



Location  
534 Oak Street

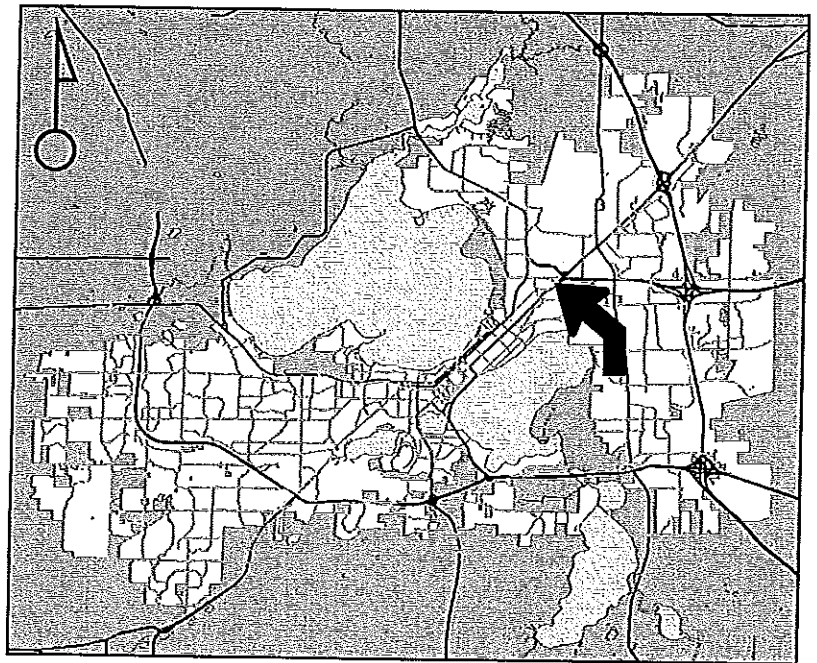
Project Name  
Herbert Demolition

Applicant  
Michelle Herbert / Dave Robert,  
Robert Design

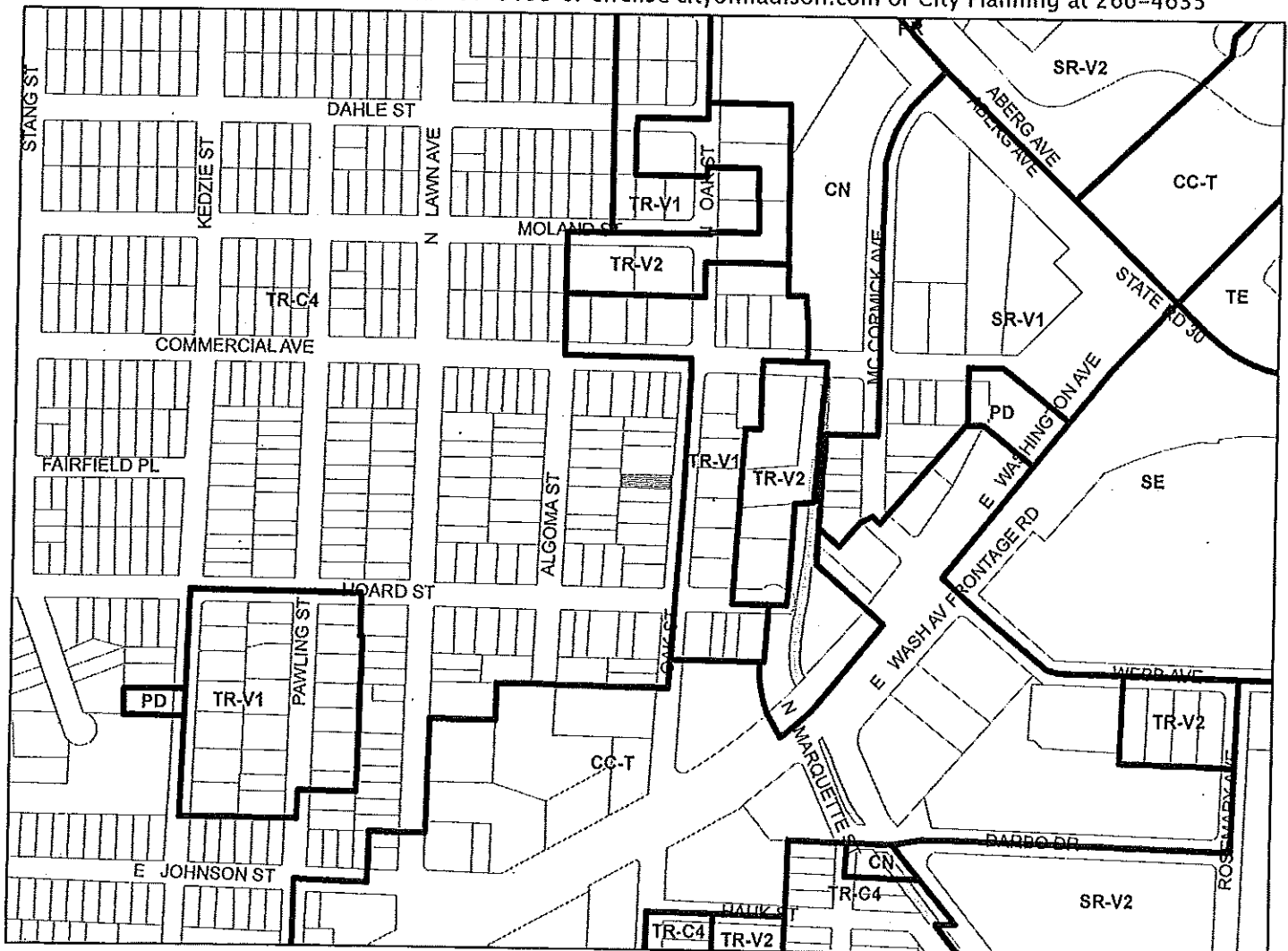
Existing Use  
Single Family Home

Proposed Use  
Demolish single-family residence and  
construct new single family residence

Public Hearing Date  
Plan Commission  
19 June 2017



For Questions Contact: Chris Wells at: 261-9135 or [cwells@cityofmadison.com](mailto:cwells@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'



City of Madison

534 Oak Street



Date of Aerial Photography : Spring 2016

# LAND USE APPLICATION

# LND-B

City of Madison  
 Planning Division  
 126 S. Hamilton St.  
 P.O. Box 2985  
 Madison, WI 53701-2985  
 (608) 266-4635



### FOR OFFICE USE ONLY:

Paid \$ 600.00 Receipt # 30247-0001  
 Date received 5/17/17  
 Received by PDA.  
 Parcel # 0710-052-0423-6  
 Aldermanic district 12 - LARRY PALM  
 Zoning district TR-C4  
 Special requirements —  
 Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
 Reviewed By \_\_\_\_\_

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

### 1. Project Information

Address: 534 Oak St Madison WI 53703  
 Title: Single family home

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

### 3. Applicant, Agent and Property Owner Information

Applicant name Michelle Hebert Company Robert Design  
 Street address 8272 MidTown Rd City/State/Zip Madison, WI 53719  
 Telephone 608-212-2380 Email Michelle@RobertDesign.net  
 Project contact person Dave Robert Company Robert Design  
 Street address P.O. Box 45260 City/State/Zip Madison, WI 53714  
 Telephone 608-444-2273 Email Dave@RobertDesign.net  
 Property owner (if not applicant) same  
 Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Email \_\_\_\_\_

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Remove existing house and rebuild new on existing footprint

Scheduled start date June 25th Planned completion date Sept 1st

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal\*

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to papplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff \_\_\_\_\_ Date \_\_\_\_\_
Zoning staff \_\_\_\_\_ Date \_\_\_\_\_

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)
Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

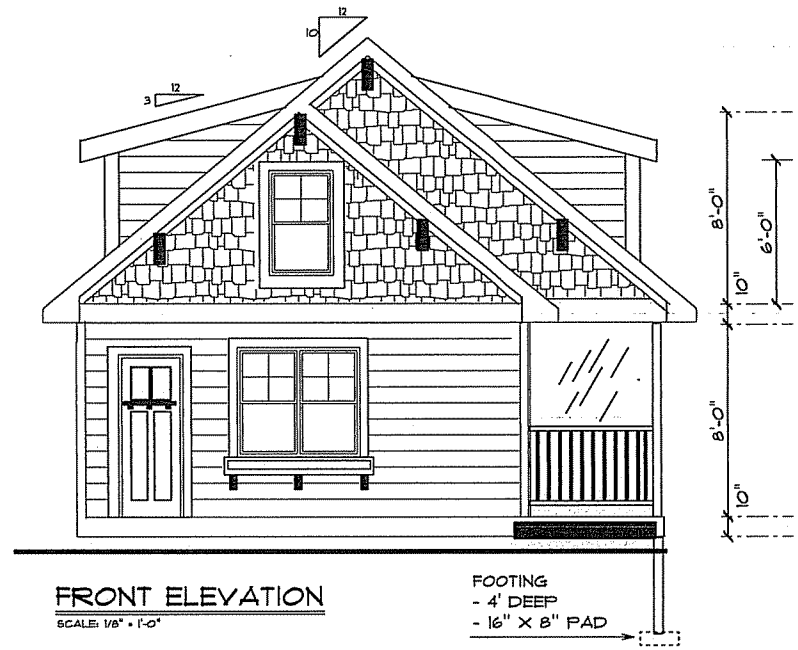
Name of applicant Michelle Hebert Relationship to property Owner
Authorizing signature of property owner Michelle Hebert Date 5/15/17

534 Oak St.

534 Oak St. is a one-story single family residence with 2 full baths and 2 bedrooms. All mechanicals for plumbing, heating and electrical are being replaced entirely. A new driveway will be replacing the existing drive and the yard will be cleaned and water drainage will be corrected on the outside of the property.

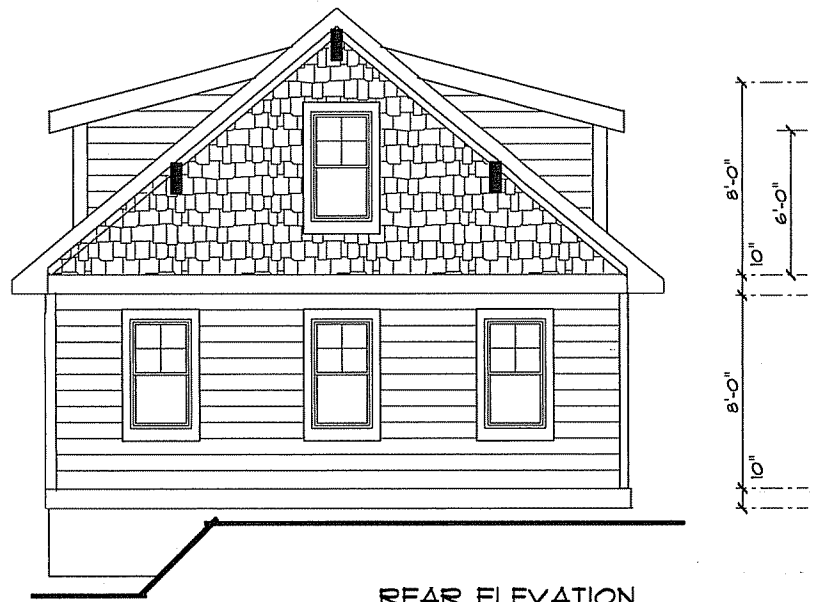
Oak St appeared to be under construction by an unknown person when we acquired the property. It showed where there were many additions done incorrectly and the rear part of the house had a flat roof with headroom of 6'5" that had fallen in. After getting a survey done it also showed the foundation position was incompliant with Dane County Zoning. Along with that, the foundation was a cinder block build that was buckling on the south wall more than 2" and crumbling in many other areas from years of water damage. As we removed the fallen back roof and continued, it was clear all areas needed to be opened up for safety reasons. There were open ended wires in multiple places throughout the property's walls and ceilings, and also showed the house was held together by three different layers of siding and cardboard with studs 4' on center in places. None of the windows or doors had appropriate headers and the 2" x 4" existing trusses were ready to fail as well.

As we removed the areas of the house by hand that were inadequate for living and rebuilding, it was clear that there was nothing left. Recycling was done through Royal Container service and most of the metal was given to a local vender up the street. What we have complete to date is the repairing of the foundation walls on the inside of the existing walls which also allowed us to correct the positioning of the house that is now compliant with current zoning regulations. We have installed a new floor system and new interior and exterior walls. We are planning to finish the house to replicate the existing structures in the area. The exterior will be finished with SmartSide.



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

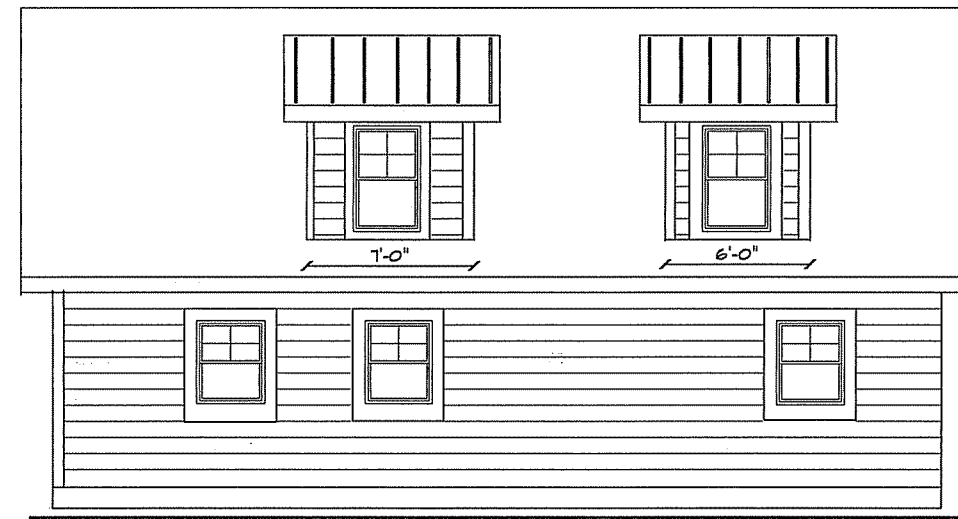
FOOTING  
- 4' DEEP  
- 16" X 8" PAD



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



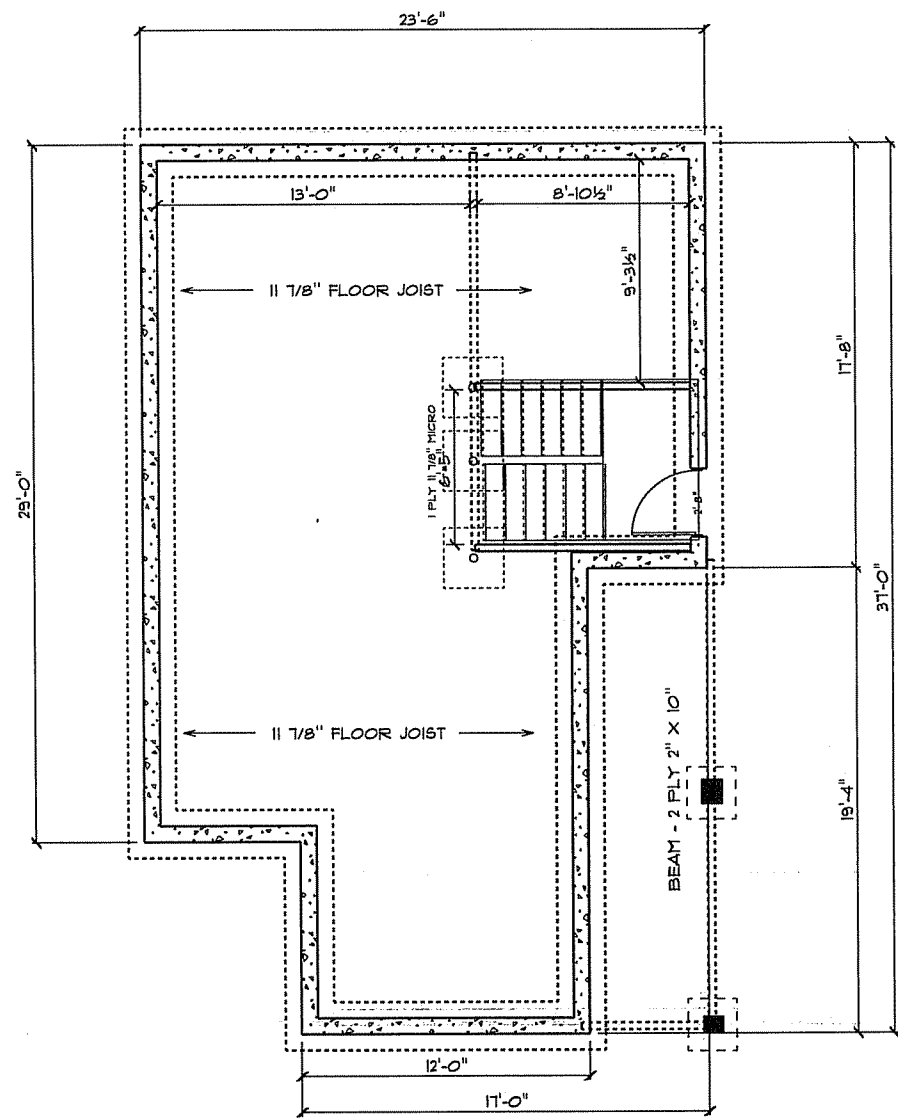
**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"

DATE: 1 / 21 / 2017

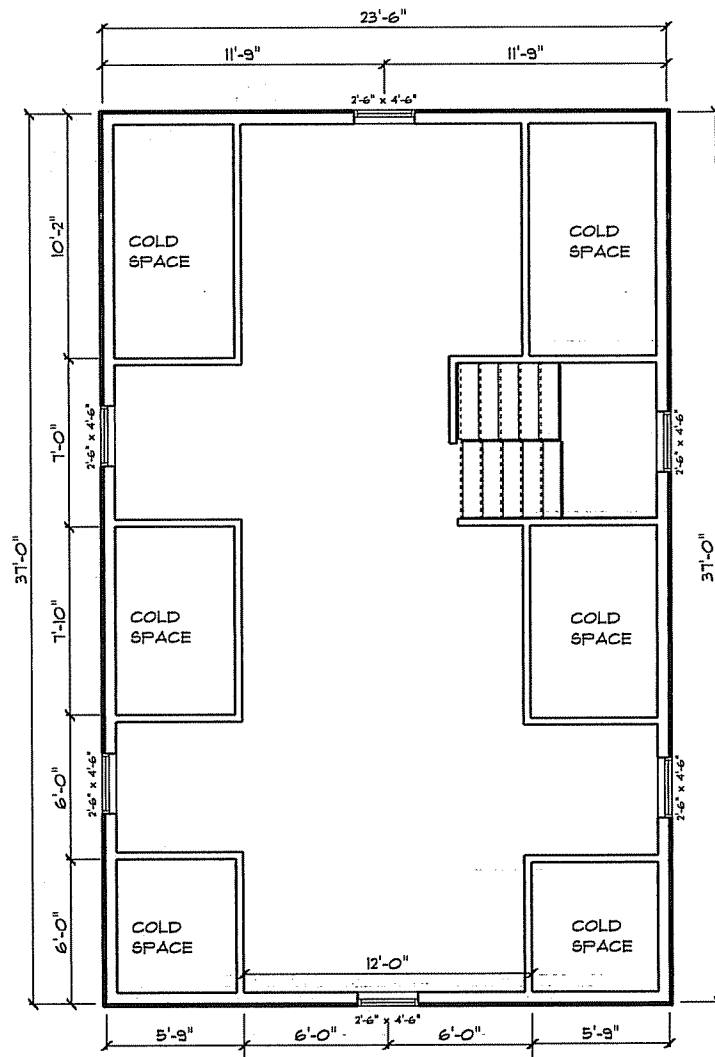
**ROBERT DESIGN**

OFFICE : 608 - 630 - 9888  
FAX : 608 - 630 - 9889

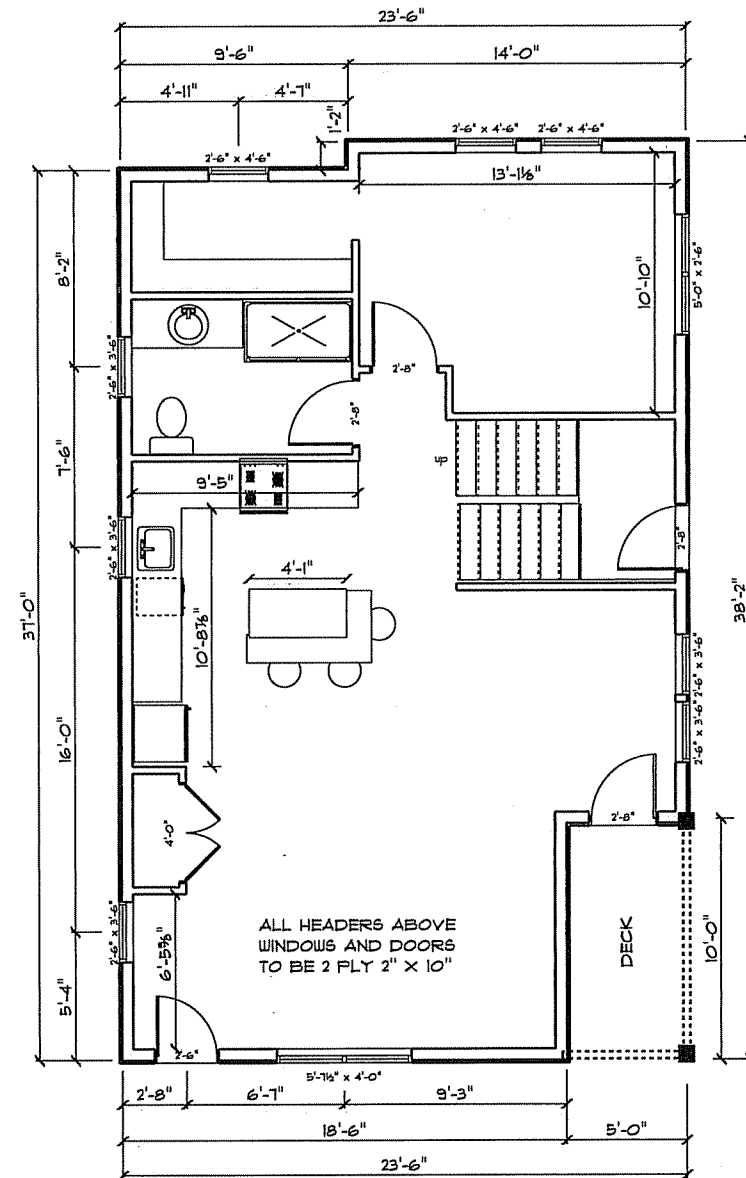
534 OAK ST  
MADISON WI.



**FOUNDATION PLAN**  
 SCALE: 1/8" = 1'-0"  
 SQ FT UNFINISH - 475



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 SQ FT FINISH - 461



**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 SQ FT FINISH - 680

DATE: 1 / 21 / 2017

**ROBERT DESIGN**

OFFICE : 608 - 630 - 9888  
 FAX : 608 - 630 - 9889

534 DAK ST

MADISON WI.

