



City of Madison

Demolition

Location
4301 Maher Avenue

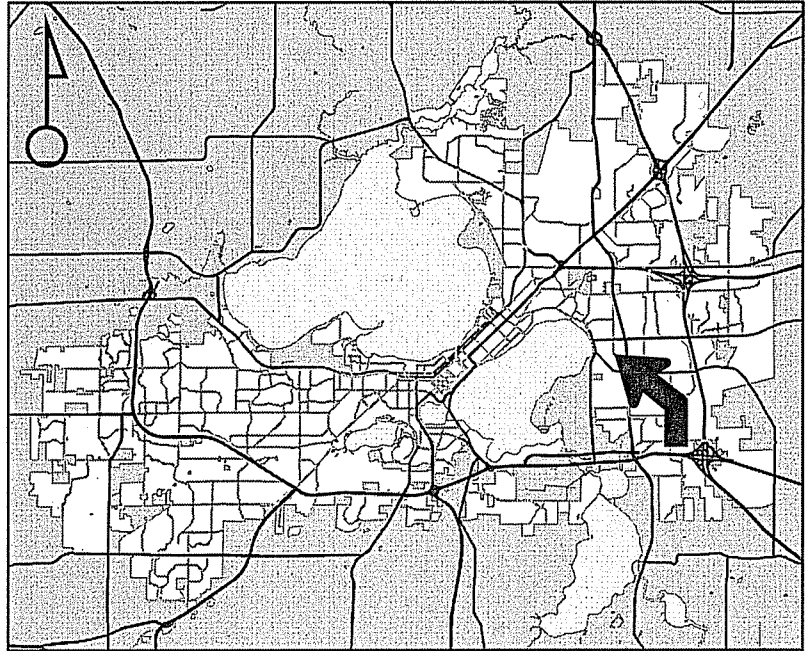
Project Name
Gieche Demolition

Applicant
Jack & Melissa Gieche / Meri
Tepper, Associated Housewrights

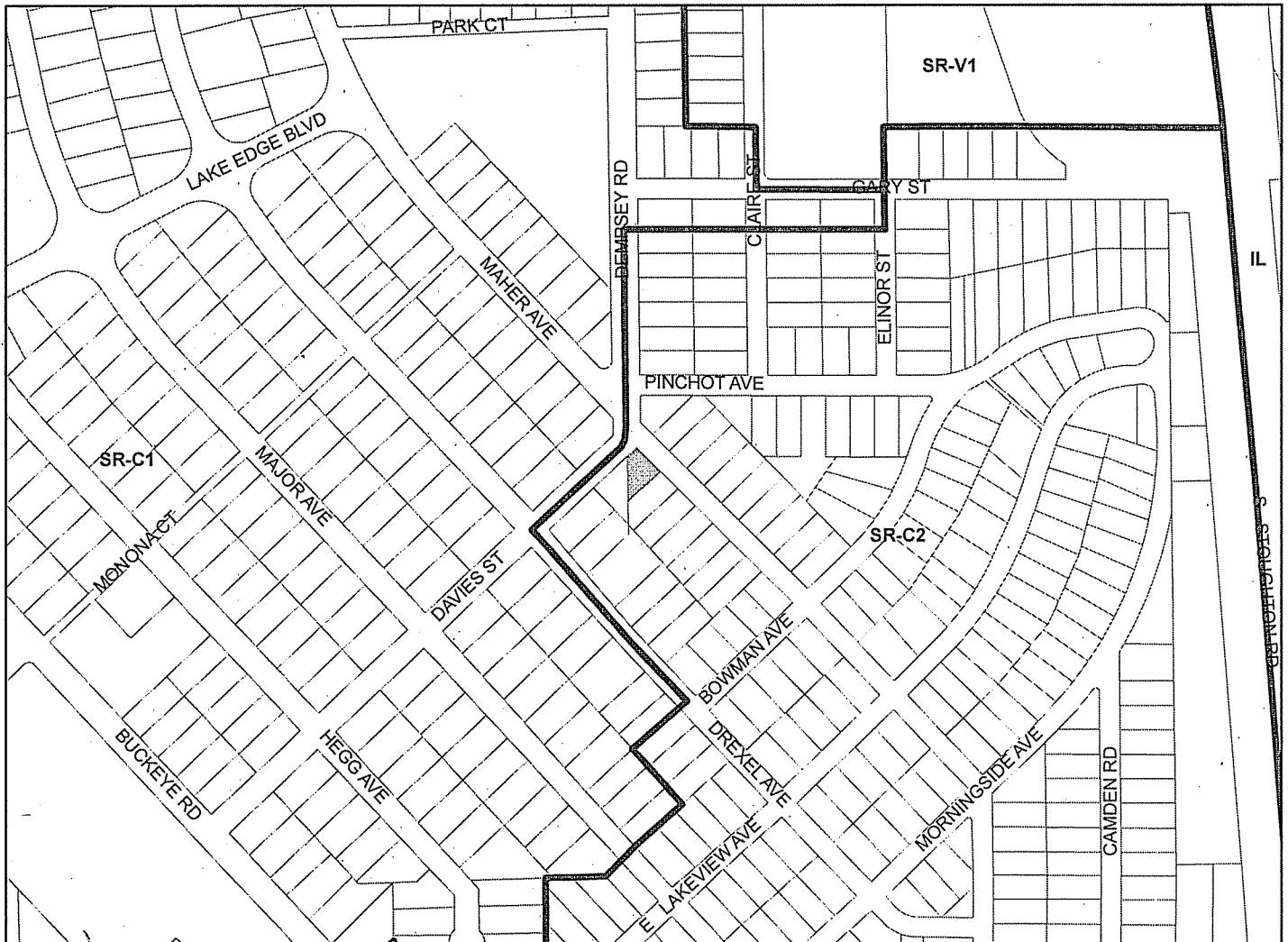
Existing Use
Single-Family Home

Proposed Use
Demolish single-family residence and
construct new residence

Public Hearing Date
Plan Commission
16 October 2017



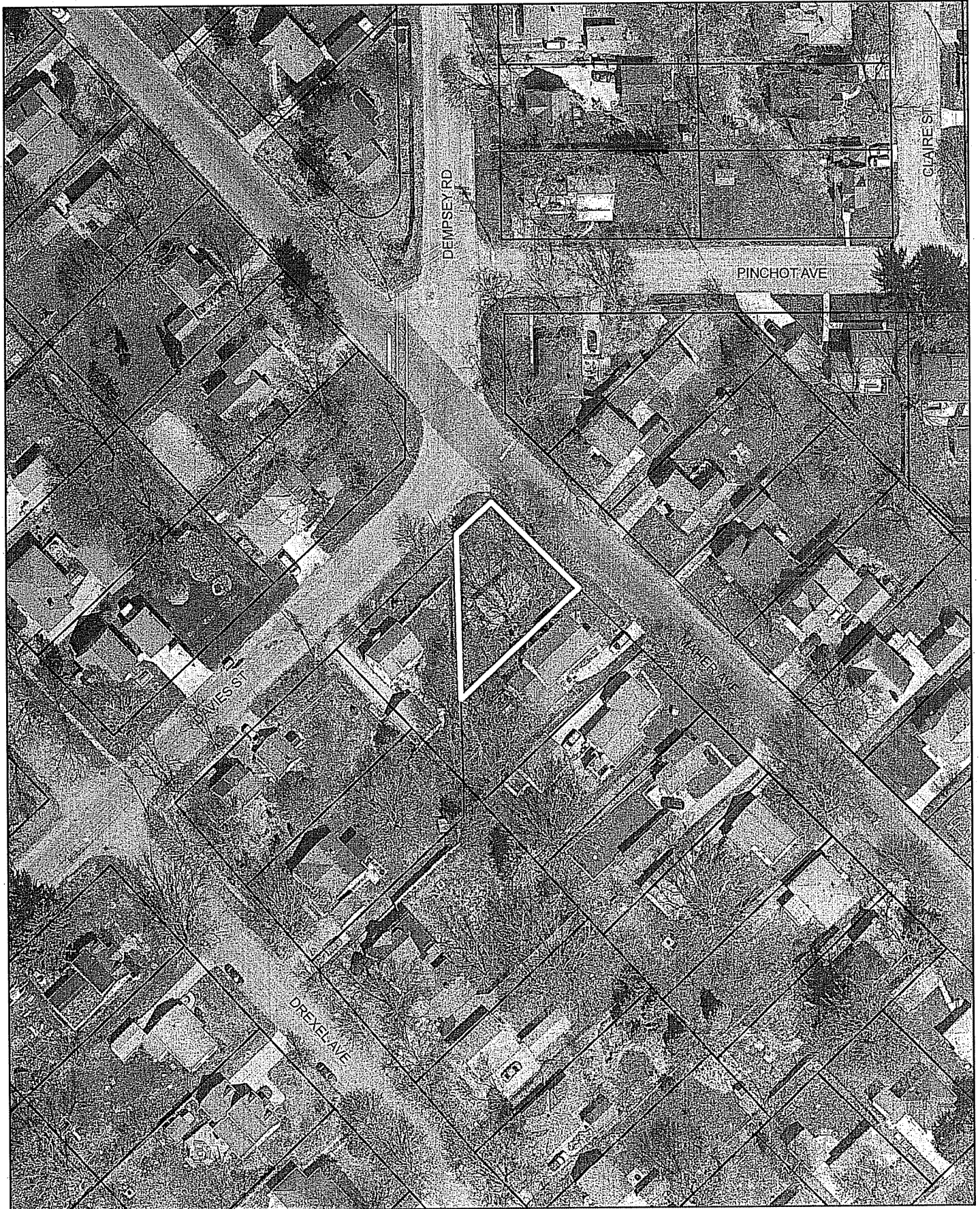
For Questions Contact: Sydney Prusak at: 243-0554 or sprusak@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 9 October 2017

9



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid \$1600 Receipt # 34522-0006
Date received 9/6/17
Received by PDA
Parcel # 0710-094-0918-9
Aldermanic district 15
Zoning district AHRÉNS GR-C2
Special requirements —
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 4301 Maher Ave, Madison, WI 53716
Title: Gieche Property

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Jack & Melissa Gieche Company Ø
Street address 4301 Maher Ave City/State/Zip Madison, WI 53716
Telephone 262-224-6207 Email MuktownKeeper@aol.com
Project contact person Mesi Tepper Company Associated Housewrights
Street address 1217 Culmen St. City/State/Zip Madison, WI 53713
Telephone 608-204-7665 Email mesi.tepper@housewrights.com

Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Demolition of current uninhabitable house and new build of single family home

Scheduled start date November 17' Planned completion date April 18'

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Colin Punt Date 8/10/17
Zoning staff Jenny Kirckgatter Date 8/10/17

Demolition Listserv

Public subsidy is being requested (indicate in letter of intent)

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.

Alderman David Ahrens (also on the neighborhood association LENA)
8/10/2017 - approved by Ald. Ahren on 8/11/17 - e-mails included

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant Jack Gieche Relationship to property Owner

Authorizing signature of property owner [Signature] Date 9/5/2017

Date: September 6 2017
To: City of Madison Land Use Application
Re: Letter of Intent for 4301 Maher Ave.

To Whom It May Concern:

Please accept this Letter of Intent for improvements to the property located at 4301 Maher Ave. Madison, WI 53716. As the new property owners, we plan to build a new single family house as our primary residence. We look forward to joining the Lake Edge neighborhood.

The property had been owned by Ray Peterson and has fallen into disrepair. The existing house has been designated unfit for human habitation per Madison General Ordinance 27.08(2). Our intent is to demolish the existing primary structure and build a new single family house with attached garage and deck. The new house will be a small 1 bedroom / 1 bath, 1.5 story structure that complies with all zoning regulations associated with the small and irregularly shaped lot. The house will contain 711 sf on the first floor, and 282 sf as a second floor open loft.

Below is a description of the proposed lot usage:

Lot square footage = 5,306 SF or .12 acres

Proposed house footprint = 711 SF

Attached garage footprint = 277 SF

Covered deck = 70 SF

Lot coverage by primary structure and additions = 20%

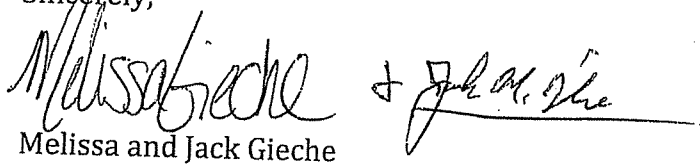
Uncovered deck and exterior steps = 204 SF

House gross square footage = 711 sf first floor + 282 sf loft

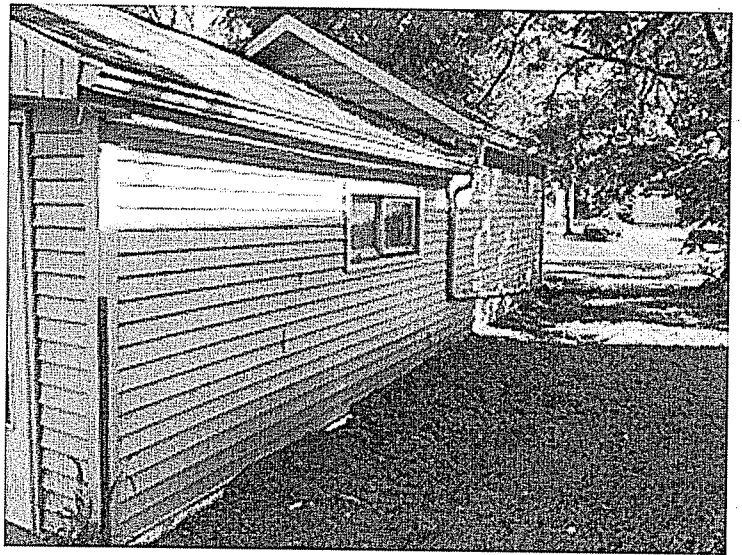
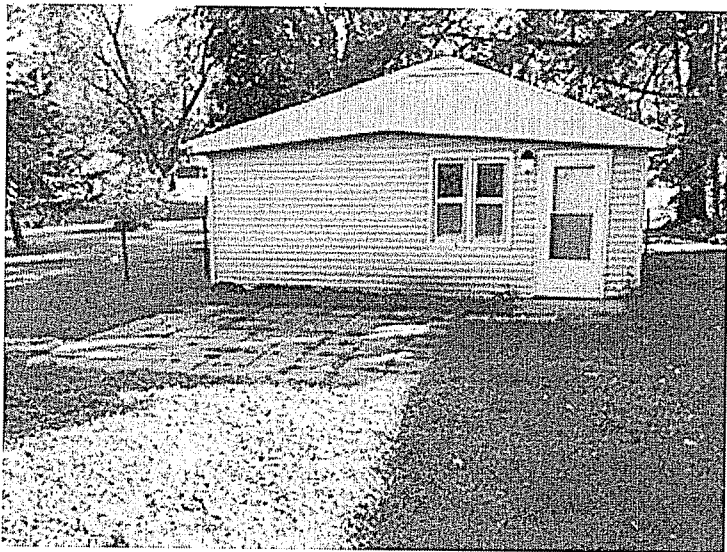
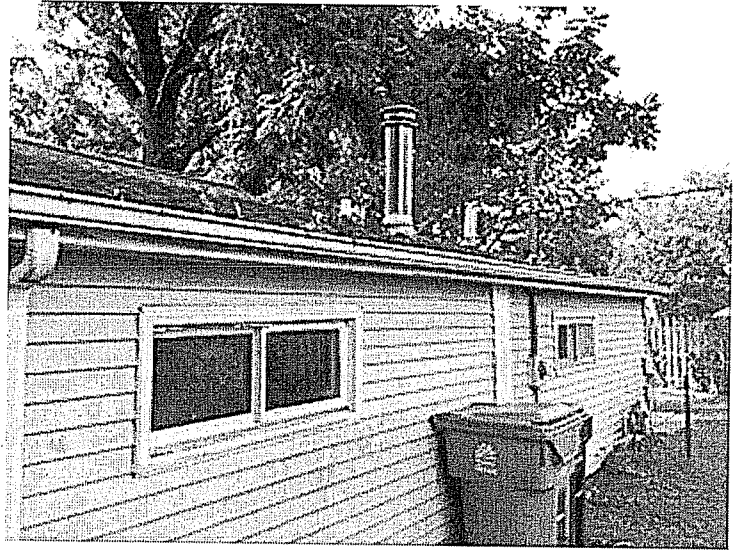
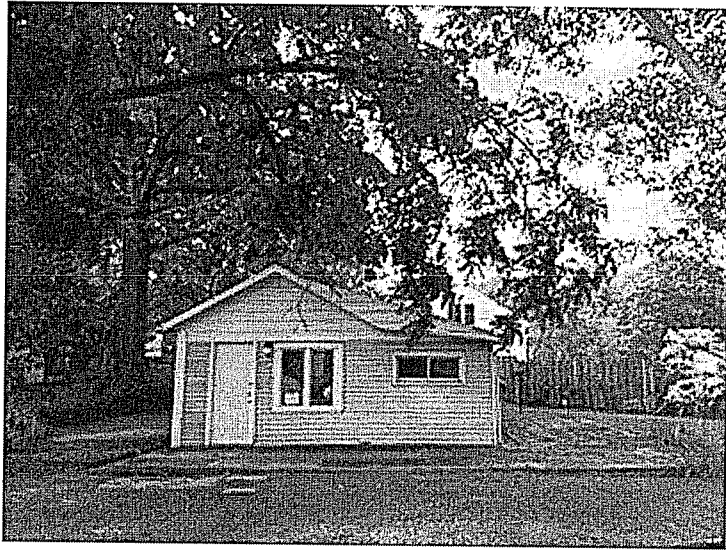
Associated Housewrights is designing and pricing the current house plans. They are expected to be the design-build general contractor. The project is anticipated to begin in the fall of 2017 with an estimated completion in the spring of 2018.

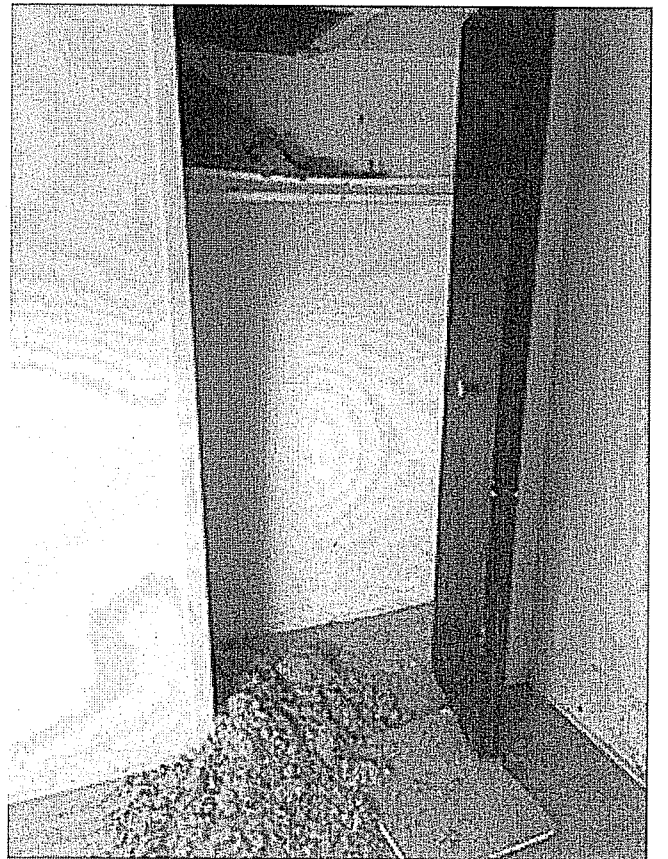
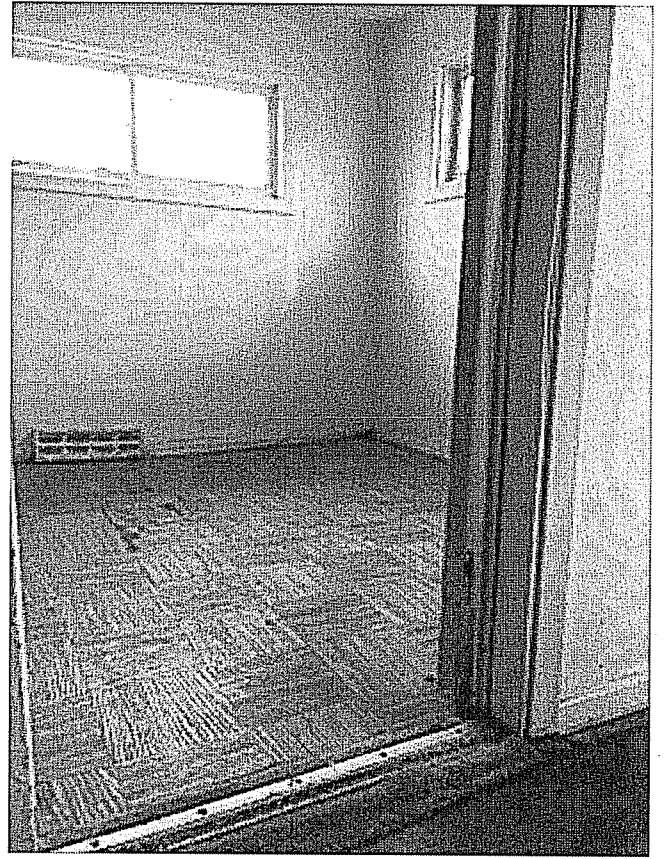
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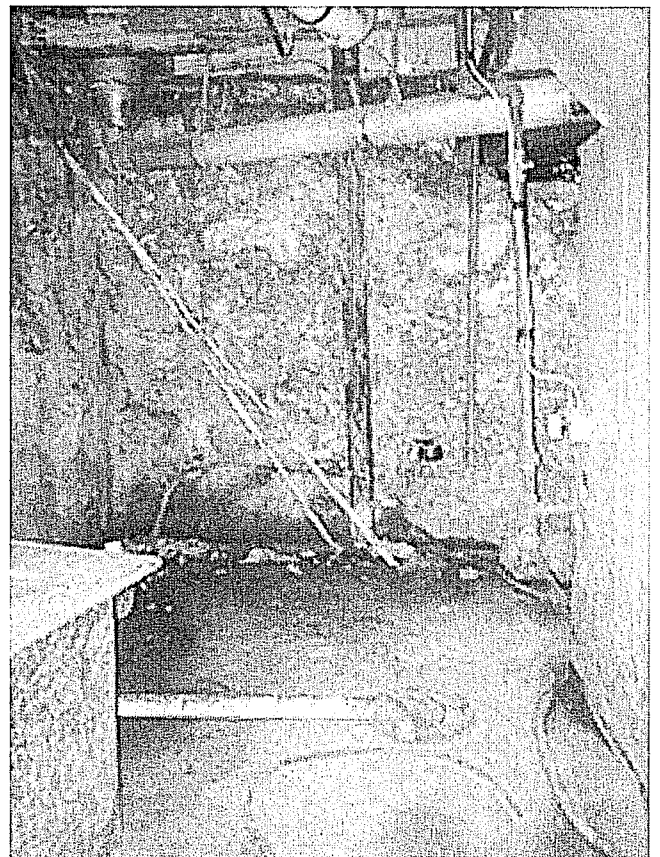
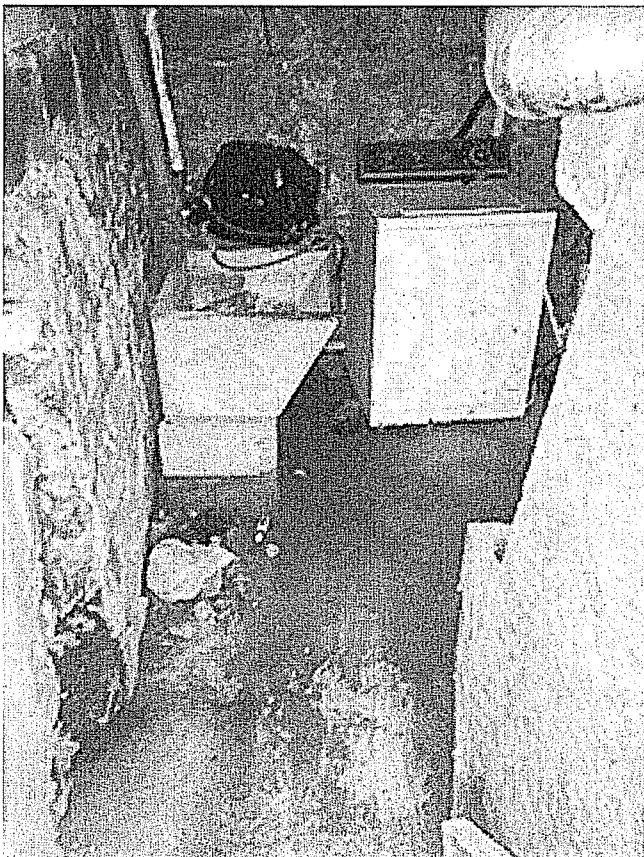
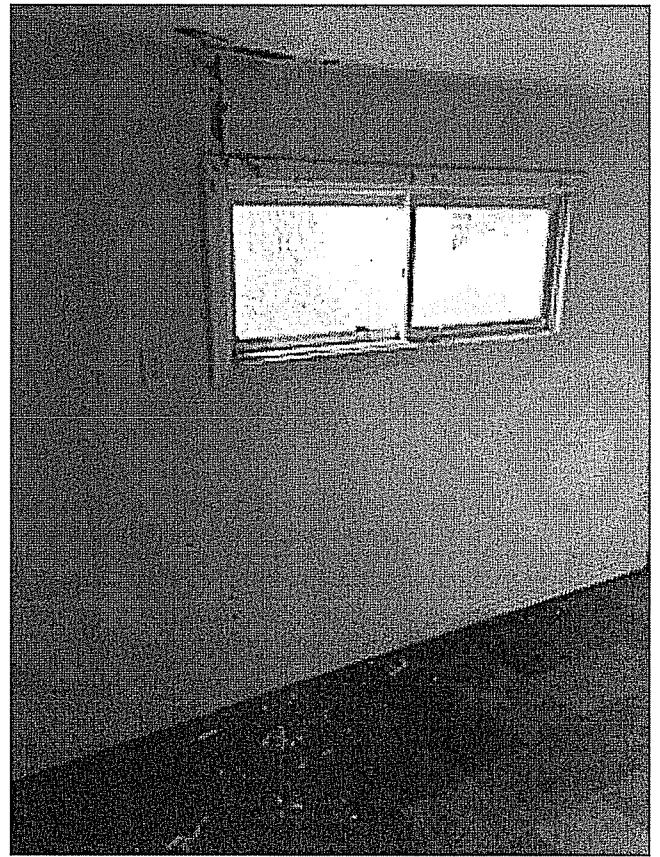
Sincerely,



Melissa and Jack Gieche
Property Owners







Date: September 6 2017
To: City of Madison Land Use Application
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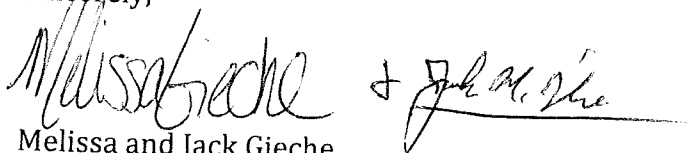
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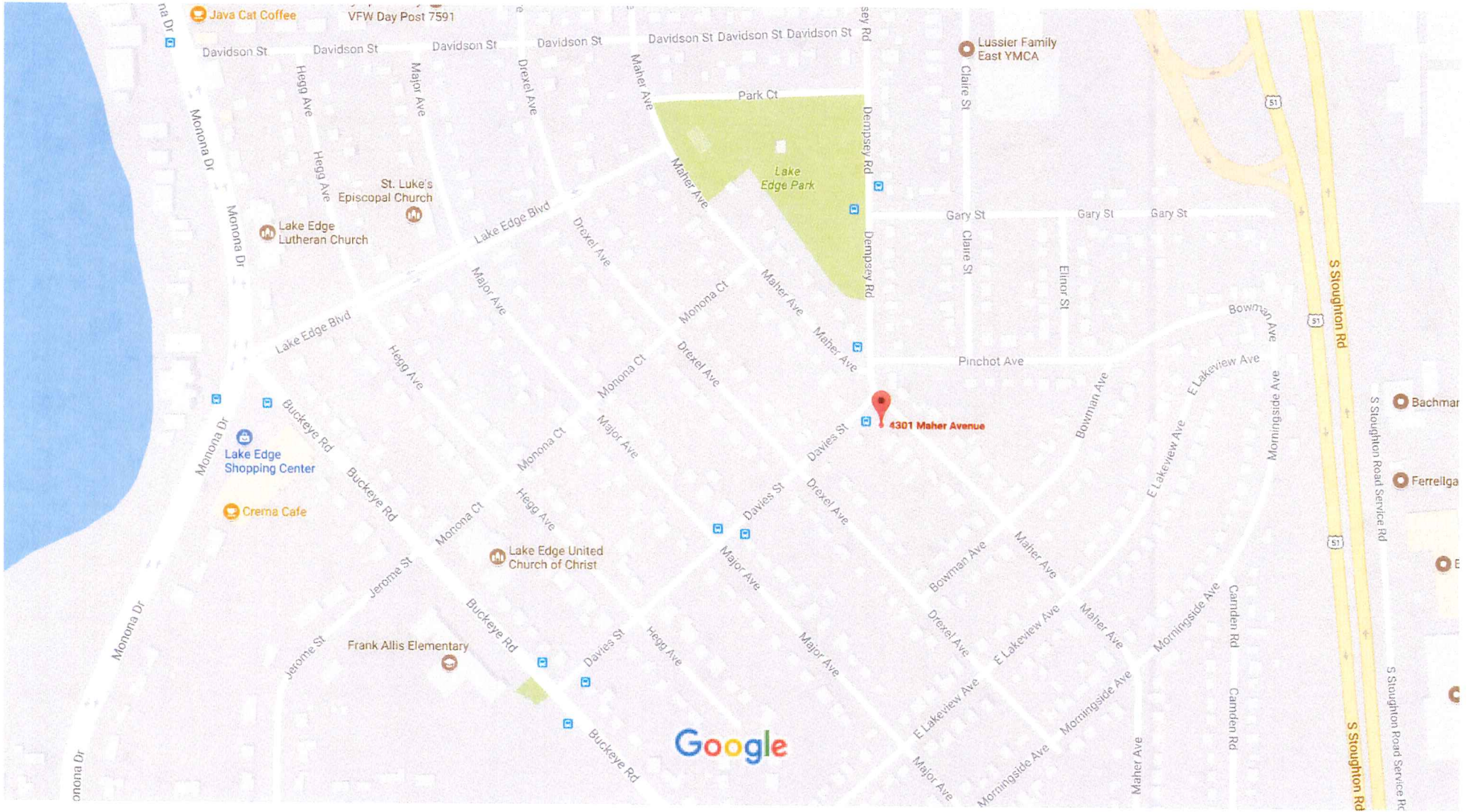
Handwritten signatures of Melissa and Jack Gieche. The signature for Melissa is on the left and the signature for Jack is on the right, with a plus sign between them.

Melissa and Jack Gieche
Property Owners

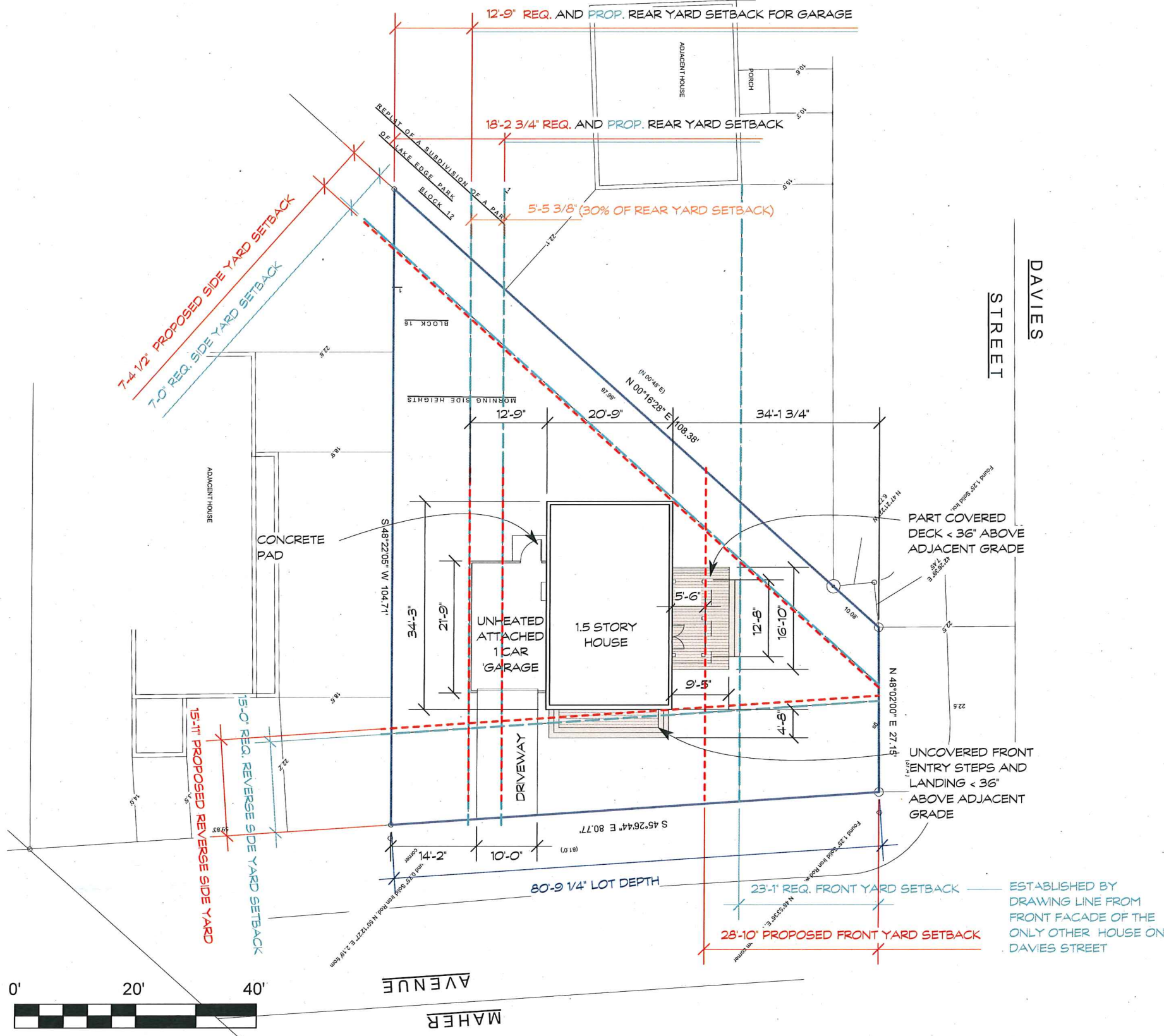


4301 Maher Ave
Madison, WI 53716

Jack & Melissa Gieche Property



Map data ©2017 Google United States 200 ft



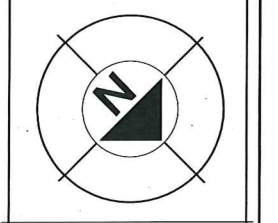
1 SITE PLAN
1" = 20'-0"

<p>LAND USE SUMMARY TABLE</p> <p>SITE AREA = 5,306 SF</p> <p>LOT COVERAGE = 1,286 SF OR 24% OF LOT AREA.</p> <p>house garage driveway covered deck</p> <p>The total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. Max lot coverage for SR-C2 is 50%.</p>	
<p>PRINCIPAL STRUCTURE AND ADDITONS TO IT = 1,058 SF OR 19.9% OF THE LOT AREA 711 SF (house) + 277SF (garage) + 70SF (covered deck) = 1058SF</p>	
<p>OPEN SPACE = 4247 SF</p> <p>house garage covered deck (does not include decks <36" above grade and driveway)</p>	<p>LANDSCAPE AREA = 3,815 SF</p> <p>PAVED AREA = 228 SF</p> <p>driveway back garage access door landing</p>
<p>ZONING DISTRICT SR-C2</p> <p>REQUIRED SETBACKS</p> <p>REVERSE CORNER SIDE YARD = 15'-0"</p> <p>SIDE YARD = 7'-0"</p> <p>FRONT YARD = 23'-1"</p> <p>REAR YARD = 18'-2 3/4"</p> <p>REAR YARD FOR 1 STORY ATTACHED GARAGE = 12'-9 3/8".</p> <p>FRONT YARD CALCULATIONS: Setback Averaging, Front Setback. Where at least fifty percent (50%) of the front footage of any block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing principal structures on the block face or the normal setback requirement in the district whichever is less, but no less than ten (10) feet. There is only one house on Davies St. block. It is the one adjacent to this property. Note that the front yard setback line on the site plan aligns with the primary structure of the adjacent house.</p> <p>REAR YARD CALCULATIONS: 30% of the lot depth of 80'-9 1/4" = 24'-2 3/4". If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%). So 25% of 24'-2 3/4" = 6'-0". So 24'-2 3/4" - 6'-0" = 18'-2 3/4". This is permitted because principal structure and additions to is cover 19.9% of the lot area. Then, a 1 story garage may project 30% into the rear yard, provided the rest of the rear yard remains unobstructed.</p>	
<p>PROJECT SQUARE FOOTAGE</p> <p>HOUSE FIRST FLOOR = 711 SF (measured to outside face of wall)</p> <p>HOUSE LOFT = 223 SF (interior floor area with ceiling ht. > 5'-0")</p> <p>GARAGE = 277 SF (measured to outside face of wall)</p> <p>COVERED DECK = 70 SF (measured to outside face of columns)</p> <p>UNCOVERED DECKS < 36" ABOVE ADJACENT GRADE = 204 SF</p>	

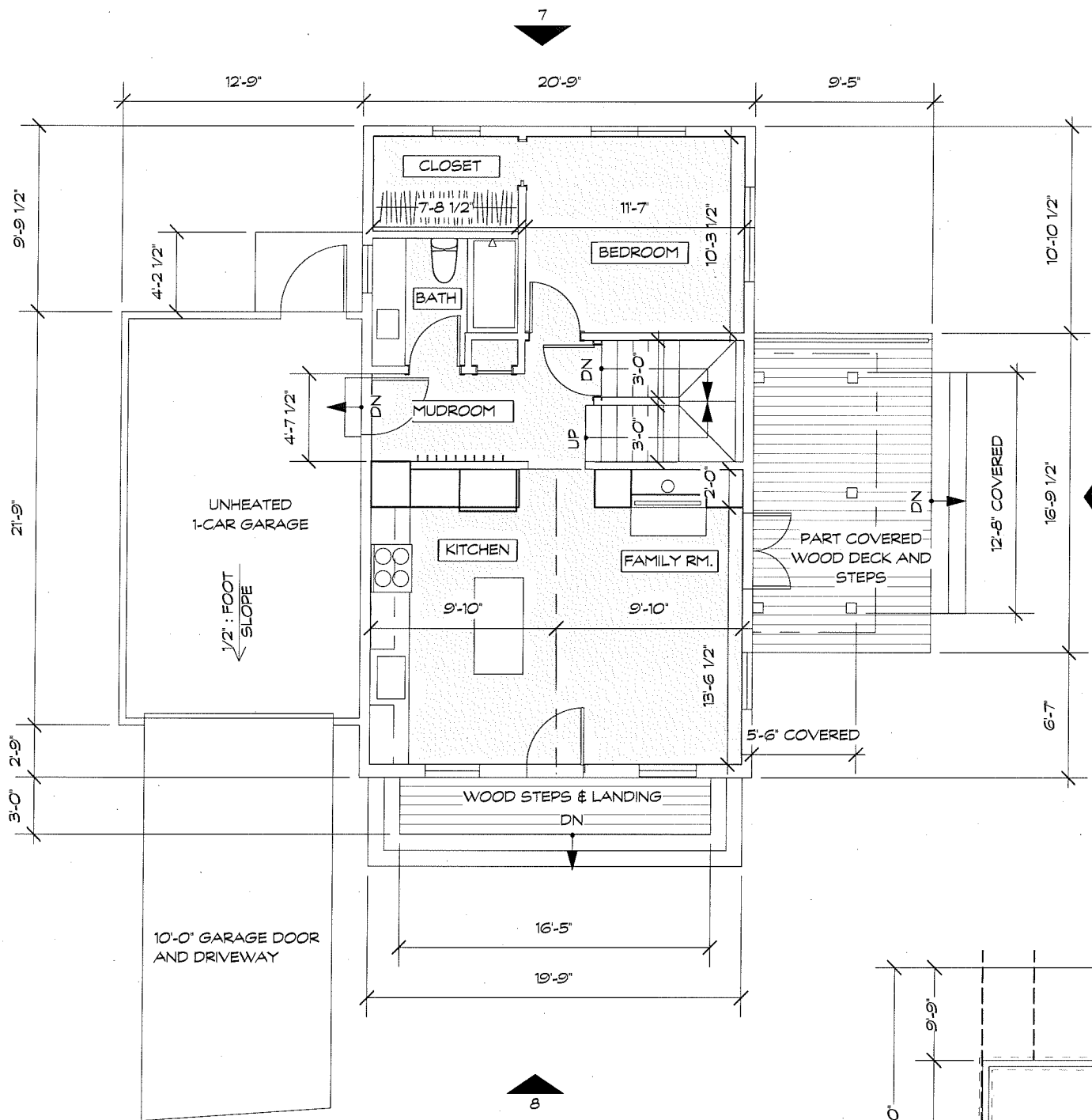
Version/Date:
LAND USE
170905
9/05/2017
Printed by:
mt

GIECHE RESIDENCE
MELISSA AND JACK GIECHE
4301 MAHER AVE
MADISON, WI. 53716

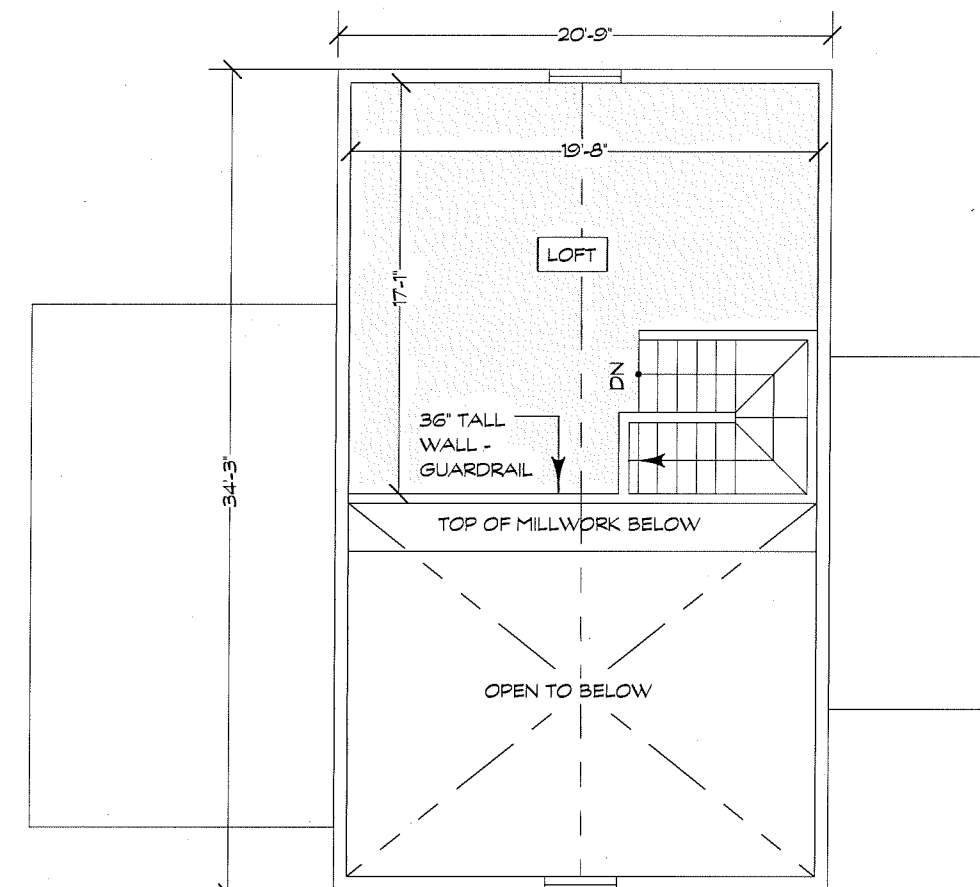
ASSOCIATED HOUSEWRIGHTS
1217 Culmen St. Madison, WI. 53713
www.housewrights.com
(608) 238 - 7519



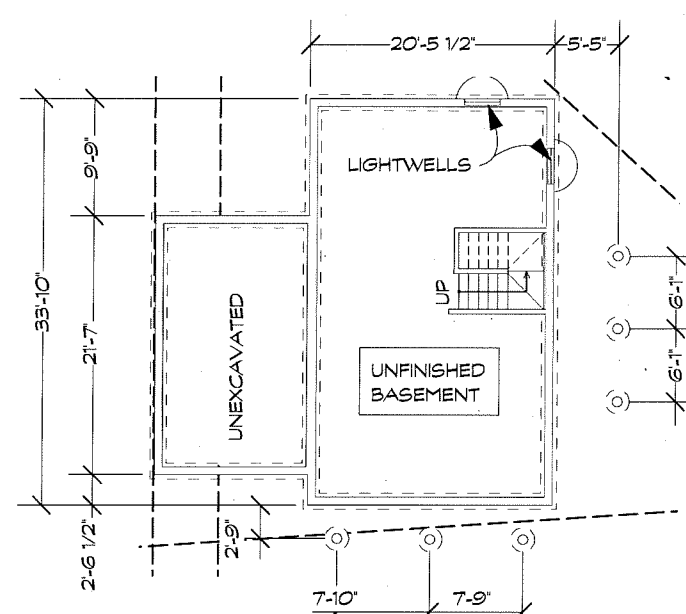
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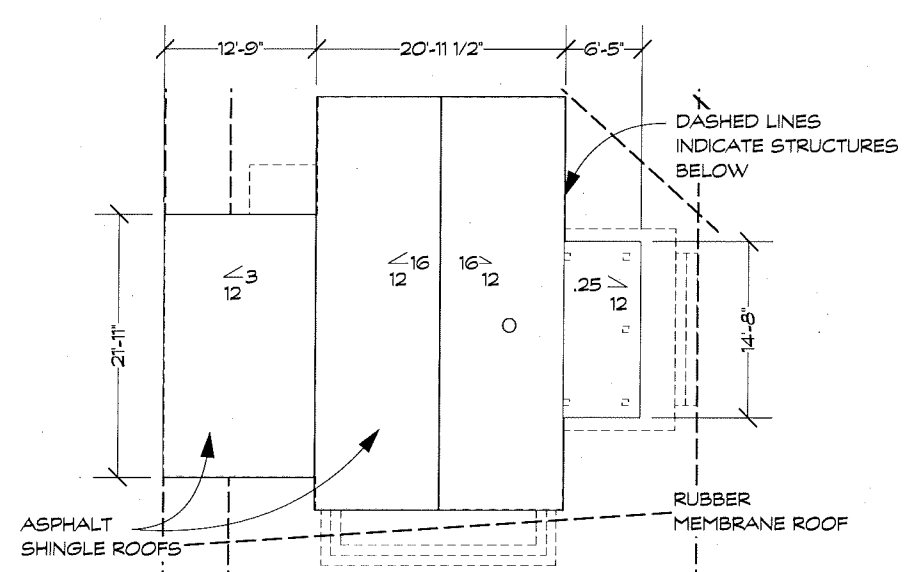
2 FIRST FLOOR PLAN
 1/8" = 1'-0"



3 LOFT FLOOR PLAN
 1/8" = 1'-0"



4 BASEMENT PLAN
 1/16" = 1'-0"

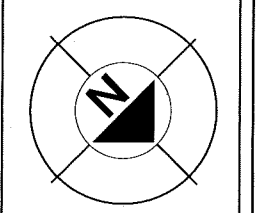


5 ROOF PLAN
 1/16" = 1'-0"

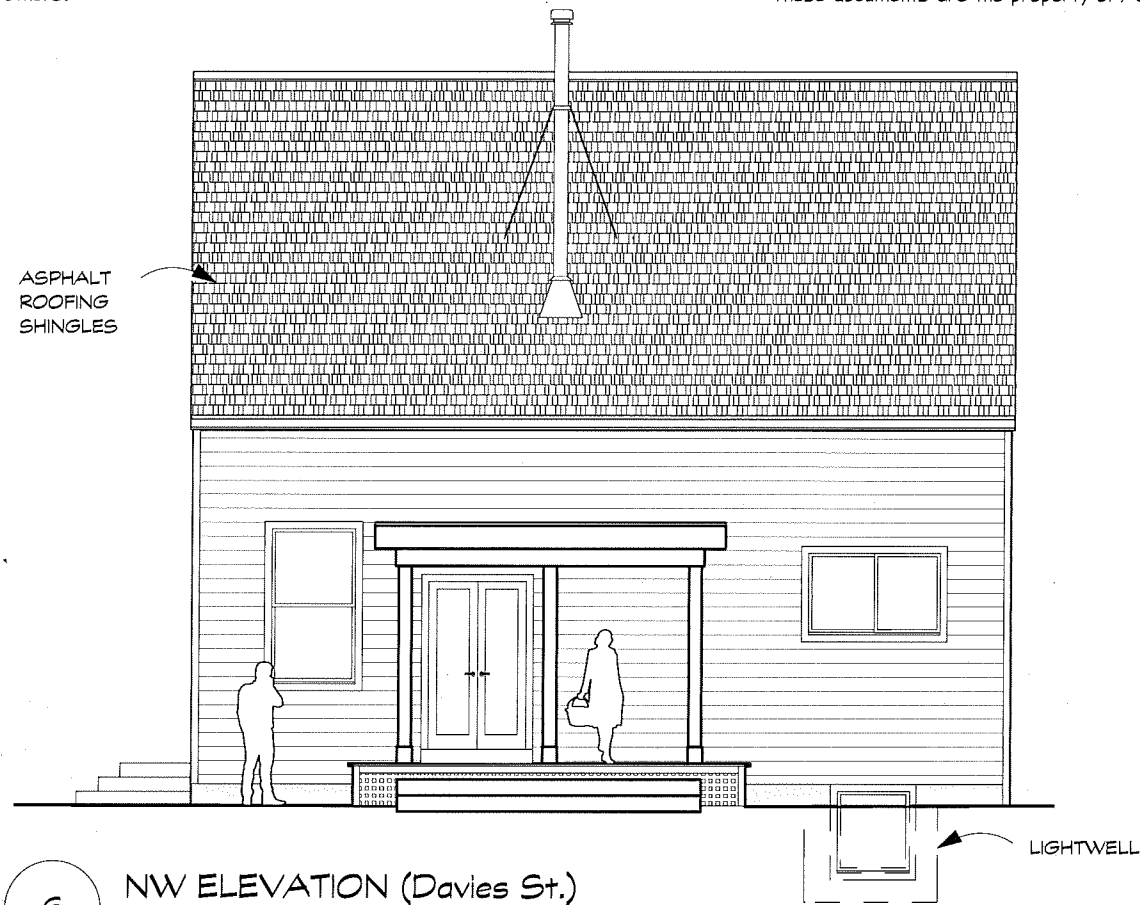
Version/Date:
 CONCEPTS rev1
 170824
 8/25/2017
 Printed by:
 mt

GIECHE RESIDENCE
 MELISSA AND JACK GIECHE
 4301 MAHER AVE
 MADISON, WI. 53716

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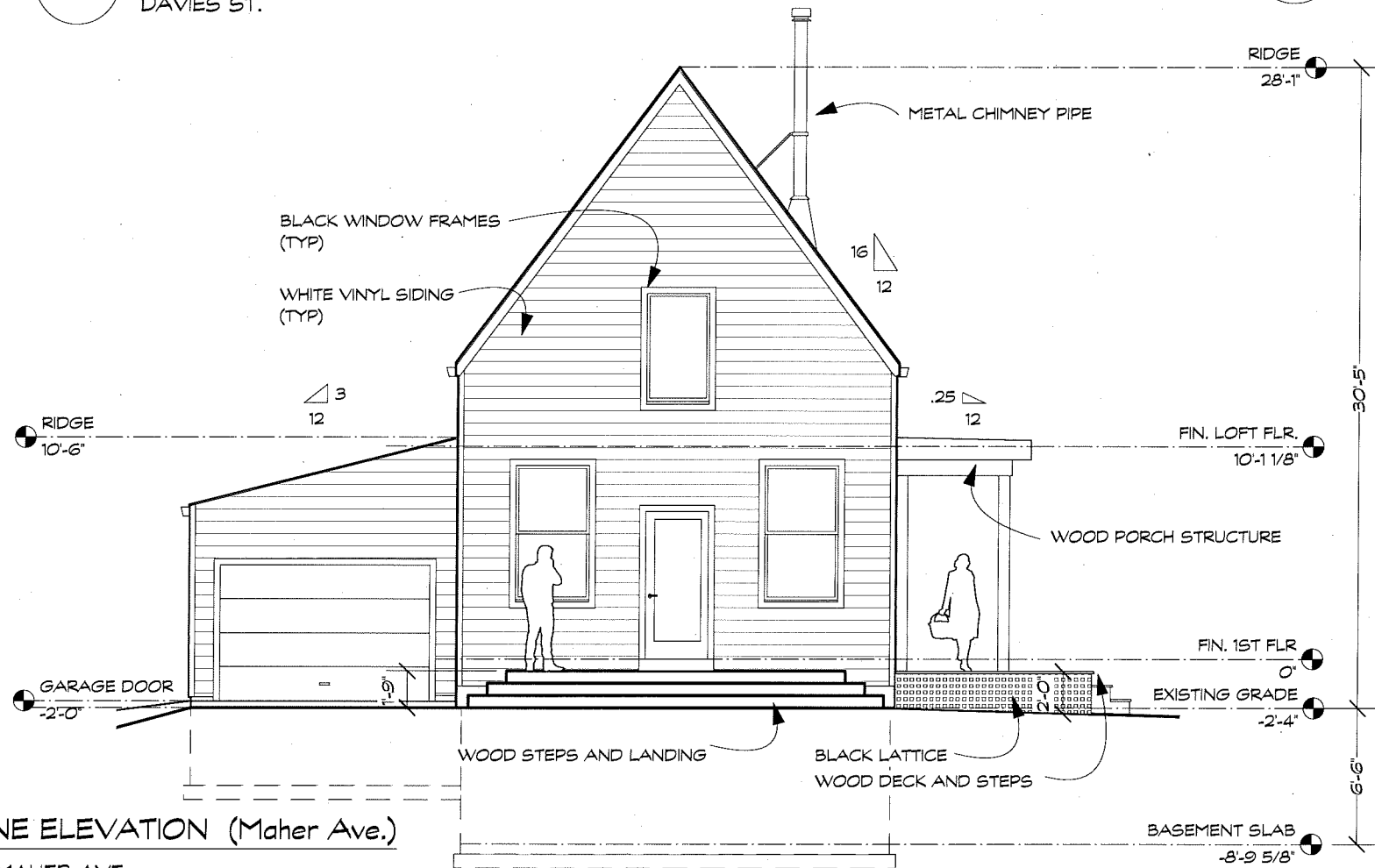
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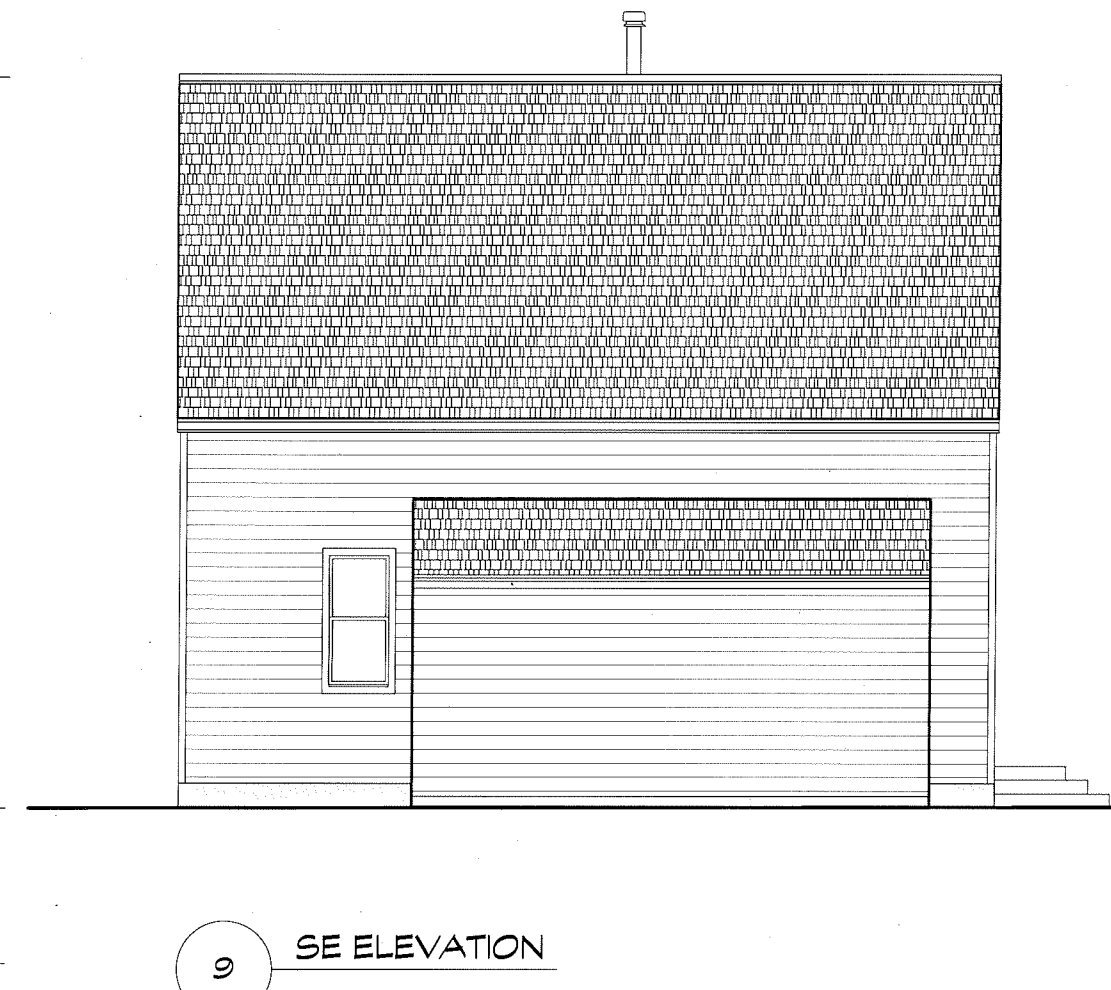
6 NW ELEVATION (Davies St.)
DAVIES ST.



7 SW ELEVATION



8 NE ELEVATION (Maher Ave.)
MAHER AVE.

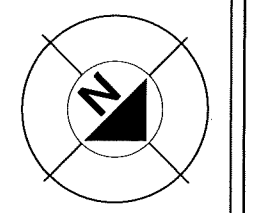


9 SE ELEVATION

Version/Date:
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Page Size: 11 x 17
 Scale: 1/8" = 1'
 Page/Drawing 3 of 4

Plat of Survey

Legal Description of Record: Document No. 5346909

The Northwest 81.0 feet of Lot 11, Block 16, Morning Side Heights, in the City of Madison, Dane County, Wisconsin.

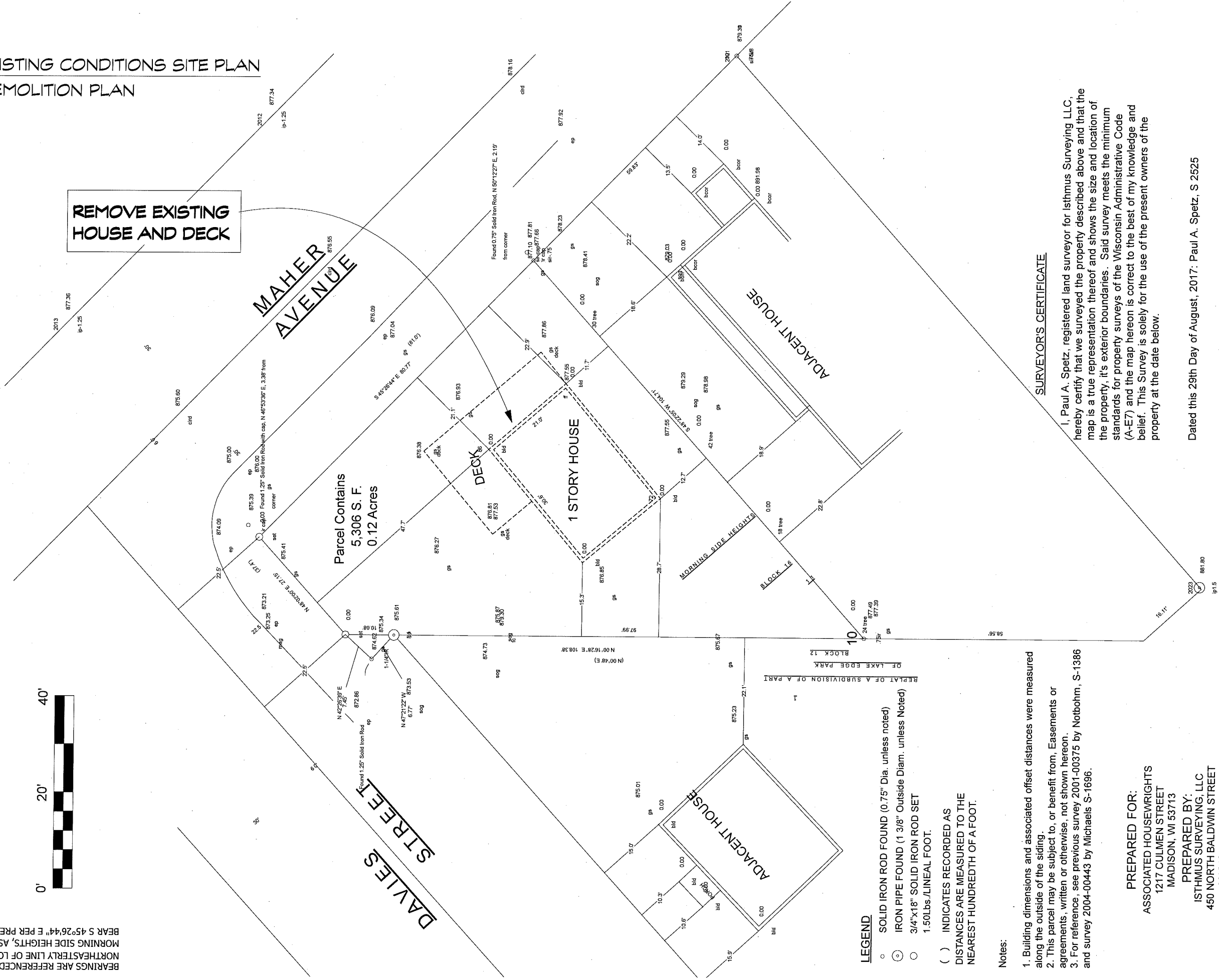
BEARINGS ARE REFERENCED TO THE
NORTHEASTERLY LINE OF LOT 11, BLOCK 16
MORNING SIDE HEIGHTS, ASSUMED TO
BEAR S 45°26'44" E PER PREVIOUS SURVEYS



10 EXISTING CONDITIONS SITE PLAN
DEMOLITION PLAN

REMOVE EXISTING
HOUSE AND DECK

Parcel Contains
5,306 S. F.
0.12 Acres



- LEGEND**
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - ⊙ IRON PIPE FOUND (1 3/8" Outside Diam. unless Noted)
 - 3/4"x18" SOLID IRON ROD SET
 - 1.50lbs./LINEAL FOOT.
 - () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

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.
3. For reference, see previous survey 2001-00375 by Notbohm, S-1386 and survey 2004-00443 by Michaelis S-1696.

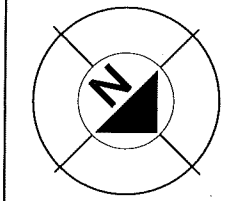
PREPARED FOR:
ASSOCIATED HOUSEWRIGTHS
1217 CULMEN STREET
MADISON, WI 53713

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

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 29th Day of August, 2017: Paul A. Spetz, S 2525



Page Size: 11 x 17
Scale: 1" = 20'-0"
Page/Drawing: 4 of 4

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Version/Date:
CONCEPTS rev1
170824
8/25/2017

Printed by:
mt

•Furnishings by others.

• These documents are the property of Associated Housewrights and are exclusively for Associated Housewright use.

•Not intended for construction

• Site verify all dimensions. Report discrepancies to AH Design.

• Plan views assume walls have first layer of sheathing on each side (see typical sections) unless otherwise noted.

• Larger scaled drawings supersede smaller scale drawings.