



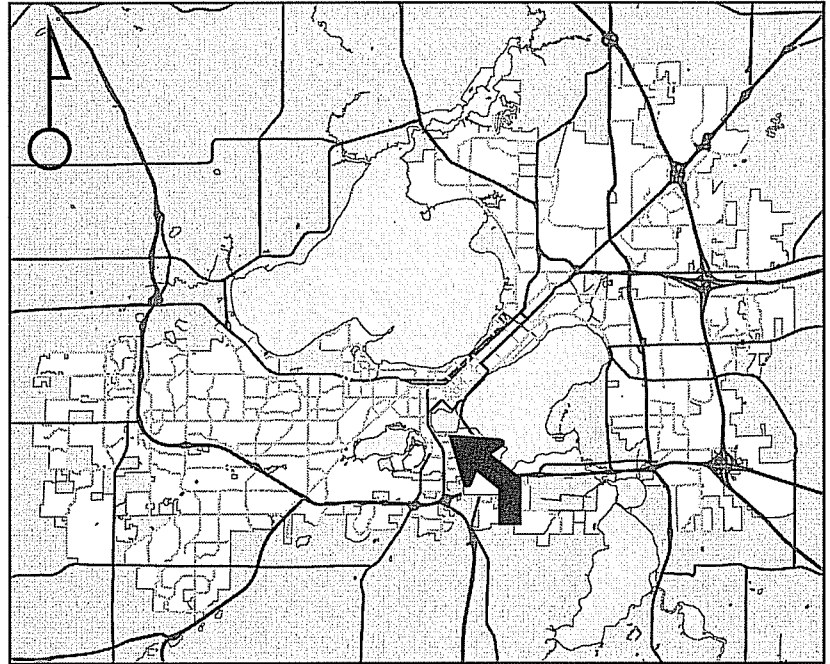
Location
 634 West Lakeside Street
 Project Name
 Potter Single-Family House

Applicant
 Colleen Potter/Lawrence J. Taff -
 TZ of Madison Inc.

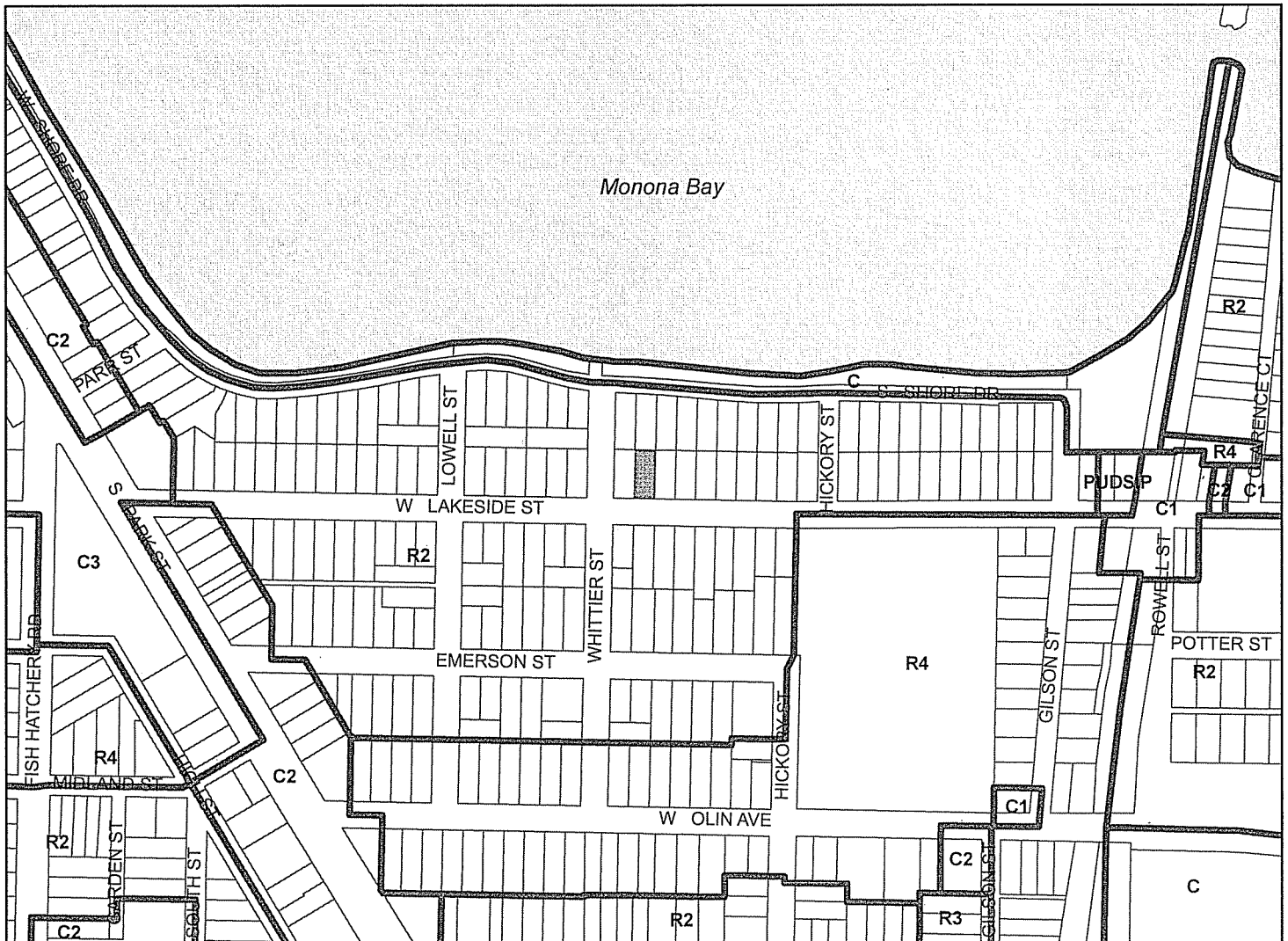
Existing Use
 Single-family residence

Proposed Use
 Demolish single-family residence
 and construct new residence

Public Hearing Date
 Plan Commission
 25 July 2011



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 : 11 July 2011





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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550 -</u> Receipt No. <u>121210</u>
Date Received	<u>6/8/11</u>
Received By	_____
Parcel No.	<u>0709-261-1712-2</u>
Aldermanic District	<u>13- ELLINGSON</u>
GQ	<u>ok</u>
Zoning District	<u>R2</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	<u>6/8/11</u>

1. Project Address: 634 W. Lakeside St Madison WI 53715 Project Area in Acres: 14 Acres ±

Project Title (if any): Potter Single Family Home

2. This is an application for: Demolition Permit

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input 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: Lawrence J. Tatt Company: T2ofMadison Inc
 Street Address: 6 Fuller Drive City/State: Madison WI Zip: 53704
 Telephone: (608) 241-2967 Fax: (608) 241-0083 Email: Larry@t2ofmadison.com

Project Contact Person: Larry Tatt Company: T2ofMadison Inc
 Street Address: 6 Fuller Dr City/State: Madison WI Zip: 53704
 Telephone: (608) 241-2967 Fax: (608) 241-0083 Email: Larry@t2ofmadison.com

Property Owner (if not applicant): Dorothy O'Dea owner Colleen Potter POA for Dorth
 Street Address: 634 W Lakeside St City/State: Madison, Wis Zip: 53715

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolition of existing home and garage to Build new single family for owners to live in Universal Designed,
 Development Schedule: Commencement Summer 2011 Completion Fall 2011

5. Required Submittals:

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:

*14 sets
11x17*

2 copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)

2 copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)

1 copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent (12 copies): describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.

Filing Fee: \$550 See the fee schedule on the application cover page. Make checks payable to: City Treasurer. *See Attached Plot Plan*

Electronic Submittal: 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.

14 sets

Zoning Text (12 copies): must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Plan, which recommends: Low Density Residential for this property.

Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
Send letter to Alder Julia Keer 4/8/2011 *Meeting with Bay Creek Neighborhood Association May 9, 2011*
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 and Planning Division staff; note staff persons and date.
Planning Staff: Heather Stouder Date: 4.5.11 Zoning Staff: PATRICIA ANDERSON Date: 4/5/11

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name Lawrence J. Tatt, President T2 of Madison Inc Date 6-7-2011
Signature *Lawrence J. Tatt* Relation to Property Owner None

Authorizing Signature of Property Owner _____ Date _____

5. Required Submittals:

- 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:
 - 14 sets*
1/11/11 **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
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 - Planning Staff: Heather Stouder Date: 4.5.11 Zoning Staff: PATRICIA ANDERSON Date: 4/5/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Lawrence J. Tatt, President T2 of Madison Inc Date 6-7-2011
 Signature [Signature] Relation to Property Owner None

Authorizing Signature of Property Owner _____ Date _____

Effective May 1, 2009

See Attached Signature page that was e-marked

5. Required Submittals:

- 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:
 - 1 set total* **copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
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- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Lawrence J. Tatt, President T2 of Madison Inc Date 6-7-2011

Signature [Signature] Relation to Property Owner None

Authorizing Signature of Property Owner Colleen P. Patton Date 6-7-11

Effective May 1, 2009

Letter of Intent
634 W. Lakeside St., Madison, WIs. 53715

June 8, 2011
Owner, Dorothy O'Dea, Colleen Potter POA
634 W. Lakeside St.
Madison, Wi. 53715

To whom it may concern:

TZ of Madison Inc has been working with Colleen and Dorothy to develop a plan to improve the family home and lot, so they can move back to the neighborhood Dorothy had lived in for over 60 years. For health and safety reasons she and her husband had to move out a relatively short time ago.

The floor plan of the existing home does not allow access for a wheel chair and the first floor is currently about 3'-6" above the driveway with multiple steps.

They have been working on creating a "Universal Design" floor plan that will let Dorothy and other family members live in the home for years to come.

We started work in Sept. of 2010, originally trying to keep parts of the existing structure, including the foundation, but because of the poor condition of the existing home which was built in the 1920's and opposition from a neighbor regarding having to get a variance, it was decided to demolish the existing home and build new.

During this process it has also been determined that the soils under the existing home and the proposed new foundation will require additional removal of substandard fill and peat, then back fill and compact new material, to provide a good foundation and drainage. (This area was once part of the bay of Lake Monona).

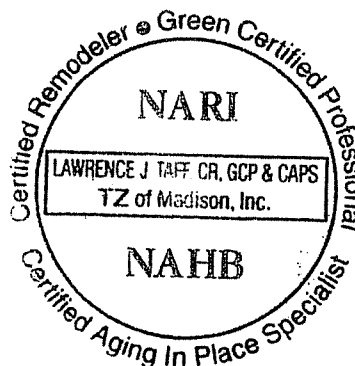
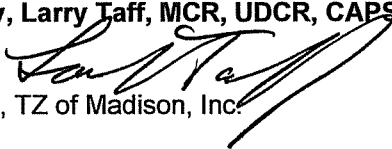
We gave notice to the Alderperson (Julia Kerr), on 4/8/2011 and had a meeting with the Bay Creek neighborhood association on May 9th, 2011 explaining what we wanted to do. They were very happy to hear a long time resident wanted to move back to the neighborhood.

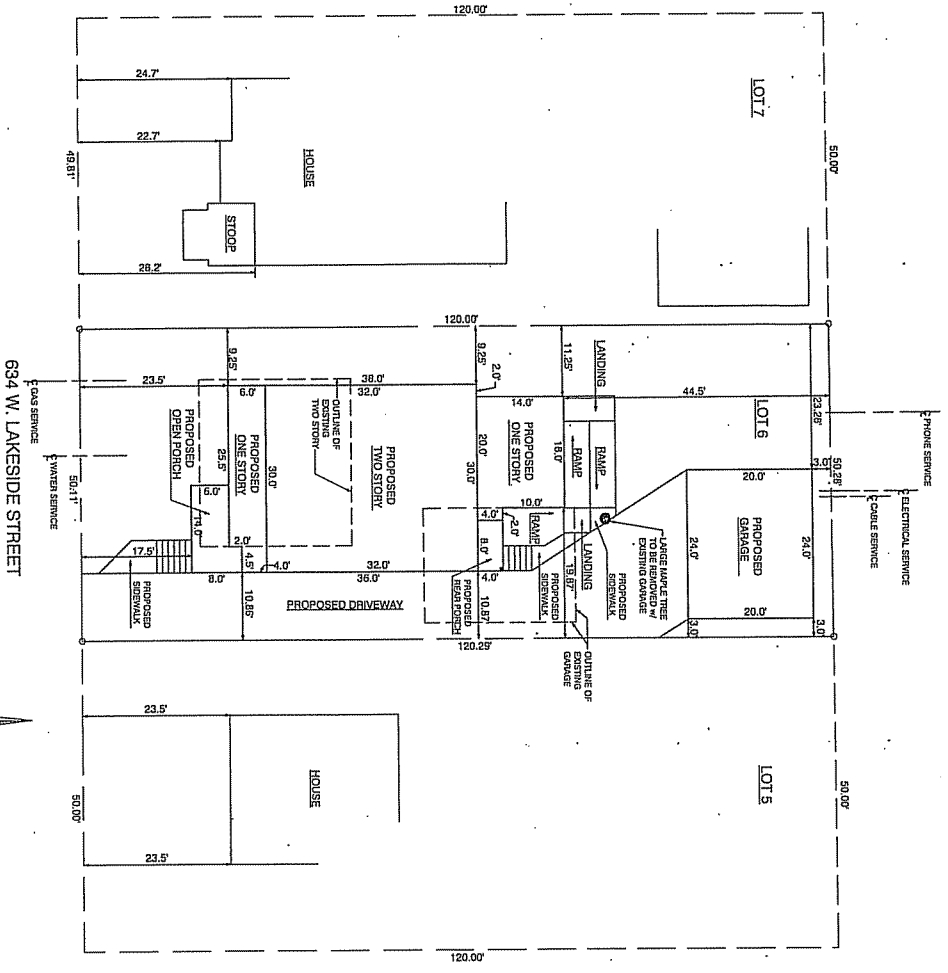
The intent is to minimize disruption to the neighbors during construction, recycle as much as possible from the existing home and site, and build a new single family home that will fit with the existing current homes styles of the neighborhood.

The new home will be at or above current new home building and energy requirements, and create a new home that will enable multigenerational use for all members of the family.

Sincerely, Larry Taff, MCR, UDCR, CAPS, GCP

President, TZ of Madison, Inc.





PLOT PLAN
Scale: 1" = 20'-0"



LEFT SIDE YARD SETBACK

- 38.0'
- +14.0'
- 52.0'
- 40.0'
- 12.0
- x 2'
- 2'-0"
- +7'-0"
- 9'-0" (9.0) Min. Left Sideyard Setback

RIGHT SIDE YARD SETBACK

- 8.0'
- 36.0'
- +4.0'
- 48.0'
- 40.0'
- 8.0
- x 2'
- 1'-4"
- +7'-0"
- 8'-4" (8.33) Min. Right Sideyard Setback

GREEN SPACE

$23 \times 3 \frac{3}{8} \times 44 \times 6 = 1036.02 \text{ S.F.}$
 $+ 11 \times 3 \times 14 \times 0 = 157.50 \text{ S.F.}$
 Green Space = 1193.52 S.F.

ZONING R2 FRONT YARD SETBACK

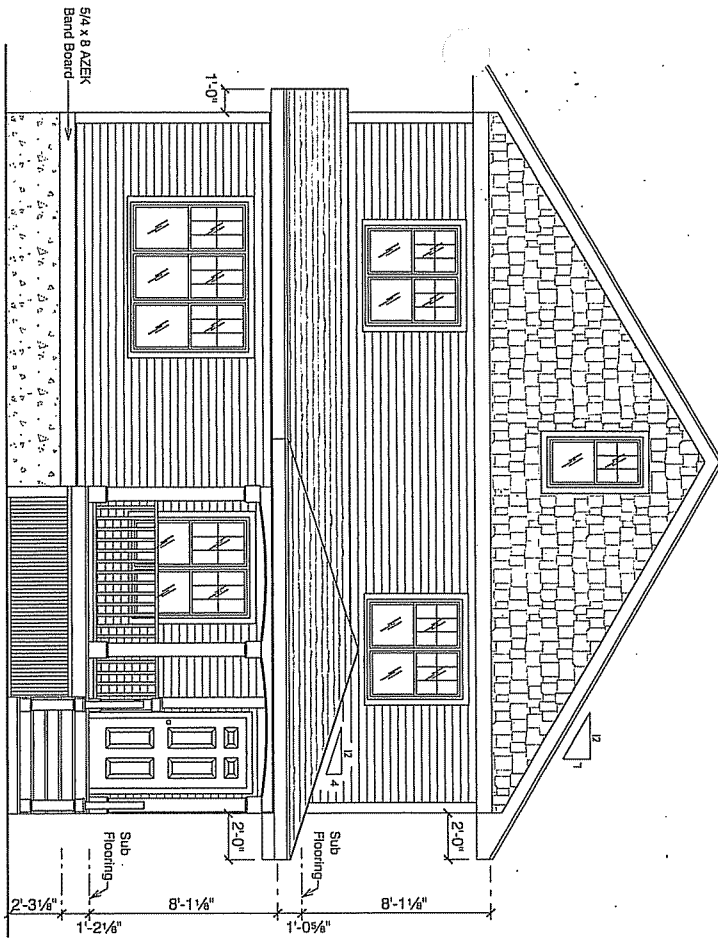
- 22.7' LOT #7
- + 23.5' LOT #5
- 46.2' ± 2 = 23.1' (Front Setback w/Averaging)
- 7.0' Per Section 28.04 (6) (e) 2.f. Of Madison General Ordinances
- 16.1' (Front Setback For Open Porches)

LEGAL DESCRIPTION

LOT SIX (6), BLOCK SEVEN (7), OF RICHMOND REPLAT OF PARTS OF BLOCKS SEVEN (7), EIGHT (8), NINE (9), AND TEN (10), OF THE PLAT OF SOUTH MADISON, (NOW PART OF THE CITY OF MADISON), DANE COUNTY, WISCONSIN ACCORDING TO THE RECORDED PLAT THEREOF.

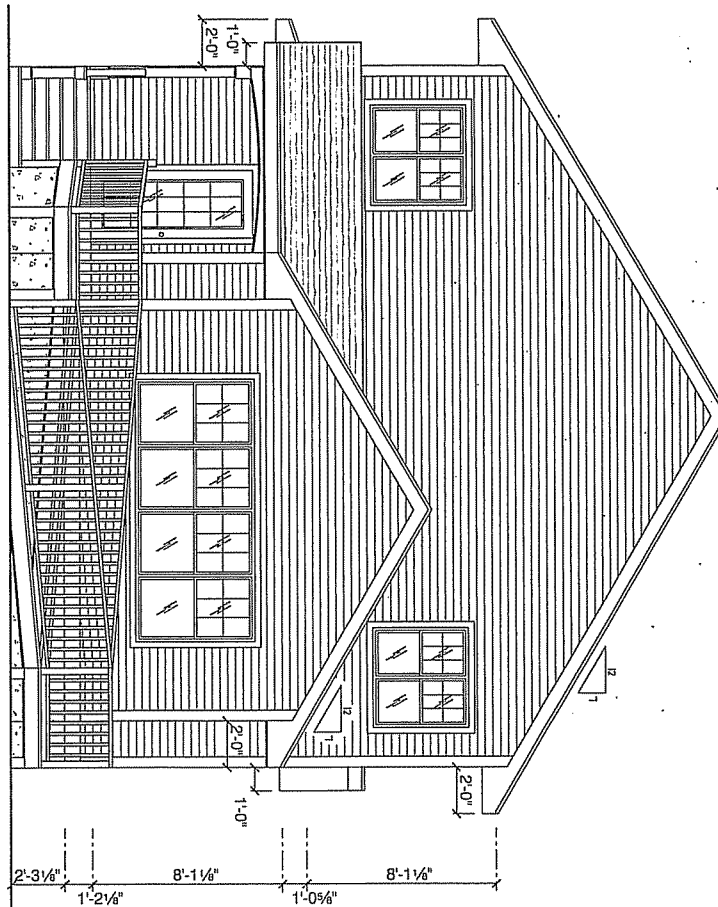
634 W. LAKE SIDE STREET MADISON, WI 53715

<p>MARLING LUMBER COMPANY 1801 E. WASHINGTON AVE. MADISON, WI 53704</p>		Scale: As Shown	DRAWN BY: Brian K. & Chris D.
		Date: 06-07-11	
<p>COLLEEN POTTER</p> <p>ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND DRAWINGS TO BE ACCURATE AND COMPLETE, THE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS, OMISSIONS AND DIMENSIONS AND IS RESPONSIBLE FOR THE SAME.</p>		DRAWING NUMBER:	



FRONT ELEVATION

Scale: 3/16" = 1'-0"



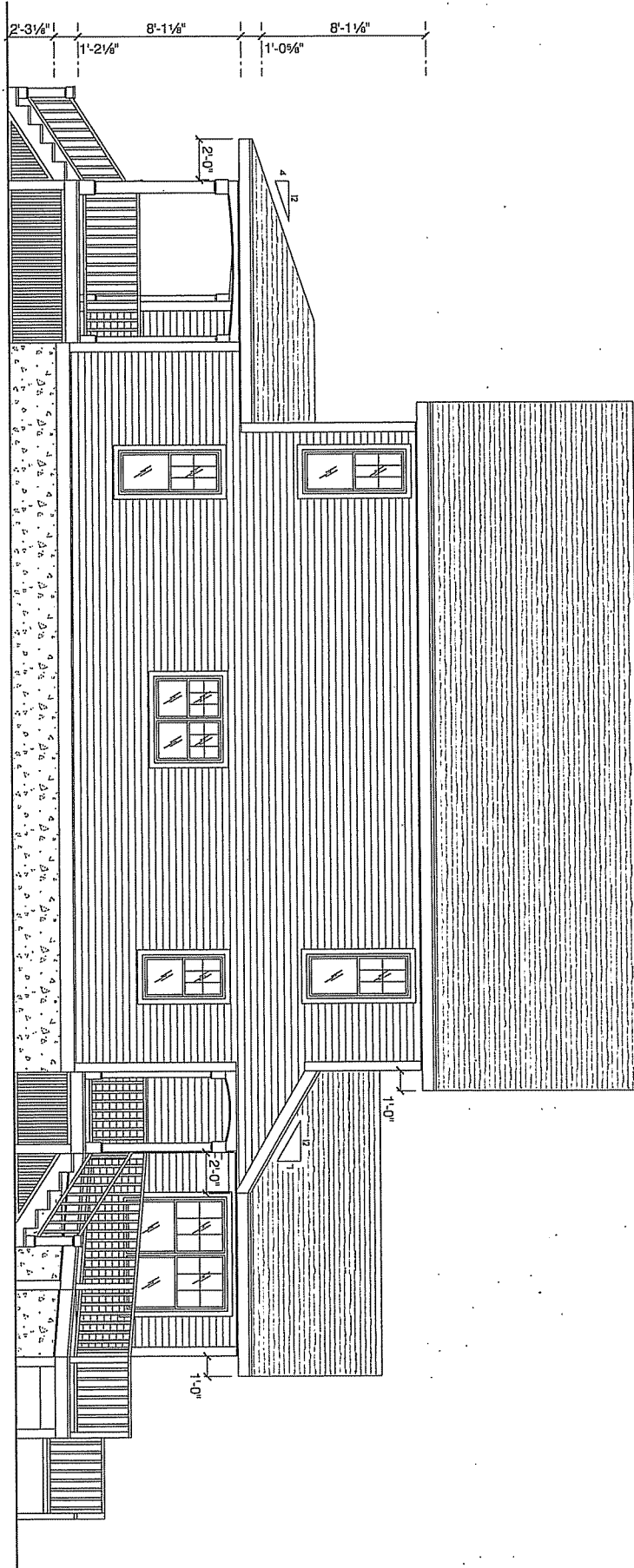
REAR ELEVATION

Scale: 3/16" = 1'-0"

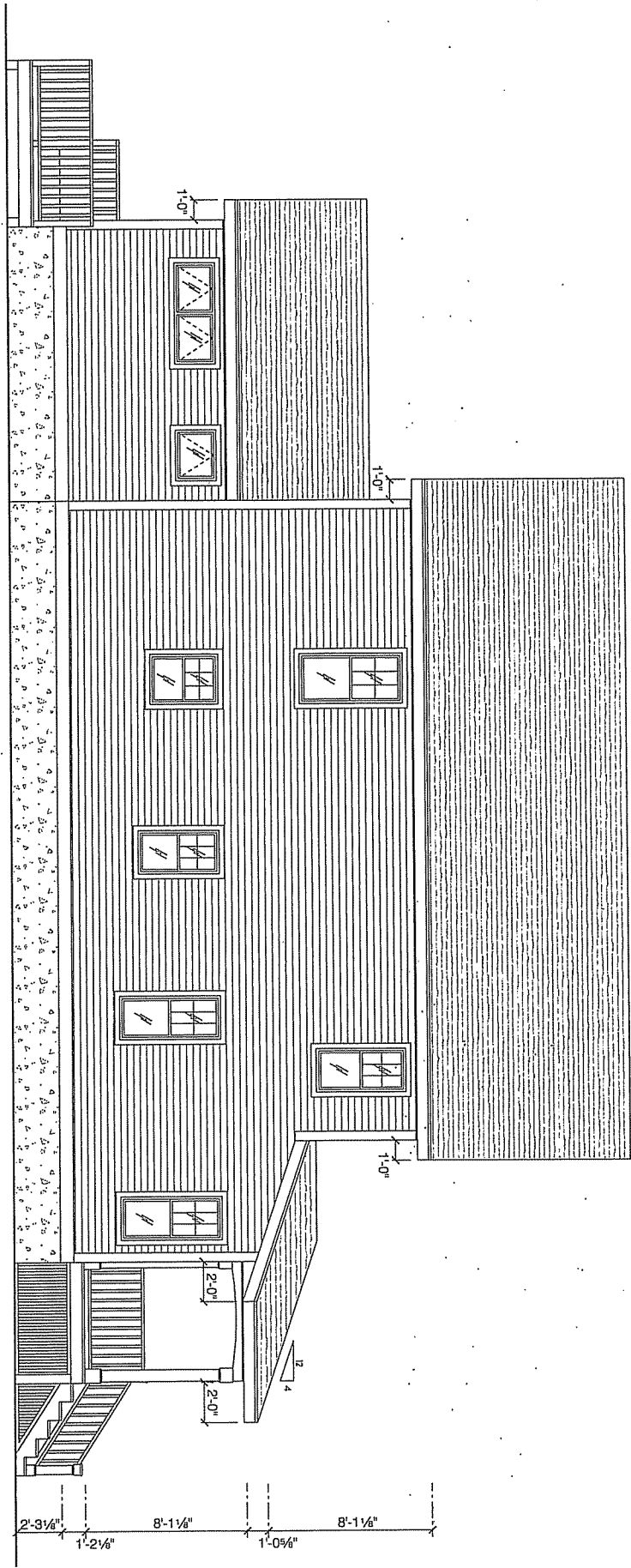
634 WEST LAKESIDE STREET MADISON, WI 53715

06-06-11 ELEVATIONS

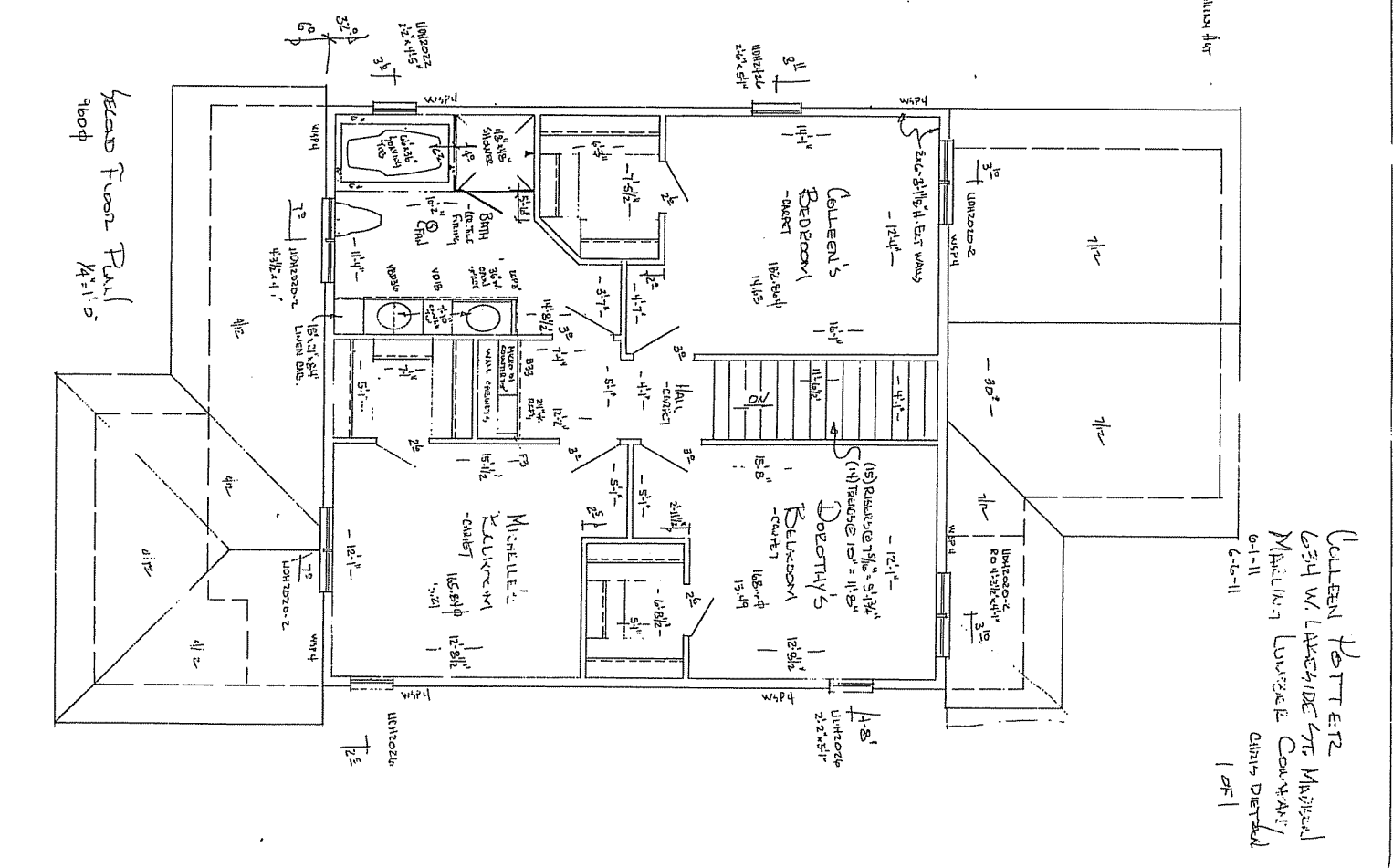
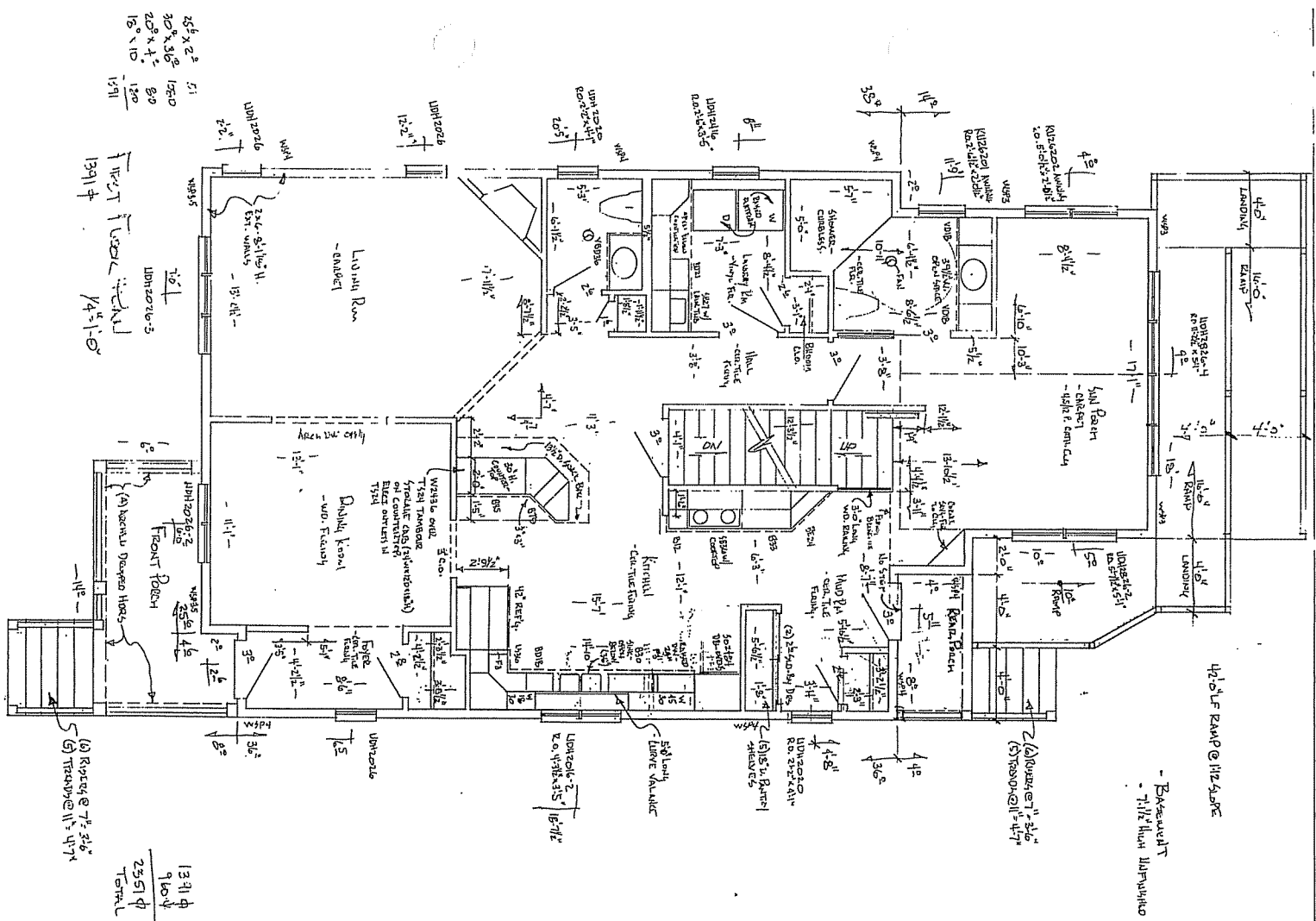
COLLEEN POTTER



RIGHT ELEVATION
 SCALE: 3/16" = 1'-0"



LEFT ELEVATION
Scale: 3/16" = 1'-0"



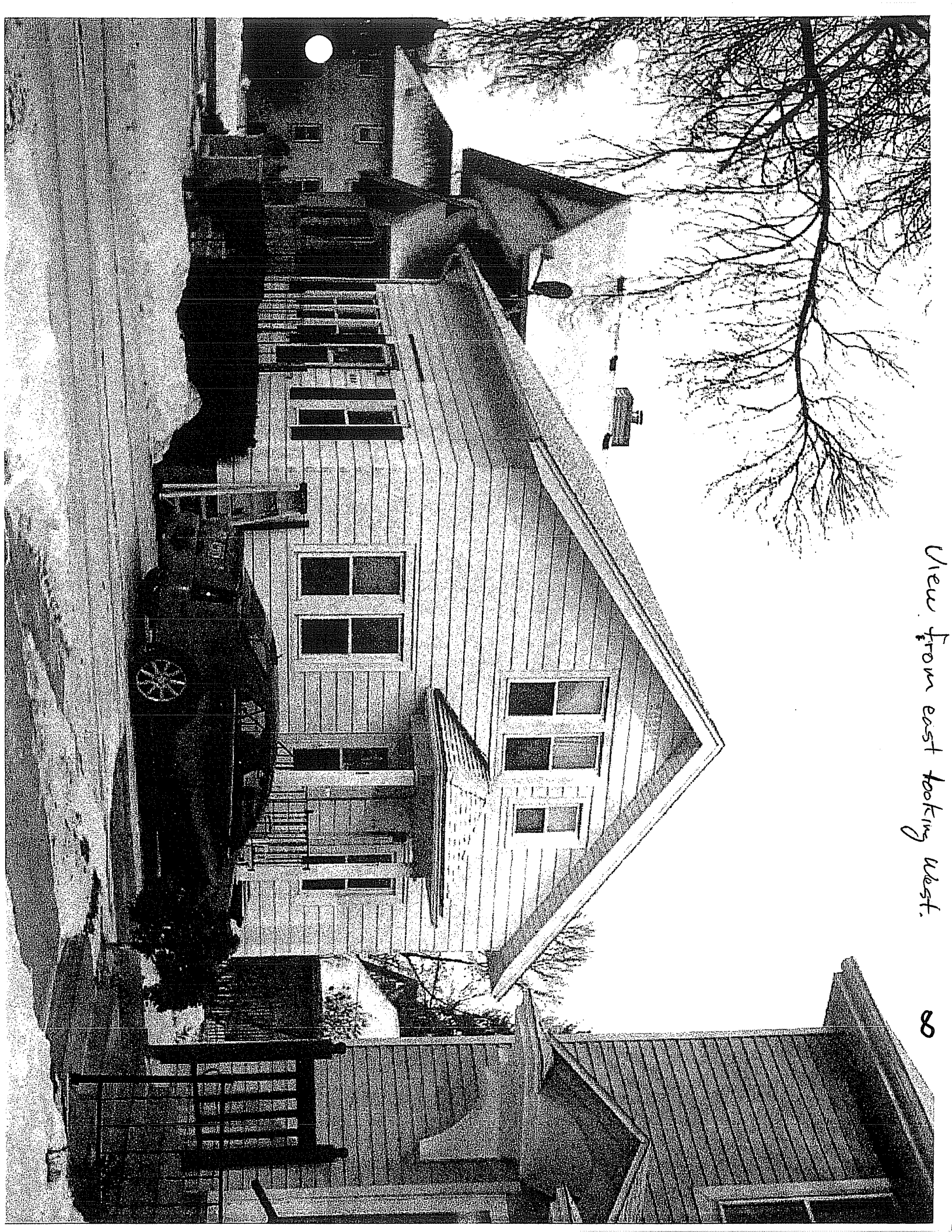
- Breakfast
- 7 1/2" High Unpainted Ceramic Tile

ALLEN'S BATTERY
634 W. LAKESIDE ST. MINNEAPOLIS
MILLIKEN LUMBER CO. CONTRACTORS
6-1-11
CARRIE DICKER
1 OF 1

25' x 22' 51
30' x 36' 1500
20' x 14' 80
15' x 10' 120
1991

1391 ft
1/4" = 1'-0"

1391 ft
900 ft
2291 ft
TOTAL



View from east looking west.

Side entry to home showing steps



No Access to bath For wheelchair



No Access in kitchen or room to open stove

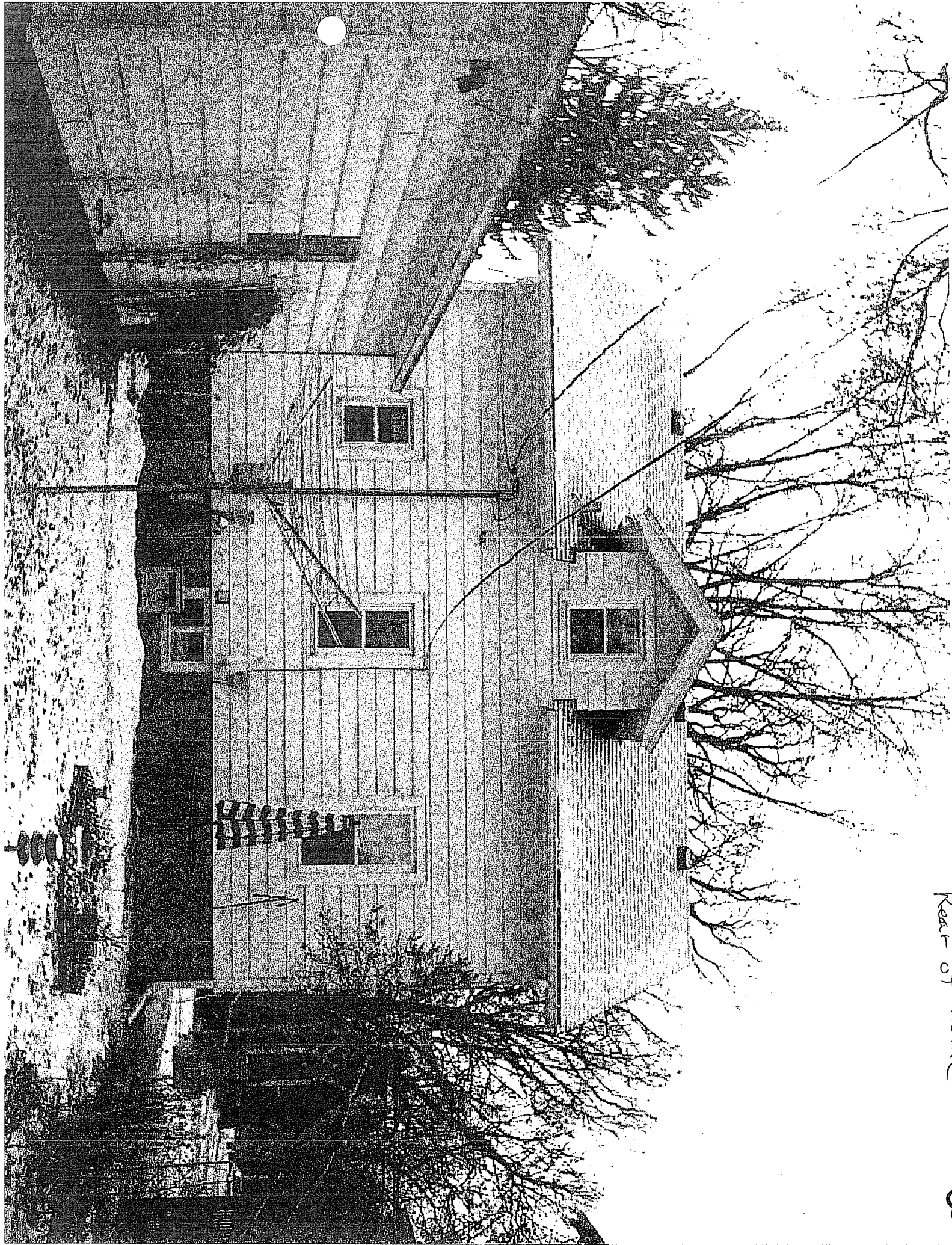


Poor head clearance to basement, (narrow hall)





Garage and main tree to be removed for new home



Rear of Home