



City of Madison

Proposed Demolition

Location
29 Hiawatha Circle

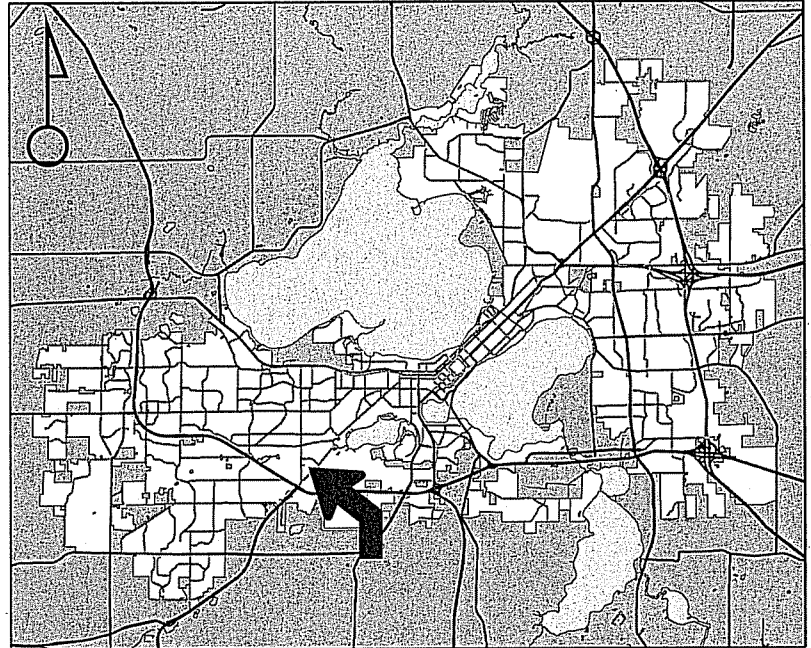
Project Name
Jimenez Residence

Applicant
Gerardo Jimenez/Bob Beaber –
Blackhawk Custom Homes

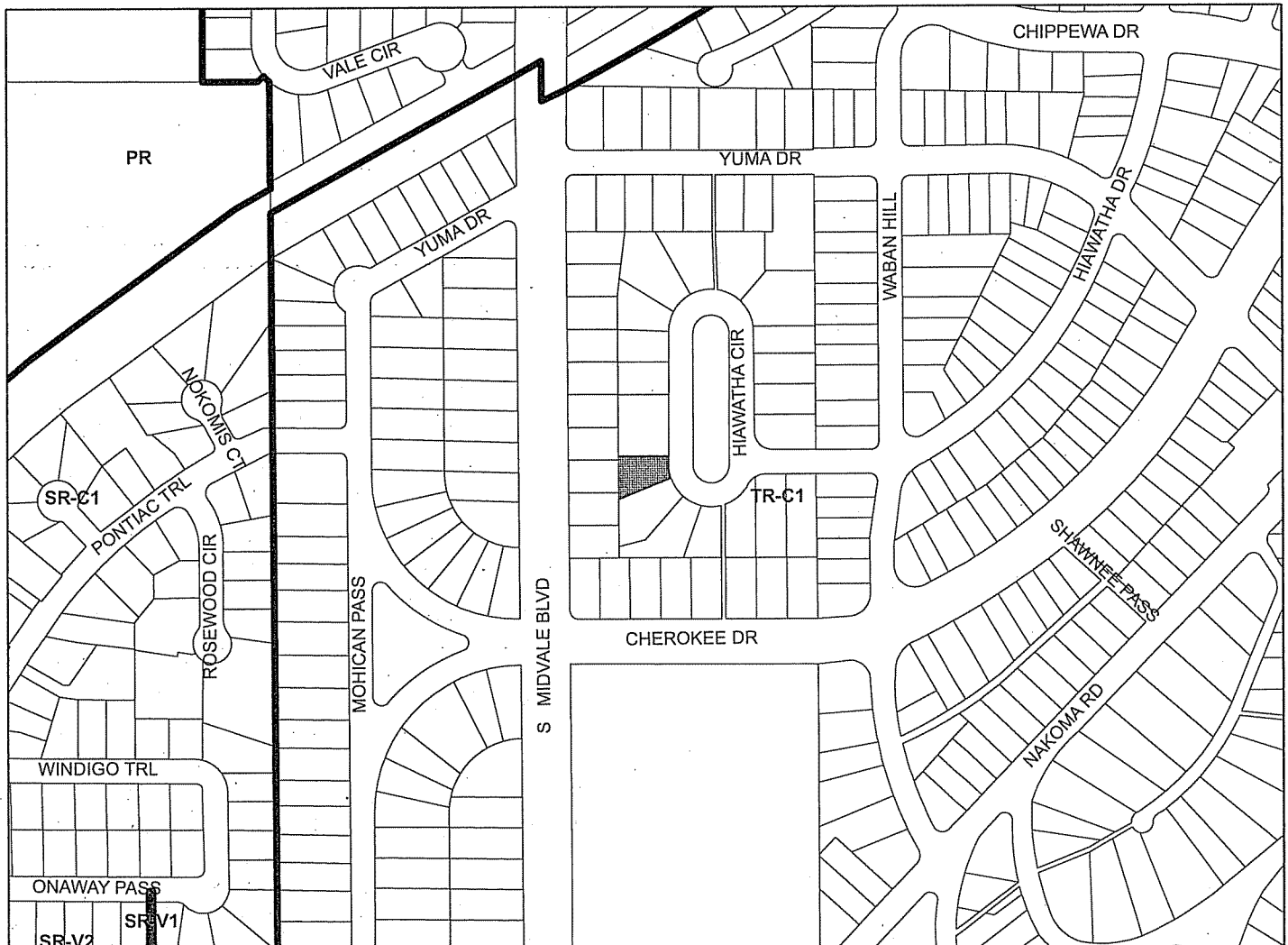
Existing Use
Single-family residence

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

Public Hearing Date
Plan Commission
28 April 2014

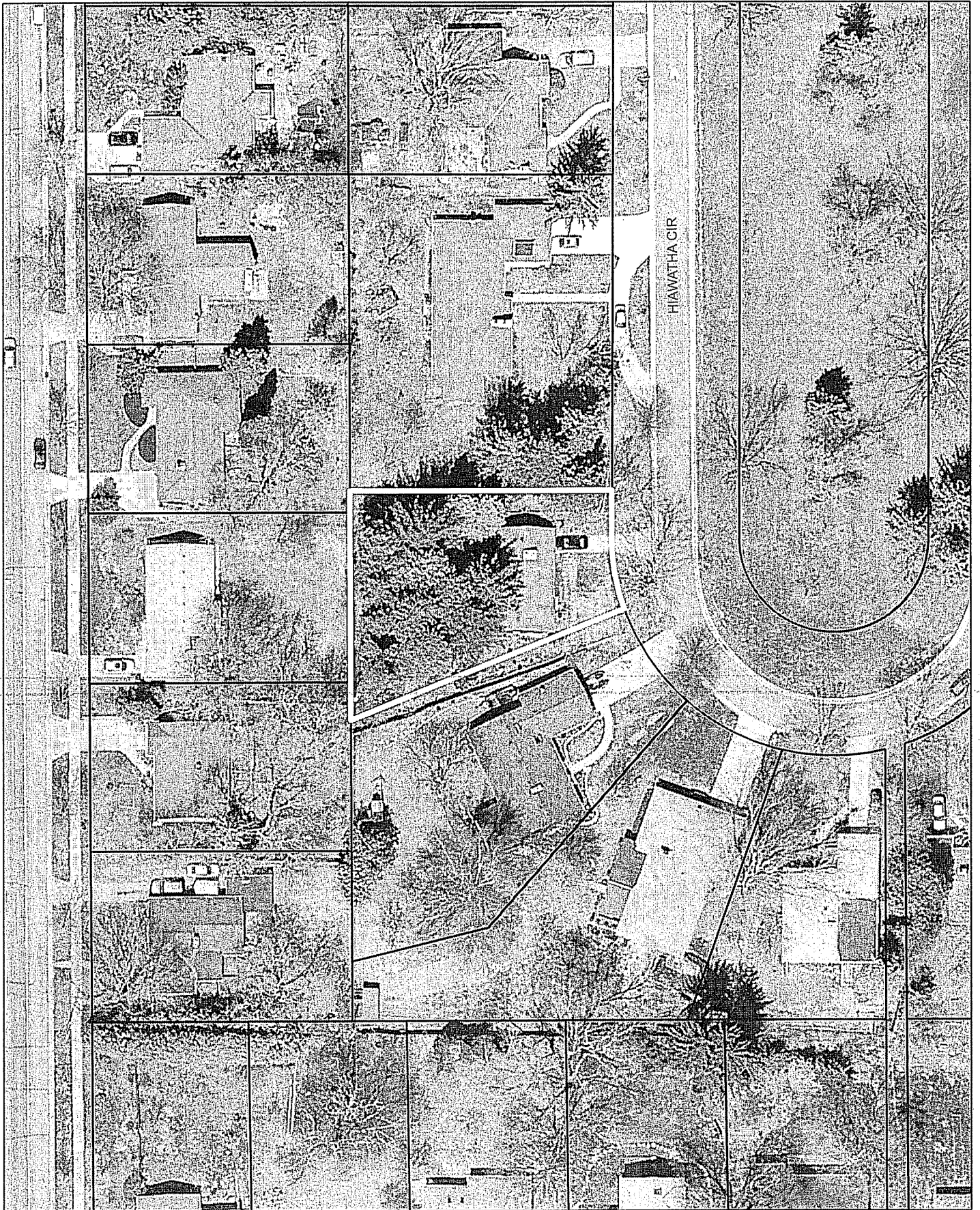


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 April 2013





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- 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.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid \$600 Receipt No. 152117
Date Received 3/12/14
Received By JH
Parcel No. 0709-321-0339-7
Aldermanic District 10 Mauria Cheeks
Zoning District TR-C1
Special Requirements OK
Review Required By:
☐ Urban Design Commission ☒ Plan Commission
☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: 29 Hiawatha Circle
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
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Gerardo Jimenez Company: _____
Street Address: 4302 Keating Terrace City/State: Madison WI Zip: 53711
Telephone: (608) 469-6651 Fax: () Email: Madisonhomes@gmail.com
Project Contact Person: Bob Beaber Company: Blackhawk Custom Homes Inc.
Street Address: 5514 Tolman Terrace City/State: Madison Zip: WI 53711
Telephone: 608-575-3959 Fax: () Email: rjbeaber@yahoo.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: Demo of existing home
Building a new 1900 sq ft ranch home.
Development Schedule: Commencement June 14 Completion Nov 14

5. Required Submittal Information

All Land Use applications are required to include the following:

☐ **Project Plans** including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent:** Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

☐ **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 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.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☒ **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), and business association(s) AND the dates you sent the notices:

→ 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: Arthur Stouden Date: Feb 6, 2014 Zoning Staff: Pat Anderson Date: Feb 6, 2014

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

Name of Applicant Gerardo S. Simancas

Relationship to Property: _____

Authorizing Signature of Property Owner [Signature]

Date March 12, 2014

March 12, 2014

RE: 29 Hiawatha
Madison, WI

To Whom It May Concern:

The contract purchaser of the above referenced property intends to demolish the existing structure and build a new 1-story home in this popular near west side neighborhood. The scope of the project will be as follows:

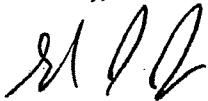
1. Demo existing structure.
2. Obtain a building permit to construct a new home.

The current conditions of the property are sub-standard. The kitchen & bath have been torn out. The basement was used as a kennel. The previous owner was an extreme hoarder. It is my belief that the property is beyond repair. Blackhawk Custom Homes Inc. (a licensed general contractor) will coordinate the demolition of the existing structure according to city demolition & recycling guidelines and the construction of the new home.

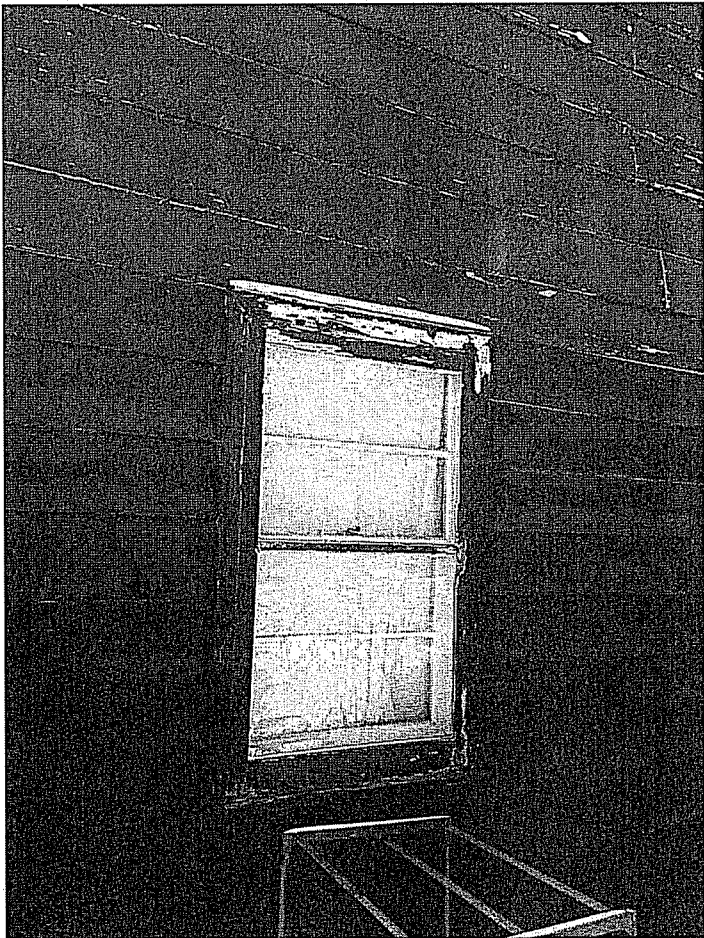
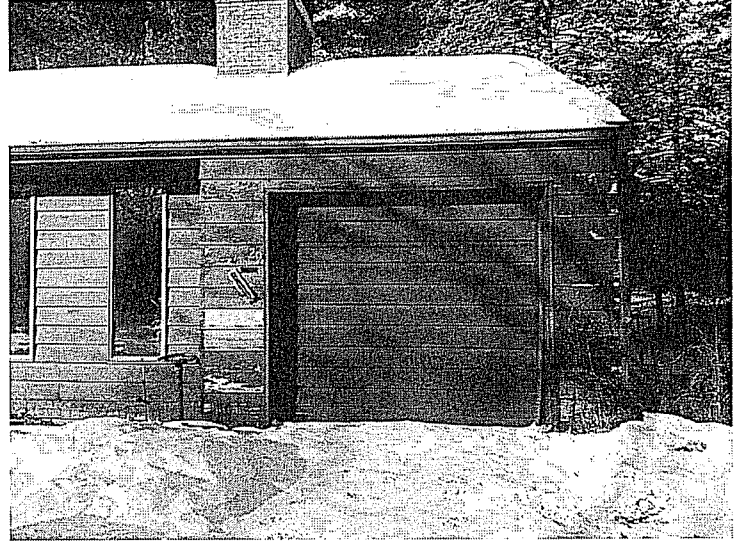
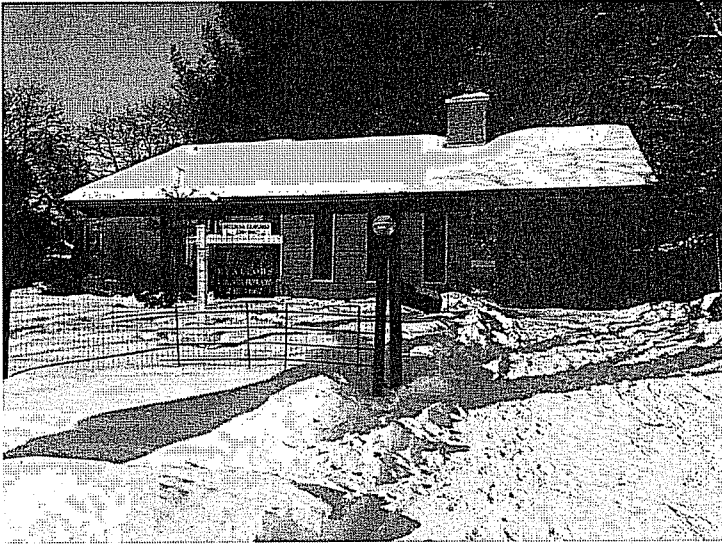
Included with this letter are a detailed description of the home and a full set of plans for the proposed new home.

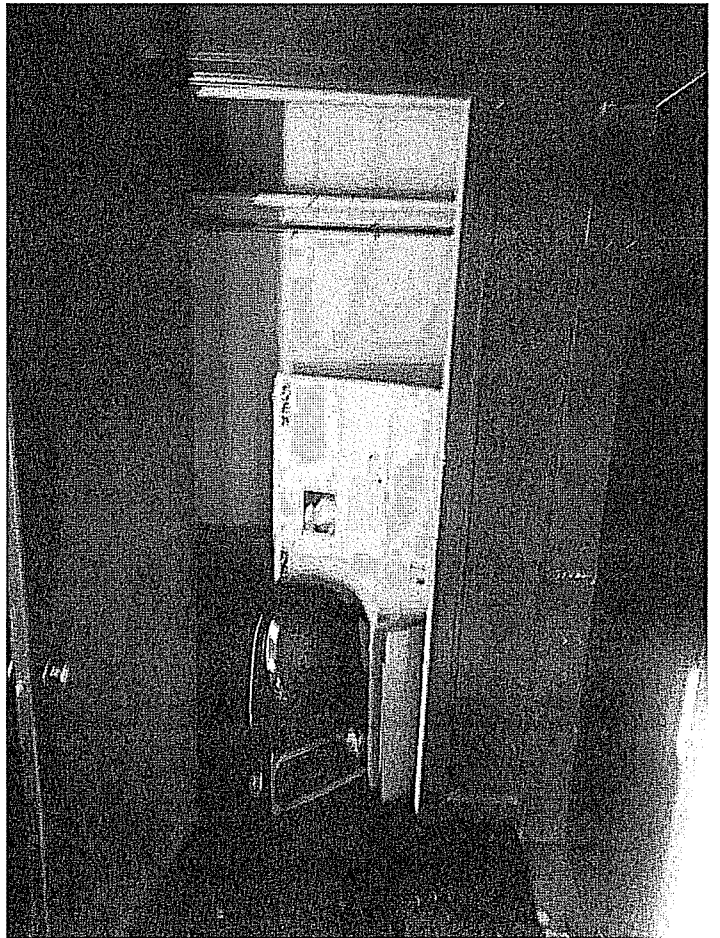
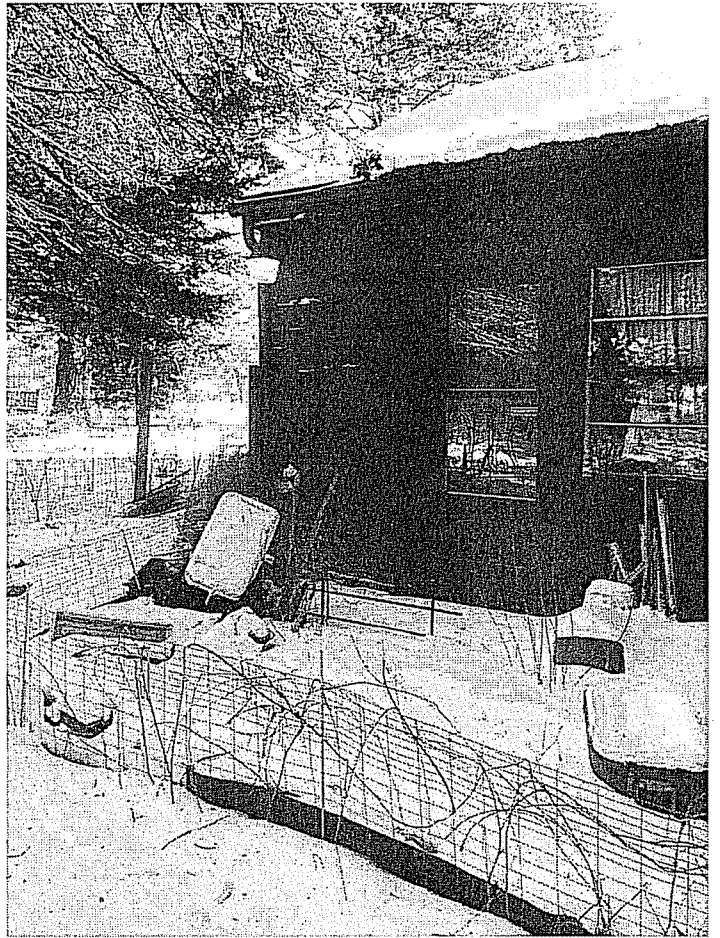
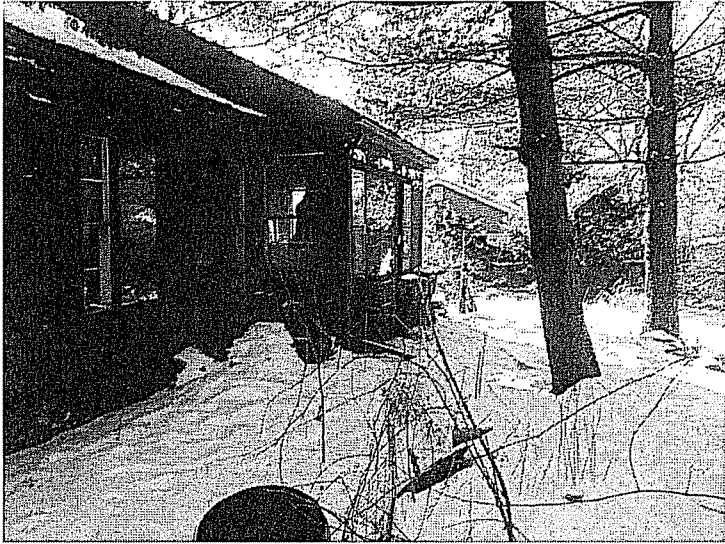
The total value of the new project will be approximately \$470,000. The land has an estimated value of \$150,000. It is anticipated that it will take approximately six months to remove the current house and build the next home.

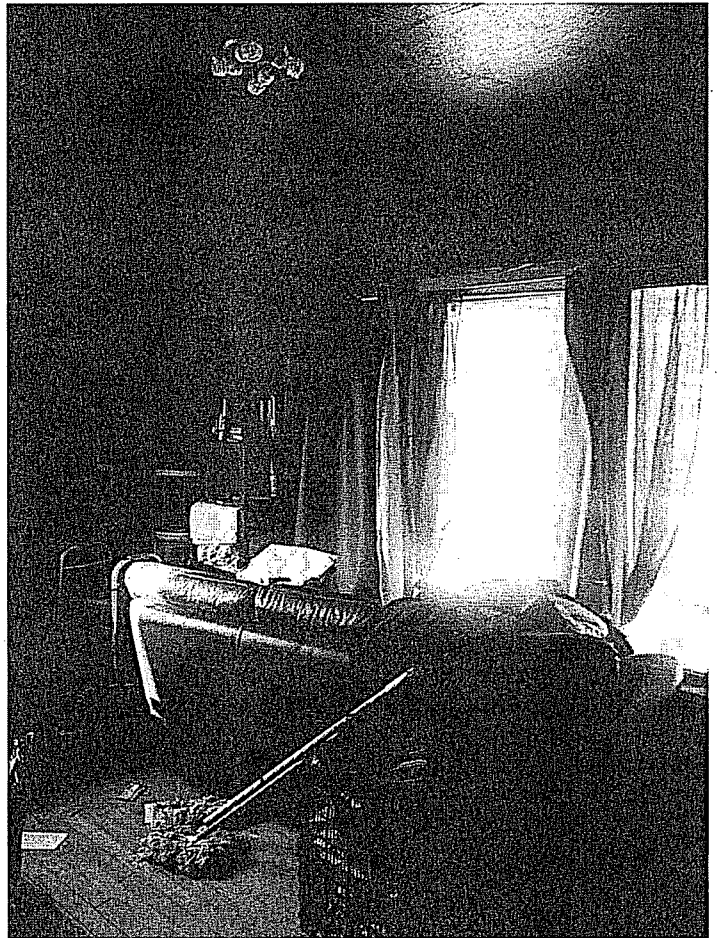
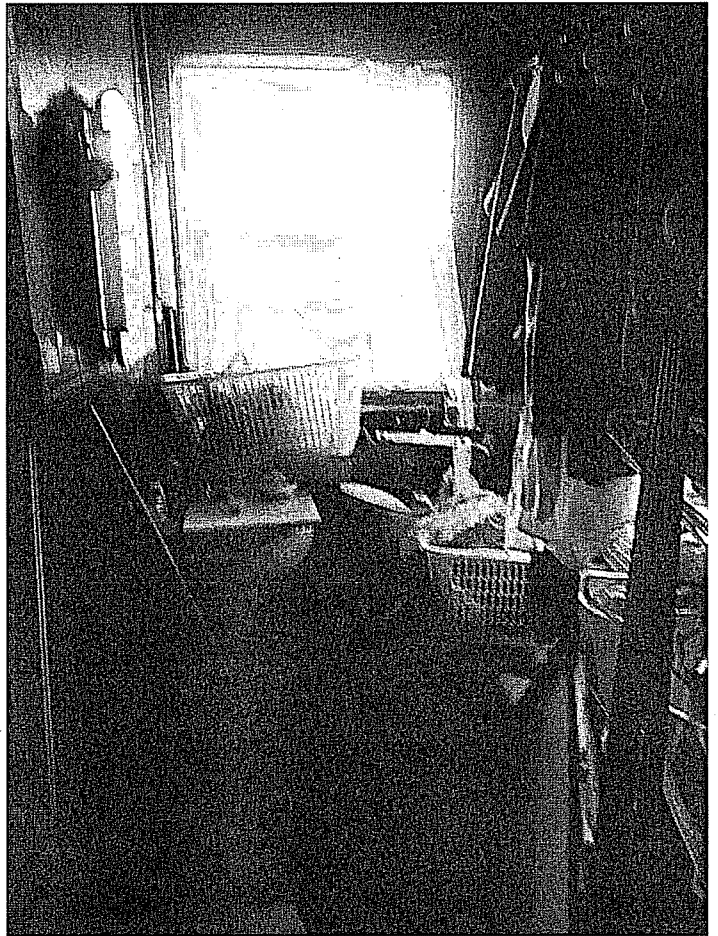
Sincerely,

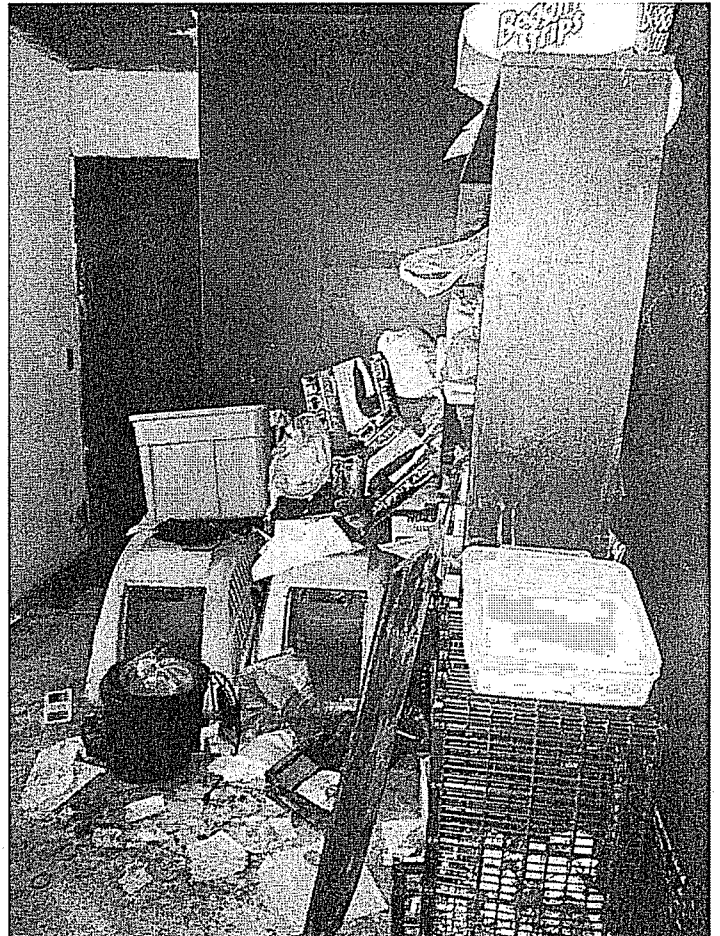


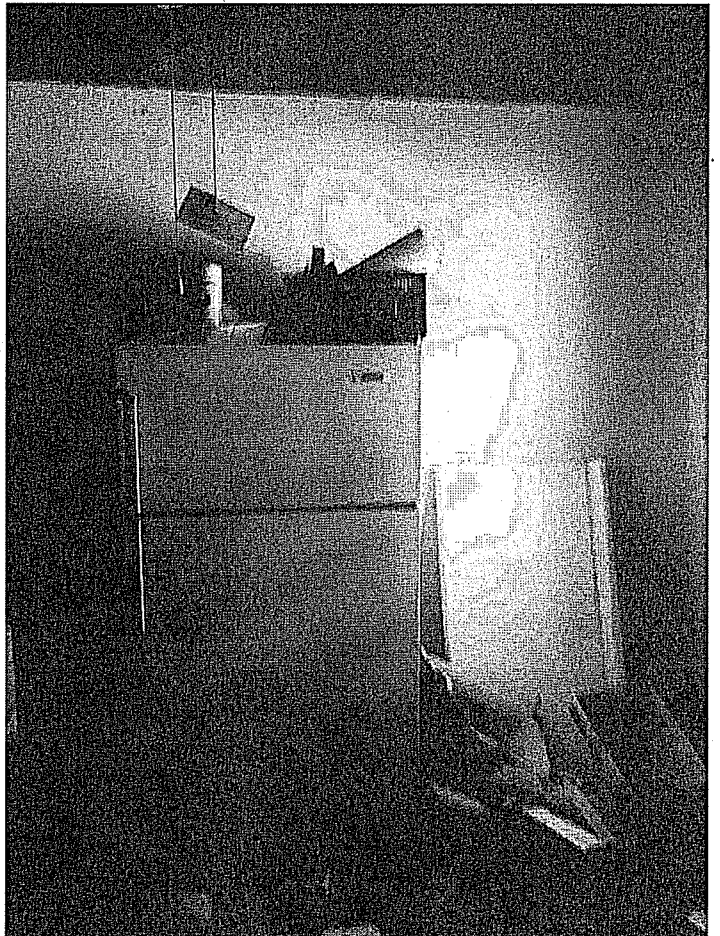
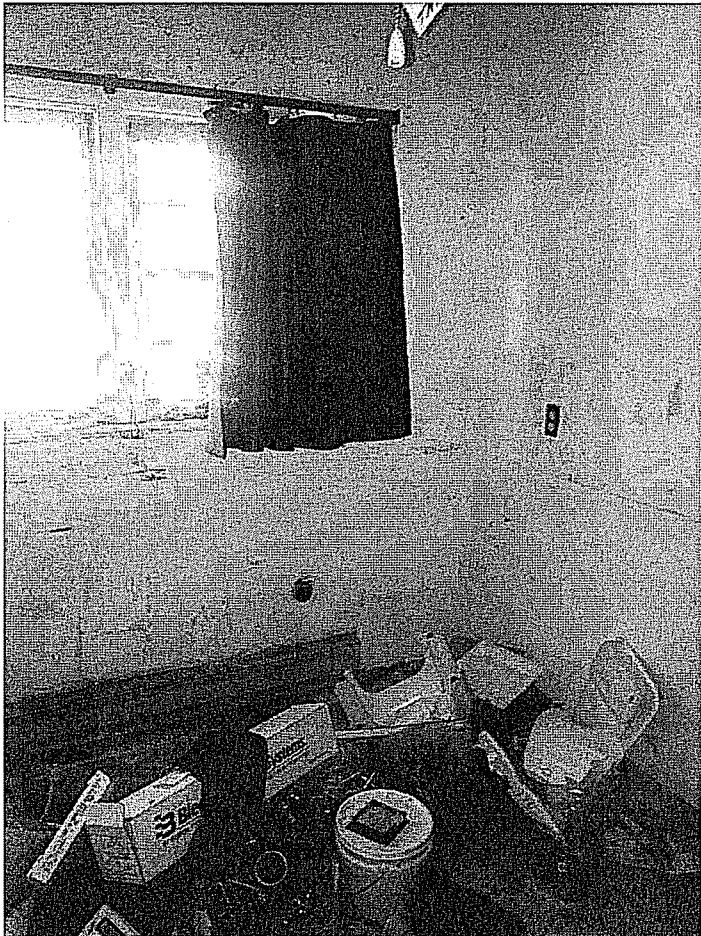
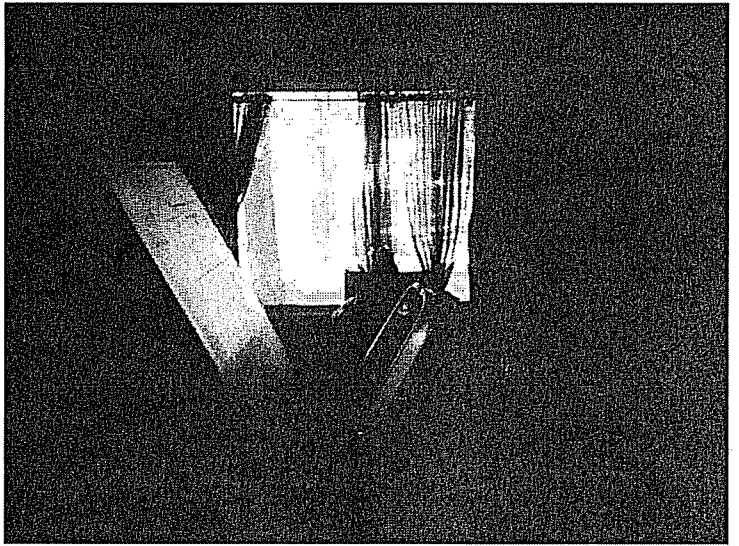
Gerardo Jimenez

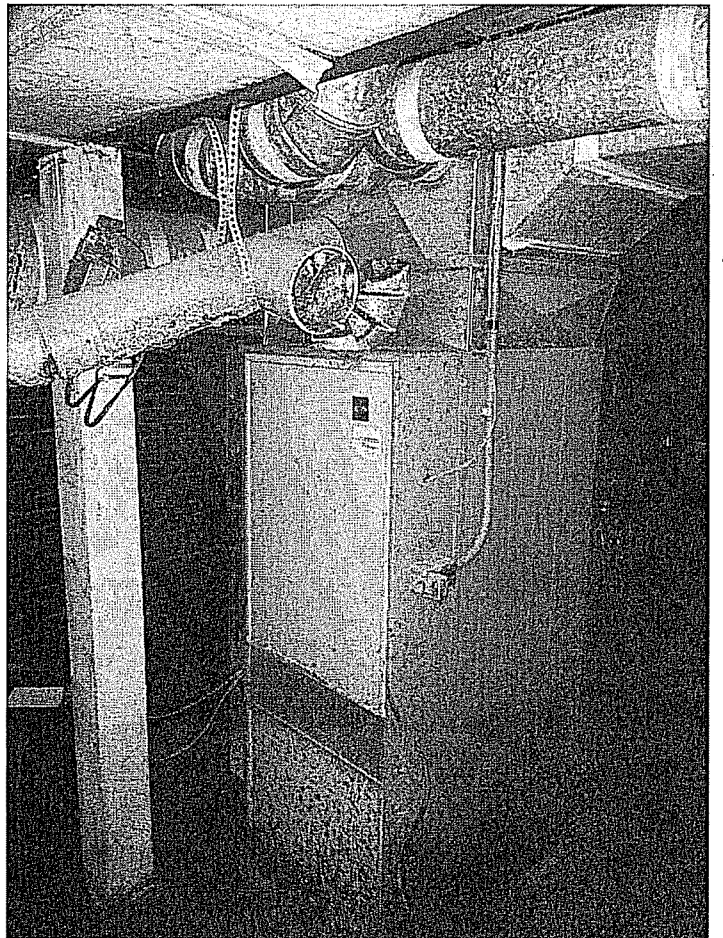
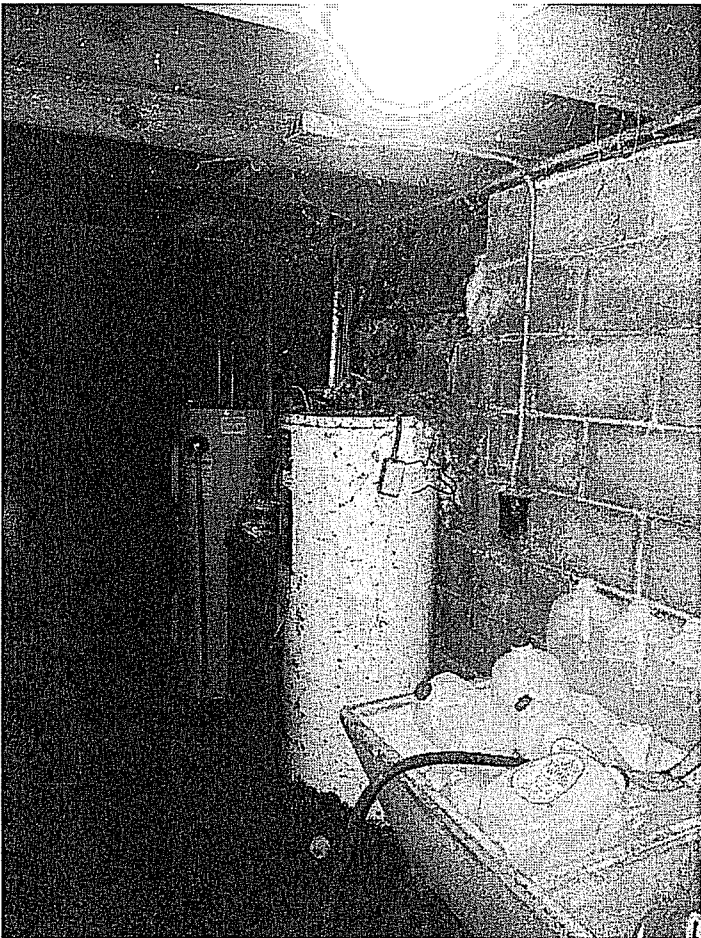
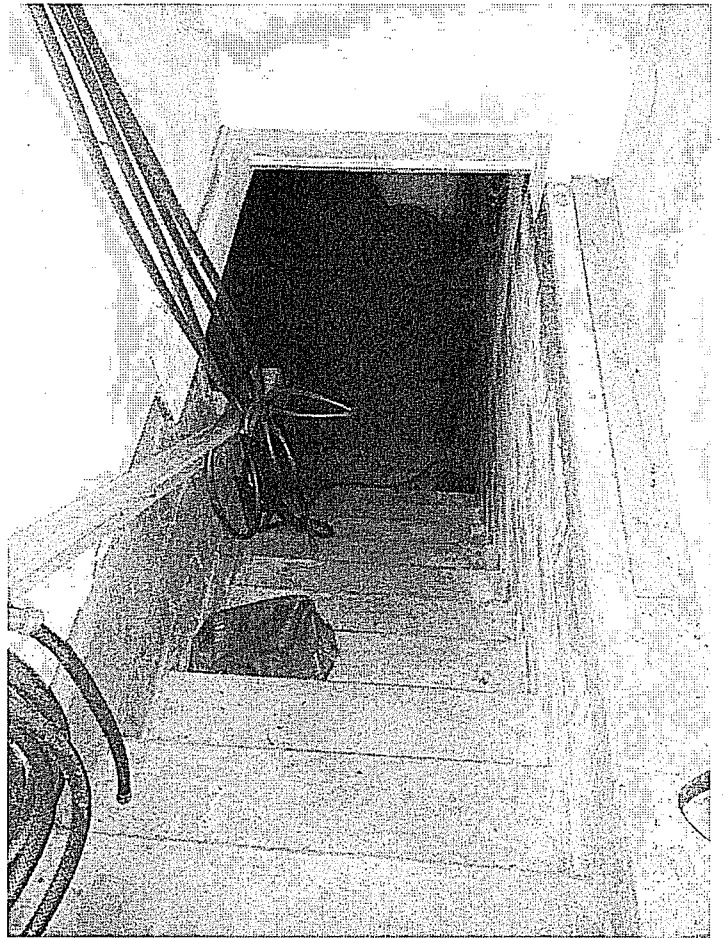
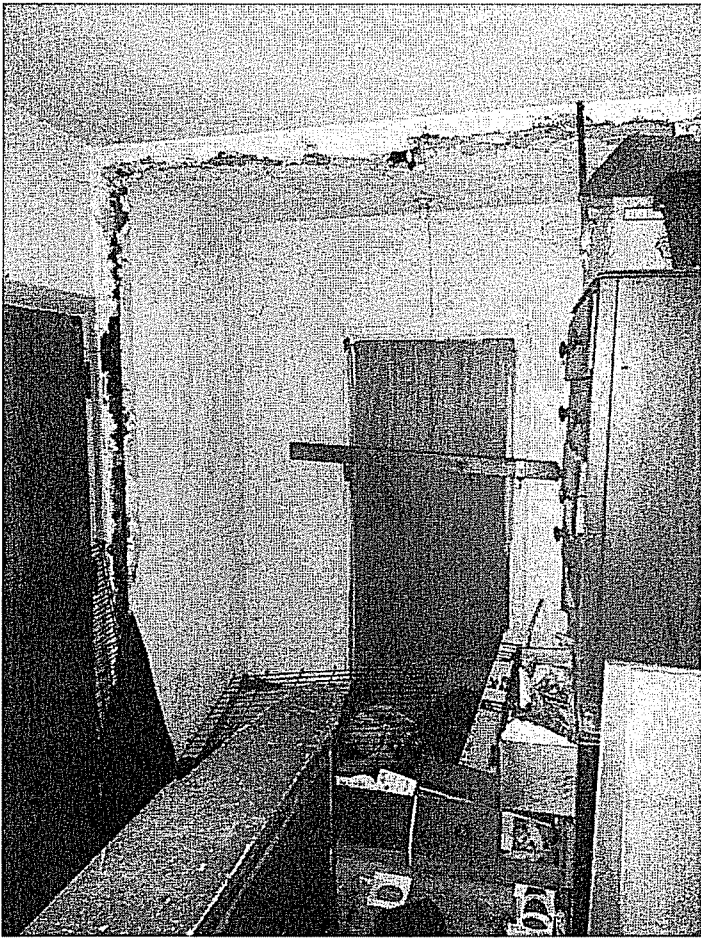


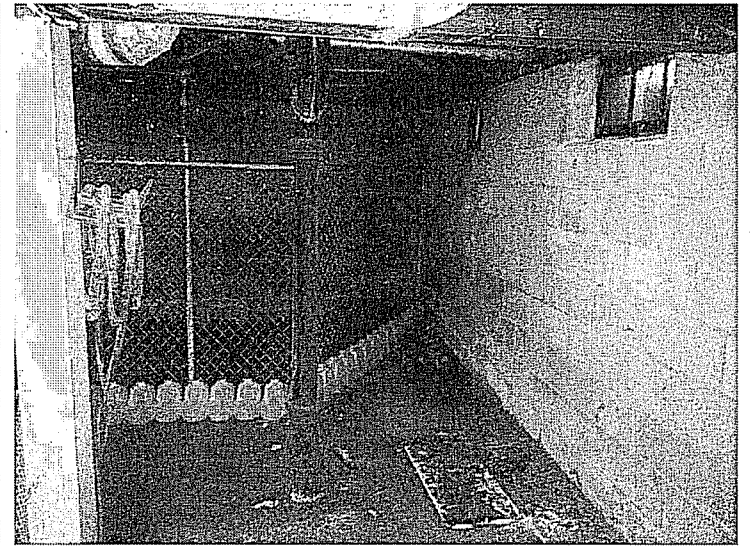
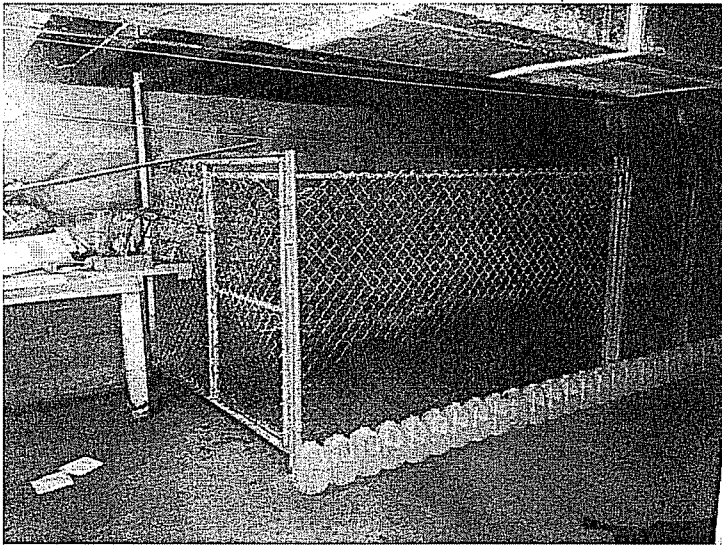




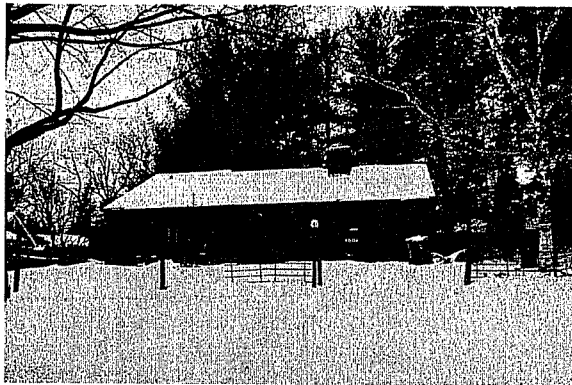









Existing Home



Frnt from Street

1704721	Sold	Single Family	Price:	\$150,000
29 Hiawatha Cir	City	Madison	W12	
County:	Dane	Mailing City:	Madison	
Subdivision:	Nakoma	WI	53711	
<hr/>				
Bedrooms:	2	Est Fin Above Grade SqFt:	1,105	
Full Baths:	1	Est Fin Below Grd Exp SF:		
Half Baths:	0	Est Fin Non-Exp SqFt:		
Est Age:	65	Est Total Finished SqFt:	1,105	Assessor
Open House:				
Virtual Tour				

Directions: Nakoma Rd, N on Waban Hill, L on Hiawatha to Circle

Lvl Dim		Lvl Dim		Lvl Dim		Baths		
						Full	Half	1/4
Living Rm: N		Mstr BedRm: M	0X0	Laundry: N		Upper:	0	0
Dining Rm: N		2nd BedRm: M	0X0			Main:	1	0
Kitchen: M	0X0	3rd BedRm:				Lower:	0	0
Family/Rec: N		4th BedRm:						
School District: Madison		Elementary: Thoreau		Middle: Cherokee Heights		High: West		

Legal: CRAWFORD HEIGHTS LOT 38 & S 10 FT OF	Zoning: TR-C1	Land Assess: \$ 99,800
Parcel #: 0709-321-0339-7	Builder:	Improvements: \$ 118,000
Est. Acres: 0.2200 Assessor	Owner:	Total Assess: \$ 217,800 / 2013
Feet WaterFront:		Net Taxes: \$ 5,089 / 2012

Type 1 story	Fuel Natural gas, Electric
Architecture Ranch	Heating/Cooling Radiant electric
Mstr Bedrm Bath None	Water/Waste Municipal water, Municipal sewer
Dining Living-dining combo	Roof Compstn/Fiberglass
Kitchen Features N/A	Barrier-free N/A
Fireplace Wood burning	Miles to Capitol 0-10 miles
Basement Full	Terms/Misc. Cash
Garage 1 car, Attached	Occupancy At closing
Driveway Concrete	Waterfront N/A
Exterior Wood	Lake/River
Lot Description Cul-de-sac, Adjacent to park/greenway	Energy Eff/Green N/A
	Farm Features N/A

Interior Features N/A
Exterior Features Fenced Yard

Beautiful lot close to Hildale and all Madison's west side has to offer. Across from Circle Park. Mature white pines in back yard. Close to schools and sought after neighborhood and location. Build your dream home without being stuck in the suburbs. Current home on the lot has little or no value. Being sold as is and seller will not make any improvements. Act quickly! Very rare opportunity.

Contact Showing Time for appointments at 877-871-9746 or 608-442-7070. Numerous safety issues in home. No showings after dark, absolutely no children allowed on showings.

List Agent: Melinda Ferraro (608) 235-1662 F mferraro@restainohomes.com Restaino & Associates (608) 833-7777 Fax #: (608) 833-8865 26 Schroeder Ct Madison WI 53711 2503	CoList:	List Date: 1/17/2014 Expire Date: 7/17/2014 Subagent Comm: 3% BuyerAgent Comm: 3% Days On Market: 7 CumulativeDaysMkt 7 AO Date: 1/24/2014 Closing Date: 2/28/2014 Financing: Cash	Electronic Consent: Exclusive Agency: No Licensee Interest: Yes Limited Service: No Multiple Rep: DA Named Exceptions: No Policy Letter: No Variable Comm: Yes Sale Factors: N/A
Sale Agent: Gerardo Jimenez Accord Realty, LLC	(608) 469-6651 (608) 256-4566	Sold Price: \$154,500 Concessions: 0	

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2014 SCWMLS

29 Hiawatha Cir

\$150,000

1704721

Printed By: Gerardo Jimenez

03/12/2014 02:34 PM Not for Public Distribution

ROOF SYSTEM

- ENGINEERED TRUSSES
- 24' O.C.
- 12' ENERGY HEEL ON HOUSE
- SHEATHING
- 1 1/8" O.S.B. SHEATHING
- 15# FELT UNDERLAYMENT
- SHINGLES
- 30 YEAR ARCHITECTURAL

ENGINEERED TRUSSES
WEBS PER TRUSS
DESIGN

OVERHANGS & RAKES

- ALUM. SOFFIT FASCIA
- ALUMINUM FASCIA
- ALUMINUM VENTED SOFFIT PANELS

EXTERIOR WALLS

- STUDS SPACED 16" O.C.
- 2X6 HOUSE
- 2X4 GARAGE
- SHEATHING
- 1/2" O.S.B. SHEATHING
- TYVEK HOUSEWRAP - HOUSE
- INSULATION
- R-19 BATTS - HOUSE
- POLY VAPOR BARRIER - HOUSE
- SIDING
- HORIZONTAL VINYL SIDING

CEILING

- VAPOR BARRIER TO WARM SIDE
- INSULATION
- R-44 BLOWN W/ BAFFLES
- GYP. BOARD INTERIOR FINISH
- 5/8" GYP.

INTERIOR WALLS

- STUDS SPACED 16" O.C.
- 2X4
- 1/2" GYP. BOARD BOTH SIDES

FLOOR SYSTEMS

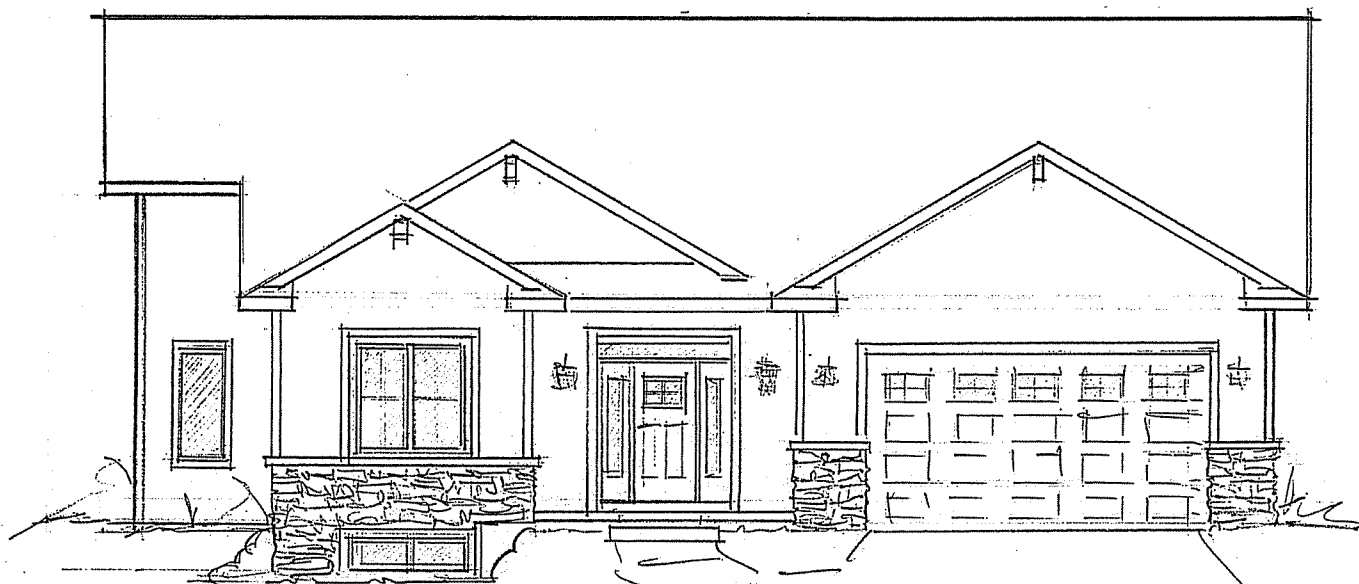
- INSULATE & EXTERIOR ENDS
- JOISTS (CENTERS AS PER PLANS)
- 1 1/8" TJI
- FLOOR SHEATHING (GLUE NAILED)
- 3/4" T & G O.S.B.

FOUNDATION

- TREATED SILL PLATE
- 2X6 HOUSE
- 2X4 GARAGE
- FOUNDATION WALLS
- 8" POURED CONC.
- 8'-9" TALL
- FOOTING
- POURED 8" X 16"
- DAMP-PROOFING
- SNAP & FARGE TIES
- DRAIN TILE INTERIOR
- DRAIN TILE EXTERIOR
- 3" GRAVEL BASE
- SUMP BASIN
- 1" DOW FOAM OR EQUAL
- 4" CONCRETE FLOOR

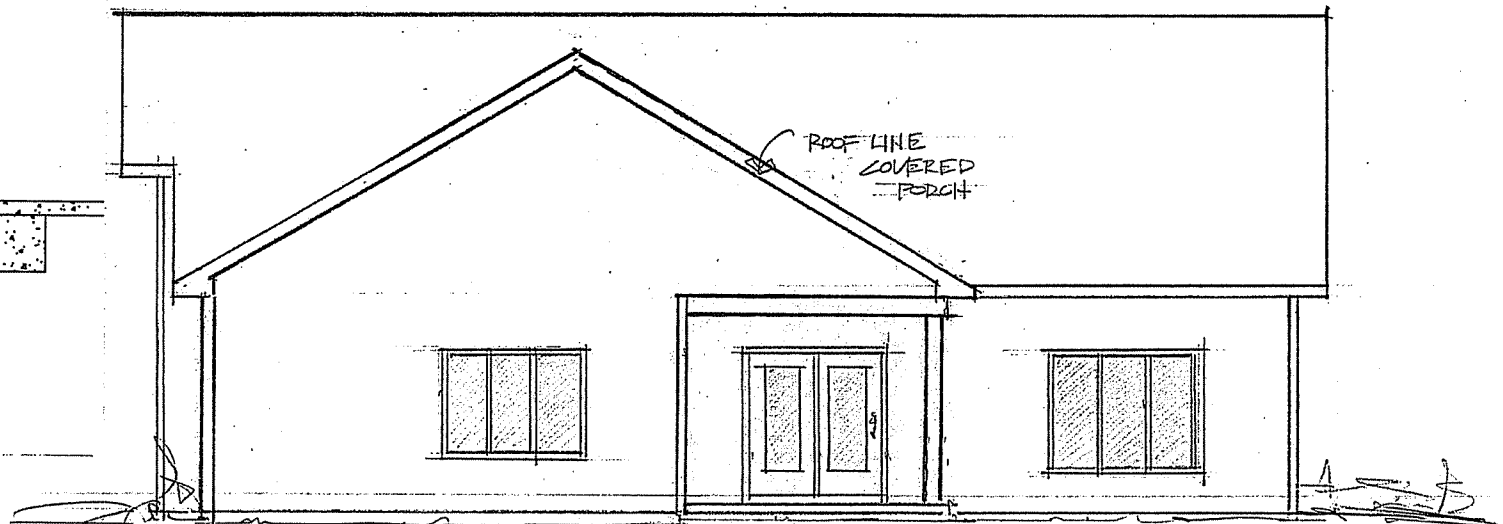
TYPICAL WALL SECTION

N.T.S.



FRONT ELEVATION

SCALE: 3/16" = 1'0"

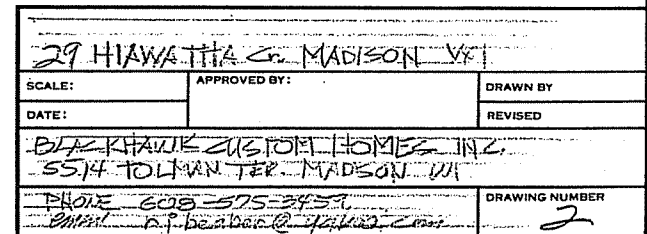
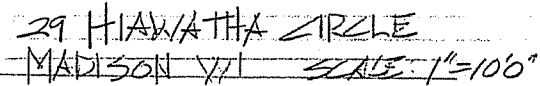


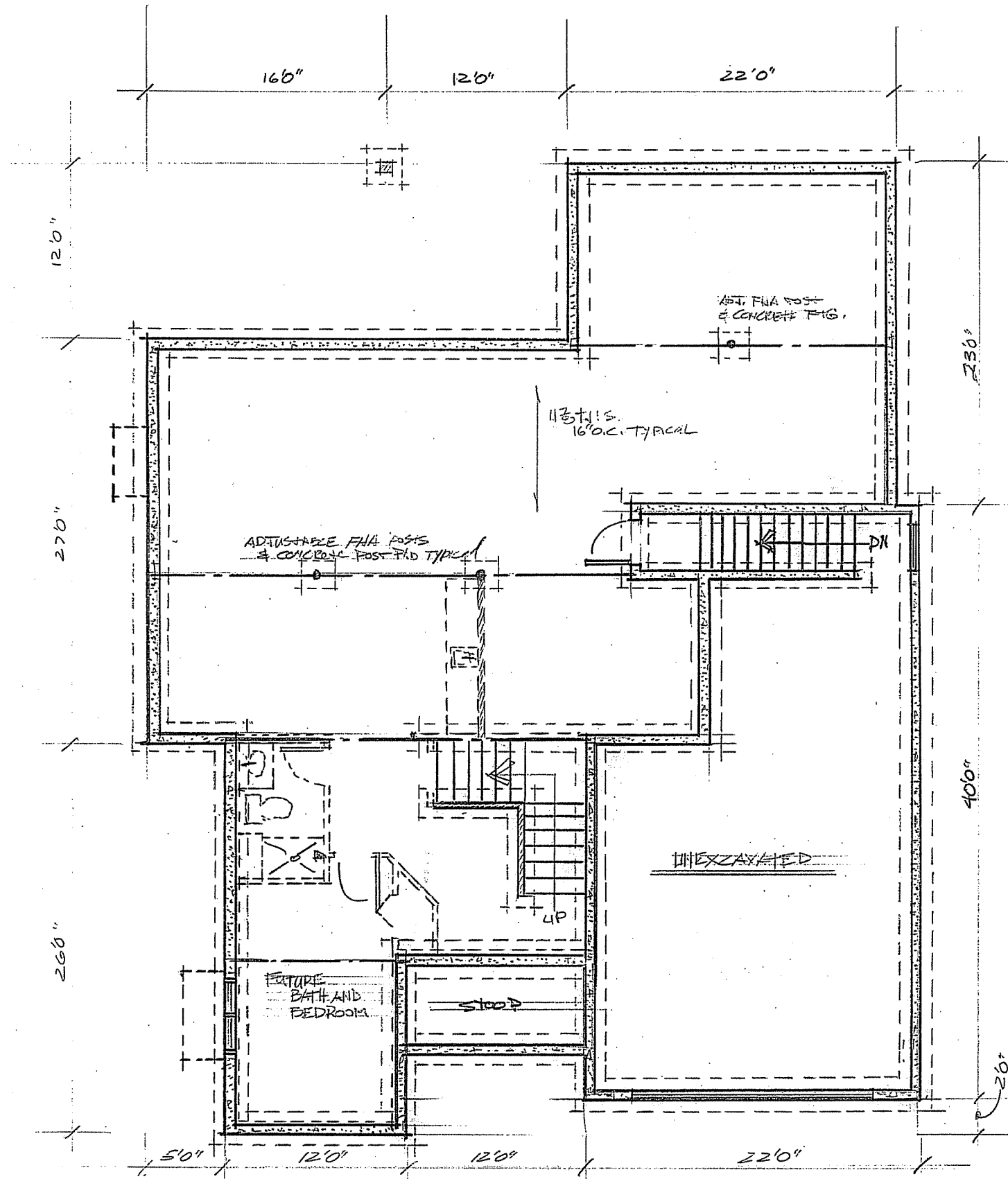
REAR ELEVATION

SCALE: 3/16" = 1'0"

29 HAWAIIA CIRCLE
MADISON WI

BLACKHAWK CUSTOM HOMES INC.
5514 TOLMAN TER. MADISON WI
ROBERT BEABER Ph. 608-575-3459

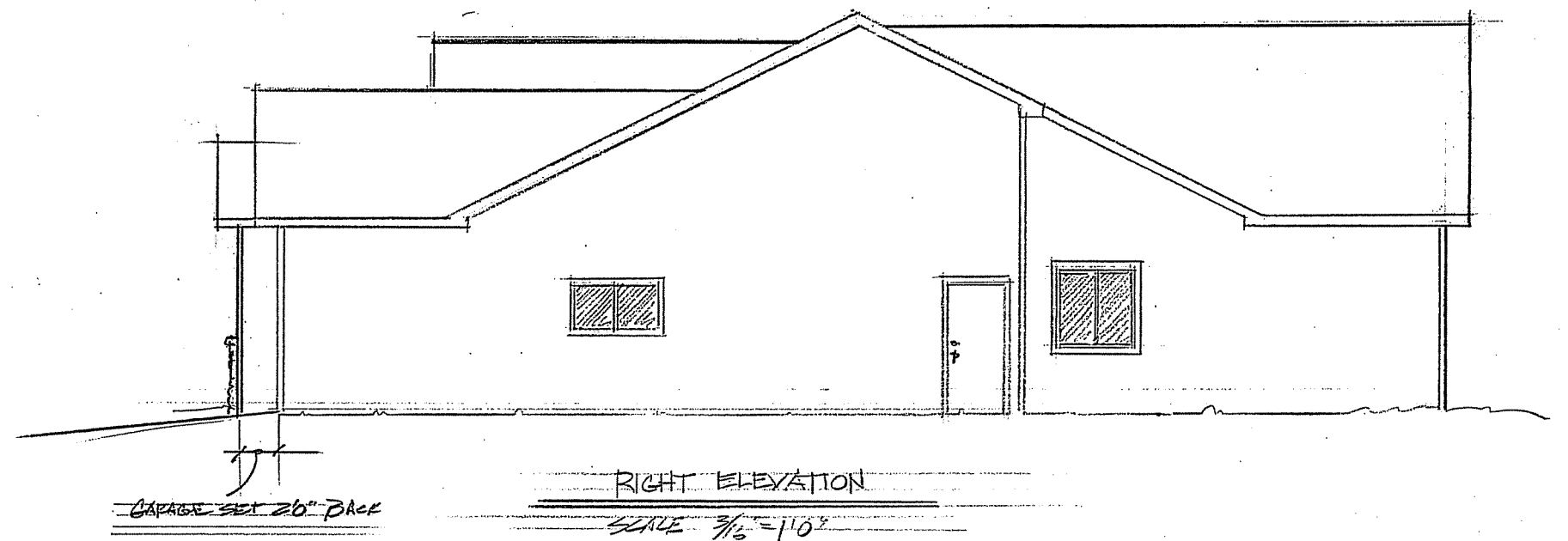
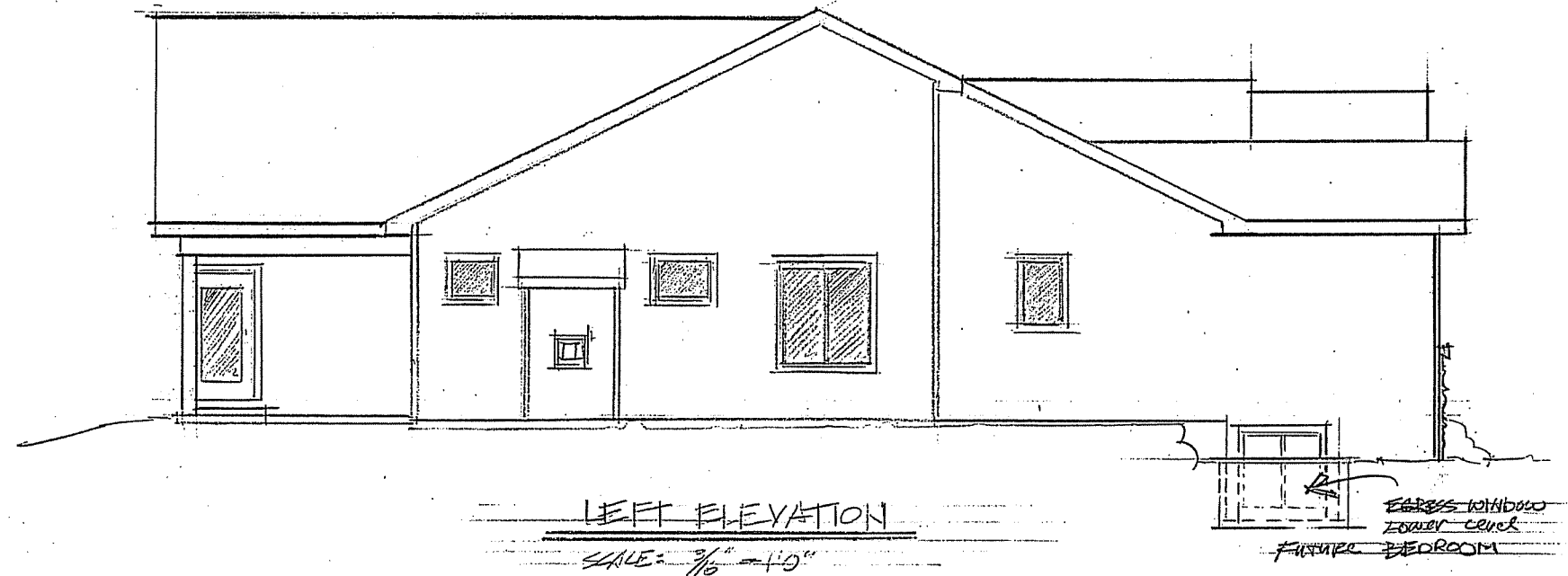




NOTES:
 TYPICAL GARAGE FOUNDATION
 WALL 3'9" X 8"
 TYPICAL HOUSE FOUNDATION
 WALL 8'X9' X 8"

FOUNDATION PLAN
 SCALE: 3/8" = 1'0"

29 HAWATHA CIRCLE, MADISON WI.		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
BLACKHAWK CUSTOM HOMES, INC.		
ROBERT BEIDER		
Phone: 608-575-3454 Email: rjbcsider@yahoo.com		DRAWING NUMBER 3



29 HAWAIIA Cn. MAISON WI			
SCALE: 3/16"=1'-0"	APPROVED BY:	DRAWN BY	
DATE:		REVISED	
BLACKHAWK CUSTOM HOMES INC.			
ROBERT BEABER			
PHONE: 208-575-3459		DRAWING NUMBER	
EMAIL: rj.beaber@yahoo.com		4	