



City of Madison

Proposed Demolition & Conditional Use

Location
5328 Lake Mendota Drive

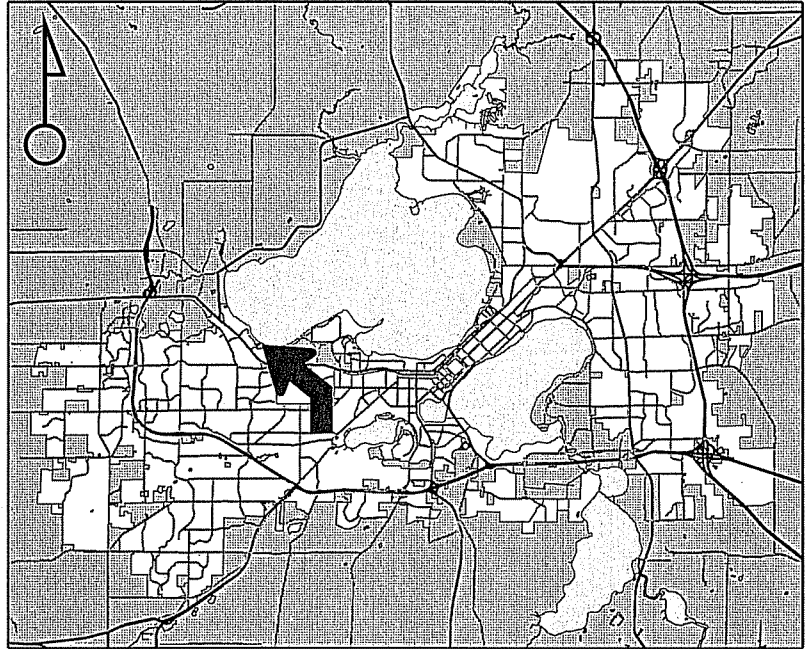
Project Name
Korb Residence

Applicant
Joan Korb & Fredrick Wills/Jim Coons -
Coons Construction of Verona, LLC

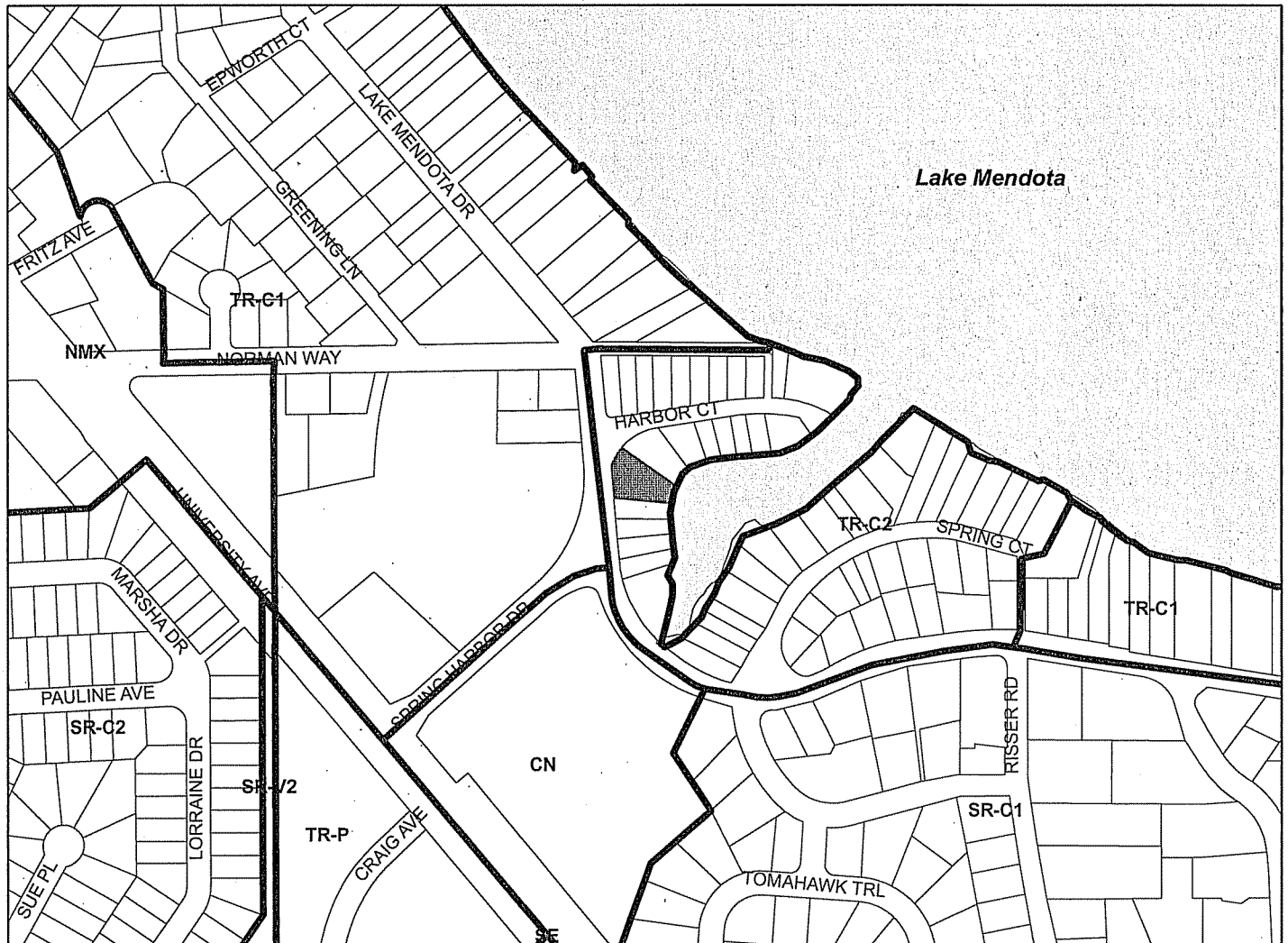
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence and
construct new residence and accessory
building on lakefront property

Public Hearing Date
Plan Commission
17 June 2013



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



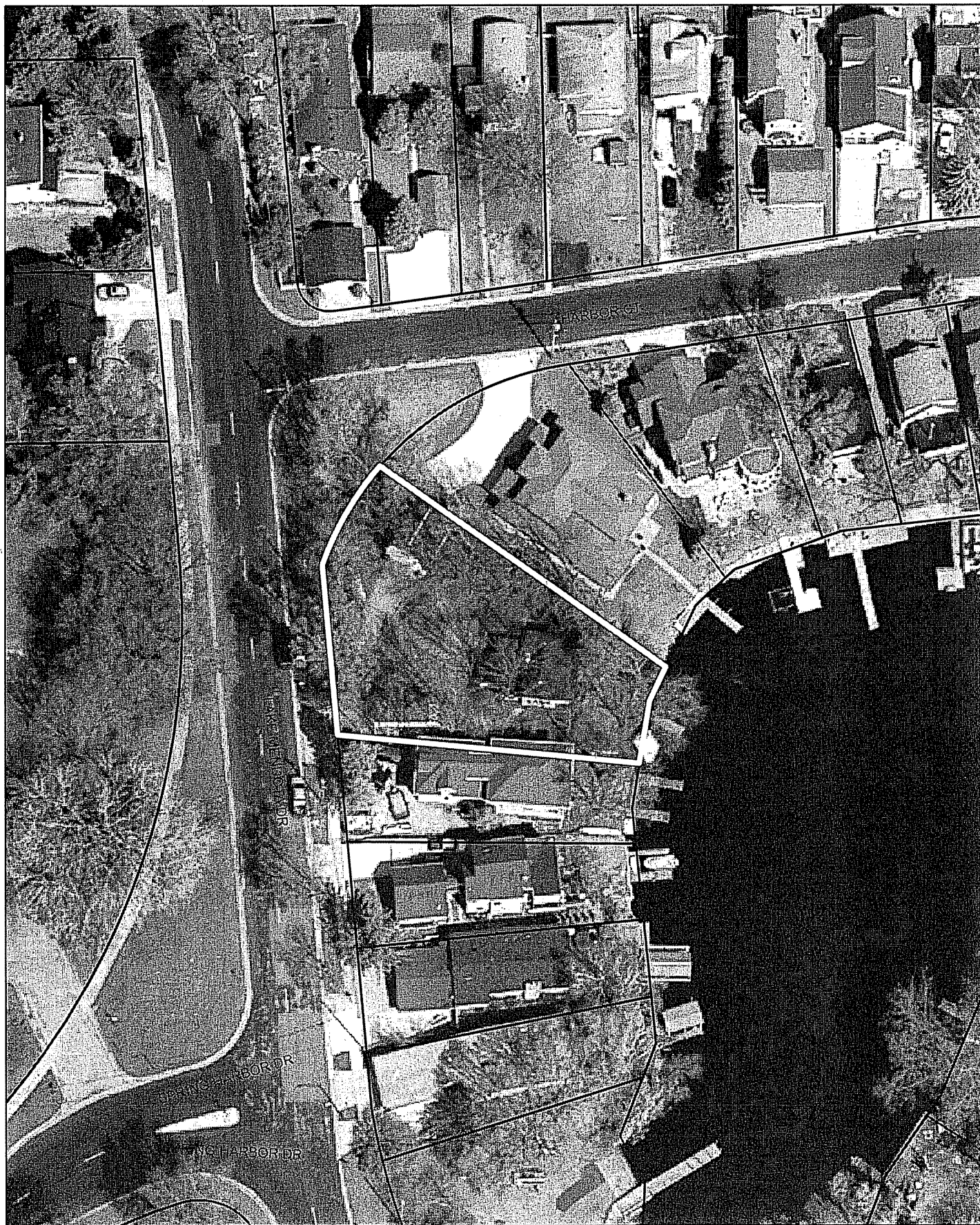
Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 June 2013



City of Madison

5328 Lake Mendota Drive



Date of Aerial Photography : Spring 2010



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 <u>650</u>	Receipt No. <u>142540</u>
Date Received <u>5/8/2013</u>	
Received By <u>NSP</u>	
Parcel No. <u>0709-184-0310-9</u>	
Aldermanic District <u>19 - CLEAR</u>	
Zoning District <u>TR-C2</u>	
Special Requirements <u>WATER FRONT</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 5328 Lake Mendota Drive
Project Title (if any): KORB New HOME

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: COONS Const. Jim Coons Company: COONS Const. of Verona L.L.C.
Street Address: 1827 Locust Dr. City/State: Verona Zip: 53593
Telephone: (608) 444-4407 Fax: (608) 845-9571 Email: JNCOONS@charter.net
Project Contact Person: Jim Coons Company: S/A/A
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____
Property Owner (if not applicant): JOAN KORB, Frederick Willis
Street Address: P.O. Box 110 Egg Harbour WI City/State: Egg Harbour Zip: 0809-0410

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolish unsafe structure
Build New HOME
Development Schedule: Commencement Demolition MAY JUNE 2013 Completion WITHIN 2 years (2015) Spring

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 ½ 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:

4/30/13 WAIVER FROM GRET ALD CLEAR.

→ 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: K. FIRCHOW Date: 4/10/2011 Zoning Staff: M. TUCKER Date: 4/10/2011

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

Name of Applicant Jim Coons Relationship to Property: Contractor

Authorizing Signature of Property Owner Jim Coons for JOAN KUBA Date 5-8-13

Coons Construction of Verona L.L.C.

1827 locust drive, Verona WI 53593

May 7 2013

Letter of intent for 5328 Lake Mendota Drive

The plans for this property include:

1. Remove old house and outbuilding (both are in very bad condition, see attached house photos, roof is unsafe and has holes causing leaks and molding, walls are collapsing , a lot of the foundation is bad, and the basement has standing water in it despite sump pump flowing 24/7. The old garage (out building) is in very poor repair and would be taken down at the same time.

2. We are submitting sets of plans for the new home that Joan Korb and Fredrick Wills , owners, have had drawn up. I have included the plot maps for the homes on both sides, showing set backs. The plan is to get approvals, get demolition permit, obtain our building permits, remove and recycle what can be saved (concrete can be recycled) and then under cut out all bad soil , and fill in with engineered stone base for the new home foundation. We would then let things settle, and build with-in the two year building permit time frame. The home is a super insulated structure that will be very energy efficient.

3. The lot areas are as follows:	existing storage shed	480 sq. ft.
	driveway new home	1148 sq. ft.
	patio new home	600 sq. ft.
	new home footprint	2780 sq. ft.
	Total sq. ft. coverage of improvements	5008 sq. ft.

Lot size 13953 $5008/13953 = 35.9\%$ coverage zoning trc-2 allows for up to 65% max

I shot some grades at the site. The existing storage shed that is staying, is my benchmark, I will refer to that as 0.0. The house on the left looking towards the lake is lot 14,5235 Harbor ct. It sits 4" higher , the house on the rt. Is lot 16, 5324 L.M.D., and it sits 1'-4" higher, the grade at the front of the lot is 1'-2", higher and the grade at the middle is - 1'-8" lower, the rear at the lake is - 2'-0" lower. So the grade is sloping from the front of the lot to the rear 3'-2". We would like to keep the new house as close to the existing 0.0 benchmark storage shed grade as possible. There will be no basement on the new house , just frost walls and footings and slab per the drawings provided.

Project Team: Joan Korb and Fredrick Wills, owners, joan.korb@da.wi.gov

Virge Temme , architectech , virge@virgetemme.com

Jim Coons ,builder, Coons const. jncoons@chorus.net

4. Hours of operation would be weekdays, starting at 7-8 am and being done by 4-5pm. All materials from construction will be stacked and cleaned up daily. We will recycle any waste from construction possible.

Grading Plan=

lot Slopes Front to Back WITH
The Front 3'-2" Higher

ORDINARY HIGH MARK
ELEV. 850.7

Grade
shots

T.O.F. +4"

S235 Harbor CT.
lot 14

O.O.

Bench
mark
T.O.F.
(SLAB)

GEOGRID BASE W/ NO-MOW GRASS

BUILDING SET BACK
LINES (TYP)

PERVIOUS PAVER WALKWAY

EXIST. GARAGE:
480 SF

PROPOSED HOUSE FOOTPRINT: 2780 SF
PATIOS = 600 SF

CONCRETE
DRIVE: 1148 SF

LAKE MENDOTA DRIVE

Proposed T.O.F.
+ 1'-4"
TO MATCH S324

T.O.F.
+ 1'-4"
S324 L.M.D
lot 16

Remove
(2) trees

LOT SIZE: 13,953 SF
% BLDG COVERAGE: 23.3%
% TOTAL IMPERVIOUS SURFACE: 36%

T.O.F. = TOP of Foundation wall

Nancy Coons

From: "Korb, Joan" <Joan.Korb@da.wi.gov>
To: "Nancy Coons" <jncoons@chorus.net>
Sent: Wednesday, May 01, 2013 8:55 AM
Attach: 5328 LMD 003.jpg
Subject: 5328 LMD 003.jpg

The message is ready to be sent with the following file or link attachments:

5328 LMD 003.jpg

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



Nancy Coons

From: "Korb, Joan" <Joan.Korb@da.wi.gov>
To: "Nancy Coons" <jncoons@chorus.net>
Sent: Wednesday, May 01, 2013 8:54 AM
Attach: 5328 LMD 004.jpg
Subject: 5328 LMD 004.jpg

The message is ready to be sent with the following file or link attachments:

5328 LMD 004.jpg

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



Nancy Coons

From: "Korb, Joan" <Joan.Korb@da.wi.gov>
To: "jncoons chorus.net" <jncoons@chorus.net>
Sent: Wednesday, May 01, 2013 8:37 AM
Attach: 5328 LMD Inside.Pix.4.13.13 001.jpg; 5328 LMD Inside.Pix.4.13.13 002.jpg; 5328 LMD Inside.Pix.4.13.13 003.jpg; 5328 LMD Inside.Pix.4.13.13 004.jpg; 5328 LMD Inside.Pix.4.13.13 005.jpg; 5328 LMD Inside.Pix.4.13.13 006.jpg; 5328 LMD Inside.Pix.4.13.13 007.jpg; 5328 LMD Inside.Pix.4.13.13 008.jpg
Subject: 5328 LMD Inside.Pix.4.13.13

Joan M. Korb
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(920) 746-2284

