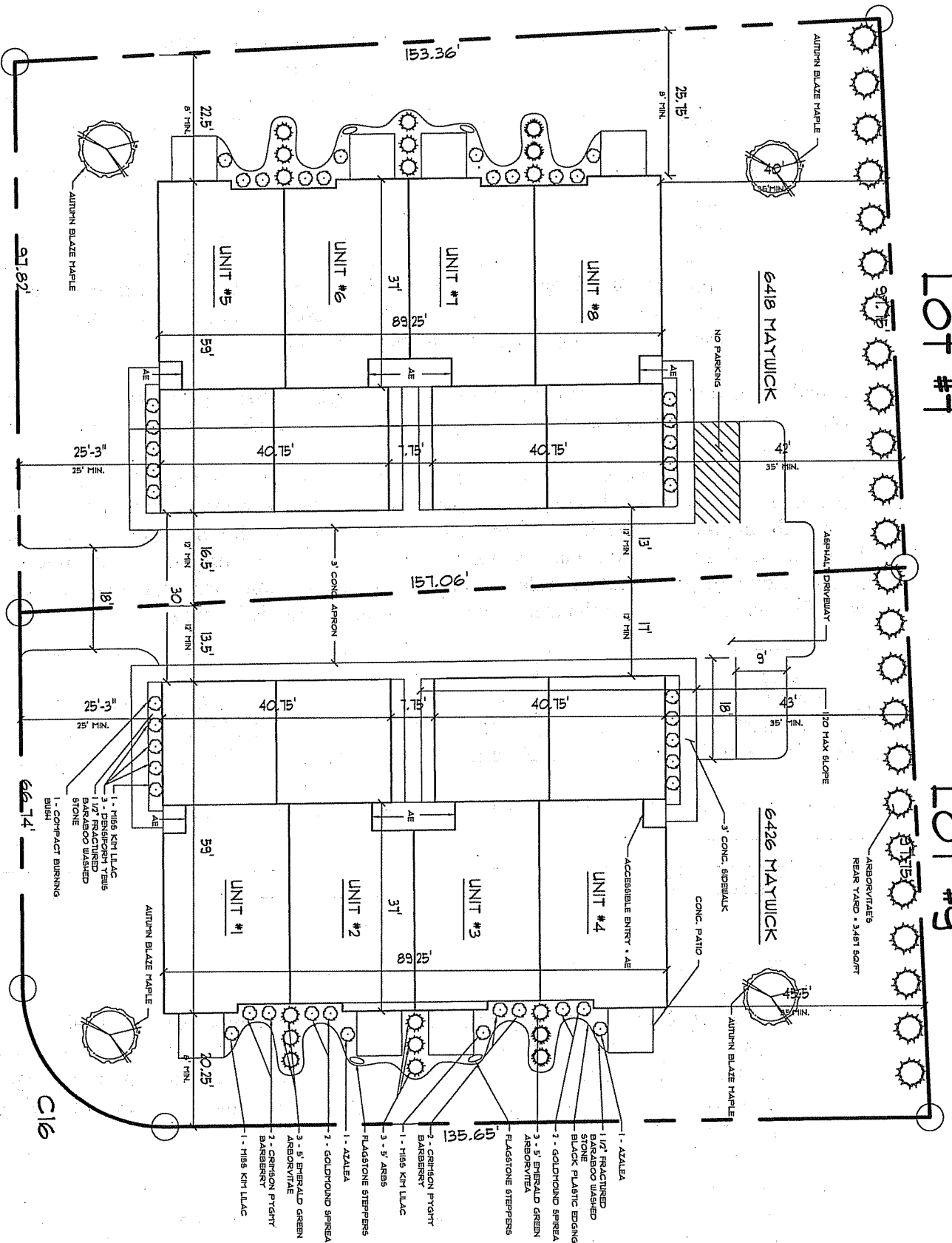
Phone 270-9600 Fax 270-9691

**The following material is REQUIRED for all applications:**

- a. Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- b. Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

LOT #7

LOT #9



MAYWICK DR.

S. SPRECHER RD

60

**BLAKE CONSTRUCTION INC.**  
RESIDENTIAL DIVISION  
1000 W. 10TH STREET  
DENVER, CO 80202  
TEL: 303-733-8888

*Revised colors*

ALL PAINTS BOBRO TRIM & FASCIA

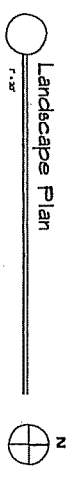
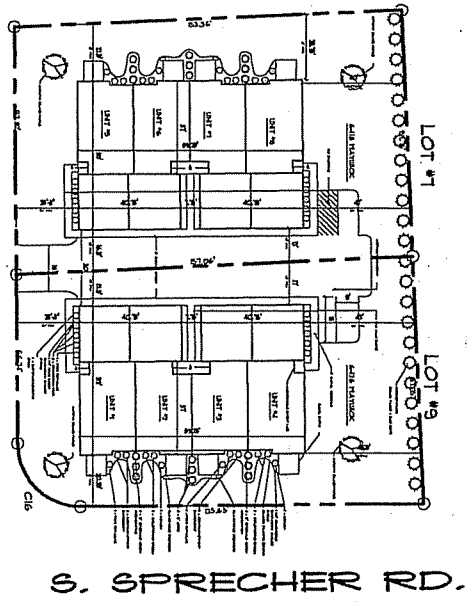
= WHITE

ALL SIDING

= ANGLART DURA HEAVIER

BEACH

= COLEN GRAY, LARDERS



Date: \_\_\_\_\_

NO. 1000 - 1000 - 1000 FOR CONSTRUCTION

**THE TITLE**  
**MAYWICK**  
**CONDOMINIUM HOMES**

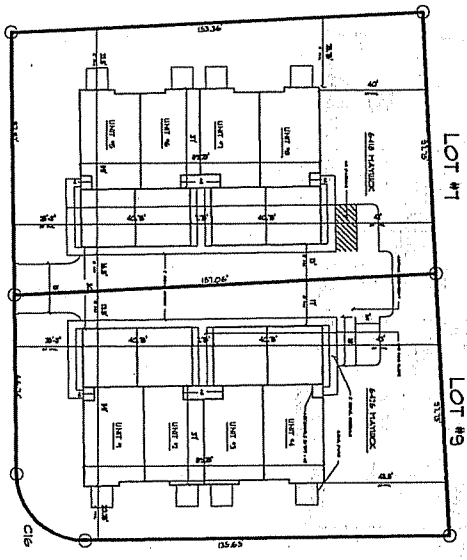
**JOB # 2452**

**DATE: \_\_\_\_\_**  
**LANDSCAPE PLAN**

**PROJECT: \_\_\_\_\_**  
**CLIENT: C-10**

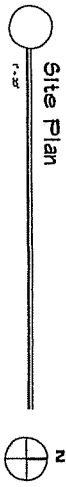
**DESIGNED BY: \_\_\_\_\_**





MAYWICK DR.

S. SPRECHER RD.



**EXCOBE CONSTRUCTION INC.**  
 2811 UNDERLICK DRIVE, SUITE 201  
 WOODBRIDGE, VA 22191  
 PHONE: 703-591-1000  
 FAX: 703-591-9444

DATE: 11/11/2004  
 TIME: 10:00 AM  
 PROJECT: 2482

NO OPEN 12 MONTHS - ISSUED FOR CONSTRUCTION

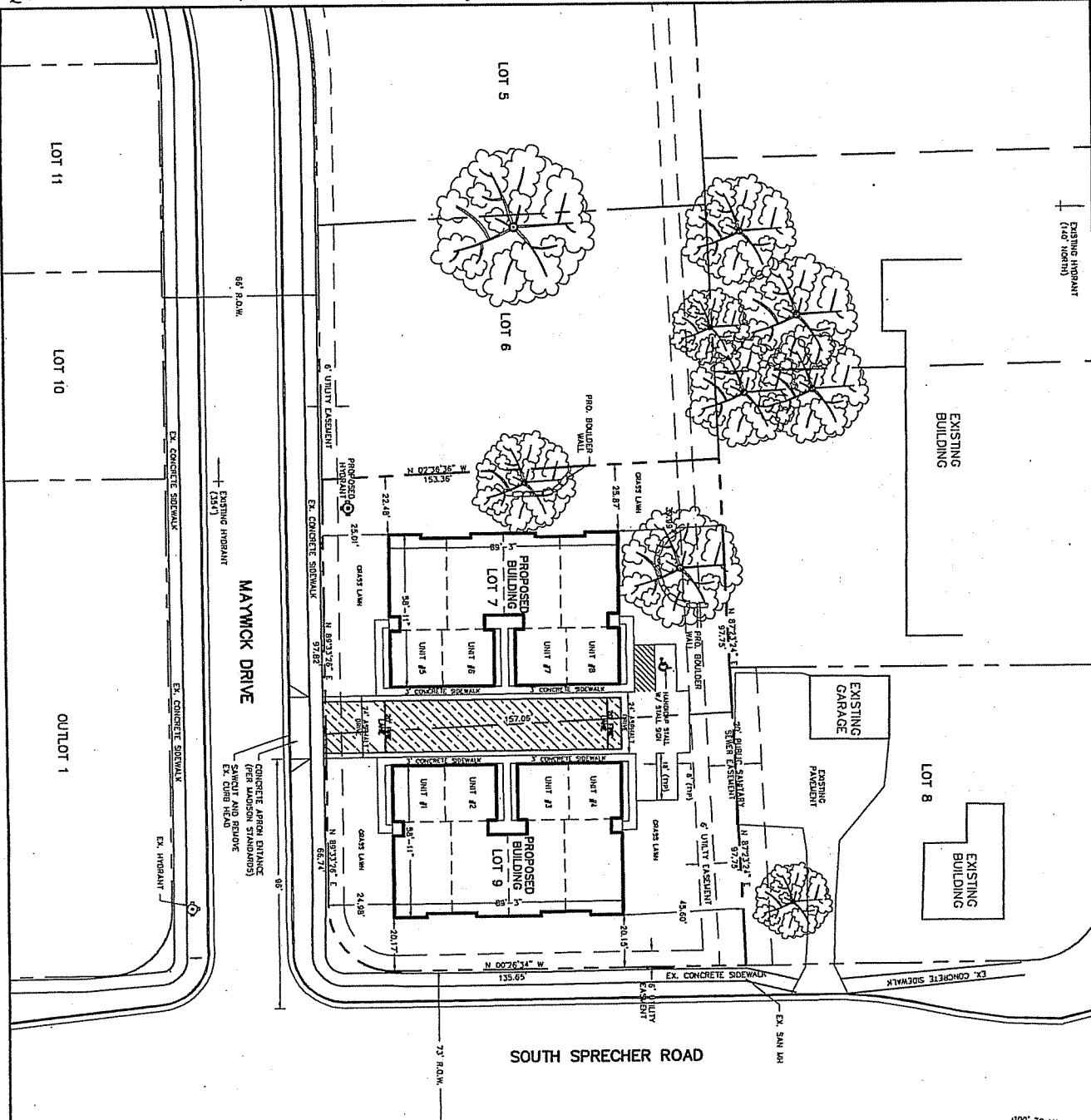
**HAYWICK CONDOMINIUM HOMES**

**JOB # 2482**

**Site Plan**

Sheet 24 of 24

10



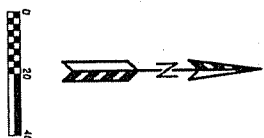
SOUTH SPRECHER ROAD

MAYWICK DRIVE

1/16" = 1'-0" (AS SHOWN)

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Name:	REDACTED
Site Address:	REDACTED
City:	REDACTED
County:	REDACTED
State:	REDACTED
Number of Units (Total):	10
Number of Units (Per Year):	10
Number of Units (Per Month):	10
Number of Units (Per Week):	10
Number of Units (Per Day):	10
Number of Units (Per Hour):	10
Number of Units (Per Minute):	10
Number of Units (Per Second):	10
Number of Units (Per Hour):	10
Number of Units (Per Minute):	10
Number of Units (Per Second):	10



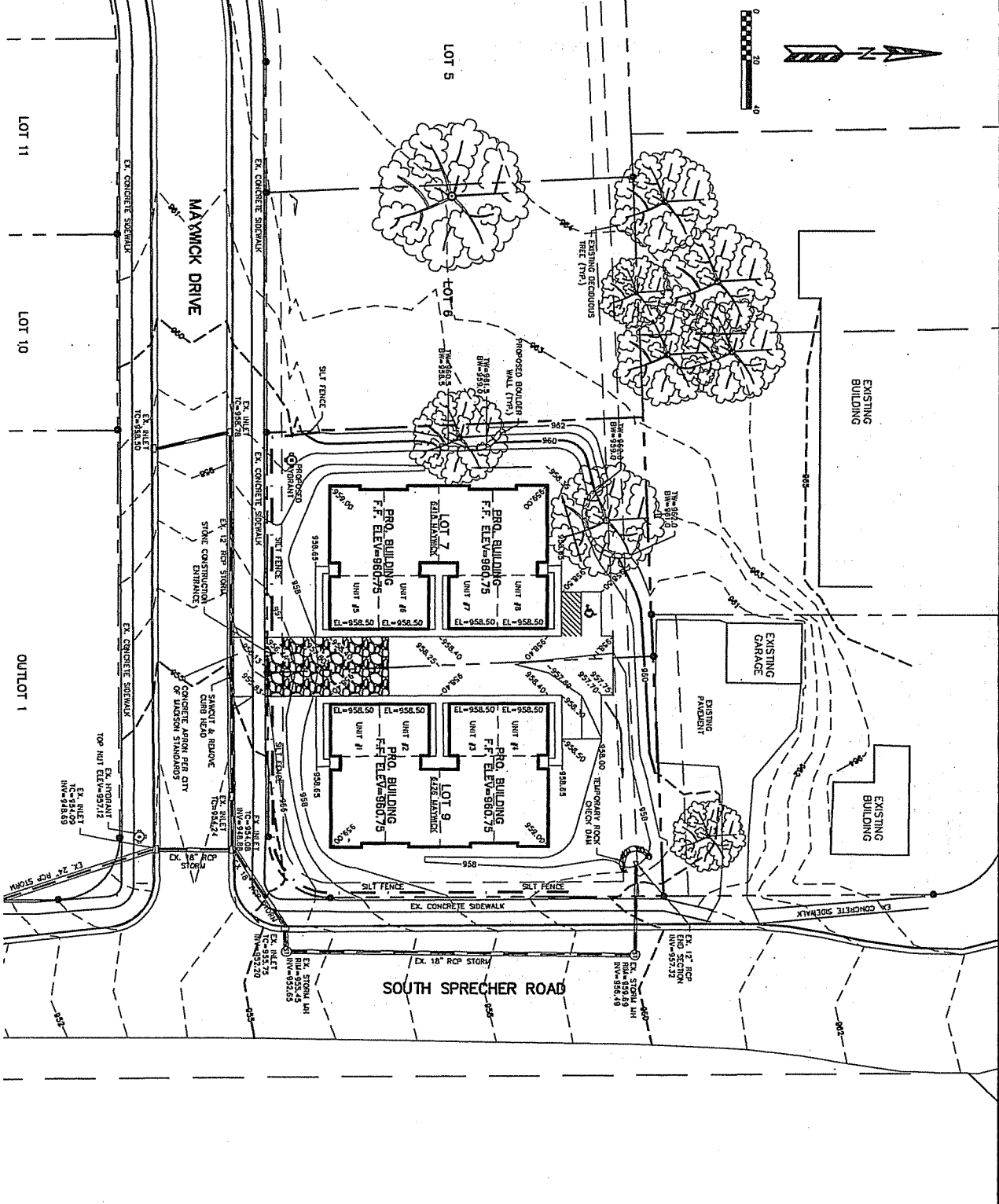
MAYWICK CONDOMINIUM HOMES - LOT 7 & 9

SITE PLAN

PAGE: 1 OF 4

DATE: NOVEMBER 29, 2004

QUAM ENGINEERING, LLC  
 Residential and Commercial Site Design Consultants  
 6621 Meredith Way, McFarland, Wisconsin 53558  
 Phone (608) 838-7750 Fax (608) 838-7752



**EROSION NOTES:**  
 THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF THE GRADING AND EROSION CONTROL WORK. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF THE PROJECT. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF THE PROJECT. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF THE PROJECT.

**THE SCHEDULE:**  
 REVISION 7 - 6, 2003  
 REVISION 8 - JUNE 13, 2003  
 REVISION 9 - JUNE 13, 2003

**RESTORATION NOTES:**  
 THE RESTORATION MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF THE GRADING AND EROSION CONTROL WORK. THE RESTORATION MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF THE PROJECT. THE RESTORATION MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF THE PROJECT.

**OWNER:**  
 QUAM ENGINEERING, LLC  
 1123 WASHINGTON DRIVE, SUITE 204  
 MADISON, WI 53703

**DESIGNER:**  
 QUAM ENGINEERING, LLC  
 1123 WASHINGTON DRIVE, SUITE 204  
 MADISON, WI 53703

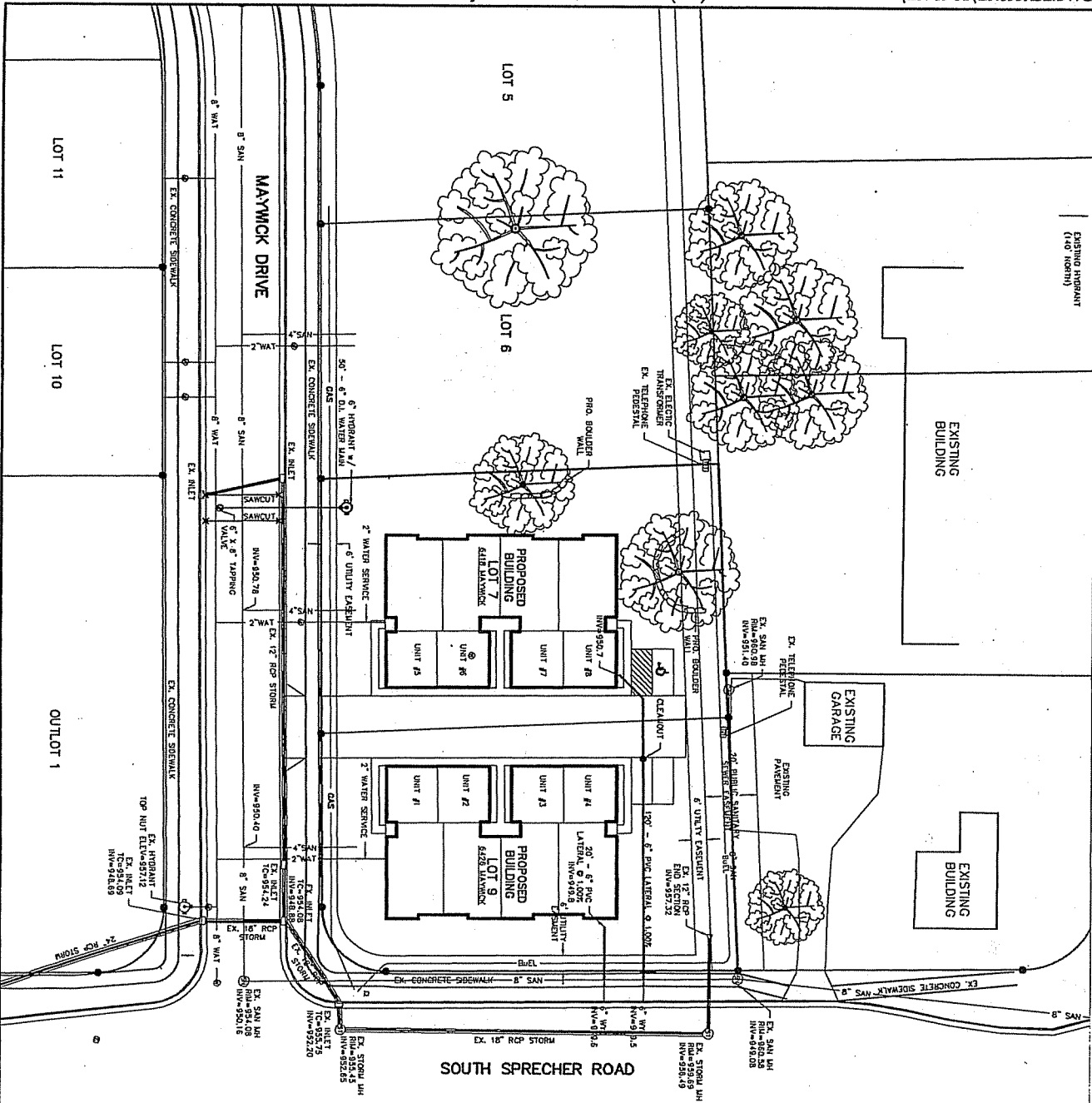
**SCALE:**  
 1" = 10' (PLAN)  
 1" = 20' (SECTION)

**ROCK CHECK DAIL DETAIL**

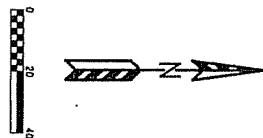
**STONE CONSTRUCTION ENTRANCE**

**SILT FENCE CONSTRUCTION (SHEET FLOW)**

**GRADING & EROSION CONTROL PLAN**  
 MAYMICK CONDOMINIUM HOMES - LOT 7 & 9  
 PAGE: 2 OF 4  
 DATED: NOVEMBER 29, 2004  
 REVISED: JANUARY 4, 2005  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

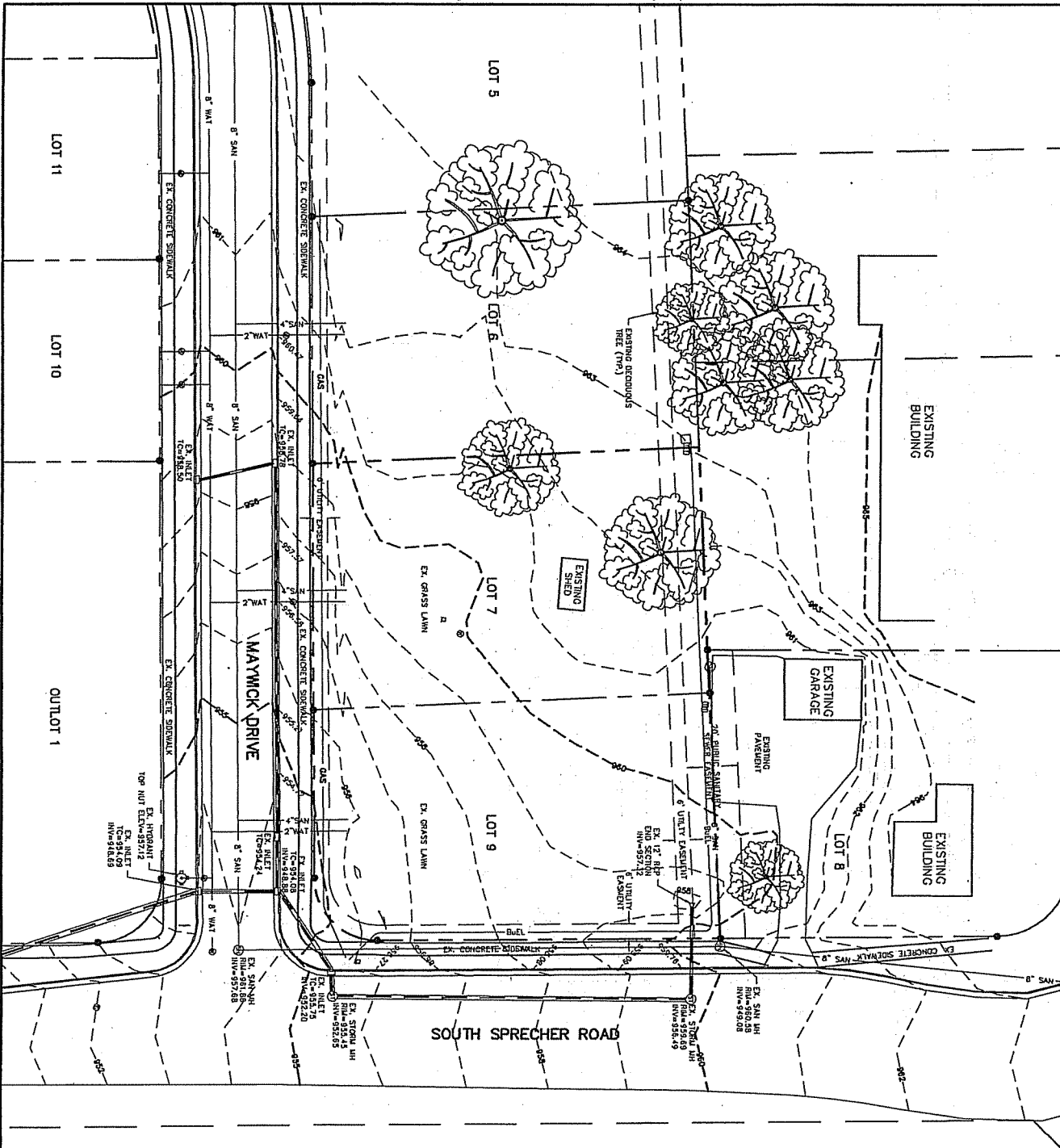


SOUTH SPRECHER ROAD



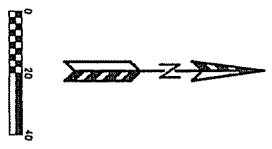
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**MAYWICK CONDOMINIUM HOMES - LOT 7 & 9**  
 UTILITY PLAN  
 PAGE: 1 OF 4  
 DATED: NOVEMBER 29, 2004  
 REVISED: JANUARY 4, 2005  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 6621 Meredith Way, McFarland, Wisconsin 53558  
 Phone (608) 838-7750 Fax (608) 838-7752



**MAYMICK CONDOMINIUM HOMES - LOT 7 & 9**  
 EXISTING SITE PLAN  
 PAGE: 4 OF 4  
 DATE: NOVEMBER 29, 2004

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 6621 Meredith Way, McFarland, Wisconsin 53558  
 Phone (608) 838-7750 Fax (608) 838-7752



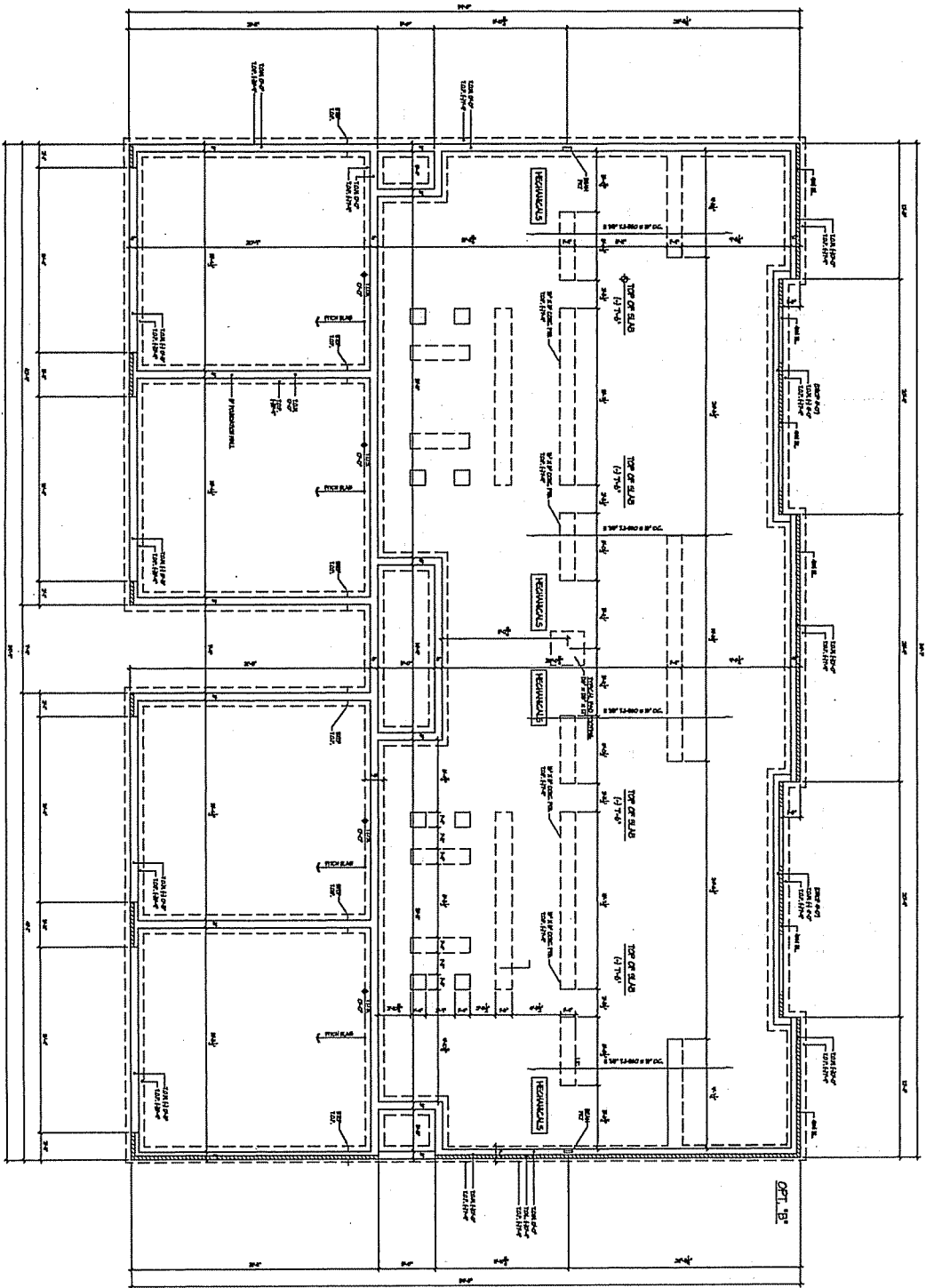
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**EVORE CONSTRUCTION, INC.**  
 200 HANCOCK STREET, SUITE 200  
 BOSTON, MA 02114  
 TEL: 617-552-8800  
 FAX: 617-552-8801

**EVORE CONSTRUCTION, INC.**

**NOTES:**  
 1. THIS PLAN AND ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



**PROJECT:**  
**MAYNICK**  
 Condominium Homes

**FOUNDATION PLAN**

**Scale: 1/4" = 1'-0"**  
**F-11**

**BYONE CONSTRUCTION INC.**  
RESIDENTIAL DIVISION  
1000 W. 10TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.1111

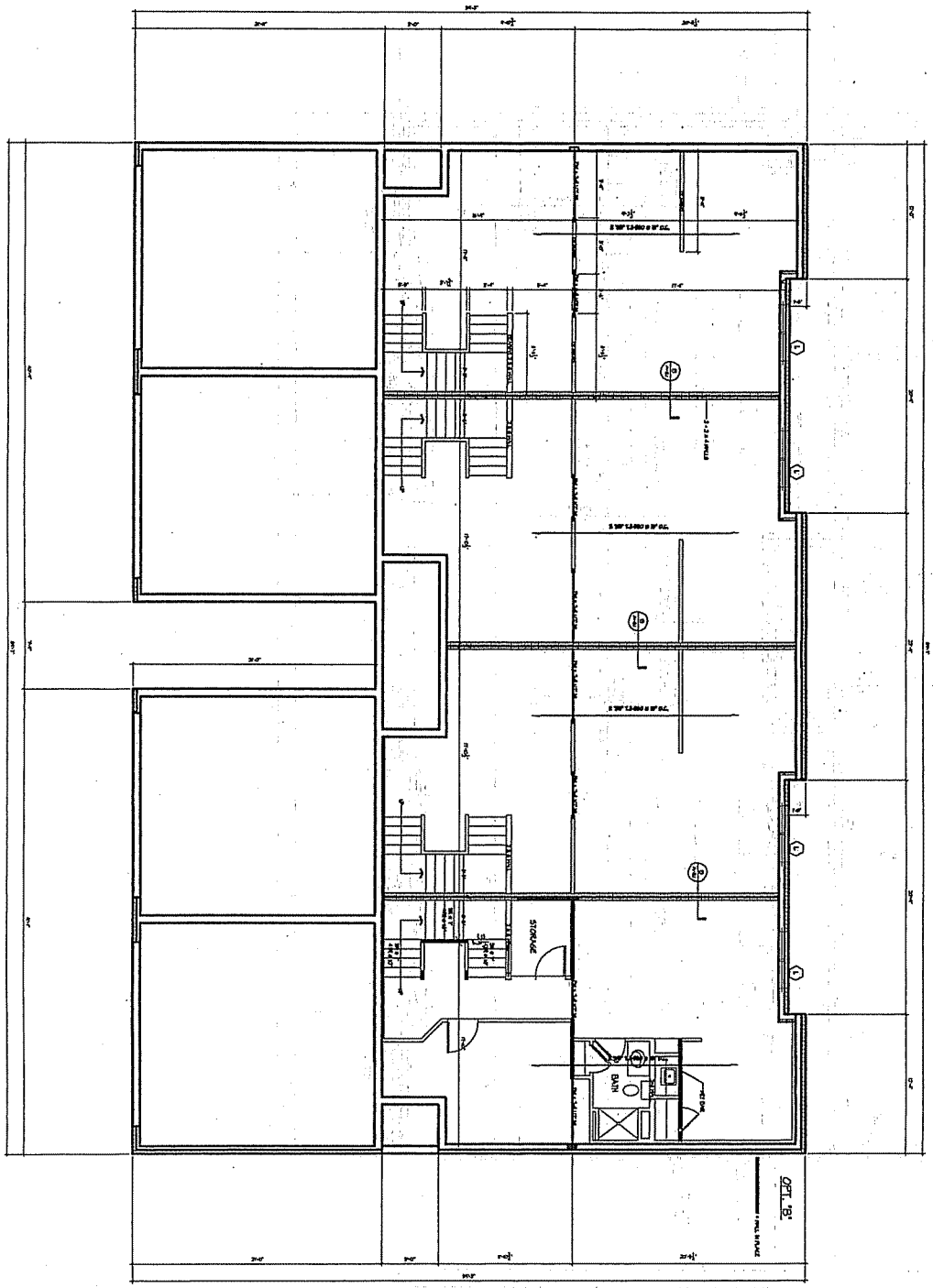
**Contract**  
\_\_\_\_\_

**DATE:** 12/15/11

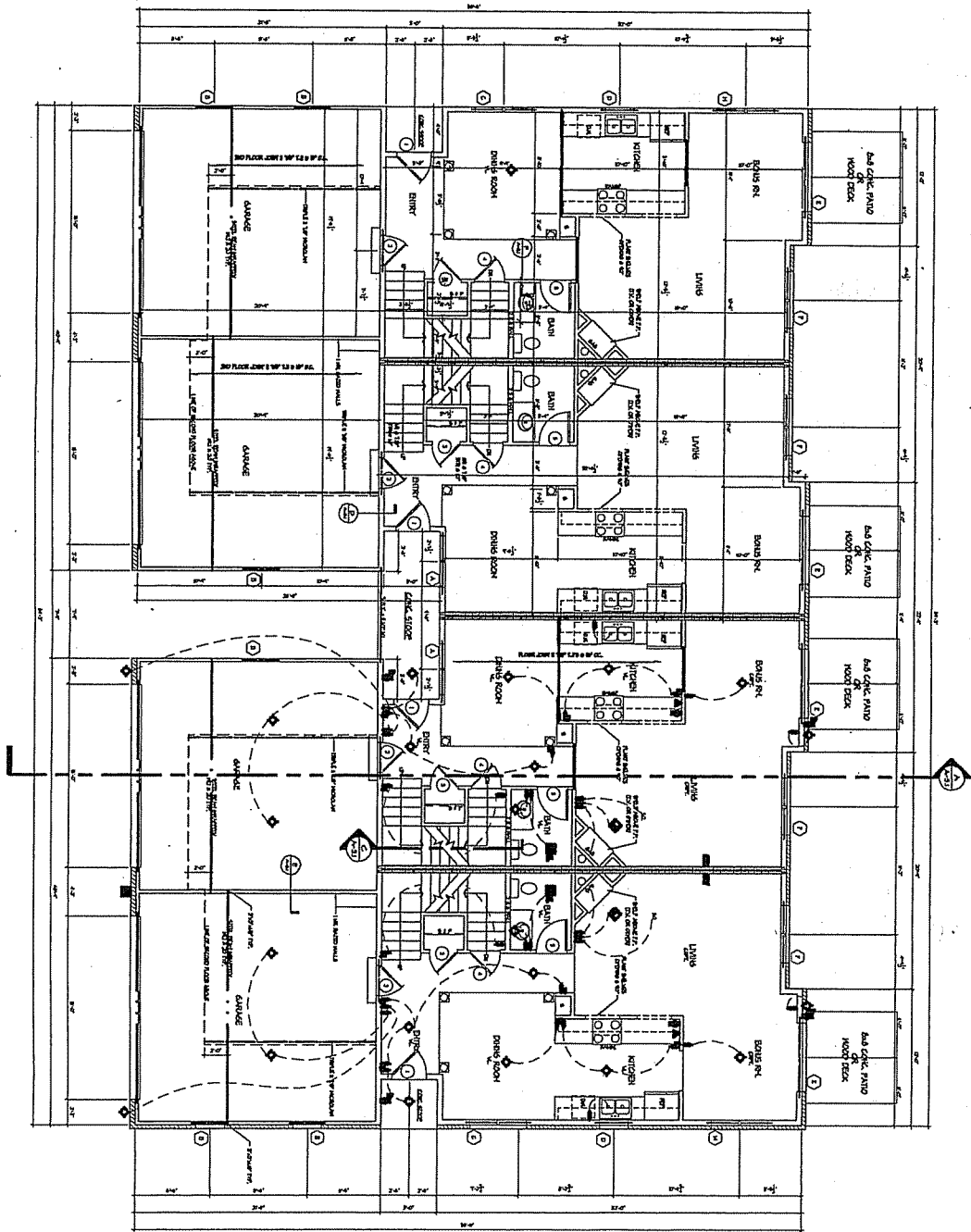
**Notes:**  
1. REFER TO SHEET 101 FOR CONSTRUCTION  
2. SEE NOTES ON SHEET 101 FOR CONSTRUCTION

**PROJECT:**  
**HAYMAK**  
**Condensation Homes**

**DESIGNER:**  
**Lerner Lerner Plan**  
Scale: 1/8" = 1'-0"  
DATE: 12/15/11  
**ALD**



**BEYER CONSTRUCTION INC.**  
RESIDENTIAL DESIGN & CONSTRUCTION  
1000 W. 10TH ST. SUITE 100  
DENVER, CO 80202  
TEL: 303.733.8888



**PROJECT:**  
MAYNACK  
Condominium Homes

**JOB #**  
103 1

**DATE:**  
10/1/03

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

**BY:**  
M-J

**REVISIONS:**  
NO. 1 - 10/1/03  
NO. 2 - 10/1/03  
NO. 3 - 10/1/03



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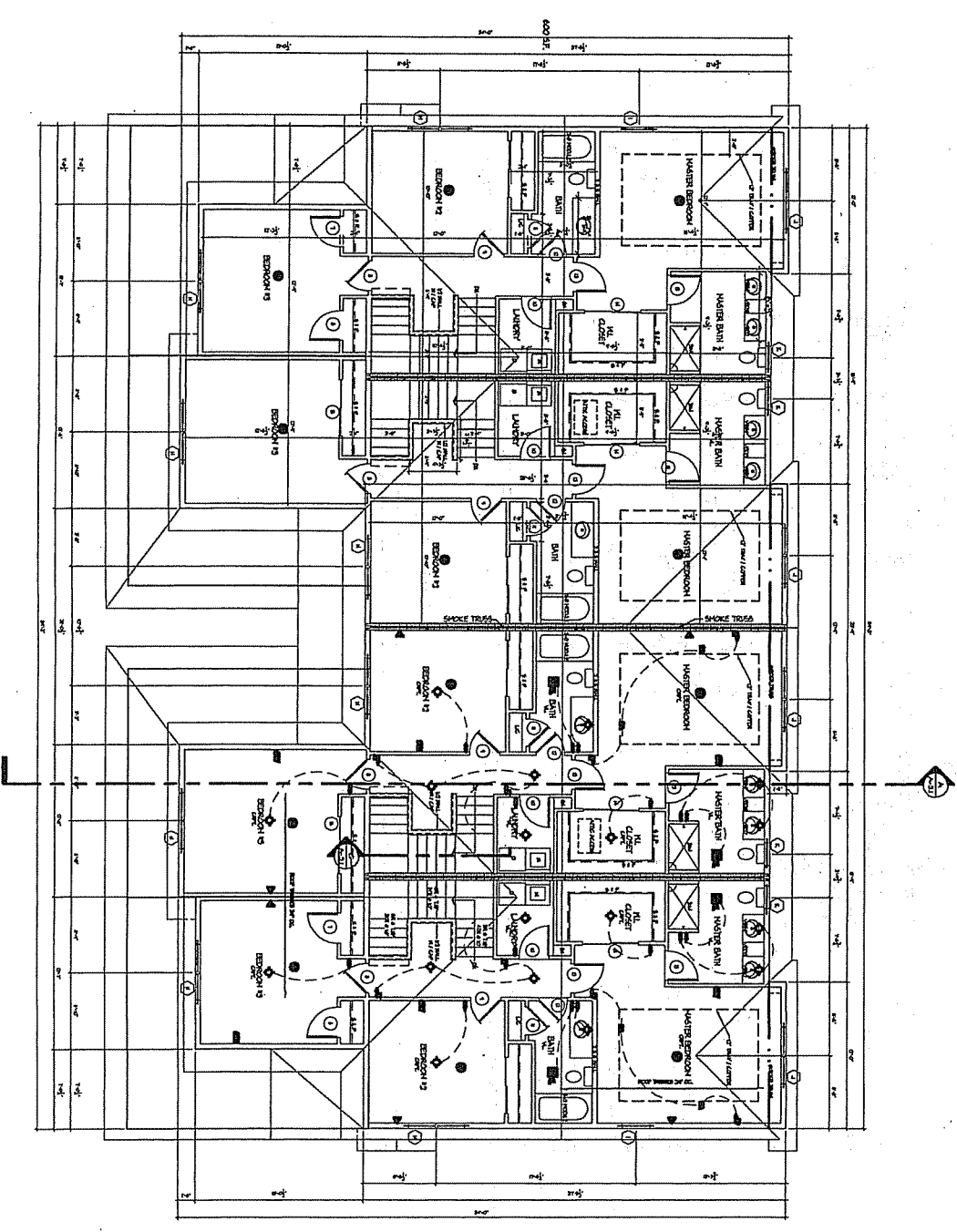
**BEZAR CONSTRUCTION INC.**  
GENERAL CONTRACTOR  
1000 WEST 10TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.BEZARCONSTRUCTION.COM

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_

SCALE: 1/8" = 1'-0"  
SHEET: \_\_\_\_\_

**HANNICK**  
CONDOMINIUM HOMES

**Second Floor Plan**  
A-12

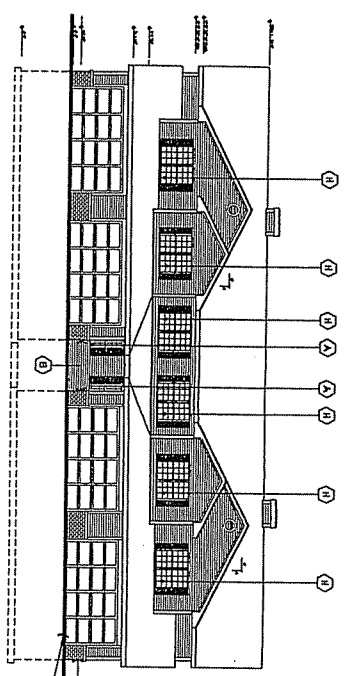


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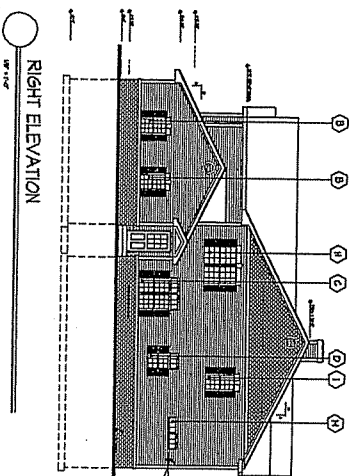
**BLAZER CONSTRUCTION INC.**  
 120 UNIVERSITY PARK, SUITE 204  
 HOUSTON, TEXAS 77058  
 PHONE 832-9344

Contract  
**BROOK CONSTRUCTION INC.**  
 626719960

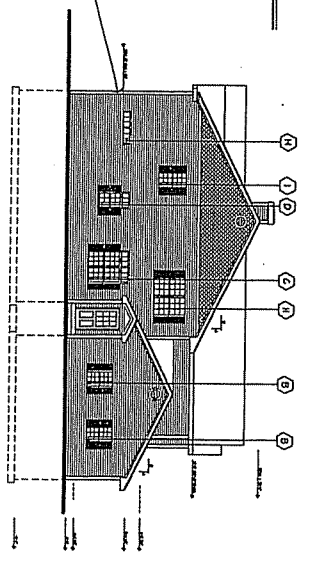
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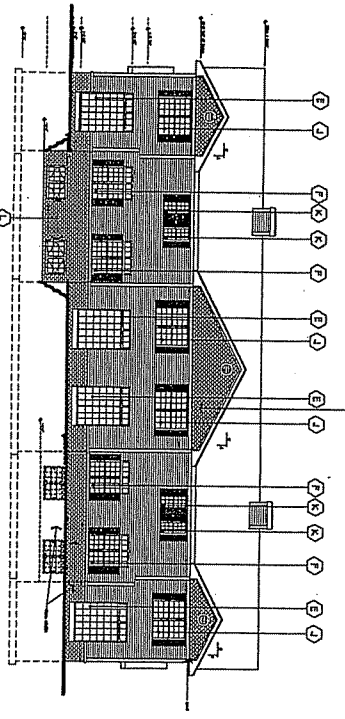
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

WINDOW SCHEDULE

NO.	TYPE	SIZE	GRID	HARDWARE	INSULATION	FINISH	NOTES
1	DOUBLE HUNG	3'-0" x 4'-0"	1-2	BRASS	NO	PAINT	REAR PORCH
2	DOUBLE HUNG	3'-0" x 4'-0"	3-4	BRASS	NO	PAINT	REAR PORCH
3	DOUBLE HUNG	3'-0" x 4'-0"	5-6	BRASS	NO	PAINT	REAR PORCH
4	DOUBLE HUNG	3'-0" x 4'-0"	7-8	BRASS	NO	PAINT	REAR PORCH
5	DOUBLE HUNG	3'-0" x 4'-0"	9-10	BRASS	NO	PAINT	REAR PORCH
6	DOUBLE HUNG	3'-0" x 4'-0"	11-12	BRASS	NO	PAINT	REAR PORCH
7	DOUBLE HUNG	3'-0" x 4'-0"	13-14	BRASS	NO	PAINT	REAR PORCH
8	DOUBLE HUNG	3'-0" x 4'-0"	15-16	BRASS	NO	PAINT	REAR PORCH
9	DOUBLE HUNG	3'-0" x 4'-0"	17-18	BRASS	NO	PAINT	REAR PORCH
10	DOUBLE HUNG	3'-0" x 4'-0"	19-20	BRASS	NO	PAINT	REAR PORCH
11	DOUBLE HUNG	3'-0" x 4'-0"	21-22	BRASS	NO	PAINT	REAR PORCH
12	DOUBLE HUNG	3'-0" x 4'-0"	23-24	BRASS	NO	PAINT	REAR PORCH
13	DOUBLE HUNG	3'-0" x 4'-0"	25-26	BRASS	NO	PAINT	REAR PORCH
14	DOUBLE HUNG	3'-0" x 4'-0"	27-28	BRASS	NO	PAINT	REAR PORCH
15	DOUBLE HUNG	3'-0" x 4'-0"	29-30	BRASS	NO	PAINT	REAR PORCH
16	DOUBLE HUNG	3'-0" x 4'-0"	31-32	BRASS	NO	PAINT	REAR PORCH
17	DOUBLE HUNG	3'-0" x 4'-0"	33-34	BRASS	NO	PAINT	REAR PORCH
18	DOUBLE HUNG	3'-0" x 4'-0"	35-36	BRASS	NO	PAINT	REAR PORCH
19	DOUBLE HUNG	3'-0" x 4'-0"	37-38	BRASS	NO	PAINT	REAR PORCH
20	DOUBLE HUNG	3'-0" x 4'-0"	39-40	BRASS	NO	PAINT	REAR PORCH

DOOR SCHEDULE

NO.	TYPE	SIZE	GRID	HARDWARE	INSULATION	FINISH	NOTES
1	DOUBLE HUNG	3'-0" x 4'-0"	1-2	BRASS	NO	PAINT	REAR PORCH
2	DOUBLE HUNG	3'-0" x 4'-0"	3-4	BRASS	NO	PAINT	REAR PORCH
3	DOUBLE HUNG	3'-0" x 4'-0"	5-6	BRASS	NO	PAINT	REAR PORCH
4	DOUBLE HUNG	3'-0" x 4'-0"	7-8	BRASS	NO	PAINT	REAR PORCH
5	DOUBLE HUNG	3'-0" x 4'-0"	9-10	BRASS	NO	PAINT	REAR PORCH
6	DOUBLE HUNG	3'-0" x 4'-0"	11-12	BRASS	NO	PAINT	REAR PORCH
7	DOUBLE HUNG	3'-0" x 4'-0"	13-14	BRASS	NO	PAINT	REAR PORCH
8	DOUBLE HUNG	3'-0" x 4'-0"	15-16	BRASS	NO	PAINT	REAR PORCH
9	DOUBLE HUNG	3'-0" x 4'-0"	17-18	BRASS	NO	PAINT	REAR PORCH
10	DOUBLE HUNG	3'-0" x 4'-0"	19-20	BRASS	NO	PAINT	REAR PORCH
11	DOUBLE HUNG	3'-0" x 4'-0"	21-22	BRASS	NO	PAINT	REAR PORCH
12	DOUBLE HUNG	3'-0" x 4'-0"	23-24	BRASS	NO	PAINT	REAR PORCH
13	DOUBLE HUNG	3'-0" x 4'-0"	25-26	BRASS	NO	PAINT	REAR PORCH
14	DOUBLE HUNG	3'-0" x 4'-0"	27-28	BRASS	NO	PAINT	REAR PORCH
15	DOUBLE HUNG	3'-0" x 4'-0"	29-30	BRASS	NO	PAINT	REAR PORCH
16	DOUBLE HUNG	3'-0" x 4'-0"	31-32	BRASS	NO	PAINT	REAR PORCH
17	DOUBLE HUNG	3'-0" x 4'-0"	33-34	BRASS	NO	PAINT	REAR PORCH
18	DOUBLE HUNG	3'-0" x 4'-0"	35-36	BRASS	NO	PAINT	REAR PORCH
19	DOUBLE HUNG	3'-0" x 4'-0"	37-38	BRASS	NO	PAINT	REAR PORCH
20	DOUBLE HUNG	3'-0" x 4'-0"	39-40	BRASS	NO	PAINT	REAR PORCH

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Title

Drawn by  
**MAYNICK**  
 Candanathan Homes

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

Sheet  
**A-21**