



City of Madison

Proposed Demolition

Location
2271 East Washington Ave

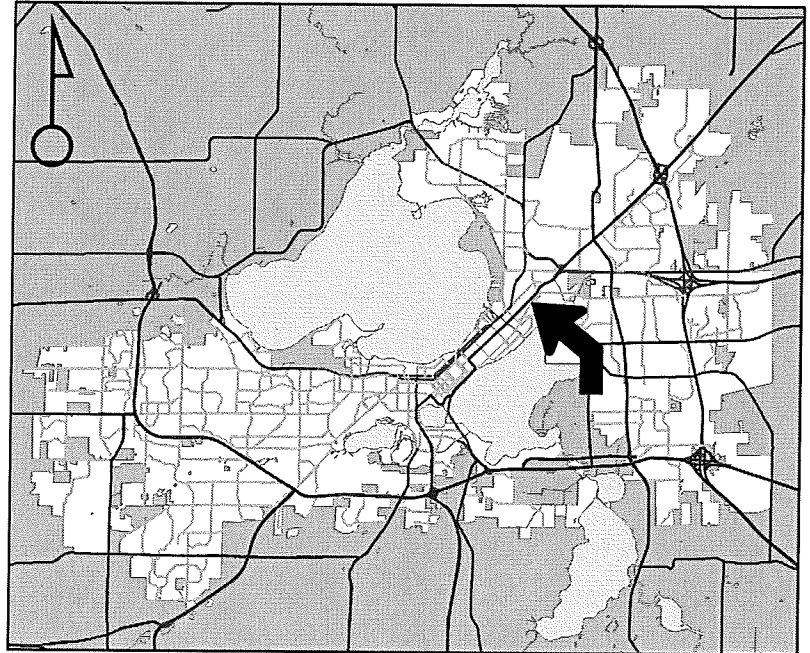
Project Name
Werth Demolition

Applicant
Gregory Werth

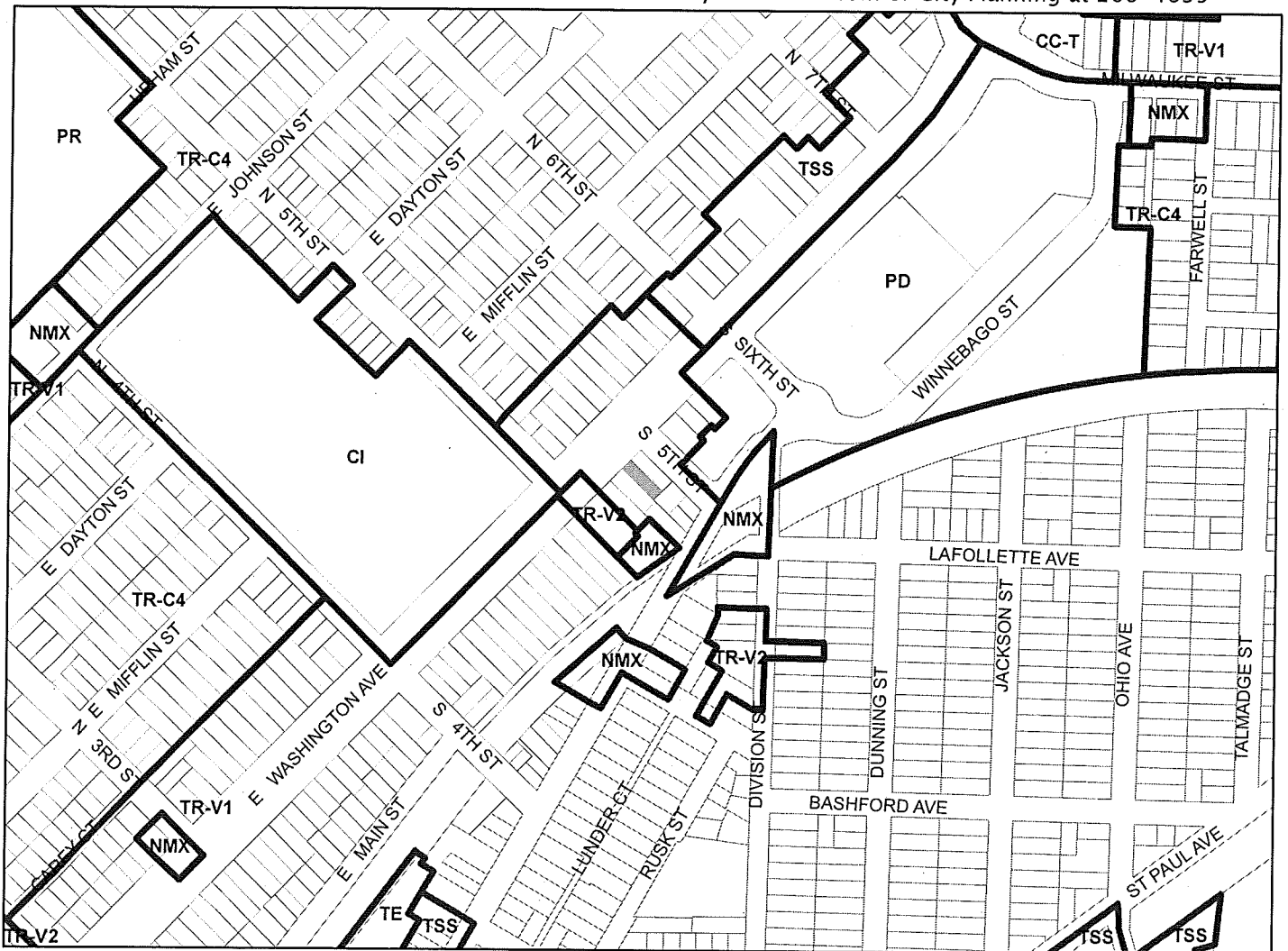
Existing Use
Single Family Home

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

Public Hearing Date
Plan Commission
05 June 2017



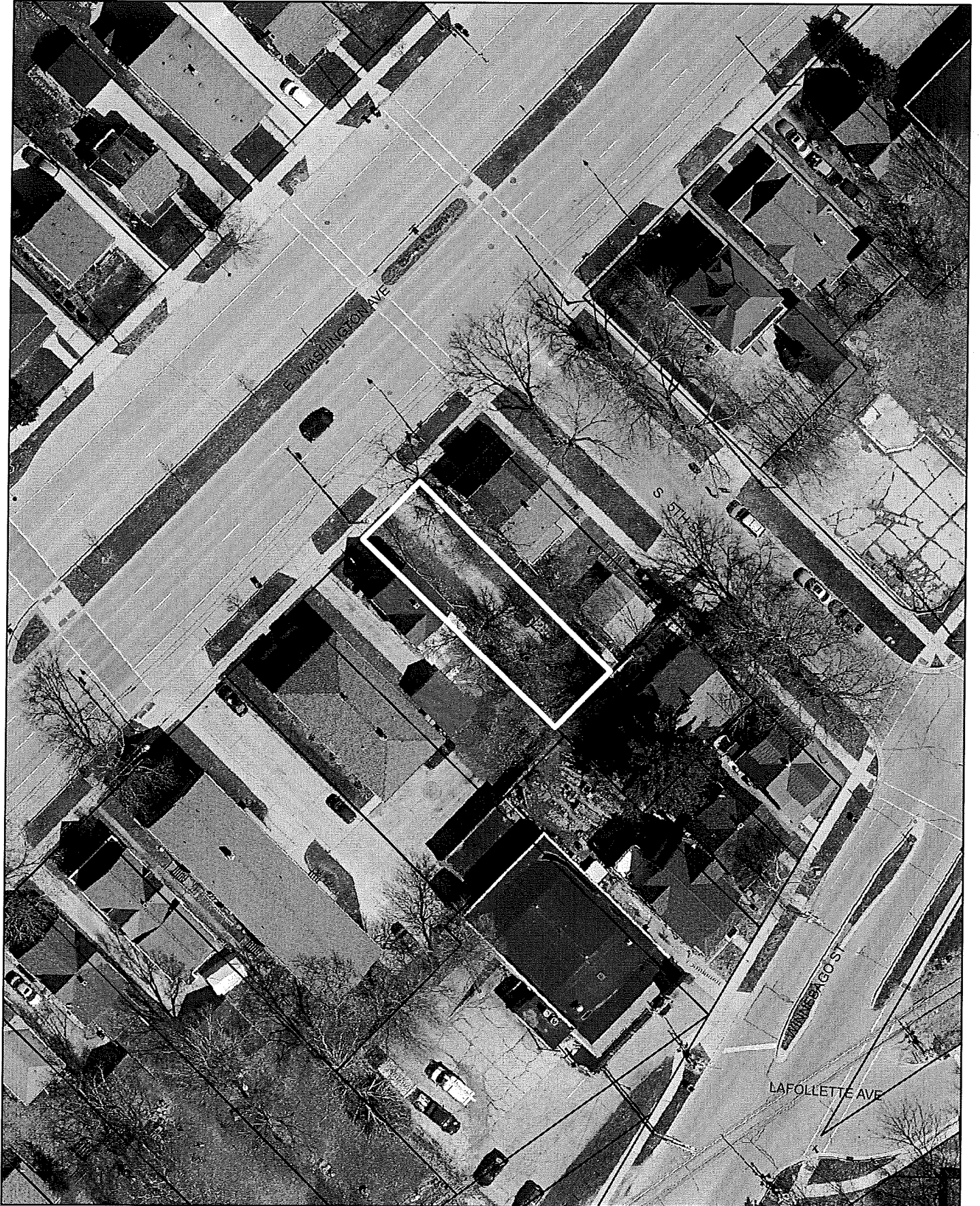
For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 30 May 2017

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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 Receipt # 29128-0003
Date received 4/18/17
Received by PDA
Parcel # 0710-064-2141-7
Aldermanic district Li Rummel
Zoning district TR-V2
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: 2271 East Washington Avenue Madison, WI 53704
Title: Werth Residence

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 Gregory Werth Company _____
Street address 2269 E Washington Ave City/State/Zip Madison, WI 53704
Telephone 920-584-0056 Email werthgre@gmail.com
Project contact person Gregory Werth Company _____
Street address 2269 E Washington Ave City/State/Zip Madison, WI 53704
Telephone 920-584-0056 Email werthgre@gmail.com
Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

4. Project Description

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

Removing existing dwelling on site, Replacing with new 3 bedroom Single family home

Scheduled start date 8/1/2017 Planned completion date 3/1/2018

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, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and 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 pcapplications@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.

Planning staff Chris Wells Date 2/22/2017
Zoning staff Jenny Kirchgatter Date 2/22/17

- 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: Notices sent March 5th, 2017 to alderperson Marsha Rummel, neighborhood contact person Brad Kuse, cc'd Jenny Kirchgatter + Chris Wells.

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. A copy of the notification letters or any correspondence granting a waiver 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 Gregory Werth Relationship to property Owner
Authorizing signature of property owner [Signature] Date 4/18/2017

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April 18th, 2017

City of Madison
Planning Department
126 S Hamilton St
Madison, WI 53703

Letter of Intent: 2271 East Washington Ave (Werth Residence)

To Whom It May Concern:

2271 East Washington Ave is a currently vacant single family home that I intend to demolish. The current building has non-conforming setbacks and has been thoroughly neglected for at least 30 years. The 252 square foot house suffers from rot, mold, and structural damage.

The existing structure will be replaced with a new conforming single family home with detached garage. The new 1600 square foot house will have 3 bedrooms, 2.5 bathrooms, and has been professionally designed to fit this lot.

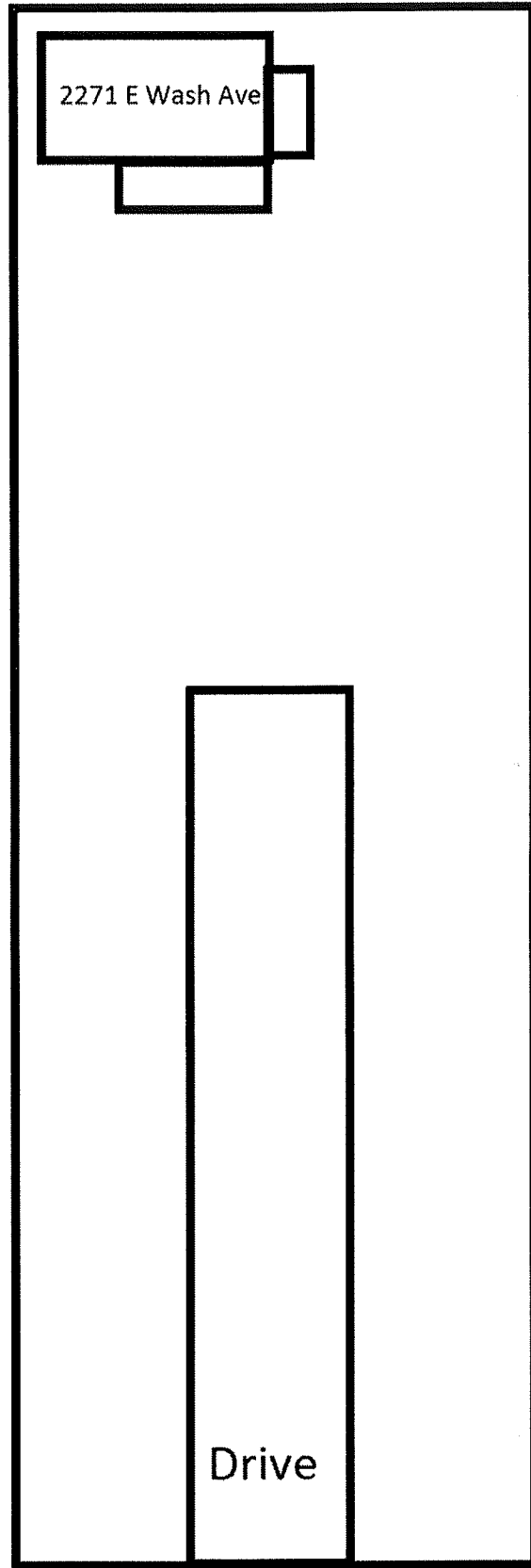
Excavation is planned to begin in August 2017, with the exterior completed by December of 2017. I intend to have the property completed and inhabited by March of 2018.

If you have any questions regarding this project you can contact me at (920) 584-0056.

Sincerely,

Gregory Werth

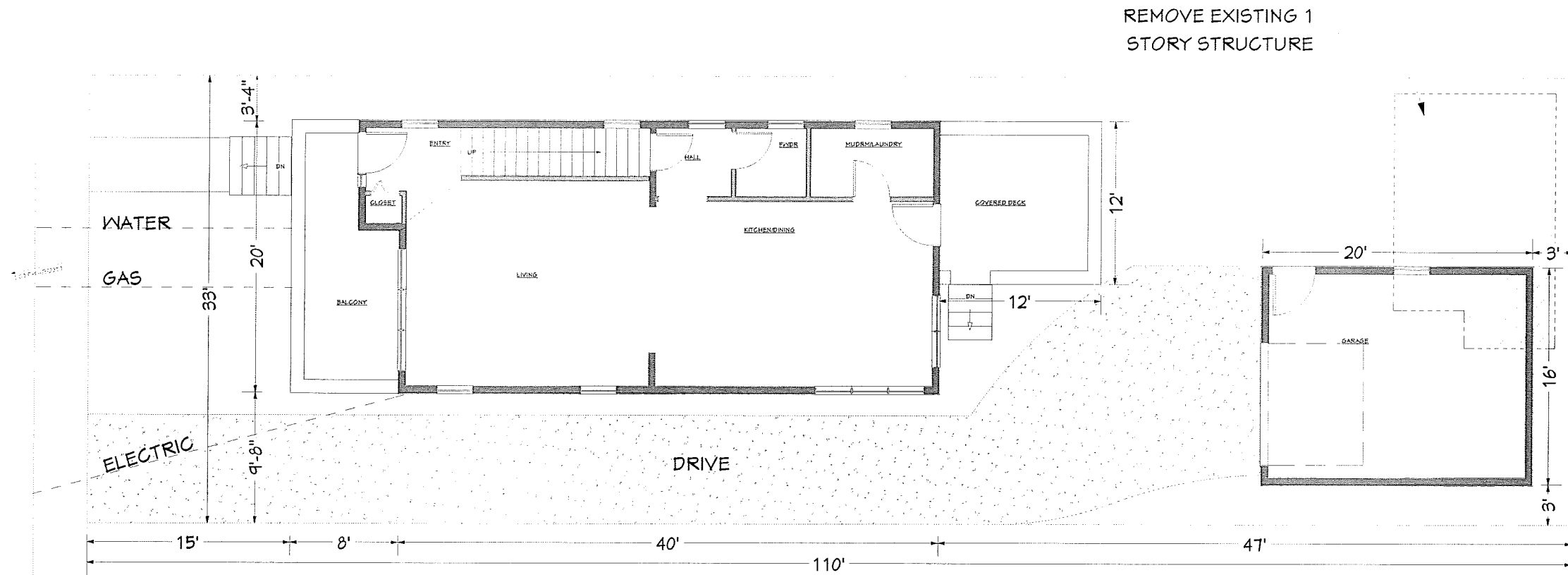
Exiting Site



110'

Drive


33'

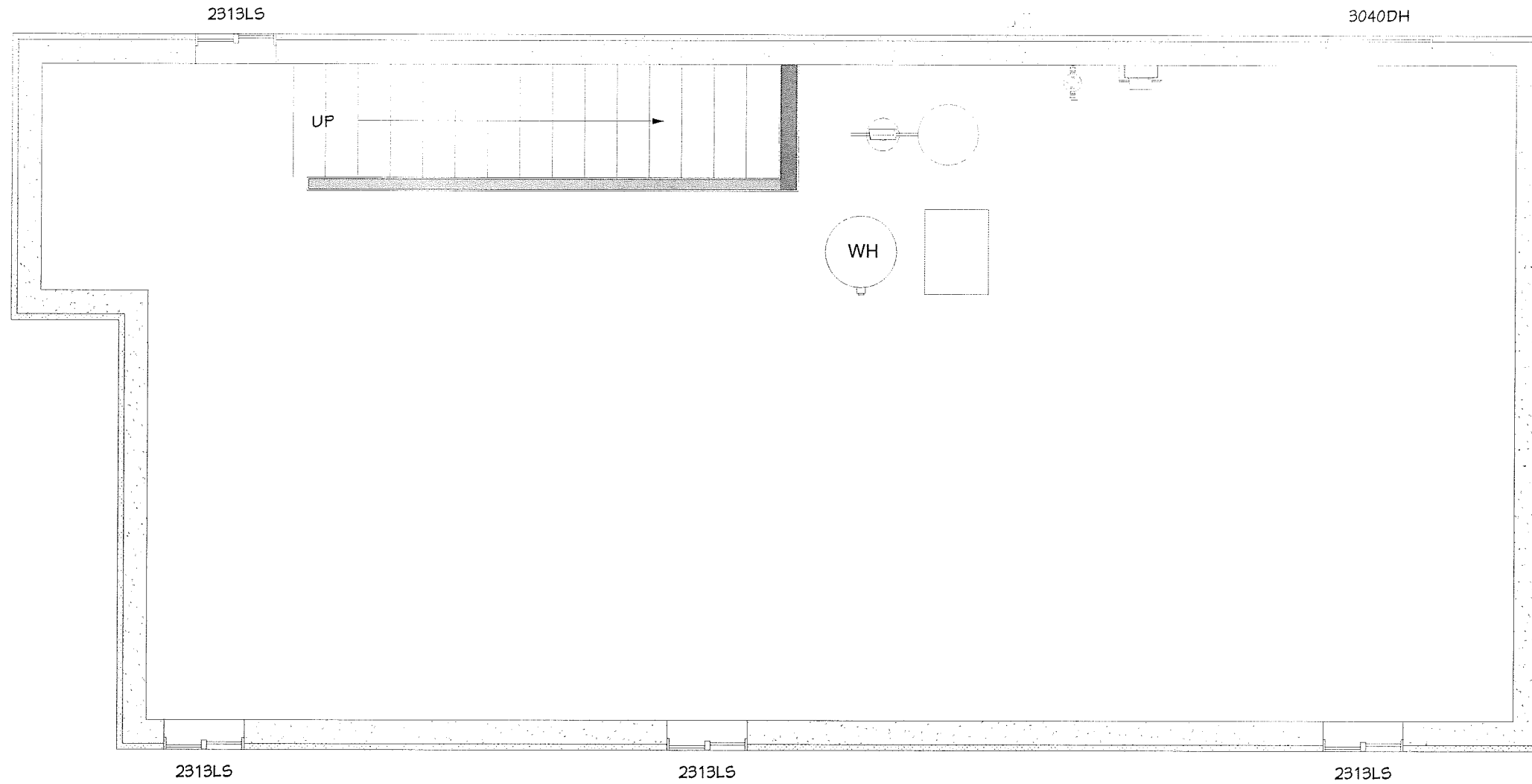



REMOVE EXISTING 1 STORY STRUCTURE

LOT SIZE: 3630 SF
 IMPERMEABLE LOT COVERAGE: 2263 SF
 62% COVERAGE

NOT A CERTIFIED SURVEY. GHA IS NOT A CERTIFIED SURVEYOR.

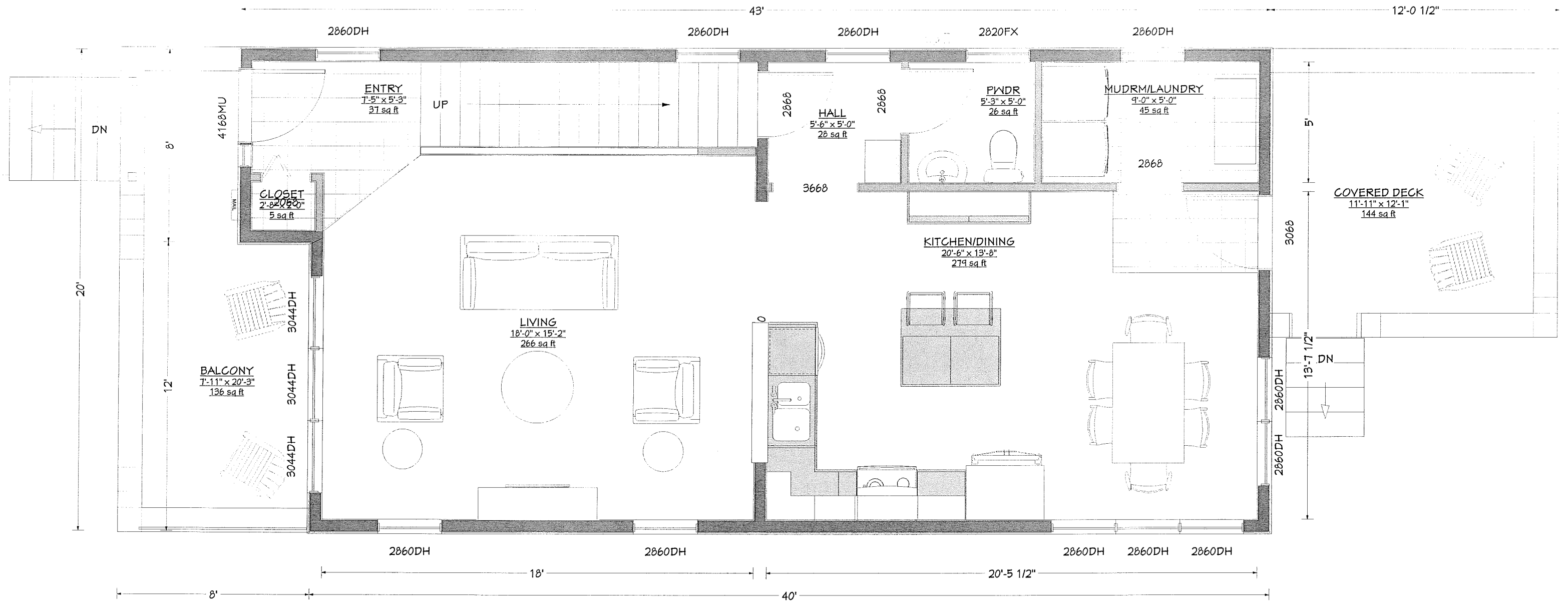
<p>Andrew William Wanek, AIA 608.692.8830</p>		<p>WERTH RESIDENCE <i>A New House For:</i></p>	<p>CONCEPTS</p>
<p>04.17.17</p>		<p>Gregory Werth 2269 E Washington Avenue Madison, WI 53704</p>	<p>SHEET 2 OF 9</p>




Andrew William Wanek, AIA 608.692.8830		WERTH RESIDENCE <i>A New House For:</i>	CONCEPTS
04.17.17		Gregory Werth 2269 E Washington Avenue Madison, WI 53704	SHEET 3 OF 9

CONCEPT ONE - FIRST FLOOR

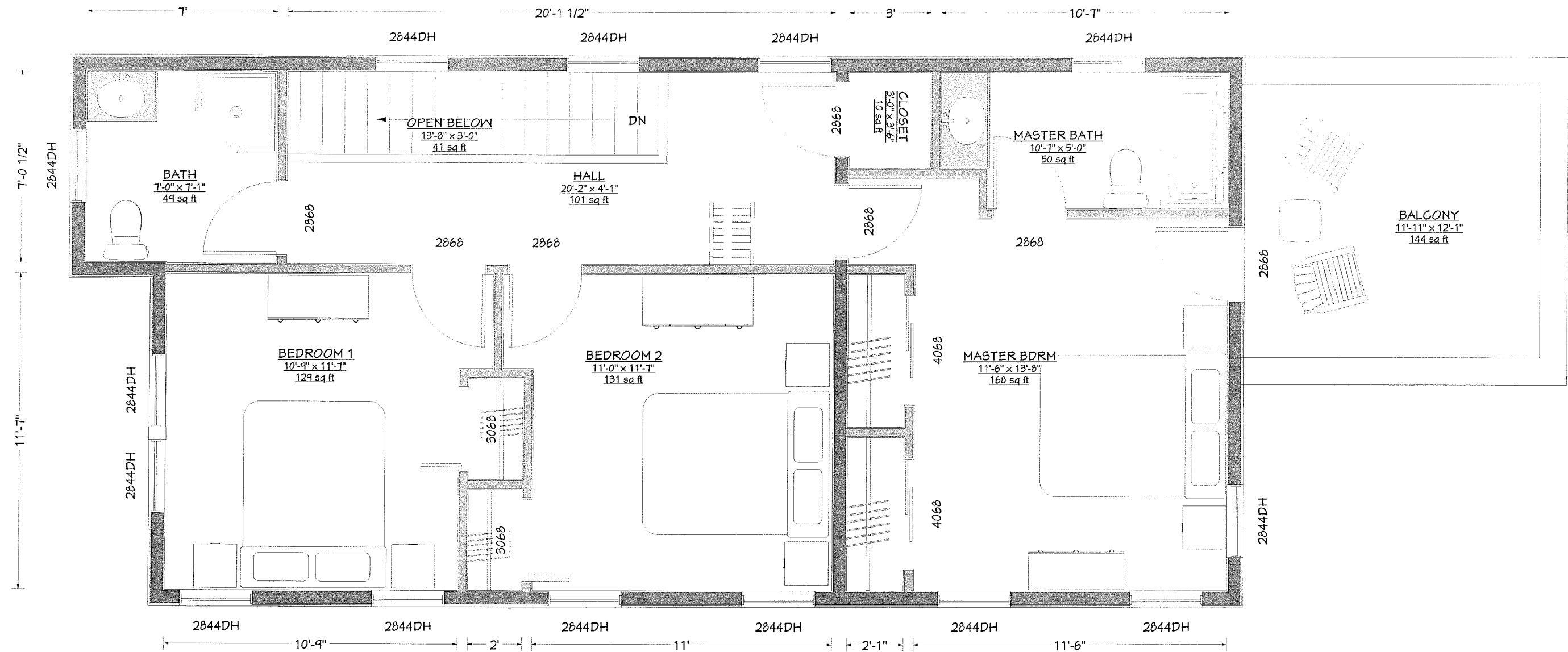
SCALE: 1/4" = 1' - 0"




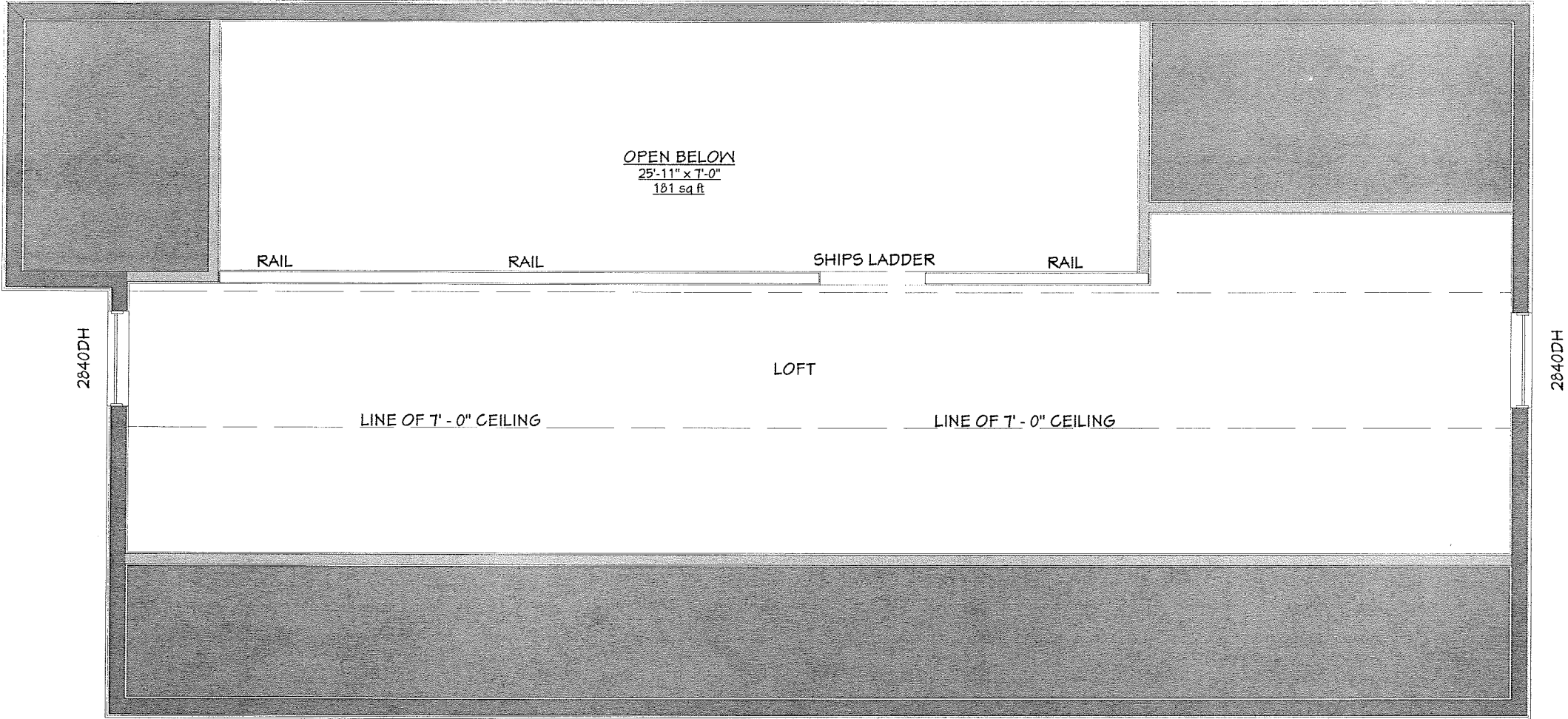
<p>Andrew William Wanek, AIA 608.692.8830</p> <p>04.17.17</p>		<p>WERTH RESIDENCE</p> <p><i>A New House For:</i></p> <p>Gregory Werth 2269 E Washington Avenue Madison, WI 53704</p>	<p>CONCEPTS</p> <hr/> <p>SHEET 4 OF 9</p>
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CONCEPT ONE - SECOND FLOOR

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



<p>Andrew William Wanek, AIA 608.692.8830</p> <p>04.17.17</p>		<p>WERTH RESIDENCE</p> <p><i>A New House For:</i></p> <p>Gregory Werth 2269 E Washington Avenue Madison, WI 53704</p>	<p>CONCEPTS</p> <hr/> <p>SHEET 5 OF 9</p>
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FRONT ELEVATION

SCALE 1/4" = 1'0"



REAR ELEVATION

SCALE 1/4" = 1'0"



Andrew William Wanek, AIA
608.692.8830

04.17.17



WERTH RESIDENCE

A New House For:

Gregory Werth
2269 E Washington Avenue
Madison, WI 53704

CONCEPTS

SHEET 7 OF 9

NORTHEASTERN ELEVATION

SCALE 1/8" = 1'0"



SOUTHWESTERN ELEVATION

SCALE 1/8" = 1'0"



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04.17.17



WERTH RESIDENCE

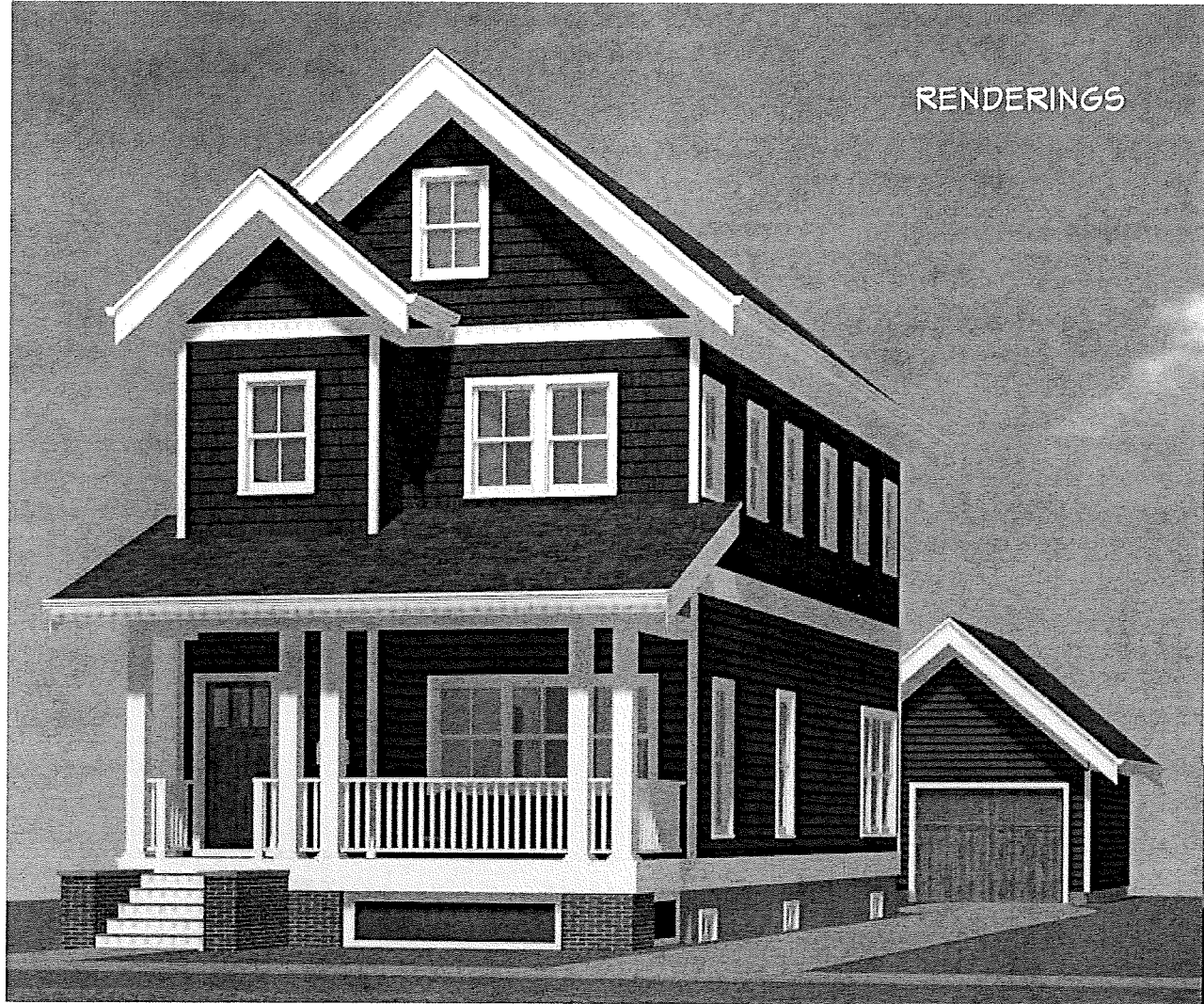
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Madison, WI 53704

CONCEPTS

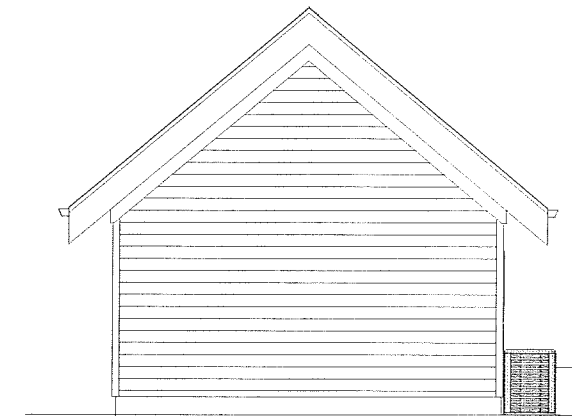
SHEET 8 OF 9

RENDERINGS



GARAGE ELEVATIONS

SCALE 1/8" = 1'0"



Andrew William Wanek, AIA
608.692.8830

04.17.17



WERTH RESIDENCE

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Madison, WI 53704

CONCEPTS

SHEET 9 OF 9