



Location
5104 Spring Court

Project Name
Walther Residence Alteration

Applicant
David and Edyie Walther/Peter
Barden – Schorr Construction, Inc

Existing Use
Single-Family Residence

Proposed Use
Major Alteration to Conditional Use To
Allow Addition to Single-Family
Residence on Lakefront Lot

Public Hearing Date
Plan Commission
15 December 2008



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 December 2008



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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$50 Receipt No. 96286
 Date Received 11/12/08
 Received By PDA
 Parcel No. 0709-184-0121-0
 Aldermanic District 19 MARK CLEAR
 GQ WATERFRONT
 Zoning District R2
For Complete Submittal
 Application X Letter of Intent X
 IDUP _____ Legal Descript. _____
 Plan Sets X Zoning Text _____
 Alder Notification ✓ Waiver _____
 Ngrbrhd. Assn Not. ✓ Waiver _____
 Date Sign Issued _____

1. **Project Address:** 5104 SPRING COURT **Project Area in Acres:** .1712
Project Title (if any): WALTER RESIDENCE ALTERATION

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

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

Applicant's Name: PETER BARDEN Company: SCHORR CONSTRUCTION, INC.
 Street Address: 6520 SUNSET DR. City/State: VERONA, WI Zip: 53593
 Telephone: (608) 845-3200 Fax: (608) 845-3223 Email: PETER@SCHORRCONSTRUCTION.COM

Project Contact Person: PETER BARDEN Company: SCHORR CONSTRUCTION, INC.
 Street Address: 6520 SUNSET DR. City/State: VERONA, WI Zip: 53593
 Telephone: (608) 845-3200 Fax: (608) 845-3223 Email: PETER@SCHORRCONSTRUCTION.COM

Property Owner (if not applicant): DAVID & EDYIE WALTER
 Street Address: 7525 RED FOX TRAIL City/State: MADISON, WI Zip: 53717

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: THE HOMEOWNER WOULD LIKE TO INCREASE THE PITCH OF THE EXISTING ROOF ON THE HOUSE AND GARAGE FROM 4/12 TO 6/12 AND INCREASE SIDEWALL HEIGHT OF GARAGE BY 12" TO ACCOMMODATE ATTIC STORAGE. SEE ATTACHED DRAWINGS.

Development Schedule: Commencement _____ 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. *ON SURVEY*

Filing Fee: \$ 550.⁰⁰ 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:

- N/A* For any applications proposing demolition of existing (principal) buildings, photos 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 to be approved by the City prior to issuance of wrecking permits.
- N/A* 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.
- N/A* 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 _____ Plan, which recommends: _____ 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:

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

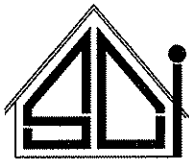
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 Planner _____ Date _____ | Zoning Staff MATT TUCKER Date 8-08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name PETER BARDEN Date 11-11-2008

Signature [Signature] Relation to Property Owner CONTRACTOR

Authorizing Signature of Property Owner [Signature] Date 11-11-2008 11



SCHORR CONSTRUCTION, INC.

11-11-2008

Madison Plan Commission

215 Martin Luther King Jr. Blvd. Room LL-2985

PO Box 2985

Madison, WI 53701-2985

To all Madison Plan Commission Members:

This letter of intent is written to describe proposed changes to the property located at 5104 Spring Ct, Madison, WI 53705, which is owned by David & Edyie Walther. It will also describe the circumstances leading up to this application.

David & Edyie Walther purchased the subject property in 2002 with the intent of retiring there some time in the future. The existing ranch style home was built in the mid 1980's after the previous owner had split a larger lot into two parcels. The existing home is a one story ranch with a detached two car garage. Both structures have truss roofs with a pitch of 4/12 which is very low. The homeowner wishes to change the existing roof line of the home for the following reasons: to gain useable walk up attic storage above the existing garage with a suitable headroom of 7', and to update the exterior look of the house by replacing the existing vinyl siding with brick veneer, Cedar bevel siding, & shake siding which is very much in keeping with the neighboring homes.

The homeowners had previously entertained plans of adding a second floor addition to the existing structures, requiring a variance, but after much resistance from members of the neighborhood community, they decided against this option. After additional planning, another option was designed which met the needs of the homeowner, but also required a variance. This plan featured an 8/12 roof pitch and a subterranean (under deck) storage room. Again, after much resistance from members of the neighborhood community, the zoning board of appeals instructed the Walther's & I to come up with another plan alternative showing a lower pitched roof and elimination of a subterranean storage room as a compromise to the plan they were presented with.

The plan that we came up with eliminated the need for a variance by keeping the proposed alterations within the required setbacks for this R-2 lot. It only required that an application for "Alteration of Existing Conditional" use be signed off on by the district alderman Mark Clear. The revised plan featured a 6/12 roof pitch on the house & garage structures, and satisfied the alderman and members of the neighborhood community which had been opposed to the previous alterations options. The problem with this option is that useable attic storage was still lacking sufficient headroom. Because of this we proposed a slight alteration to the last plan which would allow us to gain 12" of additional


headroom in the garage attic space, but required the proposed height of the garage to increase by 12" as well. The alderman refused to sign off on this minor change to the proposed plan which leads us to this end.

As you can see from the revised plan set before you, the change to the existing house & garage roof lines has a minor impact on the volume of the roof structure; 2'-7" of additional height to the existing house roof ridge which the alderman & neighbors have agreed to, and 3'-7" of additional height to the existing garage roof ridge which is still lower than the adjacent proposed house roof (ref. drawings A-3 & A-4). The footprint square footage of the existing garage & house structures will remain unchanged with this option. The proposed change in roof height will have little impact, if any, on the adjacent Spring Harbor Park (ref. drawing A-6 & e-mail dated 9-29-2008 from Si Woodstrand, Parks Development Manager to Matt Tucker, Madison Zoning Administrator). We feel that the proposed alteration is not out of character with other neighboring homes. In fact, the alterations are very minor in relation to the impact that some adjacent homes have had in recent years (ref. drawing A-0 & attached photos). We are of the opinion that the minor changes to the existing structure will only serve to update the look of the home's exterior and enhance the neighborhoods overall aesthetic.

If the plan Commission grants our request, the construction schedule is slated for late December 2008 to early spring 2009. Construction is to be completed by Schorr Construction, Inc. & its affiliated subcontractors. All work will be completed in accordance with the Wisconsin Uniform Dwelling Code.

Thank you for your consideration.

Respectfully,



Peter Barden, CR

Designer / Estimator / Project Coordinator

Schorr Construction, Inc.

Attachments: Plan set, Si Woodstrand E-mail to Matt Tucker, & neighborhood photos

Tucker, Matthew

From: Widstrand, Si

Sent: Monday, September 29, 2008 12:40 PM

To: Tucker, Matthew

Cc: Briski, Kevin

Subject: RE: Development adjacent to small park, 5104 Spring Ct.

Matt, I have looked at the site and discussed this with Park Superintendent Kevin Briski. The Parks Division staff usually does not comment at the Zoning Board of Appeals, and we let them use the standards and judgment they normally use for the neighborhood involved. We recognize that we have many close neighbors adjacent to parkland. We are generally pleased when our neighbors follow the same standards as the rest of the neighborhood, and do not encroach across our property line. Raising the one-story roof height by 6' will have a minor impact on light coming into the park, but the increase in the roof peak does not seem out of character with the surrounding residences. I understand from the Zoning staff that the applicants have withdrawn the proposed deck expansion toward the lake, and that they also withdrew an earlier proposal to expand to a full two-story. I understand that the neighbors have other concerns about the trend to increase the size of the houses on the lake, and that these changes impact the views of neighbors across the street and up the hill. While these may be important issues, we see them as more of a Zoning and neighborhood issue than a park impact issue.

Please forward this response to the Board.

-Simon Widstrand, Parks Development Manager 266-4714

From: Tucker, Matthew

Sent: Thursday, September 11, 2008 6:15 PM

To: Widstrand, Si

Subject: Development adjacent to small park, 5104 Spring Ct.

Si- At tonight's Zoning Board of Appeals meeting the board members were faced with questions from the neighborhood relative to how the proposed changes to the home will impact the park. There were concerns expressed about shadowing and/or the blocking of sunlight. The board asked me to solicit an opinion, report or statement from the Parks Department in regard to the impacts of this request upon the park.

Here is a link to the agenda, which has information for the project:

http://legistar.cityofmadison.com/meetings/2008/9/6947_A_ZONING_BOARD_OF_APPEALS_08-09-11_Agenda.pdf

This will probably go back to the ZBA in early October. If you could provide me with a response for the board in the next few weeks, it would be greatly appreciated.

Fell free to give me a call to discuss if you would like.

Matt Tucker

August 14, 2008

We, the neighbors of Spring Court, have seen the plans for the proposed remodel of the single family home at 5104 Spring Ct. and approve of the design set forth by the owners and their architect. We find the plans congruent with the upgrades and remodeling taking place on our street.

Sincerely,

Name

Address

Cynthia Selmaeche

5118 Spring Ct.

Darryl Orey

5114 SPRING CT.

Barbara Orey

5114 Spring Ct.

Paul J. Allen

5200 Spring Ct.

Min Anderson

5132 Spring Ct.

M.D.

5116 SPRING CT.

LORI SMITH Lois Smith

5116 SPRING CT.

J. Sedik

5312 Lake Mendota Dr.

Jeanne Fern

5136 Spring Ct.

Nancy Kedd-Fuelt

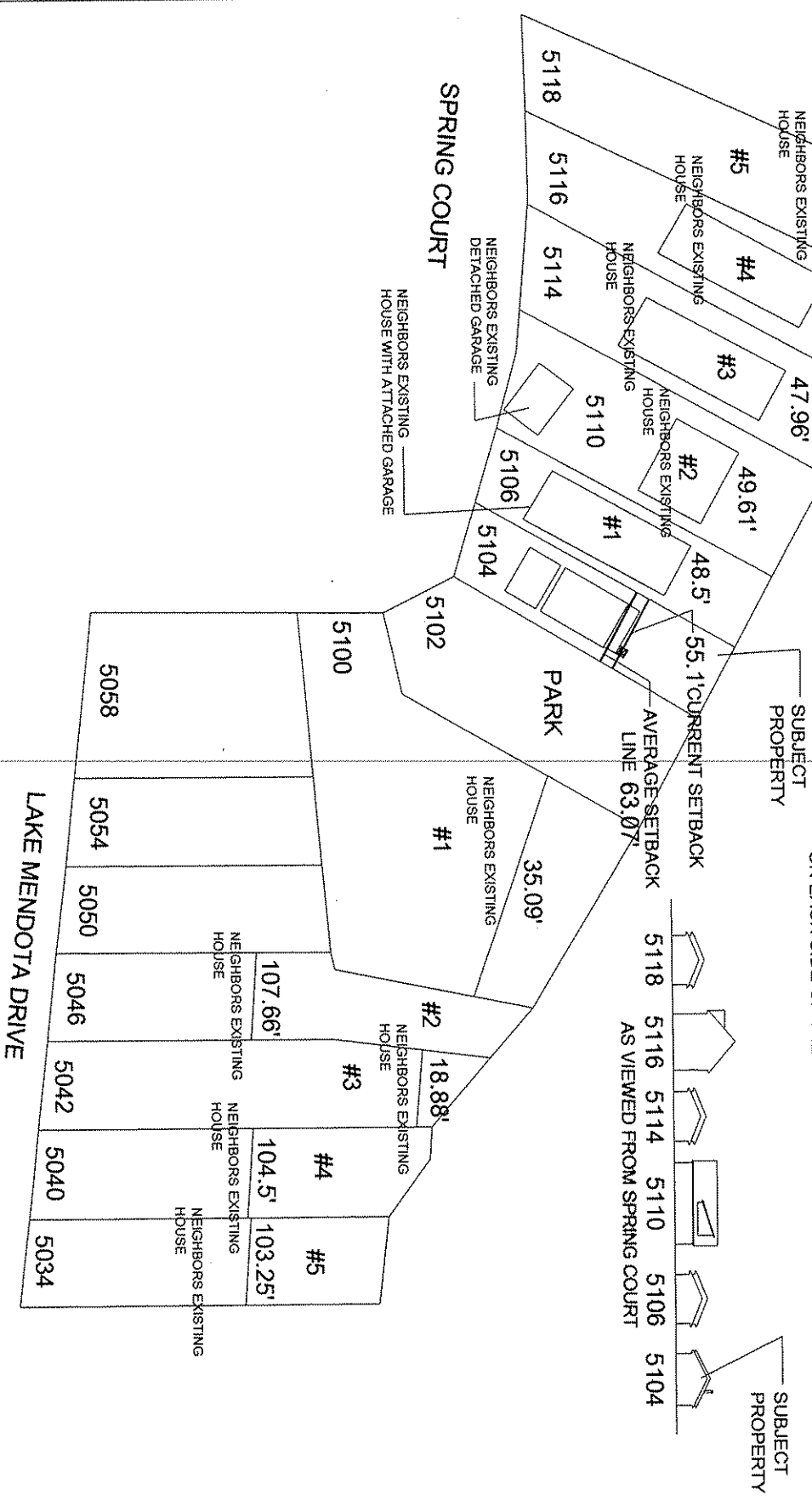
5106 Spring Ct.

Mark Stults

5106 Spring Ct.

LAKE SETBACK CALCULATIONS

THE LAKE SETBACK CALCULATION IS AN AVERAGE OF HOUSE SETBACKS TO THE ORDINARY HIGH WATER MARK OF THE FIVE DEVELOPED PROPERTIES ON EACH SIDE OF THE SUBJECT PROPERTY.

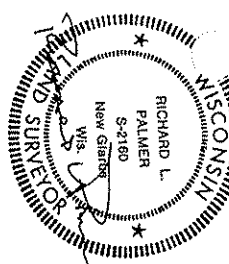


PLAT OF SURVEY

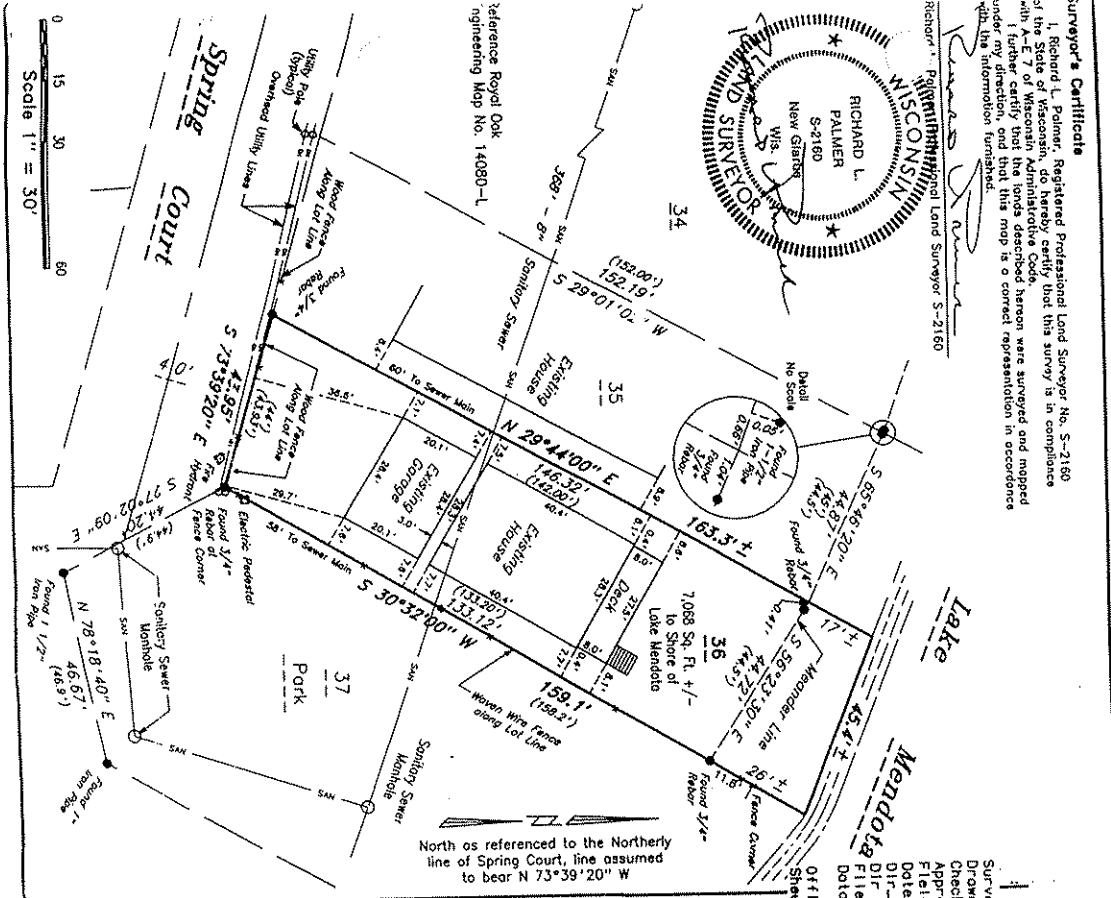
Lot 36, Block 1 Spring Harbor, lying in part of the Southeast 1/4 of Section 18, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin

Surveyor's Certificate
 I, Richard L. Palmer, Registered Professional Land Surveyor, No. S-2160 of the State of Wisconsin, do hereby certify that this survey is in compliance with A-E-7 of Wisconsin Administrative Code.

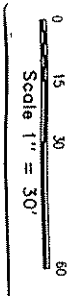
I further certify that the lands described hereon were surveyed and mapped under my direction, and that this map is a correct representation in accordance with the information furnished.



Richard L. Palmer, Registered Professional Land Surveyor S-2160



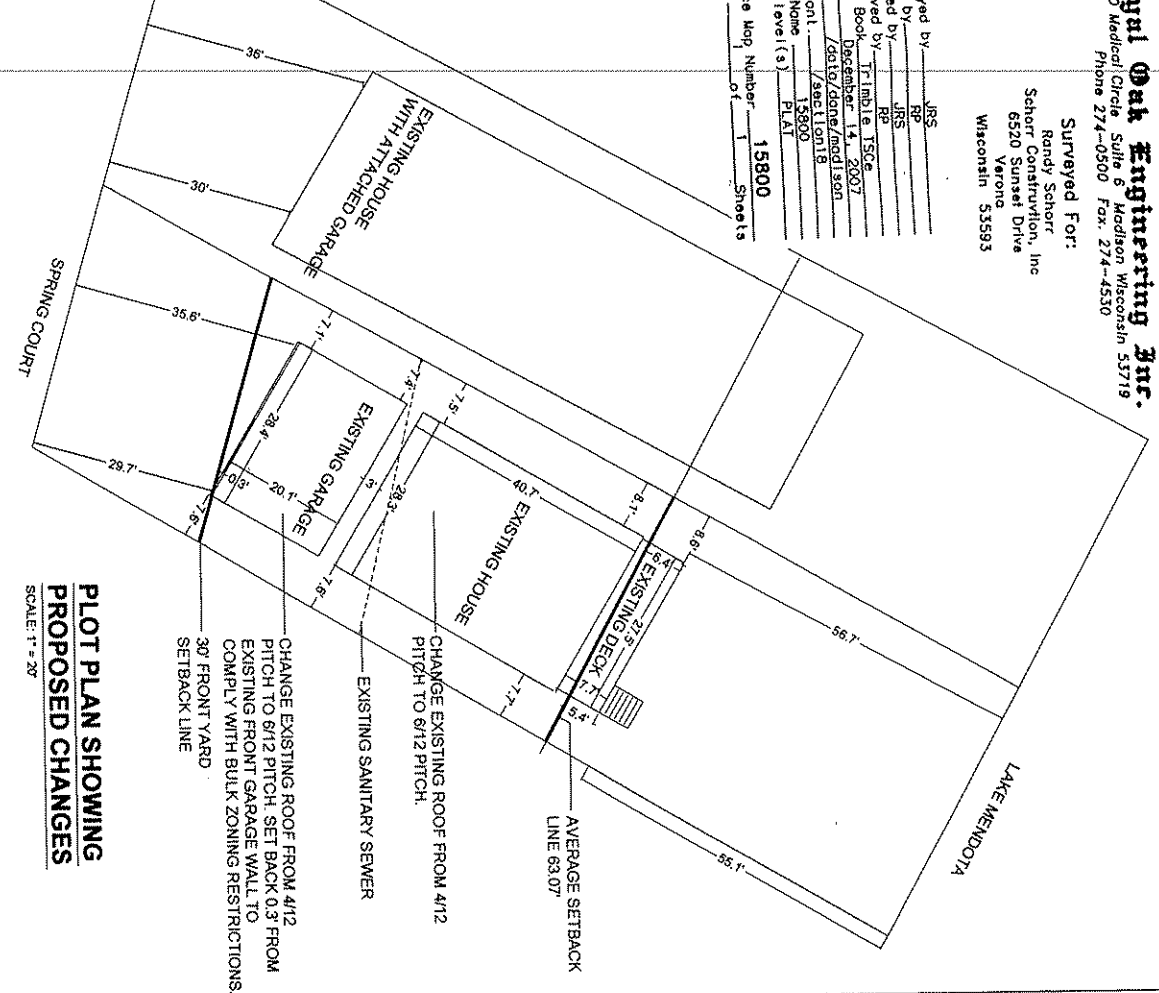
North as referenced to the Northerly line of Spring Court, line assumed to bear N 73°39'20" W



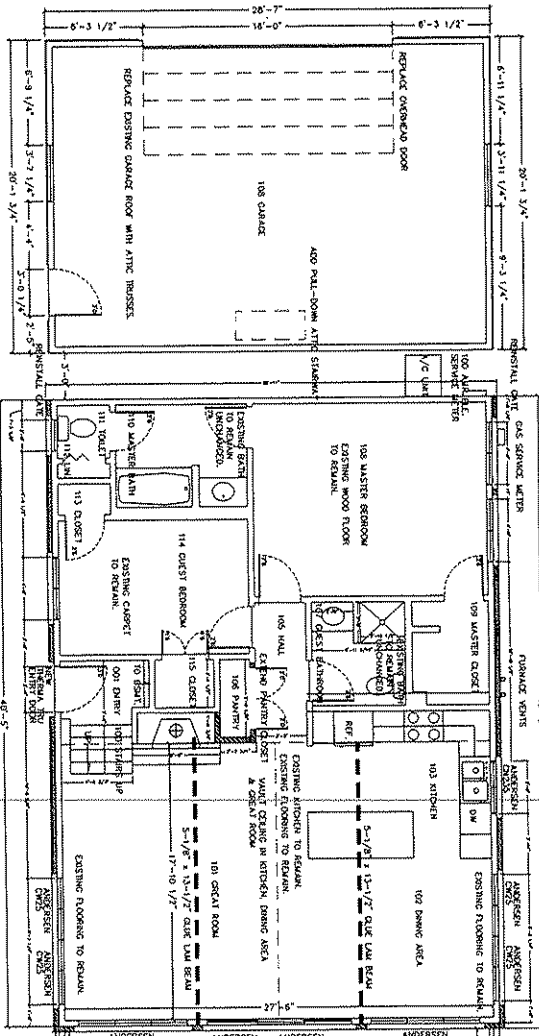
Surveyed by	JRS
Drawn by	RP
Checked by	JRS
Approved by	RP
Field Book	Trimble TSC2
Date	December 14, 2007
Dir.	/dpr/dane/madison
File Name	/sec110718
Date Level (s)	15800
Office Map Number	15800
Sheet	of 1 Sheets

Royal Oak Engineering Inc.
 5610 Medical Circle, Suite 6 Madison Wisconsin 53719
 Phone 274-0500 Fax: 274-4530

Surveyed For:
 Randy Schorr
 Schorr Construction, Inc
 6520 Sunset Drive
 Verona Wisconsin 53593

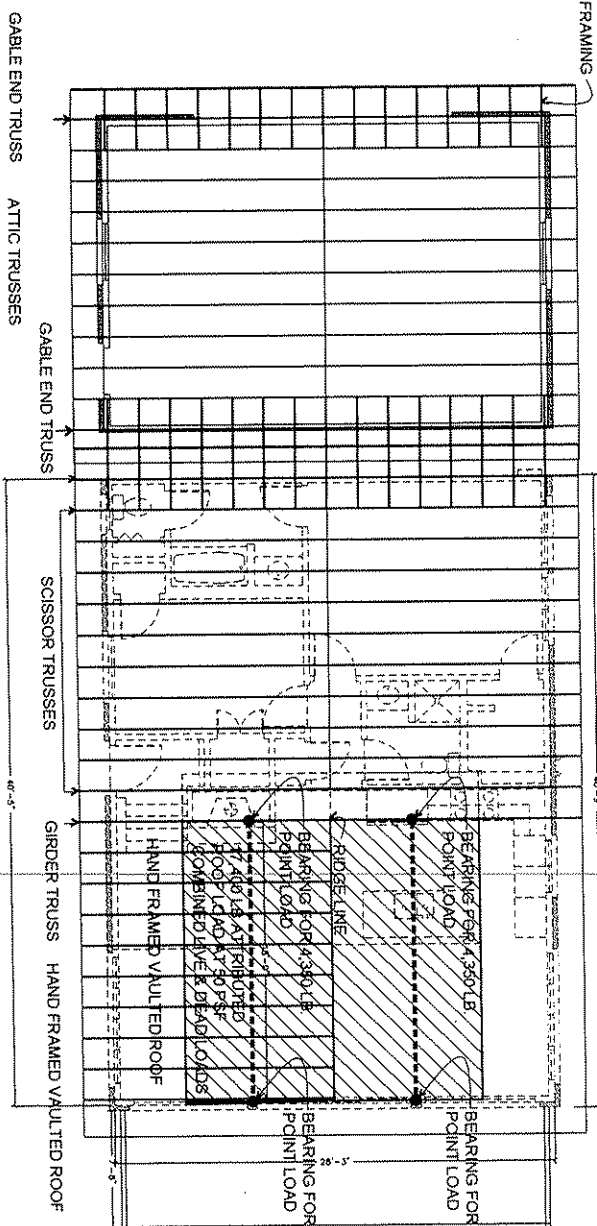


PLOT PLAN SHOWING PROPOSED CHANGES
 SCALE: 1" = 20'



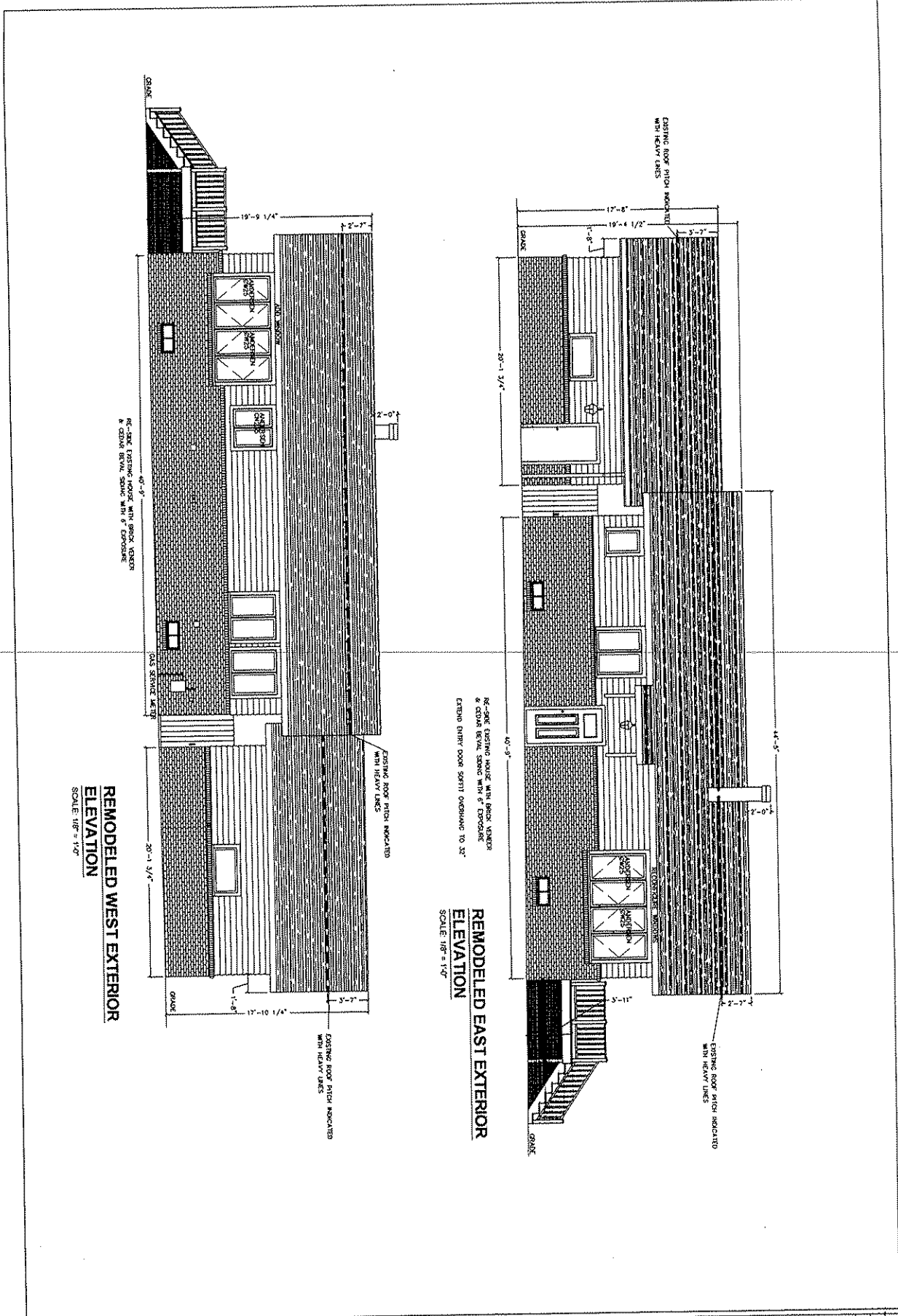
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GABLE END PLAN
SCALE: 1/8" = 1'-0"



2x6 GABLE LADDER FRAMING
SCALE: 1/8" = 1'-0"

FIRST FLOOR ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



A3

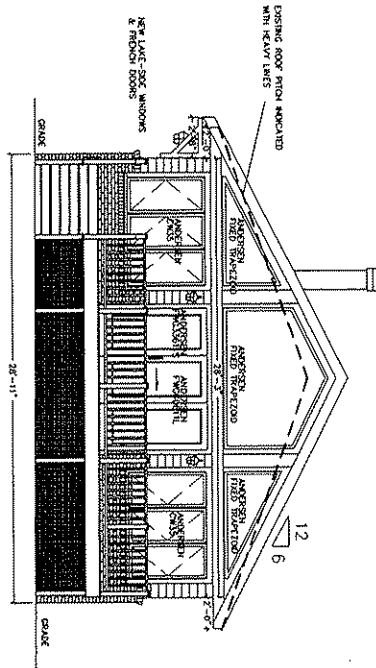
NOV. 6, 2008
SCALE: 1/8" = 1'-0"

Walther Residence Addition

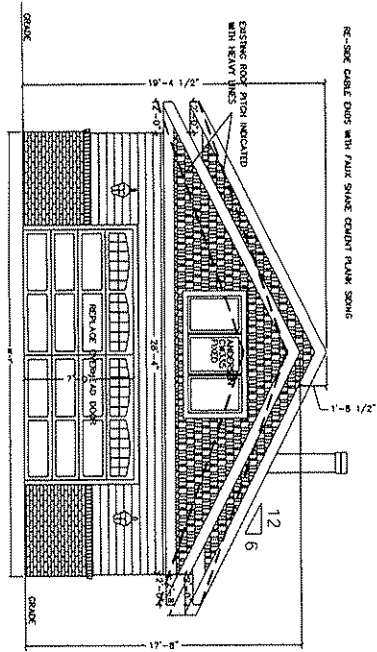
5104 Spring Court, Madison, WI 53705



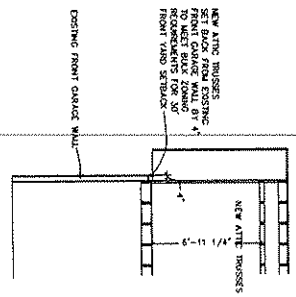
Schorr Construction, Inc.
6520 Sunset Dr.
Verona, WI 53593
(Phone (808)845-3200, Fax (808)846-3223)



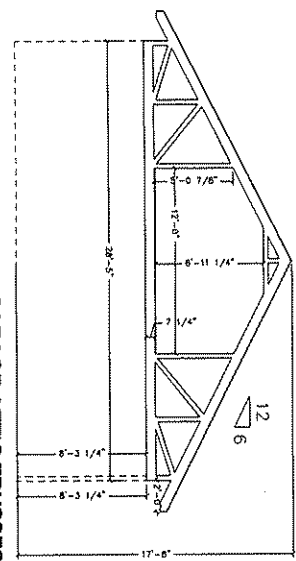
RE-DOOR EXISTING HOUSE WITH BRICK JOISTERS
& CEILING BEVEL SINKING WITH 6" EXPOSED
**REMODELED NORTH
EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"

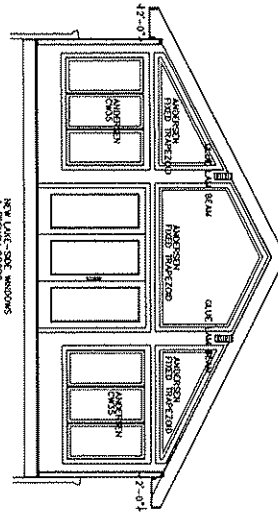


RE-DOOR EXISTING HOUSE WITH BRICK JOISTERS
& CEILING BEVEL SINKING WITH 6" EXPOSED
**REMODELED SOUTH EXTERIOR
ELEVATION**
SCALE: 1/8" = 1'-0"

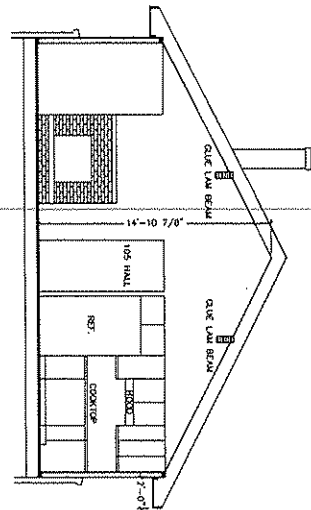


GARAGE ATTIC TRUSSES
SCALE: 1/8" = 1'-0"

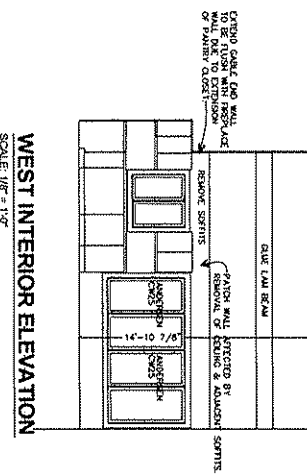




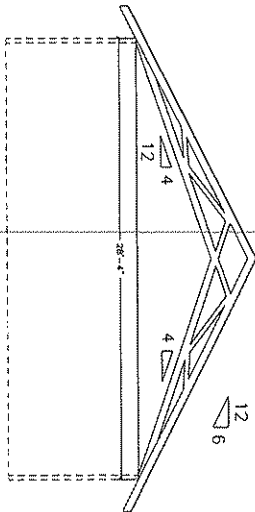
NORTH INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

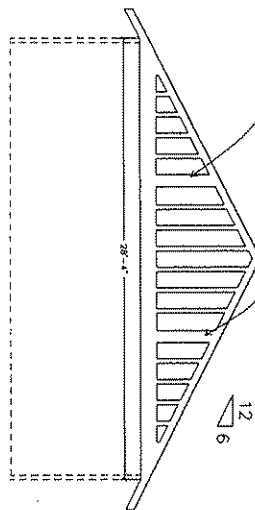


WEST INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

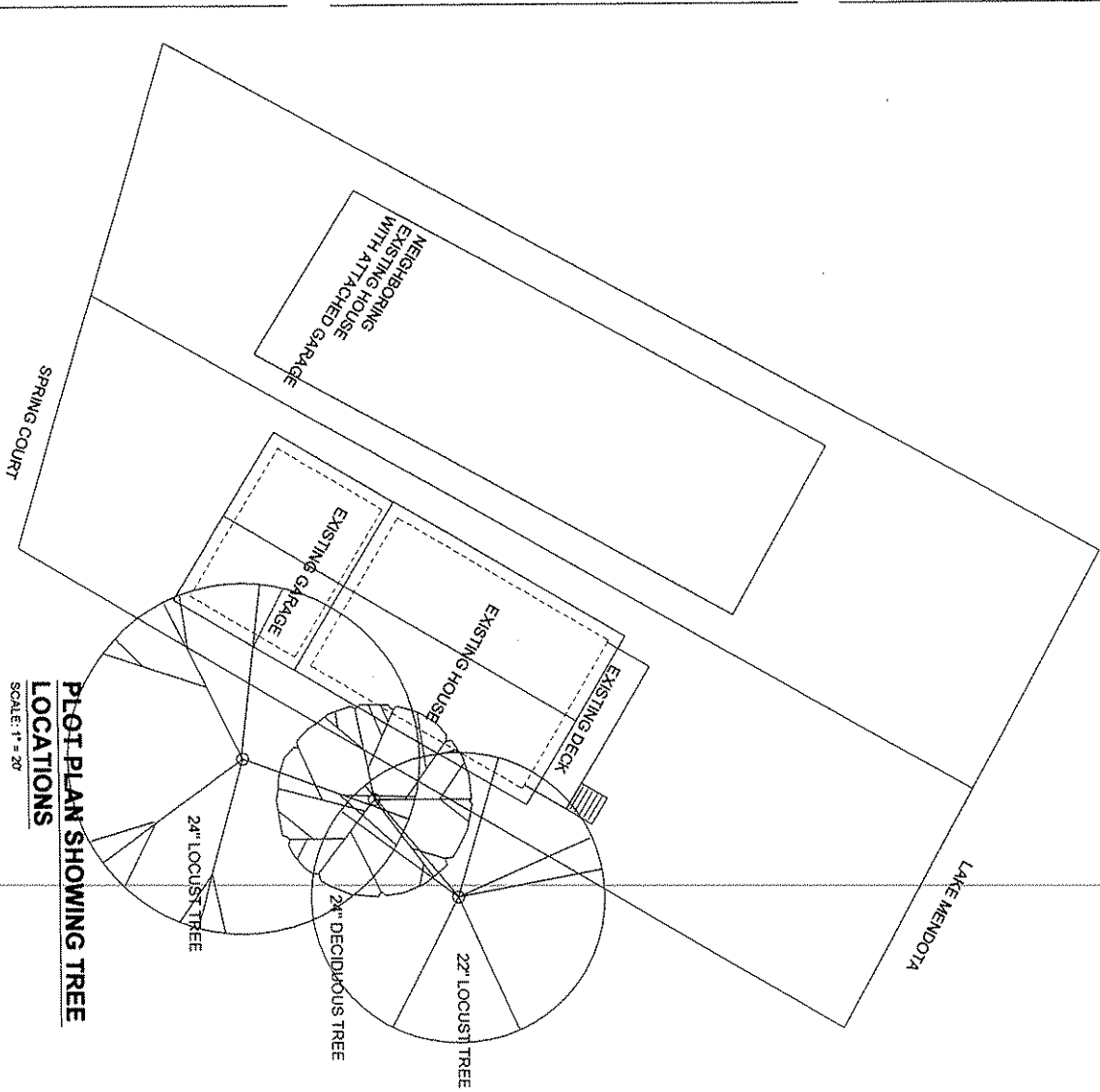


SCISSOR OVERFRAME TRUSSES
SCALE: 1/8" = 1'-0"

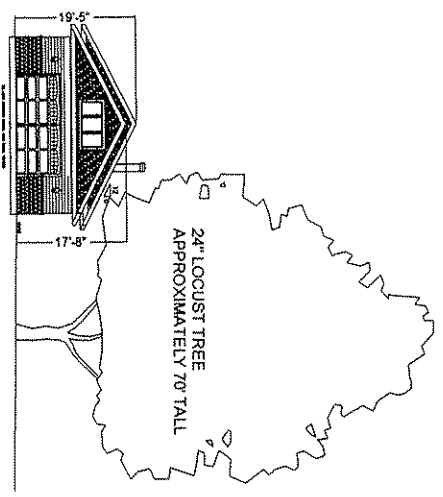
BEARING FOR (2) 4,350 LB.
POINT LOADS
5-1/4" X 11-7/8" LVL,
SUPPORTED ON FACE MOUNTED
SIMPSON HANGER



GIRDER TRUSS
SCALE: 1/8" = 1'-0"




24\"/>



**REMODELED SOUTH EXTERIOR
ELEVATION SHOWING TREE
ADJACENCY**
SCALE: NOT TO SCALE

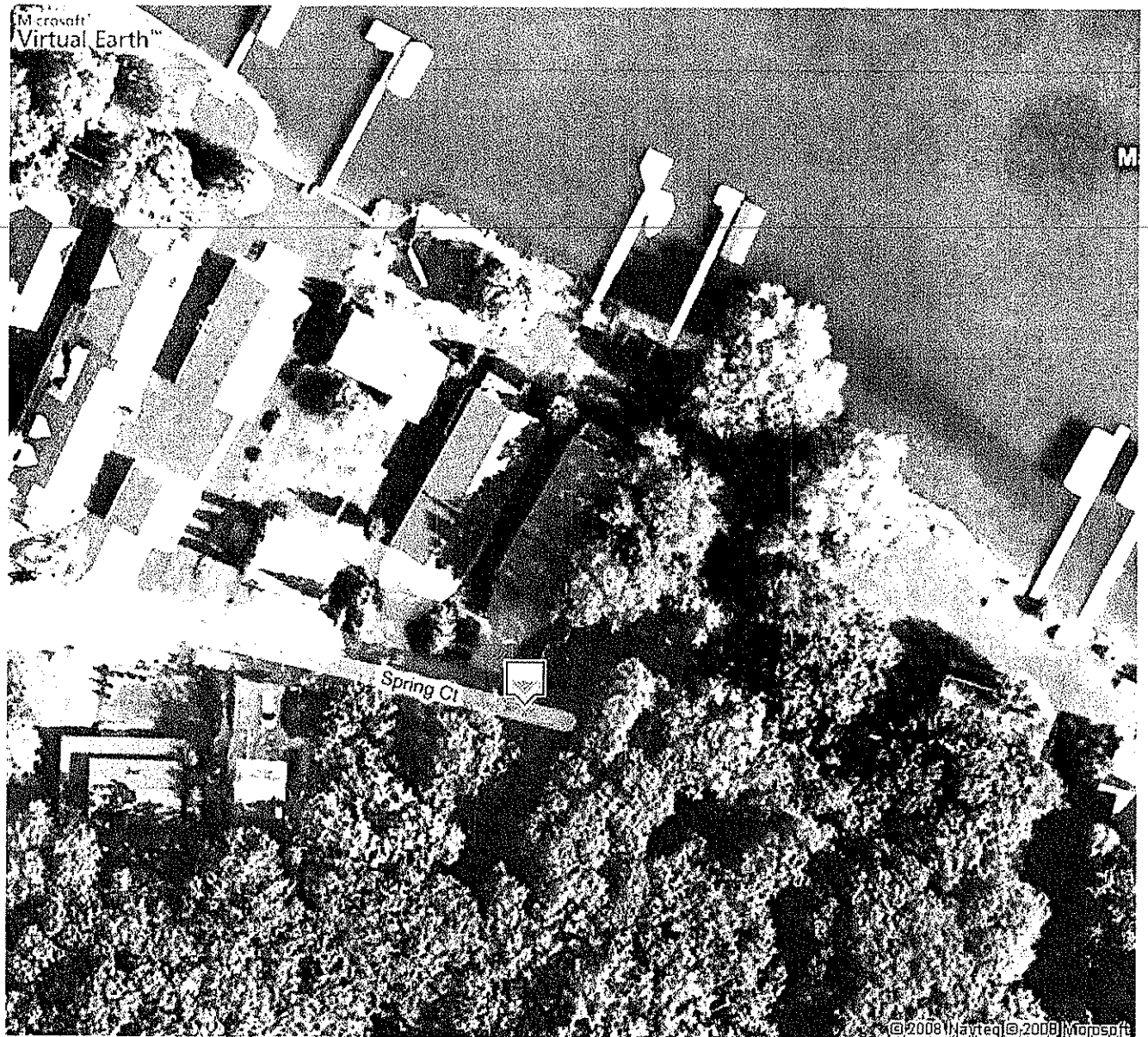
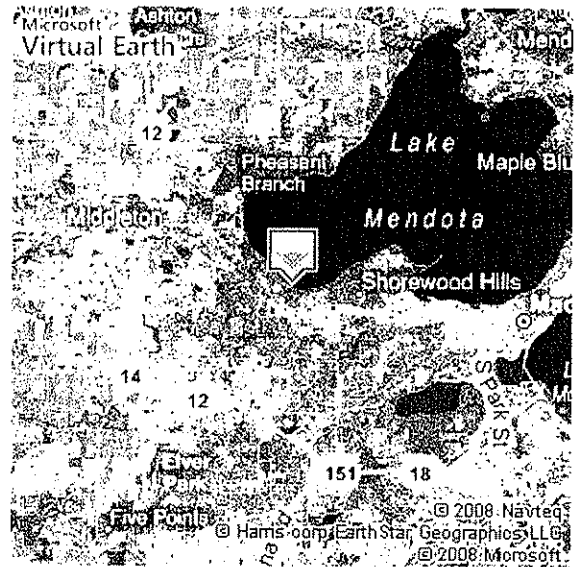
Live Search Maps

 **5104 Spring Ct, Madison, WI 53705-1324**

My Notes

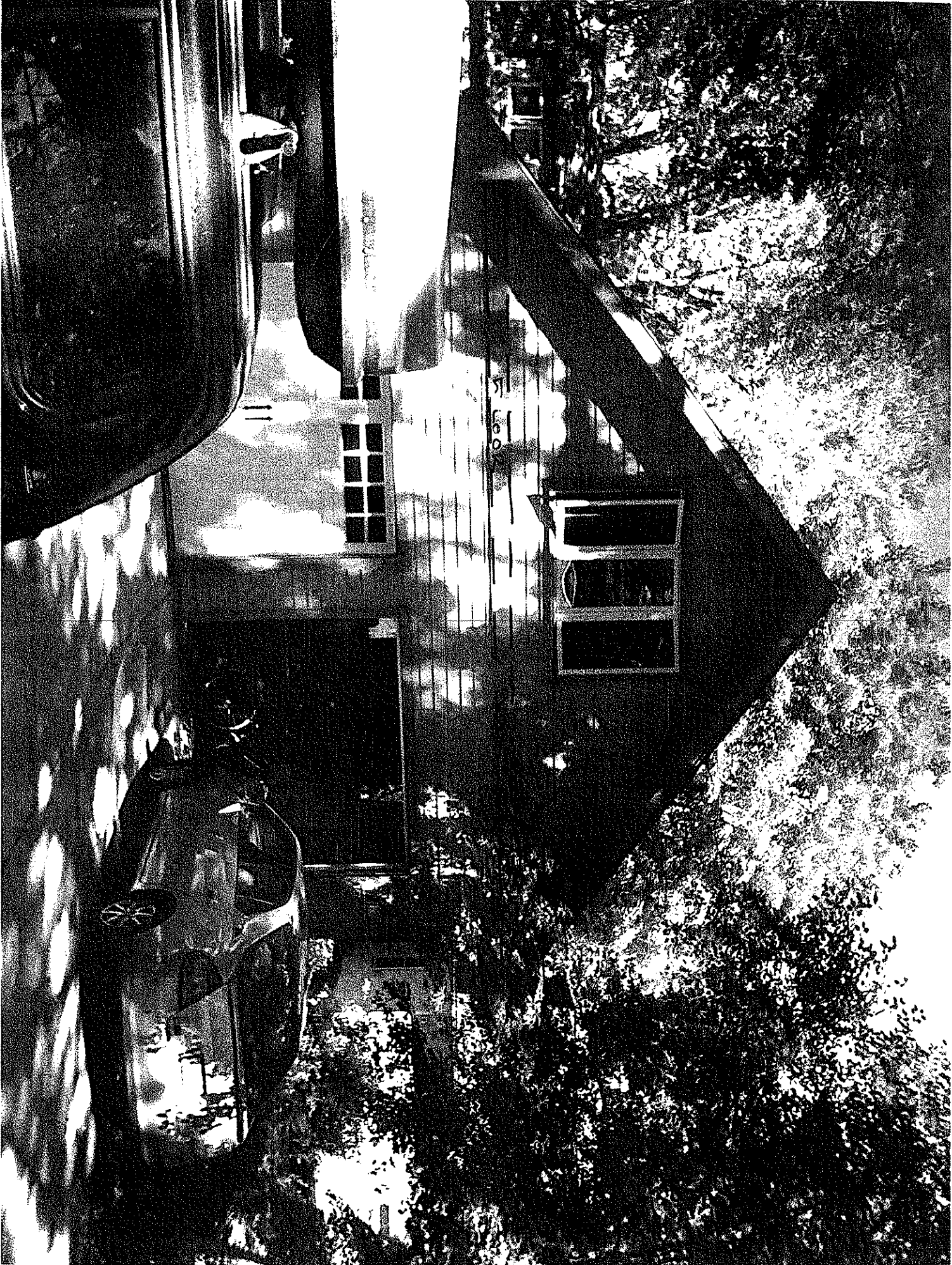
NEIGHBORS VIEW,
LINE OF SIGHT TO LAKE

NEW! Try Live Search 411
Dial 1-800-CALL-411 for latest info

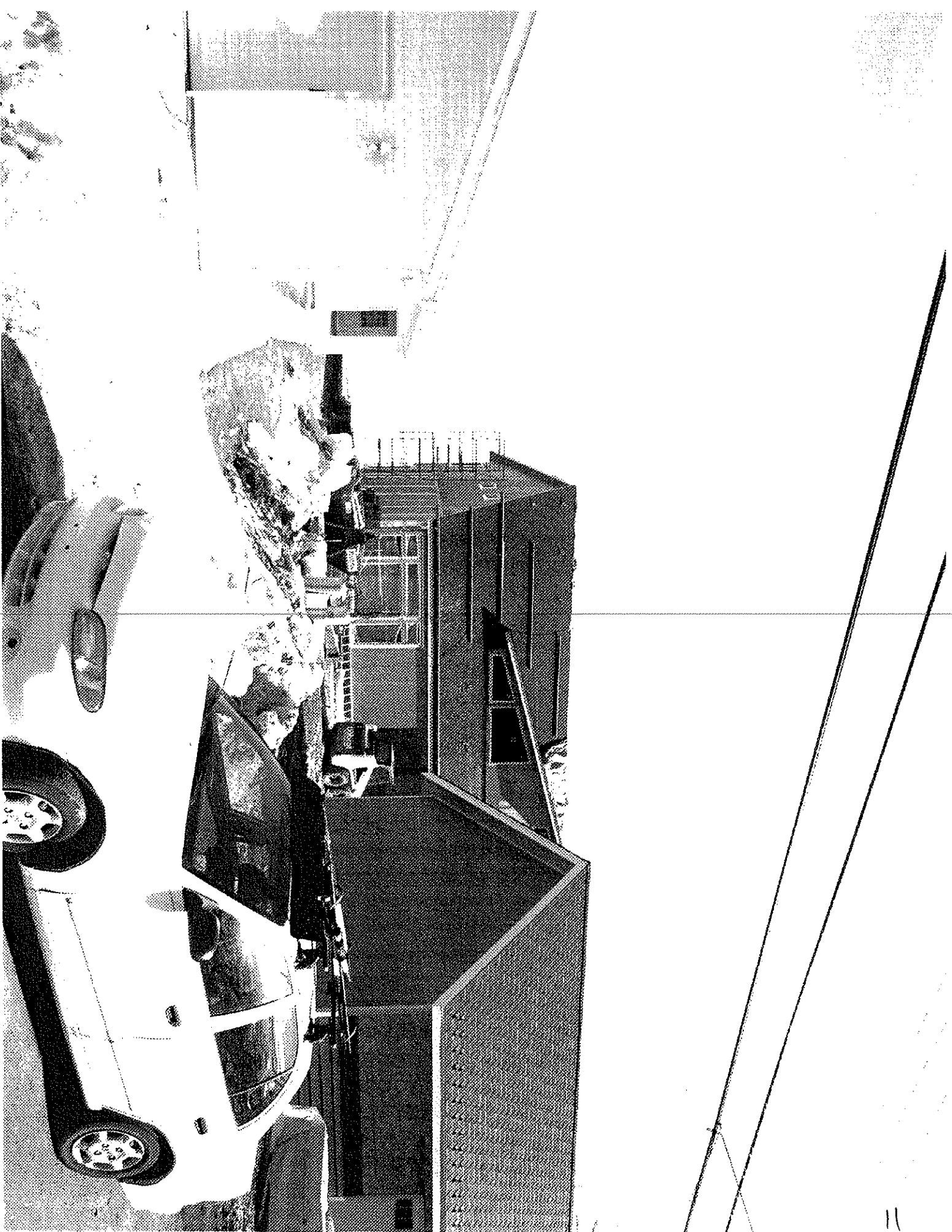


5107 SPRING CT.

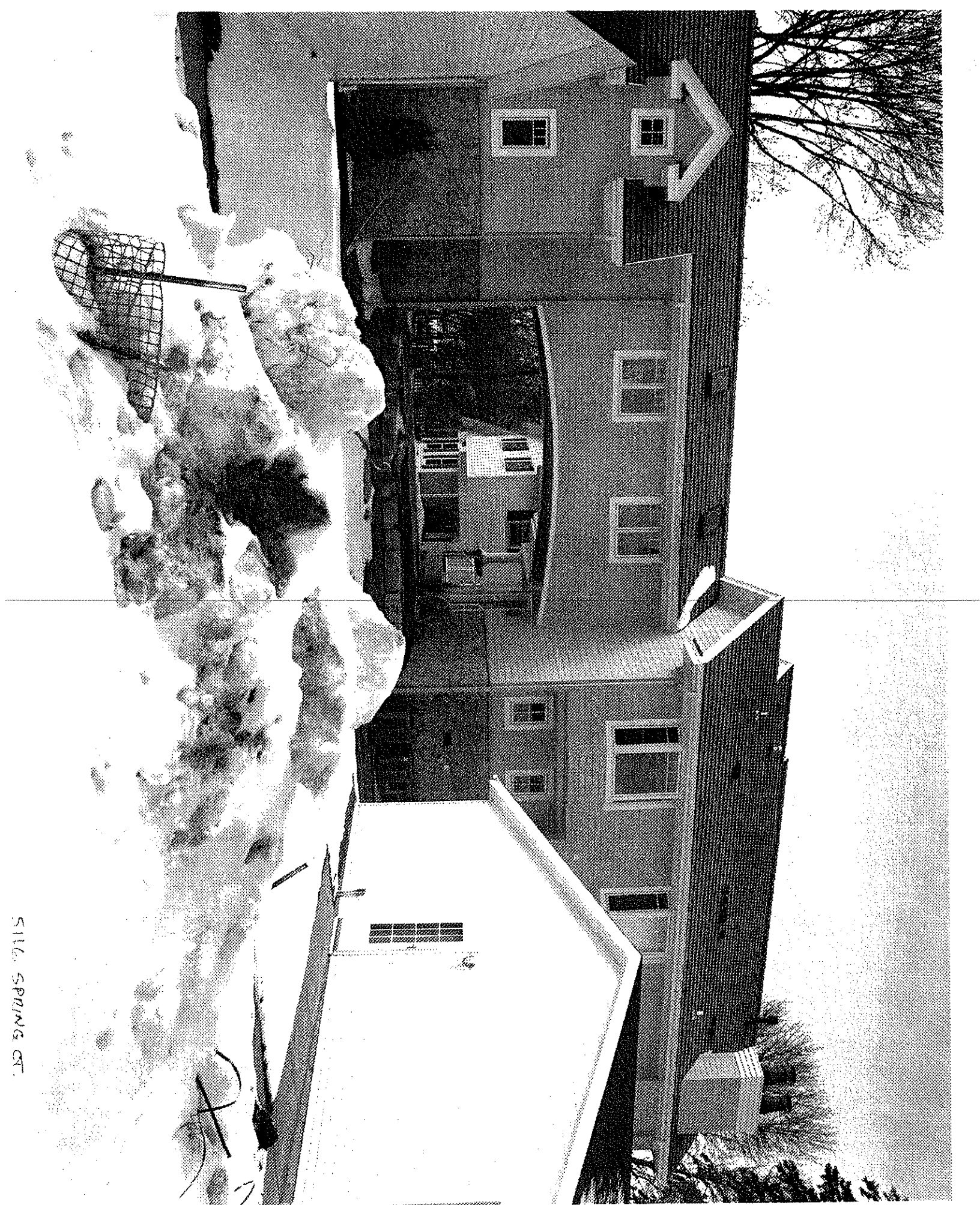




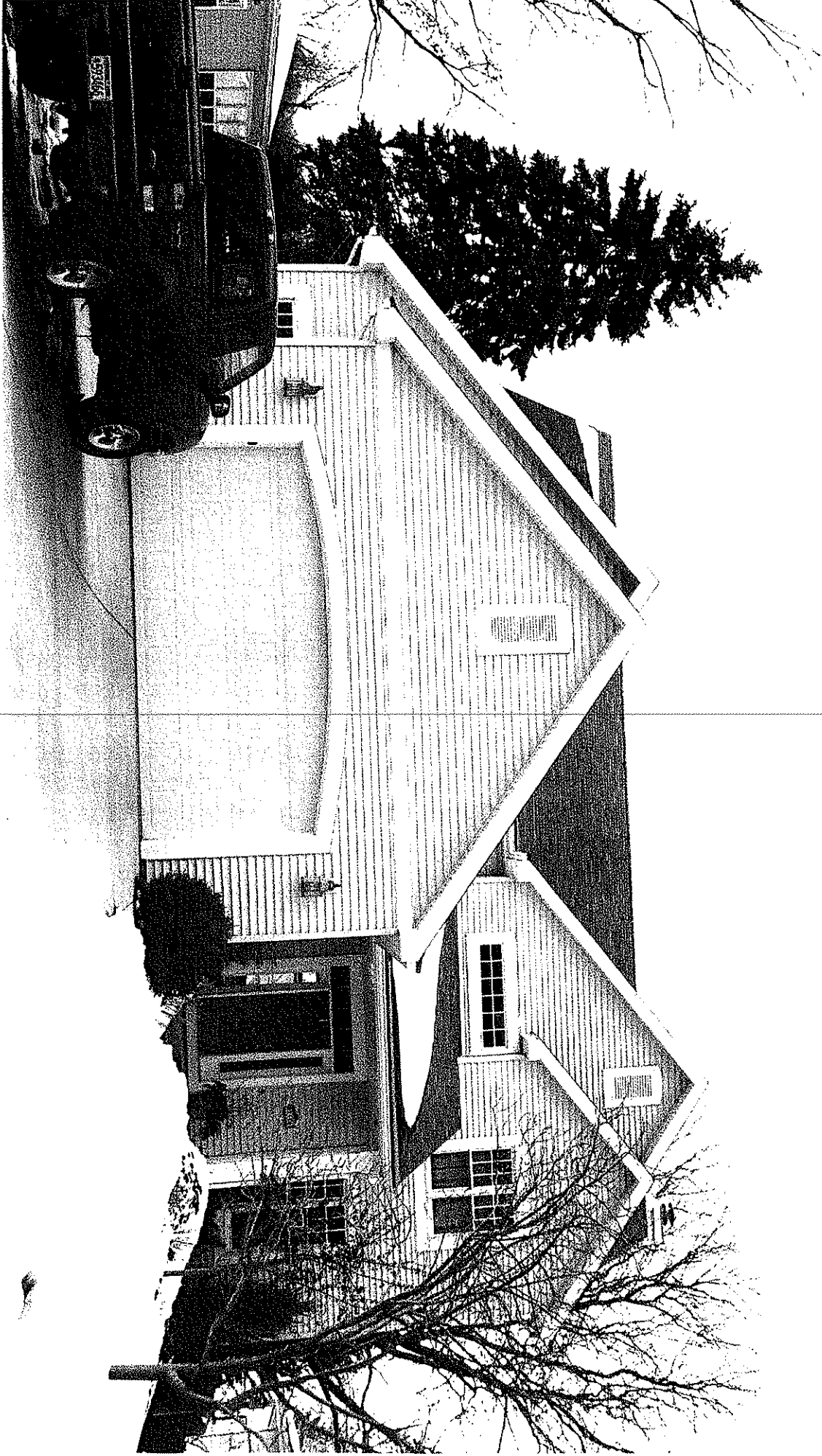
5/21/2016 5:21:05



5110 Service Ct.



5116, SPRING CT.



5214 SPRING CT