



Location
5001 Coney Weston Place

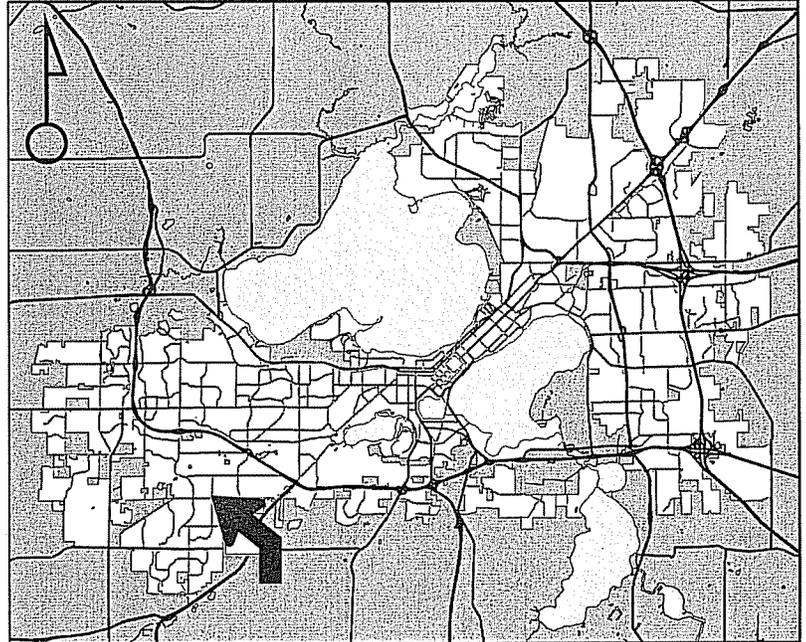
Project Name
Gustavon Rebuild

Applicant
Mark Gustavson/
Steve Homa - P.E.A. Builders

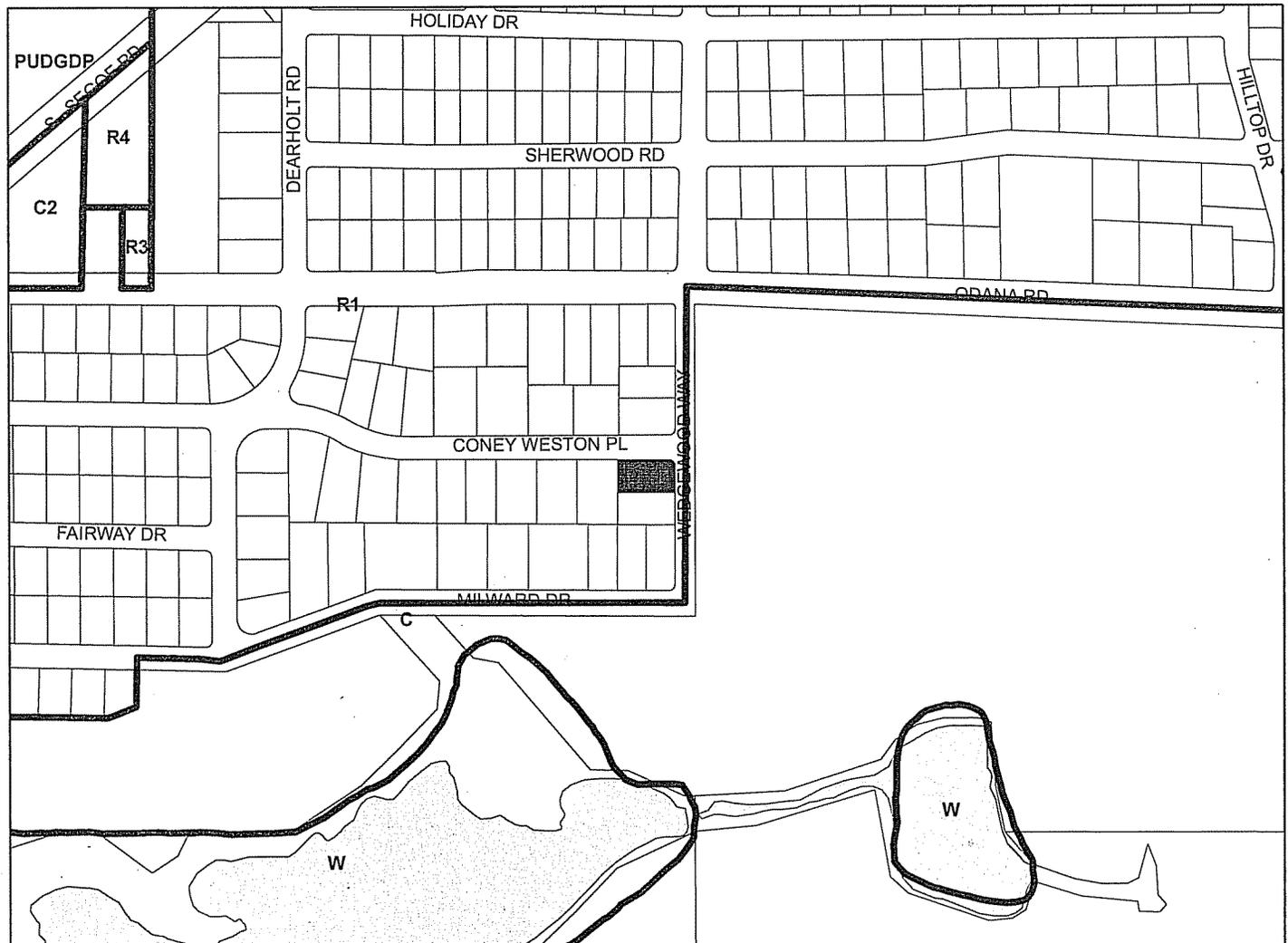
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence
and construct new residence

Public Hearing Date
Plan Commission
29 August 2011

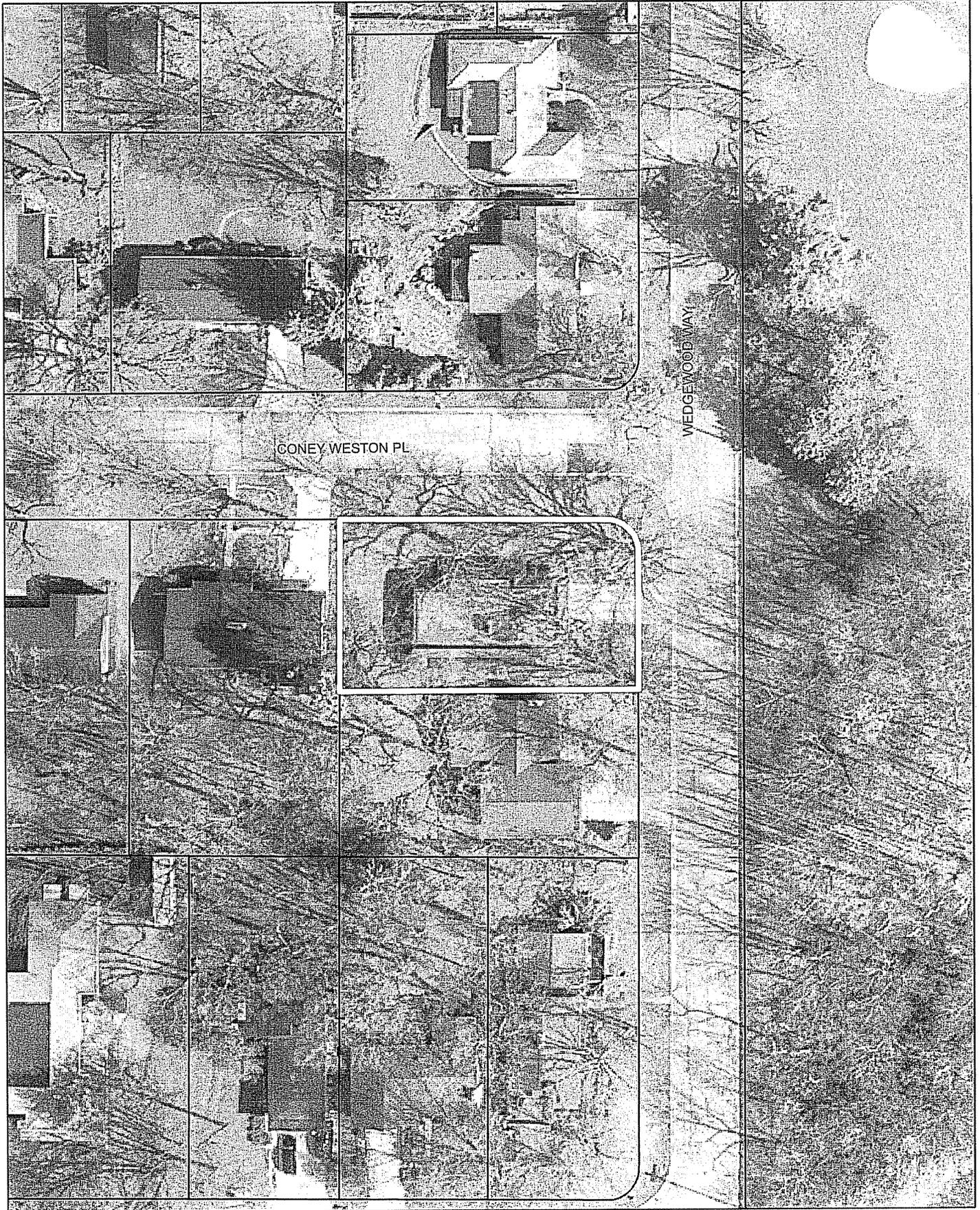


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 August 2011





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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> Receipt No. <u>122559</u>
Date Received	<u>7/13/11</u>
Received By	<u>PDA</u>
Parcel No.	<u>0709-304-1501-7</u>
Aldermanic District	<u>20 MATI PHAIR</u>
GQ	<u>OK</u>
Zoning District	<u>R-1</u>
For Complete Submittal	
Application	Letter of
<input checked="" type="checkbox"/>	Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued	

1. **Project Address:** 5001 Coney Weston Place **Project Area in Acres:** 1.26
Project Title (if any): GUSTAVSON R6BUILD

2. **This is an application for:** DEMOLITION

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<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: Mark Gustavson Company: _____
 Street Address: 5001 Coney Weston PL City/State: Madison Zip: WI
 Telephone: (608) 287-7423 Fax: () Email: magustavson@gmail.com
 Project Contact Person: Steve Homa Company: P.E.A. Builders
 Street Address: W19557548 Woodland Pl City/State: Nuskego, WI Zip: 53150
 Telephone: (262) 501-5001 Fax: (866) 740-0288 Email: steve@peabuilders.com
 Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Remove existing home that has a bad foundation, flat leaky roof and poor drainage and replace with energy efficient home.
 Development Schedule: Commencement September 2011 Completion March/April 2012

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 _____ Plan, which recommends: _____ for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:

Matt Phair and Denise Lamb have granted a waiver to bypass 30 days

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form. emails are attached.

- 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 and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 7/11/11 Zoning Staff: PAF ANDERSON Date: 7/11/11

- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Mark Gustavson Date 7/12/11

Signature [Signature] Relation to Property Owner Owner

Authorizing Signature of Property Owner [Signature] Date 7/12/11

Letter of Intent

Demolition and reconstruction of 5001 Coney Weston Place:

The decision to raze our existing house has been a long process. My brother, Michael Gustavson, is an architect that lived with our family for over a year. In that timeframe we spent countless hours and multiple house designs trying to remodel the existing home to suit our needs while maintaining the esthetic of the neighborhood.

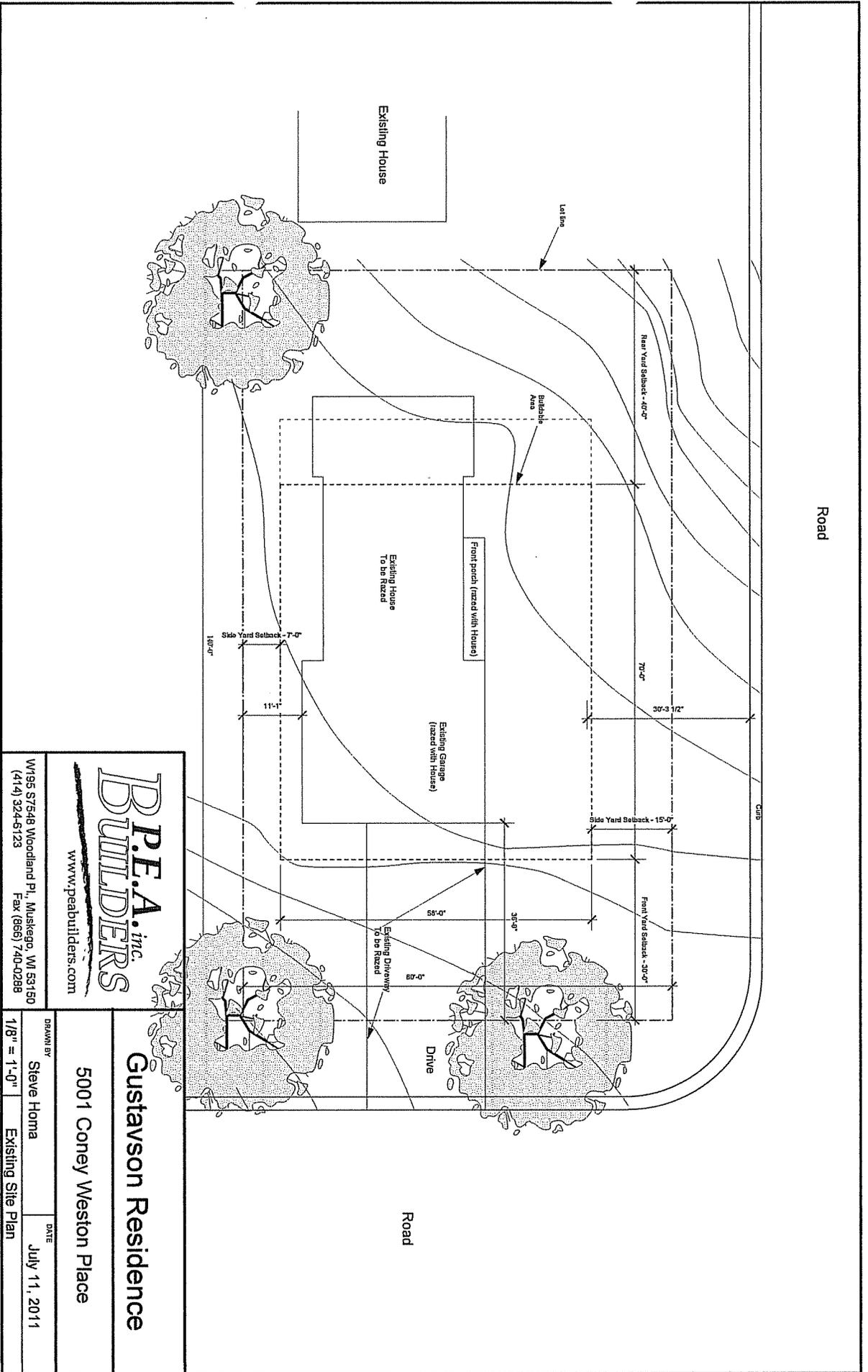
The problems with the existing house are: a flat roof that leaks, a roof drain that gets clogged, a roof drain that freezes in the winter, a roof drain that leaks into the basement, landscaping that drains water towards the house, water damage in the basement walls, foundation that sits too low relative to the ground, cracks in the foundation surrounding garage and sun porch, cracks in the floor of the sun porch, forced air ventilation system that cannot be cleaned because it runs through concrete planks, ventilation system that runs straight to the siding of the house then up into registers which cannot be insulated sufficiently from the exterior, which leads to electric and gas bills over \$500 in the winter for a 1300 sq ft home, the west end of the home extends beyond our building envelope and would need to be removed to significantly remodel the house, essentially the west third of the house would need to be removed because of foundation issues and the east third would be removed due to zoning issues.

We are working with PEA Builders and Steve Homa to build an energy efficient, ranch style home that fits with the character of our neighborhood. After demolition in September, we planned to have construction completed in 6 to 8 months. The design of the house from my brother in concert with PEA Builders has created a home that suits our family's needs while fitting the neighborhood better than our existing house.



Mark and Katie Gustavson





P.E.A. inc.
BUILDERS
 www.peabuilders.com

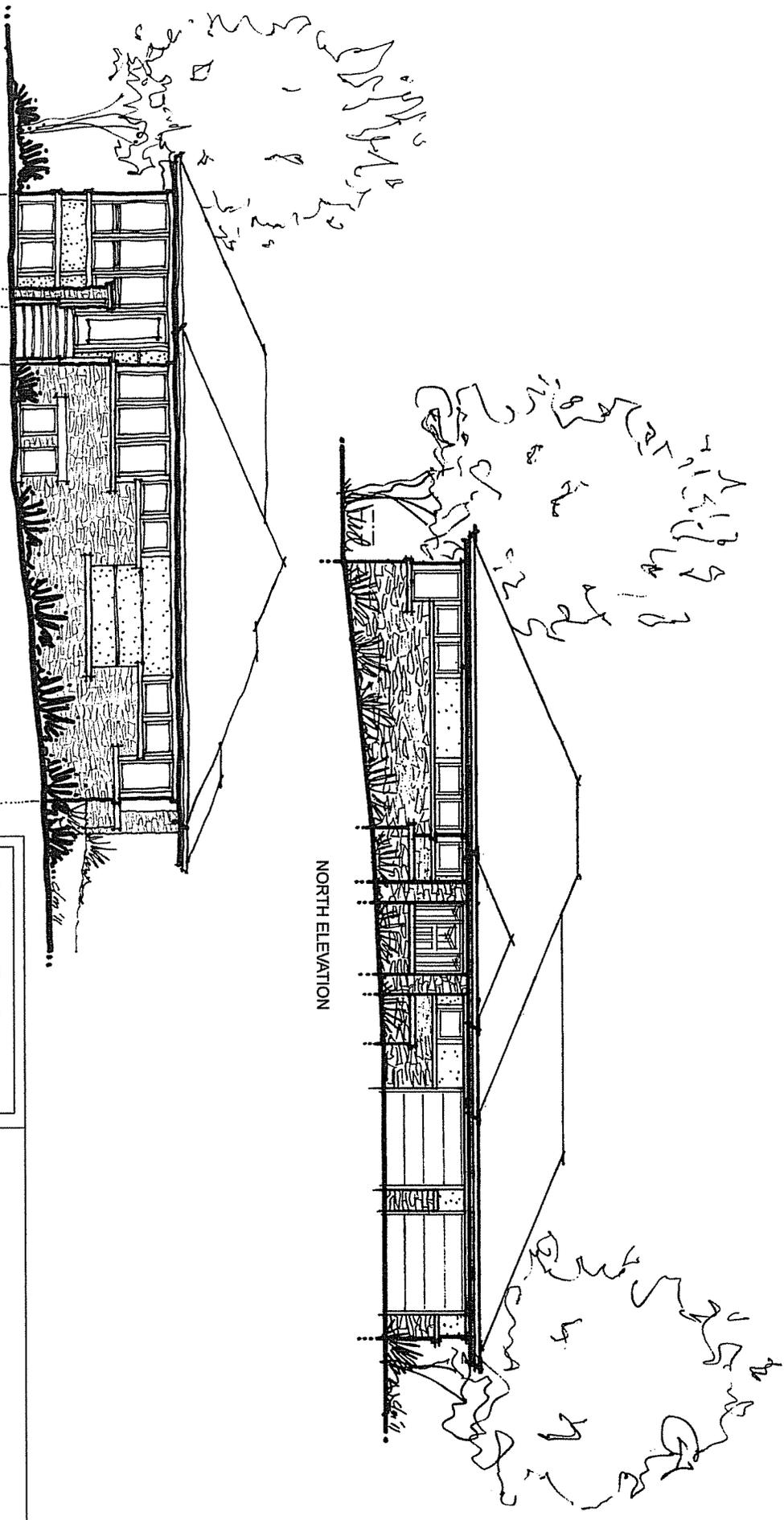
W195 S7548 Woodland Pl., Muskegon, MI 53150
 (414) 324-6123 Fax (686) 740-0288

Gustavson Residence

5001 Coney Weston Place

DRAWN BY: Steve Homa DATE: July 11, 2011

1/8" = 1'-0" Existing Site Plan

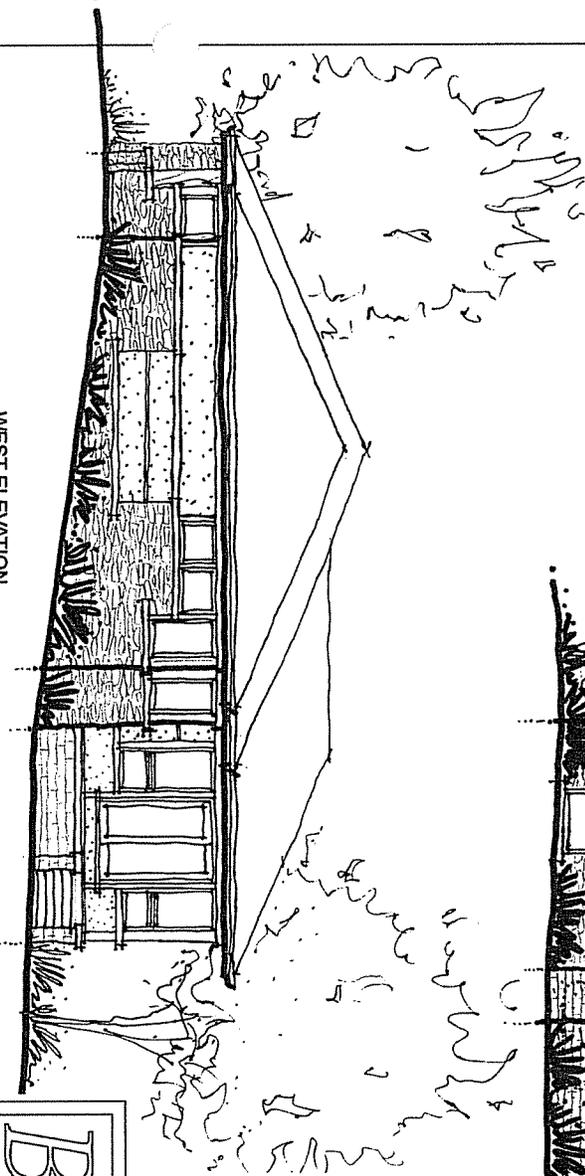


EAST ELEVATION

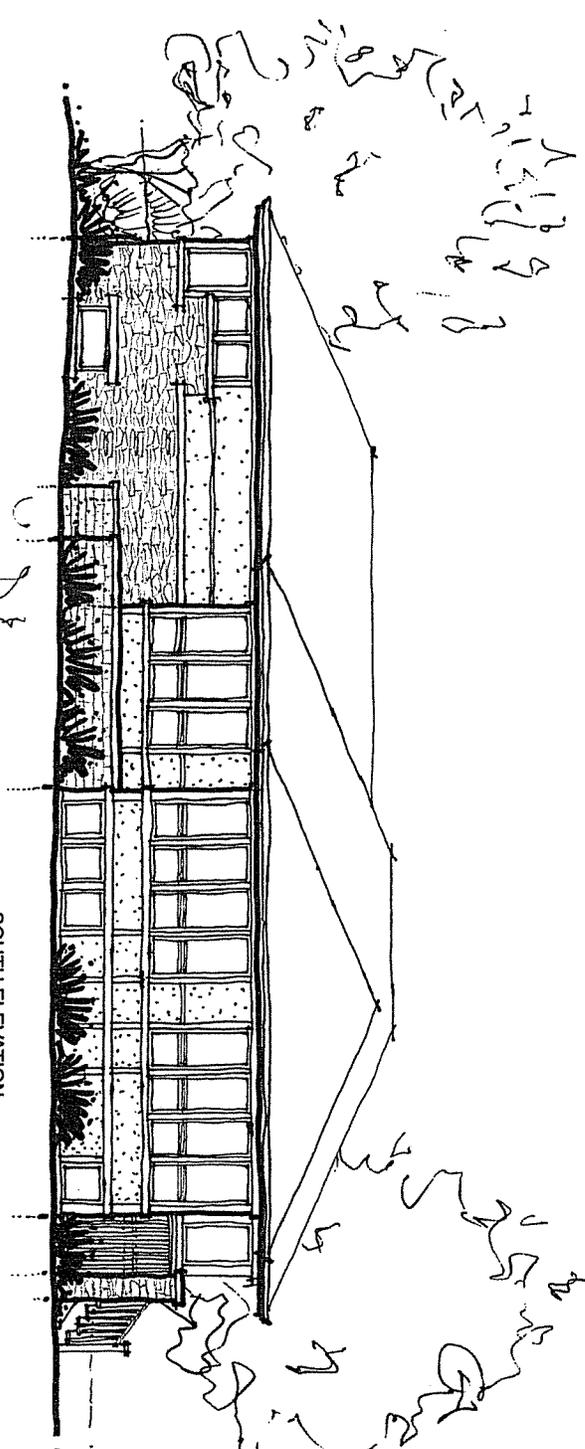
NORTH ELEVATION

	
<p>Gustavson Residence</p> <p>5001 Coney Weston Place</p>	
<p>DRAWN BY clm</p>	<p>DATE July 11, 2011</p>
<p>1/8" = 1'-0" ELEVATIONS</p>	
<p>W195 S7548 Woodland Pl., Muskego, WI 53150 (414) 324-6123 Fax (855) 740-0288 www.peabuilders.com</p>	

WEST ELEVATION

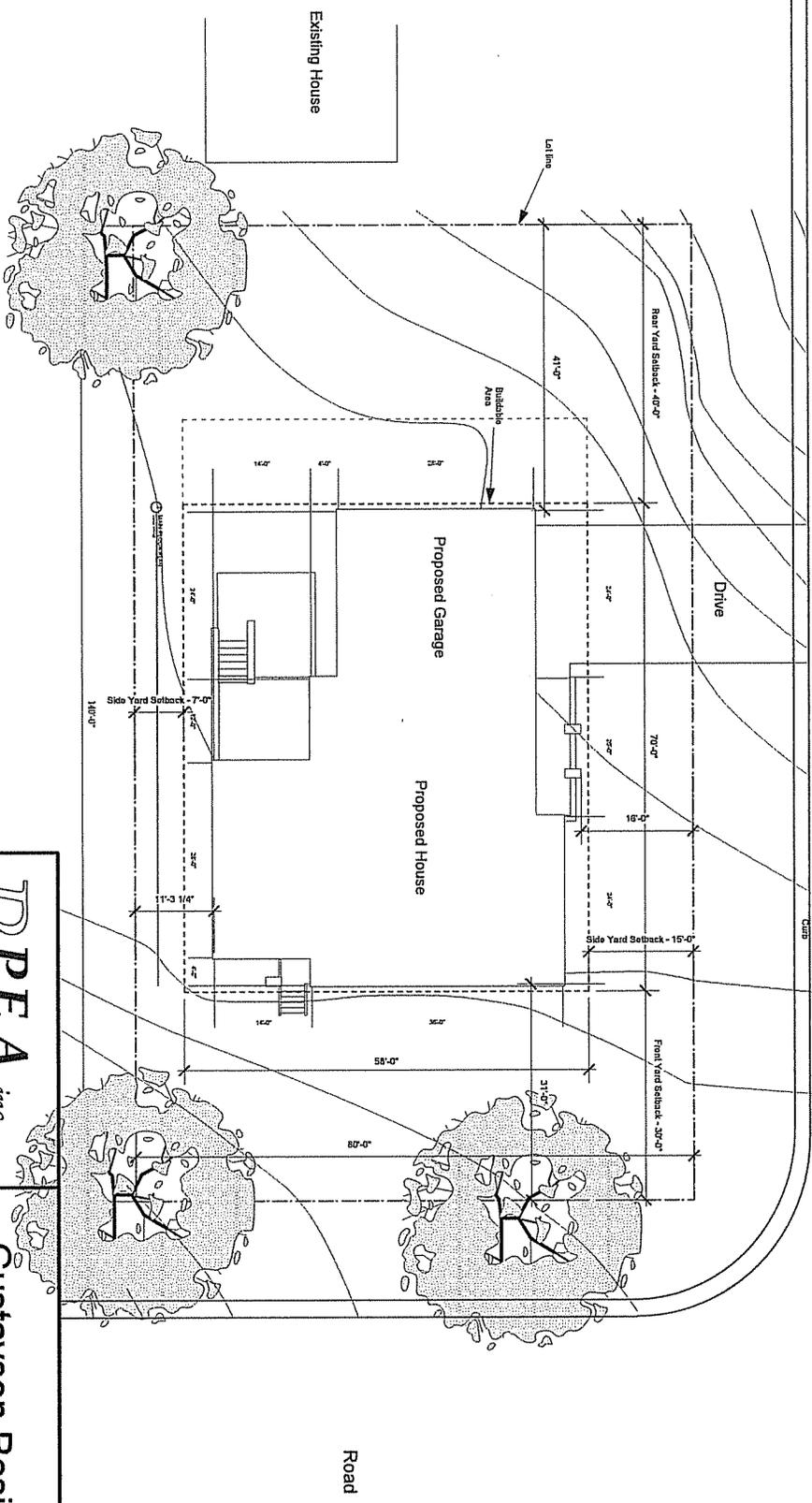


SOUTH ELEVATION



P.E.A. inc.
BUILDERS
www.peabuilders.com
 W195 S7548 Woodland Pl., Muskego, WI 53150
 (414) 324-6123 Fax (856) 740-0288

Gustavson Residence
 5001 Coney Weston Place
 DRAWN BY: **clm**
 DATE: **July 11, 2011**
1/8" = 1'-0" ELEVATIONS



P.E.A. inc.
BUILDERS
 www.peabuilders.com

W195 S7548 Woodland Pl., Muskego, WI 53150
 (414) 324-6123 Fax (866) 740-0288

Gustavson Residence
 5001 Coney Weston Place

DRAWN BY: Steve Homa
 DATE: July 11, 2011

1/8" = 1'-0" Proposed Site Plan

