

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project # 2122 KENDALL AVE Aldermanic District: 08A

2. PROJECT

Project Title/Description: DEMOLISH GARAGE - CONSTRUCT NEW GARAGE

This is an application for: (check all that apply)

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
 - Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
 - Landmark
- Demolition
 - Alteration/Addition to a building adjacent to a Designated Landmark
 - Variance from the Historic Preservation Ordinance (Chapter 41)
 - Landmark Nomination/Rescission of Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
 - Other (specify):

DPCED USE ONLY	Registrar#:
	DATE STAMP CITY OF MADISON MAR 1 2019 3:25 pm Planning & Community & Economic Development
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: SAM BREIDENBACH Company: TDS CUSTOM CONSTRUCTION

Address: 1431 NORTHERN CT. MADISON, WI 53703
Street City State Zip

Telephone: 608-251-1814 Email: SAM@TDSCUSTOMCONSTRUCTION.COM

Property Owner (if not applicant): DEBBA SHAPIRO & MARK BEATTY

Address: 2122 KENDALL AVE. MADISON, WI 53726
Street City State Zip

Property Owner's Signature: [Signature] Date: MARCH 1, 2019

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/dpced/planning/documents/2019LCMeetingScheduleDates.pdf>



1431 NORTHERN COURT
MADISON, WI 53703
P 608.251.1814

TDSCustomConstruction.com

3/1/19

City Of Madison Planning Division
215 Martin Luther King Blvd.
Madison, WI. 53701

RE: Landmarks Commission meeting March 25, 2019
University Heights Historic District
Debra Shapiro and Mark Beatty
2122 Kendall Ave., Madison, WI 53726

Dear Commission Members:

We are proposing to demolish an existing detached garage (20'x20') and construct a new garage that will be 20' x22'. The placement of the south, east and west walls of the new garage will be in the same location as the existing. The back wall of the garage will extend north toward the rear yard by 2'. The large tree at the back of the garage which is now damaging the existing garage will be cut down.

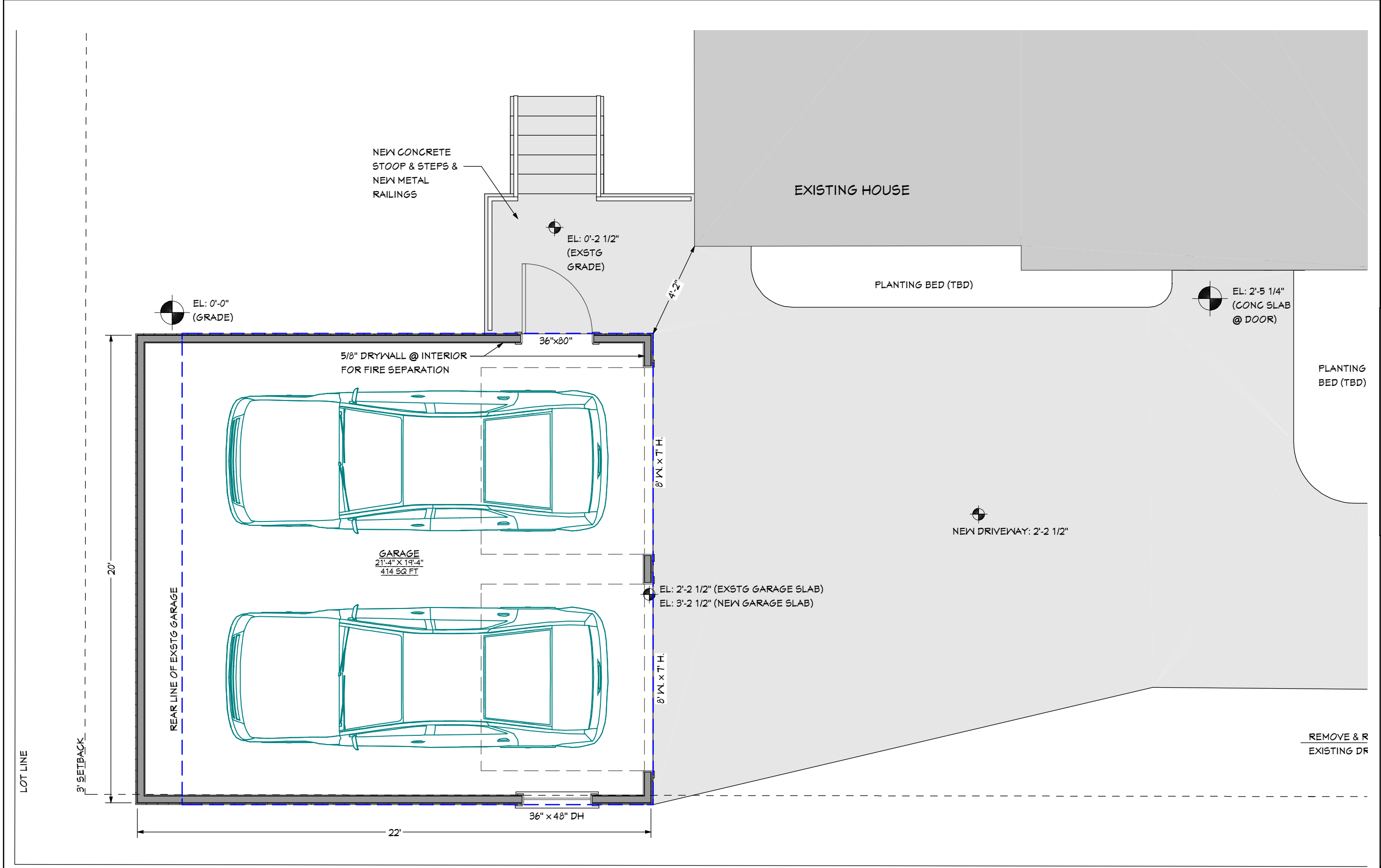
The garage will be of a wood framed construction with a fully frost protected concrete foundation and floor. The roof will be a hip design with a 6:12 pitch to match existing garage. The walls will be 8' 6" tall. The exterior details will all be painted fiber cement as depicted in the renderings. The siding will be smooth lap style with the same exposure as the house. The exterior corners and casings will be smooth in the same dimension as the house. The soffit will be 14-½" to match the dimension of the existing house soffit directly adjacent. The fascia will be flat and smooth in the same dimension as the house.

There will be two overhead garage doors instead of one. A service door on the side will be installed and a concrete stoop and stairs with metal railing will allow access to the lower grade. All three doors will be painted. A portion of the existing driveway will be replaced with new concrete and the grading will be corrected to improve drainage

We feel this design is much more complimentary to the existing house than the garage it replaces. We hope you consider it appropriate and worthy of approval.

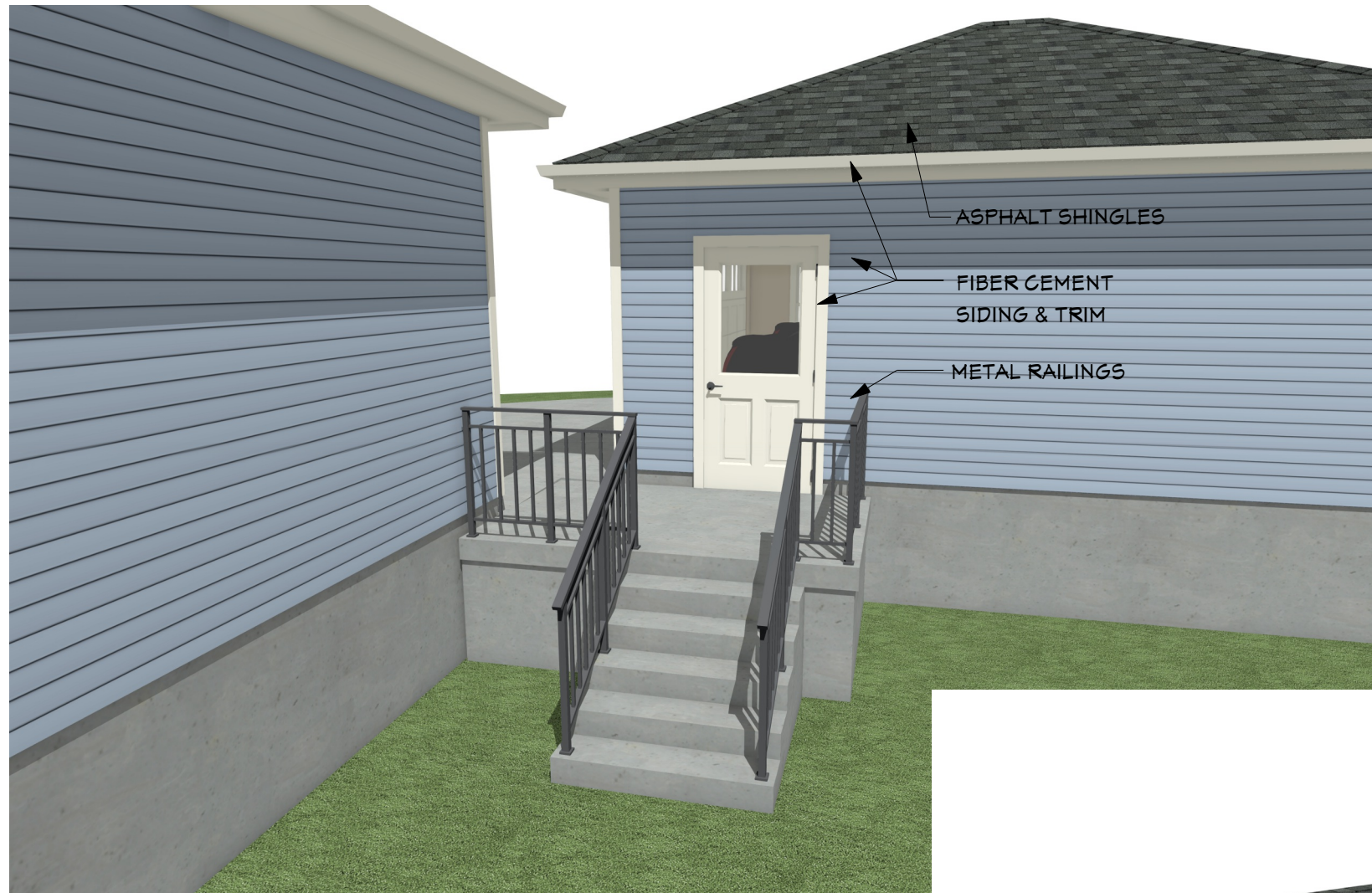
Sincerely,

Sam Breidenbach
President



PRELIMINARY - NOT FOR CONSTRUCTION

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



PRELIMINARY - NOT FOR CONSTRUCTION

1431 NORTHERN CT
MADISON, WI 53703
P 608.251.1814

New Garage

Debra Shapiro and Mark Beatty
2122 Kendall Ave.
Madison, WI, 53726

RENDERINGS

OWNER APPROVAL

DRAWN BY: CLW

DATE: 02/11/2019

SHEET NO.

2

OF 2

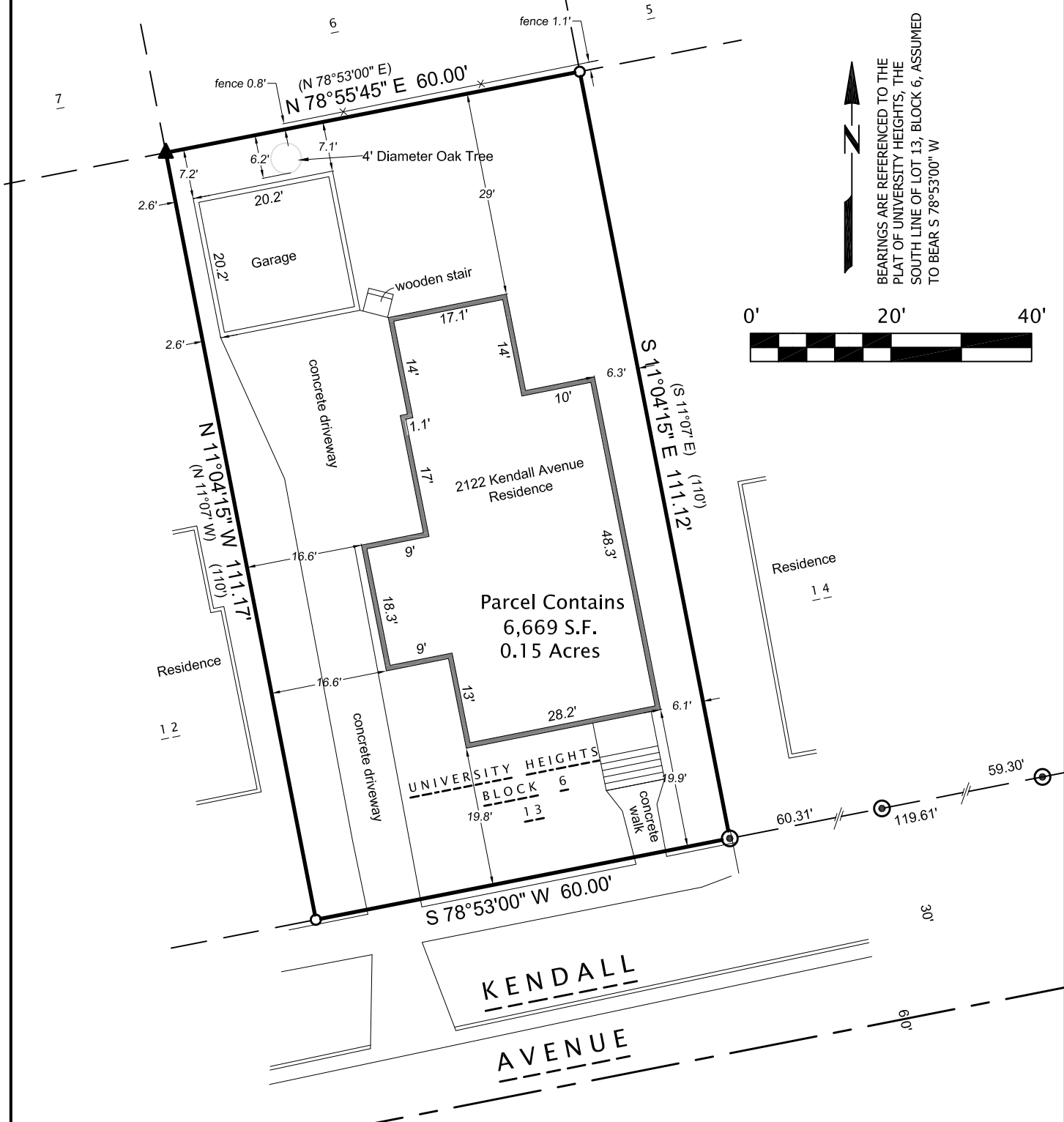
LEGEND

- ▲ FOUND SPK NAIL
- ⊙ IRON PIPE FOUND (2" Pinched Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET
1.50lbs./LINEAL FOOT.
- () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

Plat of Survey

Legal Description of Record: Document No. 3127127

Lot Thirteen (13), Block Six (6), University Heights, in
the City of Madison, Dane County, Wisconsin



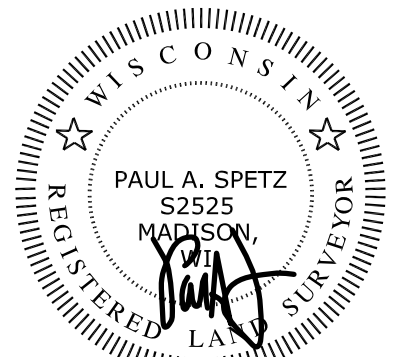
Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 19th Day of October, 2018: Paul A. Spetz, S 2525



PREPARED FOR:
TDS CUSTOM CONSTRUCTION
1431 NORTHERN COURT
MADISON, WI 53703

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com



905-HSF

WISCONSIN





