



Location
1202 Gilbert Road

Project Name
Dodd's Single-Family Home

Applicant
Stephen & Eleonora Dodds/John
Thompson - Thompson Custom Builders

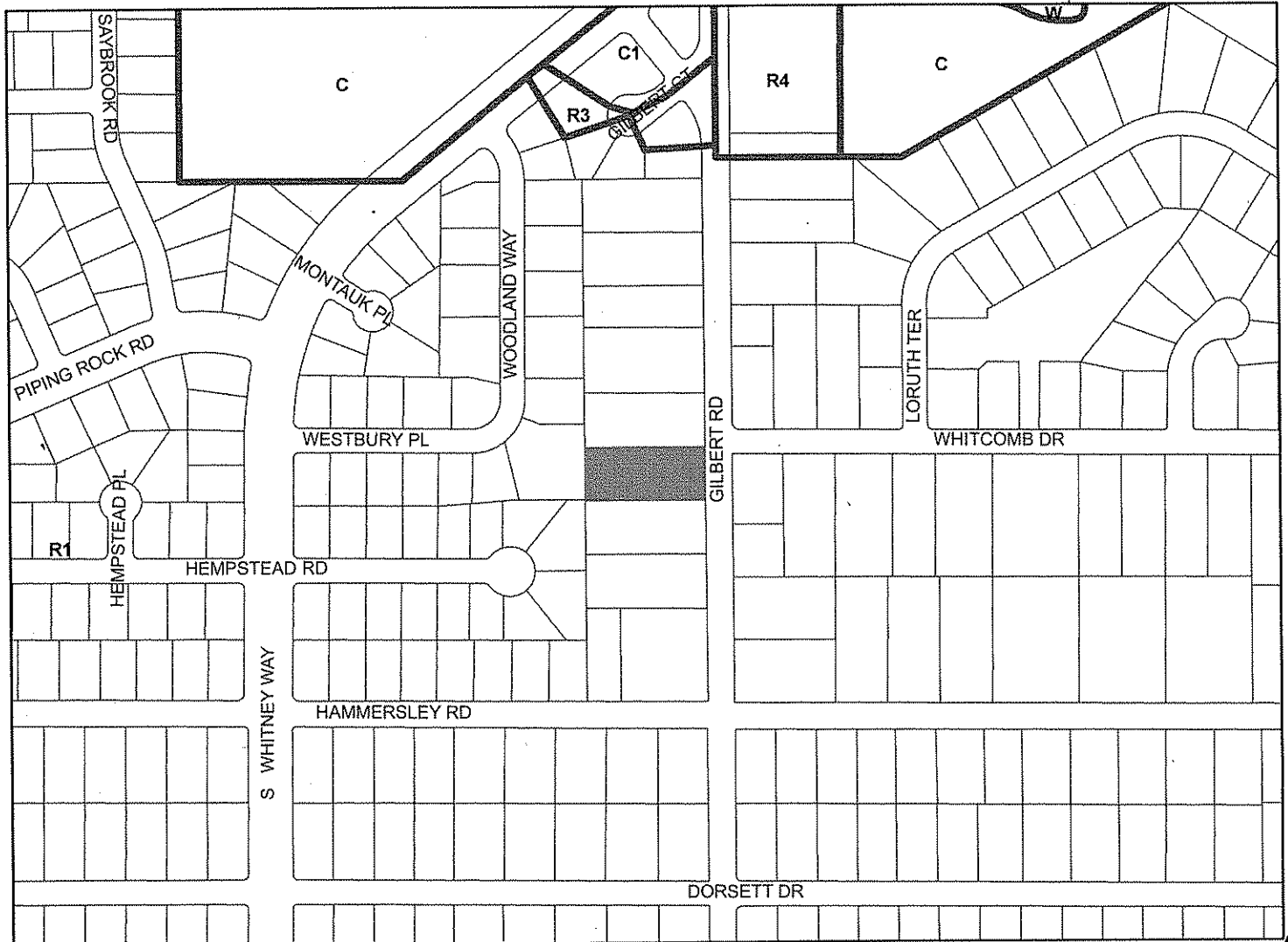
Existing Use
Single-Family Residence

Proposed Use
Demolish Single-Family Residence
and Construct New Residence

Public Hearing Date
Plan Commission
17 August 2009



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



Scale : 1" = 400'





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please 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
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 1202 GILBERT ROAD Project Area in Acres: 0.9

Project Title (if any): DODD'S SINGLE FAMILY HOME

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 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: JOHN THOMPSON Company: THOMPSON CUSTOM BUILDERS, LLC
Street Address: 5830 Lexington Street City/State: McFarland, WI. Zip: 53558
Telephone: (608) 838-3140 Fax: (608) 838-3137 Email: john@thompsoncustombuilders.com

Project Contact Person: JOHN THOMPSON Company: THOMPSON CUSTOM BUILDERS, LLC
Street Address: 5830 Lexington Street City/State: McFarland, WI. Zip: 53558
Telephone: (608) 838-3140 Fax: (608) 838-3137 Email: john@thompsoncustombuilders.com

Property Owner (if not applicant): STEPHEN + ELEONORA DODDS
Street Address: 7210 W. VAHALLA WAY City/State: MADISON, WI. Zip: 53719

4. Project Information:

Provide a general description of the project and all proposed uses of the site: RAZE SINGLE FAMILY HOME AND BUILD A NEW SINGLE FAMILY HOME.

Development Schedule: Commencement AUGUST 2009 Completion FEB. 2010

CONTINUE →

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** 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.

Filing Fee: \$550⁰⁰ 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 buildings, **photos** of the interior and exterior 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 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 the: _____ 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:

THUY PHAM - REMMERS - SEE ATT. / ORCHARD RIDGE - SEE EMAIL

NOTE: 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 Heather Stouder Date 7/15/09 | Zoning Staff Jenny Kirchgatter Date 7/10/09

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

Printed Name JOHN THOMPSON Date 7/14/09

Signature [Signature] Relation to Property Owner BUILDER

Authorizing Signature of Property Owner [Signature] Date 7/16/09

LETTER OF INTENT

Project Address: 1202 Gilbert Road, Madison
Property Owner(s): Stephen & Eleonora Dodds
Builder: Thompson Custom Builders, llc
Contact: John Thompson, Thompson Custom Builders, llc
Ofc: 838-3140
Fax: 838-3137
Cell: 516-1652

Regarding the Land Use Application for the Madison Plan Commission, this is our Letter of Intent.

The single family house that currently stands on the property at 1202 Gilbert Road, is in a state of disrepair. The property has recently been purchased by the current owners, Stephen & Eleonora Dodds. The Dodd's would like to demolish the existing house, and build a new, single family home for themselves on this property.

The home to be built is a 2,500 square foot ranch, with an attached 3 car garage. Stone and cement board will be the primary finishes on the exterior of the home. They intend to place it in approximately the same area that the current home occupies. This will help to save as many of the existing trees as possible. The lot is nearly an acre in size, and therefore will be no issues with setbacks, or request for variances necessary.

We would like to commence construction as soon as possible following the granting of Plan Commission approvals and obtaining the remaining building permits necessary, hopefully this by the end of next month, August, 2009. The construction project would be scheduled to commence immediately following the demolition of the existing structure, so as not to leave an eyesore for the neighborhood to endure. We anticipate construction to be completed for occupancy in Feb. of 2010.

Additionally a few notes on the demolition: Frank Byrne of Habitat for Humanity ReStore will be bringing their crews through the existing house prior to demolition to re-claim anything that could be used again. Then what remains of the house will be torn down, put in containers, and sent to 2nd Season Recycling in Verona. The concrete foundation will be sent out to Homburg's in near Cottage Grove to also be recycled.

We feel the Dodd's new home will be not only be an improvement to the property, but also an asset to Orchard Ridge Neighborhood.

Thank you for your consideration.

John D. Thompson
Thompson Custom Builders, llc

EXISTING



**BIRRENKOTT
SURVEYING, INC.**

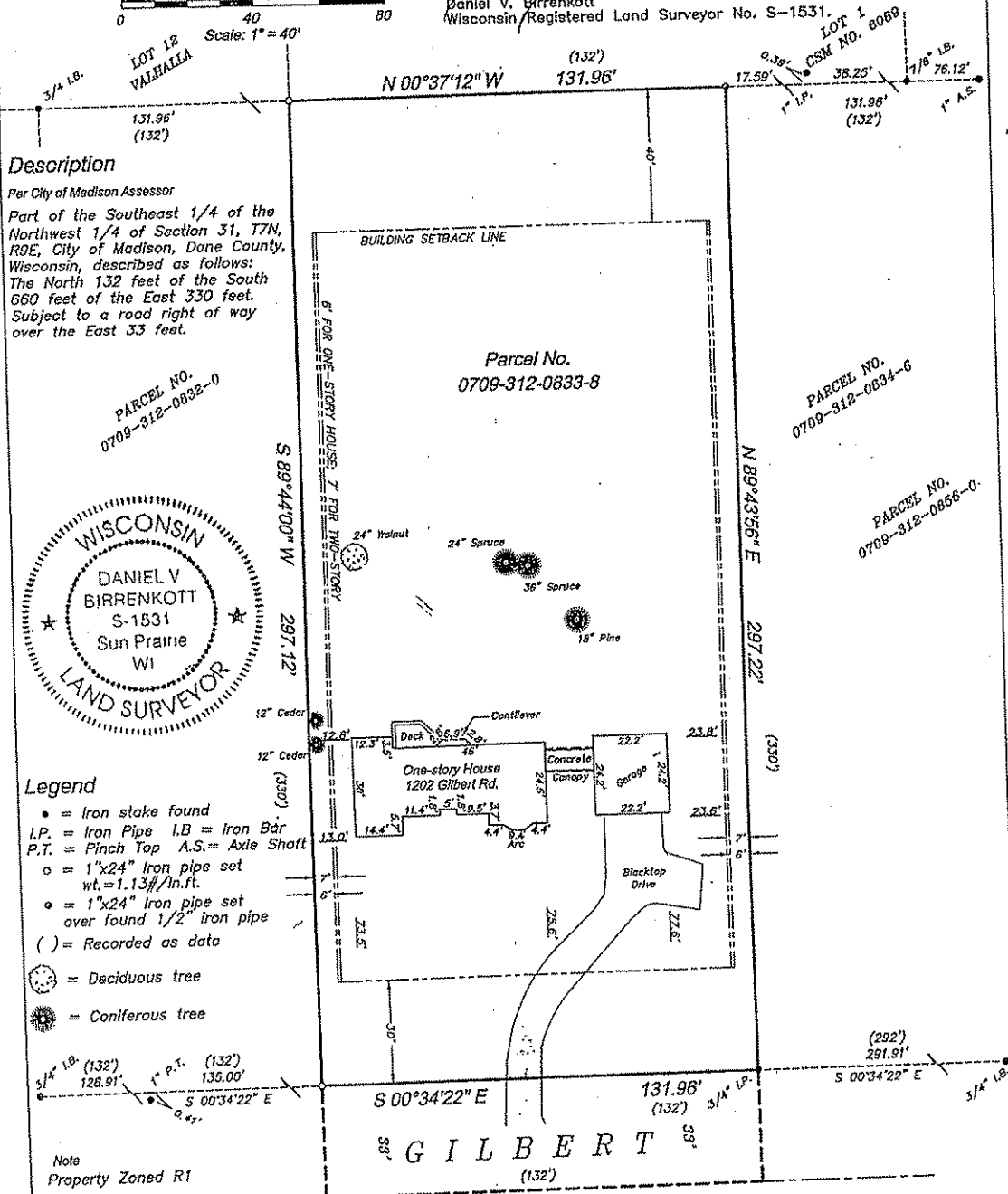
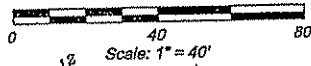
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI, 53590
Phone (608) 837-7463
Fax (608) 837-1081

PLAT OF SURVEY

SURVEYOR'S CERTIFICATE:

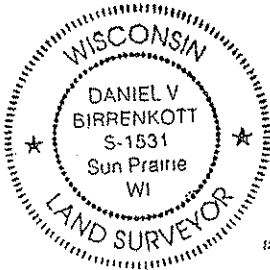
I, Daniel V. Birrenkott, hereby certify that this survey is in compliance of Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described herein and that the map is a correct representation in accordance with the information provided.

D.V. Birrenkott 7-31-2008
Daniel V. Birrenkott
Wisconsin Registered Land Surveyor No. S-1531.



Description

Per City of Madison Assessor
Part of the Southeast 1/4 of the
Northwest 1/4 of Section 31, T7N,
R9E, City of Madison, Dane County,
Wisconsin, described as follows:
The North 132 feet of the South
660 feet of the East 330 feet.
Subject to a road right of way
over the East 33 feet.



Legend

- = Iron stake found
- I.P. = Iron Pipe I.B. = Iron Bar
- P.T. = Pinch Top A.S. = Axle Shaft
- = 1"x24" iron pipe set
wt.=1.13#/in.ft.
- = 1"x24" iron pipe set
over found 1/2" iron pipe
- () = Recorded as data
- ⊙ = Deciduous tree
- ⊙ = Coniferous tree

Note
Property Zoned R1

Dated: July 21, 2008
Surveyed: T.A.S.
Drawn: M.A.P.
Checked: R.L.M.
Approved: D.V.B.
Field book: 315-49
Comp. File: J:\2008\080331
Office Map No. 080331

Surveyed For:

Pat Eaton
5212 Sassafras Drive
Fitchburg, Wis. 53711

Notes:

Bearings referenced to the West
right of way line of Gilbert Road,
assumed bearing of S00°34'22"E.

This survey is subject to any and all easements and
agreements both recorded and unrecorded.
The disturbance of a survey stake by anyone is in
violation of Section 236.32 of Wisconsin Statutes.
Wetlands, if present, have not been delineated.
This survey shows visible, above-ground improvements
only. No guarantee is made for below-ground structures.

PROPOSED

PLAT OF SURVEY-PLOT PLAN



**BIRRENKOTT
SURVEYING, INC.**

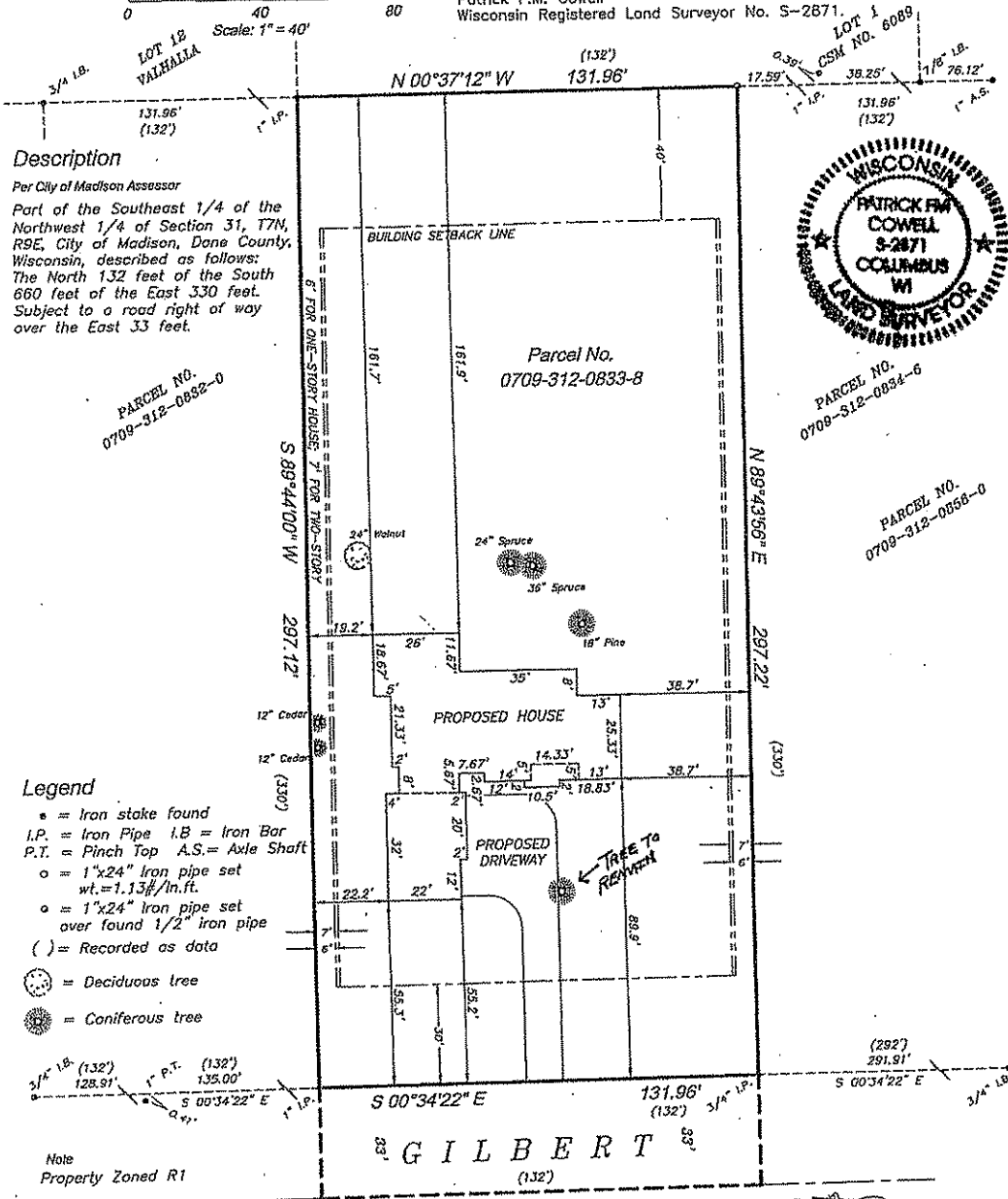
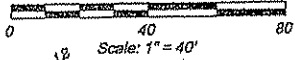
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

SURVEYOR'S CERTIFICATE:

I, Patrick F.M. Cowell, hereby certify that this survey is in compliance of Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Patrick F.M. Cowell 7-16-2009

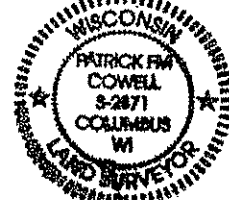
Patrick F.M. Cowell
Wisconsin Registered Land Surveyor No. S-2871.



Description

Per City of Madison Assessor
Part of the Southeast 1/4 of the Northwest 1/4 of Section 31, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:
The North 132 feet of the South 660 feet of the East 330 feet.
Subject to a road right of way over the East 33 feet.

PARCEL NO.
0709-312-0832-0



PARCEL NO.
0709-312-0834-6

PARCEL NO.
0709-312-0856-0

Legend

- = Iron stake found
- I.P. = Iron Pipe I.B. = Iron Bar
- P.T. = Pinch Top A.S. = Axle Shaft
- = 1"x24" Iron pipe set wt.=1.13#/ln.ft.
- = 1"x24" Iron pipe set over found 1/2" iron pipe
- () = Recorded as data
- ☉ = Deciduous tree
- ☿ = Coniferous tree

Note
Property Zoned R1

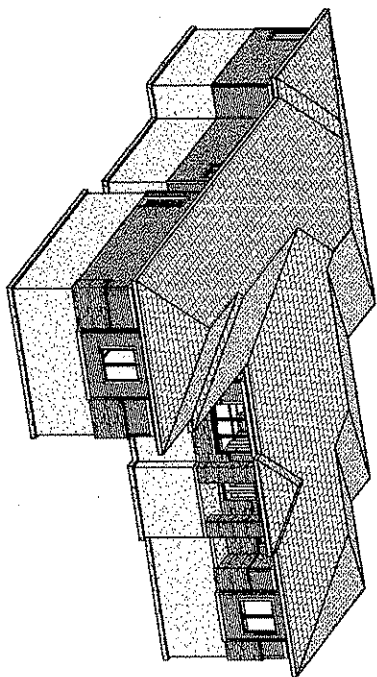
Dated: 7-16-09
Dated: 7-14-09
Surveyed: T.A.S.
Drawn: M.A.P./P.F.M.C.
Checked:
Approved: D.V.B.
Field book: 315-49
Comp. File: J12008\CARLSON
Office Map No. 090271

Surveyed For:
Thompson Custom Builders, LLC
5830 Lexington Street
McFarland, WI 53558
608-838-3140

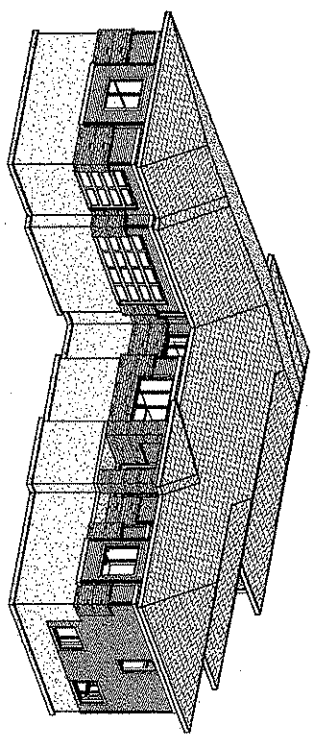
ROAD

Notes:

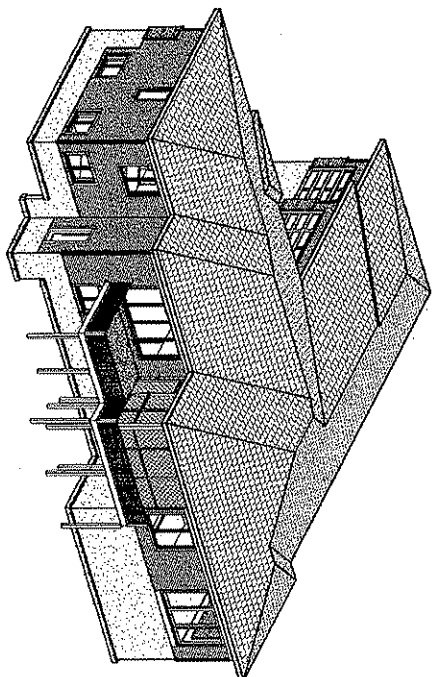
Bearings referenced to the West right of way line of Gilbert Road, assumed bearing of 500°34'22"E.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetlands, if present, have not been delineated.
This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.



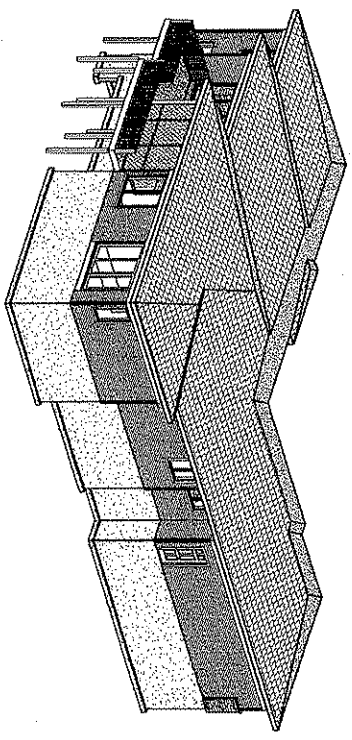
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

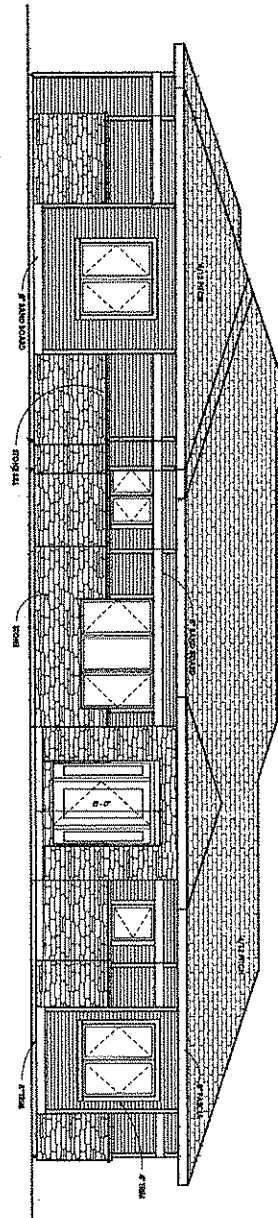
<p>THOMPSON CUSTOM BUILDER DOODS RESIDENCE</p>	<p>DATE: 12/15/09 DRAWN BY: CMV CHECKED BY: CMV</p>
--	---

CMV DESIGNS LLC
 Residential, Drafting and Design Service
 Autodesk Revit Consulting / Training
 608.220.2225 cmvdesign@earthlink.net
 WWW.CMVDESIGNSLLC.COM

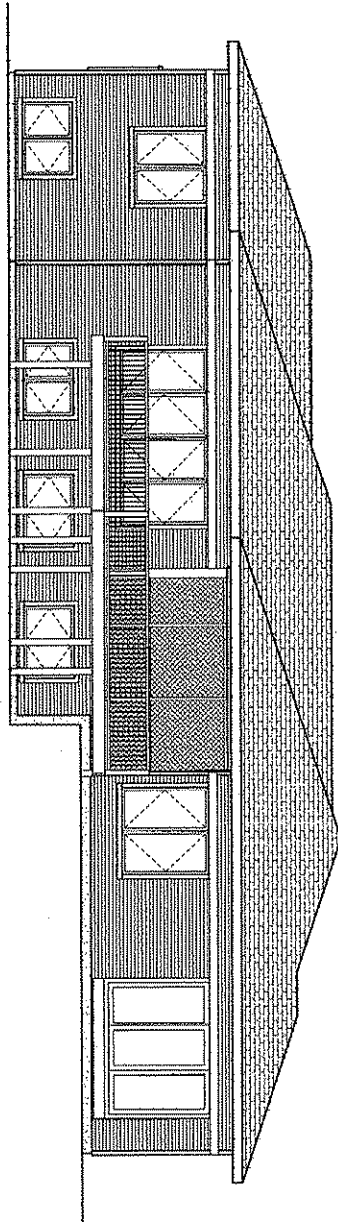
Although every effort has been taken to ensure the accuracy of this plan, CMV Designs LLC assumes no responsibility. CMV Designs LLC provides a drafting service only. Their verification of dimensions and structure is for draw by contractor.

Copyright 2009 CMV Designs LLC

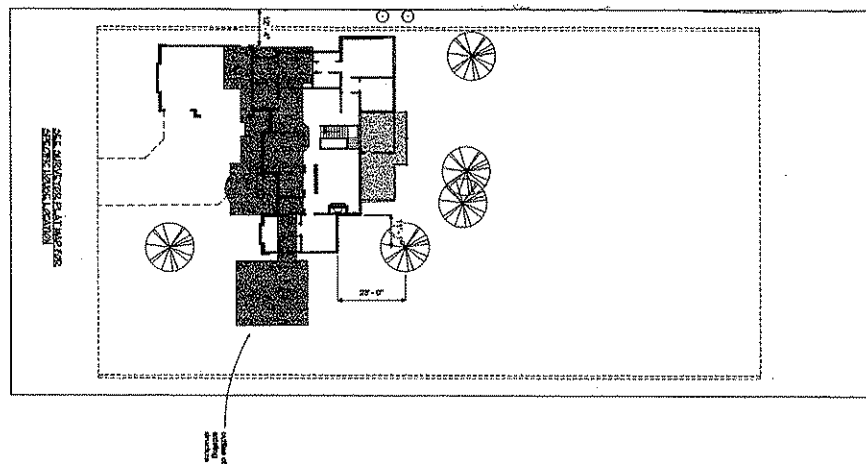
FRONT ELEVATION
1/4" = 1'-0"



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



SITE PLAN
1/4" = 8'-0"



2

REVISIONS
DATE
BY

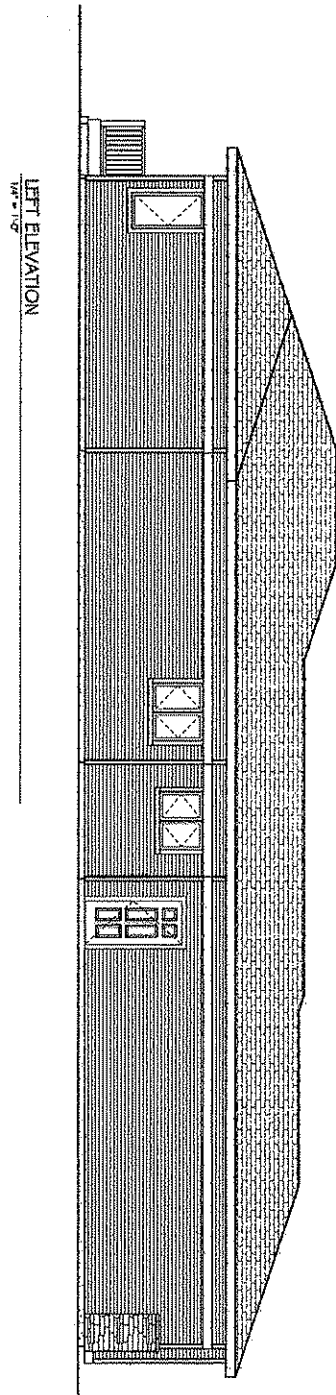
THOMPSON CUSTOM BUILDER
DODDS RESIDENCE



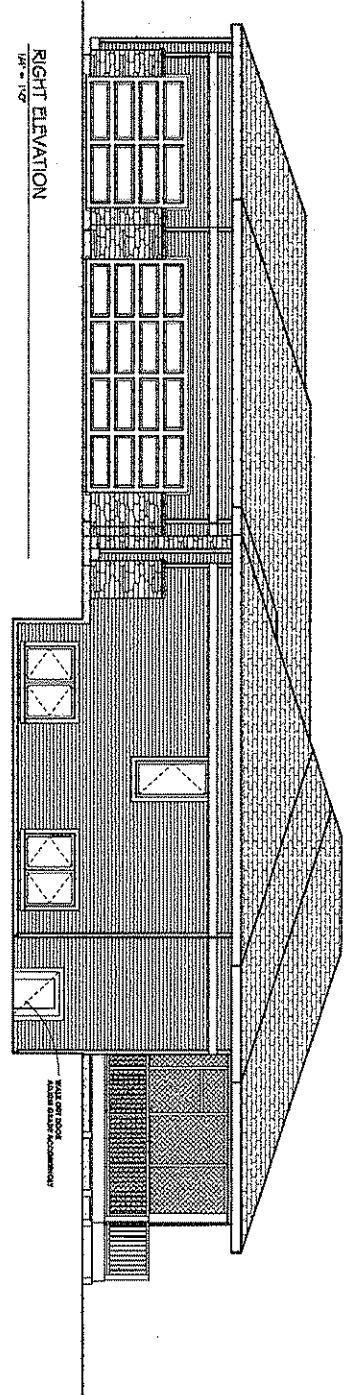
CMV DESIGNS LLC
Residential Drafting and Design Service
Autodesk Revit Consulting / Training
608.227.2225
www.cmvdesignsllc.com

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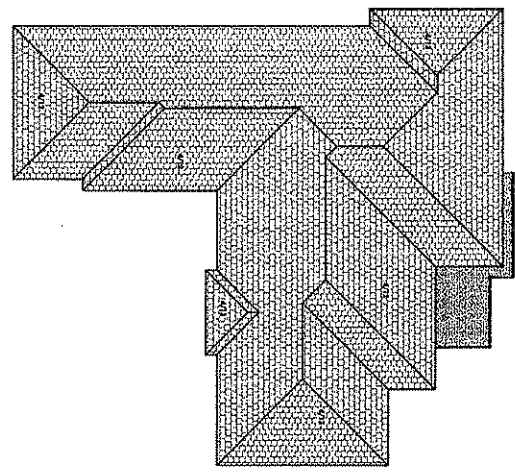
16



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

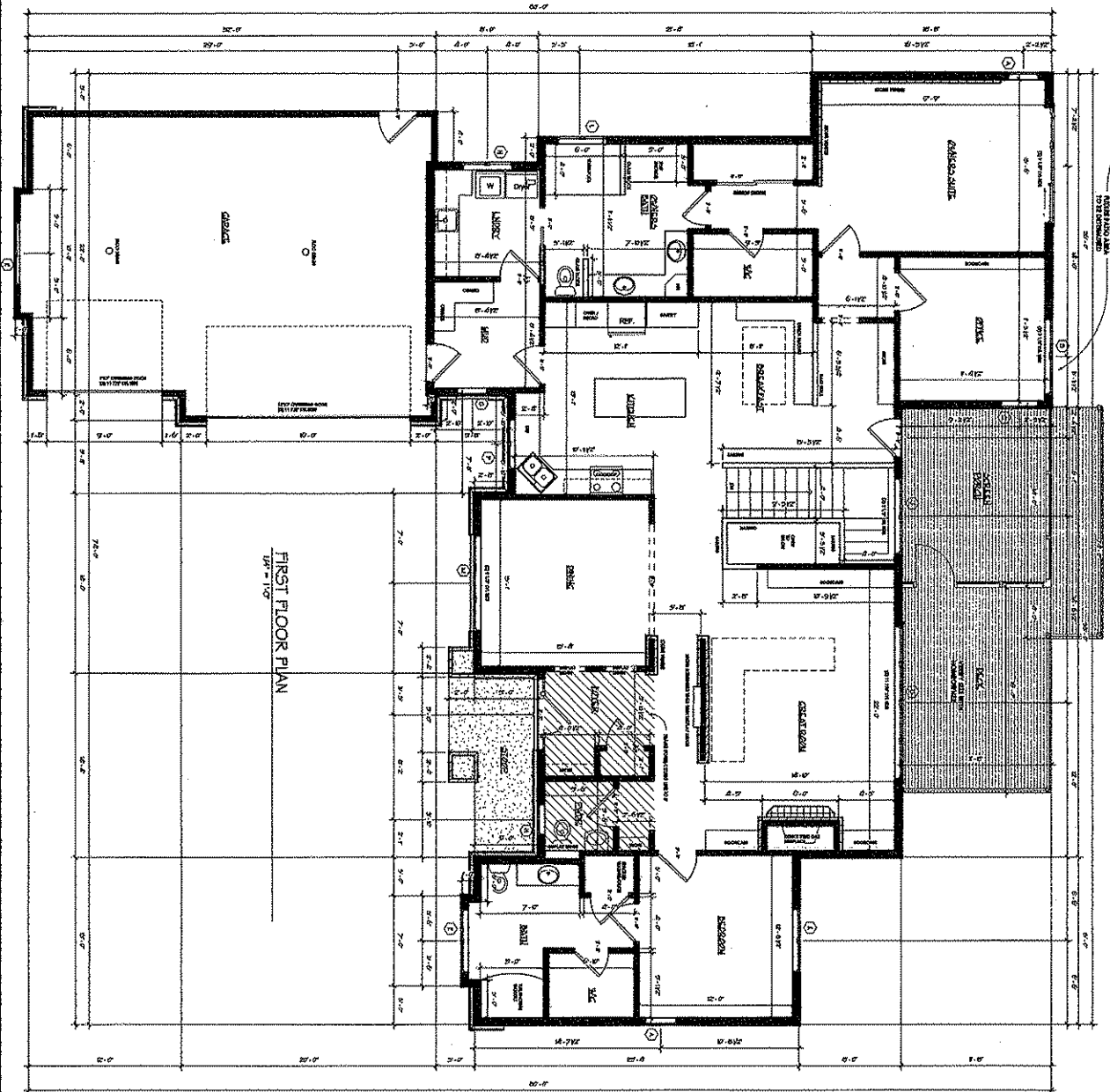


RIGHT ELEVATION
1/4" = 1'-0"



ROOF
1/4" = 1'-0"

16



FIRST FLOOR PLAN
1/2" = 1'-0"

TYPE	NO.	DESCRIPTION	DATE	BY	REVISION
1	1	ISSUED FOR PERMITS	08/15/10	CMV	
2	2	REVISED PER COMMENTS	08/20/10	CMV	
3	3	REVISED PER COMMENTS	09/01/10	CMV	
4	4	REVISED PER COMMENTS	09/08/10	CMV	
5	5	REVISED PER COMMENTS	09/15/10	CMV	
6	6	REVISED PER COMMENTS	09/22/10	CMV	
7	7	REVISED PER COMMENTS	09/29/10	CMV	
8	8	REVISED PER COMMENTS	10/06/10	CMV	
9	9	REVISED PER COMMENTS	10/13/10	CMV	
10	10	REVISED PER COMMENTS	10/20/10	CMV	
11	11	REVISED PER COMMENTS	10/27/10	CMV	
12	12	REVISED PER COMMENTS	11/03/10	CMV	
13	13	REVISED PER COMMENTS	11/10/10	CMV	
14	14	REVISED PER COMMENTS	11/17/10	CMV	
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88	88	REVISED PER COMMENTS	04/16/12	CMV	
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90	90	REVISED PER COMMENTS	04/30/12	CMV	
91	91	REVISED PER COMMENTS	05/07/12	CMV	
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93	93	REVISED PER COMMENTS	05/21/12	CMV	
94	94	REVISED PER COMMENTS	05/28/12	CMV	
95	95	REVISED PER COMMENTS	06/04/12	CMV	
96	96	REVISED PER COMMENTS	06/11/12	CMV	
97	97	REVISED PER COMMENTS	06/18/12	CMV	
98	98	REVISED PER COMMENTS	06/25/12	CMV	
99	99	REVISED PER COMMENTS	07/02/12	CMV	
100	100	REVISED PER COMMENTS	07/09/12	CMV	

PROJECT NO.	1000
DATE	08/15/10
BY	CMV
REVISION	

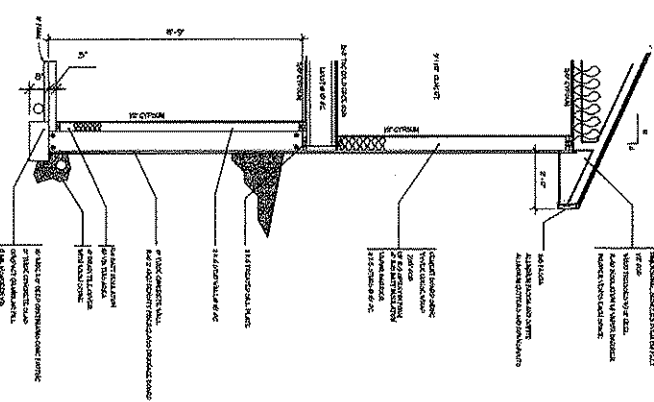
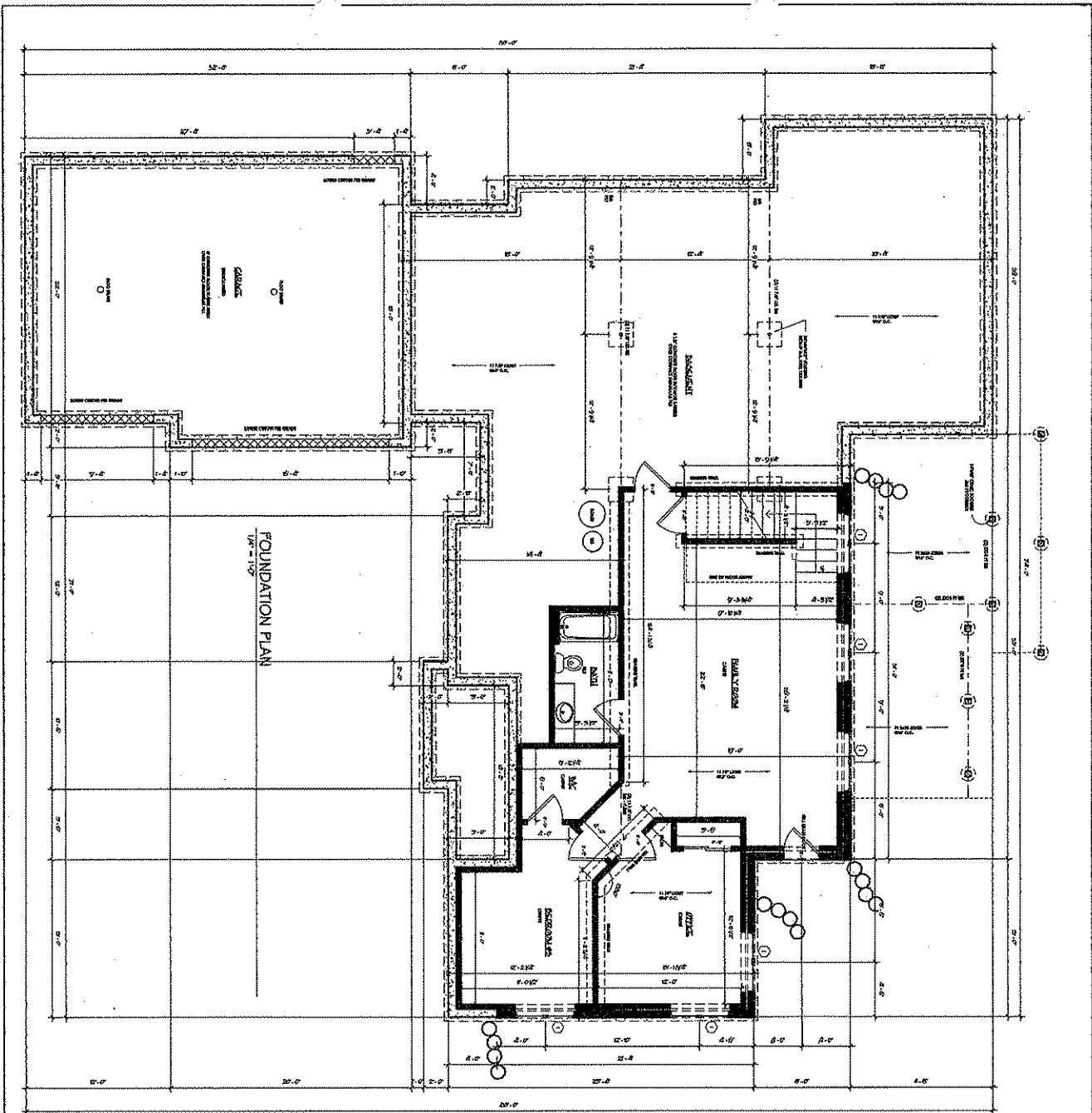
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THOMPSON CUSTOM BUILDER
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WALL SECTION
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PROJECT NO:
DATE:
2/28/2009

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