

CITY OF MADISON Proposed Demolition & Conditional Use

Location: 5116 Spring Court

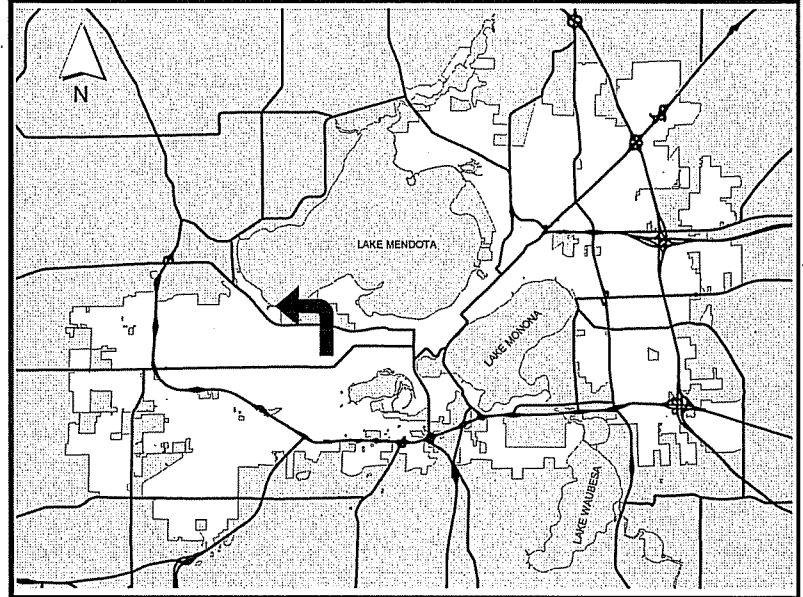
Project Name: Smith House

Applicant: Jason & Lori Smith/
Mark Zingg- Zingg Design

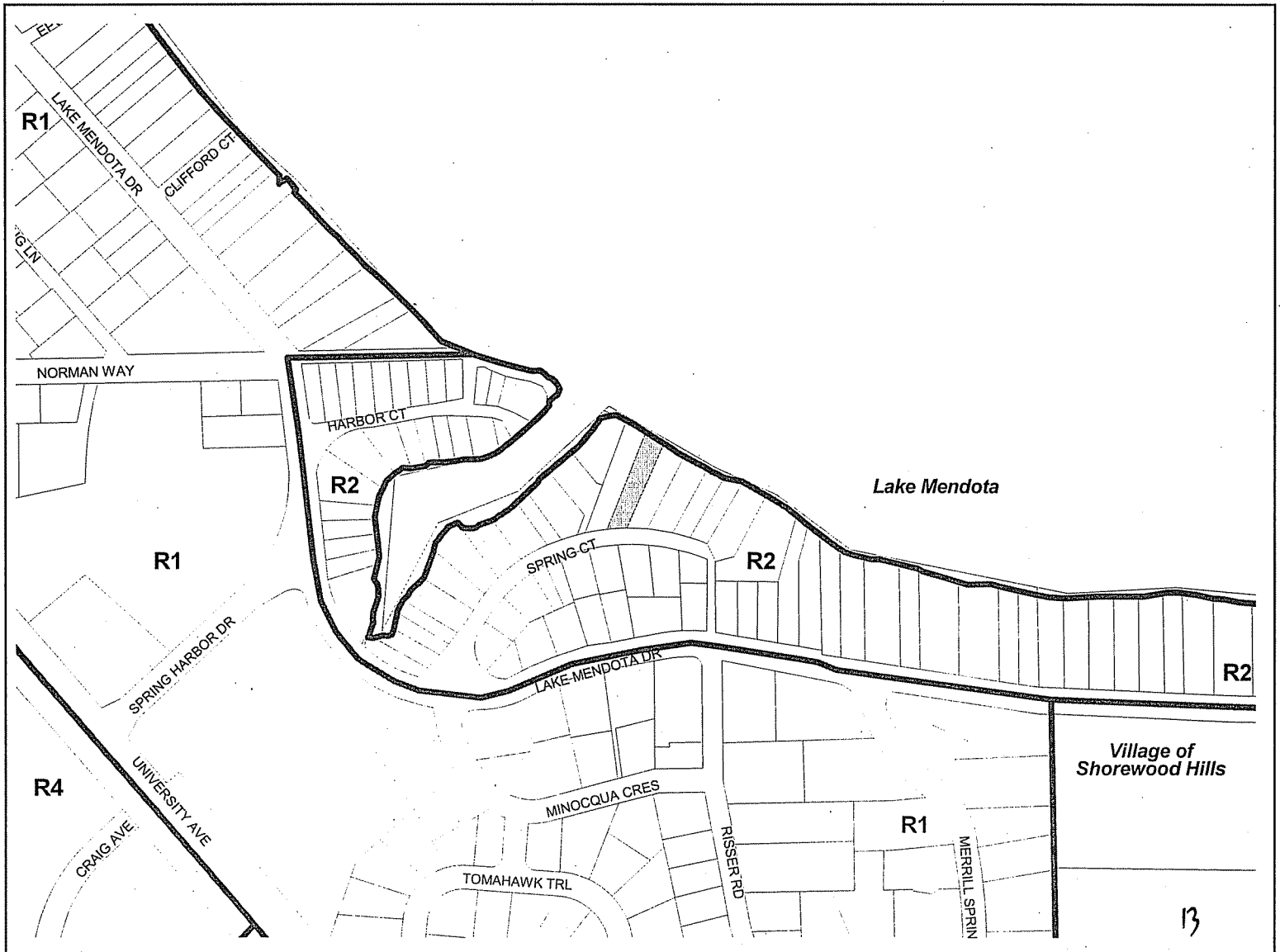
Existing Use: Single Family House

Proposed Use: Demolish House & Build New
Waterfront Home

Public Hearing Date:
Plan Commission 09 January 2006



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



5116 Spring Court

0 100 Feet

Date of Aerial Photography - April 2000



D

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:		66303
Amt. Paid	\$500	Receipt No. 06211
Date Received	needs ZBA 7-27-05	11-16-05
Received By	KW	complete appl. w/ zoning plans.
Parcel No.	0709-184-0117-9	
Aldermanic District	19-Noel Radomski	
GQ	Flood plain	
Zoning District	R-2	
For Complete Submittal		
Application	<input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input checked="" type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<input type="checkbox"/>	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	<input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued	11-21-05	

1. **Project Address:** 5116 SPRING COURT MADISON, WI 53705 **Project Area in Acres:** .244

Project Title (if any): NEW RESIDENCE

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 type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: MARK ZINGG Company: ZINGG DESIGN

Street Address: 6603 UNIVERSITY AVE City/State: MIDWISTON, WI. Zip: 53562

Telephone: (608) 836-1128 Fax: (608) 836-1148 Email: MARK.Z.ZINGGDESIGN.COM

Project Contact Person: GEORGE SOLNER Company: ZINGG DESIGN

Street Address: 6603 UNIVERSITY AVE City/State: MIDWISTON, WI. Zip: 53562

Telephone: (608) 836-1128 Fax: (608) 836-1148 Email: GEORGES.ZINGGDESIGN.COM

Property Owner (if not applicant): JASON & LORI SMITH

Street Address: 5116 SPRING COURT City/State: MADISON, WI. Zip: 53705

4. Project Information:

Provide a general description of the project and all proposed uses of the site: THIS WILL BE A NEW RESIDENCE BUILT ON AN EXISTING SITE. EXISTING RESIDENCE WILL BE RAISED.

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.
- Filing Fee:** \$ 500 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 (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.
- 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 _____ 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 _____ Date _____

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

Printed Name MARK ZILG Date 7.27.05
 Signature *Mark R. Zilg* Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner *Mark R. Zilg* Date 7.27.05
Jay [Signature] 11/16/05

October 6, 2005

City of Madison Plan Commission
Letter of Intent

To Whom It May Concern:

Thank you for giving Zingg Design this opportunity to present the proposed details of this project. This will be a new residence, located at 5116 Spring Court, Madison, WI 53705. The house will consist of one 3-car detached garage and a new residence, connected by a two-level covered corridor. Both structures will have lower level basements. The existing garage and dwelling structures will be raised, and the old site will be prepped for the new residence as per the attached plans.

- Construction Schedule
 - Mid March 2006 Demolition
 - Mid April 2006 Begin construction
 - Mid November 2006 Construction complete
- Consultants
 - Architect – Zingg Design
 - Builder – T.B.D.
 - Landscaping – The Bruce Company
 - Civil Engineer – Held Engineering
 - Structural Engineer – SRI
 - Soil Engineer – CGC, Inc.
- Use of Property
 - Current: Residential
 - Future: Residential
- Square Footage of Site
 - 10,636.0 square feet
- Number of Dwelling Units
 - 1 Single Family Unit
- Number of Bedrooms
 - 4 Bedrooms
- Gross Square Footage of Existing Building
 - 1449.0 square feet
- Gross Square Footage of Proposed Building
 - 4221.6 square feet

Please do not hesitate to call with any questions (608)836-1128. Thank you again for taking the time to review this project.

Sincerely,

George Solner

JASON & LORI SMITH RESIDENCE

PLAN COMMISSION

PROPOSED RESIDENCE :

OWNER:
JASON & LORI SMITH

**5116 SPRING COURT
MADISON, WISCONSIN**

DATE: NOVEMBER 09, 2005
REVISED : X. X, 2005

CONSULTANTS:

BUILDER :
TO BE DETERMINED
= = =

STRUCTURAL ENGINEER :
SRI DESIGN
1000 W. WISCONSIN AVENUE
MIDDLETON, WISCONSIN 53562
TEL: 608-836-1128
FAX: 608-836-1128

CIVIL ENGINEER :
HELD ENGINEERING
1000 W. WISCONSIN AVENUE
MIDDLETON, WISCONSIN 53562
TEL: 608-836-1128
FAX: 608-836-1128

LANDSCAPE
THE BRUCE COMPANY
1000 W. WISCONSIN AVENUE
MIDDLETON, WISCONSIN 53562
TEL: 608-836-1128
FAX: 608-836-1128

SOIL ENGINEER :
CGG, INC.
1000 W. WISCONSIN AVENUE
MIDDLETON, WISCONSIN 53562
TEL: 608-836-1128
FAX: 608-836-1128

INDEX TO DRAWINGS

ARCHITECT:

- SW.1 SITE PLAN AND ADJACENT HOMES SETBACK PLAN
- SW.2 GRADING AND EROSION CONTROL PLAN
- SW.3 SITE PLAN AND SITE INFORMATION
- SW.4 SITE DEMOLITION PLAN
- L-1 LANDSCAPE PLAN
- A1.0 LOWER FLOOR PLAN
- A1.1 MAIN FLOOR PLAN
- A1.2 UPPER FLOOR PLAN
- A4.1 ELEVATIONS
- A4.2 ELEVATIONS
- A4.3 BUILDING SECTIONS
- A4.4 ADJACENT BUILDING PROFILES



ZINGG
ARCHITECTURE

ARCHITECTURE ■ INTERIOR DESIGN ■ PLANNING
6603 UNIVERSITY AVENUE ■ MIDDLETON, WISCONSIN 53562 ■ PH: 608-836-1128 ■ FAX: 608-836-1148

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CONSULTANT	



ZINGG
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2023 University Avenue
Madison, Wisconsin 53706
Tel: 608-238-7488
www.zingg.com

**PROPOSED
LAKE HOUSE
SMITH RESIDENCE**

2023 UNIVERSITY COURT
MADISON, WI 53706
SHEET TITLE

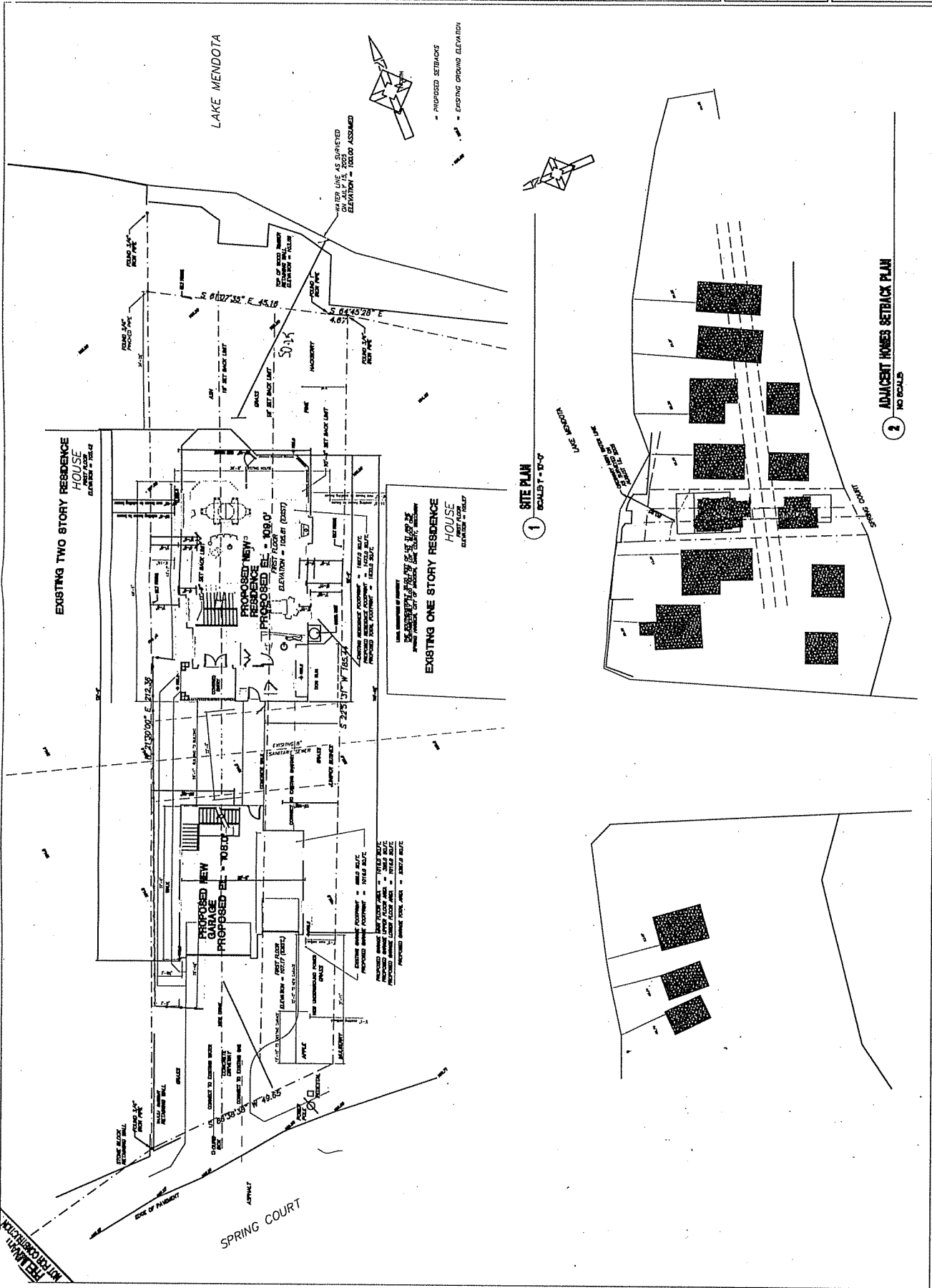
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SW.1

SHEET NUMBER

ZINGG ARCHITECTURE



13



ZING ARCHITECTURE
ARCHITECTURE
INTERIOR DESIGN
PLANNING

5085 University Avenue
Madison, WI 53706
Phone: 608-263-8300
Fax: 608-263-1888
www.zingarch.com

PROJECT

PROPOSED
LAKE HOUSE
SMITH RESIDENCE

DRG. LINDA COURT
MADISON, WI 53706
SHEET TITLE

GRADING PLAN
EROSION CONTROL

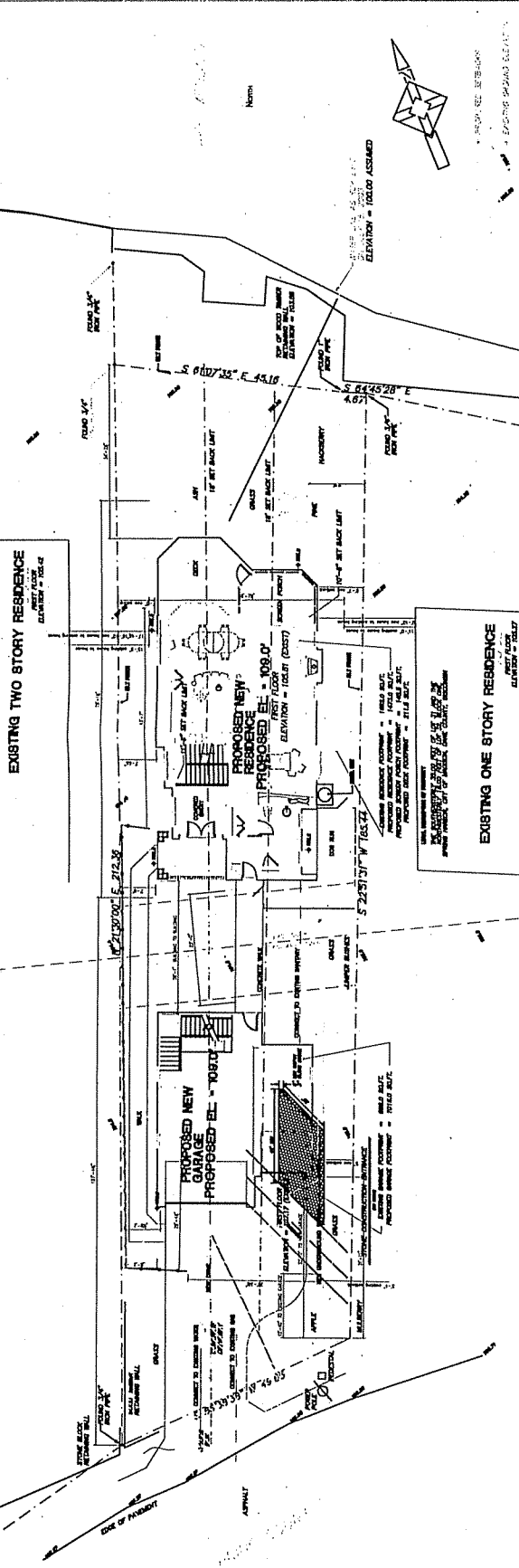
NOTES

DATE	11/02/05
DATE	
REVISIONS	001
DRAWN BY	GRZAC
CHECKED BY	SEE PLAN
<small>THIS PLAN IS THE PROPERTY OF ZING ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZING ARCHITECTURE.</small>	

SHEET NUMBER

SW.2

ZING DESIGN © 005



① SITE PLAN
SCALE = 1" = 10'-0"

REVISIONS
 1. LAYOUT PLAN (1/10/05)
 2. LAYOUT PLAN (1/10/05)

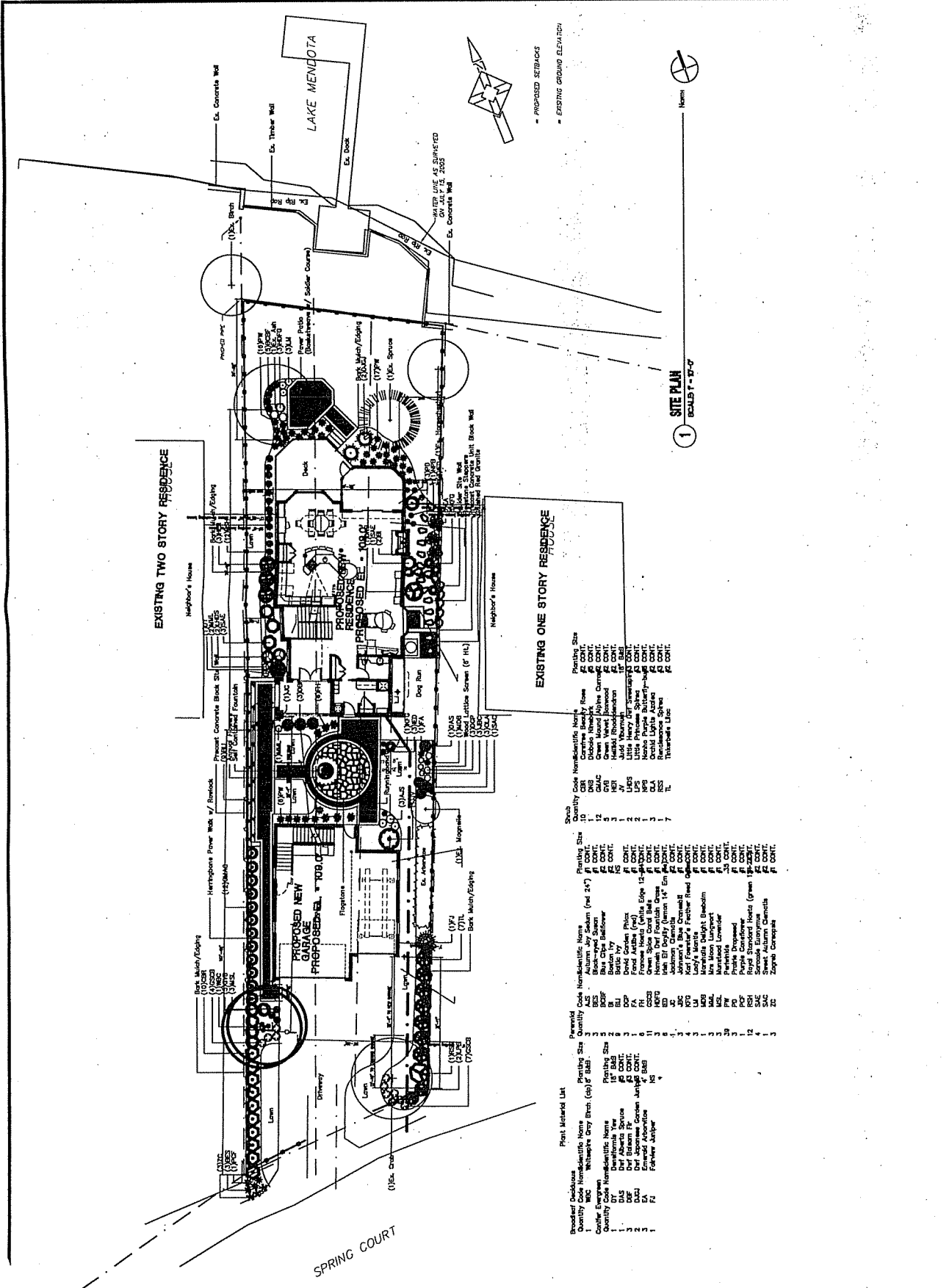
CONSULTANT
The Bruce Company
 1000 UNIVERSITY AVENUE
 ANN ARBOR, MI 48106
 TEL: 734.769.1000
 FAX: 734.769.1001
 WWW.BRUCECOMPANY.COM

ZIAOQ
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 6000 UNIVERSITY AVENUE
 ANN ARBOR, MI 48106
 TEL: 734.769.1000
 FAX: 734.769.1001
 WWW.ZIAOQ.COM

PROJECT
**PROPOSED
 LAKE HOUSE
 SMITH RESIDENCE**
 600 SPRING COURT
 JACKSON, MI 48602
 SHEET TITLE
LANDSCAPE PLAN

NOTES
 1. SEE ALL NOTES ON PREVIOUS SHEETS.
 2. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.

DATE: 1/10/05
 DRAWN BY: GRACE
 SCALE: SEE PLAN
 SHEET NUMBER: 1/1
 2000 DESIGN © 2005



Plant Material List	Quantity	Code	Scientific Name	Planting Size	Planting Spacing
Front Yard	1	100	Quercus macrocarpa	18" Ball	10' x 10'
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REVISIONS

CONSULTANT



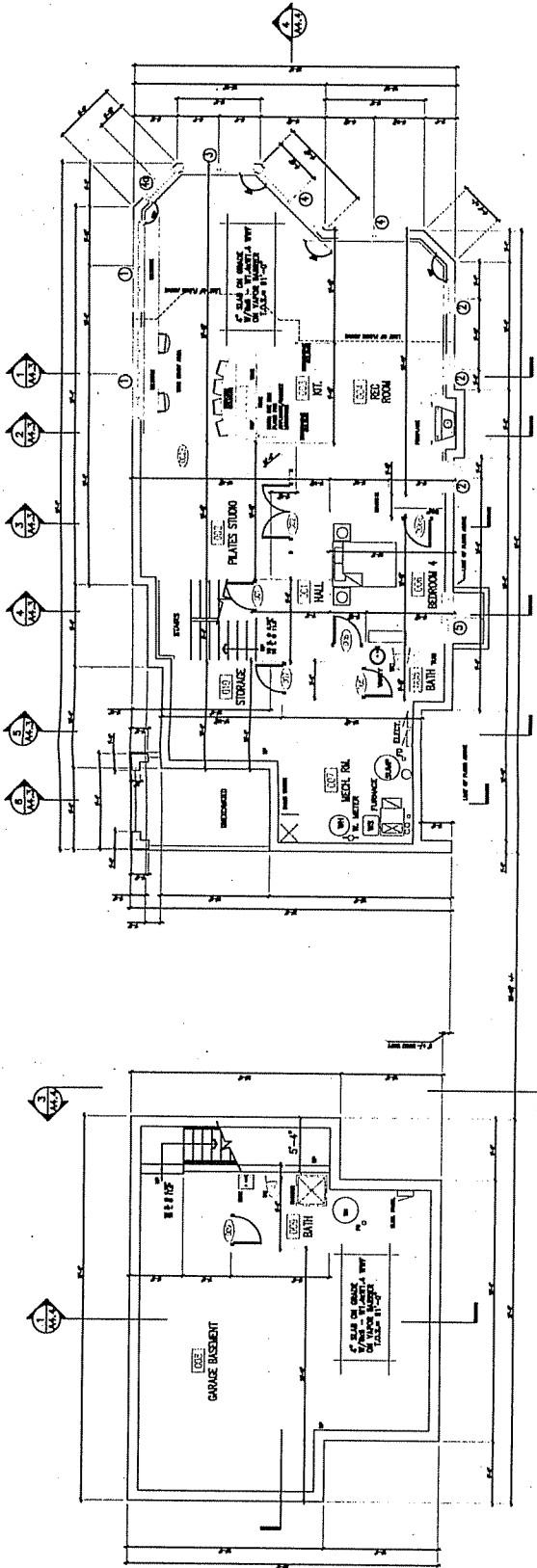
ZINGG
ARCHITECTURE
INTERIOR DESIGN
PLANNING
1000 University Avenue
Madison, Wisconsin 53706
Phone: 608-263-4828
Fax: 608-263-8810
www.zinggdesign.com

PROJECT
PROPOSED
LAKE HOUSE
SOUTH RESIDENCE
200 SPRING COURT
MADISON, WI 53705
SHEET TITLE

FOUNDATION PLAN
BASEMENT PLAN
NOTES

DATE	TUD/05
DATE	
FILE NUMBER	0008
DRAWN BY	AJC/GS
SCALE	SEE PLAN
SEE THE GENERAL CONTRACT DOCUMENTS FOR ALL NOTES AND SPECIFICATIONS	

SHEET NUMBER
A1.0
ZINGG DESIGN © 2005



1 LOWER FLOOR PLAN
SCALE 3/8" = 1'-0"
LOWER FLOOR AREA - 1,000 GROSS SQ. FT.
GARAGE BASEMENT - 1,000 GROSS SQ. FT.

REVISIONS

CONSULTANT



ZING DESIGN
ARCHITECTURE
INTERIOR DESIGN
PLANNING

6000 University Avenue
Madison, Wisconsin 53706
Tel: 608-480-9486
www.zingdesign.com

PROJECT
PROPOSED LAKE HOUSE SOUTH RESIDENCE

500 SPRING COURT
MADISON, WI 53705

SHEET TITLE
MAIN FLOOR PLAN

NOTES

DATE 11/09/08

DATE

FILE NUMBER 0008

SCALE 1/8" = 1'-0"

DRAWN BY SEE PLAN

SCALE 1/8" = 1'-0"

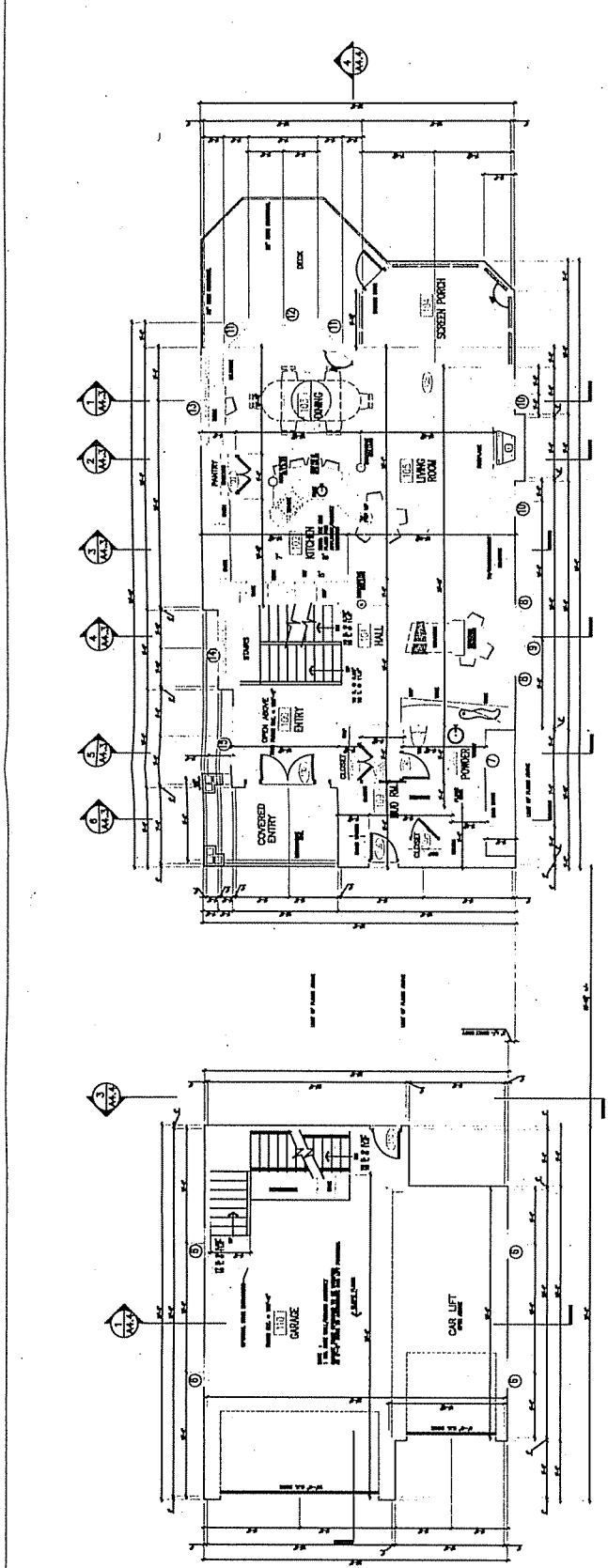
DATE 11/09/08

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PROJECT NUMBER

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ZING DESIGN © 2008




NO.	SYMBOL	DESCRIPTION	DATE	BY	CHKD.
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REVISIONS

CONSULTANT



ZINGG DESIGN
ARCHITECTURE
INTERIOR DESIGN
PLANNING

1000 University Avenue
Madison, WI 53706
Phone 608-265-0022
Fax 608-265-9498
www.zinggdesign.com

PROJECT
**PROPOSED
LAKE HOUSE
SMITH RESIDENCE**

500 SPRING COURT
MADISON, WI 53705
SHEET TITLE
UPPER FLOOR PLAN

DATE: 09/24/05

DATE:

FILE NUMBER:

DRAWN BY:

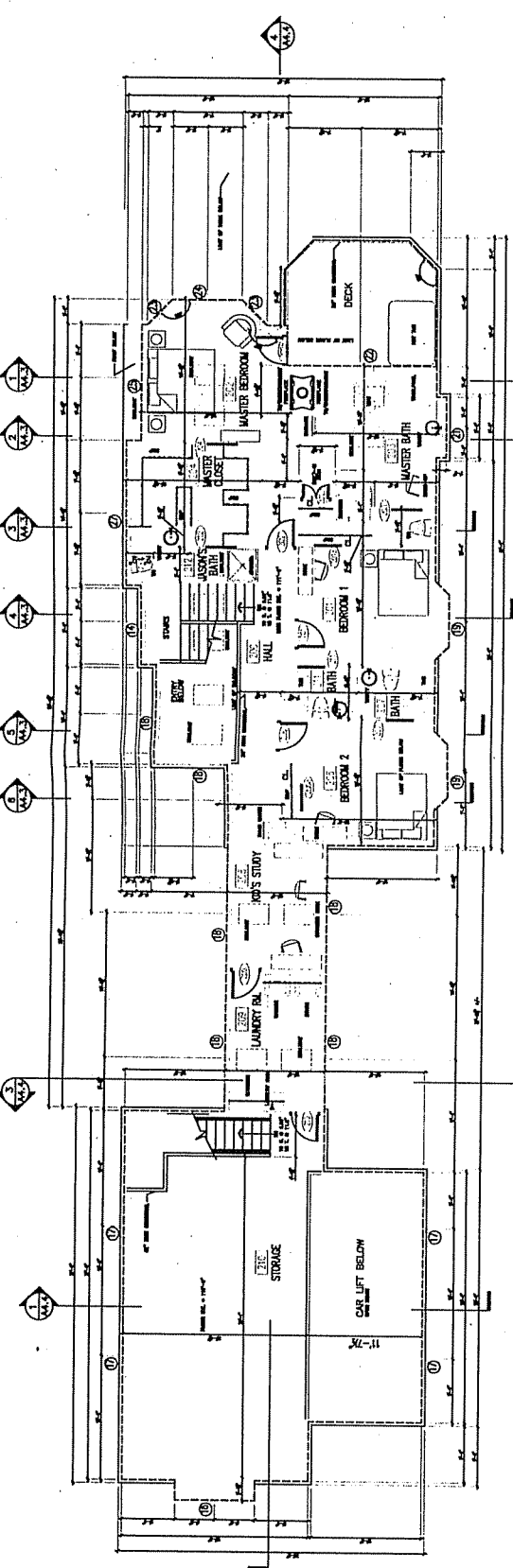
SCALE:

SEE PLAN

A1.2

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SHEET NUMBER



UPPER FLOOR AREA : 4,080 SQUARE FEET.
UPPER GARAGE STORAGE : 800 SQUARE FEET.

1 UPPER FLOOR PLAN
SCALE: 3/8" = 1'-0"

WINDOW SIZES
WINDOW SIZES ARE MINIMUM
VERIFY WITH SELECTED SUPPLIER

①	6'-6" x 1'-8"
②	2'-0" x 1'-8"
③	6'-0" x 1'-8"
④	7'-0" x 1'-8"
⑤	3'-6" x 3'-0"
⑥	2'-0" x 3'-4"
⑦	2'-0" x 2'-8"
⑧	2'-0" x 4'-8"
⑨	6'-0" x 3'-8" BAY
⑩	6'-10" x 8'-8"
⑪	2'-8" x 8'-8"
⑫	6'-8" x 3'-4"
⑬	4'-4" x 2'-0"
⑭	4'-4" x 5'-8"

SEE BUILDING ELEVATIONS FOR WINDOW PROFILES

⑮	7'-0" x 5'-0"
⑯	2'-0" x 2'-8"
⑰	5'-8" x 3'-0"
⑱	6'-0" x 3'-8" BAY
⑲	2'-0" x 4'-0"
⑳	4'-4" x 1'-8"
㉑	6'-0" x 8'-0" CURVE TOP
㉒	2'-8" x 5'-10"
㉓	6'-0" x 8'-8" CURVE TOP
㉔	6'-8" x 1'-8"
㉕	2'-0" x 3'-8"
㉖	4'-4" x 3'-8"

NOTHING TO BE SHOWN UNTIL CONTRACT IS SIGNED

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PROJECT

PROPOSED
LAKE HOUSE
SMITH RESIDENCE

NEW BRUNSWICK COUNTY
MADISON, WISCONSIN
SHEET TITLE

ELEVATIONS

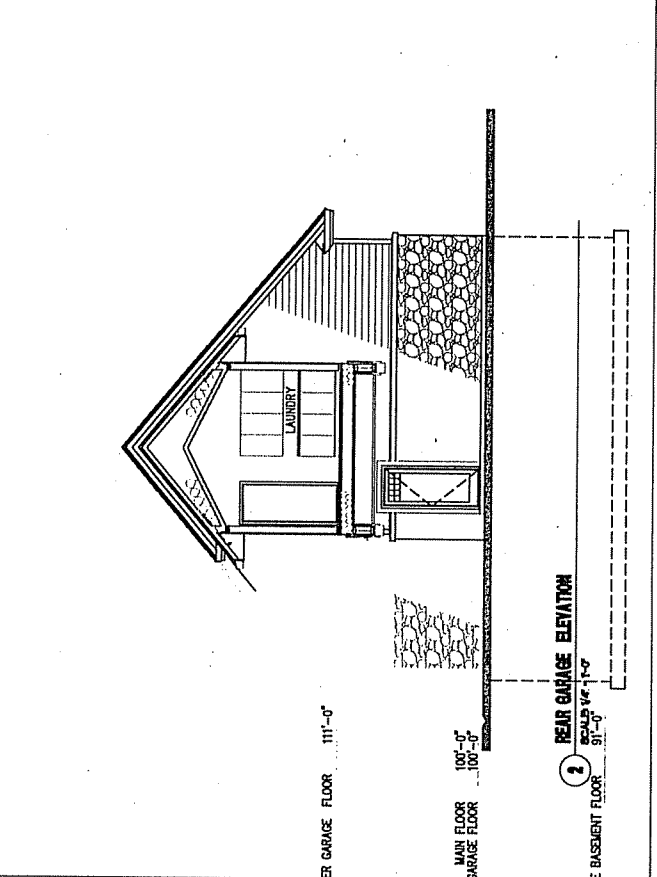
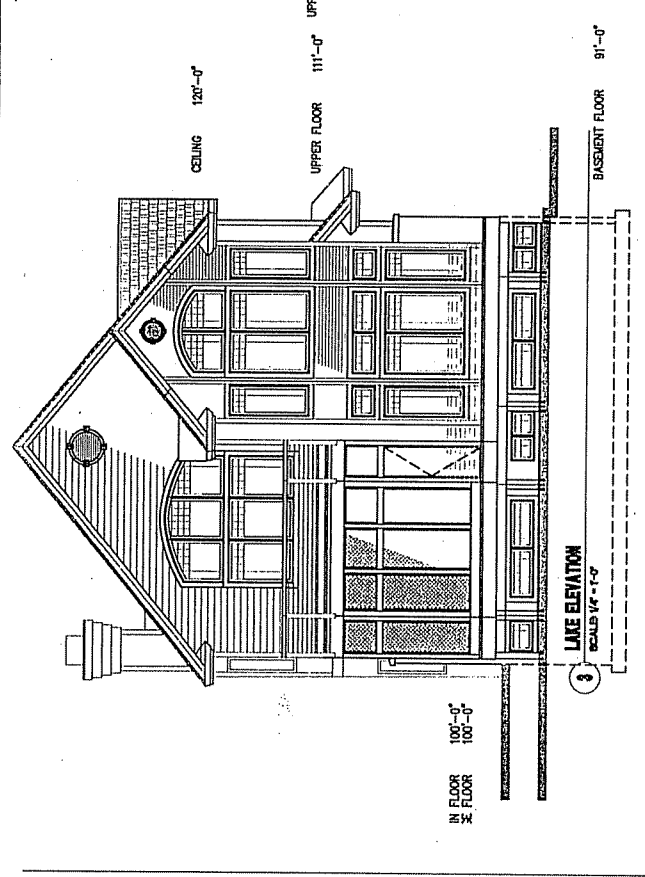
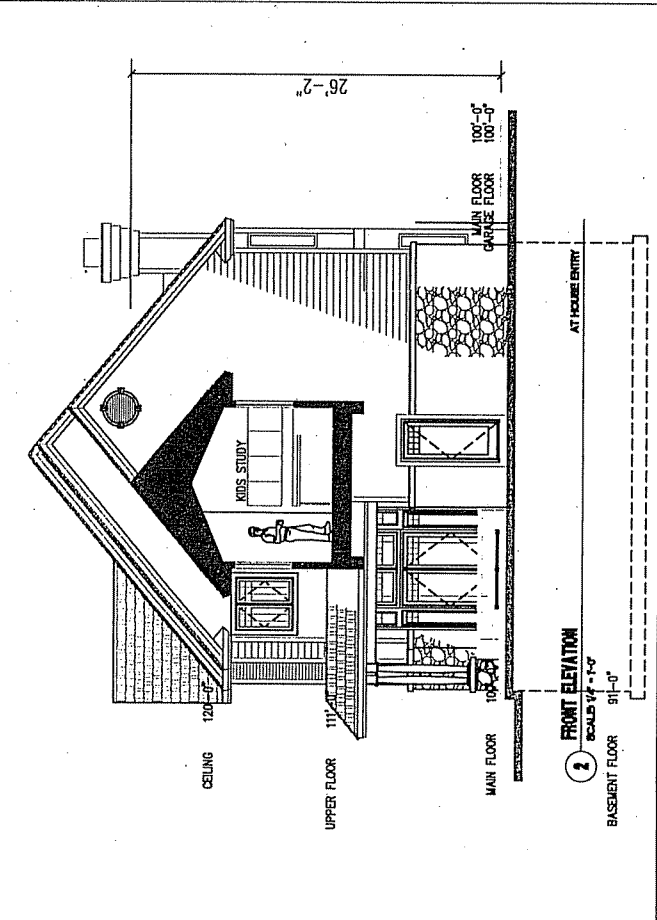
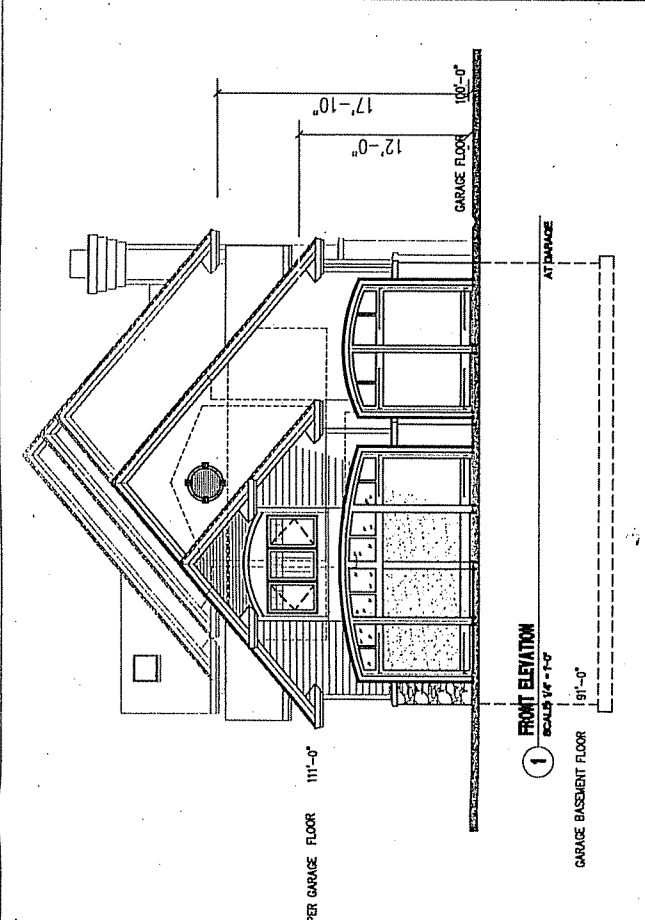
NOTES

DATE	10/26/06
DATE	
FILE NUMBER	
DATE	
FILE NUMBER	
DATE	
FILE NUMBER	
DATE	
FILE NUMBER	

SHEET NUMBER

A4.1

THORNTON DESIGN GROUP



CONSULTANT



ZINGG DESIGN
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2000 University Avenue
Madison, WI 53706
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Fax: 608-839-1448
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PROJECT
PROPOSED
LAKE HOUSE
SMITH RESIDENCE

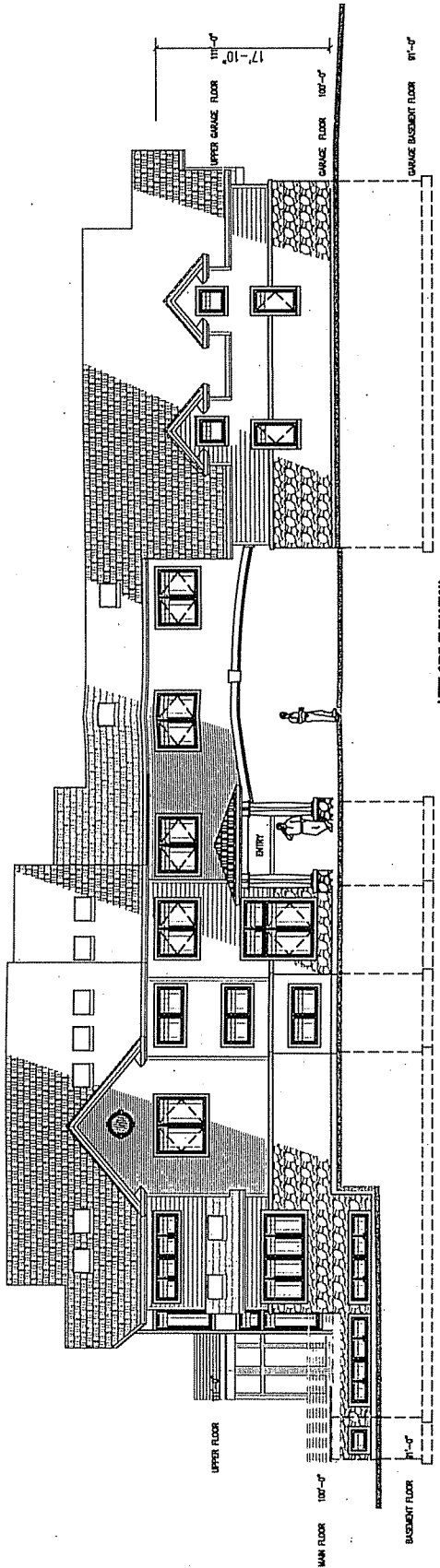
200 SPRING COURT
MADISON, WI 53705

SHEET TITLE
ELEVATIONS

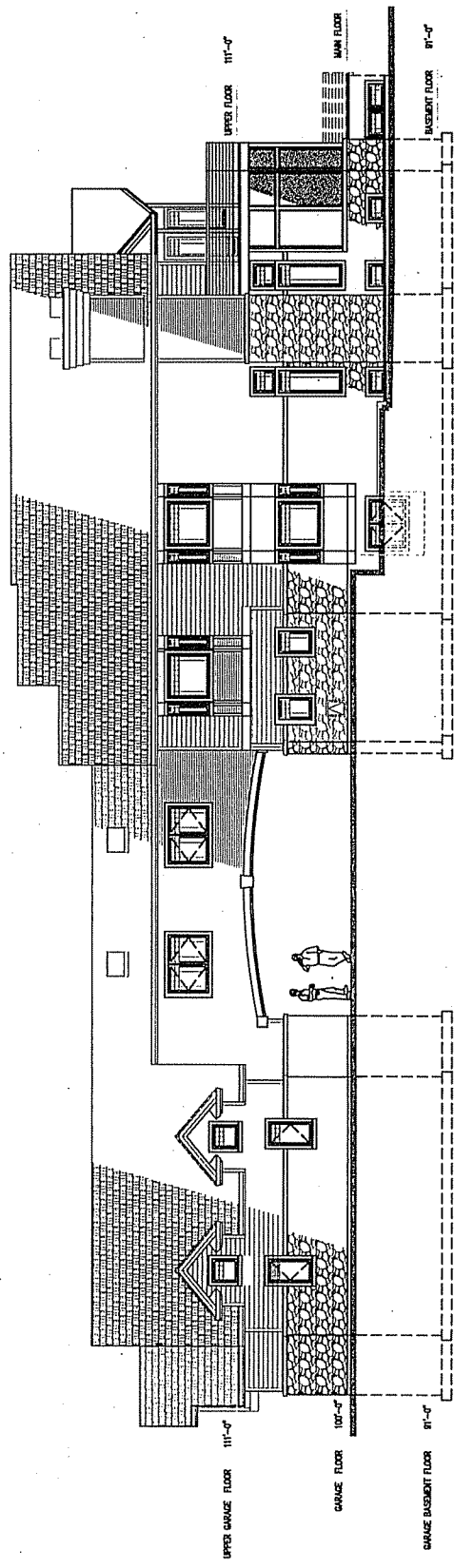
NOTES

DATE	11/20/05
DATE	
FILE NUMBER	0008
DRAWN BY	MZ/CS
SCALE	SEE PLAN
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SHEET NUMBER	

A4.2
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1 LEFT SIDE ELEVATION
SCALE 3/8" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE 3/8" = 1'-0"

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ARCHITECTURE
INTERIOR DESIGN
PLANNING

6005 University Avenue
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PROJECT

PROPOSED
LAKE HOUSE
SMITH RESIDENCE

ONE WINDY COUNTRY
MADISON, WI 53705
SHEET TITLE

BUILDING SECTIONS

NOTES

DATE: 10/20/05

DATE:

DATE:

FILE NUMBER: 0005

DRAWN BY: NZ/GS

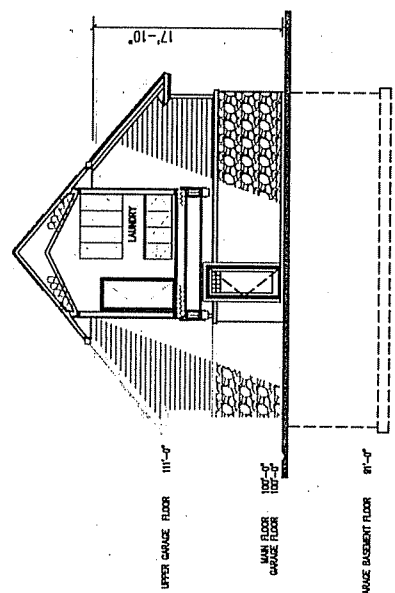
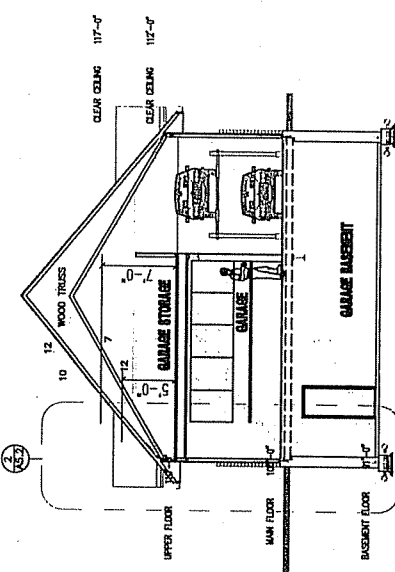
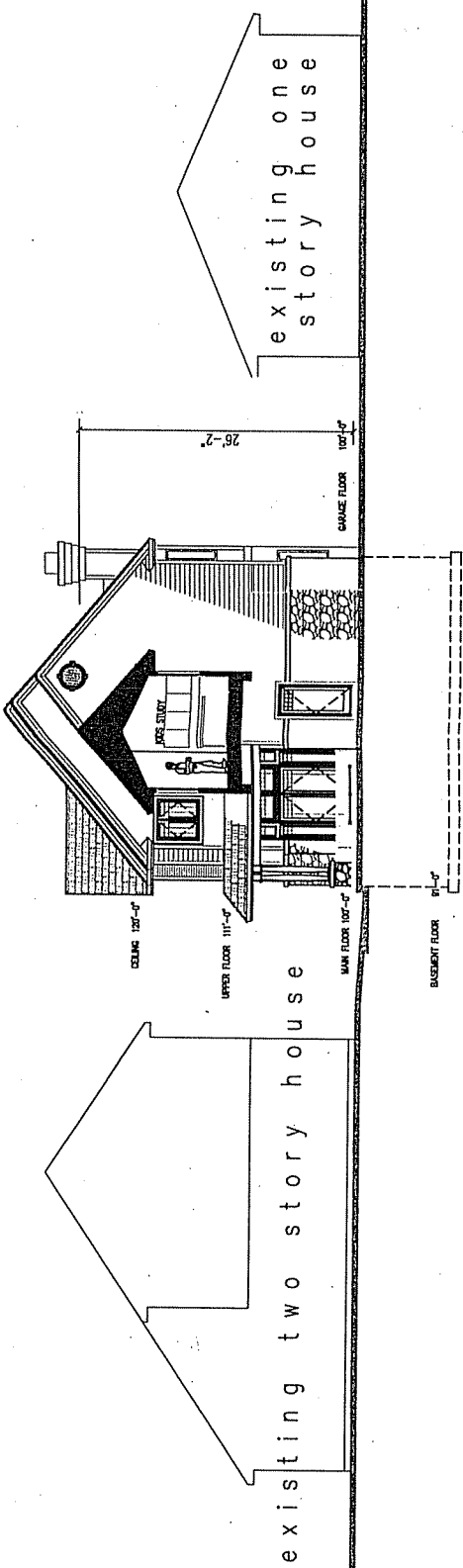
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PROJECT
PROPOSED
LAKE HOUSE
SMITH RESIDENCE

ONE SPRING COURT
MADISON, WI 53705

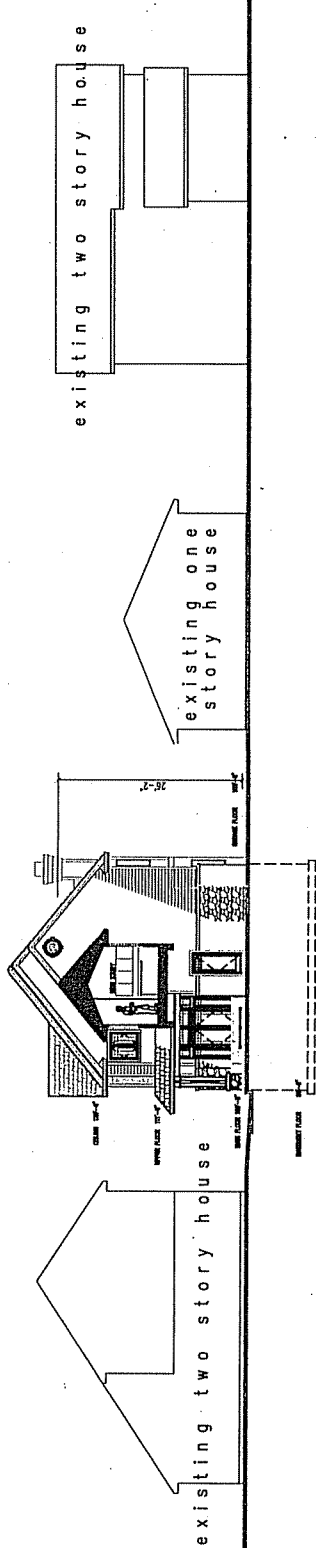
SHEET TITLE

ADJACENT BUILDING
PROFILES

NOTES

DATE 10/09/05
DATE
DATE
FILE NUMBER 0508
DRAWN BY IZT/GS
SCALE SEE PLAN

SHEET NUMBER
A4.4
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1 ADJACENT BUILDING PROFILES
SCALE 1/8" = 1'-0"

AT ENTRY

REVISIONS
DATE