



Location
5210 Harbor Court

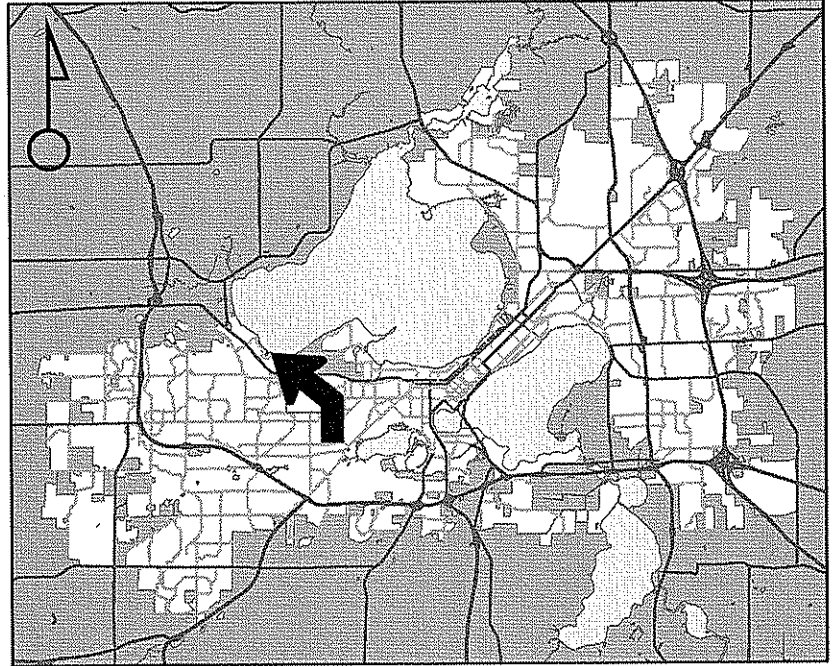
Project Name
John W. Thompson Residence

Applicant
John W. Thompson/
Kevin V. Kochaver – KVK Design

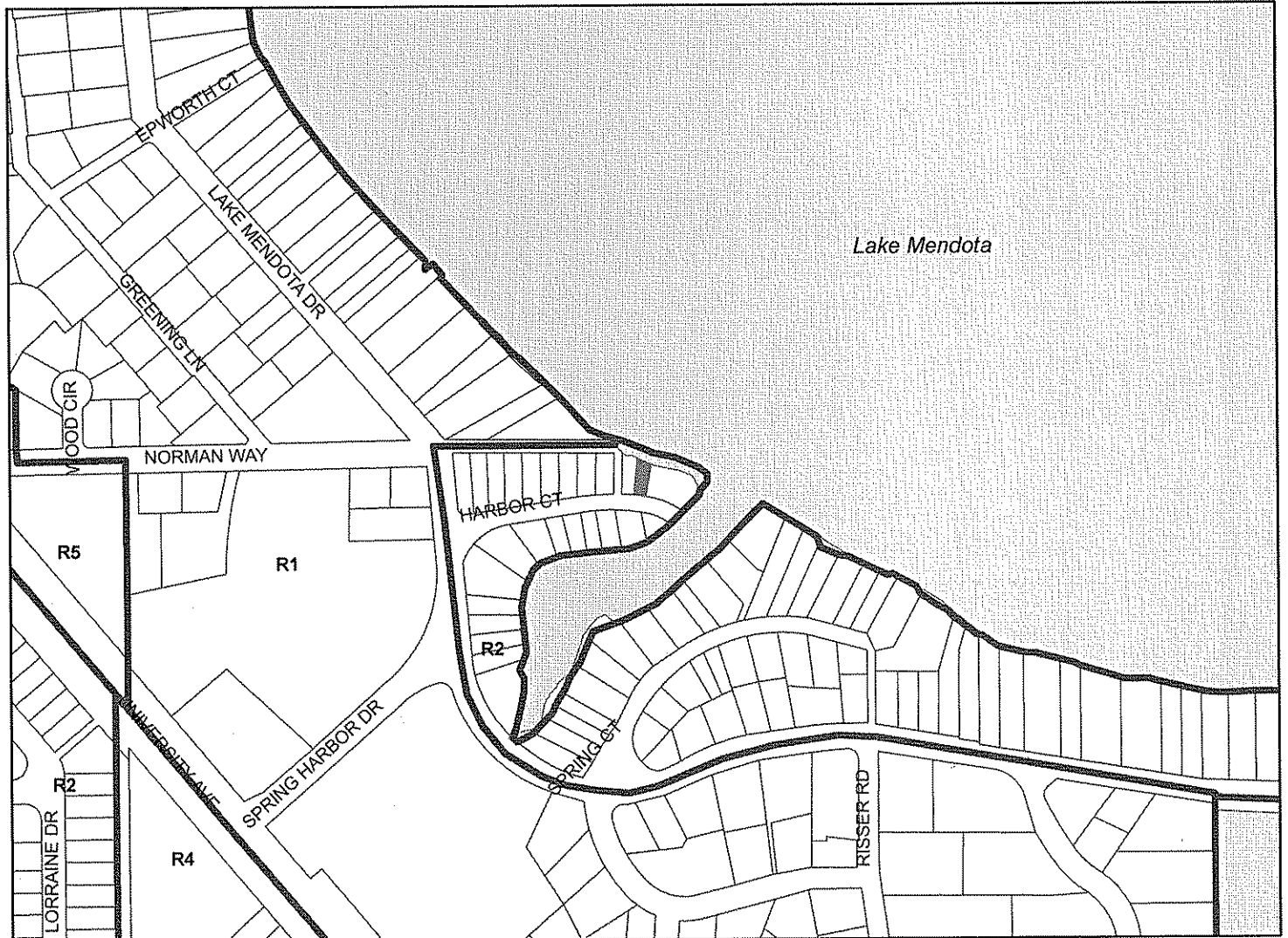
Existing Use
Single-Family Residence

Proposed Use
Demolish Single-Family Residence
to Create Open Space for Adjacent
Residential Building

Public Hearing Date
Plan Commission
14 September 2009



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 September 2009



11

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 \$ 550.00 Receipt No. 102024
 Date Received 7/15/09
 Received By JVK
 Parcel No. 0709 K64 0411 5
 Aldermanic District 19 Mark Clear
 GQ waterfront
 Zoning District R2
For Complete Submittal
 Application Letter of Intent
 IDUP NA Legal Descript.
 Plan Sets Zoning Text NA
 Alder Notification 6/3/09 Waiver _____
 Ngrbrhd. Assn Not. 6/3/09 Waiver _____
 Date Sign Issued 7/15/09

1. Project Address: 5210 HARBOR CT. MADISON, WI Project Area in Acres: .000

Project Title (if any): JOHN W. THOMPSON RESIDENCE

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)

<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

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: KEVIN V. KOCHAVER Company: KVK DESIGN
 Street Address: 607 GLENWAY ST. City/State: MADISON, WI Zip: 53711
 Telephone: (608) 698-6168 Fax: () Email: kochaver@aol.com

Project Contact Person: KEVIN V. KOCHAVER Company: KVK DESIGN
 Street Address: 607 GLENWAY ST. City/State: MADISON, WI Zip: 53711
 Telephone: (608) 698-6168 Fax: () Email: kochaver@aol.com

Property Owner (if not applicant): JOHN W. THOMPSON
 Street Address: 5206 HARBOR CT. City/State: MADISON, WI Zip: 53705

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE, FILL HOLE, PLANT GRASS

Development Schedule: Commencement AUGUST 2009 Completion AUGUST 2009

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 ½ 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:** \$ 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:

- 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 COMPREHENSIVE/SPRING HARBOR Plan, which recommends: LOW DENSITY RESIDENTIAL 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:
ALD. MARK CLEARY/SPRING HARBOR N.D. JUNE 3, 2009
 - 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 FREDROW Date 06/03/2009 | Zoning Staff BOB ANDERSON Date 06/03/2009

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

Printed Name KEVIN V. KOCHMAVER Date 07/15/2009
 Signature [Signature] Relation to Property Owner AGENT
 Authorizing Signature of Property Owner [Signature] Date 07/16/2009

LETTER OF INTENT

TO:

**MADISON PLAN COMMISSION
215 MARTIN LUTHER KING JR. BLVD.
PO BOX 2985
MADISON, WISCONSIN 53701-2985**

FROM:

**KEVIN V. KOCHAVER A.I.A.
607 GLENWAY STREET
MADISON, WISCONSIN 53711**

RE:

APPLICATION FOR A DEMOLITION PERMIT FOR AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 5210 HARBOR COURT, MADISON, WISCONSIN

Dear Plan Commission,

This letter of intent is to inform you that I, Kevin V. Kochaver, acting as an agent for John W. Thompson will be working toward the procurement of a demolition permit from the City of Madison which will be required to remove an existing single family residence from the premises located at 5610 Harbor Court, Madison, Wisconsin.

The existing 2-story structure is in serious disrepair and currently uninhabitable. Structural components which have been severely compromised by neglect of maintenance by the previous homeowner and weather damage over the years would pose a threat to anyone that would entertain occupying this property.

The exterior envelope of this structure has also been compromised and applicable weatherization techniques and practices required by current building codes are non-existent.

The building in its current condition after a thorough inspection by this Registered Architect would certainly be considered non-salvageable and un-safe for occupation.

Adjacent homeowners agree that the structure is an "eye-sore" and would welcome it's demise. The financial burden that would be imposed on the current owner to improve this property and to bring it into compliance with current city standards/code compliance is unfeasible and out of the question.

Therefore we are requesting that the City of Madison approve this application for a demolition permit for the removal of this existing structure from the property.

Approximate square footages of the existing structure are as follows:

First Floor – 625 sq. ft.

Second Floor – 425 sq. ft.

Three Season Porch – 250 sq.ft.

Garage – 240 sq. ft.

The existing 2-story wood frame structure will be dismantled and removed from the site. In addition to this removal, all existing concrete foundations, concrete slabs, concrete driveway approaches and

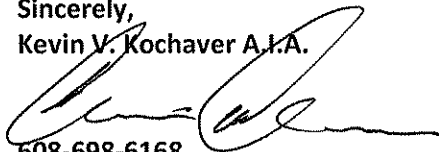
concrete sidewalks will be demolished and disposed of. The applicant will close the abandoned driveway and replace the curb in front of the driveway restoring the terrace with grass.

The proposed use for this property would be to remove this unsafe structure and provide greenspace (seed landscape) in order to create an expanded yard for the the adjacent property located at 5206 Harbor Court which is also owned by John W. Thompson.

Subsequent to the removal of the concrete frost walls that create a crawl-space under the existing residence, this crawl-space will be backfilled, leveled and fine graded with a backfill material appropriate for the planting of grass seed.

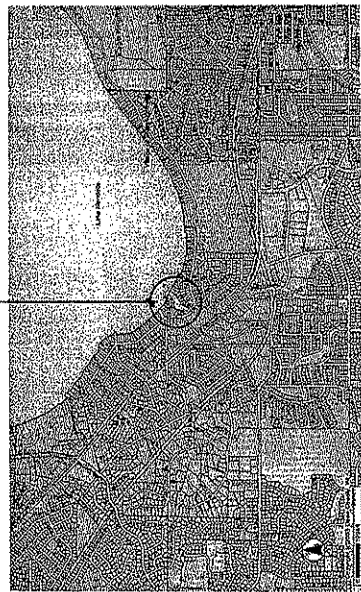
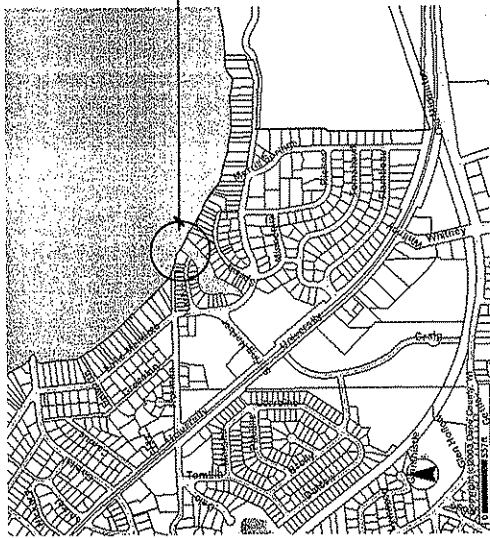
Thank you for your consideration in this matter and please contact me should you have any further questions.

Sincerely,
Kevin V. Kochaver A.I.A.



608-698-6168

Email – kochaver@aol.com



LOCATION PLAN
NTS

SITE PLAN
SCALE: 1" = 20'

PROPERTY SEARCH RESULTS: LEGAL DESCRIPTION
 PROPERTY ADDRESS: 5210 Harbor Ct
 Parcel Number: 07091840115
 Information current as of 6/2/09 12:00AM
 (Note: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property)

Lot Number: 0
 Block: 0
 BLOCK ONE SPRING HARBOR, E 1/2 OF LOT 6.

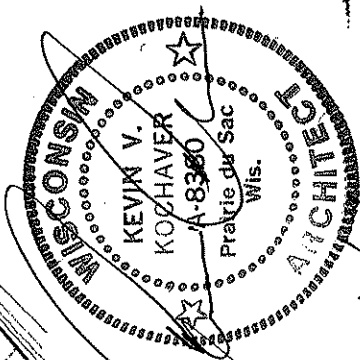
OWNERS
 THOMPSON, JOHN W
 5208 HARBOR CT
 MADISON, WI 53705

RELATED DETAILS

- Fax Taxes Online
- View Property Taxes
- Sales for this Area
- Refuse Collection
 - o District: 10A
 - o Schedule:

SCHOOL DETAILS
 District: Madison
 • Crestwood
 • Jefferson
 • Menomish

CITY HALL
 Aldermanic District: 19
 Alt. Mark Clear
 • Who are my elected officials?
 • Where do I vote?



07/15/2009

DATE PLAN REQUIRED FOR PERMITION OF PROPERTY LOCATED AT 5210 HARBOR CT., MADISON, WI

APPROVED BY: [Signature]

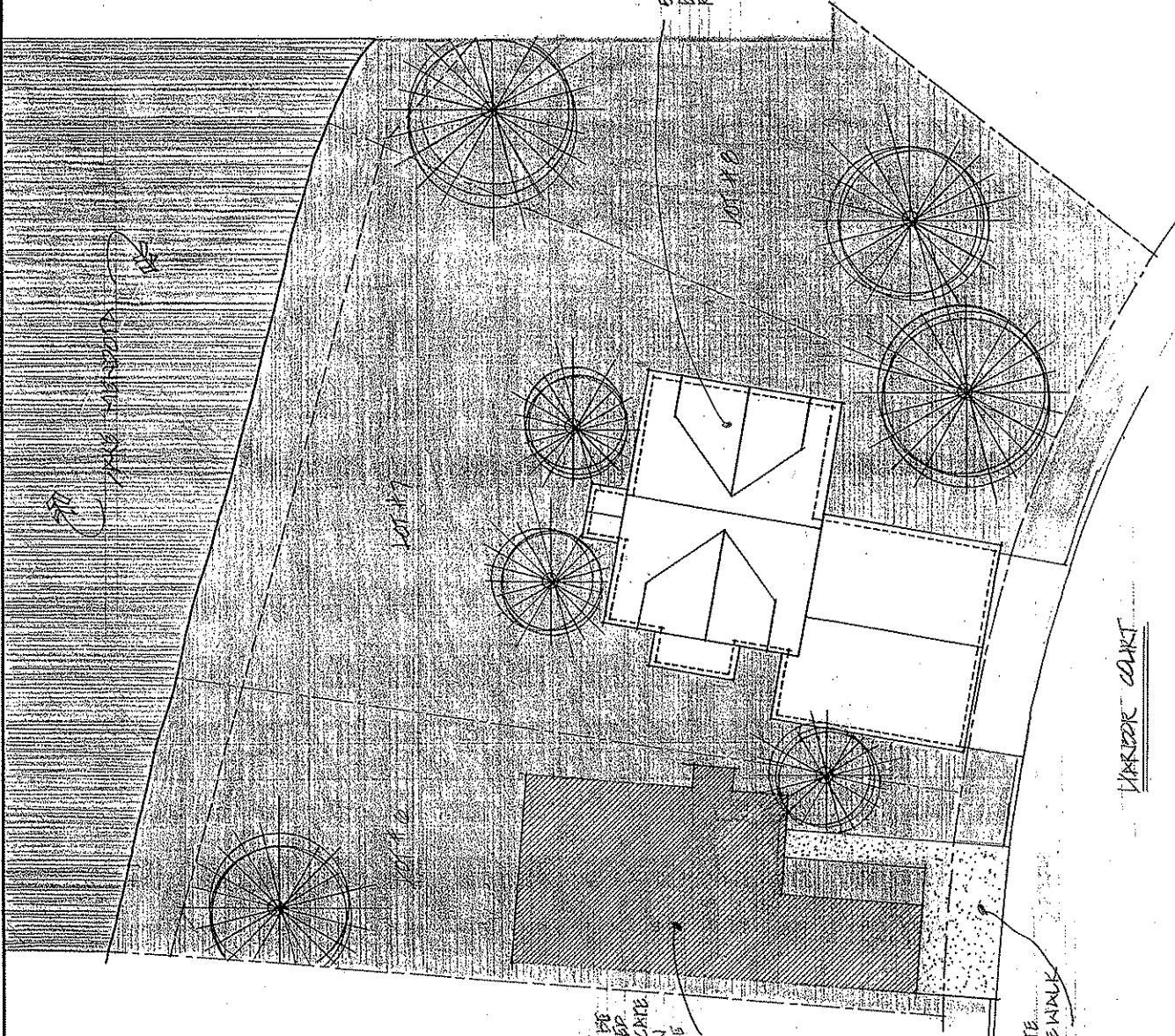
DATE: 07/15/2009

DRAWING NUMBER: R-01

5000 HARBOR COURT:
EXISTING SINGLE FAMILY
RESIDENCE TO REMAIN

PROPOSED USE PLAN FOR BEST DEMOLITION
AT 5000 HARBOR COURT, MARSON, HI
APPROVED BY: [Signature]
DATE: 01/10/2007
REVISED

DRAWING NUMBER
A-00



5010 HARBOR COURT:
UNFINISHED AREA IMPROVEMENTS
EXISTING RESIDENCE TO BE
DEMOLISHED AND REPLACED
WITH GARAGE AND HANDICAP
IN ORDER TO CREATE AN
EXPANDED YARD FOR THE
PROPERTY TO THE EAST

EXISTING CONCRETE
DRIVEWAY & SIDEWALK
TO BE REMOVED

