



# City of Madison

## Proposed Demolition

Location  
701 Ottawa Trail

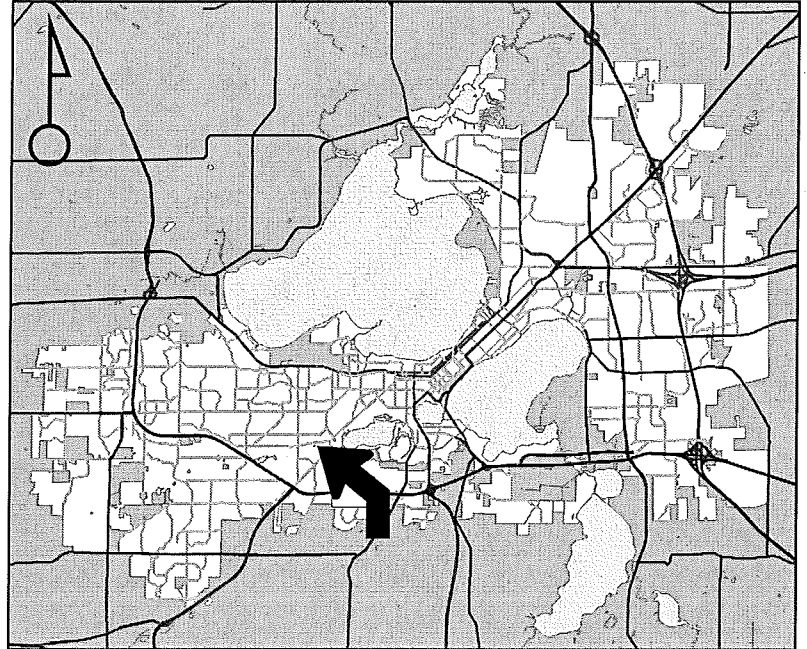
Project Name  
Kruse Demolition

Applicant  
Dan Kruse – Century 21 Affiliated /  
Gene Signorin – Signorin Construction Inc

Existing Use  
Single Family Home

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

Public Hearing Date  
Plan Commission  
06 February 2017



For Questions Contact: Jessica Vaughn at: 267-8733 or [jvaughn@cityofmadison.com](mailto:jvaughn@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 31 January 2017







# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

## FOR OFFICE USE ONLY:

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Received By \_\_\_\_\_  
Parcel No. \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Special Requirements \_\_\_\_\_  
Review Required By:  
☐ Urban Design Commission ☐ Plan Commission  
☐ Common Council ☐ Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 701 OTTAWA TR. MADISON WI 53711  
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: DAUKRUSE Company: CENTURY 21 AFFILIATED  
Street Address: 4122 CHEROKEE DR. City/State: MADISON, WI Zip: 53711  
Telephone: (608) 295-7313 Fax: (608) 221-2723 Email: DAUKRUSE21@ME.COM

Project Contact Person: GENE SIGNORIN Company: SIGNORIN CONSTRUCTION INC.  
Street Address: 2825 GOLF AVE City/State: RACINE WI Zip: 53404  
Telephone: (262) 997-0255 Fax: ( ) Email: GSIG1225@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: TEAR DOWN THE EXISTING STRUCTURE AND REBUILD A NEW SINGLE FAMILY HOME IN ITS PLACE.  
Development Schedule: Commencement DEMO 2-15-17 Completion NEW HOME COMPLETION 1-1-18

## 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)
- Landscaped 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 <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

☒ Filing Fee: Refer to the Land Use Application Instructions & 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](mailto: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: DW Date: 10/28/16 Zoning Staff: Jenny Kirchner Date: 10/28/16

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

Name of Applicant DAN KRUSE Relationship to Property: OWNER  
Authorizing Signature of Property Owner [Signature] Date 12-18-16

**City of Madison Land Use Application**  
**Letter of Intent for the property located at 701 Ottawa Tr. Madison, WI 53711**  
**12/21/16**

The property located at 701 Ottawa Trail, Madison, WI 53711 was purchased by Dan and Angela Kruse on 11/21/16. The current homeowners have the intention to tear down the existing structure and rebuild a new single family home in its place.

Due to the age and condition of the existing home (see attached existing home photos), the current homeowners feel the highest and best use of the property's lot and overall neighborhood is for the demolition of the existing structure and rebuild of a new home.

The new construction plans (see attached) are consistent with the neighborhood's architectural style and design. The size and structure of the home is within all needed set-back and size requirements per the city of Madison (see proposed house plat) and is consistent with home to lot ratios within the neighborhood.

Due to the location of this property (see attached map) on a dead-end cul-de-sac and backing up to the bike path, the demolition and new construction process will have minimal impact on the neighborhood and surrounding neighbors.

Dan and Angela Kruse, current homeowners of 701 Ottawa Trail, have been Nakoma residents for the last three years and understand and respect the architectural values of the Nakoma Neighborhood and feel this new construction home-site plan embraces the Nakoma Neighborhood while providing the needed new construction elements in accordance with the city of Madison's requirements.

**Timeline:**

- Pre-zoning meeting with City of Madison, homeowner and General Contractor on 10/28/16 9:30am.
- Proper written notice given to Nakoma Neighborhood Association and Alderman Maurice Cheeks on 11/8/16 (see attached e-mail).
- Presented plan to Neighborhood Association on 12/14/16.
- Land Use Application submitted by 12/21/16 for 2/6/16 Plan Commission meeting.

**Attached documents:**

- A. Land Use Application
- B. Letter of intent
- C. Photos of existing property
- D. Map of property
- E. Existing structure plat survey
- F. Proposed building plan summary sheet

- G. Proposed site plan (includes: full dimensions, lot lines, setbacks, proposed building site, parking, driveway and walkways, utilities and grading).
- H. Recycle and Refuse Plan
- I. Notification to Neighborhood Association and Alderman
- J. Letter to neighbors
- K. Proposed building plan set (includes elevation drawings and floor plan).





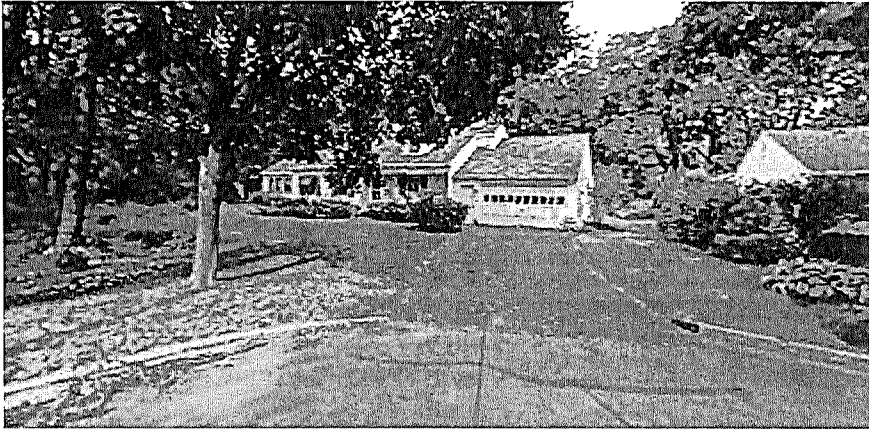
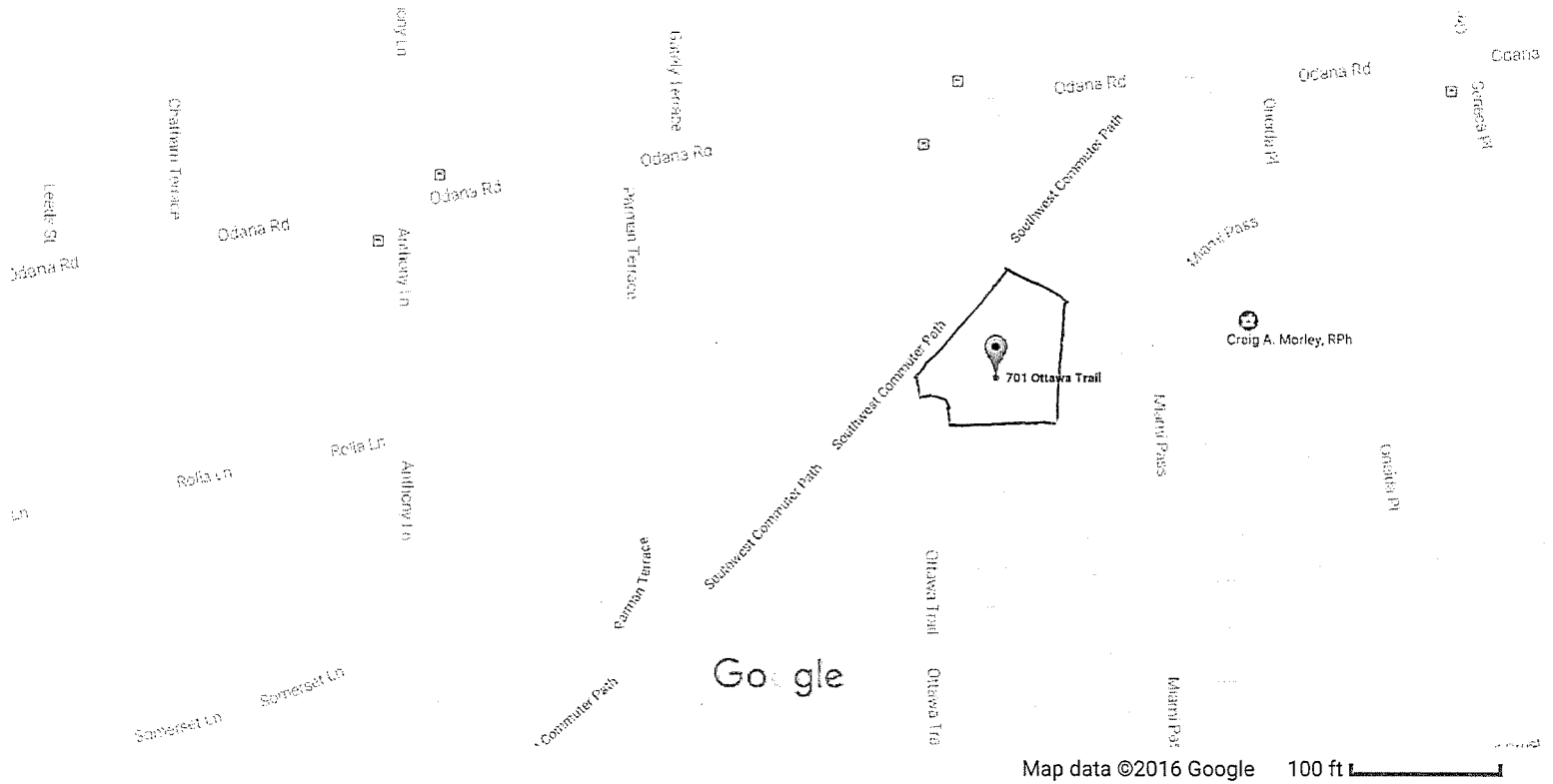








# Google Maps 701 Ottawa Trail



701 Ottawa Trail  
Madison, WI 53711







# BIRRENKOTT SURVEYING, INC.

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

## Description:

A part of Lot 7, Block 1 of Parman Addition to Nakoma, City of Madison, Wisconsin being more fully described as follows: Beginning at a Northwesterly corner of said Lot 7; thence  $N40^{\circ}04'00''E$ , 94.90 feet (recorded as 98.50 feet) along the Northwest line of said Lot 7; thence  $S78^{\circ}49'24''E$ , 97.67 feet (recorded as 97.50 feet) to a point on the East line of said Lot 7; thence  $S01^{\circ}49'56''E$ , 108.91 feet (recorded as  $S00^{\circ}56''E$ , 109.20 feet) along said East line to the Southeast corner of said Lot 7; thence  $S86^{\circ}31'38''W$ , 123.84 feet (recorded as 123.80 feet) along the South line of said Lot 7 to a point on the East right of way line of Ottawa Trail; thence along a curve to the left with a radius of 35.00 feet, with a chord bearing and length of  $N41^{\circ}27'56''W$ , 53.79 feet along said right of way; thence  $N02^{\circ}57'32''W$ , 22.39 feet; to the point of beginning, having an area of 16,605 square feet, 0.38 acres.

## Legend:

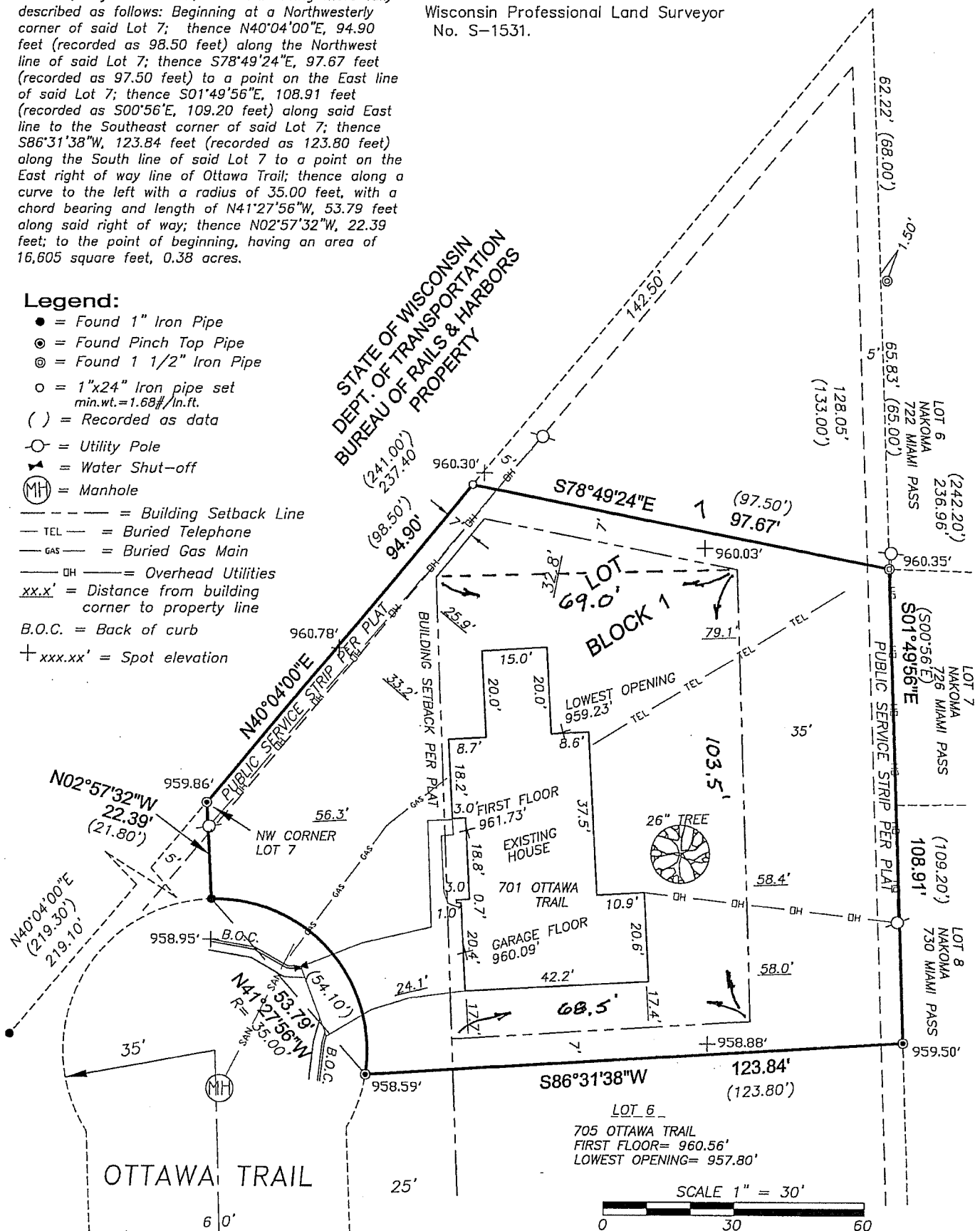
- = Found 1" Iron Pipe
- ⊙ = Found Pinch Top Pipe
- ⊗ = Found 1 1/2" Iron Pipe
- = 1"x24" Iron pipe set min.wt.=1.68#/in.ft.
- ( ) = Recorded as data
- = Utility Pole
- ⚡ = Water Shut-off
- Ⓜ = Manhole
- = Building Setback Line
- TEL --- = Buried Telephone
- GAS --- = Buried Gas Main
- OH --- = Overhead Utilities
- xx.x' = Distance from building corner to property line
- B.O.C. = Back of curb
- +xxx.xx' = Spot elevation

## PLAT OF SURVEY

### SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Daniel V. Birrenkott  
Wisconsin Professional Land Surveyor  
No. S-1531.



Prepared For:  
Dan Kruse  
4122 Cherokee Dr.  
Madison, WI 53711  
(608)-295-7313

Dated: 2015  
Surveyed: T.A.S.  
Drawn: T.K.  
Checked: D.V.B.  
Approved: D.V.B.  
Field book: 362/33-34  
Comp. File: J:\2015\CARLSON  
Office Map No. 160946

Bearings referenced to the  
Northwesterly line of Block 1,  
Parman Addition to Nakoma,  
platted bearing  $N40^{\circ}04'00''E$

## Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Elevations Referenced To: DANE COUNTY DATUM.

Proposed building plan summary sheet:

- Height of structure: 31.5' ft.
- Total square footage:
  - House: 3,235.8 sq. ft.
  - Driveway and walk: 1,087.1 sq. ft.
  - Concrete Patio: 294.4 sq. ft.
- Total impervious area: 4,617.3 sq. ft. (27.8% of total lot)





**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**Description:**

A part of Lot 7, Block 1 of Parman Addition to  
Nakoma, City of Madison, Dane County, Wisconsin.

**PLOT PLAN**

**Prepared For:**

Dan Kruse  
4122 Cherokee Dr.  
Madison, WI 53711  
(608)-295-7313

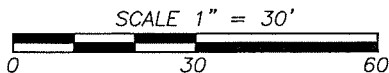
Sq. ft. House:  
3,235.8 sq. ft.

Sq. ft. of Driveway and Private Walkway:  
1,087.1 sq. ft.

Sq. ft. Concrete Patio:  
294.4 sq. ft.

Total Impervious Area:  
4,617.3 sq. ft. (27.8%)

All Square Footages are Approximate and  
Subject to Change on Final Construction



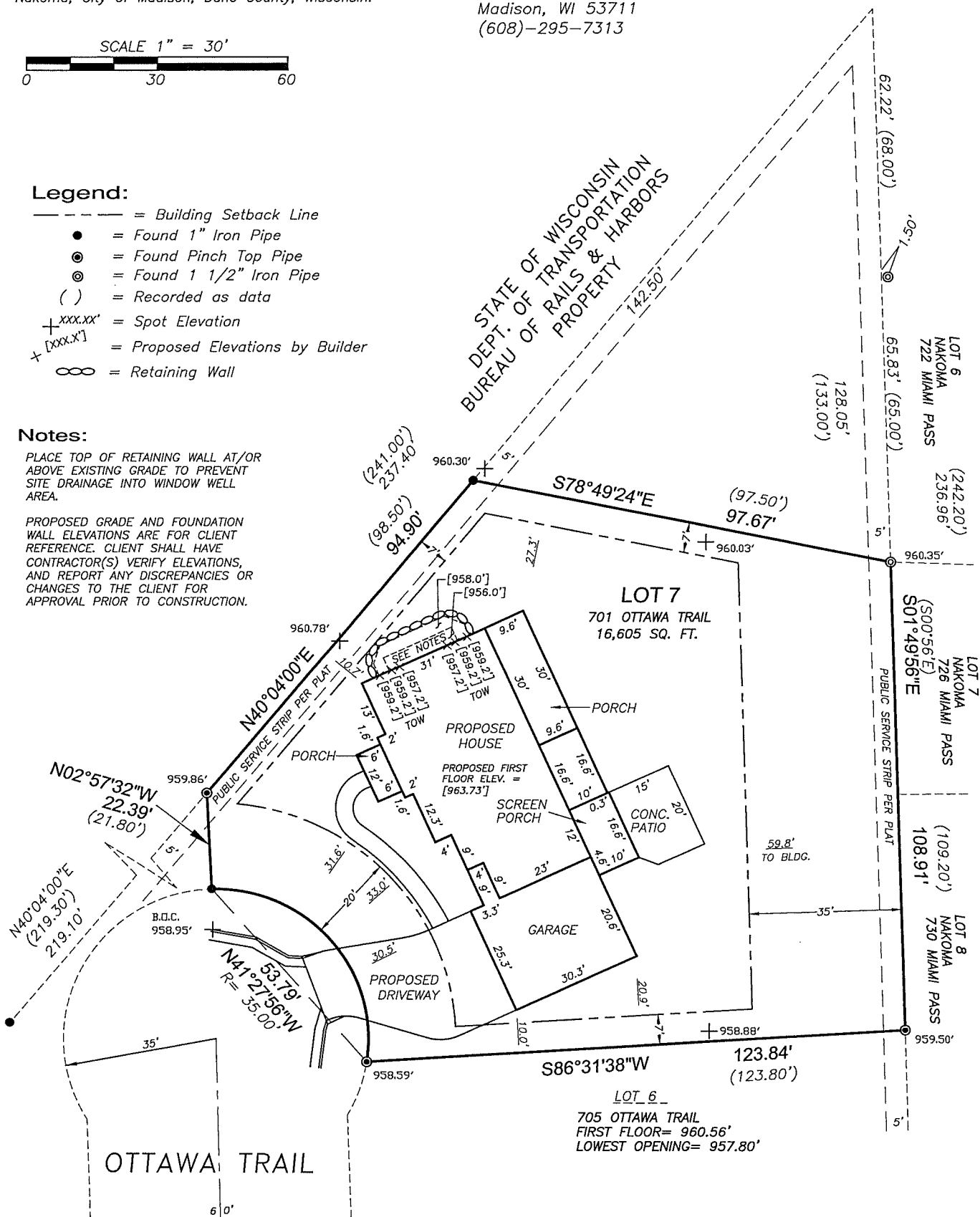
**Legend:**

- = Building Setback Line
- = Found 1" Iron Pipe
- ⊙ = Found Pinch Top Pipe
- ⊗ = Found 1 1/2" Iron Pipe
- ( ) = Recorded as data
- +xxx.xx' = Spot Elevation
- + [xxx.x'] = Proposed Elevations by Builder
- ∞ = Retaining Wall

**Notes:**

PLACE TOP OF RETAINING WALL AT/OR  
ABOVE EXISTING GRADE TO PREVENT  
SITE DRAINAGE INTO WINDOW WELL  
AREA.

PROPOSED GRADE AND FOUNDATION  
WALL ELEVATIONS ARE FOR CLIENT  
REFERENCE. CLIENT SHALL HAVE  
CONTRACTOR(S) VERIFY ELEVATIONS,  
AND REPORT ANY DISCREPANCIES OR  
CHANGES TO THE CLIENT FOR  
APPROVAL PRIOR TO CONSTRUCTION.



Dated: December 20, 2016  
Surveyed:  
Drawn: M.E.T.  
Checked: T.K.  
Approved: D.V.B.  
Field book:  
Comp. File: J:\2016\CARLSON  
Office Map No. 160946A

For your/our protection...have the Building Inspector/Developer sign off  
on the Plot (site) Plan accepting the Plan as correctly meeting setback  
and deed restrictions for the parcel PRIOR to staking. Note: Plot Plan  
MUST BE APPROVED by the governing Municipal Building Authority. ANY  
staking, without municipal/Developer approval, may be subject to change  
at the client's expense.

**DEMOLITION RECYCLING AND REUSE PLAN FOR  
701 OTTAWA TRAIL, MADISON, WI 53711**

Owner Dan Kruse met with Bryan Johnson of Habitat for Humanity ReStore on Monday 12/19/2016, (first contacted Thursday 12/15/2016) and thoroughly developed following plan for the property:

Habitat for Humanity ReStore will be removing:

- Exterior aluminum(siding; no gutters on property)
- Mailbox
- Shutters
- 1,200 sq ft. of oak flooring
- Radiator cover
- Bathroom vanity
- Oak trim
- Oak handrail
- All crystal doorknobs
- 2-Piece vanity

Mr. Johnson did not write a report to include with this letter, please contact Frank Byrne at 6086612840.

For appliance removal, Habitat for Humanity ReStore will be taking the kitchen appliances, (Refrigerator, Stove and Dishwasher) and the contractor will be removing and recycling the water heater and boiler system.

The contractor, Signorin Construction Inc., will also be recycling the following:

- all lightbulbs
- all copper piping
- all aluminum base-board covers
- all concrete from driveway, porch, and walkway

The previous homeowner will be taking the garage door opener and all new(er) windows on the main level. All other materials will be disposed of or recycled properly and within accordance with the city of Madison.



From: **Dan Kruse** dankruse@c21affiliated.com  
Subject: Notice of Land Use Application  
Date: November 8, 2016 at 3:36 PM  
To: district10@cityofmadison.com, info@cmnna.org, odellme@att.net, urbanist@charter.net  
Cc: Daniel Kruse dankruse@c21affiliated.com, Angela Kruse angelaakruse@gmail.com

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**Attention:**  
**Maurice Cheeks**  
**Mary Odell**  
**Kevin Pomeroy**

Alderman Cheeks / Nakoma Neighborhood Association Representatives-

This communication serves as a formal notice that Dan and Angela Kruse will be submitting a Land Use Application to the city of Madison no later than December 21st 2016 for the demolition of the property located at 701 Ottawa Tr. Madison WI 53711 and the new construction build of a single family home in its place. We plan to have good communication with both the neighborhood association and Alderman Cheeks to ensure this process is handled properly and goes smoothly. We have already spoken with some surrounding neighbors and the previous owner about our plans. This early acceptance of the project from our neighborhood we love so much is an important piece of the process for us.

We are current residents of the Nakoma neighborhood (4122 Cherokee Dr) and we have the utmost respect for the rich history in which this neighborhood stands for. Our design plans will have architectural consistency with the neighborhood and fit properly with all lot size dimensions.

As a next step, we would like to meet with any representatives of the association and Alderman Cheeks to present our design plans prior to our application submission. It appears the neighborhood association meets the first Thursday of each month, please let me know if the next meeting is the best time to present our plans or if we should establish a separate meeting date and time.

Thanks for your attention on this matter and we look forward to a live meeting.

Sincerely,

Dan Kruse  
Nakoma Resident  
[dankruse@c21affiliated.com](mailto:dankruse@c21affiliated.com)  
608-295-7313

Dear Neighbor,

We are writing this letter to inform you that on 11/21/2016, we purchased the home located at 701 Ottawa Trail. We want to make sure we keep our surrounding neighbors informed of our future plans with the property. We plan to tear down the current home and build a home for our family in its place. As current Nakoma Residents, we love the neighborhood so much, but are quickly outgrowing our first home with our second baby on the way. We looked high and low for something that would fit our needs and this home really jumped out to us as the perfect opportunity and we cannot wait to raise our family at 701 Ottawa Trail. We have the utmost respect for the characteristics of the neighborhood we fell in love with over three years ago, so the plan for our new home will be consistent with the architectural integrity of the Nakoma neighborhood, and will fit well within the building set back lines on the lot. Most importantly we want you as our new neighbors to feel good about this project and are kept well informed of our plans. If you have any questions or concerns please don't hesitate to call or email us. We look forward to getting to know you as neighbors in the future!

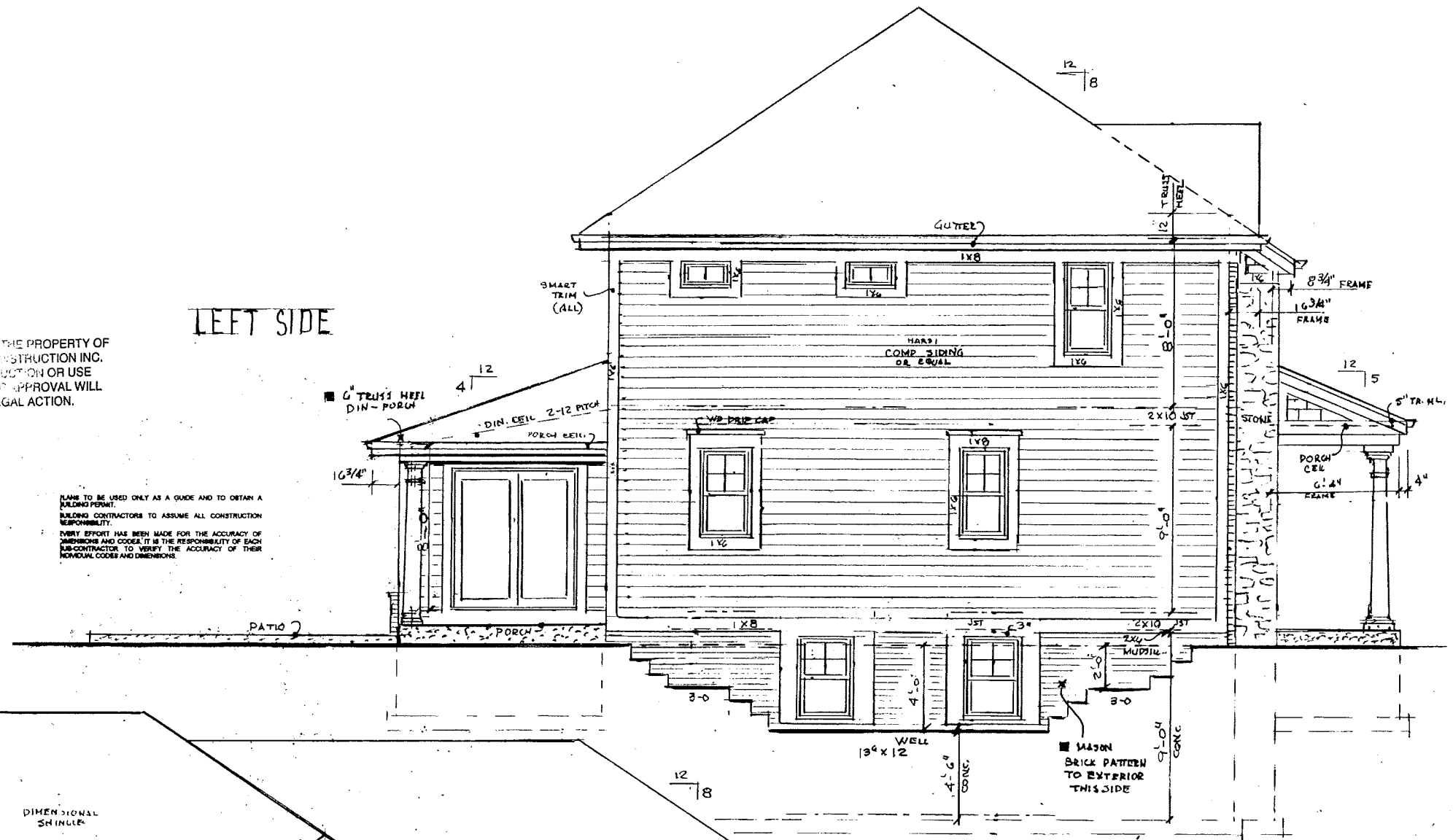
Thank you,  
Dan and Angela Kruse

6082957313  
dankruse21@me.com

THIS PLAN IS THE PROPERTY OF  
SIGNORIN CONSTRUCTION INC.  
ANY REPRODUCTION OR USE  
WITHOUT OUR APPROVAL WILL  
RESULT IN LEGAL ACTION.

LEFT SIDE

PLANS TO BE USED ONLY AS A GUIDE AND TO OBTAIN A  
BUILDING PERMIT.  
BUILDING CONTRACTORS TO ASSUME ALL CONSTRUCTION  
RESPONSIBILITY.  
EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF  
DIMENSIONS AND CODES. IT IS THE RESPONSIBILITY OF EACH  
SUBCONTRACTOR TO VERIFY THE ACCURACY OF THEIR  
INDIVIDUAL CODES AND DIMENSIONS.



SIGNORIN

CONSTRUCTION INC.

262-481-1100

RESIDENCE FOR

MR. & MRS. KRUSE

LOT NO.

SUBD.

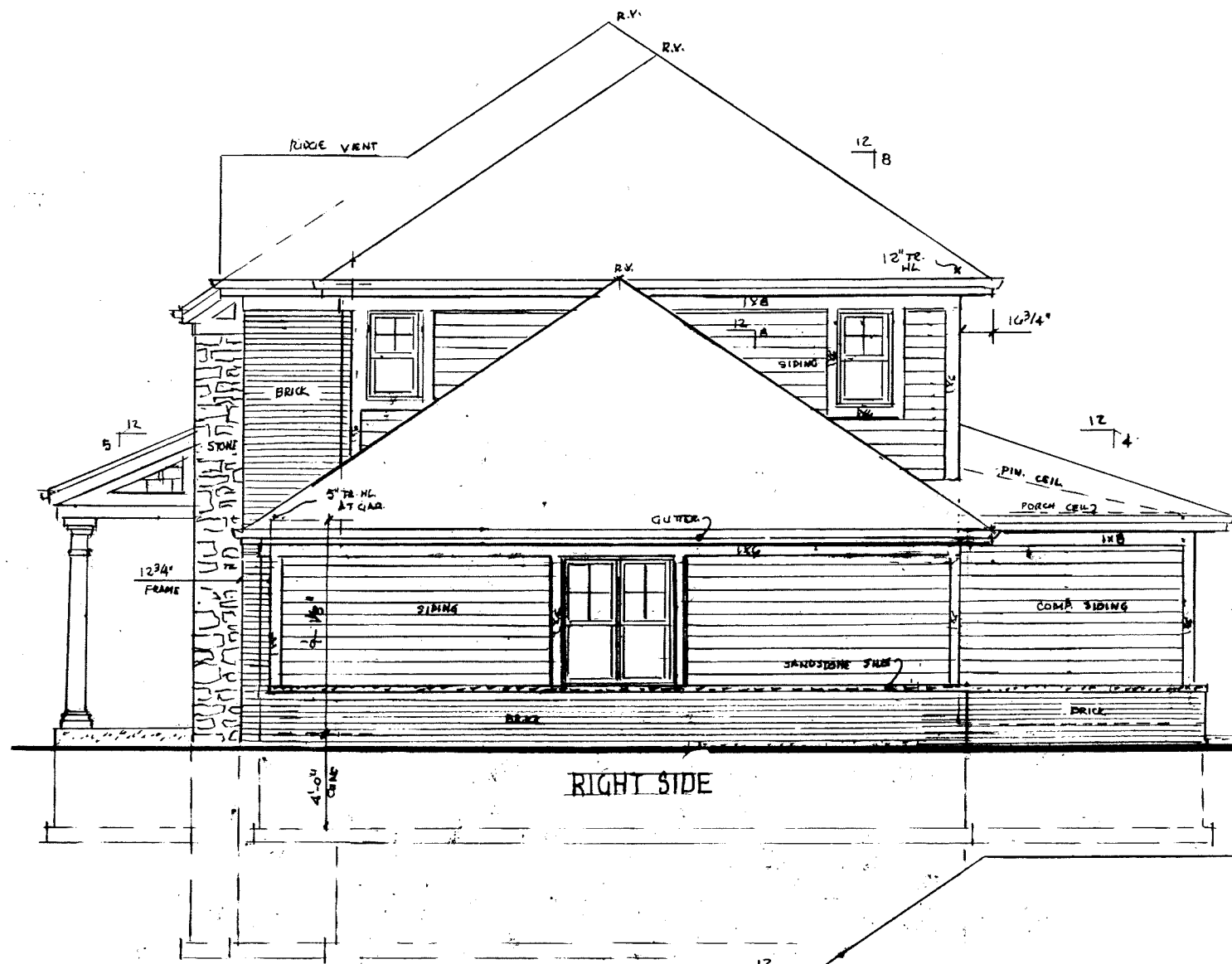
CITY

KRUSE

1.  
OF 5.

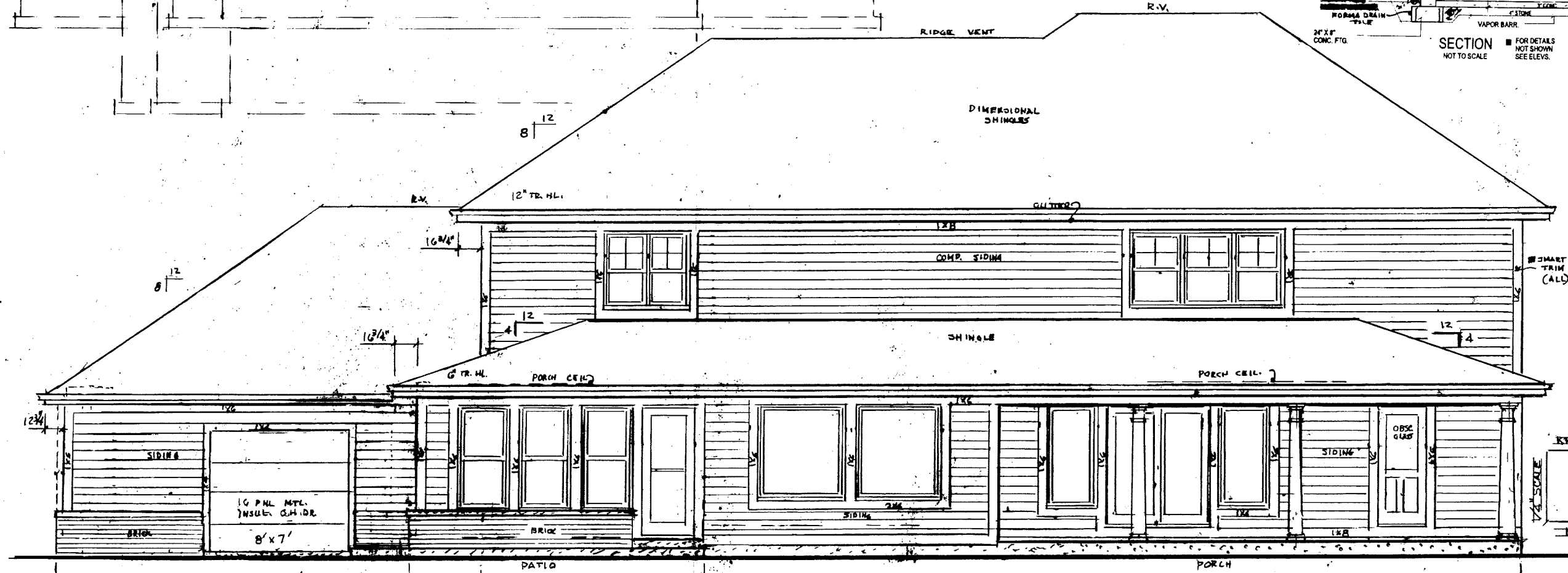
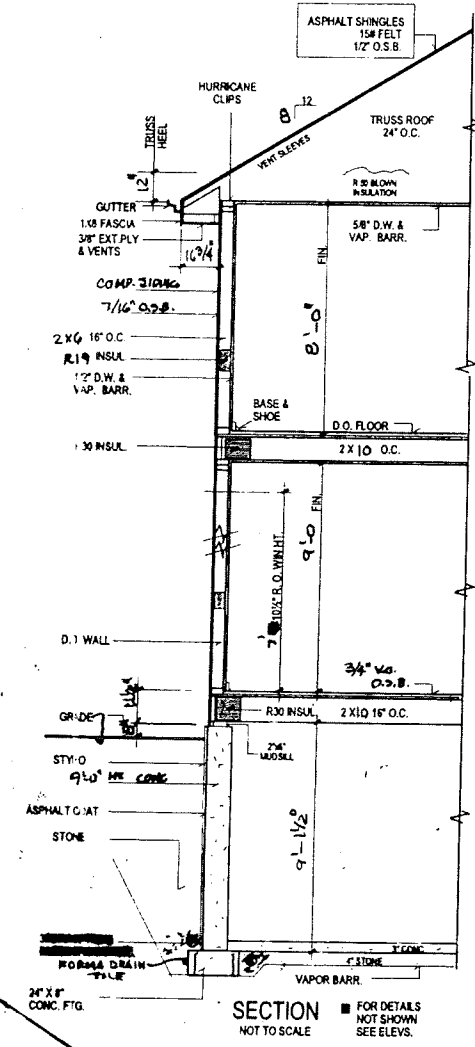
1615

3107 SE



THIS PLAN IS THE PROPERTY OF  
SIGNORIN CONSTRUCTION INC.  
ANY REPRODUCTION OR USE  
WITHOUT OUR APPROVAL WILL  
RESULT IN LEGAL ACTION.

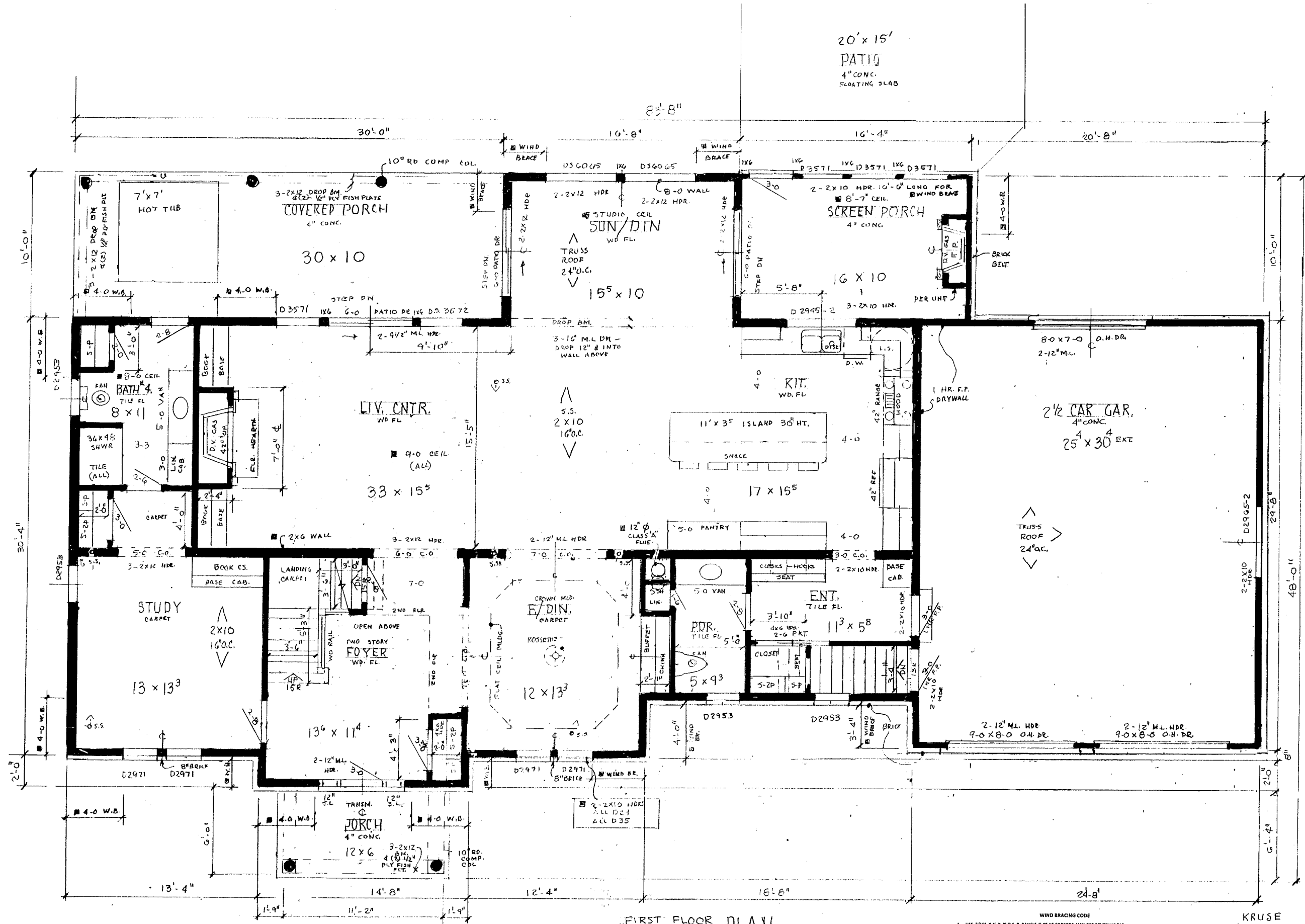
THIS PLAN IS TO BE USED ONLY AS A GUIDE AND TO OBTAIN A  
PERMIT. BUILDING CONTRACTORS TO ASSUME ALL CONSTRUCTION  
RESPONSIBILITY. EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF  
DIMENSIONS AND DETAILS. IT IS THE RESPONSIBILITY OF EACH  
SUB-CONTRACTOR TO VERIFY THE ACCURACY OF THEIR  
RESPECTIVE CODES AND DIMENSIONS.



REAR ELEVATION

2.





# FIRST FLOOR PLAN

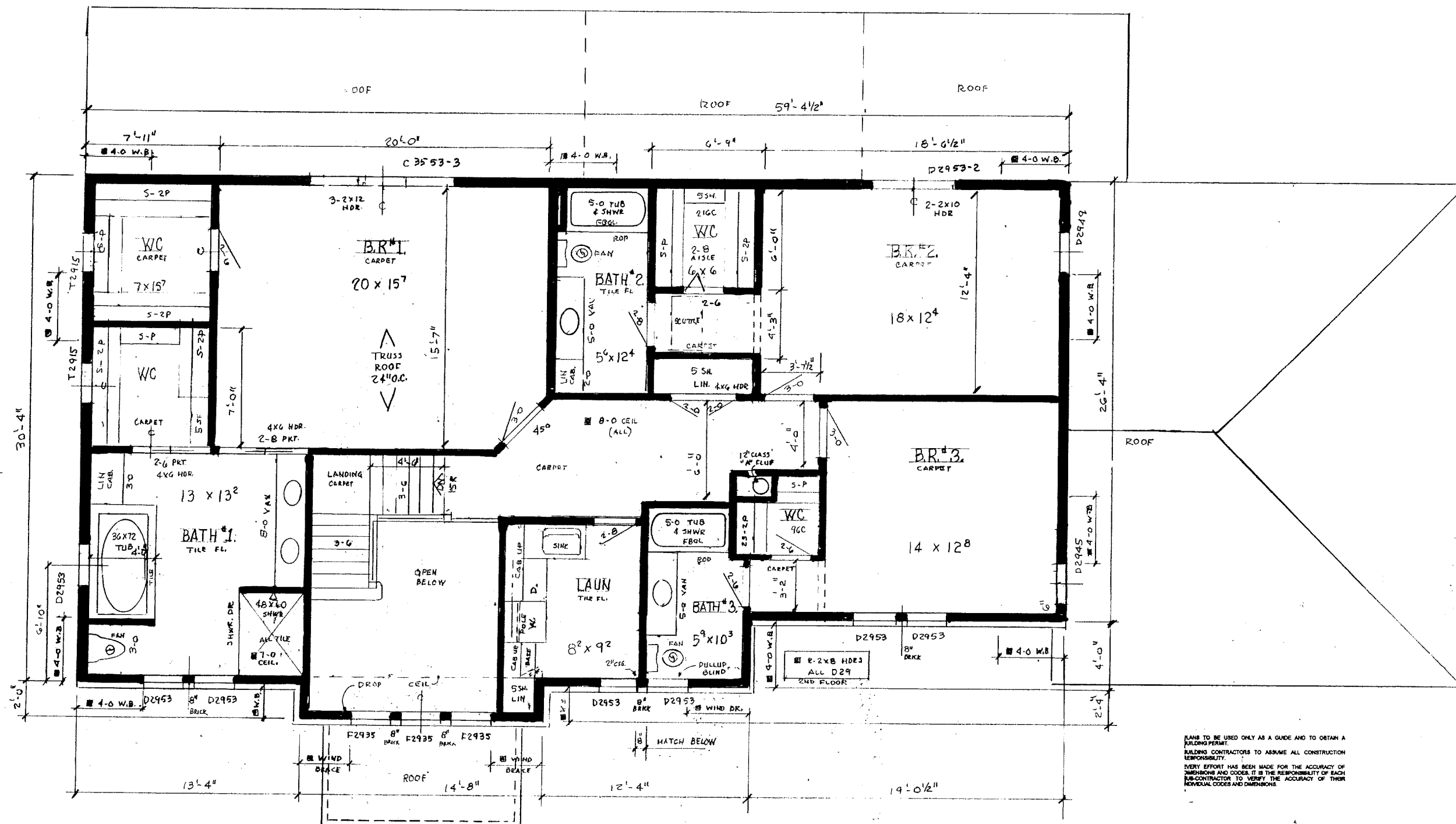
- EXT WALLS - 6/2" 2x6 14" O.C.
- INT WALLS - 4/2" EXCEPT NOTED.
- LMBR - SEL. STOOD, HDRS - BMS - JST
- WINDOWS - CLAD, IN 3/4" GLASS UNIT 1/2" SIZE NOTED.

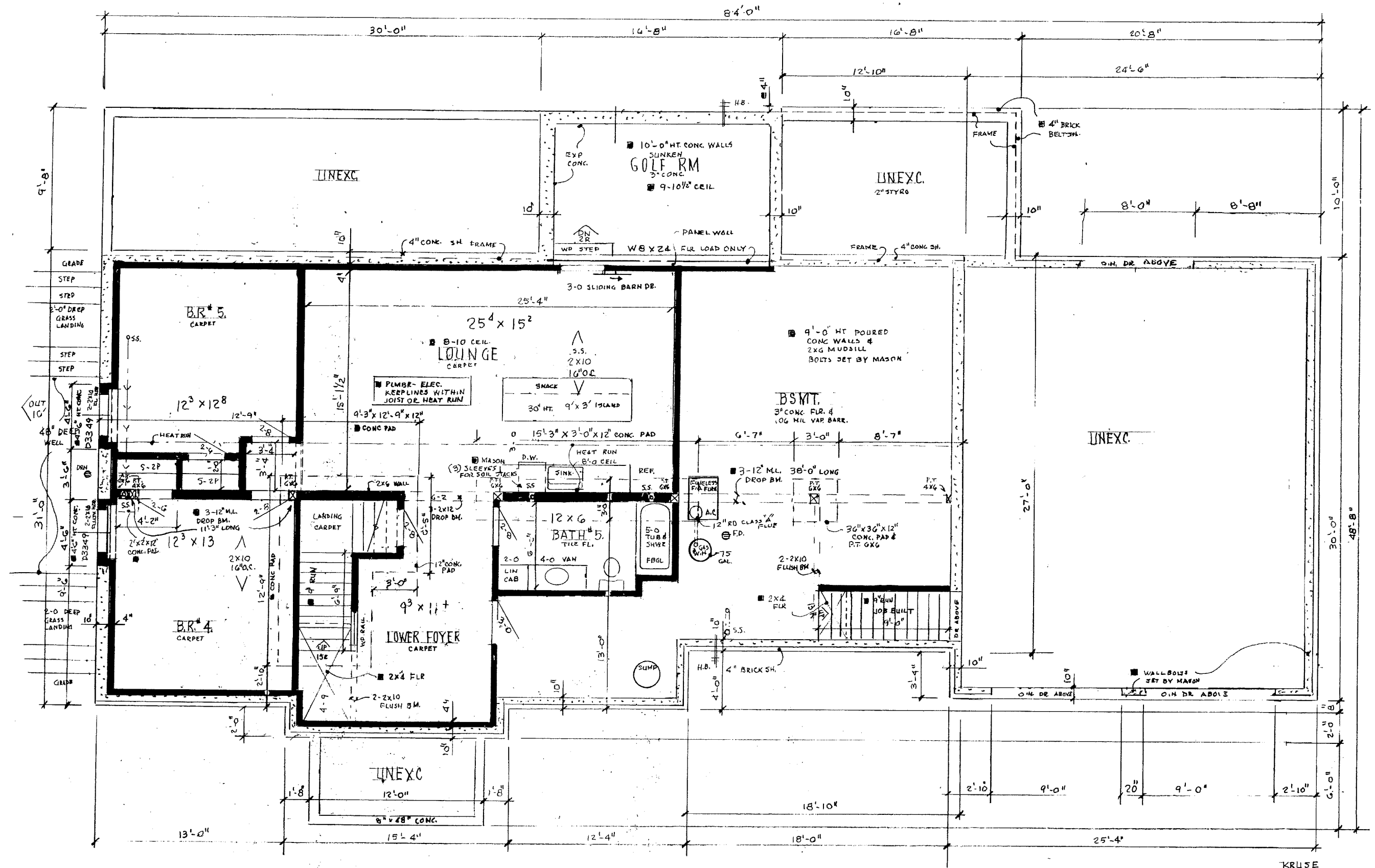
THIS PLAN IS THE PROPERTY OF SIGNOR INC. ANY REPLY OR USE WITHOUT OUR APPROVAL WILL RESULT IN LEGAL ACTION.

- WIND BRACING CODE
- USE 7/16" X 4" X 8" O.S.B. PANELS 4'-0" AT CORNERS, NAIL PER SCHEDULE "A".
  - ANY UNINTERRUPTED WALL OF 35'-0" MUST HAVE A 4" X 8" O.S.B. PANEL WITHIN THAT 35'-0", NAIL PER SCHEDULE "A".
  - ANY WINDOW OR DOOR NEARER TO A CORNER THAN 4'-0" MUST HAVE A 4" X 8" O.S.B. PANEL ON THE OTHER SIDE OF THE WINDOW OR DOOR, NAIL PER SCHEDULE "A".
  - ANY OVERHEAD GARAGE DOOR WITH LESS THAN 4'-0" TO A CORNER MUST HAVE A MICRO-LAM HEADER STRETCHING FROM OUTSIDE WALL TO OUTSIDE WALL, NAIL PER SCHEDULE "A".
- SCHEDULE "A": USE 8 PENNY NAILS 6" O.C. AROUND PERIMETER AND 12" O.C. ON VERTICAL STUDS.

- 4-0 W.B. = 4x10' x 9'10" x 7/16" O.S.B. NAIL PER CODE.
- ALL WALLS EXCEED PERCENTAGE REQUIREMENT.

1/4" SCALE  
 KRUSE  
 3.  
 1615  
 2102 SF





# FOUNDATION PLAN

PLANS TO BE USED ONLY AS A GUIDE AND TO OBTAIN A BUILDING PERMIT. BUILDING CONTRACTORS TO ASSUME ALL CONSTRUCTION RESPONSIBILITY. EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF DIMENSIONS AND COORDINATES. IT IS THE RESPONSIBILITY OF EACH SUB-CONTRACTOR TO VERIFY THE ACCURACY OF THEIR INDIVIDUAL CODES AND DIMENSIONS.

THIS PLAN IS THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION OR USE WITHOUT OUR APPROVAL WILL RESULT IN LEGAL ACTION.

1/4" SCALE  
 5.  
 1108 STE  
 1615