

Blackhawk Custom Homes Inc.

Robert Beaber phone: 608-575-3459  
email: [rjbeaber@yahoo.com](mailto:rjbeaber@yahoo.com)

Re: 29 Hiawatha Circle, Madison WI

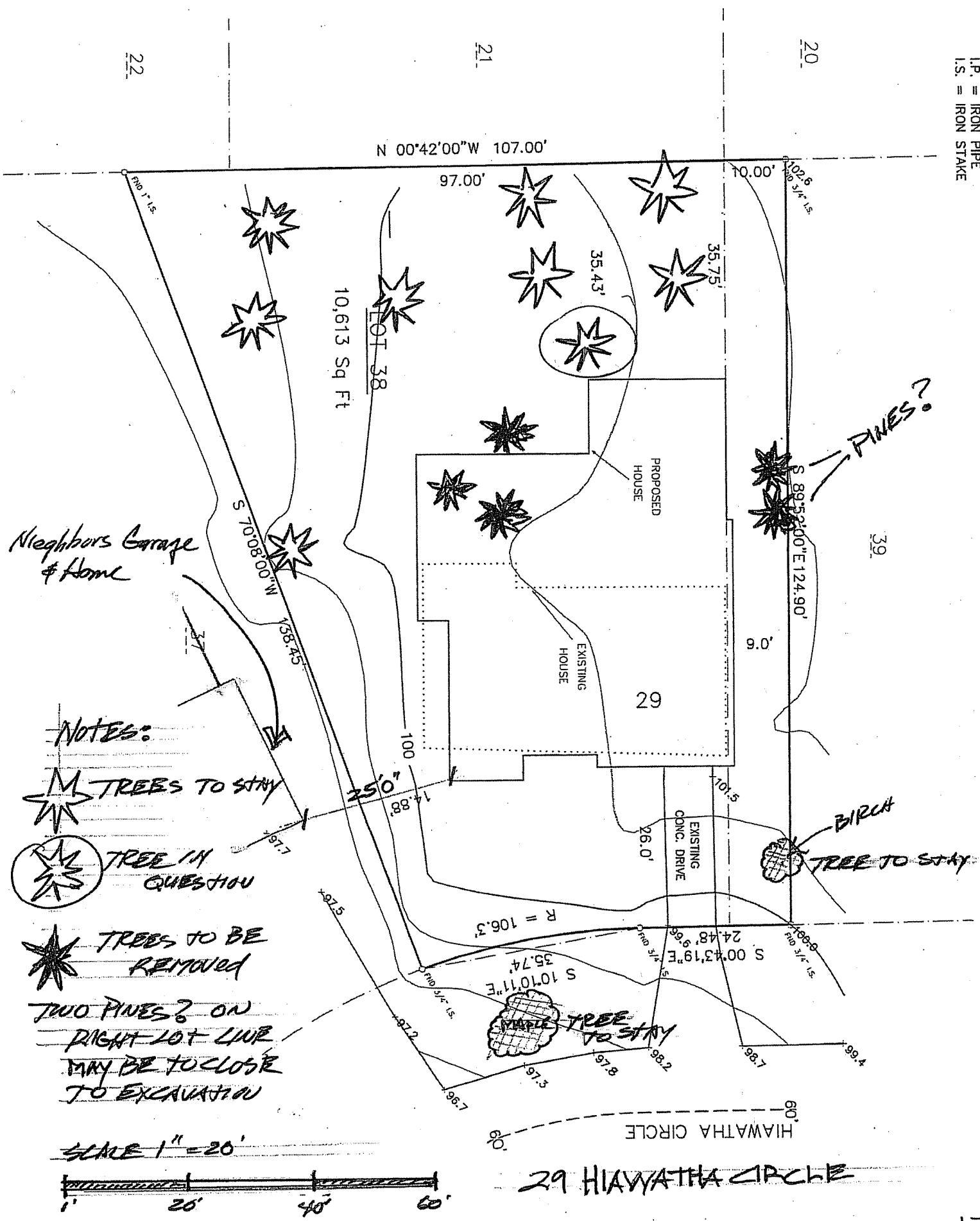
Due to the original plat and the actual survey there are some different dimensions to be looked at.

They are noted on the copy of the Planning Division Report (April 28, 2014)  
These are notes I have made in speculation, not a report from the Plan Commission

The Survey is Official from Walker Surveying Inc.

I have laid out the trees to stay, those to be removed and those in question that are very close to the excavation for the foundation of the new home

I.P. = IRON PIPE  
I.S. = IRON STAKE



Neighbors Garage & Home

FINES?

NOTES:



TREES TO STAY



TREE IN QUESTION



TREES TO BE REMOVED

TWO PINES? ON RIGHT LOT LINE MAY BE TOO CLOSE TO EXCAVATION

SCALE 1" = 20'



29 HIAWATHA CIRCLE

**PLANNING DIVISION STAFF REPORT**

April 28, 2014



PREPARED FOR THE PLAN COMMISSION

*Copy - Not an official Document*

**Project Address:** 29 Hiawatha Circle  
**Application Type:** Demolition  
**Legistar File ID #:** 33462  
**Prepared By:** Heather Stouder, AICP, Planning Division  
 Report Includes Comments from other City Agencies, as noted

**Summary**

**Applicant/Property Owner:** Gerardo Jimenez; 4302 Keating Terrace; Madison, WI 53711

**Contact:** Bob Beaber; Blackhawk Custom Homes, Inc.; 5514 Tolman Terrace, Madison, WI, 53711

**Requested Action:** Approval of demolition of a single-family home for the construction of a new single-family home.

**Proposal Summary:** The applicant proposes to demolish the existing one-story single-family home for construction of a larger one-story single-family home.

**Applicable Regulations & Standards:** This proposal is subject to the standards for demolitions (MGO Section 28.185).

**Review Required By:** Plan Commission (PC)

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request at 29 Hiawatha Circle. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

**Background Information**

**Parcel Location:** The property is located on the west side of Hiawatha Circle between Midvale Boulevard and Waban Hill; Aldermanic District 11 (Schmidt); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The 9,500 square foot property is developed with a one-story, 1,105 square foot single-family home constructed in 1949.

**Surrounding Land Use and Zoning:** The property is surrounded by single-family homes on similarly sized lots in the TR-C1 District.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends low density residential uses for this area.

**Zoning Summary:** The property is in the Traditional Residential - Consistent 1 (TR-C1) District

Dimensional Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	9,500 sq. ft. existing
Lot Width	50'	45.5'
Front Yard Setback	20'	26'
Max Front Yard Setback	30'	26'
Side Yard Setback	One-story: 6 Two-story: 7 Sidewall offset of 46"	7' RS 7' LS
Rear Yard	35'	35+

*Notes:  
20638  
60.220*

*9'  
19.85  
these set backs could be changed  
17*