



City of Madison

Conditional Use and Demolition

Location
5209 Harbor Court

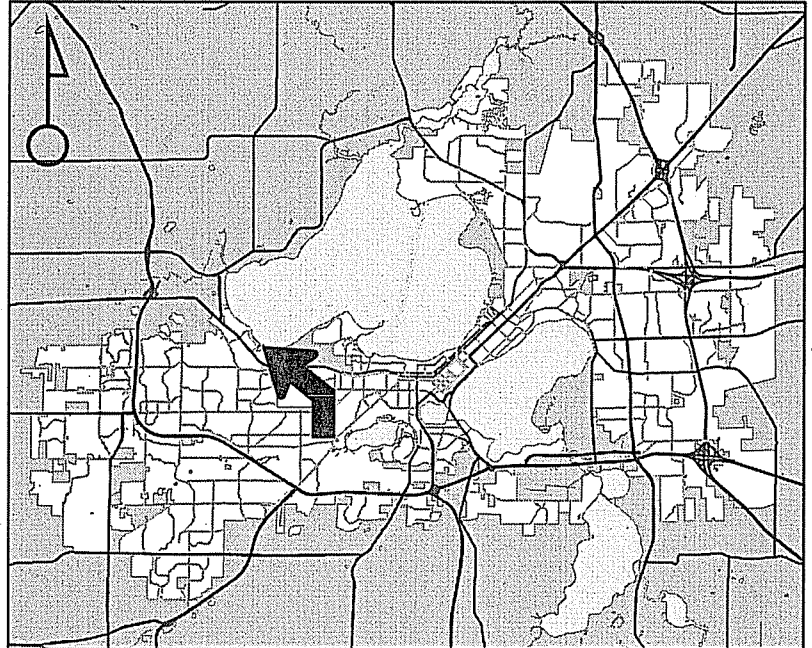
Project Name
Eisner Demolition and Construct

Applicant
Jim and Jan Eisner / Scott Johnson, XDEA Architechts

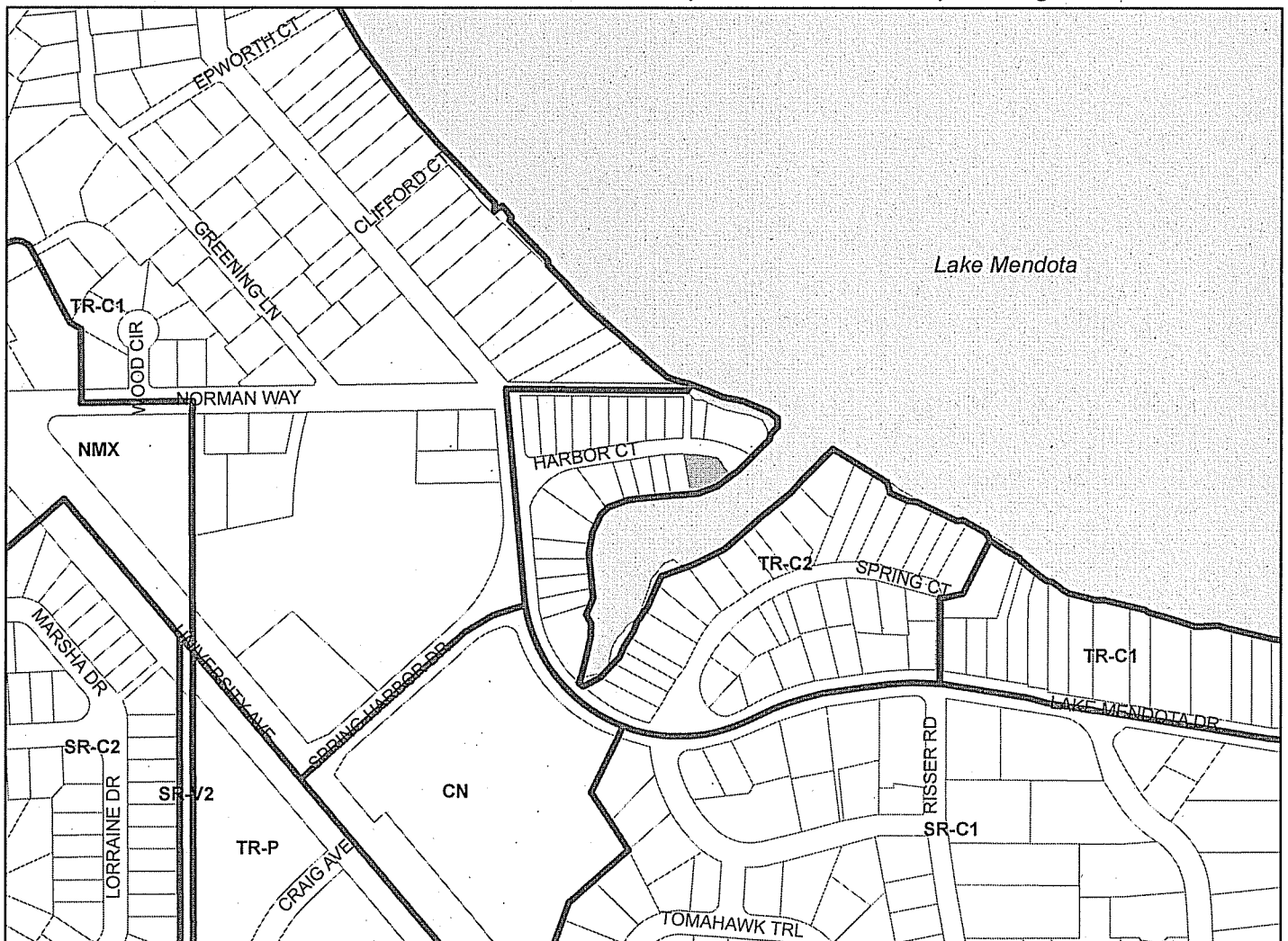
Existing Use
Single Family Home

Proposed Use
Demolish single family residence and construct new residence on lakefront parcel.

Public Hearing Date
Plan Commission
02 October 2017



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 26 Sept 2017



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 600- Receipt # 033805-0001
 Date received 8/16/17
 Received by [Signature]
 Parcel # 0709-184-0303-4
 Aldermanic district 19-CLEAR
 Zoning district TR-C2
 Special requirements ZBA
 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: 5209 HARBOR CT. MADISON, WI
 Title: JAN GREFSHEIM RES.

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 JOHN GREFSHEIM Company _____
 Street address 5209 HARBOR CT. City/State/Zip MADISON, WI
 Telephone 608-509,1214 Email _____

Project contact person CHRIS MILLER Company CHRIS MILLER CONSTR.
 Street address 3186 KINNEY RD. City/State/Zip COTTAGE GROVE, WI 53527
 Telephone 608-206-1106 Email Chris.miller.construction@gmail.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:

REMOVE EXIST HOUSE + GARAGE + BUILD NEW HOUSE
WITH NO BASEMENT TO LIVE IN AS PRIMARY RES.

Scheduled start date OCT 2017 Planned completion date APRIL 2018

5. Required Submittal Materials

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

- 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. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

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. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

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 CHRIS WELUS (PLANNER) Date 7-12-17

Zoning staff MATT TUCKER Date 7-12-17

- 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. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

ALDER = MARK CLEAR district19@cityofmadison.com 608-5709
SPRING HARBOR NEIGHBORHOOD ASSOC.

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. A copy of the notification letters or any correspondence granting a waiver 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 CHRIS MILLER Relationship to property FRIEND/BUILDER

Authorizing signature of property owner Jon A. Gieseheim Date 8/14/17

Letter of intent for 5209 Harbor Ct. Madison

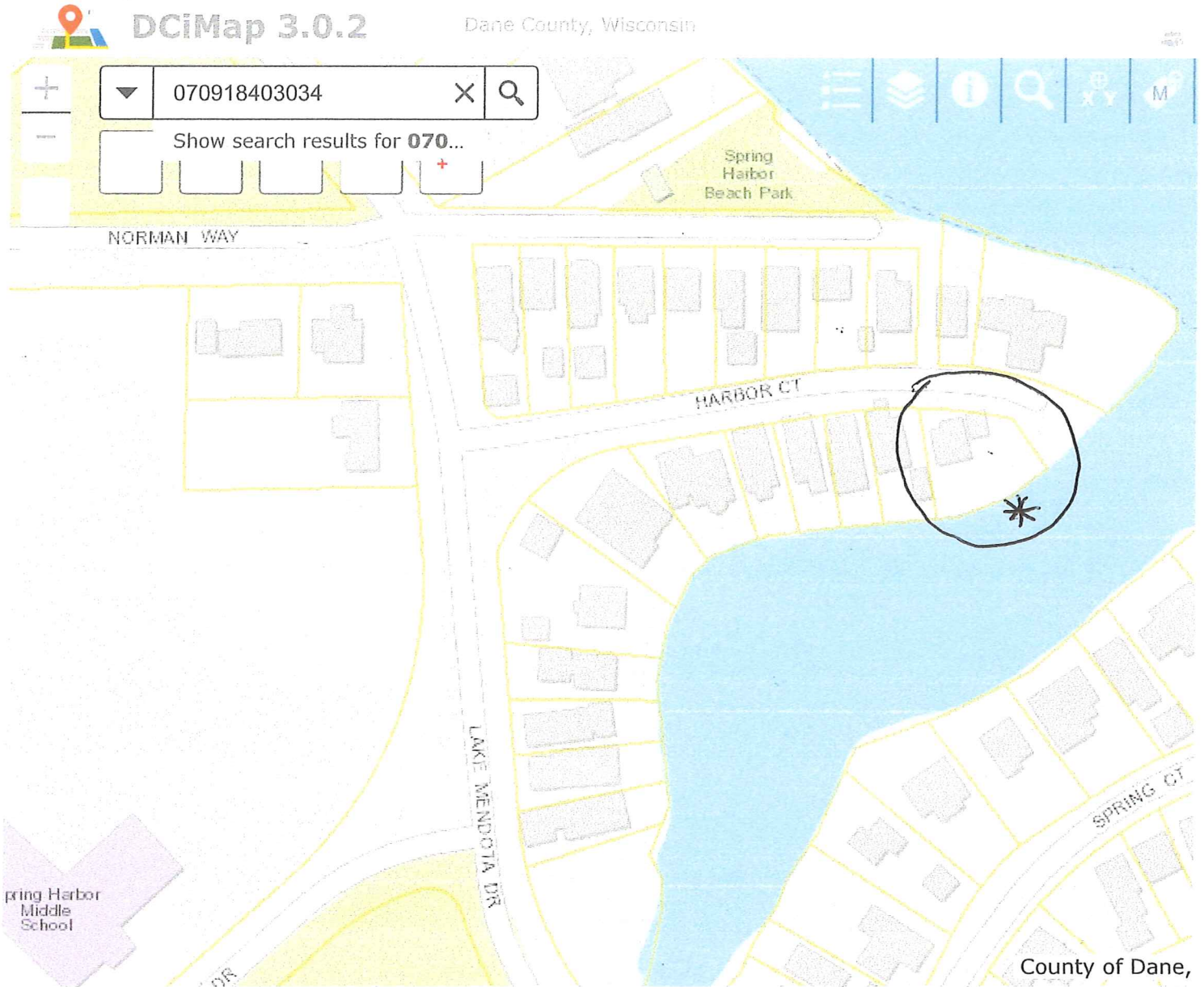
Jon Grefsheim

5209 Harbor Ct.

Madison, Wi 53705

The intent for my home on Harbor Ct. is to tear down the existing house and replace it with a new one that does not have a basement. My basement foundation walls have many cracks and issues and my basement is always wet. I was granted a variance for the front setback requirement and by removing the existing detached garage as well, the new building will have an attached garage and still be further off the road than the current garage is.

Jon Grefsheim 8=14=17



VICINITY MAP

200ft
43°04'57"N 89°28'02"W

* PROPOSED SITE PLAN



**BIRRENKOTT
SURVEYING, INC.**

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

PLOT PLAN

Prepared For:

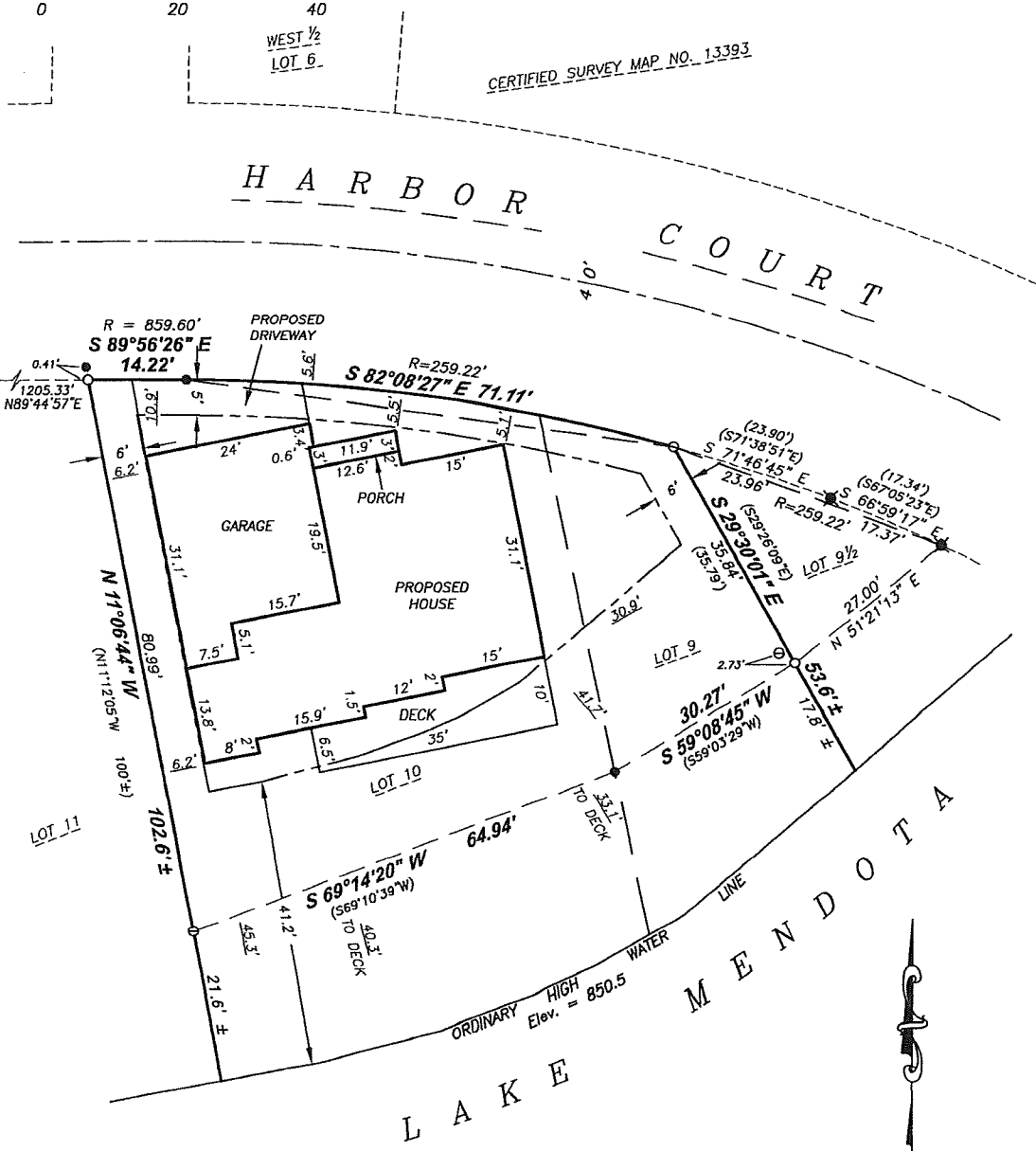
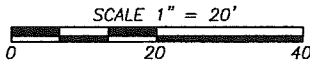
Jon Grefsheim
119 Glen Drive
Cottage Grove, WI 53527
(608) 873-7641

Description:

Lot 9, Block One, Spring Harbor and Lot 10, Block One, Spring Harbor, except the West 10 feet, located in the Northwest 1/4 of the Southeast 1/4, Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin

Legend

- = Building Setback Line
- = Found 1" Iron Pipe
- ⊙ = Found 1" Pinch Top Pipe
- ⊗ = Found Mag Nail
- = Set 1-1/4" O.D. x 24" Iron Pipe
Weight = 1.68 Lbs/Ft



Dated: July 20, 2017
 Surveyed:
 Drawn: M.E.T.
 Checked:
 Approved: D.V.B.
 Field book:
 Comp. File: J:\2017\CARLSON
 Office Map No. 170684

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.

EXISTING SITE PLAN

SURVEYOR'S CERTIFICATE:
 I, Kevin M. Rodd, Wisconsin Registered Land Surveyor S-1822, do hereby certify that the above described lands, as shown on this plat, were surveyed, measured and mapped by me or under my direct supervision and that I have duly complied with the Administrative Code No. 7.21 in surveying and mapping the same to the best of my knowledge and belief.
 Date: **JUNE 18, 2010**

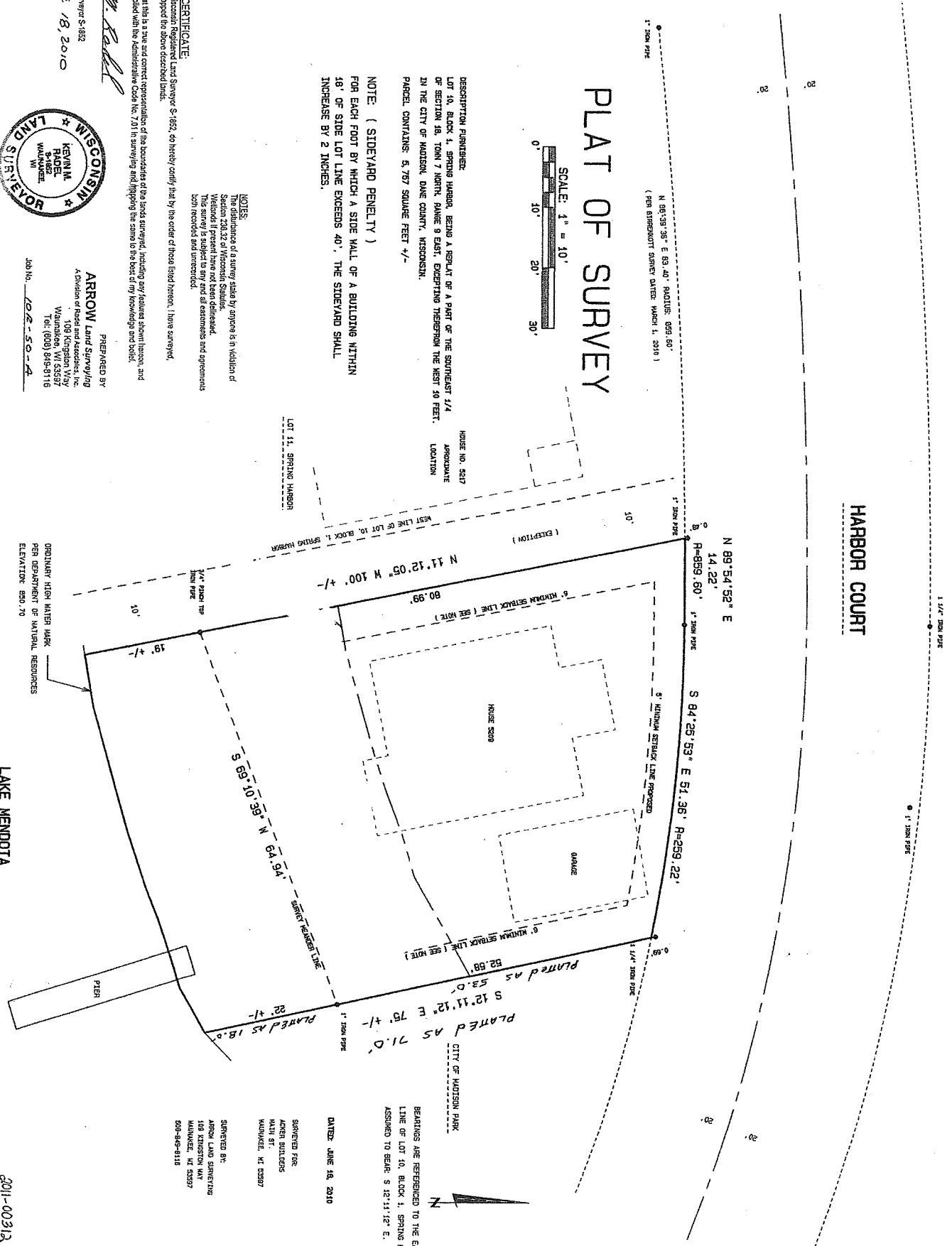
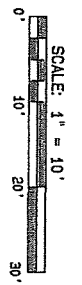


PREPARED BY
ARROW Land Surveying
 A Division of Rodd & Associates, Inc.
 109 Kingston Way
 Wausau, WI 54987
 Tel: (608) 846-8116
 Job No. **10A-50-A**

DESCRIPTION PURSUANT:
 LOT 10, BLOCK 1, SPRING HARBOR, BEING A REPLAT OF A PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 9 EAST, EXCEPTING THEREFROM THE NEARLY 10 FEET IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
 PARCEL CONTAINS: 5,797 SQUARE FEET +/-

NOTE: (SIDEYARD PENALTY)
 FOR EACH FOOT BY WHICH A SIDE WALL OF A BUILDING WITHIN 18' OF SIDE LOT LINE EXCEEDS 40', THE SIDEYARD SHALL INCREASE BY 2 INCHES.

NOTES:
 The distance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
 Violations if present have not been detected.
 The surveyor is not responsible for any error or omissions and agreements both recorded and unrecorded.



ORDINARY HIGH WATER MARK
 PER DEPARTMENT OF NATURAL RESOURCES
 ELEVATION: 890.70
 FLOODPLAIN ELEVATION: 893.00
 AS OF JANUARY 2, 2005

LAKE MENDOTA

DATE: **JUNE 18, 2010**

DESIGNED FOR:
 JOHN BULLERS
 109 KINGSTON WAY
 WAUSAU, WI 54987
 608-846-8116

SURVEYED BY:
 ARROW LAND SURVEYING
 109 KINGSTON WAY
 WAUSAU, WI 54987
 608-846-8116

2011-00312
 JOB NO. 10A-50-A



DARK GRAY WEATHER LEDGE STONE

FRONT ELEVATION
1/4" = 1'



LEFT ELEVATION
1/8" = 1'

LIGHT GRAY PREMIUM
LP SMARTSIDE
HARD BOARD SIDING
(TYPICAL)

WHITE SOFFIT, FASCIA,
GUTTERS, WINDOW AND
DOOR TRIM
(TYPICAL)



RIGHT ELEVATION
1/8" = 1'



REAR ELEVATION
1/8" = 1'

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

CHRIS MILLER
CONSTRUCTION

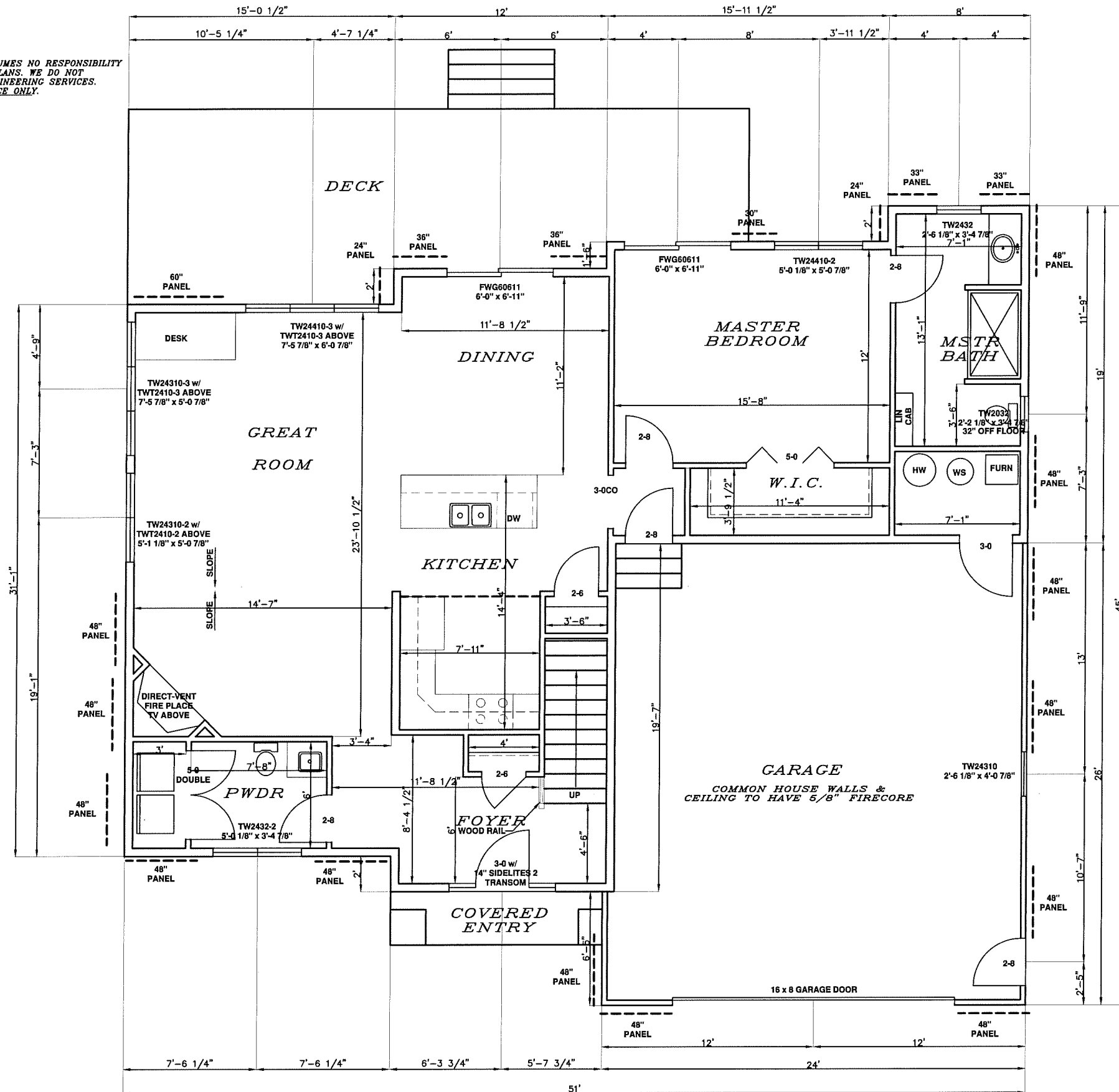
DATE 7/9/2017
DRAWN BY SMB
REVISED 15/2017

CHRIS MILLER CONST.

GREFSHEIM RESIDENCE ELEVATIONS

STEVE'S
DRAFTING SERVICE
STEVEN M. BUSS
802 LOIS DR. SUITE #2
SUN PRAIRIE WI 53590
P-MAIL: steve.sds@charter.net

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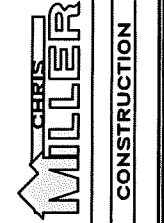


FLOOR PLAN
 1/4" = 1'
 1324 SQ. FT.

NOTES:

- 1 ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
- 2 ALL CLOSETS TO BE 25" DEEP
- 3 ALL EXTERIOR WALLS TO BE 2x6 (5 1/2")
- 4 ALL INTERIOR WALLS TO BE 2x4 (3 1/2")

BRACING NOTES:
 CONTINUOUS BRACING METHOD USED
 RECTANGLE SIZE IS 51' x 45'
 SIDE PERPENDICULAR TO THE 51' SIDE REQUIRES 18'-8" OF BRACING
 SIDE PERPENDICULAR TO THE 45' SIDE REQUIRES 15'-11" OF BRACING



DATE: 6/17/2017
 DRAWN BY: BLSMB
 REVISED: 14/2017

CHRIS MILLER CONST.

FLOOR PLAN

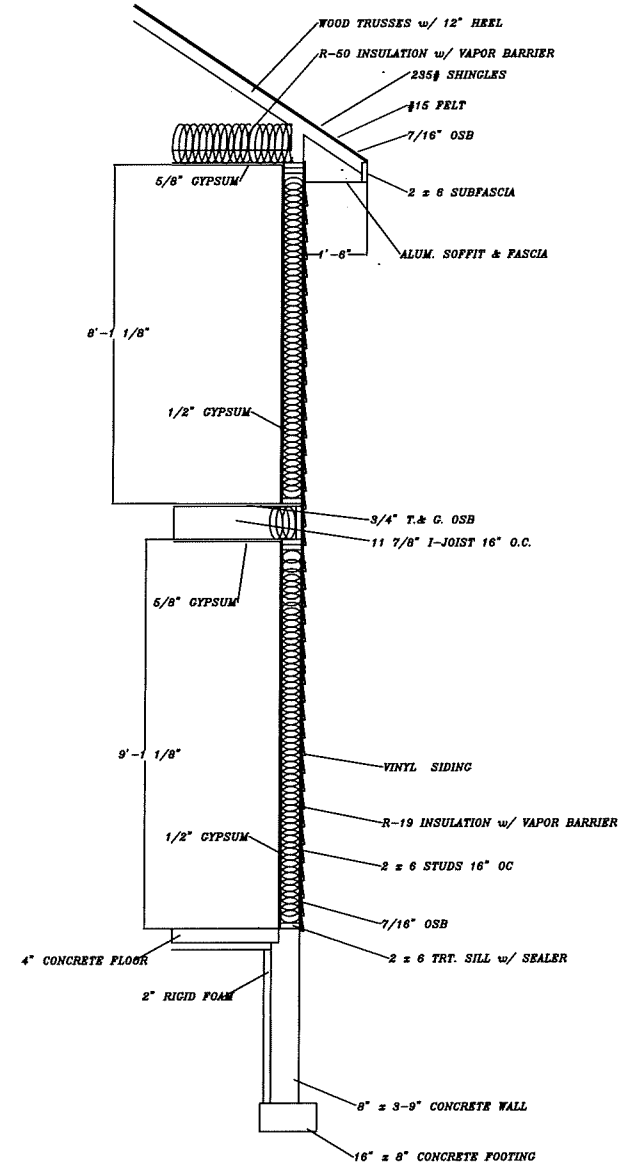
GREFSHEIM RESIDENCE

STEVE'S DRAFTING SERVICE
 STEVEN M. BUSS
 802 LOIS DR. SUITE #2
 SUN PRAIRIE WI 53590
 [608]837-6669
 E-MAIL: steve.sds@charter.net

CONSTRUCTION

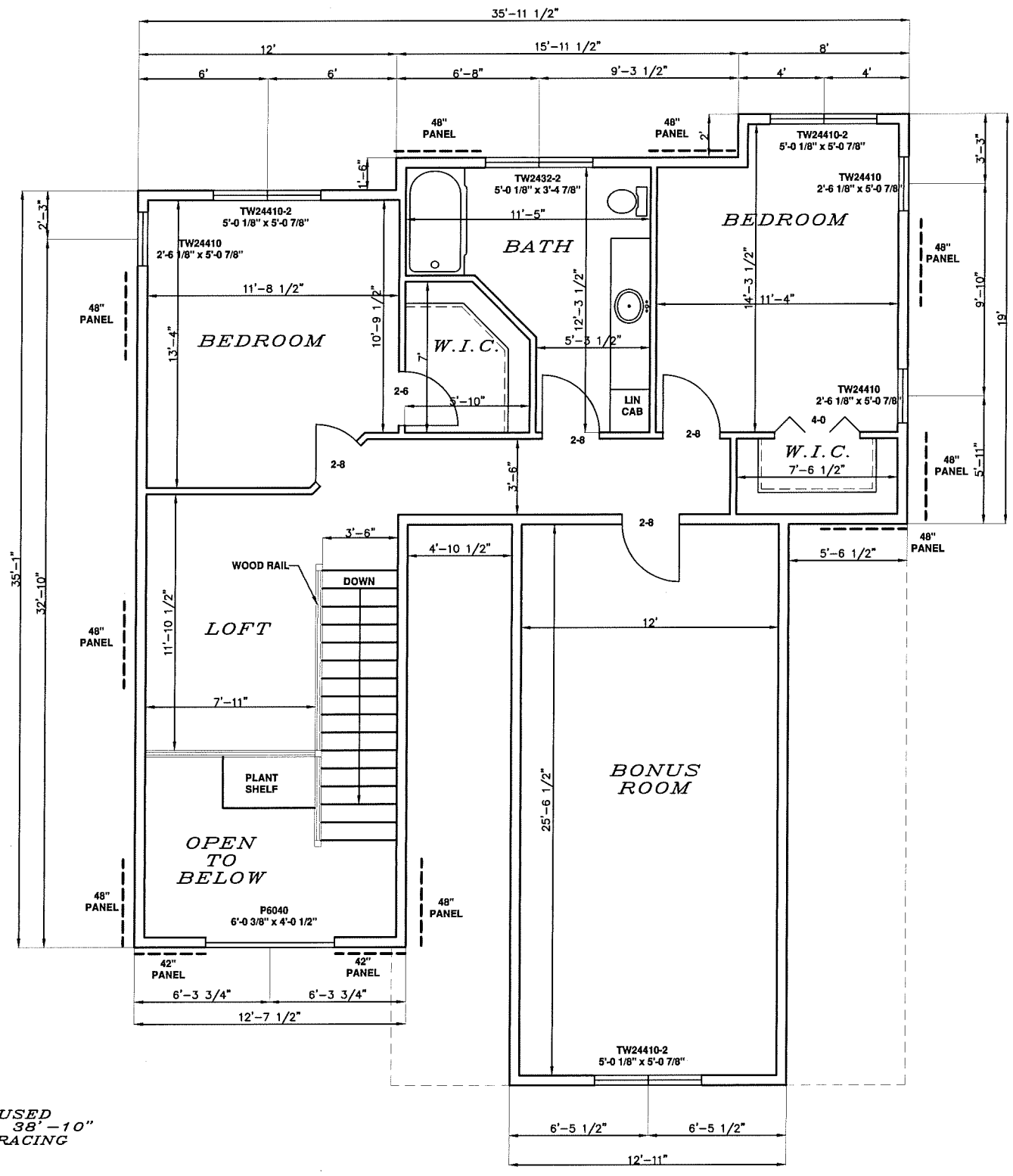
CHRIS MILLER CONST.
GREFSHEIM RESIDENCE 2nd FLOOR PLAN

STEVE'S DRAFTING SERVICE
STEVEN M. BUSS
802 LOIS DR. SUITE #2
SUN PRAIRIE WI. 53590
[608]837-6569
E-MAIL: steve.sds@charter.net



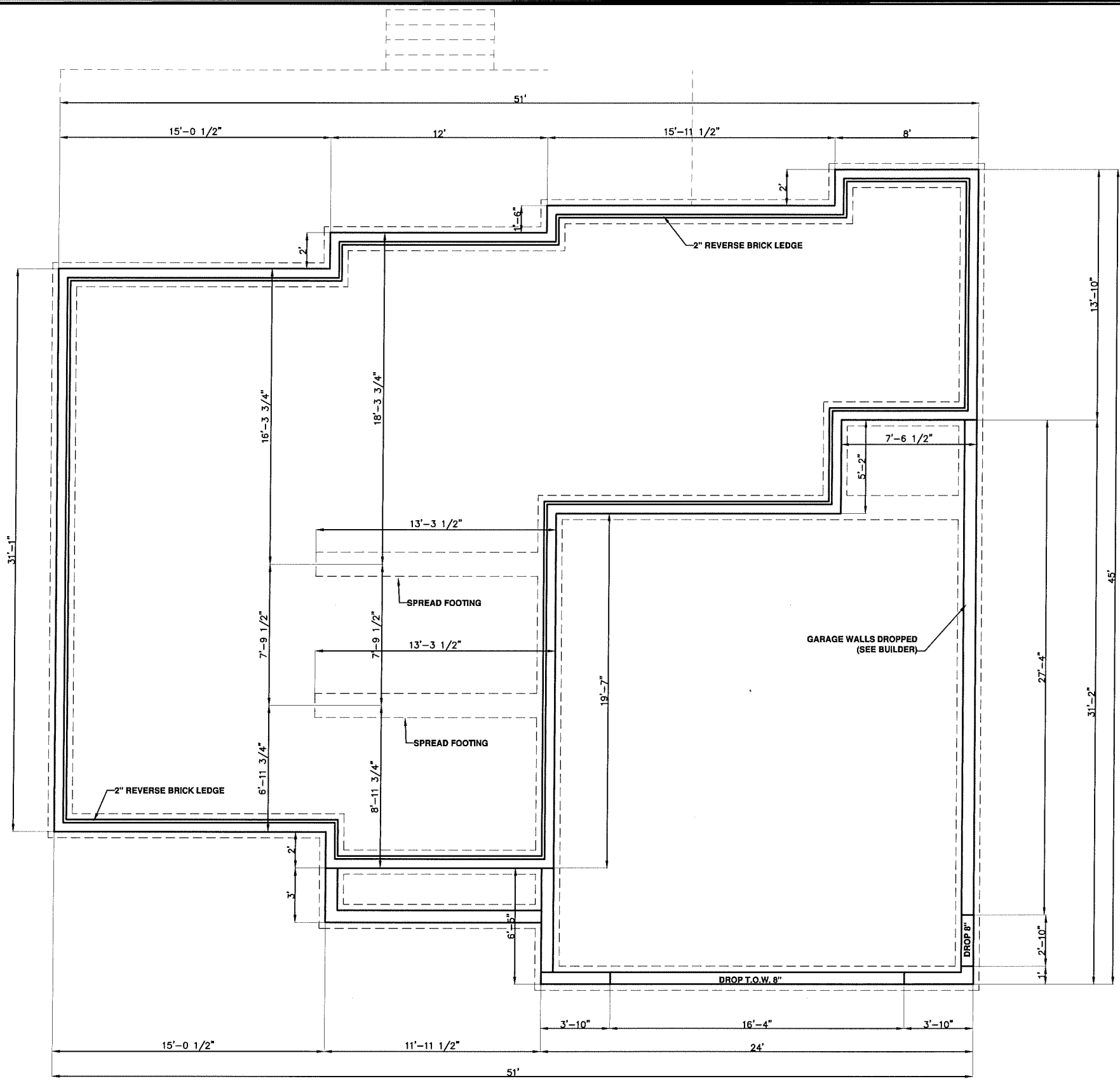
WALL SECTION
3/8" = 1'

BRACING NOTES:
CONTINUOUS BRACING METHOD USED
RECTANGLE SIZE IS 35'-11 1/2" x 38'-10"
ALL SIDES REQUIRE 7'-3" OF BRACING



2nd FLOOR PLAN
1/4" = 1'
710 SQ.FT. +
306 SQ.FT. BONUS ROOM

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FOUNDATION PLAN
 1/4" = 1'

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 SUN PRAIRIE WI. 53590
 [608]837-6569
 E-MAIL: steve.sds@charter.net

CHRIS MILLER CONST.

GREFSHEIM RESIDENCE FOUNDATION PLAN

DATE 7/9/2017

DRAWN BY: SMB

REVISION 14/2017



CONSTRUCTION