



Location
201 Larkin Street

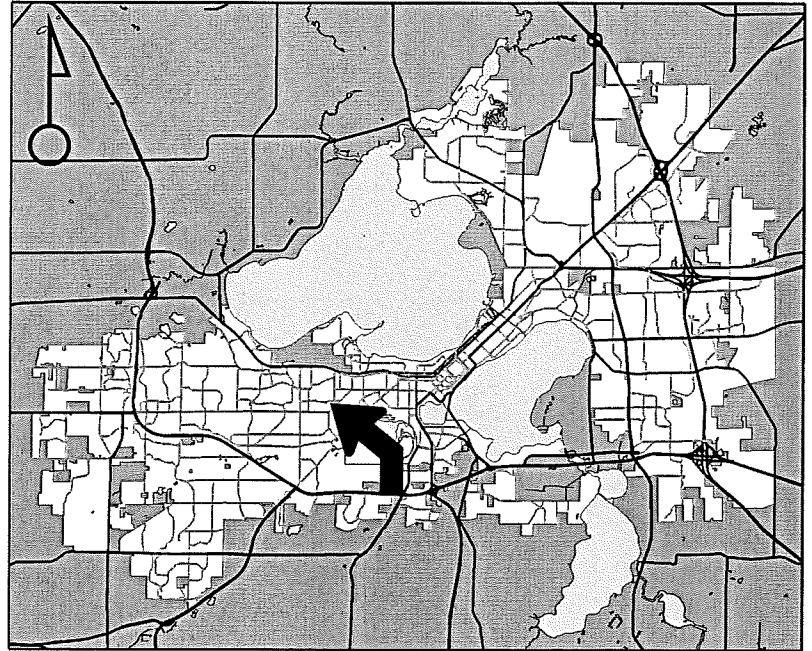
Project Name
Stanek Residence

Applicant
Ed Linville - Linville Architects

Existing Use
Single-family residence

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

Public Hearing Date
Plan Commission
04 April 2016



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 March 2016





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

FOR OFFICE USE ONLY:

Amt. Paid \$600 Receipt No. 013132-0006
Date Received 2/12/14
Received By [Signature]
Parcel No. 0769-213-1304-8
Aldermanic District 11-Schmidt
Zoning District TR-C1
Special Requirements _____
Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

- 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

1. Project Address: 201 LARKIN STREET
Project Title (if any): SINGLE FAMILY RESIDENCE

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: ED LINVILLE Company: LINVILLE ARCHITECTS
Street Address: 408 E. WILSON City/State: MADISON, WISC Zip: 53703
Telephone: (608) 575-9996 Fax: () Email: elinville@linvilledesign.com

Project Contact Person: ED LINVILLE Company: ABOVE
Street Address: ABOVE City/State: ABOVE Zip: _____
Telephone: () ABOVE Fax: () Email: ABOVE

Property Owner (if not applicant): NICK & NITA STANEK
Street Address: 5029 SHERBOYGAN AVE City/State: MADISON, WISC Zip: 53705
APT 311

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: TO BUILD A NEW 2,500+ SQ FT HOME ON AN EXISTING NEIGHBORHOOD SITE (REQUIRES DEMO OF EXIST STRUCTURE)
Development Schedule: Commencement April 2016 Completion April 20

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/altered 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 <i>1200</i> |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost <i>480,000</i> |
| • 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 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.

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:

DISTRICT 11 ALDER (INITIAL NOTIFICATION) / JAN 11, 2016 | *CITY OF MADISON SENIOR NOTIFICATION (JAN 13, 2016)* | *SUNSET HILLS (JAN 14, 2016)* | *SUNSET VILLAGE (JAN 14, 2016)*

→ 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 STAUDER* Date: *OCT 14* Zoning Staff: *JENNY KIRCHGATTEN* Date: *OCT 15, 2015*
REFERRED TO

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

Name of Applicant: *J. Edward Jankle* Relationship to Property: *Project ARCHITECT*
 Authorizing Signature of Property Owner: *Michelle L. Stank* *Nija L. Stank* Date: *16 Feb 2016* *5*

LETTER OF INTENT FOR 201 LARKIN STREET RESIDENCE

Nita and Nick Stanek acquired the 201 Larkin Street property in September of 2015 with the intent of building their new home on this site. Prior to obtaining ownership they met with City of Madison Zoning Department to establish criteria to obtain demo permit to remove existing structure to allow construction of a neighborhood appropriate new single family home. In the interim they have met with individual neighbors to a positive reception of their plans. Their goal is of course to live in their new home in the neighborhood they love and appreciate.

PROJECT TEAM

Owner...Nick and Nita Stanek

Architect...E. Edward Linville

Contractor...John Sveum Yahara Builders

EXISTING CONDITIONS

Site currently has an 800 square foot structure with a separate 680 square foot detached 2 car garage.

PROJECT SCHEDULE

Demo of structures.....April 2016

Commence construction of new homeMay 2016

Estimated completion of construction.....December 2016

PROPOSED USE

A new story and a half home with attached garage

Home square footage (both levels total) 2470 square feet

Attached garage 800 square feet

HOURS N/A

BUILDING SQUARE FOOTAGE (footprint)

2806 square feet

NUMBER OF DWELLING UNITS

Single family home

AUTO AND BIKE PARKING

2+ Car attached garage

LOT COVERAGE

Building and Blacktop 3,286 square feet

Open space 6,365 square feet

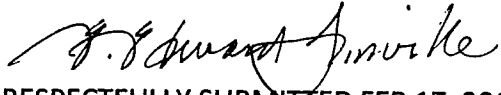
Approx 30% lot coverage (50% lot coverage allowed)

VALUE OF LAND.....\$120,000

ESTIMATED PROJECT COST \$480,000

NUMBER OF CONSTRUCTION JOBS
20 for duration of construction

PUBLIC SUBSIDY
N/A



RESPECTFULLY SUBMITTED FEB 17, 2016

EXIST. CONDITIONS



EXIST CONDITIONS





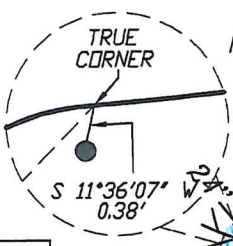
PREPARED FOR:
 YAHARA BUILDERS
 147 S. BUTLER STREET
 MADISON, WI 53703

PROPERTY ADDRESS:
 201 LARKIN STREET
 MADISON, WISCONSIN



HILLCREST
 DRIVE

DETAIL
 NOT TO SCALE



AREA CALCULATIONS	
PROP. BUILDING	2,806 SQ. FT.
PROP. BLACKTOP	478 SQ. FT.

DESCRIPTION:
 LOT 5, SUNSET WOODS, CITY OF
 MADISON, DANE COUNTY, WISCONSIN.

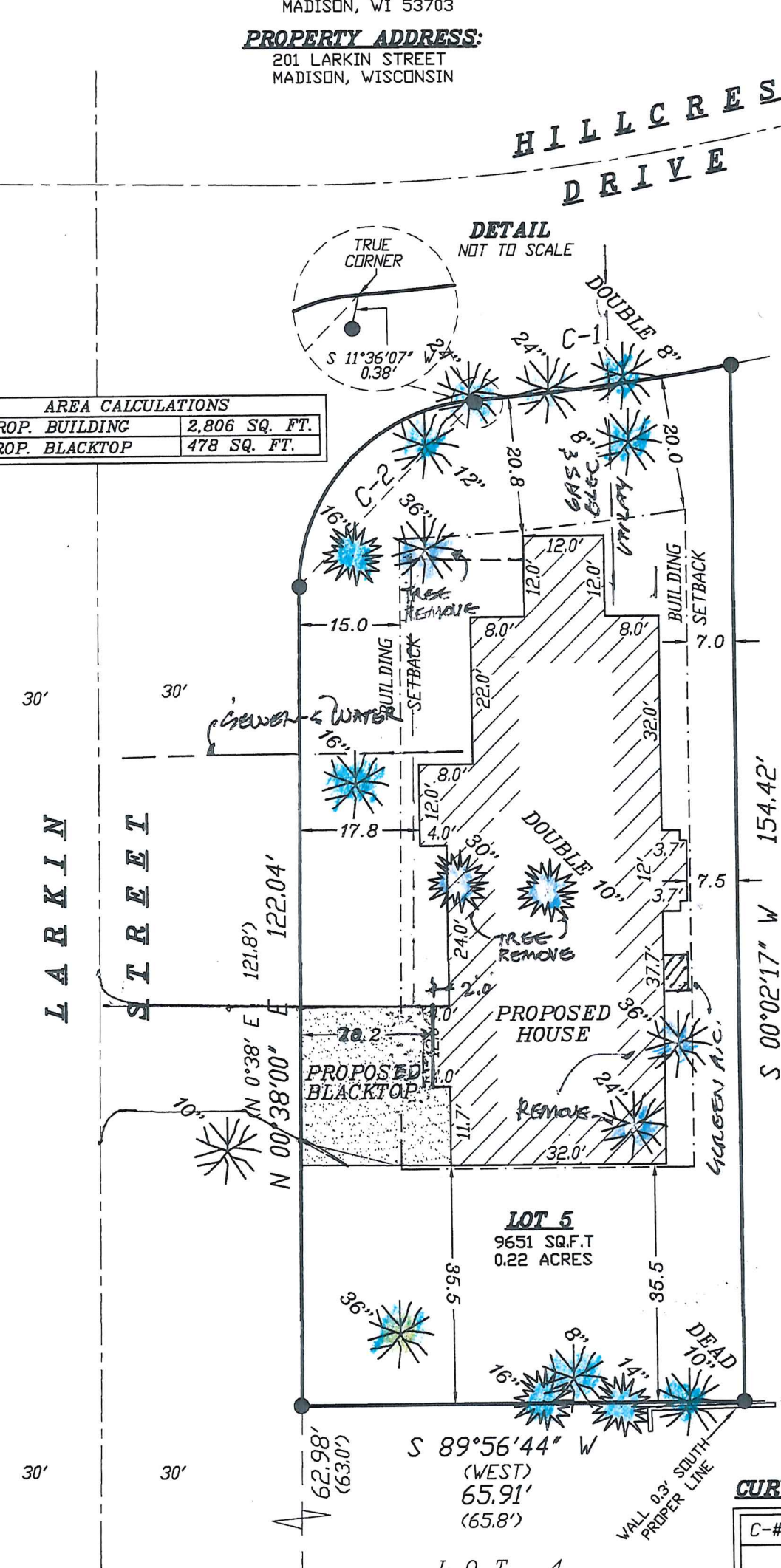
- NOTES:**
- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
 - 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 - 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

LEGEND

- = DECIDUOUS TREE (SIZE NOTED) (REMOVED)
- = CONIFEROUS TREE (SIZE NOTED) (REMOVED)
- = FOUND 1" PIPE (UNLESS NOTED)
- = FOUND 3/4" REBAR
- < ## > = RECORDED AS
- = EXIST CONIFER (REMAINS)
- = EXIST DECIDUOUS (REMAINS) (76.00') (76.01')

CURVE TABLE:

C-#	RADIUS	BEARING	ARC	DELTA
C-1	350.00'	(N 82°32' E 38.19')	38.21'	06°15'18"
		N 82°36'52" E 38.19'		
C-2	28.49'	(N 43°28' E 38.74')	42.17'	84°48'39"
		N 44°11'52" E 38.43'		



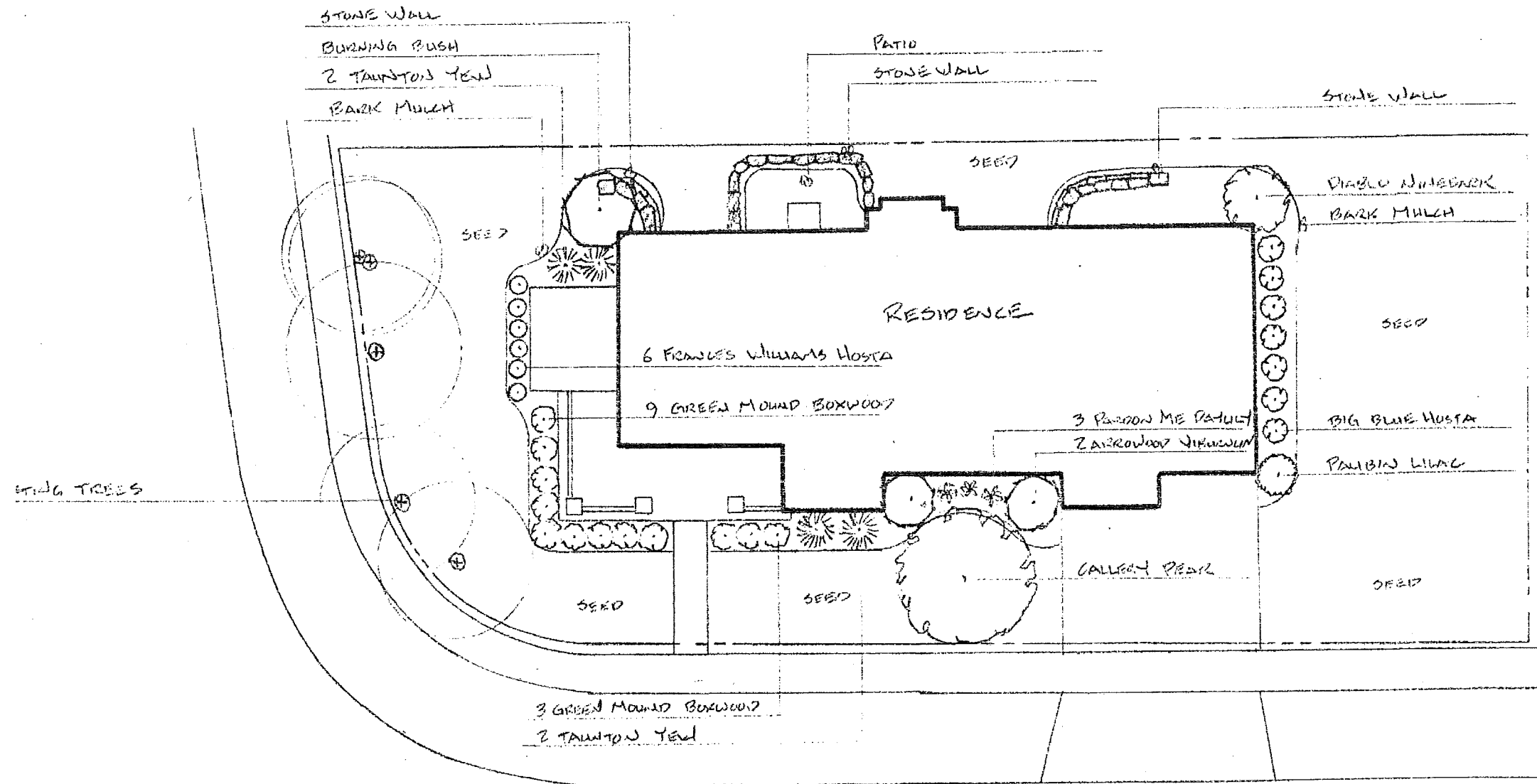
SITE PLAN

LOT 5, SUNSET WOODS, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE	FEBRUARY 9, 2016	REVISION DATE:	CHECK BY	C.W.A.
SCALE:	1" = 20'		DRAWING NO.	15W-437_SITEPLAN
DRAWN BY	BRAD ROOSMA		SHEET	1 OF 1



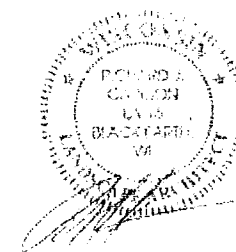
WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIEVE & CHRIS W. ADAMS
 REGISTERED LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM



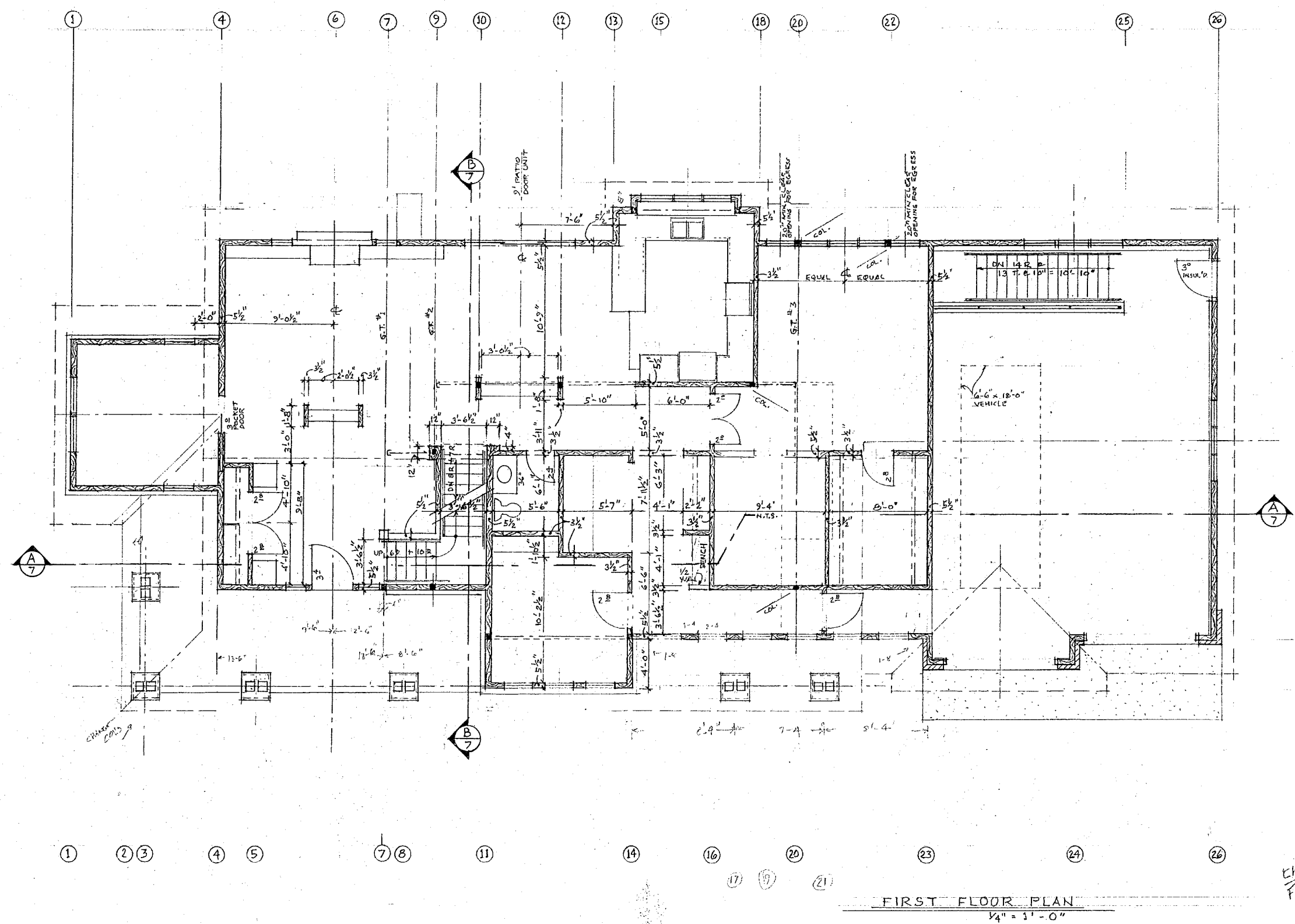
THE STANIER RESIDENCE

201 LARKIN STREET
MADISON, WI

1" = 10'-0"



OLSON & TOON
LANDSCAPING
3570 Pioneer Road • Verona, Wisconsin
www.olsontoon.com • (608) 827-9101



PROJECT NUMBER:
DRAWN BY:
CHECKED BY:
DATE PLOTTED:
SCALE FOR:

STANER

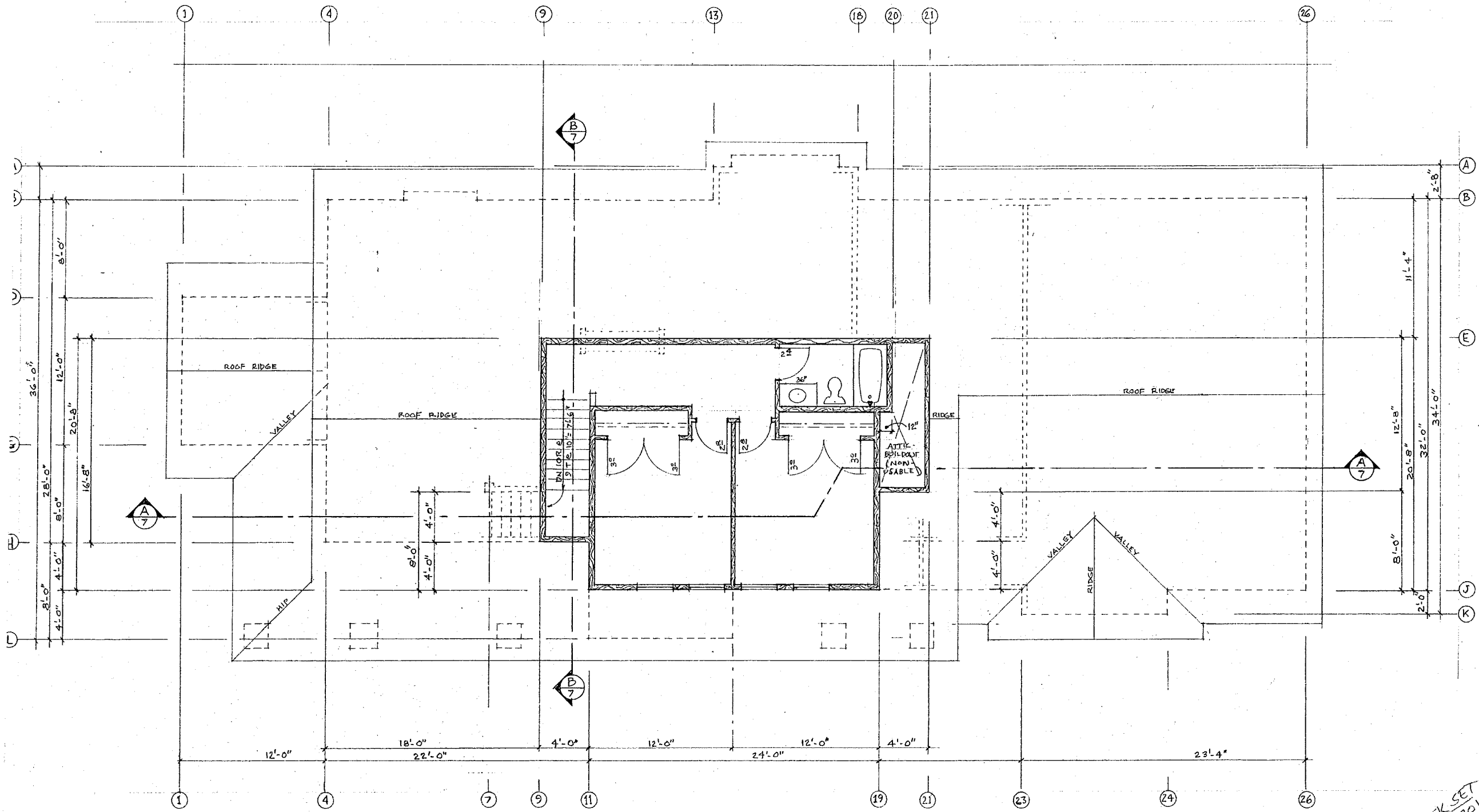
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REVISION DATES
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CHECK SET
FEB. 16, 2016

FIRST FLOOR PLAN
1/4" = 1'-0"



CHECK SET
FEB. 16, 2016

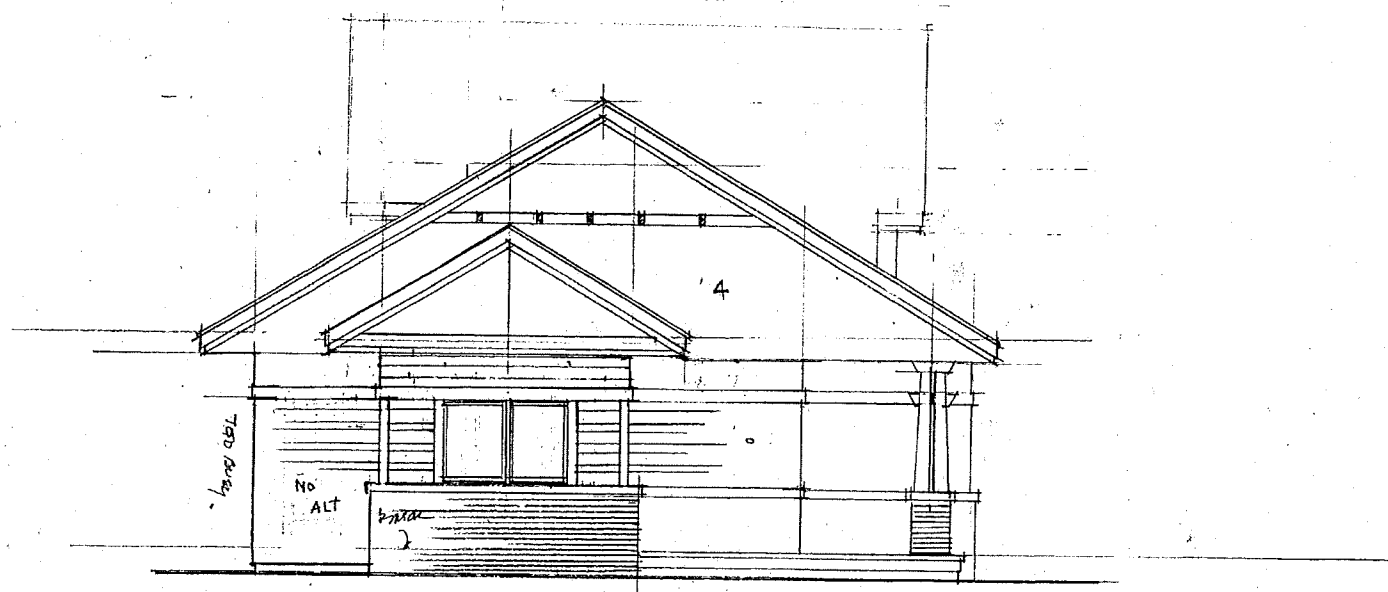


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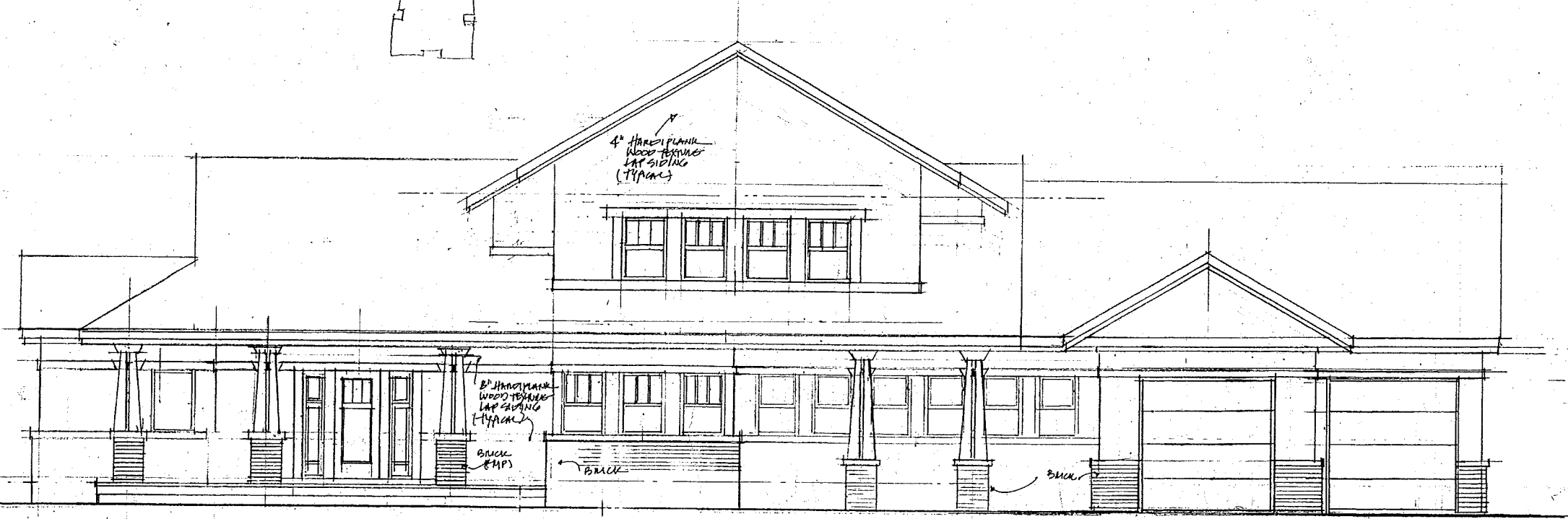
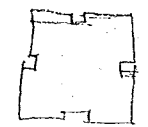
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LEFT (NORTH) ELEVATION
1/4"



FRONT (WEST) ELEVATION
1/4"

CHECK SET
FEB. 16, 2016

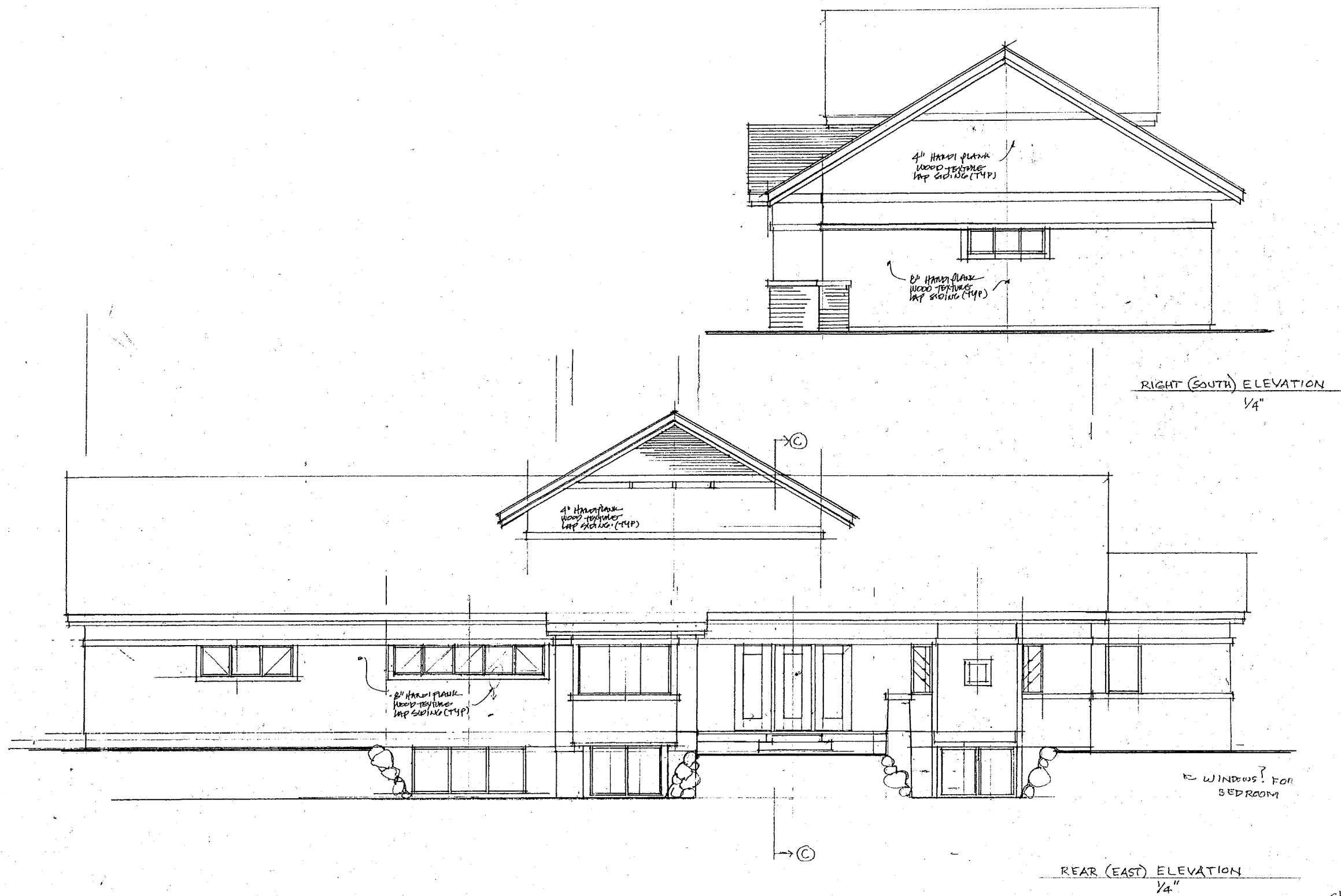
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