



Location

5229 Harbor Court

Project Name

Halbach Residence

Applicant

Ted and Sandy Halbach/Melissa Destree-
Destree Design Architects

Existing Use

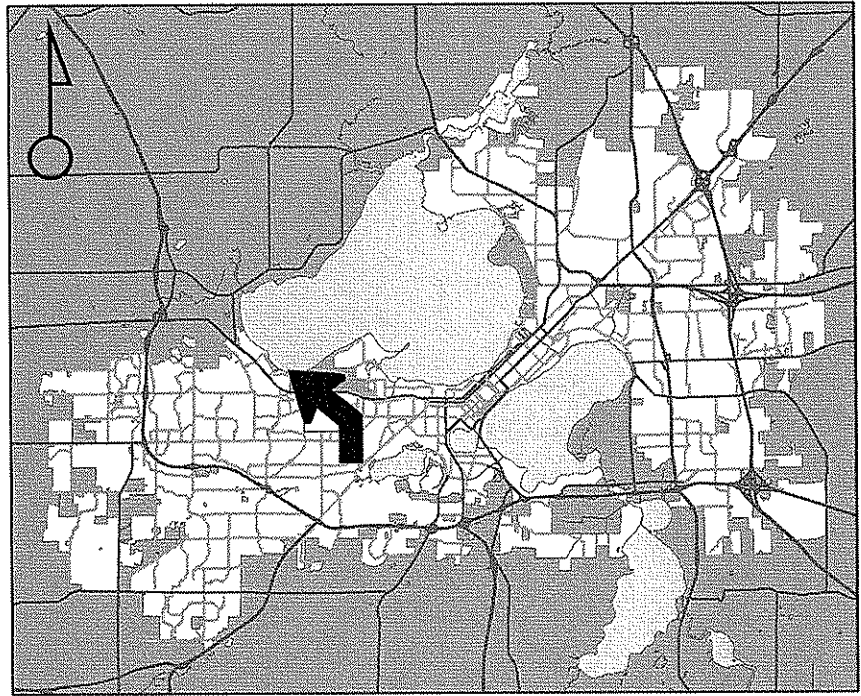
Single Family Residence

Proposed Use

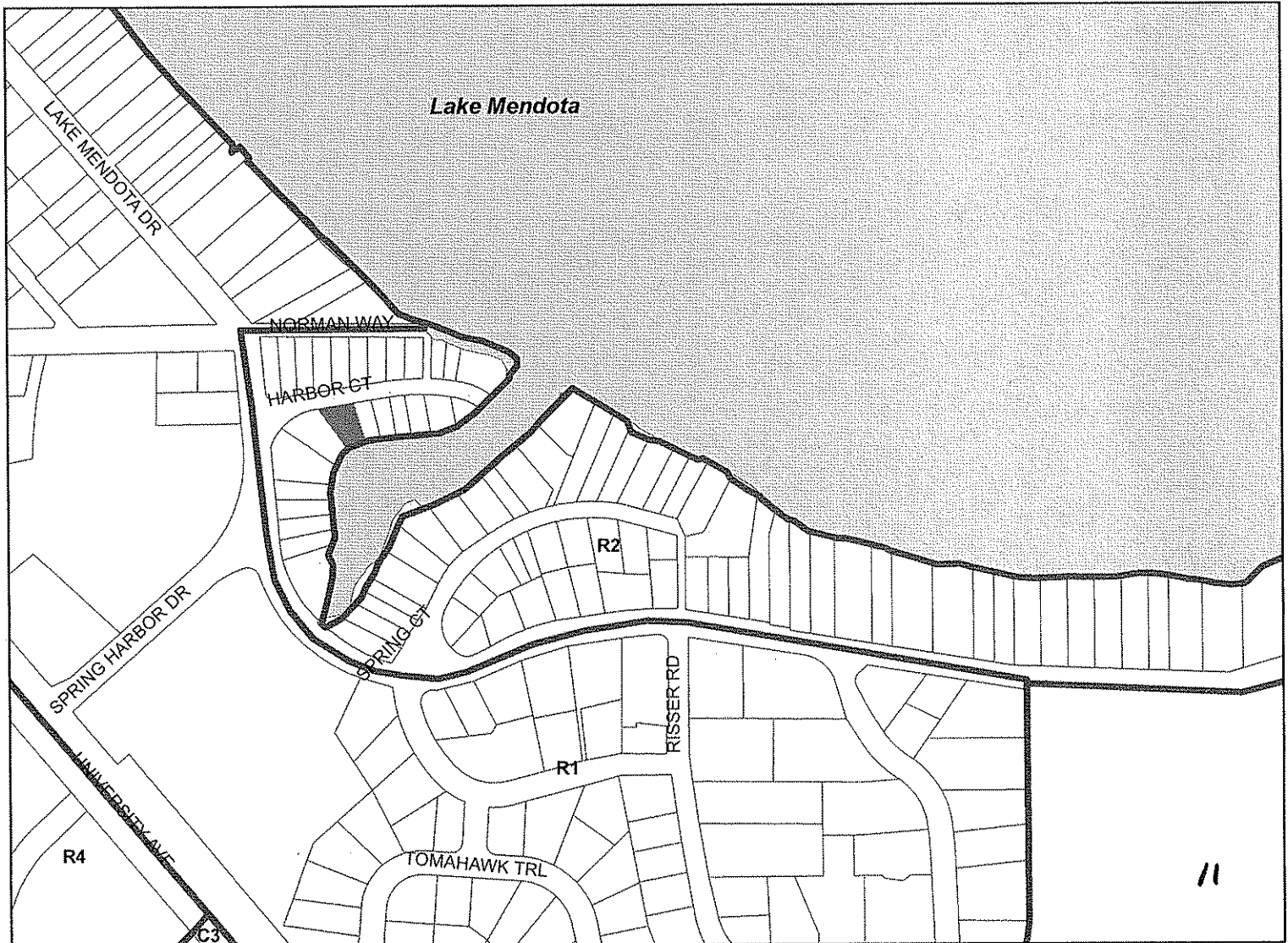
Relocate Single-Family Residence
and Construct New Residence on
Lakefront

Public Hearing Date

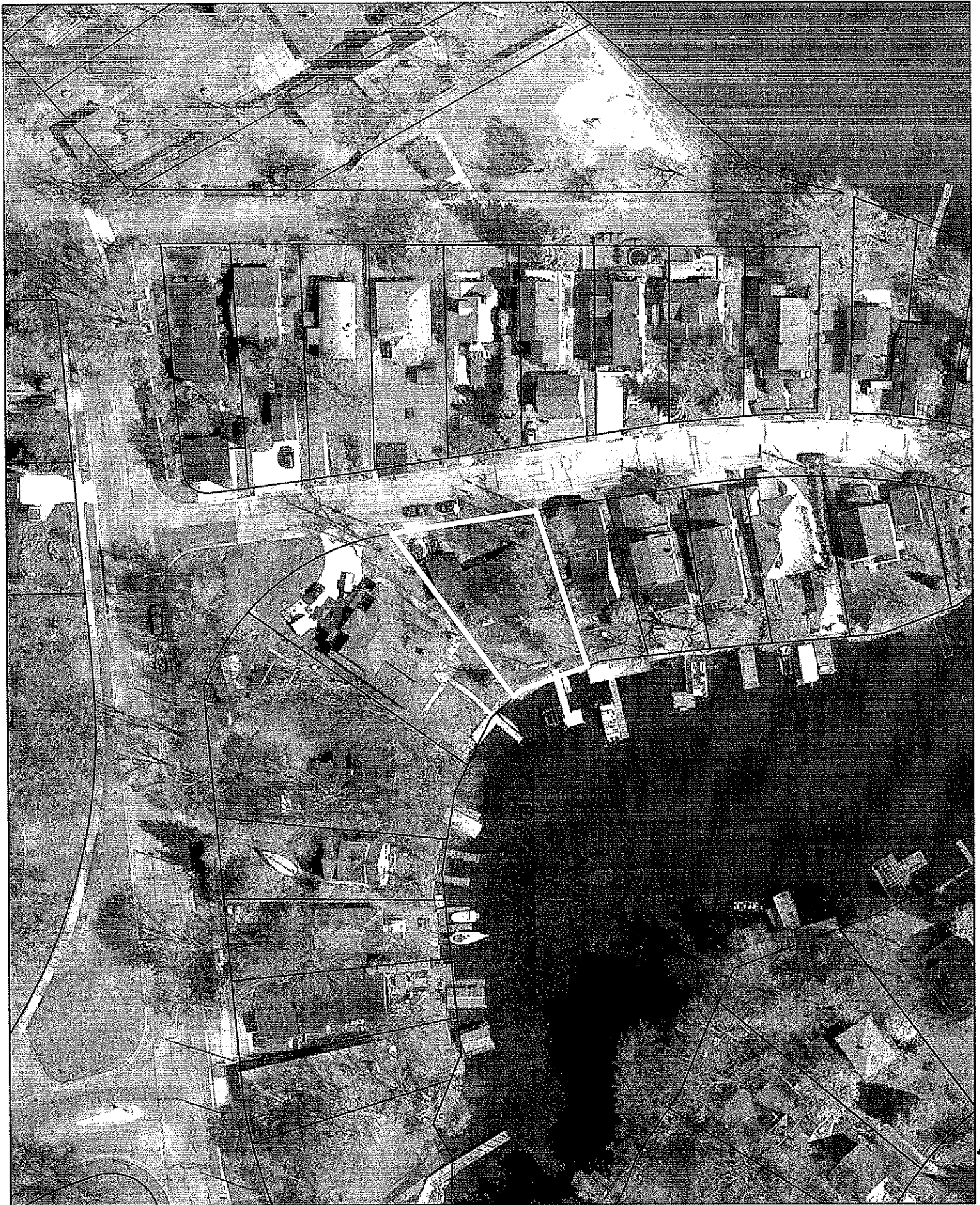
Plan Commission
19 May 2008



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





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.

CITY OFFICE USE ONLY:	
Amt. Paid	<u>550 -</u> Receipt No. <u>89852</u>
Date Received	<u>4-1-08</u>
Received By	<u>MOJ</u>
Parcel No.	<u>0709-184-0308-4</u>
Aldermanic District	_____
GQ	<u>Waterfront</u>
Zoning District	<u>R2</u>
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 checked="" type="checkbox"/> Waiver _____
Nbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver _____
Date Sign Issued	<u>4-1-08</u>

1. Project Address: 5229 HARBOR CT. Project Area in Acres: < 1

Project Title (if any): HALBACH 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 checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: TED + SANDY HALBACH Company: _____
Street Address: 202 ACADIA DR. City/State: MADISON / WI Zip: 53717
Telephone: (608) 833.5491 Fax: () Email: TSHALBACH@WISC.EDU

Project Contact Person: MELISSA DESTREE Company: DESTREE DESIGN ARCHITECTS INC.
Street Address: 222 W. WASHINGTON AVE #310 City/State: MADISON / WI Zip: _____
Telephone: (608) 268.1499 Fax: (608) 268.1498 Email: MELISSA@DESTREEARCHITECTS.COM

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: RELOCATE EXISTING
HOUSE. CONSTRUCT NEW HOME

Development Schedule: Commencement JULY/AUGUST 2008 Completion FEBRUARY 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 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: _____ 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:

* Mark Clew [Signature] 3/27/08

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.

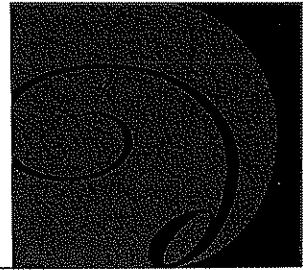
Planner KEVIN FIRCHOW Date 3/19/08 | Zoning Staff MATT TUCKER Date 3/19/08

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

Printed Name MELISSA DESTREE Date 3/31/08

Signature [Signature] Relation to Property Owner ARCHITECT TO HARBACHS

Authorizing Signature of Property Owner [Signature] Date 3/31/08



Letter of Intent

Date: March 31, 2007

Project: Halbach Residence (Single Family Residence)
Location: 5229 Harbor Court, Madison, WI
Owner: Ted and Sandra Halbach

Architect: Destree Design Architects, Inc.
Land Surveyor: Burse Surveying & Engineering Inc.
Contractor: All-Season Homes, LLC

This submittal is to request a demolition permit to relocate the existing house located at 5229 Harbor Court. We are proposing this relocation to construct a new 1,491 sf footprint slab-on-grade, two story, single family residence with a 771 sf garage and storage area.

The set backs meet the City of Madison Zoning requirements; we have met with the City staff, the Alder and Neighborhood. We thoroughly reviewed our plans with them, any concerns they had through the process were carefully addressed. The second story has been designed such that the roof eave is below the ceiling height to keep the overall height of the home in context with the surrounding homes. As shown on the included building footprint to lot size ratio table calculated for the homes in the Spring Harbor Neighborhood, the proposed home falls inline with the surrounding homes and below the recommended maximum ratio set by the Neighborhood Zoning and Redevelopment Committee.

With your approval of this plan, the existing house will be relocated and the new home will be built with the utmost care to follow all municipal erosion control practices to protect the health of Lake Mendota. We look forward to your feedback and input.

Sincerely,

Melissa Destree, AIA
Destree Design Architects

cc: Ted and Sandra Halbach

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property (copied from City Assessor's web site)

Parcel Number: 070918403084 **Address:** 5229 Harbor Ct

Lot Number: 0

Block Number: 0

BLOCK ONE SPRING HARBOR, LOT 13.

General Information

Parcel Number: 070918403084
Address: 5229 Harbor Ct

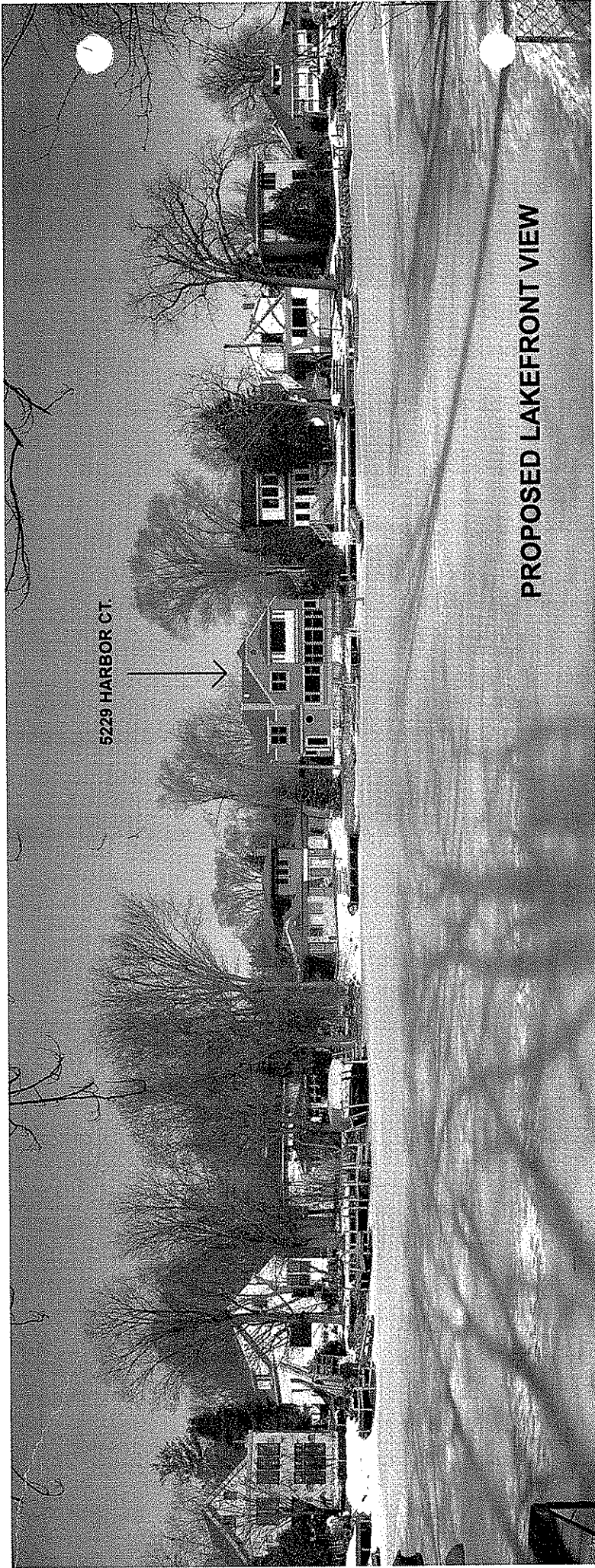
Owner: HALBACH, THEODORE J
& SANDRA P HALBACH

Mailing Address: 202 ACADIA DR
City, State, Zip: MADISON, WI 53717-0000

Property Class: Residential
Property Use: Single family
Assessment Area: 82

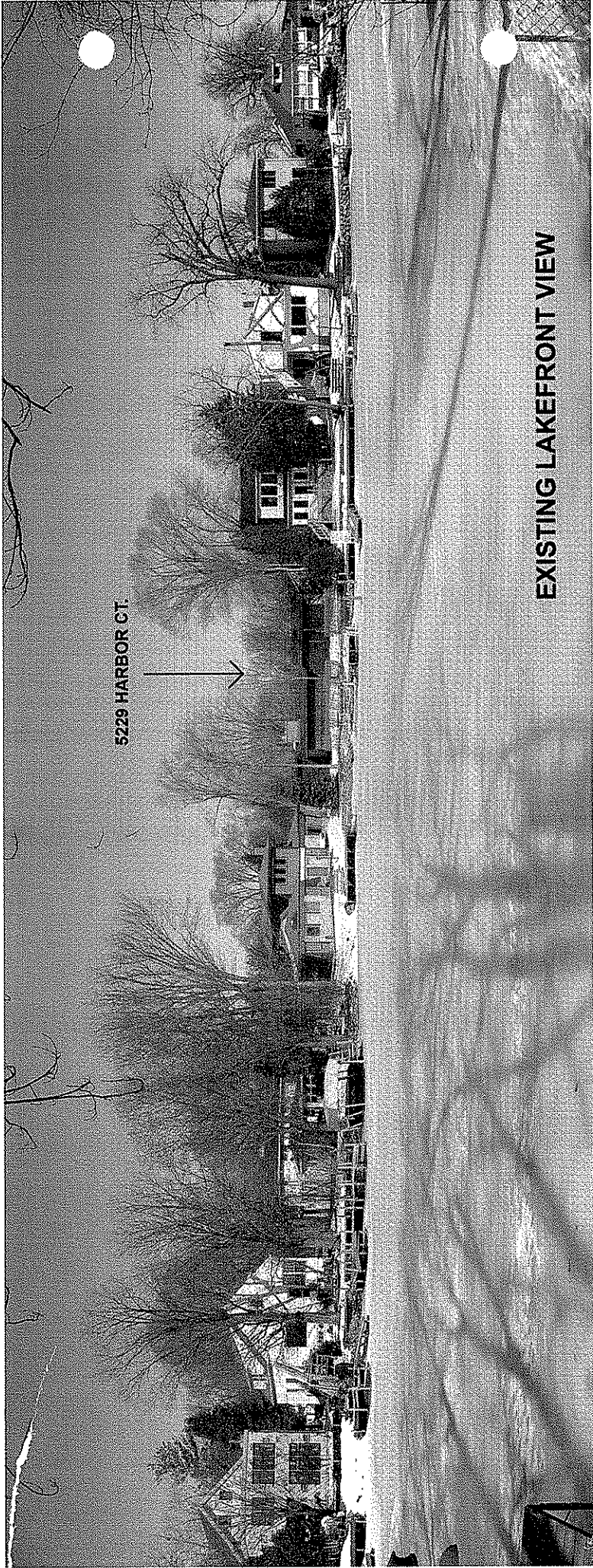
Parcel Information

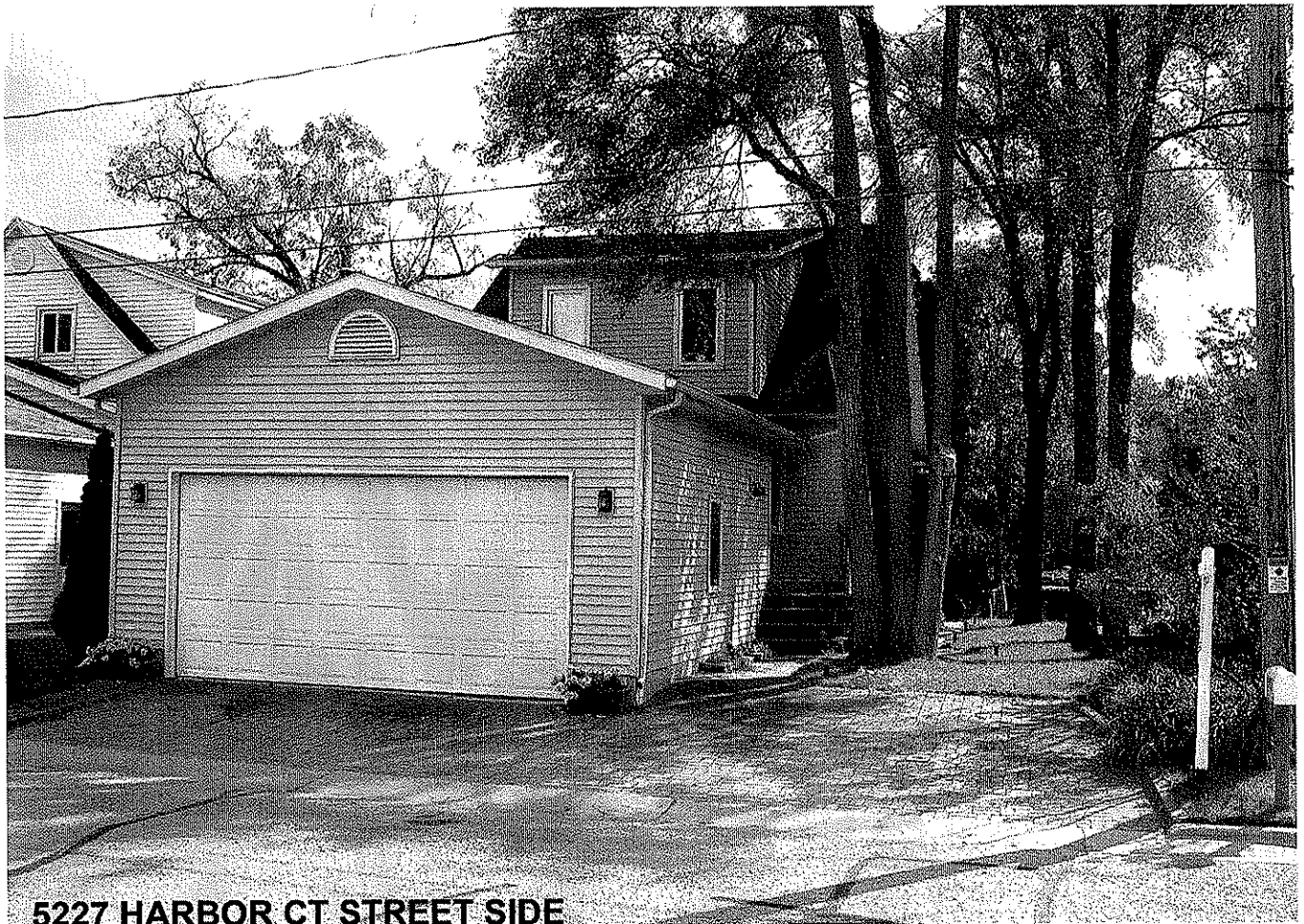
Lot Size: 8,260
Zoning: R2
Frontage: 90 - Harbor Ct
Water Frontage: YES



5229 HARBOR CT.

PROPOSED LAKEFRONT VIEW

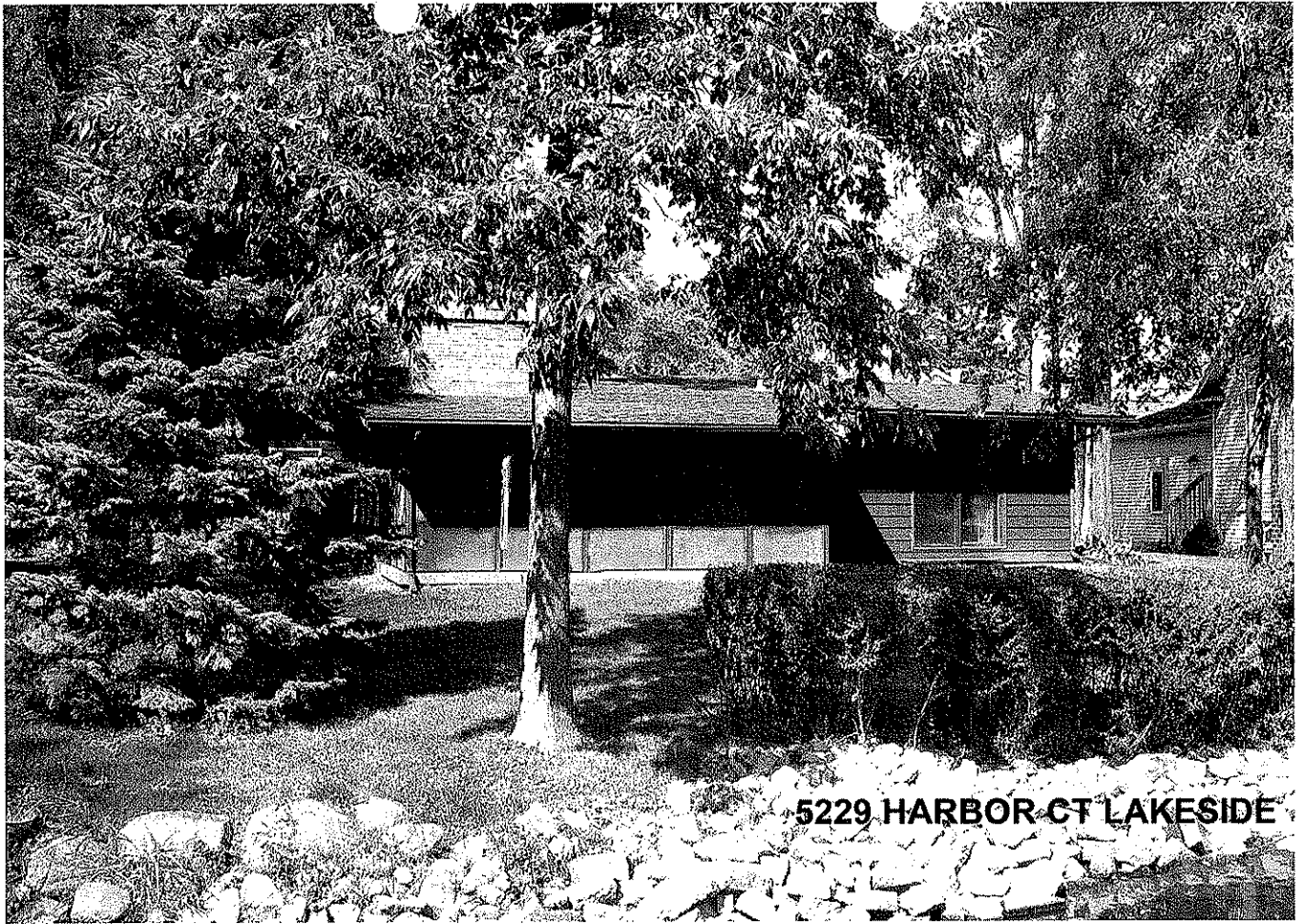




5227 HARBOR CT STREET SIDE



5227 HARBOR CT LAKESIDE

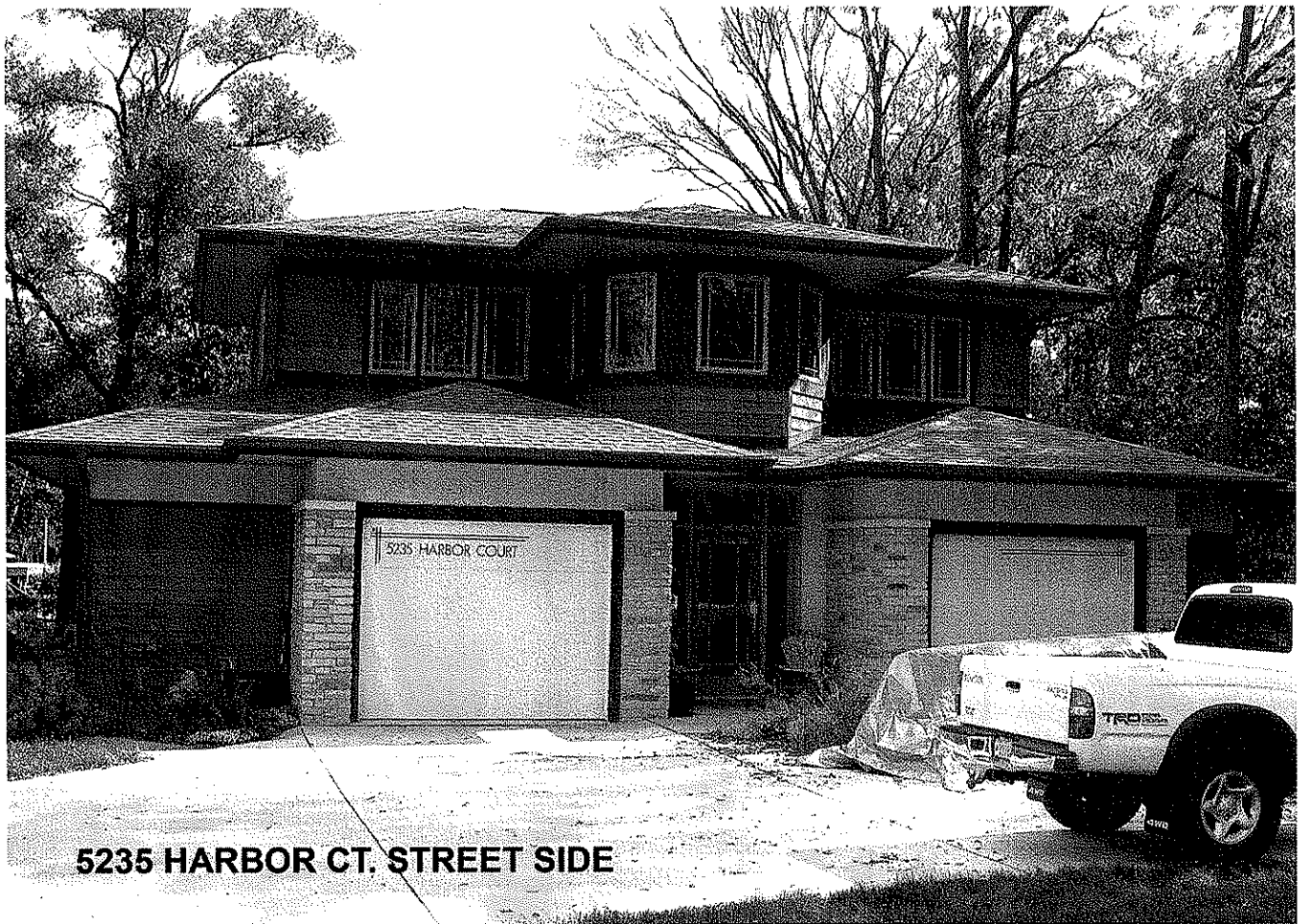


5229 HARBOR CT LAKESIDE



5229 HARBOR CT EXISTING STREET SIDE

//

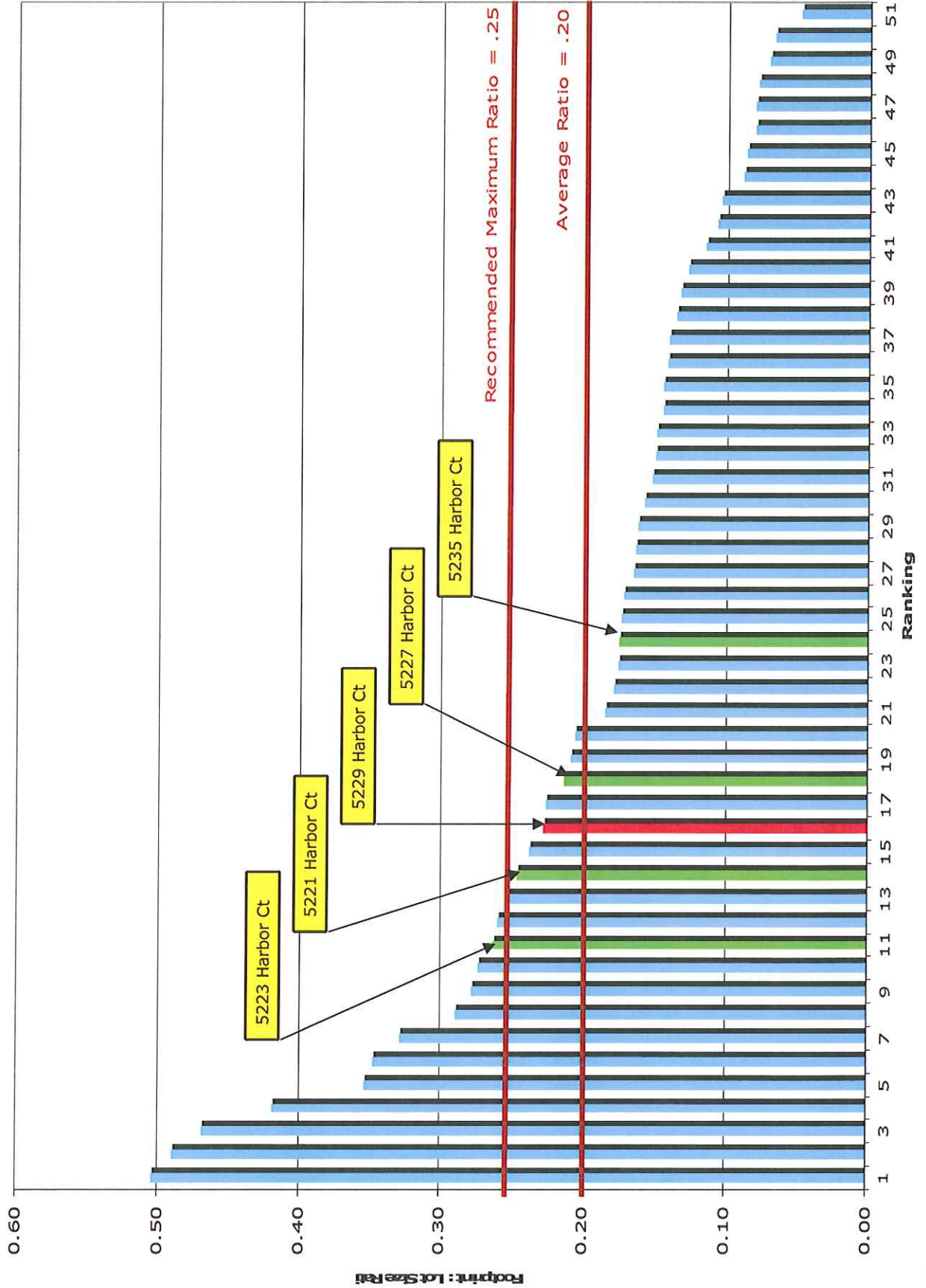


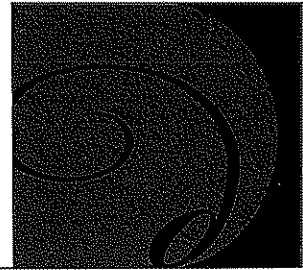
5235 HARBOR CT. STREET SIDE



5235 HARBOR CT LAKESIDE

**Spring Harbor Close Proximity Neighbors Footprint to Lot size Ratio
 footprint = (first floor sf + # garage stalls x 200) / lot size**





Recycling Plan

Date: March 31, 2007

Project: Halbach Residence (Single Family Residence)

Location: 5229 Harbor Court, Madison, WI

Owner: Ted and Sandra Halbach

Architect: Destree Design Architects, Inc.

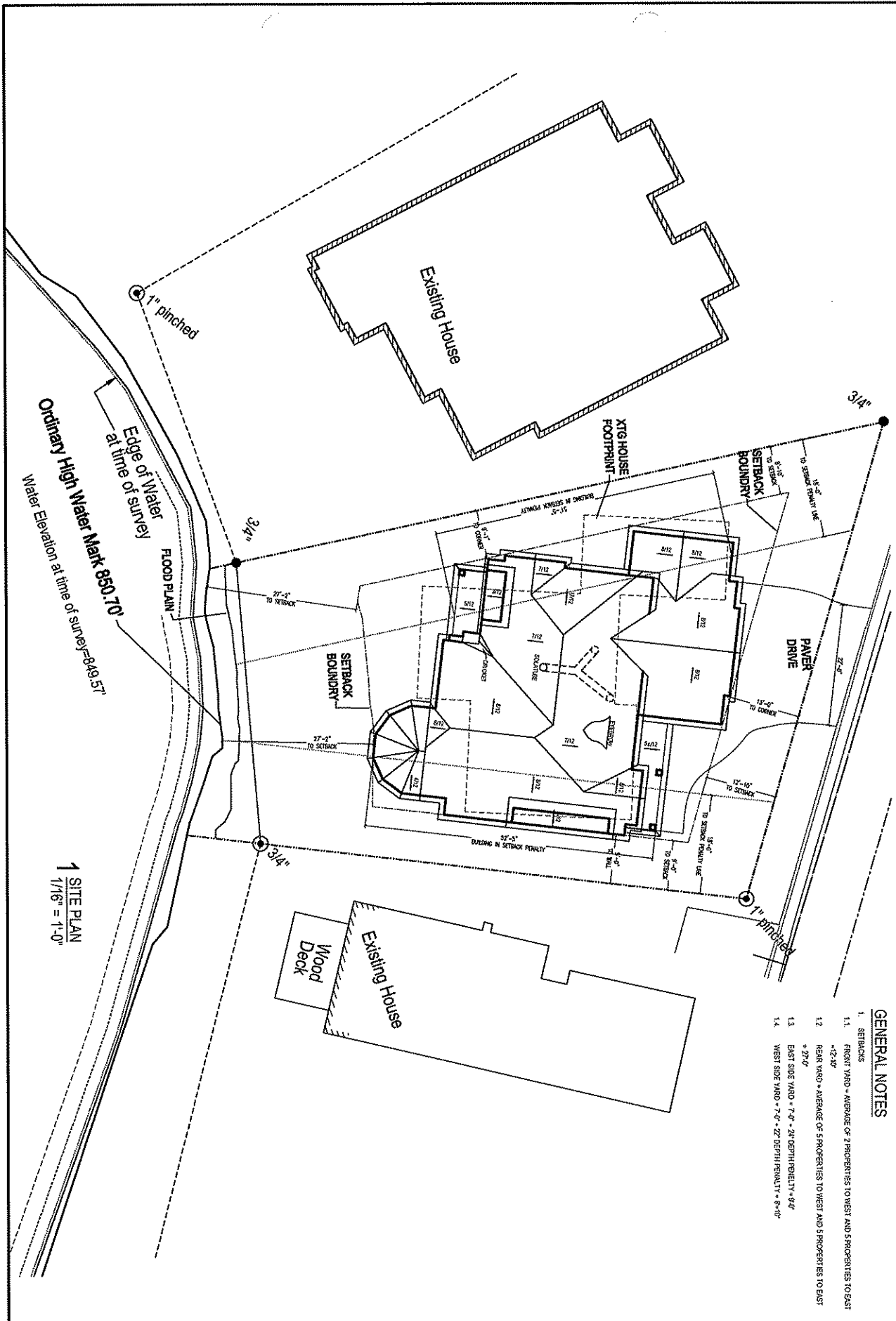
Contractor: All-Season Homes, LLC

To address the City of Madison's ordinance requiring a Deconstruction Reuse and Recycling Plan the existing house located at 5229 Harbor Court is to be relocated by Heritage Movers by date specified by owner(see attached proposal). All appliances, furnace, light fixtures, thermostats, etc. shall be relocated with the house. The existing foundation shall be crushed and be used as part of an engineered fill in constructing the new foundation and slab.

Sincerely,

Melissa Destree, AIA
Destree Design Architects

cc: Ted and Sandra Halbach



Edge of Water
at time of survey
FLOOD PLAIN
Water Elevation at time of survey=869.51'
Ordinary High Water Mark 850.70'

1 SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

1. SETBACKS
- 1.1 FRONT YARD = AVERAGE OF 2 PROPERTIES TO WEST AND 5 PROPERTIES TO EAST = 12'-0"
- 1.2 REAR YARD = AVERAGE OF 5 PROPERTIES TO WEST AND 5 PROPERTIES TO EAST = 27'-0"
- 1.3 EAST SIDE YARD = 7'-0" + 2X DEPTH PENALTY = 9'-0"
- 1.4 WEST SIDE YARD = 7'-0" + 2X DEPTH PENALTY = 8'-0"

CO.O	SHEET	
	PROJECT	HALBACH RESIDENCE
	NUMBER	07728
	DATE	3.28.08

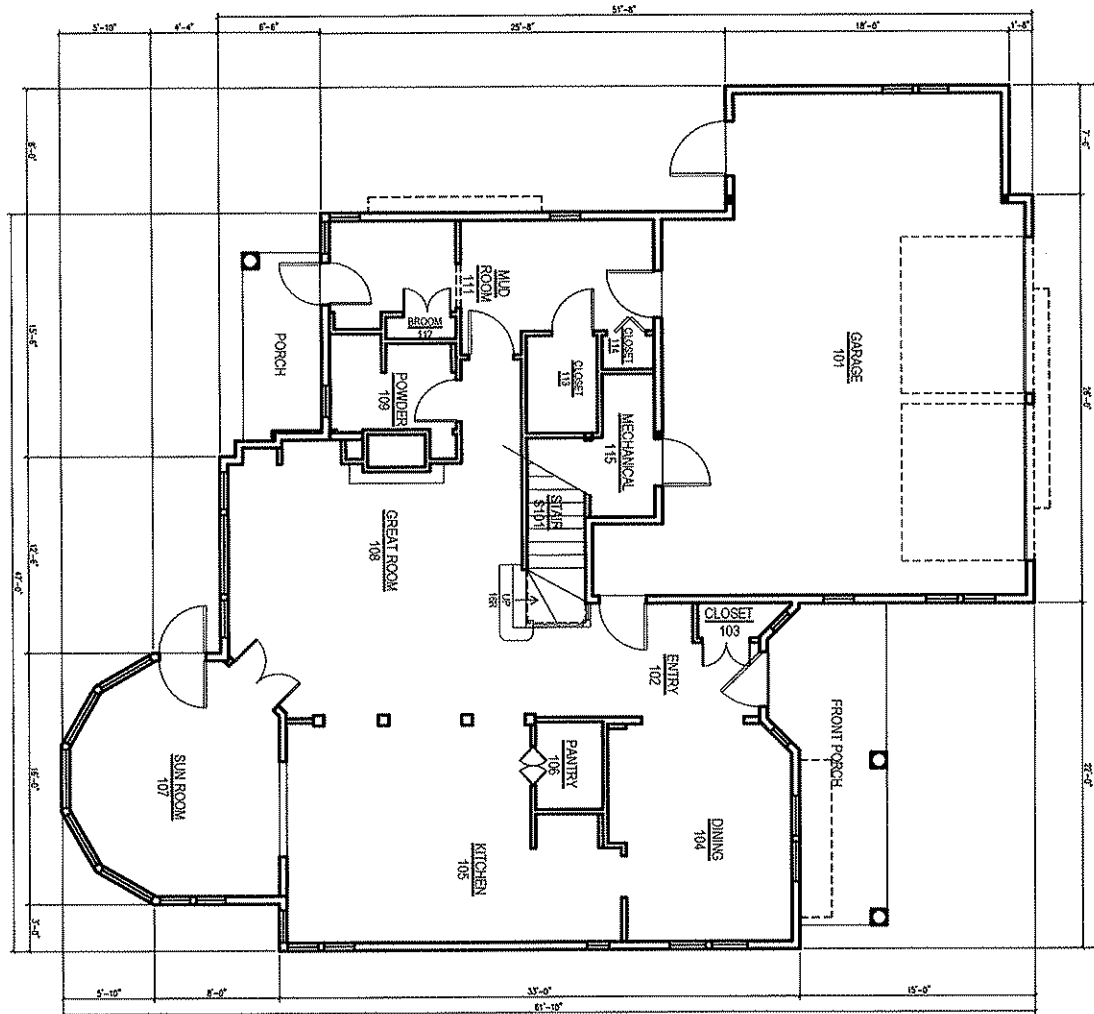
HALBACH RESIDENCE
5229 HARBOR COURT
MADISON, WI

222 West Washington Ave. Suite 310 Madison, WI 53703
ph: 608.268.1499 fax: 608.268.1498
www.destreearchitects.com

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↑ FIRST FLOOR PLAN
1/8" = 1'-0"

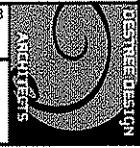


A1.0	SHEET:
	PROJECT:
	NUMBER: 97769
	DATE: 3.26.08
REV:	

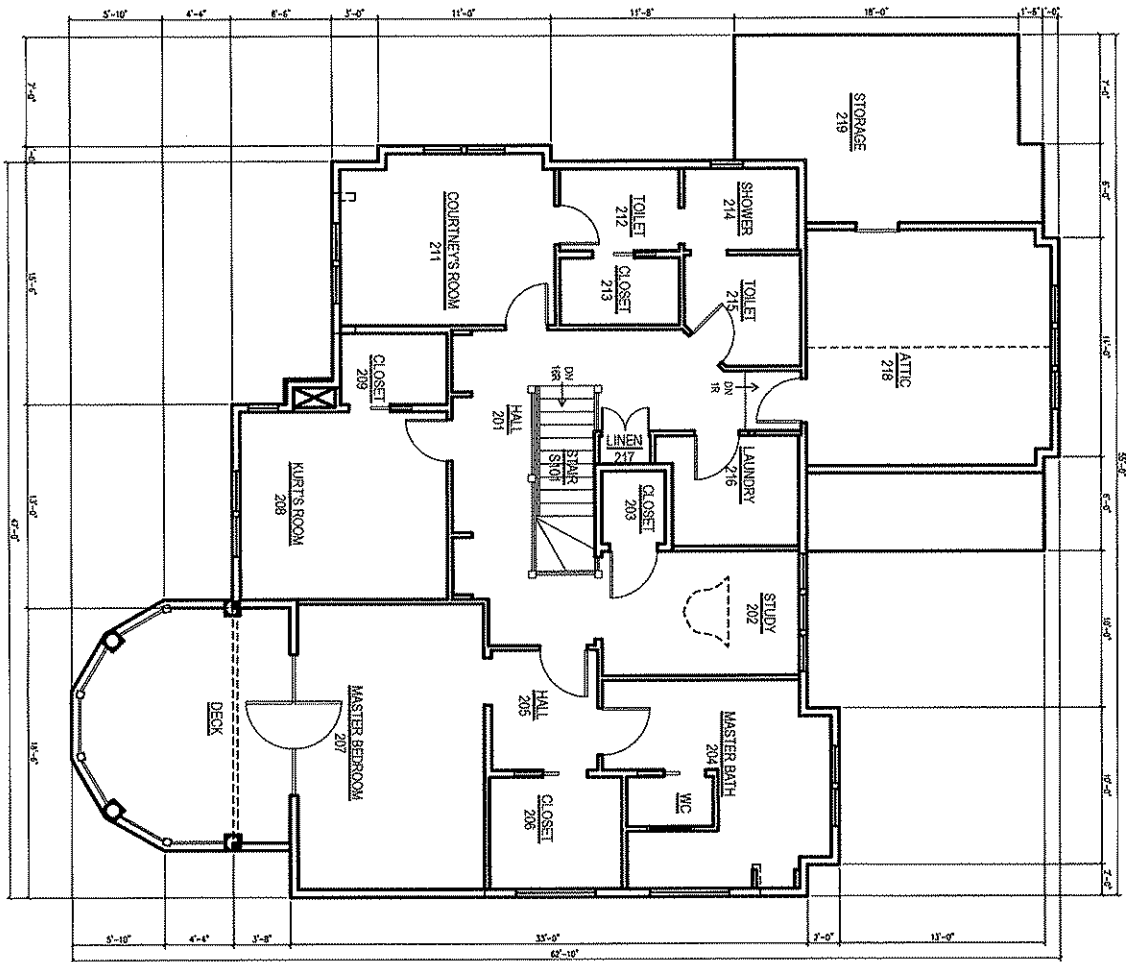
HALBACH RESIDENCE
5229 HARBOR COURT
MADISON, WI

222 West Washington Ave, Suite 310 Madison, WI 53703
ph: 608.268.1498 fax: 608.268.1498
www.destreedesignarchitects.com

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1 SECOND FLOOR PLAN
1/8" = 1'-0"



A1.1

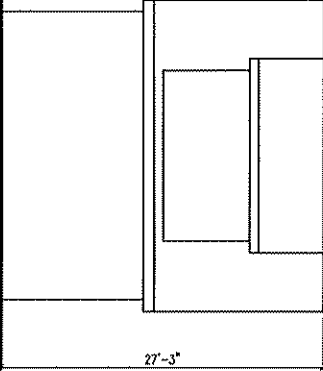
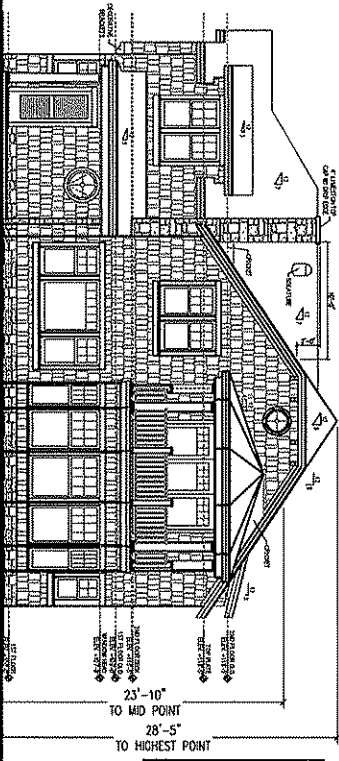
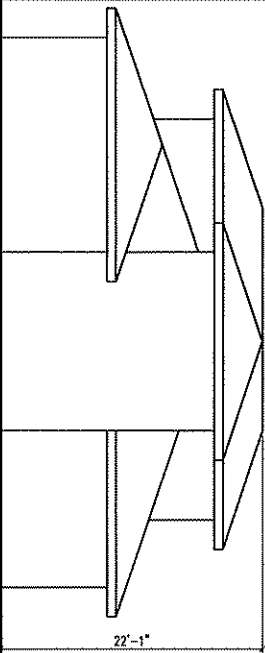
SHEET	PROJECT
NUMBER	DATE
REV	DATE

HALBACH RESIDENCE
5229 HARBOR COURT
MADISON, WI

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↑ LAKE SIDE ELEVATION
3/32" = 1'-0"

A3.0

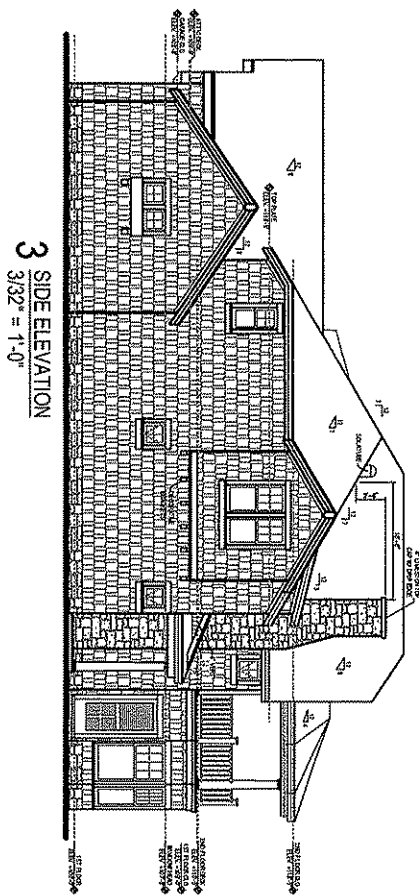
PROJECT:	HALBACH RESIDENCE
NUMBER:	07240
DATE:	3-28-08
REV:	
SHEET:	

HALBACH RESIDENCE
5229 HARBOR COURT
MADISON, WI

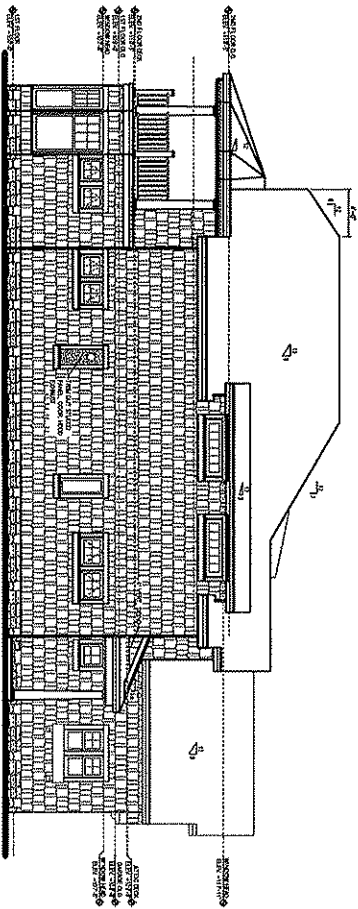
222 West Washington Ave. Suite 310 Madison, WI 53703
ph: 608.258.1499 fax: 608.258.1498
www.destreedesignarchitects.com

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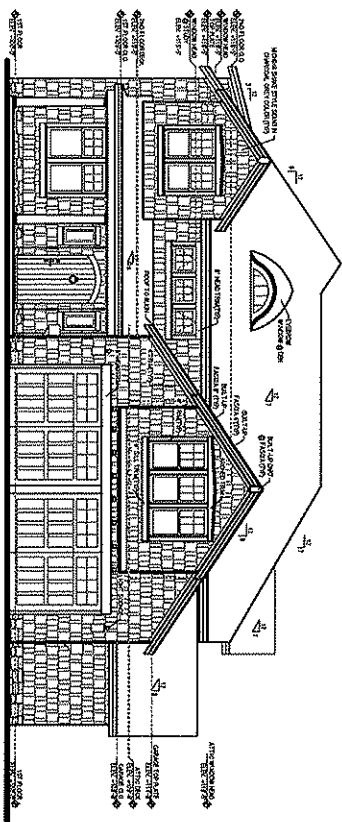




3
SIDE ELEVATION
3/32" = 1'-0"



2
SIDE ELEVATION
3/32" = 1'-0"



1
STREET SIDE ELEVATION
3/32" = 1'-0"

HALBACH RESIDENCE

5229 HARBOR COURT
MADISON, WI

222 West Washington Ave. Suite 310 Madison, WI 53703
ph: 608.268.1499 fax: 608.268.1498
www.destreearchitects.com

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PROJECT:	5229 HAR
DRAWN BY:	3.3.08
CHECKED BY:	
DATE:	
SCALE:	

A3.1

SHEET:

DESCRIPTION FURNISHED:

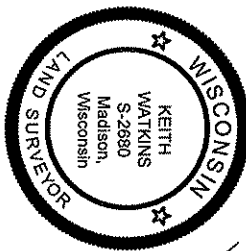
ALL OF LOT 13, BLOCK 1, SPRING HARBOR, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGES 51-51A, AS DOCUMENT NUMBER 308247, DANE COUNTY REGISTRY, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith Watkins, Registered Land Surveyor, No. 2680, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

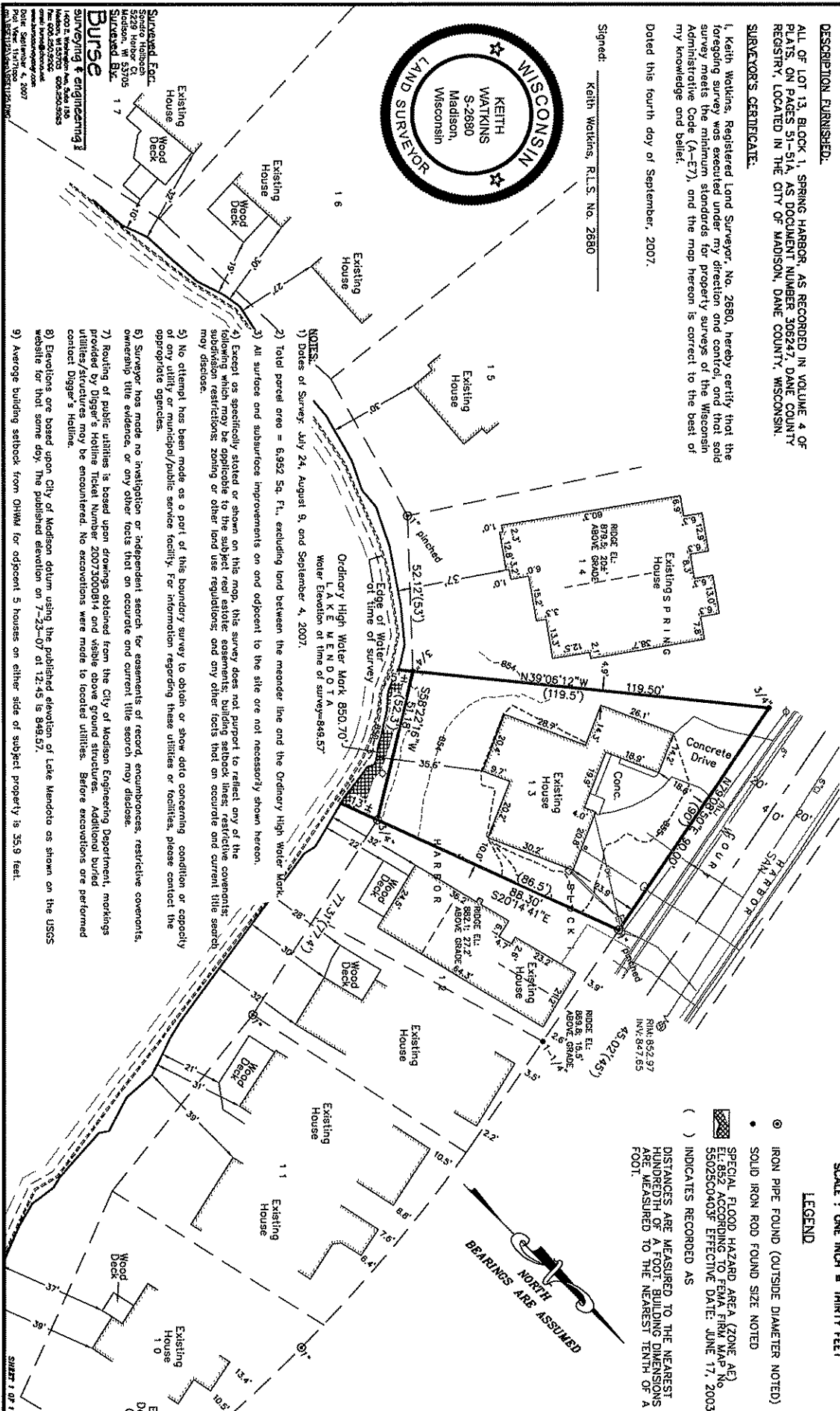
Dated this fourth day of September, 2007.

Signed: Keith Watkins, R.L.S. No. 2680



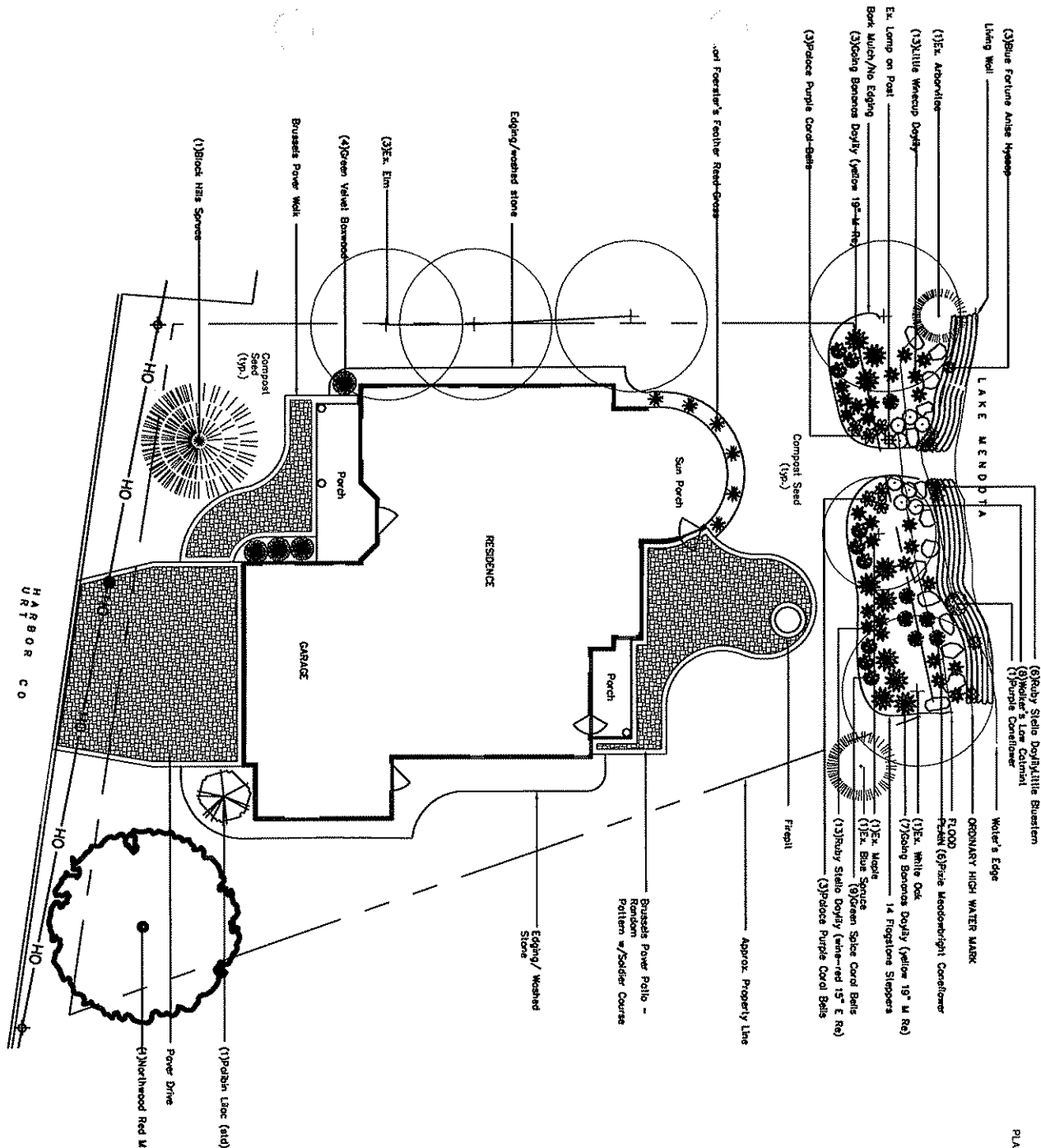
TOPOGRAPHIC SURVEY

ALL OF LOT 13, BLOCK 1, SPRING HARBOR, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGES 51-51A, AS DOCUMENT NUMBER 308247, DANE COUNTY REGISTRY, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTES:
 1) Dates of Survey: July 24, August 9, and September 4, 2007.
 2) Total parcel area = 6,982 Sq. Ft., excluding land between the meander line and the Ordinary High Water Mark.
 3) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
 4) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
 5) No attempt has been made as a part of this boundary survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 6) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose.
 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Number 20073000814 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
 8) Elevations are based upon City of Madison datum using the published elevation of Lake Mendota as shown on the USGS website for that same day; the published elevation on 7-25-07 of 12.45 is 893.57.
 9) Average building setback from OHWM for adjacent 5 houses on either side of subject property is 35.9 feet.

Surveyed For:
 Sandra Hebbes
 Madison, WI 53705
Surveyed By:
 Keith Watkins
 R.L.S. No. 2680
Surveying & Engineering, Inc.
 1400 E. Washington Ave. Suite 100
 Madison, WI 53702
 Phone: 608-255-0555
 Fax: 608-255-0555
 www.surveyingandengineering.com
 Date: September 4, 2007
 File: Spring Harbor 13, 07.dwg
 Plot: Spring Harbor 13, 07.dwg

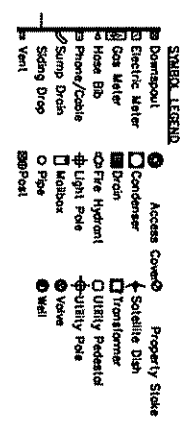


PLANT LIST FOR LIVING WALL

Plants to Be Planted Between The Layers As Shown - One Gallon Size

- 3 Purple Coneflower 'Magnum' / Echinacea purpurea 'Magnum'
- 3 Anise Hyssop 'Blue Fortune' / Agastache Blue Fortune
- 8 Little Bluestem / Setozanthium scoparium
- 24 Swamp Milkweed / Asclepias incarnata
- 12 Braily Sedge / Carex comosa
- 12 Common Tussock Sedge / Carex stricta
- 6 Red Coreopsis / Coreopsis tripteris
- 6 Red Coreopsis / Coreopsis tripteris
- 14 Great Blue Lobelia / Lobelia siphilitica
- 13 Great Blue Lobelia / Lobelia siphilitica
- 13 Wild Bergamot / Monarda fistulosa
- 16 Mountain Mint / Pycnanthemum virginicum
- 27 Little Bluestem / Setozanthium scoparium
- 7 Prairie Cord Grass / Sporobolus pectinatus

Note:
For planting see detailed planting plan



The SANDY HALBACH Residence
5229 HARBOR COURT
MADISON, WISCONSIN

**THE
CORTE**
LANDSCAPE ARCHITECTS
2603 RIVERSIDE ST
F.O. BOX 6208
MILWAUKEE, WI 53220
TEL: (414) 353-8114

Drawn By: J.S.
Checked By: J.S.
Date: 3/25/08
Scale: 1/8\"/>