



Location
1801 Legacy Lane

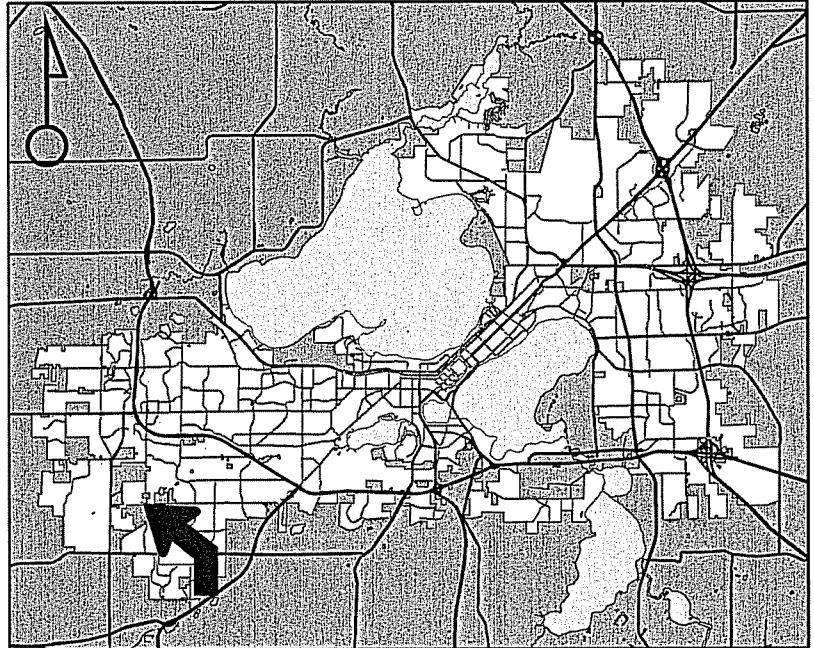
Project Name
Schorr Residence

Applicant
Chad Kavon - CJ Kavon Company, LLC

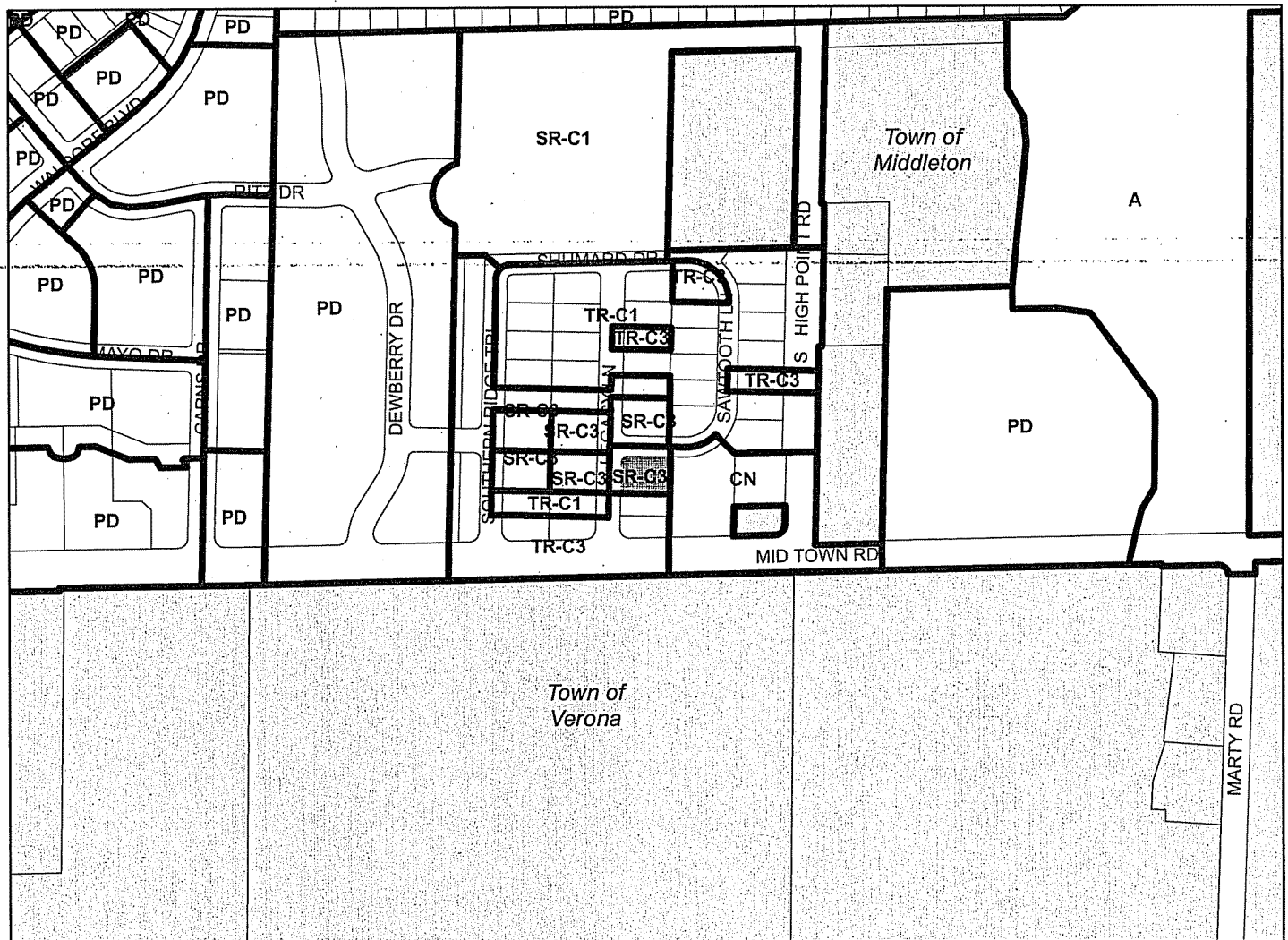
Existing Use
Vacant land

Proposed Use
Construct two-family twin home within
300 feet of another two-family twin home

Public Hearing Date
Plan Commission
11 August 2014

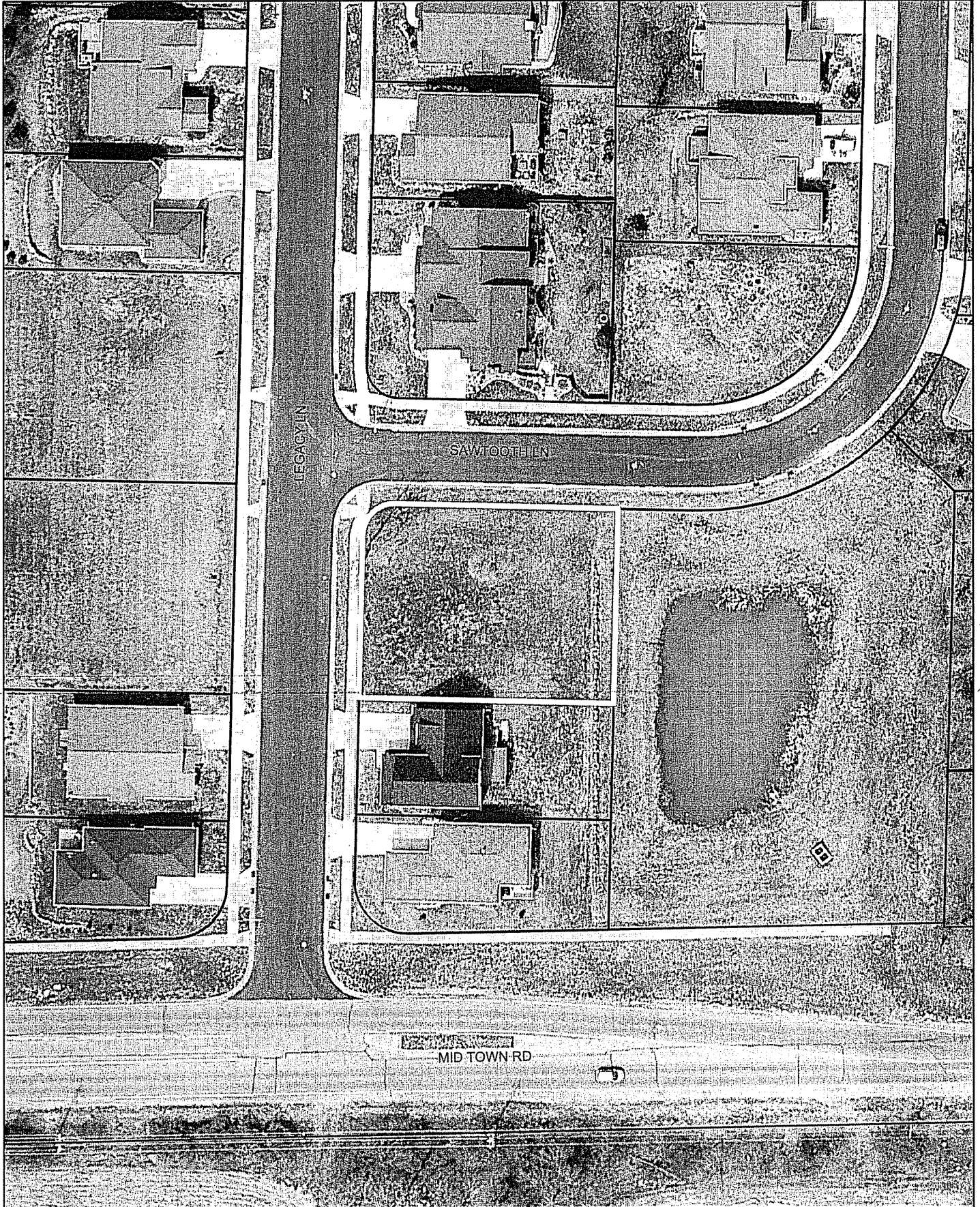


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 August 2014





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. 155367

Date Received 6/24/14

Received By DM

Parcel No. 0708-353-2001-4

Aldermanic District 1 Subsect

Zoning District SR-C3

Special Requirements _____

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1801 Legacy Ln # 1733 Sawtooth Ln, MSN, WI
Project Title (if any): Scharr Res.

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: CHAN J KAVON Company: CS KAVON COMPANY, LLC
Street Address: PO BOX 930013 City/State: VERONA WI Zip: 53593
Telephone: 608 333 2183 Fax: 608 945-9512 Email: ckavon@tds.net

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

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: _____

Development Schedule: Commencement August / Sept. 2014 Completion March 2015
Lawn/Landscape July 2015
13

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)
- 32 • **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.

33 **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 | | |

600 **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: Walt Tucker Date: 5/2014 Zoning Staff: _____ Date: _____
Jenny K.

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

Name of Applicant CHAD J. RAVEN Relationship to Property: OWNER

Authorizing Signature of Property Owner _____ Date 6/24/14.

C J Kavon Company, LLC
P O Box 930013
Verona, WI 53593
ckavon@tds.net
tele.# 608-333-2183

June 24, 2014

Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite LL-100
215 Martin Luther King Jr. Boulevard
PO Box 2985
Madison, WI 53701-2985

RE: Approval of a conditional use to allow construction of a two-family twin residence at 1733 Sawtooth Lane & 1801 Legacy Lane (Lot 31 of Southern Ridge Sub-division) within 300 feet of a zoning lot containing another two-family twin building.

Dear Plan Commission,

Construction Plans are current being procured by the retained Architect. Your comments, recommendations and advice will be appreciated.

Pursuant to the development of a two-family twin residence at the above referenced lot, please consider the following intentions, along with the submitted plans and documents.

Project Team:

Current Lot Owner and Lead contact:	C J Kavon Company, LLC Chad J. Kavon # 608 333 2183
Building Client (future owners):	Thomas Schorr, Margo Schorr, Karen Schorr
Acting Real Estate Agent for the Client:	Sunshine Realty LLC Whitney Schorr whitneyschorr@yahoo.com
Architect:	Tom Kubala tkubala@tkwa.com
Surveyor:	Tony Walker 608 576 0404

Existing Conditions:

Lot 31 is a corner lot East of Legacy Lane and South of Sawtooth Lane. The lot has double water and sanitary stubs form Legacy Lane. Electric and phone services are present. The lot rolls down 8 feet from Legacy Lane East to the rear of the lot where it abuts a detention basin on an adjacent out-lot. No obstructions are apparent.

Project Schedule:

Construction will commence immediately upon approval and permitting.

Proposed Uses:

The proposed use will be residential zero lot line twin duplex. This approval is current underway. From the submitted plans we see that on a lot that totals 10,992 SF; 1733 Sawtooth home measures 1,496 SF +/- Main, and 1801 Legacy measures 1,264 SF Main+/-.

Impervious footprint 60' X 75'	= 4,500 SF
Impervious Drives	= 1,010 SF
Impervious patio/sidewalks	= 100 SF

Total land and construction cost are estimated at \$ 480,000.00

Encl. (1) Applicant Declorations (2) Preliminary Plans

Sincerely,

Chad J. Kavon
C J Kavon Company, LLC

Chad Kavon

From: Subeck, Lisa [district1@cityofmadison.com]
Sent: Tuesday, March 25, 2014 11:56 AM
To: Chad Kavon
Subject: Re: follow up lot 31 Southern Ridge subdivision
Follow Up Flag: Follow up
Flag Status: Red

Chad,

I am sorry for not getting back to you sooner. I am fine with waiving the 30 day notice requirement. Please feel free to share this email with planning staff as confirmation of my waiver.

Thanks,
Lisa

Sent from my iPhone so please excuse any typos.

On Mar 25, 2014, at 11:45 AM, "Chad Kavon" <ckavon@tds.net> wrote:

RE: 1733 Sawtooth & 1801 Legacy

Hi Miss. Subeck,

I had emailed you a request for waiver, and was wondering if you have considered my request.

Thank you for your time,

chad j kavon

Chad Kavon

From: Tucker, Matthew [MTucker@cityofmadison.com]
Sent: Monday, April 21, 2014 1:40 PM
To: 'Chad Kavon'
Subject: RE: 1733 Sawtooth Ln and 1801 Legacy Ln

Chad- The meeting went fine, we got authorization to proceed with the code change necessary to allow the twin home zero lot line duplex. We do not have the solution for the zero lit line duplex done yet, that would probably be in place by the time you wanted to obtain occupancy for the duplex. Go ahead and submit for the Conditional Use for the new duplex at your leisure.

Matt Tucker

From: Chad Kavon [mailto:ckavon@tds.net]
Sent: Monday, April 21, 2014 12:33 PM
To: Tucker, Matthew
Subject: RE: 1733 Sawtooth Ln and 1801 Legacy Ln

Mr. Tucker

Hi, I was wondering how the meetings went regarding the "twin units" in Southern Ridge Subdivision? I own lot 31 as you will recall during our meetings. May I follow the procedures for submitting for review for my plans and then continue on with my plans for zero lot line? Or did you run into any hangups?

Thanks for your help,

Cj
 @ 608 333 2183

From: Tucker, Matthew [mailto:MTucker@cityofmadison.com]
Sent: Wednesday, February 12, 2014 12:42 PM
To: 'Chad Kavon'
Cc: Kirchgatter, Jenny
Subject: RE: 1733 Sawtooth Ln and 1801 Legacy Ln

One item to note: it looks like the "sidewall offset" requirement for two-family dwellings will be changed in the code in the next few weeks. With the change, no sidewall offset will be required "... if windows, doors, or other architectural features are provided to articulate the appearance of the façade."

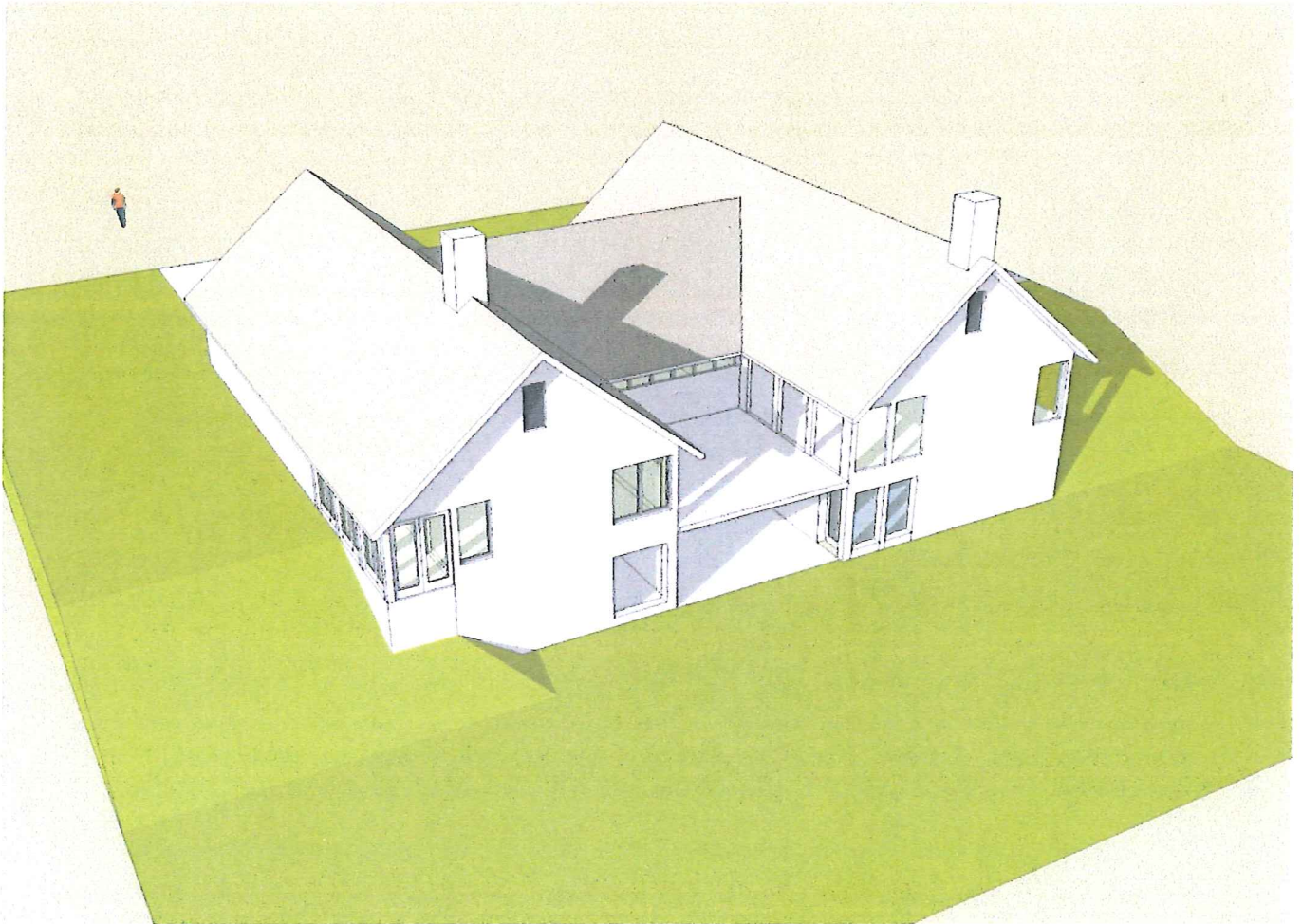
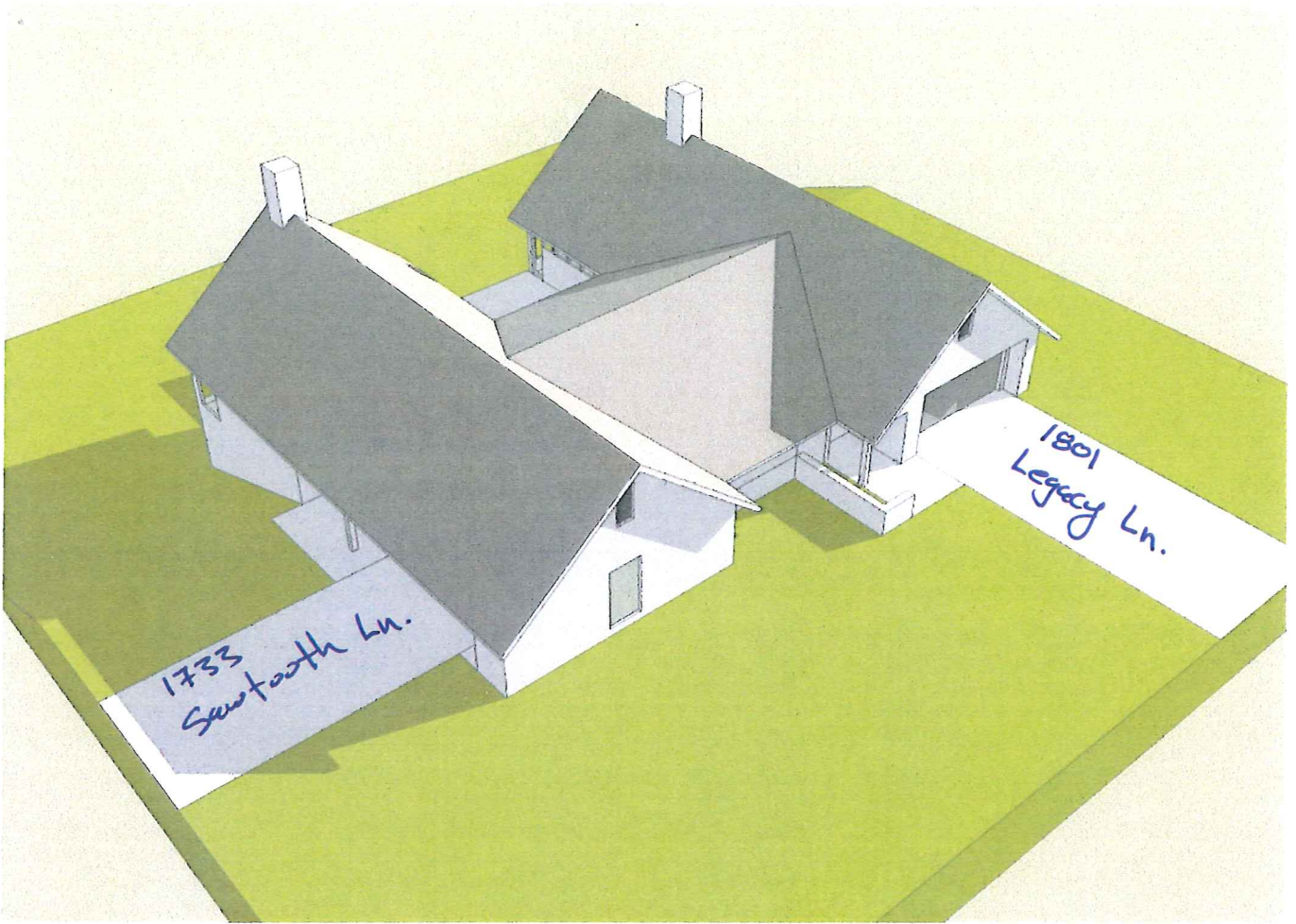
Regarding the Conditional Use, You could possibly apply for the Conditional Use on or after February 25th. We will need to talk about the noticing requirements, process and application with you before you submit, so let me know when you would be available to meet.

Here is a link to the land use application.

Matt Tucker

From: Kirchgatter, Jenny
Sent: Wednesday, February 12, 2014 11:04 AM

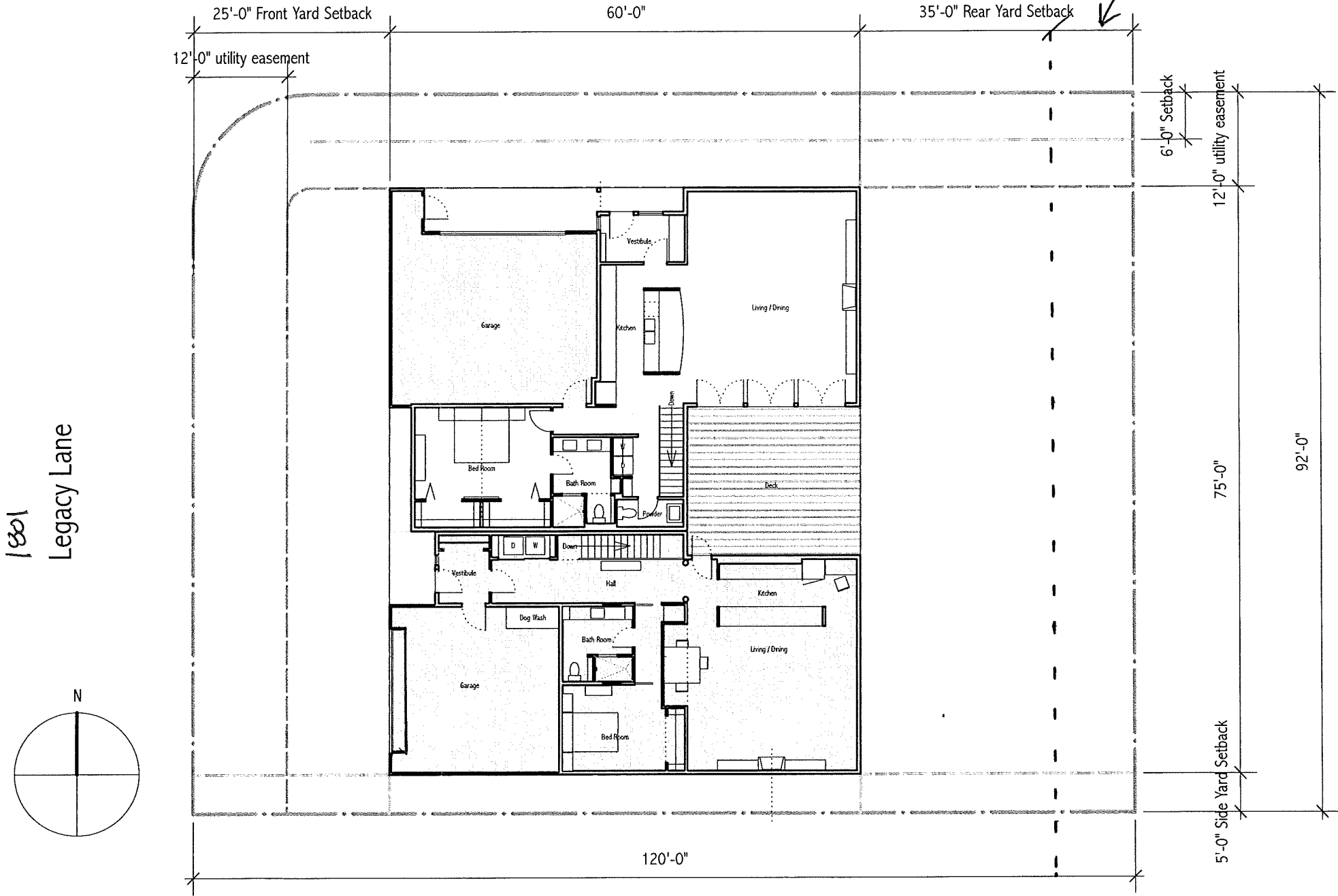
6/24/2014



SITE PLAN

1733
Sawtooth Lane

10' wide drainage easement



(NTS)

By the SCHORRS

1801 Legacy Lane, Madison, Wisconsin
June 11, 2014

MAIN FLOOR PLAN

1,496 s.f.

1,264 s.f.

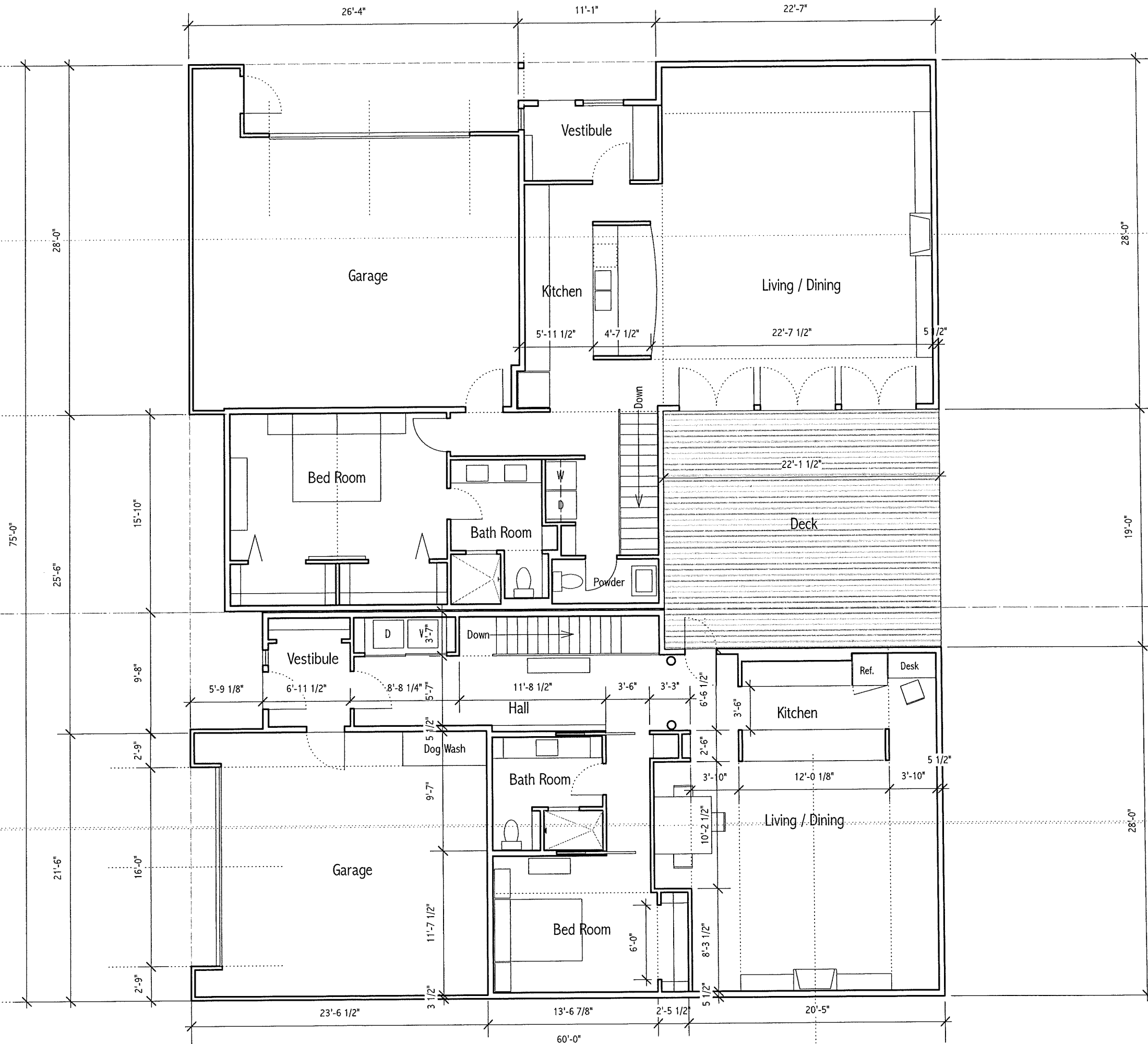
"PARTY WALL" →

Scale 1/8" = 1'

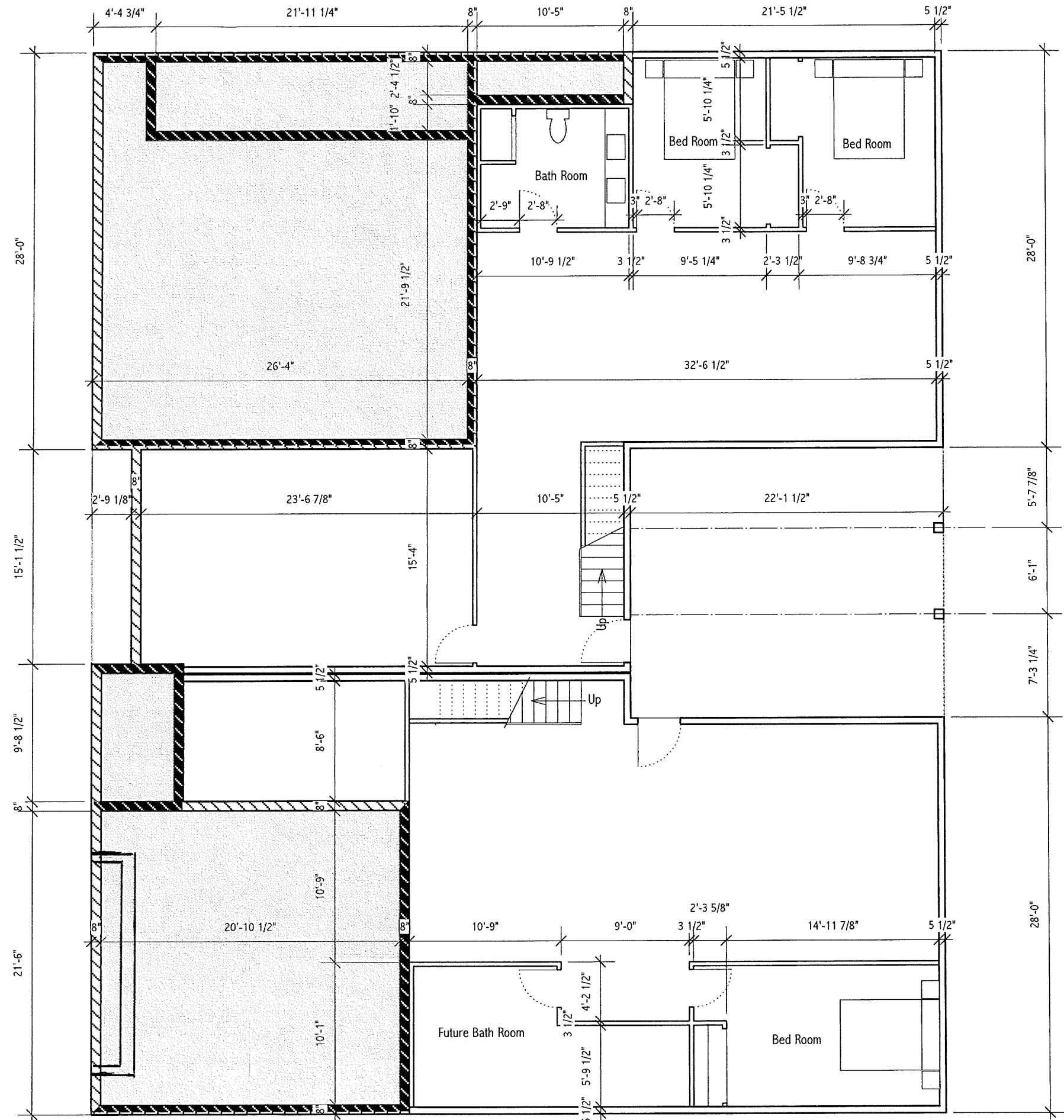
By the SCHORRS

June 19, 2014

1801 Legacy Lane, Madison, Wisconsin



BASEMENT PLAN



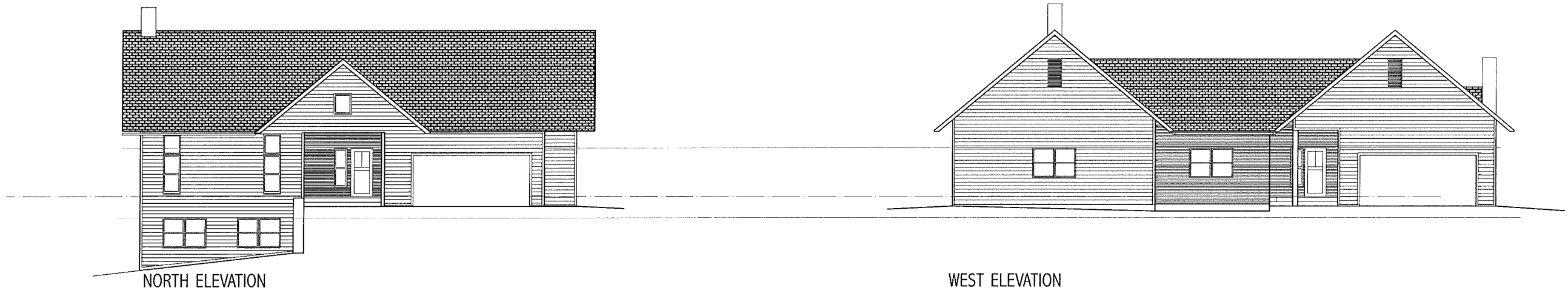
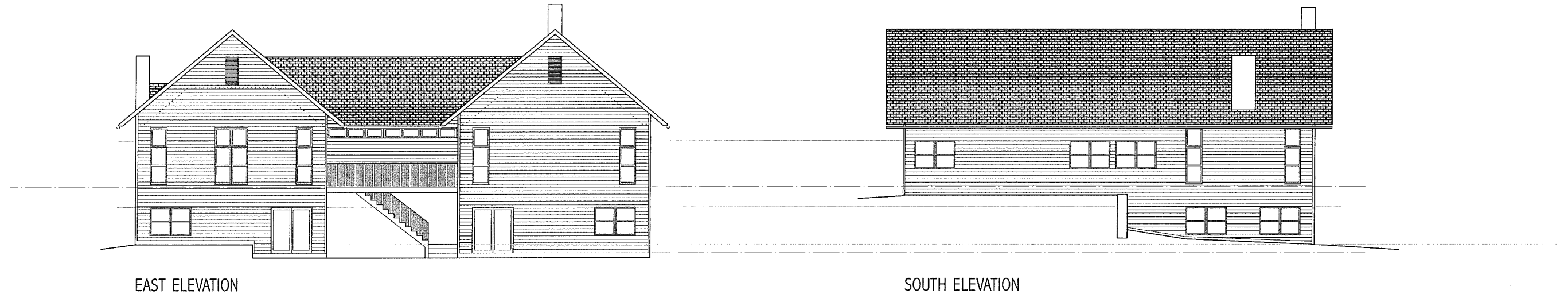
Scale 1/8" = 1'

By the SCHORRS

June 11, 2014

1801 Legacy Lane, Madison, Wisconsin

ELEVATIONS



By the SCHORRS

June 30, 2014

1801 Legacy Lane, Madison, Wisconsin