

CITY OF MADISON

Proposed Demolition

Location: 632 Knickerbocker Street

Project Name: Furlan Home

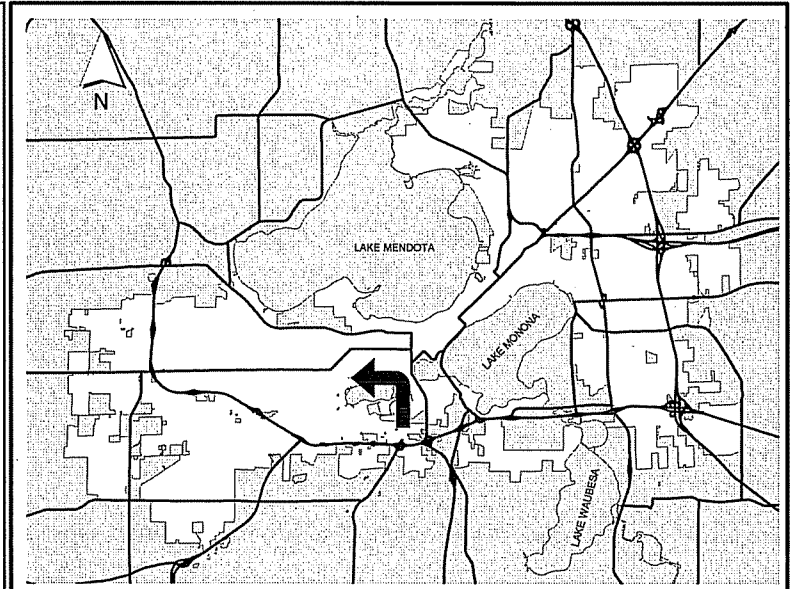
Applicant: Margaret & David Furlan/
Joel R Nelson - JJ Woodworks, Inc

Existing Use: Single Family House

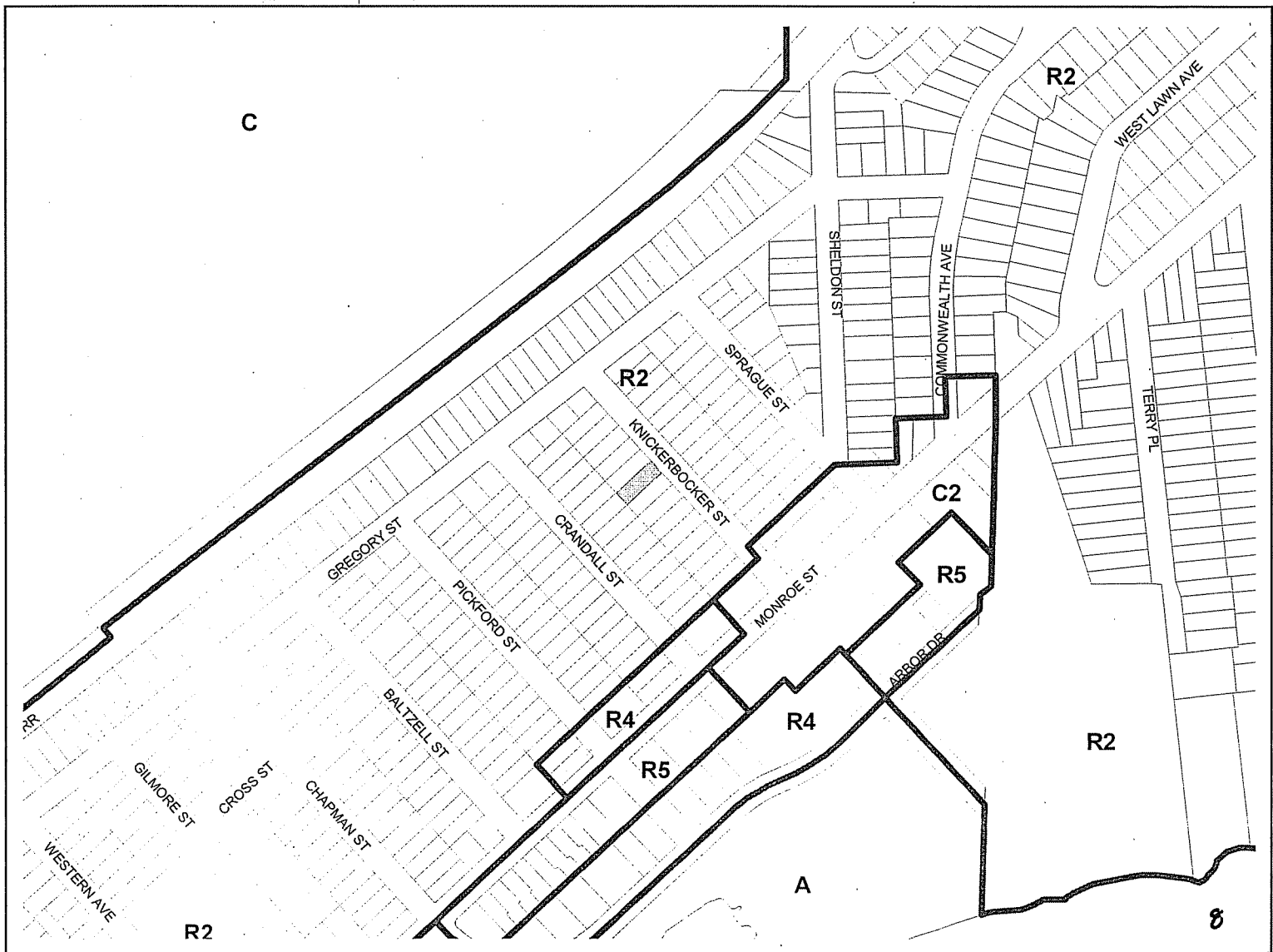
Proposed Use: Demolish Existing House and
Build New Single-Family Home

Public Hearing Dates:

Plan Commission 05 December 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



632 Knickerbocker Street

0 100 Feet

Date of Aerial Photography - April 2000

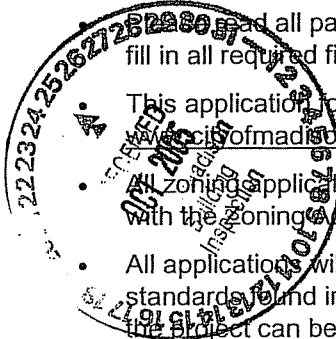


LAND USE APPLICATION

Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.



Read all pages of the application completely and fill in all required fields.

This application form may also be completed online at www.cityofmadison.com/planning/plan.html

- Zoning application packages should be filed directly with the zoning administrator's desk.
- All applications will be reviewed against the applicable standards and in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 550 Receipt No. 65665
 Date Received 10-25-05
 Received By RJT
 Parcel No. 0709-281-0728-8
 Aldermanic District 10, Ken Golden
 GQ OK!
 Zoning District R2
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification Waiver _____
 Ngrbrhd. Assn Not. Waiver _____
 Date Sign Issued 10-25-05

1. Project Address: 632 Knickerbocker St. Project Area in Acres: Lot = 4800 sq. ft. (.11 acre)
 Project Title (if any): _____

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Margaret & David Furlan Company: _____
 Street Address: 632 Knickerbocker St. City/State: Madison, WI Zip: 53711
 Telephone: (608) 238-6317 Fax: () Email: dfurlan6317@charter.net
 Project Contact Person: Joel R. Nelson Company: J.N. Woodworks, Inc.
 Street Address: 3520 Packers Ave. City/State: Madison WI Zip: 53704
 Telephone: (608) 249-2701 Fax: (608) ~~249-2701~~ 249-2006 Email: jjwoodworks@prodigy.net
 Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: This project would build a 2-story home on an existing foundation for residential use only.

Development Schedule: Commencement Dec. 2005 Completion May 2006

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- ~~• Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)~~
- ~~Seven (7) copies~~¹⁴ of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ _____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings; photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat (PDF) files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Ken Golden

If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner _____ Date _____ | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Margaret & David Furlan Date 10/21/05
Signature Margaret Furlan Relation to Property Owner self

Authorizing Signature of Property Owner _____ Date _____

David & Margaret Furlan
632 Knickerbocker Street
Madison, Wisconsin 53711
(608) 238-6317
dfurlan6317@charter.net

October 22, 2005

Madison Plan Commission
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, WI 53701-2985

Re: Letter of Intent – Conditional Use and Demolition Permit
Project at 632 Knickerbocker Street

Dear Madison Plan Commission:

We are appearing before you to request approval for our home remodeling project. Our project seeks to remove our one-story home from its foundation and re-build a new two-story home.

Our home at 632 Knickerbocker Street is approximately 29 years old. The house is zoned R2. It is a pre-fabricated, ranch-style home and rests on a 4800 square foot lot. The total living space on the first floor of the house is 912 square feet and contains three small bedrooms (8x10, 8x11, 12x11), one full bath, plus a living room and kitchen. The basement is partially finished and contains a ¾ bath. We seek to expand the house by re-building it with two stories and not expanding the footprint.

Our purpose is to create a more livable and functional home for a family of two adults and three children. The project intends to maintain a space of five rooms on the first floor but re-configured as: kitchen, dining room, living room, family room, and a half bathroom. The second floor would then include four bedrooms plus one full bath.

Originally, we sought to add a second story to our current house, but upon consultation with a structural engineer we decided against it. The engineer advised us that it would be costly and difficult to add the second story on the unique steel beam construction of the pre-fabricated design. In addition, this project will house our family, and we wanted to feel confident the final design would be a stable and safe structural environment for years to come. For these reasons, we did not feel comfortable by simply adding the second story.

Our development schedule will begin in December 2005. At that time, we plan to move the current house off the foundation and deliver it to our buyer. Following that, our contractor will build the new two-story home with an anticipated completion date in late spring. Our contractor is Joel Nelson of J.N. Woodworks and our architect is Chris


Dietzen of Marling Lumber. The final home will be a single-family home consisting of 1835 square feet. Our family will be the owner-occupants of the house.

Our application is also based on our family situation. We have three children in elementary school, ages 4, 8, and 10 and the oldest of whom has a disability. In terms of his development as well as the impact on our other children, we believe if we were forced to move for more space, it would constitute a hardship on our family. Because we have lived in this neighborhood and on this street since our oldest son was 2 ½ years old, he has grown up with a safety net and optimal socialization for his disability with a stable set of neighbors, friends, and families. We have spoken to both of our adjacent neighbors and both are supportive of our plans as our other neighbors on our block.

Thank you very much for your consideration of permit and conditional use request. We look forward to answering any additional questions you may have.

Sincerely,


Margaret Furlan


David Furlan

PLAT OF SURVEY

DESCRIPTION:
 LOT 7, BLOCK 8, FLAT OF WISCONSIN, IN THE
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYED FOR:
 DAVID THOMAS
 1000 KNICKERBOCKER ST.
 WAUKESHA, WI 53111

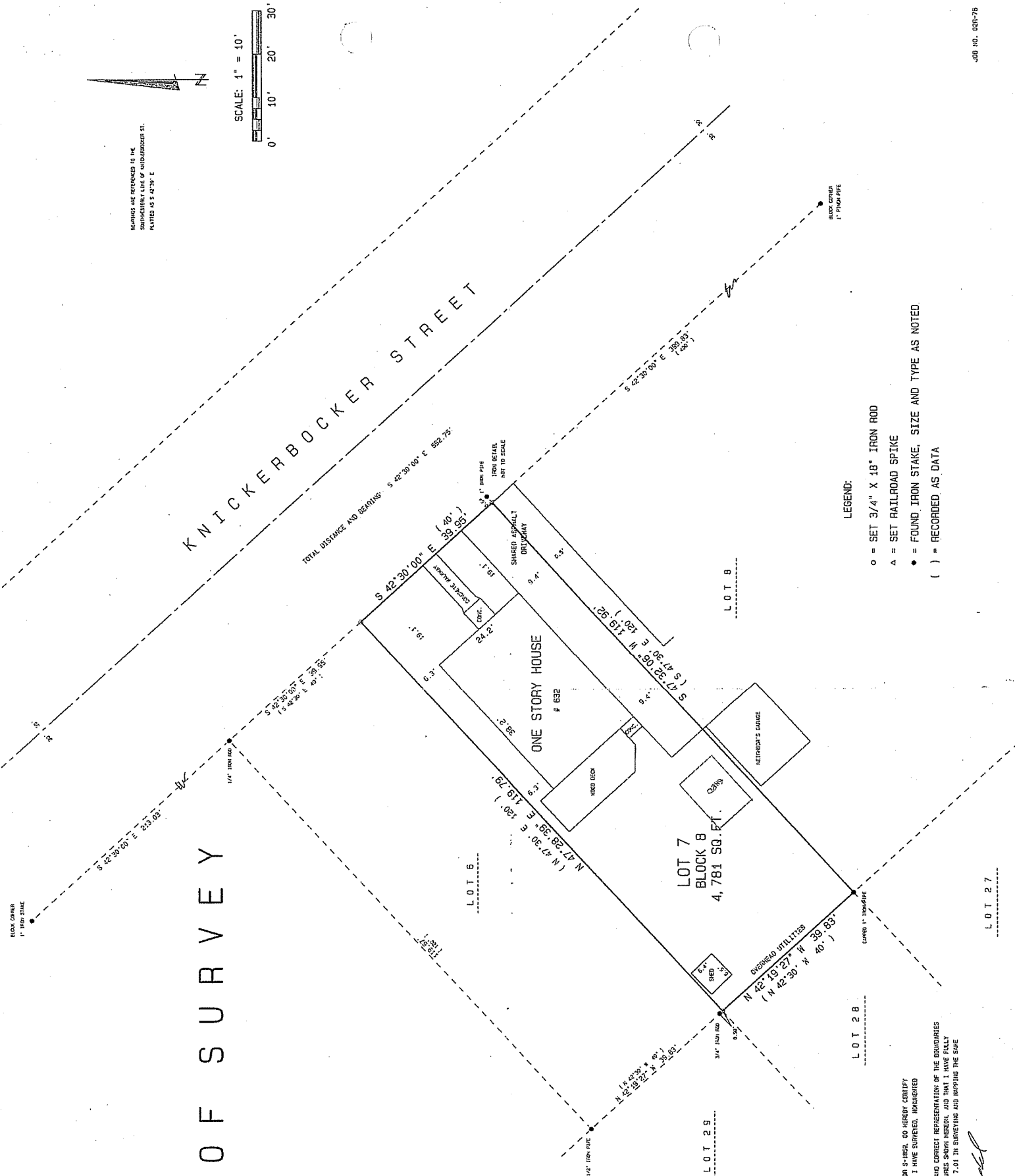
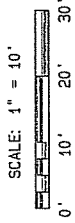
COMPILED BY:
 KEVIN H. ROSEL
 REGISTERED LAND SURVEYOR
 WAUKESHA, WI 53137
 500-549-8115



SURVEYOR'S CERTIFICATE:
 I, KEVIN H. ROSEL, REGISTERED LAND SURVEYOR S-1083, DO HEREBY CERTIFY
 THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HAVE SURVEYED, MONUMENTED
 AND MAPPED THE ABOVE DESCRIBED LANDS.
 I DO FURTHER CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARIES
 OF THE LANDS SURVEYED, INCLUDING ANY FEATURES SHOWN HEREON, AND THAT I HAVE FULLY
 COMPLIED WITH THE ADMINISTRATIVE CODE NO. 7.01 IN SURVEYING AND MAPPING THE SAME
 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

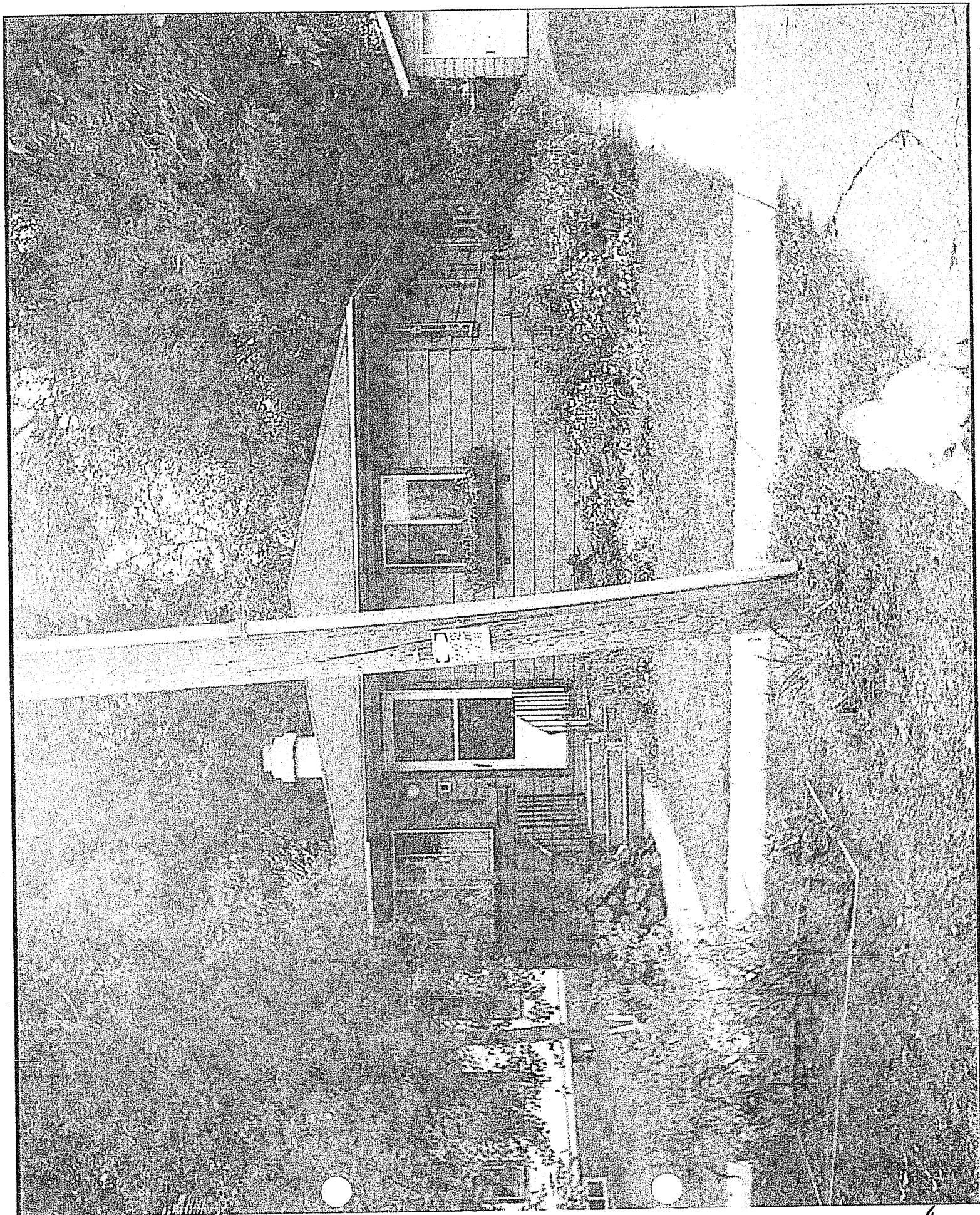
KEVIN H. ROSEL
 REGISTERED LAND SURVEYOR S-1083
 DATED: APRIL 9, 2002

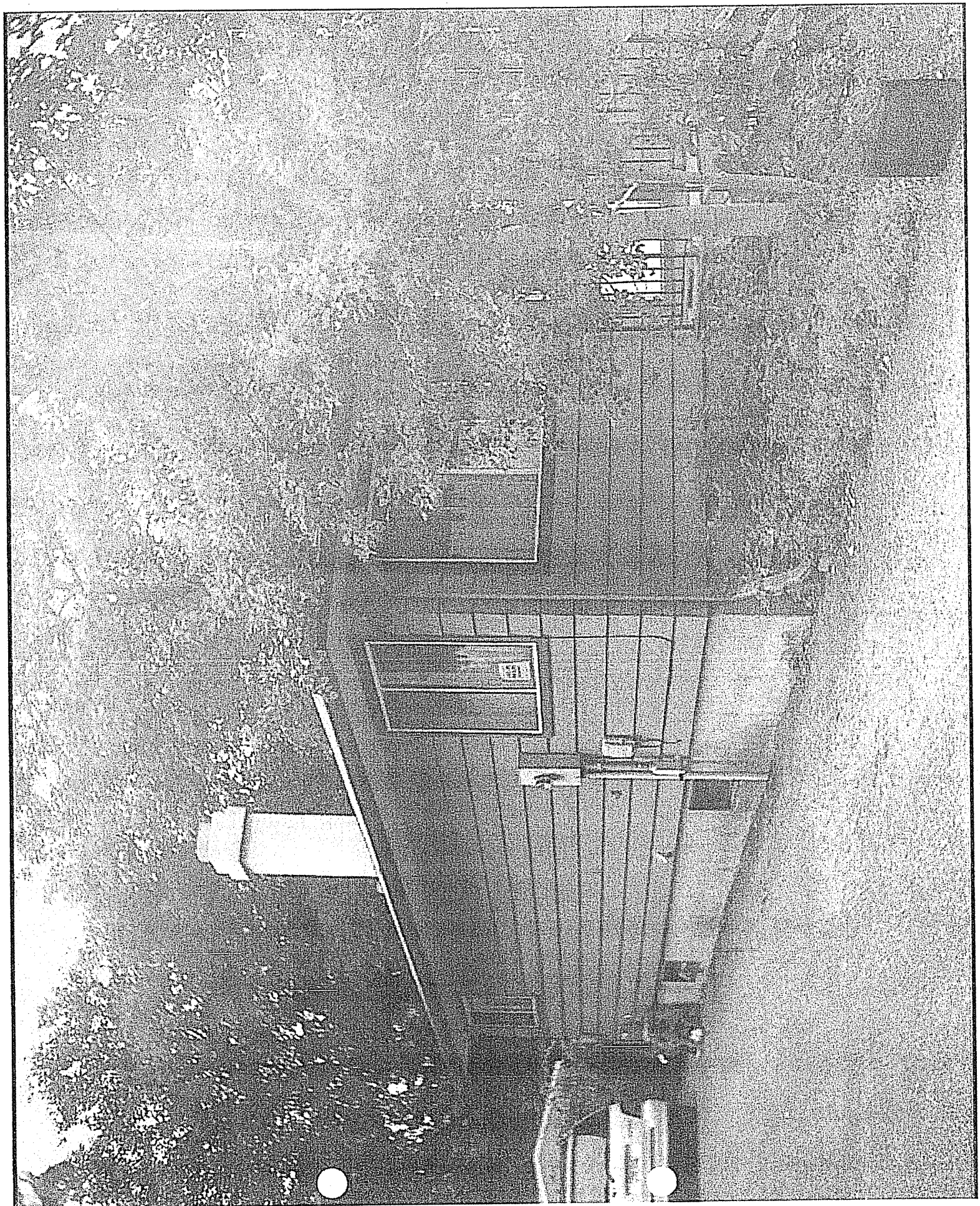
BEARINGS ARE REFERENCED TO THE
 QUADRANTARY LINE OF INTERSECTING ST.
 PLANTED AS S 42°30' E

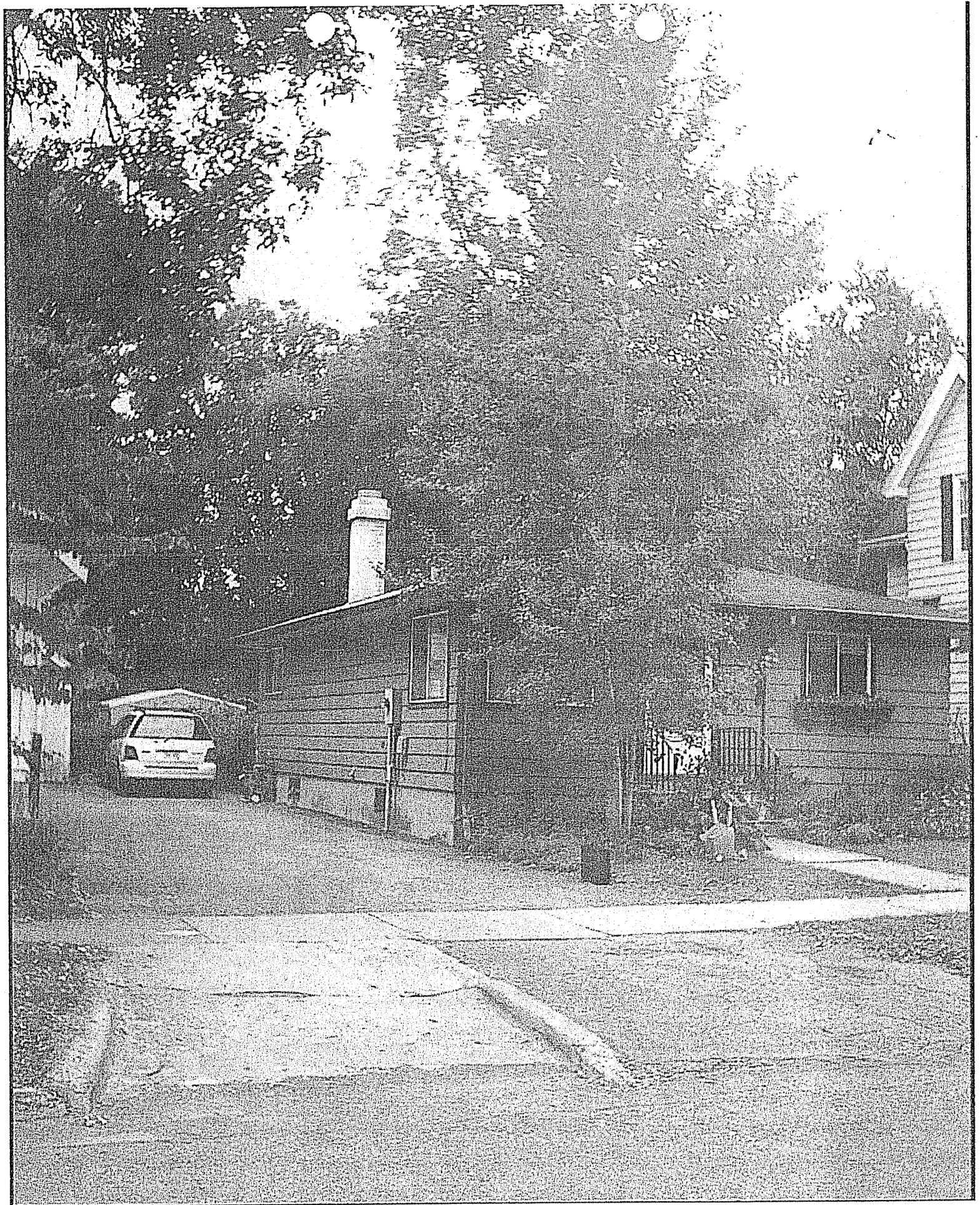


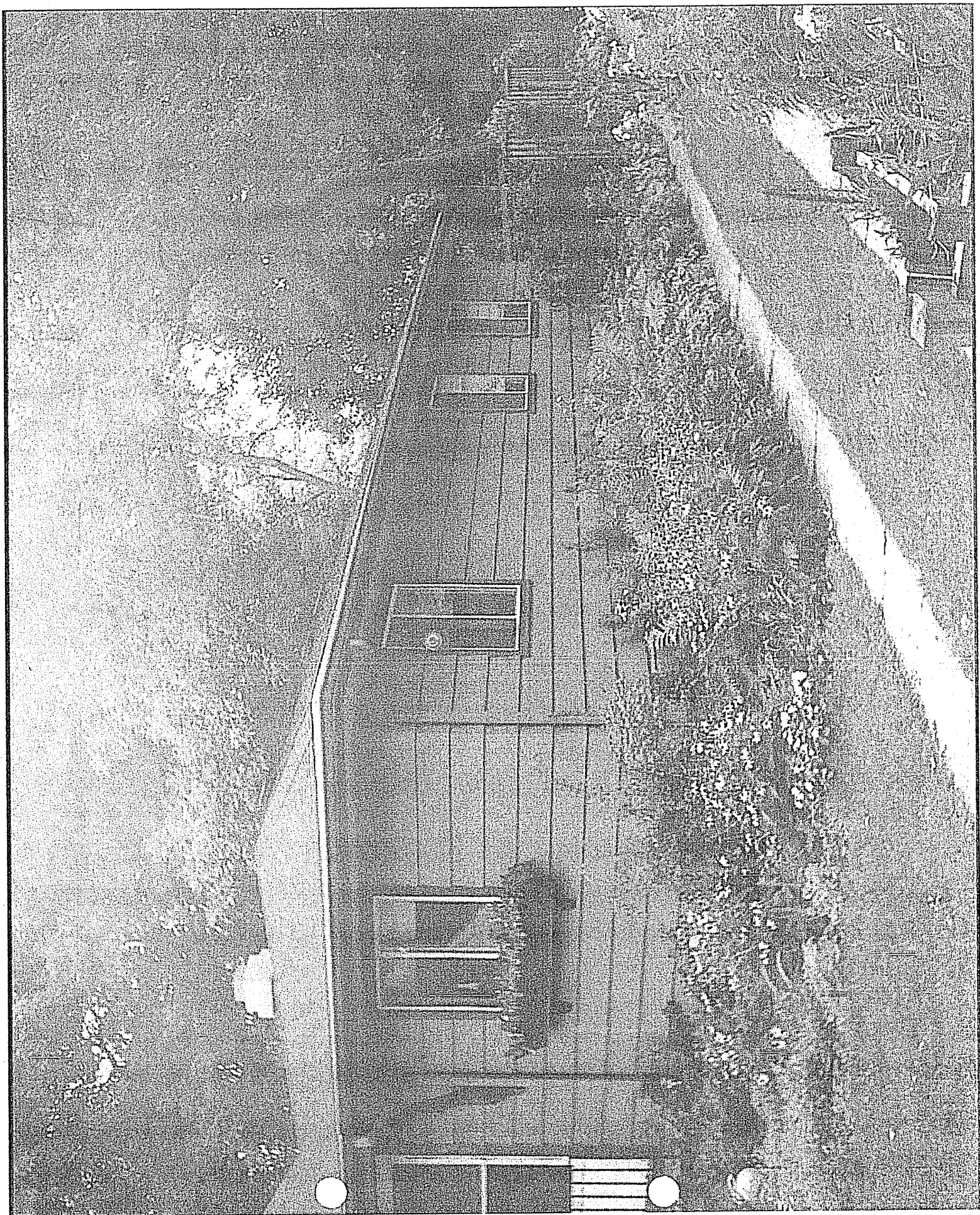
LEGEND:

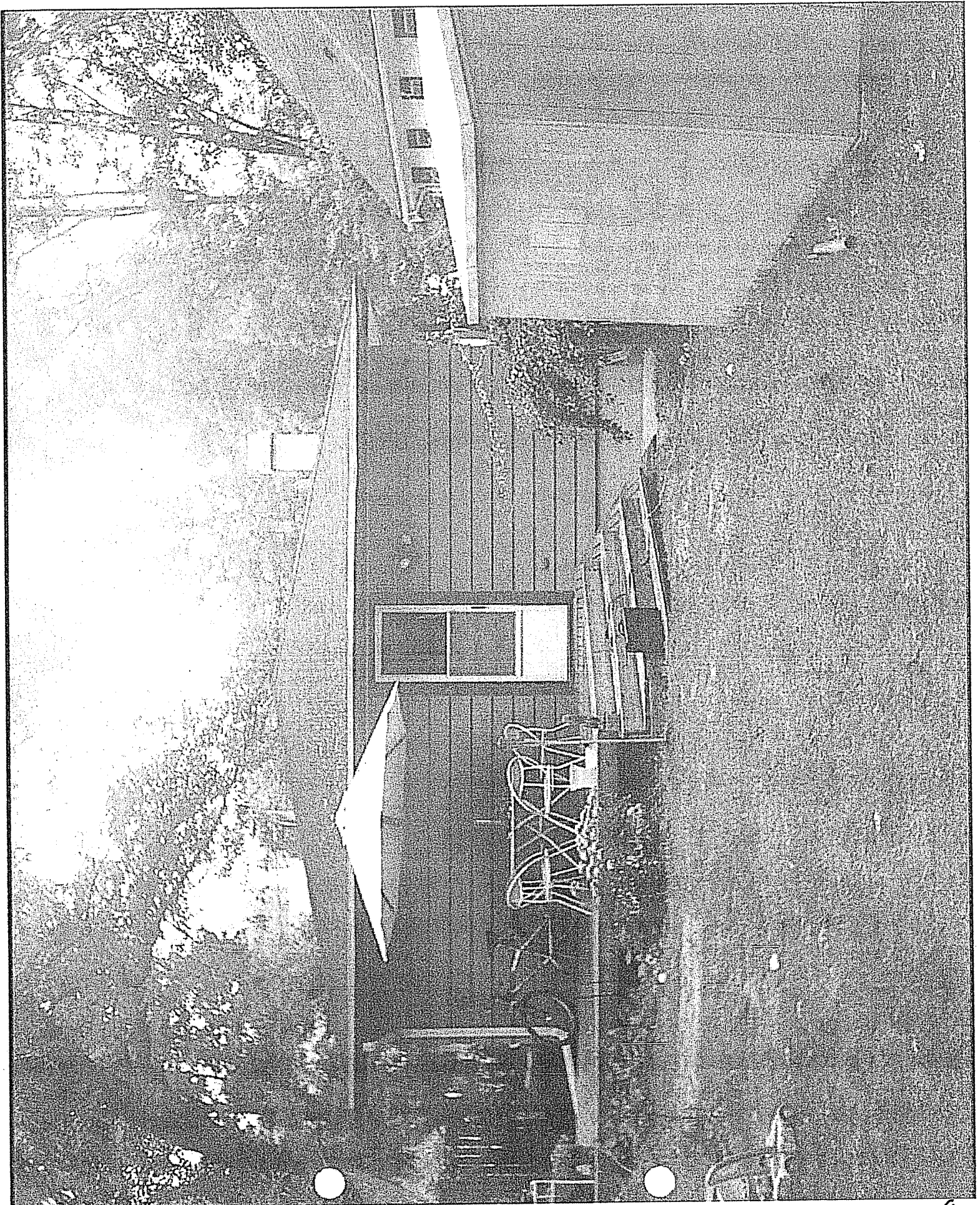
- = SET 3/4" X 18" IRON ROD
- △ = SET RAILROAD SPIKE
- = FOUND IRON STAKE, SIZE AND TYPE AS NOTED
- () = RECORDED AS DATA

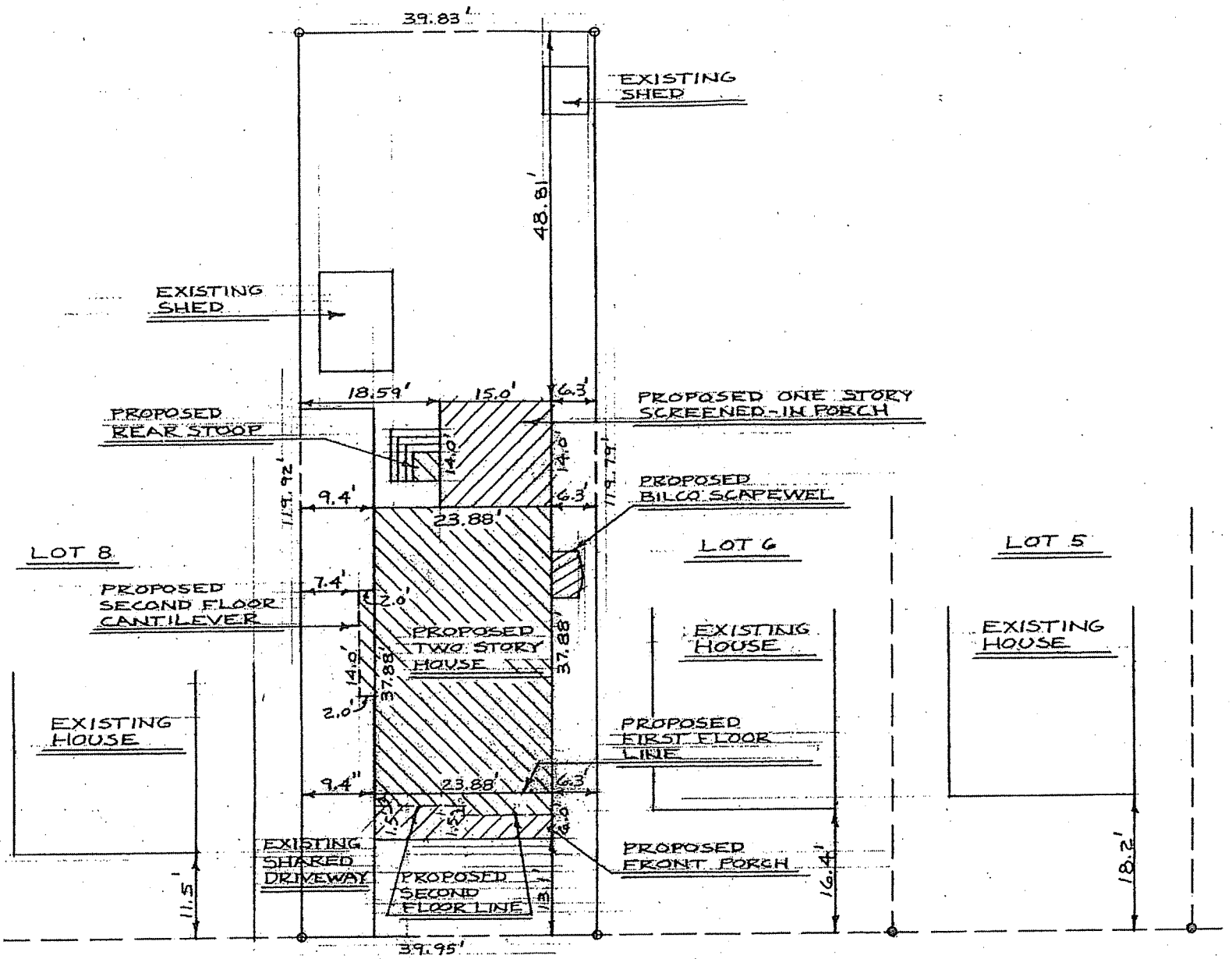












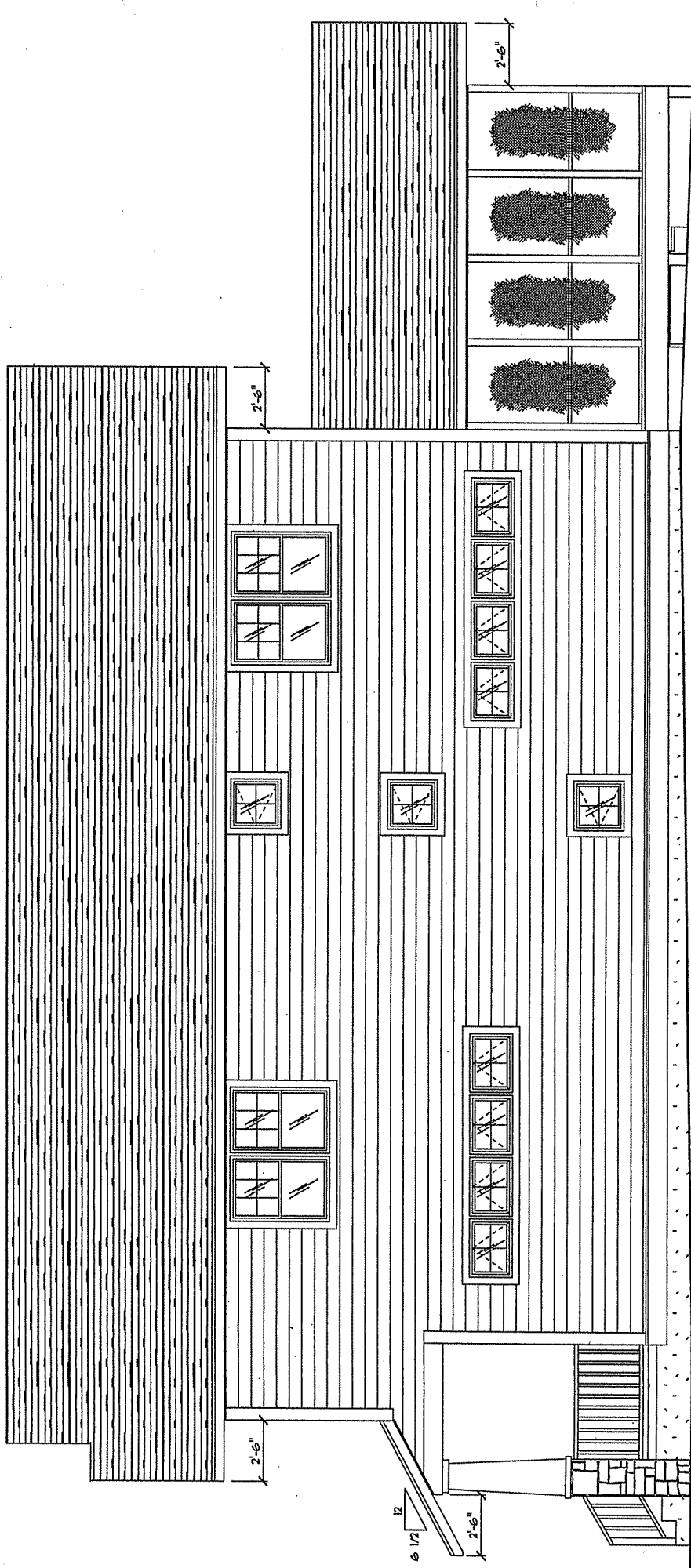
632 KNICKERBOCKER STREET

PLAT PLAN

SCALE: 1" = 20'-0"

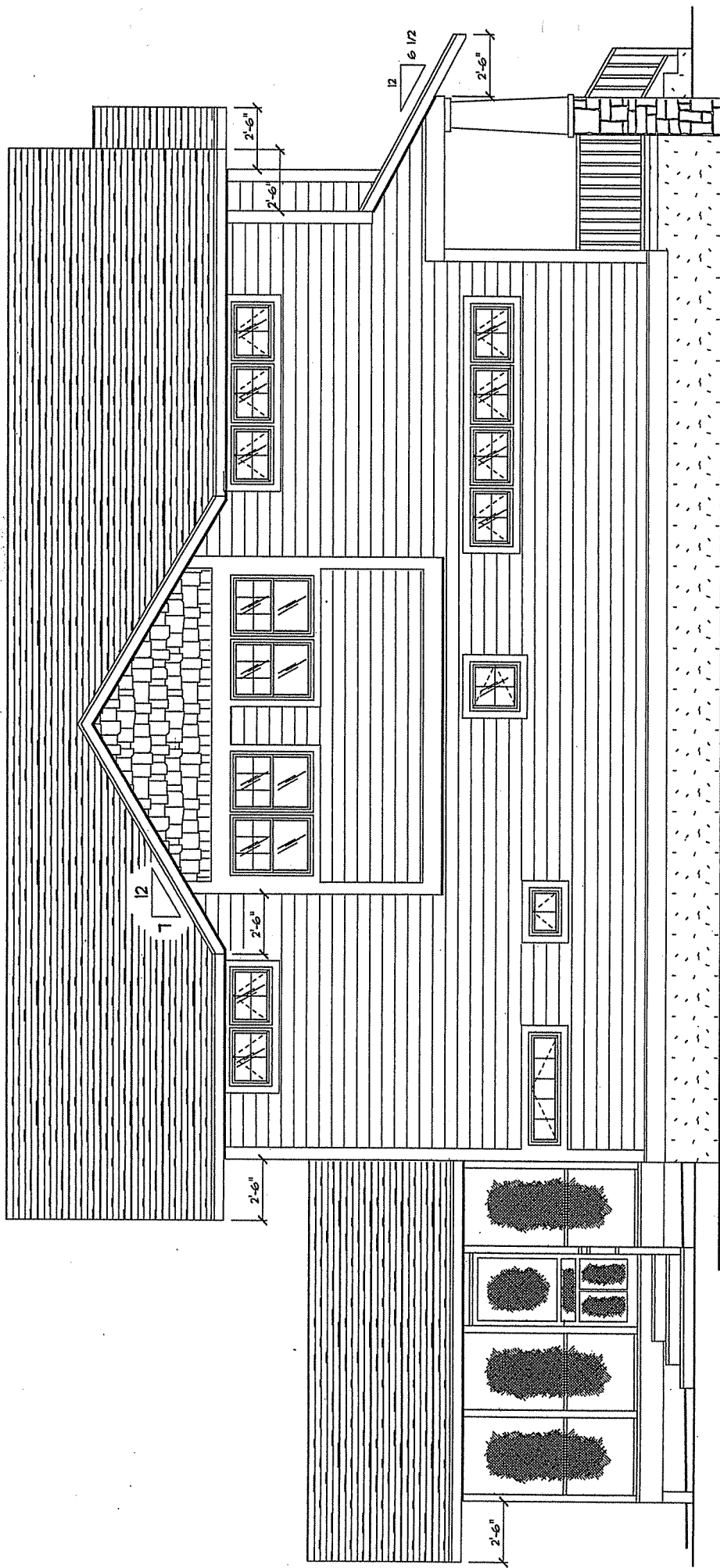
LEGAL DESCRIPTION

LOT 7, BLOCK 8, PLAT OF
 WINGRA
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

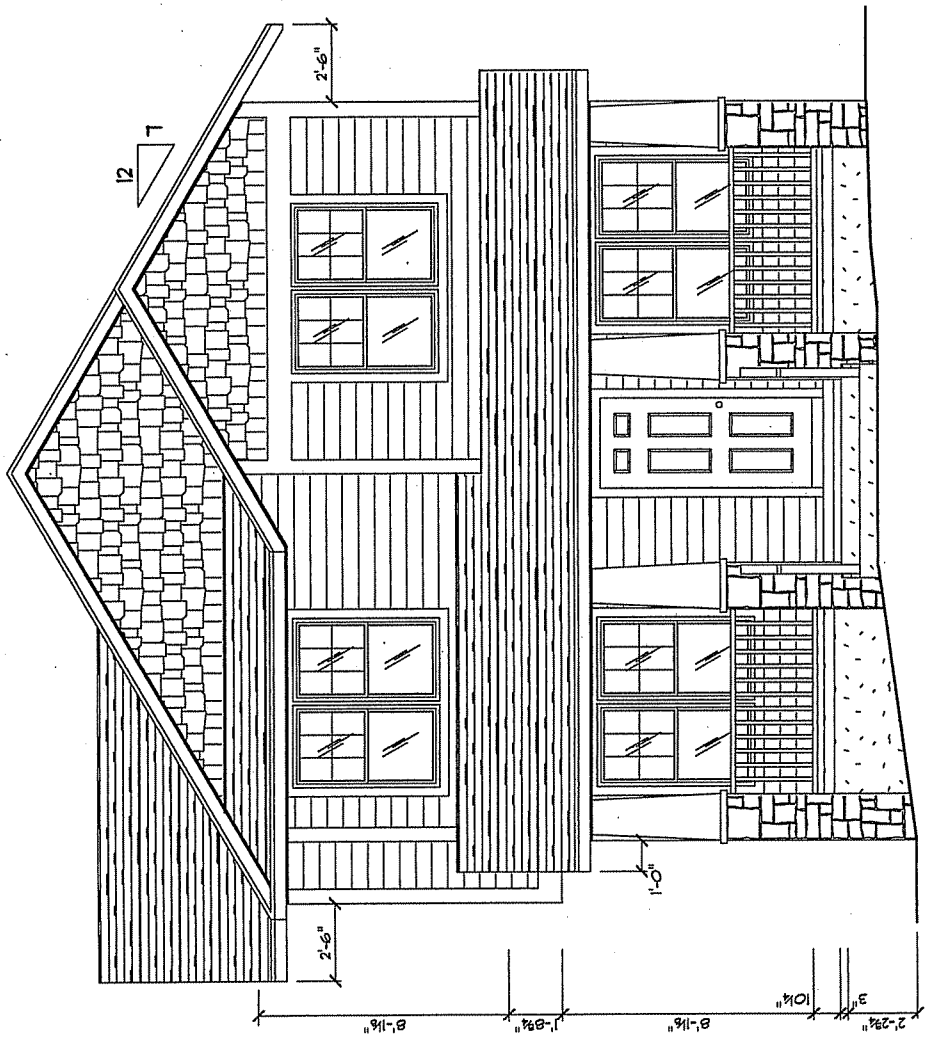


RIGHT ELEVATION

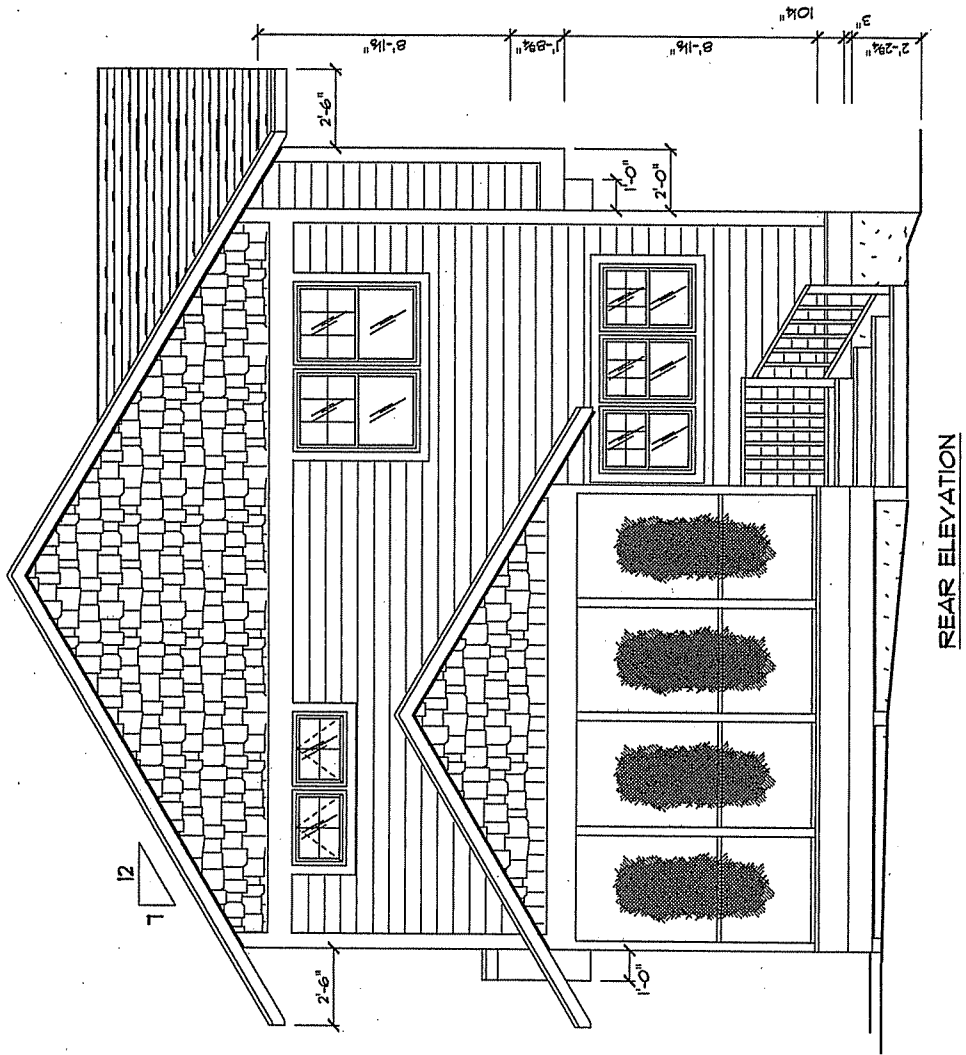
8



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION