



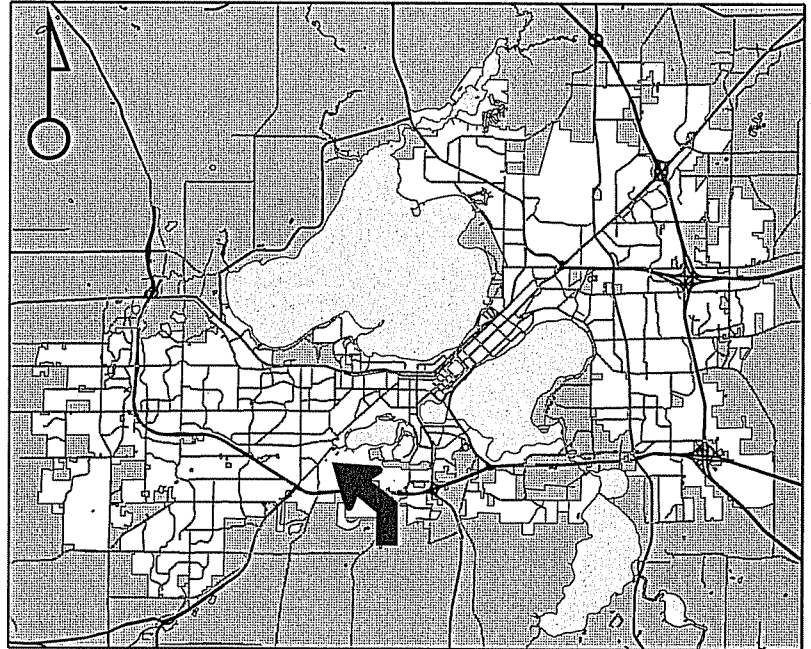
Location
3934 Manitou Way

Applicant
Kevin and Jill Carey

Existing Use
Single-family residence

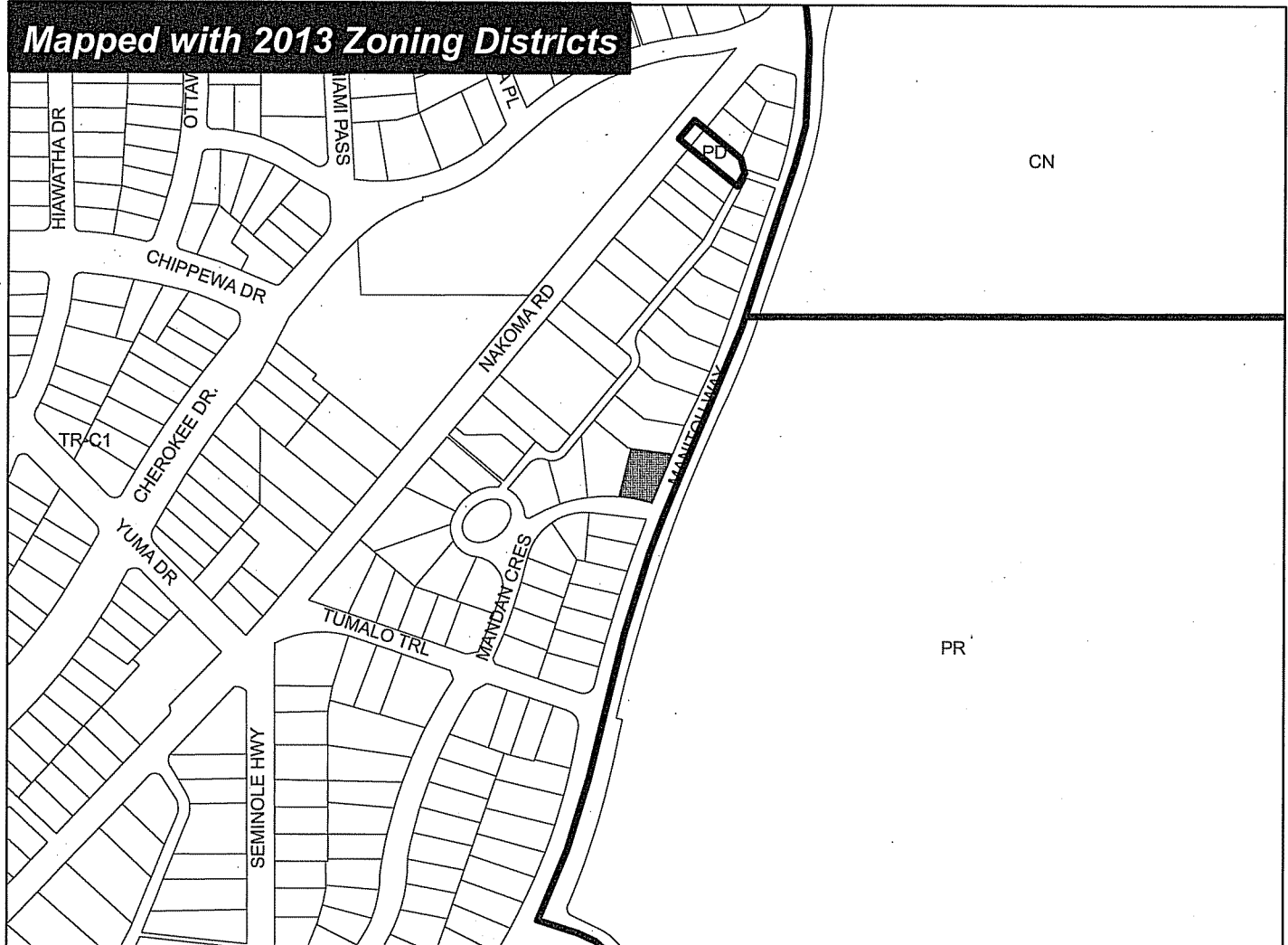
Proposed Use
Demolish single-family residence
to allow construction of new
single-family residence

Public Hearing Date
Plan Commission
04 March 2013



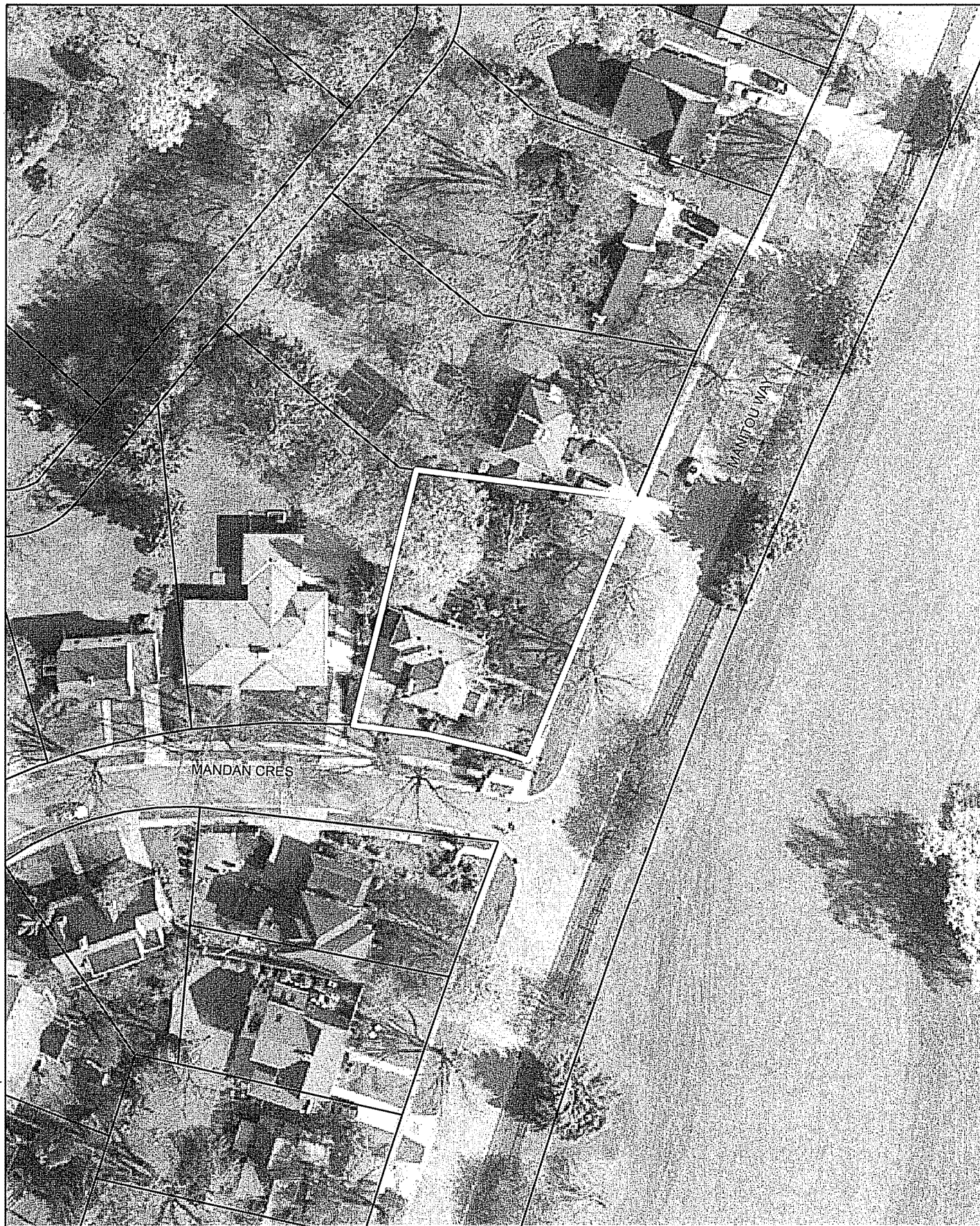
For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635

Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 February 2013





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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
GQ _____
Zoning District _____

For Complete Submittal

Application _____ Letter of Intent _____
Photos _____ Legal Descript. _____
Plan Sets _____ Zoning Text _____
Alder Notification _____ Waiver _____
Ngrhd. Assn Not. _____ Waiver _____
Date Sign Issued _____

1. Project Address: 3934 Manitou Way Project Area in Acres: 1/3 acre
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from _____ to _____
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Kevin & Jill Carey Company: _____
Street Address: 3934 Manitou Way City/State: Madison, WI Zip: 53711
Telephone: () 213-8962 Fax: () _____ Email: kevin@thecareygroup.net

Project Contact Person: Kevin Carey Company: _____
Street Address: 3934 Manitou Way City/State: Madison, WI Zip: 53711
Telephone: () 213-8962 Fax: () _____ Email: kevin@thecareygroup.net

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: Demolition of existing house
and construction of new house

Development Schedule: Commencement March 2013 Completion October 2013

Effective August 31, 2012

CONTINUE →

5. Required Submittals:

- ☒ **Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- ☒ **REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- ☐ **Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

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

- ☐ **Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- ☒ 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.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- ☐ A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- ☐ **Conformance with adopted City plans:** The site is located within the limits of the comprehensive _____ Plan, which recommends low density residential _____ 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 and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alderman Brian Solomon, Nakoma neighborhood association Sara Engstrand (10/31/12)
- If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- ☒ **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: 1/10/13 Zoning Staff: Pat Anderson Date: 1/10/13

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

Name of Applicant Kevin Carey Relation to Property Owner Property Owner
Authorizing Signature of Property Owner _____ Date 1/16/13

January 15, 2013

City of Madison
Planning Department
215 Martin Luther King Jr. Blvd
Madison, WI 53703

To Whom It May Concern:

Kevin and Jill Carey are submitting this Letter of Intent on to request a demolition permit for their existing house located at 3934 Manitou Way.

After living in the house for 2 ½ years we realized that our existing home was not meeting our needs; no air conditioning, very small garage, minimal insulation, old windows, insufficient electrical supply, leaky wet basement.....I'm sure you get the point.

The existing home was built in 1925, and through our research does not fall into any particular architectural category, nor did a renowned architect design it. The additions to the house, which have electric heat and poor insulation, detract from the look of the house, and are extremely expensive to heat. (We have had MG&E bills as high as \$900 in cold winter months.)

There is one full (but very small) bathroom upstairs, which makes for challenging times as we all try to get ready in the morning.

The windows are all single pane, leaded glass windows and are very inefficient. The original wiring has been modified and so many times that we have trouble with overloaded circuits and routine circuit breakers being tripped. There is no air conditioning.

Drain tile has been installed in the basement, and the sump pump runs continuously, yet we still have a wet basement.

As seen on one of the attached photos, the front porch and sun room have settled. This settling has caused cracks in the old cement style stucco, and there are large areas where the surface is simply shedding itself from the rest of the house.

We met with our architect and builder a number of times to try to make a renovation/addition project work, but in the end we kept coming to the same conclusion; the cost of renovating and adding on to an existing structure is very costly, and we could get a better house by starting over.

We have received positive feedback and support from both our immediate neighbors and many others in the area. We are anticipating construction to take 6-7 months. We have hired Destree Design as our architect, and Nimbus Construction as our general contractor.

The proposed house is about ^{4,200}~~3,800~~ square feet will have 4 bedrooms. It will occupy a similar size footprint, as the existing house, but will be positioned in a way to make better use of the entire lot. Our driveway will become about 20' shorter and slightly wider to allow for a 22' entrance

from the street. The anticipated cost of the project is \$575,000. We feel the new design with white brick and black trim will fit nicely into the neighborhood and add to the character of the neighborhood. (I've attached a picture of a house that represents the proposed style we are striving for.)

We will be leaving all of the existing trees, and adding landscaping on the north side of the lot.

Thank you for your support and we look forward to making this investment in Madison and remaining long term residents.

Sincerely,



Kevin & Jill Carey

Proposed New House Style (white brick with black shutters & trim)



February 25, 2013

Heather Stouder
City of Madison
Planning Department
215 Martin Luther King Jr. Blvd
Madison, WI 53703

Dear Heather:

I am submitting this addendum to our original Letter of Intent dated January 15, 2013 in response to the Landmark Commission's recommendation to deny our request for a demolition permit for 3934 Manitou Way.

In their recommendation, the commission encouraged us to explore using the Tax Credit program to renovate rather than demo the existing home.

I wanted to make you and the Planning Commission aware that we made a significant investment exploring renovations before deciding on the demolition route. During that process spent \$15,000 in architectural and engineering fees to develop a set of plans that would modify the home to meet our families needs. The plans included:

- New plumbing
- New windows
- New insulation
- New roof
- New stucco exterior
- The addition of air conditioning
- A complete renovation of the interior
- An addition to provide sufficient space for our growing family

Even with the tax credits, the cost of those renovations were more than we could afford.

After hearing that the Landmarks Commission is recommending that the City deny our request, I shared our new plans with our neighbors. I have received overwhelming support for our project. I've attached a letter and petition including 28 signatures of neighbors who are in support of what we would like to do. I encourage the Planning Commission to consider that our immediate neighbors are in favor of this project and that we are making a significant investment in the neighborhood so that we can continue to live and work in Madison and send our children to the local schools.

Sincerely,



Kevin & Jill Carey

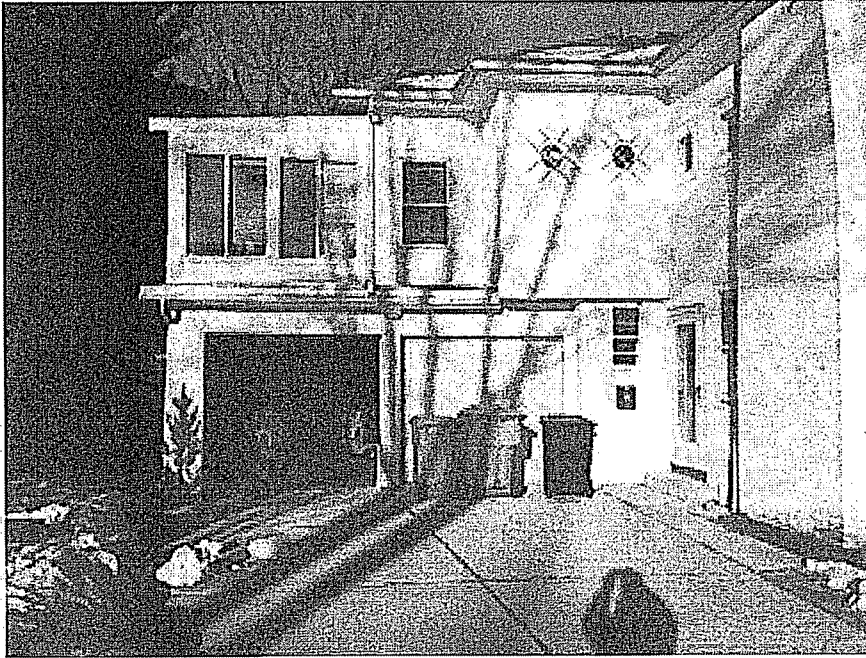
Front Porch



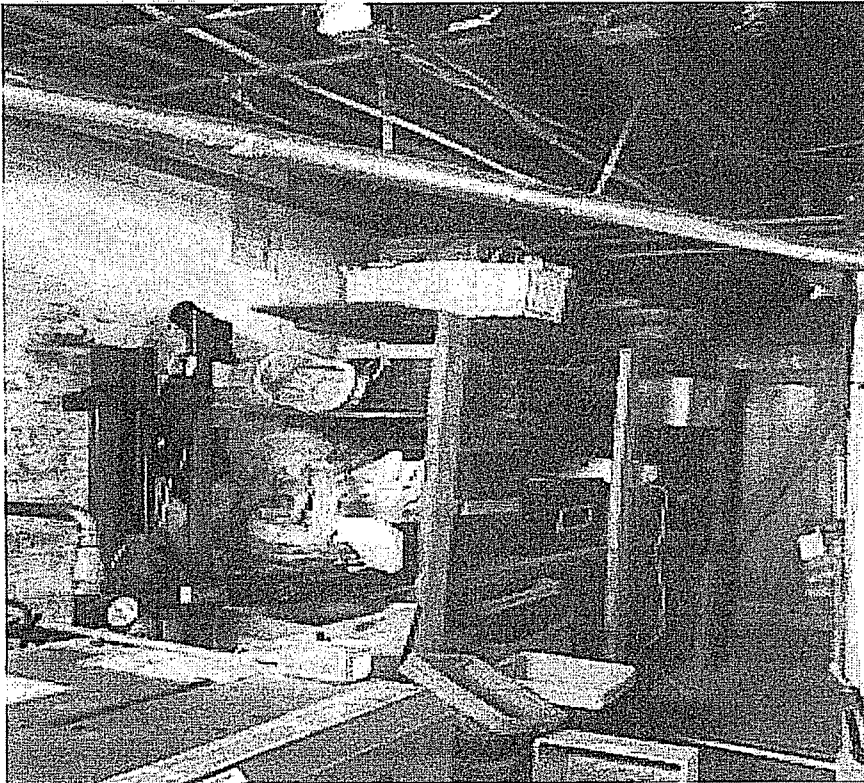
Addition on north side of house



Addition above the garage



BASEMENT



BATHROOM

