



Location
1646 Sherman Avenue

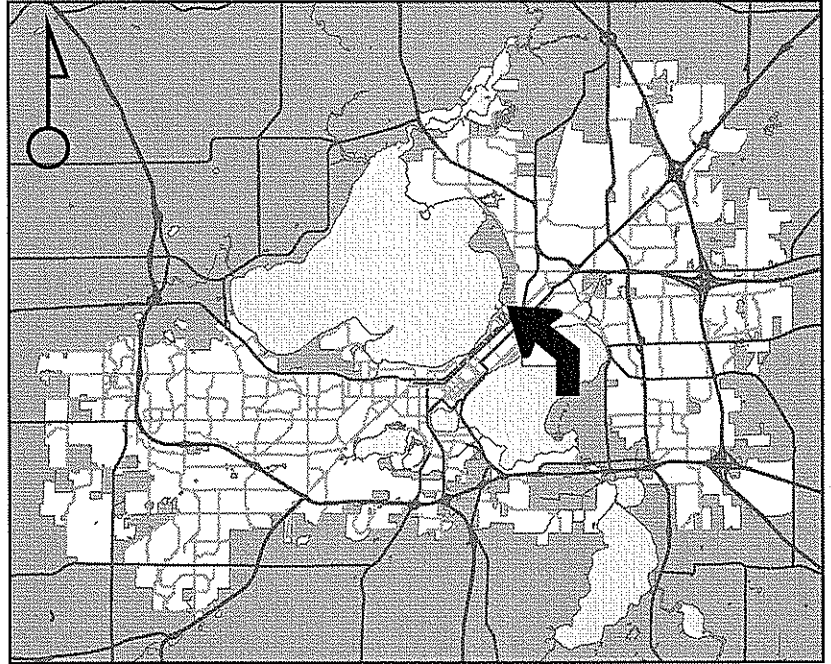
Project Name
Johnson Residence Addition

Applicant
Robert F. Johnson

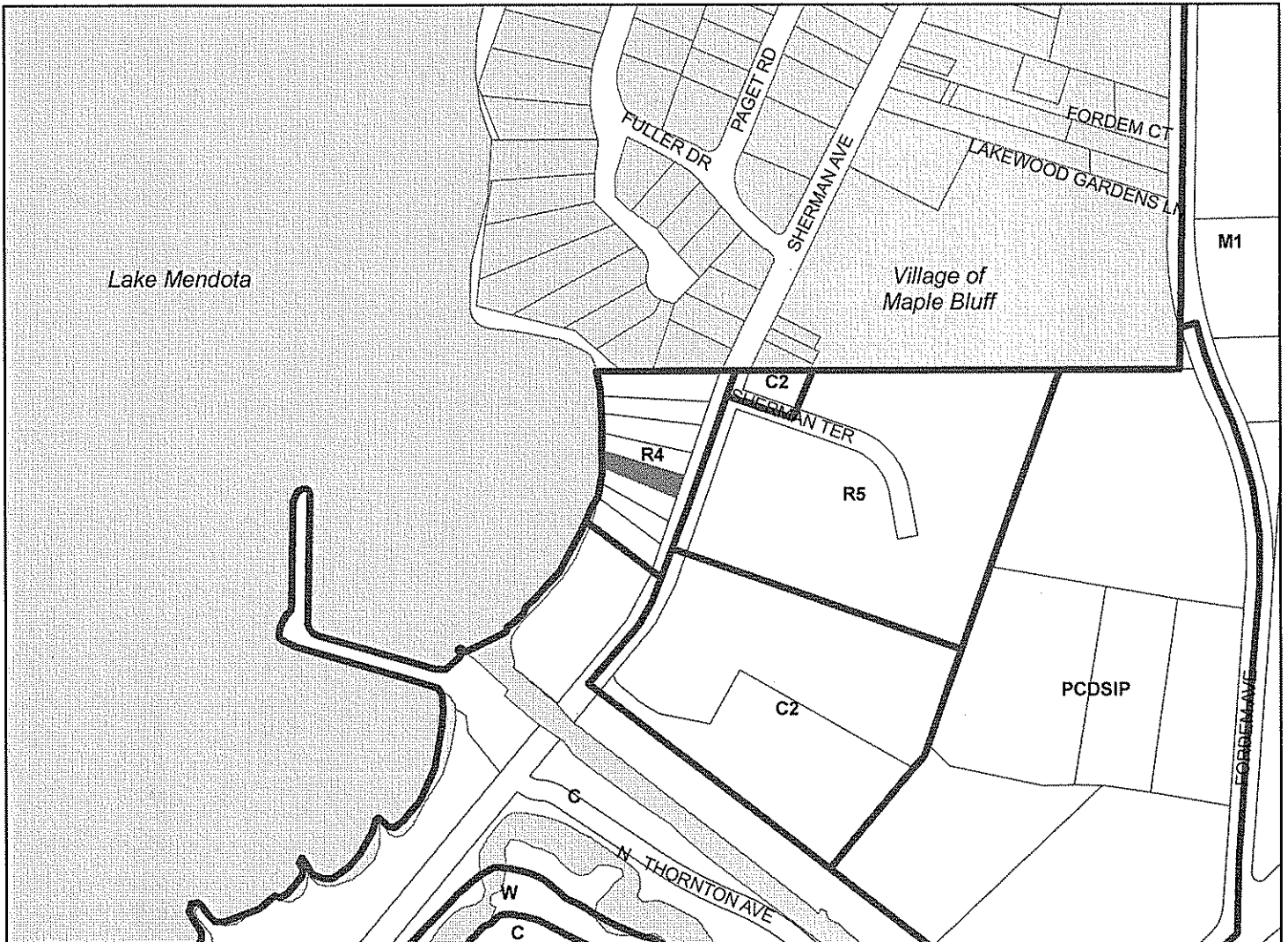
Existing Use
Single-Family Residence

Proposed Use
Construct Addition to Single-Family Residence on Lakefront Lot

Public Hearing Date
Plan Commission
25 January 2010



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 : 11 January 2010





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received <u>12/11/09</u>	
Received By <u>JK</u>	
Parcel No. <u>0709 124 1205 7</u>	
Aldermanic District <u>2 Bridget Maniaci</u>	
GQ <u>ZBA floodplain, waterfront</u>	
Zoning District <u>R4</u>	
For Complete Submittal	
Application <u>OK</u>	Letter of Intent <u>OK</u>
IDUP <u>NA</u>	Legal Descript. <u>OK</u>
Plan Sets <u>OK</u>	Zoning Text <u>NA</u>
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 1646 Sherman Avenue, Madison, WI **Project Area in Acres:** less than 1 acre

Project Title (if any): _____

2. **This is an application for:** (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input checked="" type="checkbox"/> Other Requests (Specify): <u>Addition to residence</u>

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Robert F. Johnson Company: N/A

Street Address: 5277 N. Berkeley City/State: Milwaukee, WI Zip: 53217

Telephone: H: (414) 964-8455 Fax: (414) 271-2002 Email: johnson@cf-law.com
W: (414) 227-1218

Project Contact Person: Same as above Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Addition to existing single family residence, consisting of removal of the existing garage, construction of a new garage, adding a first floor bedroom with combination bath and laundry facility, and a second floor bedroom and bathroom.

Development Schedule: Commencement As soon as possible. Completion _____

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

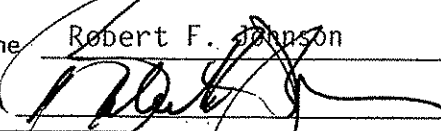
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: COMPREHENSIVE PLAN Plan, which recommends: LOW DENSITY RESIDENTIAL (LDR) for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner KEVIN FIMLOW Date 7/14/2009 Zoning Staff MATT TICKET Date 7/19/2008

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

Printed Name Robert F. Johnson Date 12/10/09
 Signature  Relation to Property Owner Owner

Authorizing Signature of Property Owner _____ Date _____

ROBERT F. JOHNSON
5277 North Berkeley Blvd.
Milwaukee, WI 53217
Phone: (414) 964-8455

December 10, 2009

To: Plan Commission

We are requesting approval of the enclosed plans for an addition to our residence at 1646 Sherman Avenue. The residence has been in our family since it was built in 1935. As presently constituted, the home has two medium size bedrooms, one small bedroom and a full bath on the second floor. The staircase to both the second floor and the basement are extremely tight and are somewhat difficult to navigate.

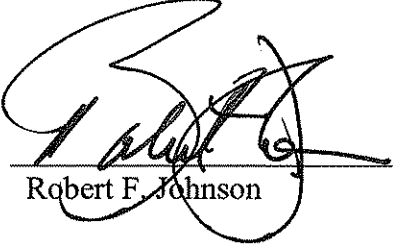
We would like to retire in this residence, as well as be able to accommodate visits by our three children and their families including, at the moment, five grandchildren. In order to accomplish these goals it is necessary to add a second floor bedroom and bathroom, and a first floor bedroom and laundry room that will accommodate us in our later years. The design we propose achieves these objectives.

The lots in this area are pie shaped, which makes side additions difficult when combined with the side lot requirements for lake front property. We have retained Robert H. Lund Construction Co. and architect Don Richards to provide construction and architectural services. We have experimented with various designs, and have settled on a design that will maintain the integrity of the existing home and neighborhood. The existing garage was not built to accommodate today's automobiles, so it must be replaced, even though it will still be only a one-car garage. We have created a combined bathroom and laundry room on the first floor in conjunction with the bedroom. Combining the bathroom and laundry room is an efficient use of space, and will enable us to do laundry in our later years without having to jeopardize our well-being by having to navigate to the basement.

We have reviewed the conditional use zoning ordinances, including those related to water front development, and believe the proposed addition does not adversely impact any of the ordinances, including the setback requirement from the lake. The addition as designed will be more than 100 feet from the lake.

As noted, we believe the design we are proposing will not only enhance our residence, but also the neighborhood in general and, therefore, request approval.

Thank you for your consideration.

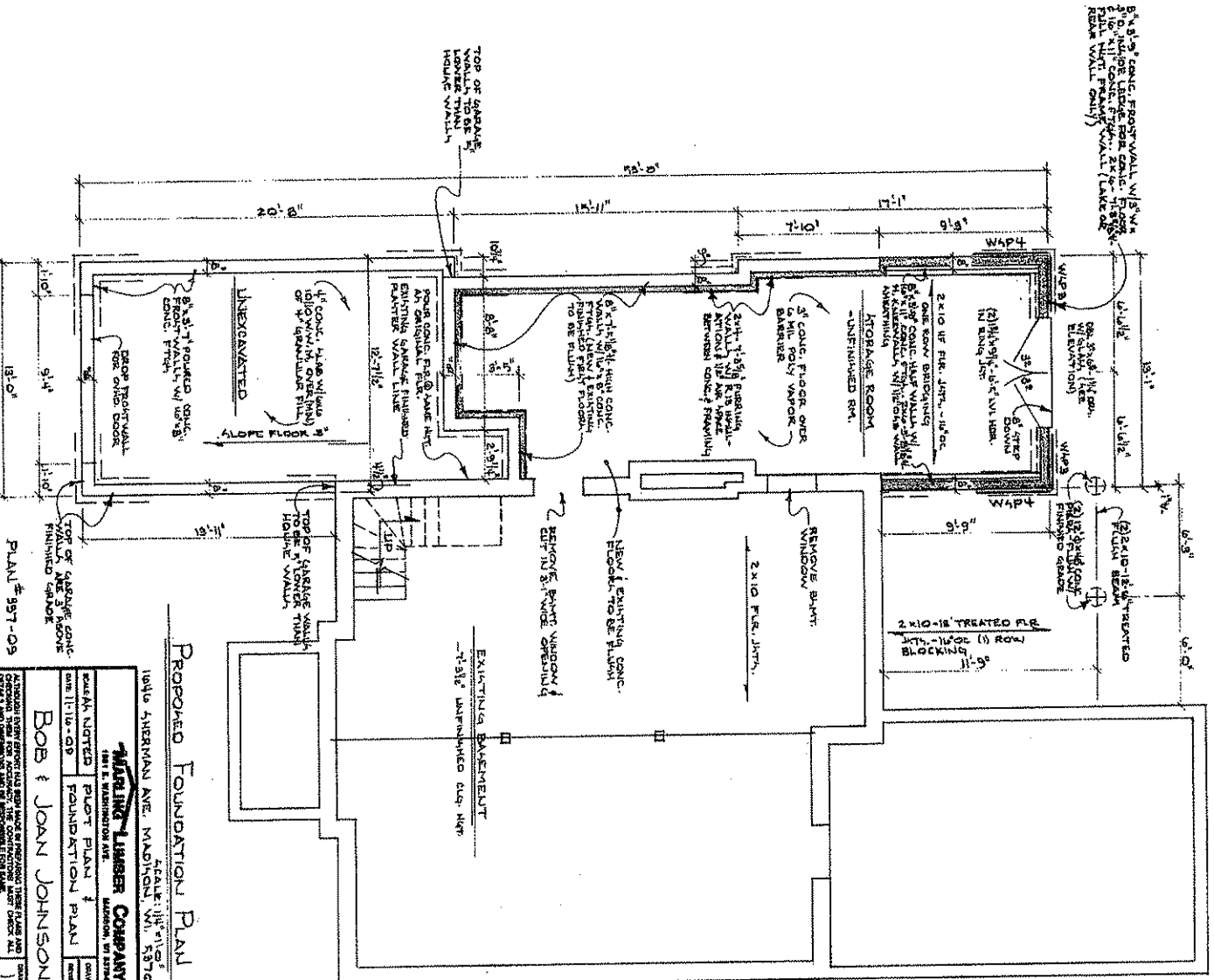
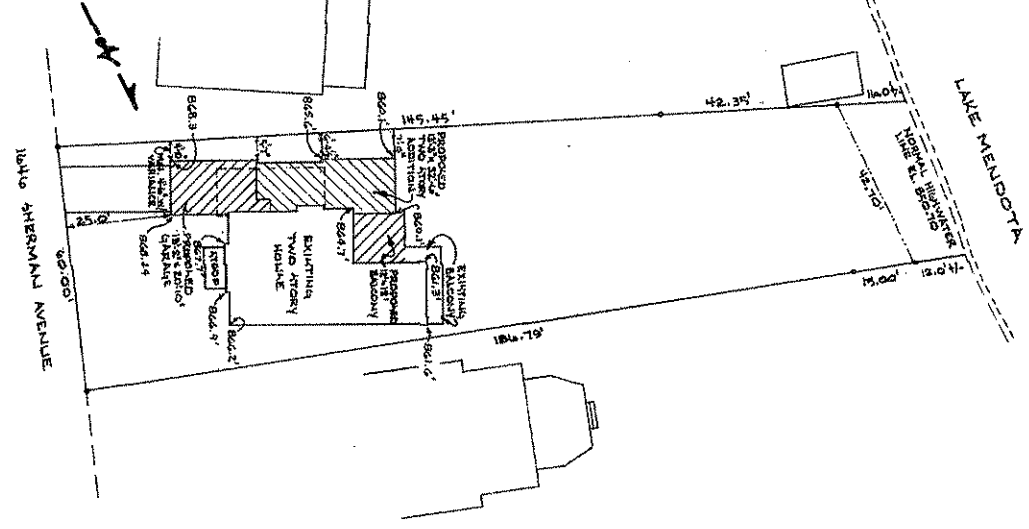


Robert F. Johnson

422647:571

LEGAL DESCRIPTION
 ALL THAT PART OF LOT 3, SECTION 12, 1st TOWNSHIP
 T. NORTH, RANGE 9, EAST
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

PLOT PLAN
 SCALE: 1/8" = 1'-0"



5' x 4' x 8' CONC. FOUNDATION WALLS
 TO BE LOWER THAN EXIST. GARAGE WALLS
 TO BE LOWER THAN EXIST. HOUSE WALLS
 (SEE WALL PLAN) WALL (LAKE OR
 ROAD WALL) WALL

Proposed Foundation Plan

1816 SHERMAN AVE. MADISON, WI 53704
 SCALE: 1/8" = 1'-0"

MADISON LUMBER COMPANY
 1811 E. WASHINGTON AVE. MADISON, WI 53704

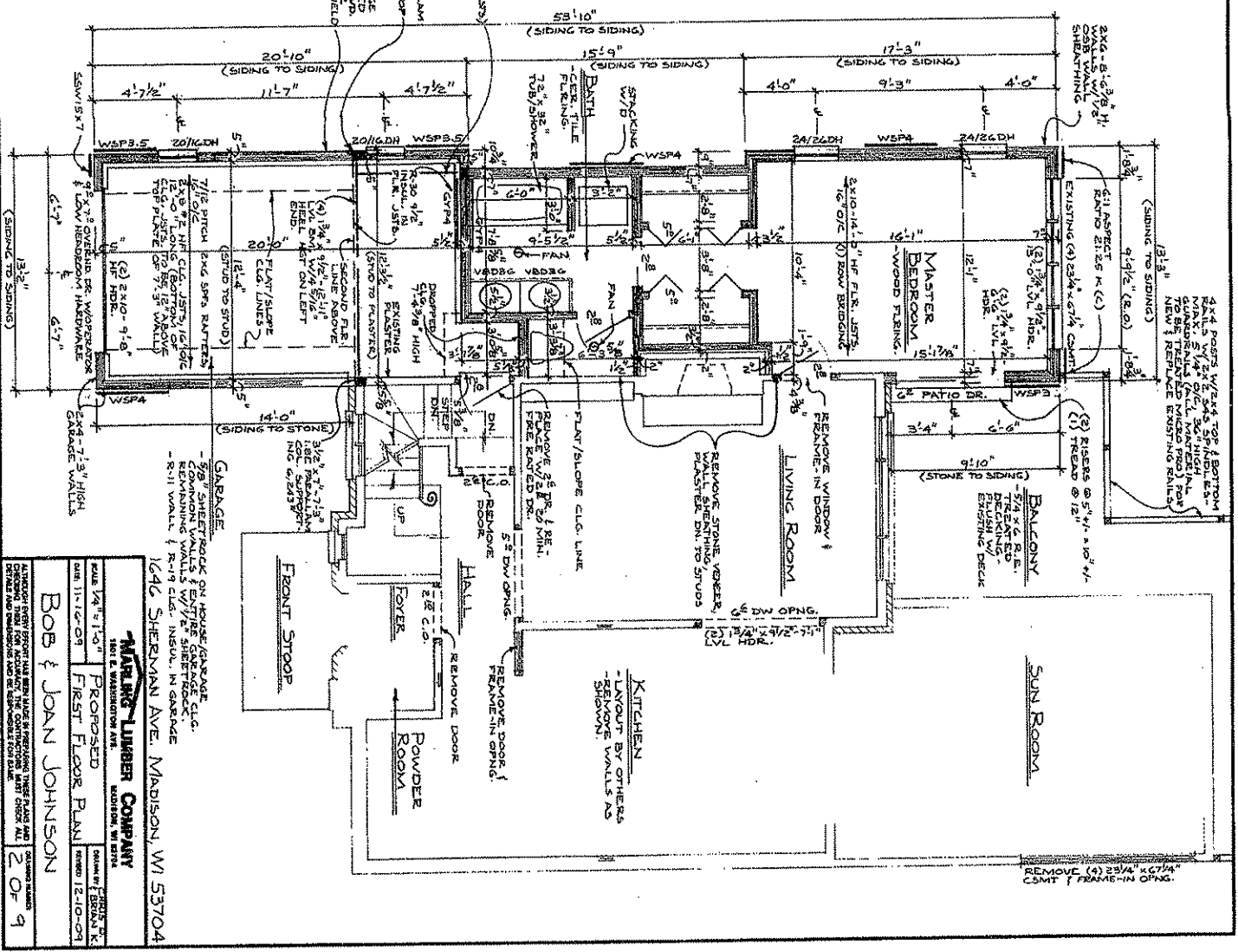
SEARCH NOTED
 DATE: 11-18-03
 FOUNDATION PLAN
 DRAWN BY: C.J.H. D.
 CHECKED BY: M.J. S.
 DATE: 12-10-03

BOB & JOAN JOHNSON

- WALL BEACING NOTES**
- WSP - 1/2" Wood Structural Panel
 - GYP - Gypsum Board Panel
 - SSW - SIMPSON STRONG WALL

- 1/2" OSB CONTINUOUS WALL SHEATHING - WALL BRIDGE DETACHED & NAILING ON SMOOTH OR COMMON OR 3/4 INTERMEDIATE.
- PROVIDE BLOCKING OR JOIST BELOW ALL WALLS.
- ALL WALLS SHALL BE FASTENED TO BLOCKING OR JOIST WITH NAILS, 1/2" O/C.
- ALL VERTICAL JOINTS OF GYPSUM BOARD SHALL OCCUR OVER BACKED 1/2" THICK BLOCKING.
- EXTERIOR GENERAL FINISHES OR A GOOD DOWN SIDE.
- 1/2" OSB GYPSUM BOARD - METHOD #2, 4X8 & 4X9 BOARDS TO BE APPLIED VERTICALLY FASTENERS 4" O/C ON ALL EDGES & 8" O/C INTERMEDIATE.

- NOTES**
- EXISTING FRAME WALLS
 - NEW OR REMODELED FRAME WALLS
 - EXISTING STONE VENEER
 - ALL EXTERIOR DIMENSIONS ARE AS SHOWN UNLESS NOTED TO BE OTHERWISE.
 - ALL HEADERS IN LOAD BEARING WALLS NOT NOTED TO BE 2X10 HP #2 & 1/2" BSTR BEARING WALLS TO MATCH EXISTING BOTTOM OF ALL WINDOW HEADERS TO MATCH EXISTING.
 - ALL LVL BEAMS SHOWN ARE OFFICINALLY SPEC. 2150 FB MANUFACTURED BY GORHAM, MFG. CO. USE PLANT 2X4 STUDS TO CREATE DOOR REST LATCH - USE PLANT 2X4 STUDS.
 - GUARDRAILS SHALL BE CONSTRUCTED TO PREVENT THE LADDER & SHALL BE DESIGNED TO WITHSTAND A 200 LB. LOAD APPLIED IN ANY DIRECTION.



1246 SHERMAN AVE. MADISON, WI 53704

MARLBURG LUMBER COMPANY
101 E. WASHINGTON AVE. MADISON, WI 53703

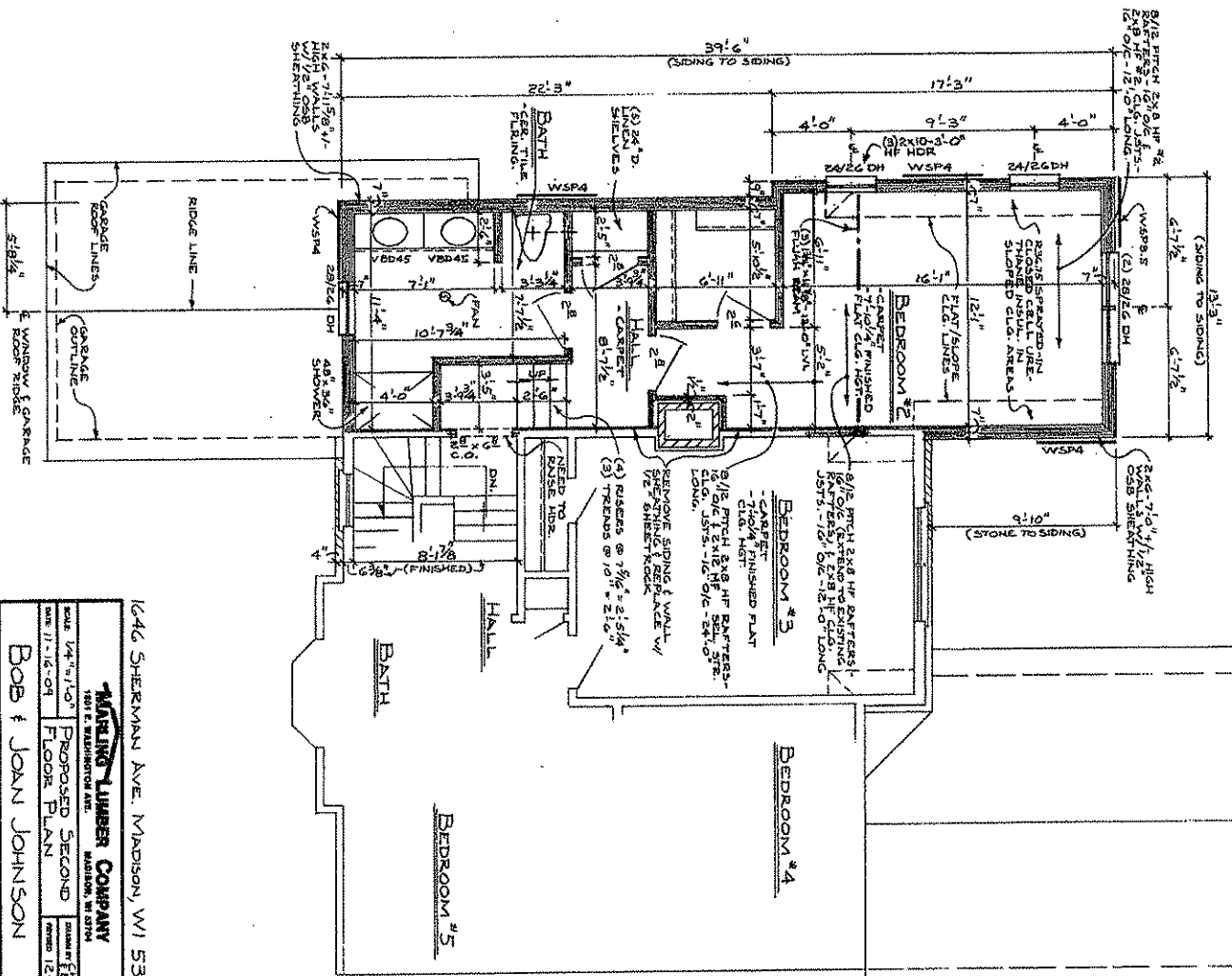
DATE: 11-10-09
PROJECT: FIRST FLOOR PLAN
DRAWN BY: BOB & JOAN JOHNSON
CHECKED BY: BOB & JOAN JOHNSON

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS AND CONDITIONS ARE SUBJECT TO VERIFICATION BY CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

209

NOTES

- NEW EXTERIOR HOUSE WALLS
- 1/2" SIDING WALL SHEATHING
- 2x4 SFG STUDS
- 1/2" SHEETROCK
- 7/8" THICK WALLS
- NEW EXTERIOR GARAGE WALLS
- 1" SIDING
- 2x4 SFG STUDS
- 1/2" SHEETROCK
- 5/8" THICK WALLS
- NEW HOUSE/GARAGE WALLS
- 1/2" SHEETROCK (HOUSE SIDE)
- 5/8" F.S. SHEETROCK (GARAGE SIDE)
- 6x8" THICK WALLS
- FRAMING DESIGN LOADS
- RAFTERS
- 20x12 LIVE LOAD
- 22x12 DEAD LOAD
- 1/8x6 DEFL.
- 2x8 HF #2 & BETTER - 16" OK
- 2x6 SFG #2 & BETTER - 16" OK
- 2x4 SFG #2 & BETTER - 16" OK
- W/MAX. SPAN 13'11"
- 2x12 HF #2 & BETTER - 16" OK
- 2x12 HF SEL. STR. - 16" OK
- W/MAX. SPAN 13'11"
- CEILING JOISTS
- 20x12 LIVE LOAD
- 15x12 DEAD LOAD
- 1/8x6 DEFL.
- D.O.L. 10'
- 2x8 HF #2 & BETTER - 16" OK
- 2x6 SFG #2 & BETTER - 16" OK
- 2x12 HF SEL. STR. - 16" OK
- W/MAX. SPAN 13'11"
- FLOOR JOISTS
- 40x12 LIVE LOAD
- 40x12 DEAD LOAD
- 1/8x6 DEFL.
- D.O.L. 10'
- 2x12 HF #2 & BETTER - 16" OK
- 2x12 HF SEL. STR. - 16" OK
- W/MAX. SPAN 13'11"



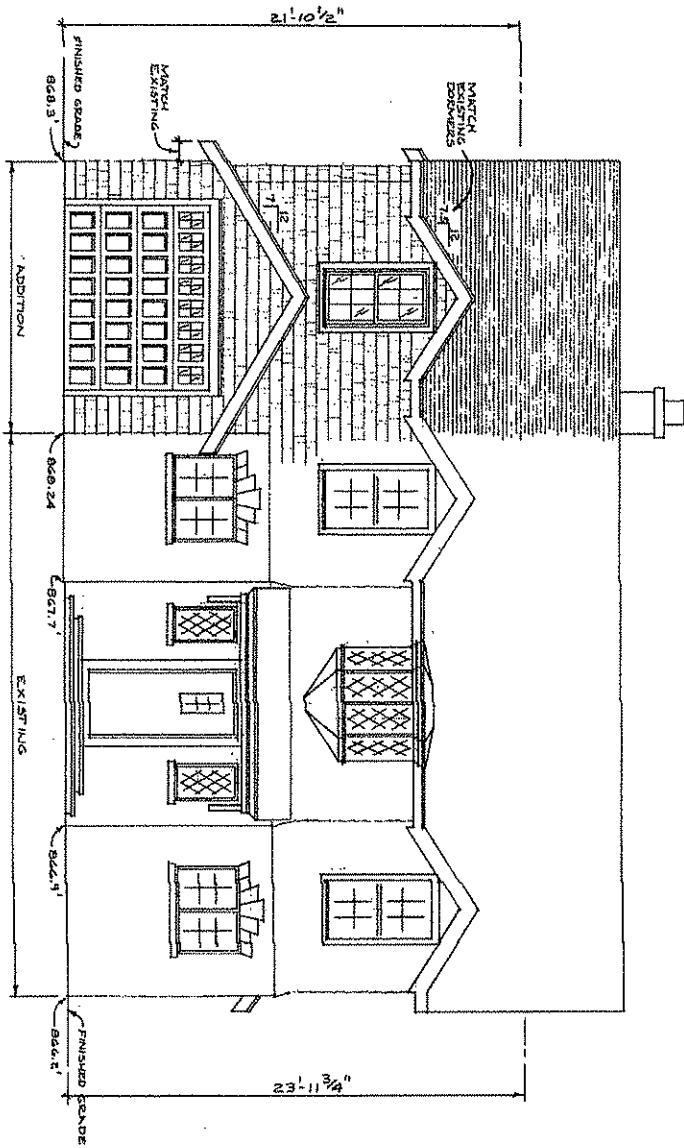
1246 SHERMAN AVE. MADISON, WI 53704

MARLING LUMBER COMPANY
181 E. MADISON ST. MADISON, WI 53704

DATE: 11-12-09
PROPOSED SECOND FLOOR PLAN
DRAWN BY: CHRIS D.
CHECKED BY: BOB & JOAN JOHNSON
REVISION: 12-10-09

BOB & JOAN JOHNSON
3 OF 9

CONTRACTOR: BOB & JOAN JOHNSON
GENERAL CONTRACTOR: BOB & JOAN JOHNSON
ARCHITECT: BOB & JOAN JOHNSON
DATE: 11-12-09



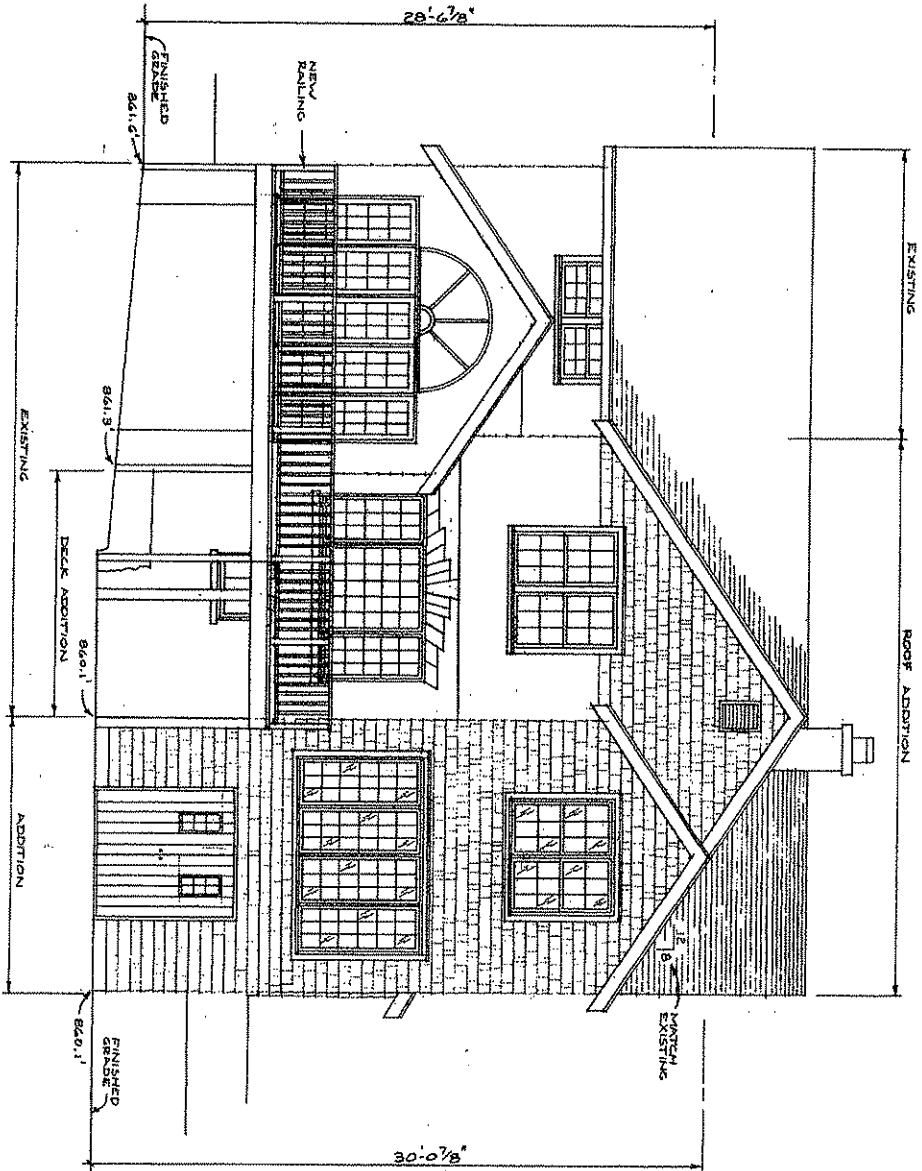
1646 SHERMAN AVE. MADISON, WI 53704

MARLING LUMBER COMPANY
 1400 W. WASHINGTON AVE.
 MADISON, WI 53704

Scale: 1/4" = 1'-0"
 Date: 11-16-08
 FRONT ELEVATION
 DRAWN BY: GREGG B.
 CHECKED BY: GREGG B.
 DATE: 12-8-09

BOB & JOAN JOHNSON

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE THESE PLANS AND SPECIFICATIONS ACCURATELY, THE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS AND IS NOT RESPONSIBLE FOR VALUE.
 5 OF 9



1646 SHERMAN AVE. MADISON, WI 53704

MARLING LUMBER COMPANY

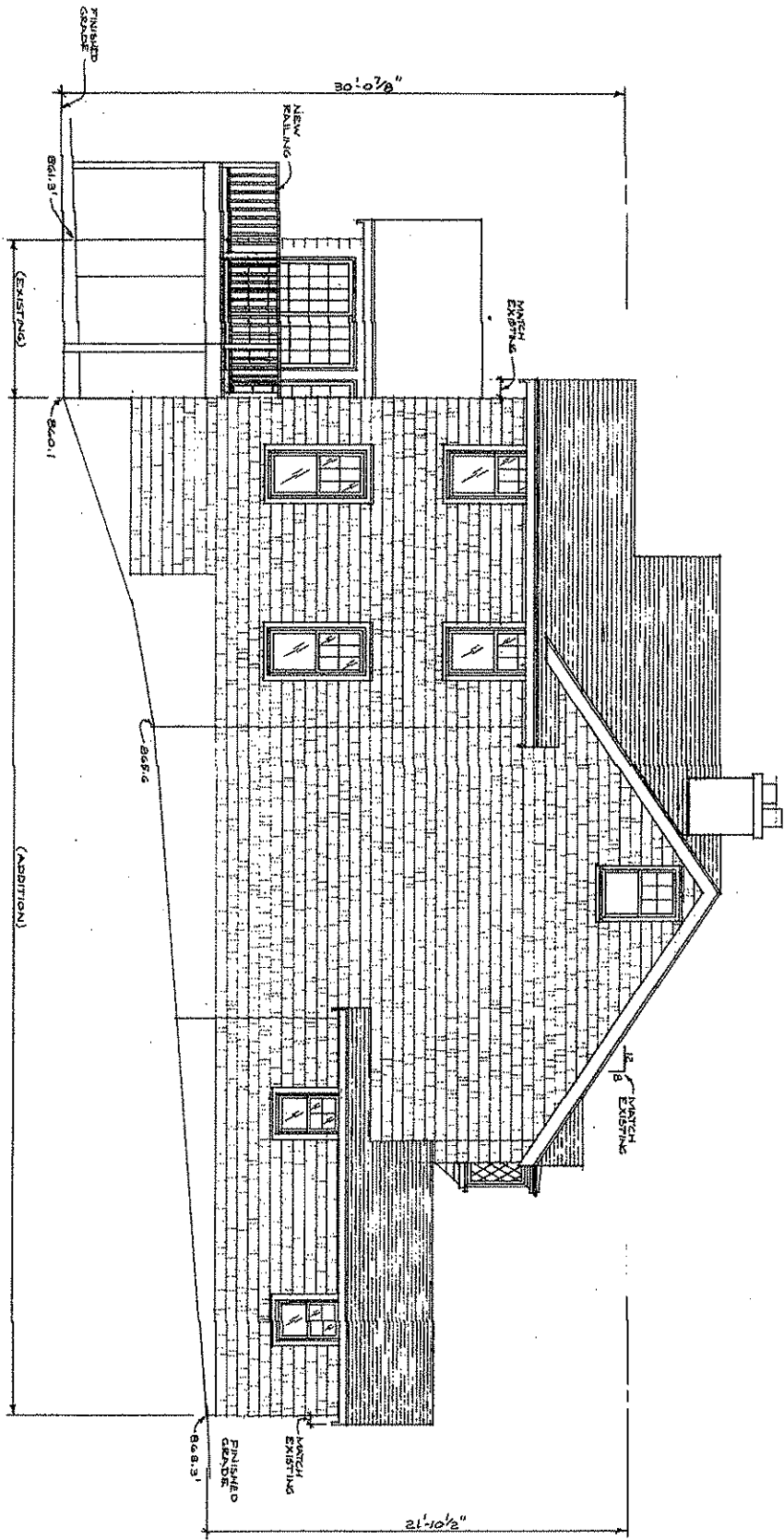
1441 E. WASHINGTON AVE. MADISON, WI 53711

SCALE: 1/8" = 1'-0" REAR ELEVATION
 DATE: 11-16-03
 DRAWN BY: J. BOHN, S.
 CHECKED: 12-8-03

BOB & JOAN JOHNSON

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS OF THE WORK BEFORE BEGINNING WORK THEREON.

6 OF 9



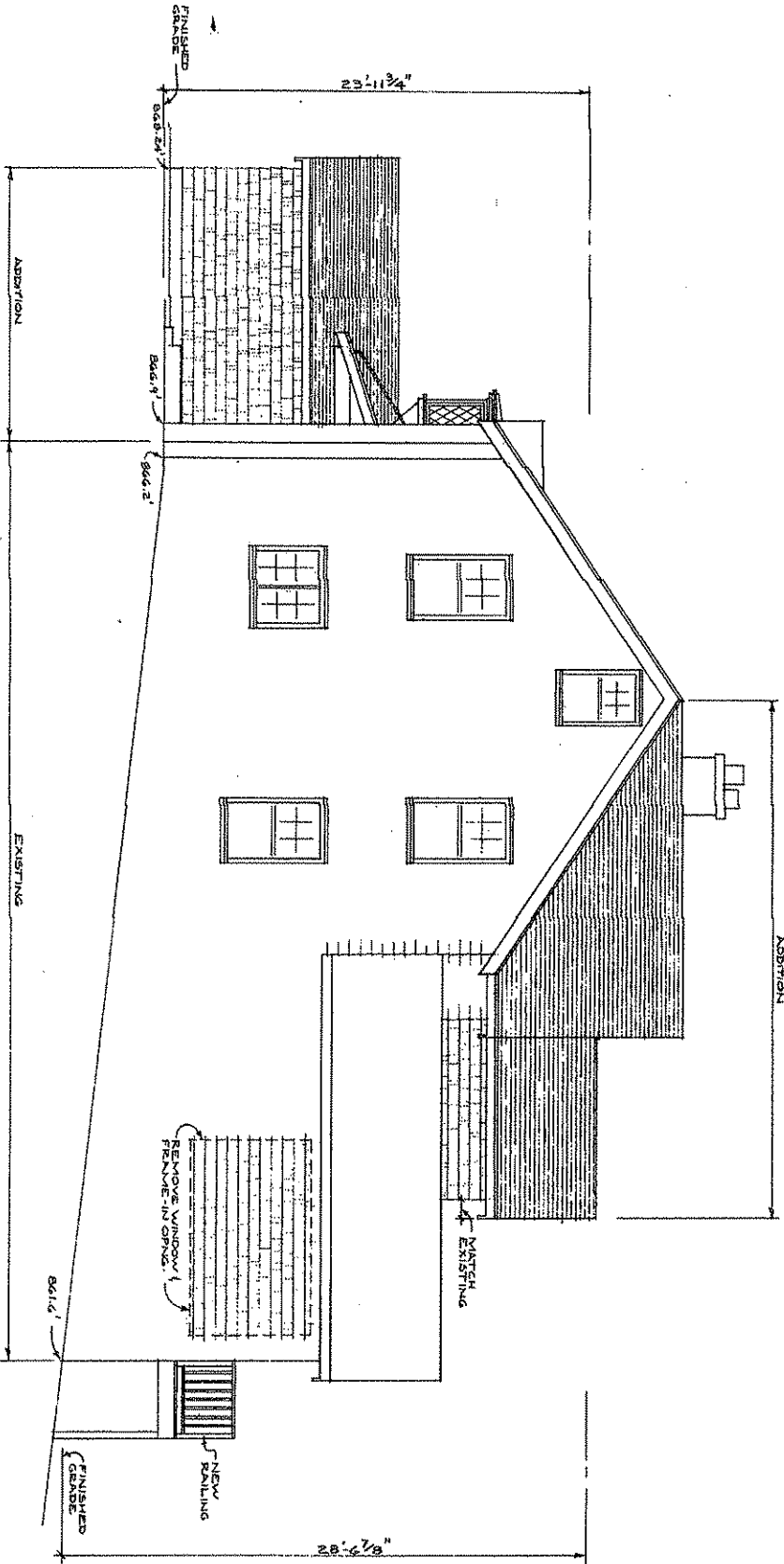
1646 SHERMAN AVE. MADISON, WI 53704

MARLING LUMBER COMPANY
 1811 N. WASHINGTON AVE.
 MADISON, WI 53704

SCALE: 1/8" = 1'-0"
 DATE: 11-16-05
 DRAWN BY: J.S.M.K.
 CHECKED BY: J.S.M.K.
 REVISED: 12-8-05

Bob & Joan Johnson

NOTHING SHOWN HEREIN SHALL BE CONSIDERED AS A CONTRACT. THE CONTRACT SHALL BE THE CONTRACT DOCUMENTS AND SPECIFICATIONS FOR THIS PROJECT. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



1246 SHEPHERD AVE. MADISON, WI 53704

MARLING LUMBER COMPANY
 1811 E. WASHINGTON AVE.
 MADISON, WI 53704

SCALE: 1/8" = 1'-0"
 DATE: 11-12-09
 RIGHT ELEVATION
 BOB & JOAN JOHNSON
 12-13-08
 12-17-09

ALPHABETICALLY LISTED FROM LEFT TO RIGHT IN ORDER OF THESE PLANS AND
 SHEETS AND NUMBERED AND BY NUMBER FOR SALE
 8 OF 9

3 IN 1 SHINGLES OVER 15" ROOF FELT (MATCH EXISTING)
 1/2" GIB ROOF SHEATHING W/MTL. CLIPS
 8/12 PITCH 2X8 ME & RAFTERS @ 16" O/C W/MTL. BRACKETS @ EACH END
 2X8 HP 2x CLG. JSRS, 16" O/C

60" LONG PROPER VENT, 16" O/C
 STYLE "D" MTL. ROOF EDGE (MATCH EXISTING)
 GUTTERS & DOWN SPURTS (MATCH EXISTING)
 1/2" CEDAR FASCIA OVER 2X4 SUB FASCIA (MATCH EXISTING)
 3/8" AC PLYWD. SOFFIT 1/2" WIDE CONTINUOUS MTL. VENT (MATCH EXISTING)

5/8" SHEETROCK OVER 6 MIL POLY VAPOR BARRIER
 2X6-6 1/2" 4" SPS STUDS, 16" O/C
 1/2" SHEETROCK OVER 6 MIL POLY VAPOR BARRIER
 R19 FIBERGLASS INSULATION
 1/2" OSB SHEATHING

3/4" 16 PIR SUB FLOOR. (GLUE & NAIL)
 2X10 HP FLR. JSRS, 16" O/C
 R19 FIBERGLASS INSULATION
 CEILING SINKING SOUNDS (MATCH EXISTING)
 1/4" XOMR SLICKER DRAINAGE PLANE OVER TYVEK HOUSE WRAP

5/8" SHEETROCK
 2X6-8 1/8" SPS STUDS, 16" O/C
 WALL NOTES ABOVE APPLY TO FIRST FLOOR WALLS

FLOOR NOTES ABOVE APPLY TO FIRST FLOOR

2X6-3 1/8" 4" SPS STUDS, 16" O/C
 WALL NOTES ABOVE APPLY TO KNEEWALLS
 NO SHEETROCK

SILL SEAL & 2X4 TREATED SILL PLANT W/FRASERWOOD TITEN TD ANCHORS, 2" O/C
 FINISHED GRADE

8" X 3-1/4" FURRED CONC. FOOTWALL
 5" CONC. FLOOR OVER 6 MIL POLY VAPOR BARRIER
 1/2" 6 X 12" STEEL RODS, 48" O/C
 16" X 11" CONCRETE FOOTINGS (STEP DOWN PER GRAD)



WALL SECTION

SCALE 1/2" = 1'-0"
 DATE 11-16-09
 WALL SECTION
 DRAWN BY JESUS, JR.
 CHECKED BY BOB & JOAN JOHNSON

MARLING LUMBER COMPANY
 1446 SHERMAN AVE.
 MADISON, WISCONSIN
 (414) 537-0404

BOB & JOAN JOHNSON

9 0 9