



Location
5844 Thorstrand Road

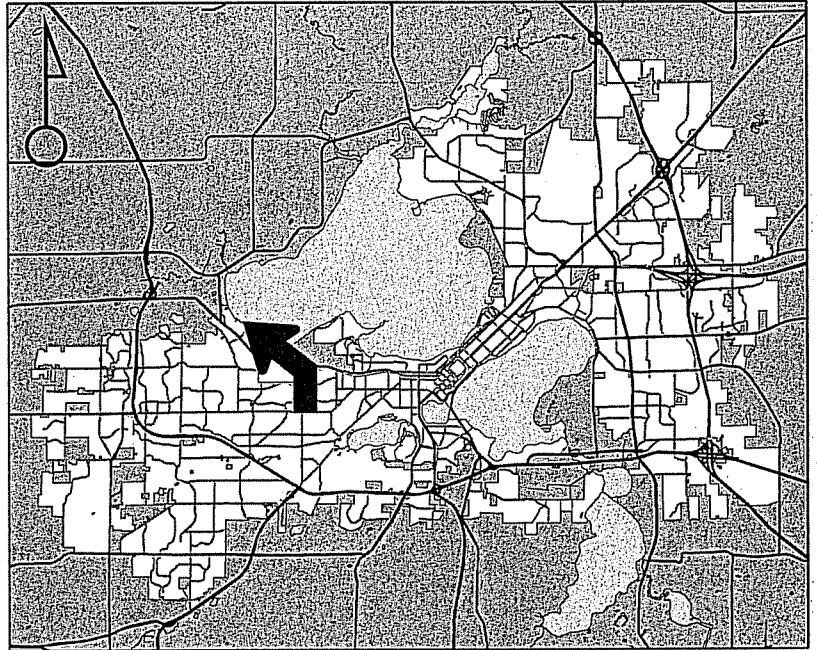
Project Name
Tang Residence

Applicant
Vance Tang/
Fred Lubcke – Cornerstone Designs

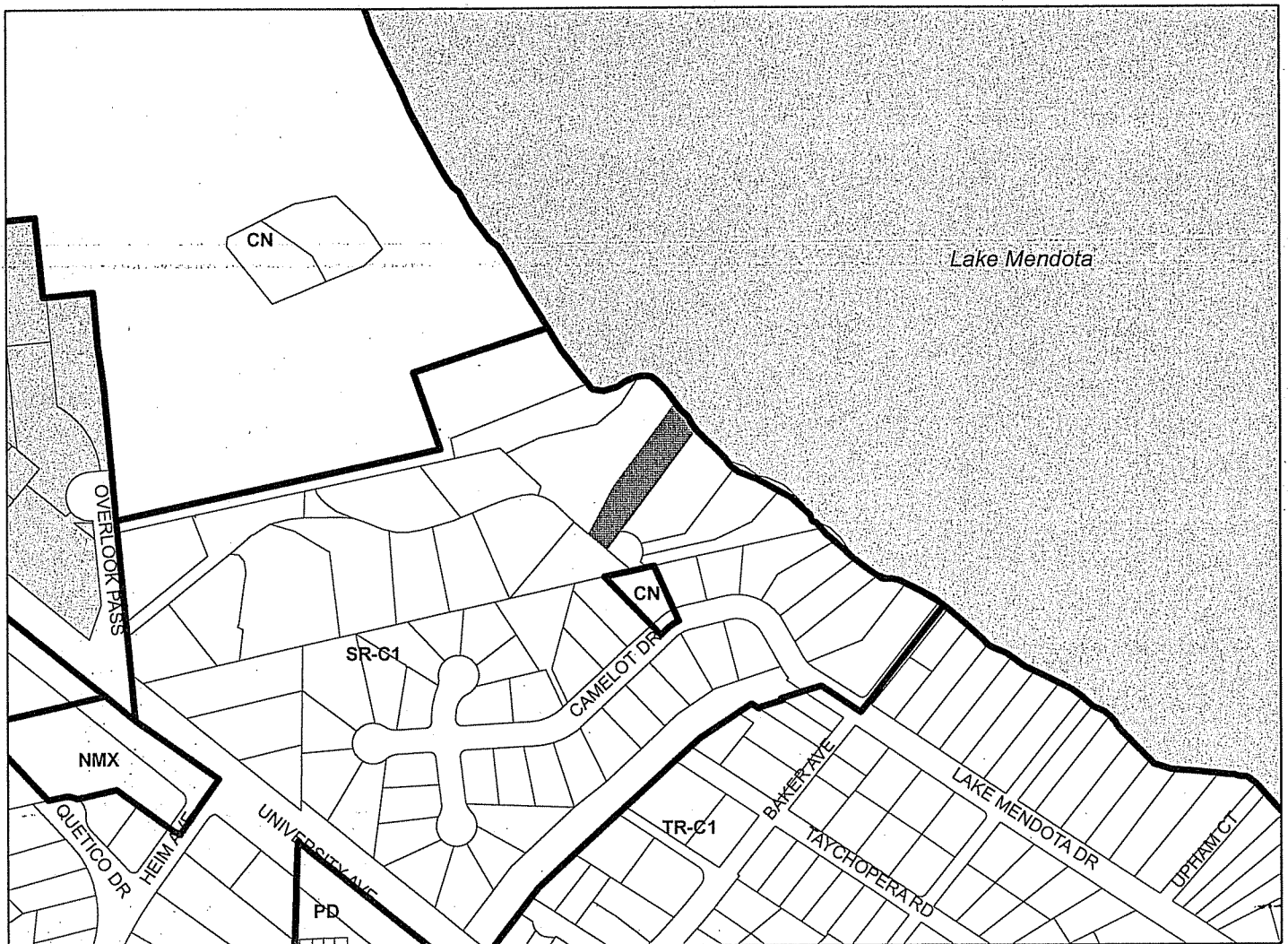
Existing Use
Single-family residence

Proposed Use
Construct detached garage and
landscaping improvements on
lakefront lot

Public Hearing Date
Plan Commission
09 June 2014

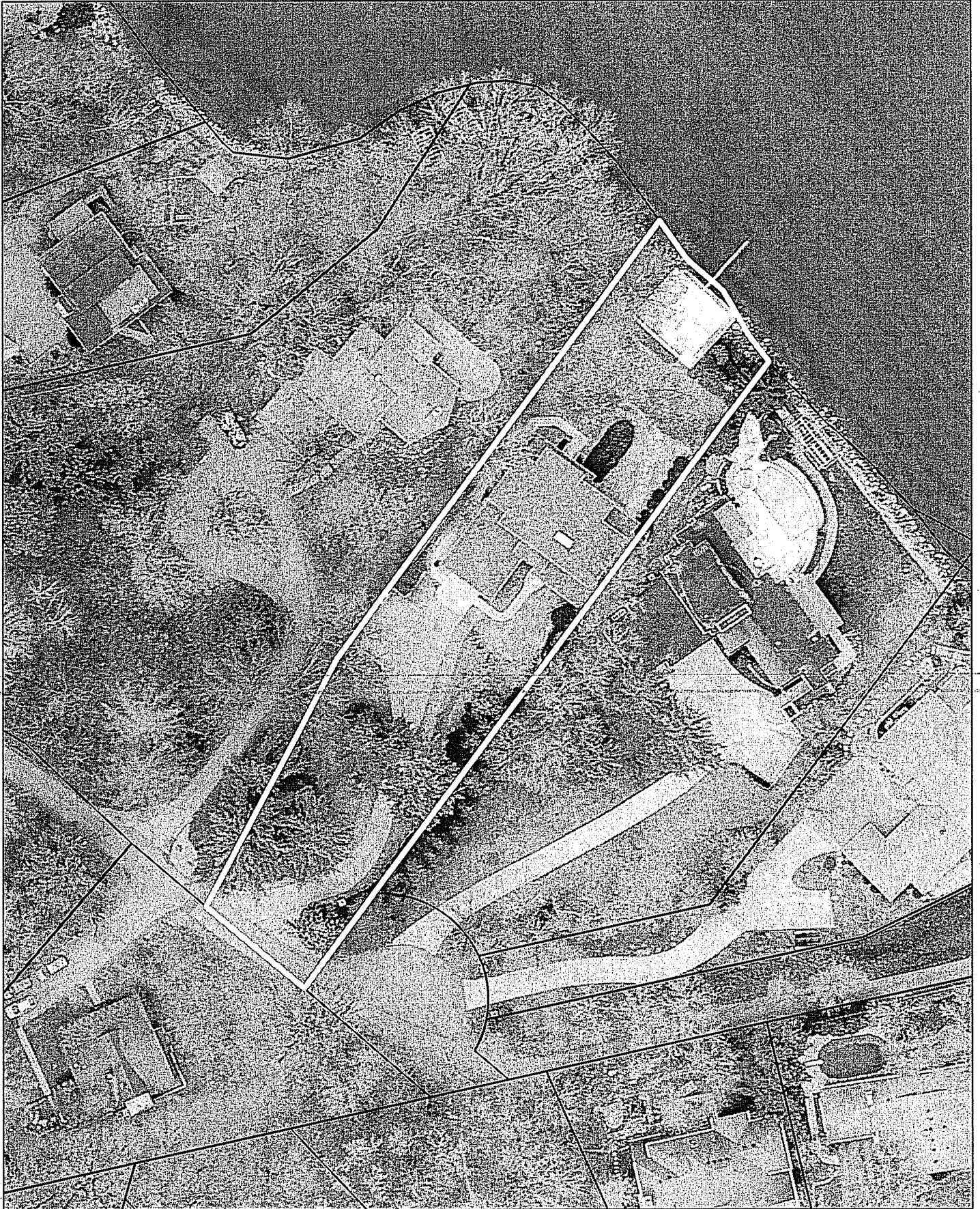


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 May 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>600</u>	Receipt No. <u>153358</u>
Date Received <u>4/23/14</u>	
Received By <u>JL</u>	
Parcel No. <u>0709-073-0088-7</u>	
Aldermanic District <u>19 - Mark Clear</u>	
Zoning District <u>SR-C1</u>	
Special Requirements <u>existing CW</u>	
Review Required By: <u>water front</u>	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 5844 THORSTRAAND Rd
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: FRED LUBKE Company: CORNERSTONE DESIGNS
 Street Address: P.O. Box 620506 City/State: MIDDLETON WI Zip: 53562
 Telephone: (608) 824-0009 Fax: () Email: fred@cornerstonedesignsofmadison.com
 Project Contact Person: SAME AS ABOVE Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): VANCE TANG
 Street Address: 5844 THORSTRAAND Rd City/State: MADISON, WI Zip: 53705

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: CONSTRUCT DETACHED TWO CAR GARAGE

Development Schedule: Commencement _____ Completion _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer. \$ 60^D*

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: KEVIN FIRCHOW Date: 3-26-2014 Zoning Staff: PAT ANDERSON Date: 3-26-2014

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

Name of Applicant VANCE W. TAYLOR Relationship to Property: OWNER

* Authorizing Signature of Property Owner *Vance W. Taylor* Date 3/27/14

Letter of Intent

This is a letter of intent for the property located at 5844 Thorstrand Rd. Madison WI 53705. CORNERSTONE Designs has been contracted by Vance Tang (owner) to construct a two car detached garage along with patios and outdoor kitchen. (see attachments) The project includes demolition of existing 15 x15 outbuilding and construction of above mentioned detached garage. The purpose for the garage is for storage of vehicles and other related equipment.

Patios and outdoor kitchen to provide additional areas for outdoor living spaces. Cornerstone Designs plans to start upon all approvals and obtaining a building permit. Hours of operation to be from 7:00 Am to 5:30 PM Monday thru Friday.

The project to take and involve 4 to six weeks to complete, while employing 4 to 6 people full time. The estimated cost of this project will be between \$90,000 and \$100,000.

Based on the landscape plan and site plan the following calculations have been determined:

- ***Lot Sq. Ft. 27,192 Sq. Ft.***
- ***Existing house coverage. 4,132 Sq. Ft.***
- ***New garage and concrete approach 700 Sq. Ft.***
- ***% change to front yard usage 0.05%***
- ***Boat House 854 Sq. Ft.***
- ***Usable back yard 88,800 Sq. Ft.***
- ***Proposed Patio Area 1200 Sq. Ft.***
- ***% Change to rear yard 7.4%***

Thanks for your consideration for approval of this project.

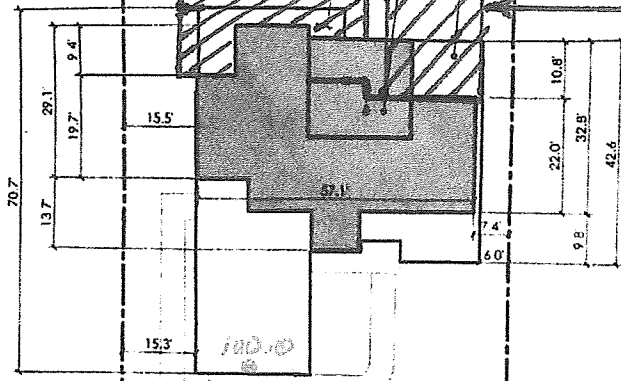
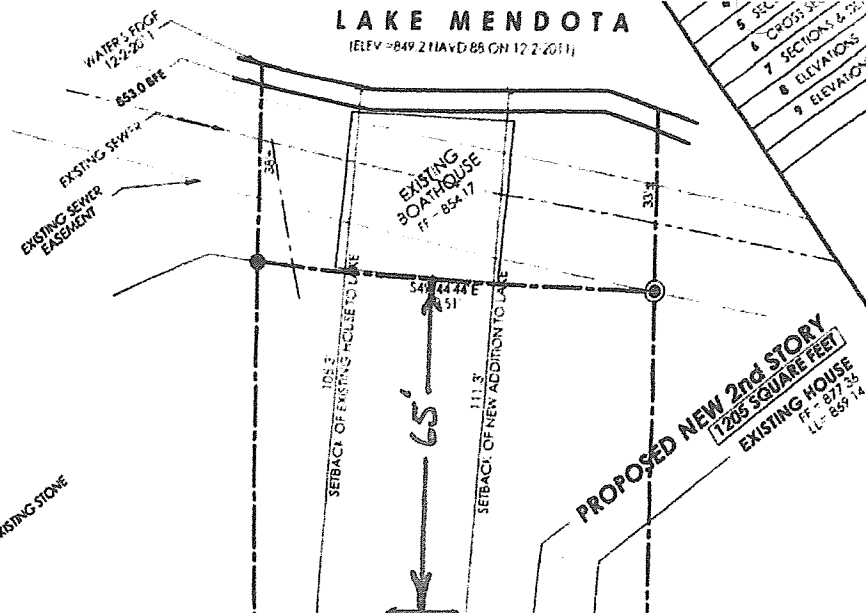
Fred Lubcke president Cornerstone Designs of Madison

LAKE MENDOTA
 (ELEV = 849.211A & D 85 ON 12.2.2011)

- 5 SEC.
- 6 CROSS SECTIONS
- 7 SECTIONS & 20'
- 8 ELEVATIONS
- 9 ELEVATIONS

16' W
 18' W
 20' W
 5' FRAC. GABLE & SEAMANT
 INSTALLED PROFESSIONALLY
 PER MANUFACTURER'S SPECS
 RIPPED 2x6 FOR PITCH
 COLOR-CLAD
 METAL FLASHING
 2x2 BLOCKING
 (2) 1x10 TRIM BOARDS, LAPPED
 1/2" SPACER-WALKER
 7/16" OSB SHEATHING
 BOLT 2x PLATE TO EXISTING STONE
 EXISTING STONE
 EXISTING STONE
 EXISTING STONE

EXTENSION AND STONE TRANSITION



PROPOSED PATIO

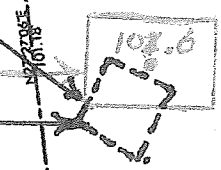
SITE DATA:

LOT SQ. FTG.	27,192 SQ. FT. (.62 AC±)
EXISTING LOT COVERAGE (INCL. JDRG. HOUSE, GARAGE)	4132.5 SQ. FT. = 15.2%
PROPOSED LOT COVERAGE (INCL. JDRG. HOUSE, GARAGE)	4132.5 SQ. FT. = 15.2%

EXISTING DRIVEWAY & ALL PATHS/LANDSCAPING TO REMAIN
 27,192.5 SQ. FT. TO WATER'S EDGE
 24,319.5 SQ. FT. TO MEANDER LINE

9' SETBACK

PROPOSED GARAGE SHED TO BE TORN DOWN



114.93'

99.8

101.0

ELEVATIONS

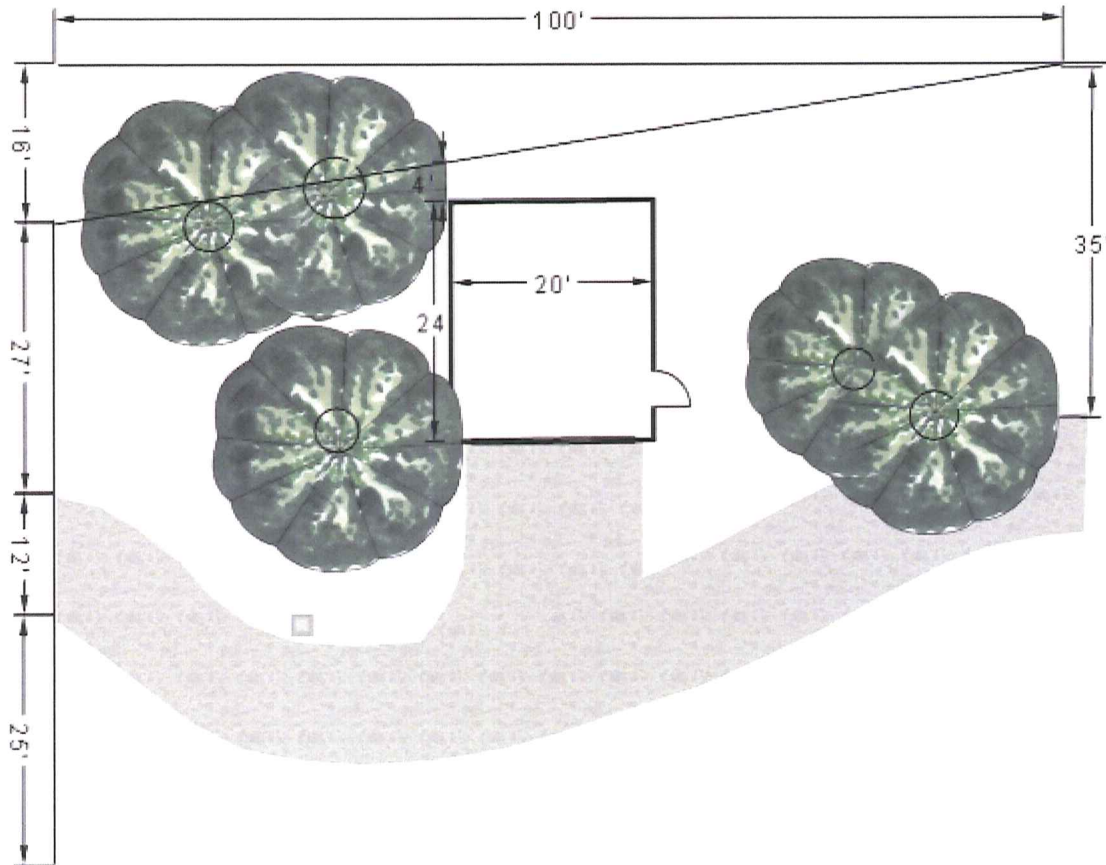
99.7

CENTER OF ROAD

LOT 1
 RE-ADJUSTED SURVEY
 THIS SITE PLAN WAS GENERATED BASED ON SURVEY PROVIDED BY THE OWNER AND C. ELEV. MAP 12.02.2011

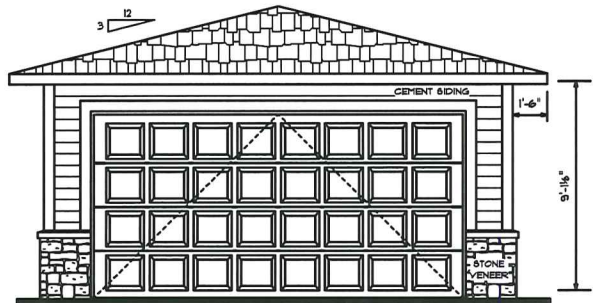




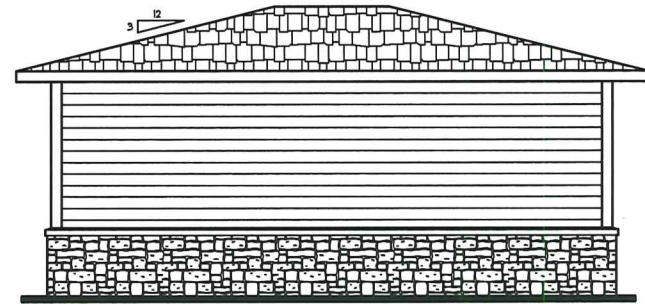


NOTE: These drawings and specifications shall remain the property of the Designer and shall not be used for any other projects without the written consent of the Designer. If restrictions are included in this plan, Contractor will be allowed to copy the exact plants that are shown on this plan, however, depending upon availability of time of planting, substitute plants may be supplied to ensure timely completion of plan and within the time budgeted for this project.

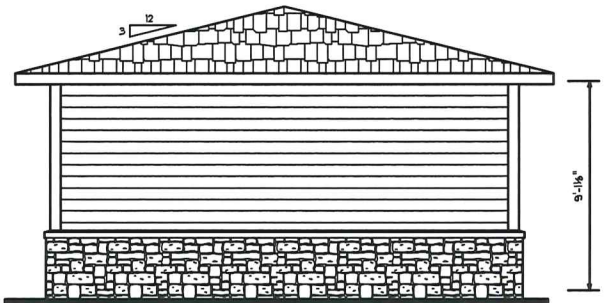
SW



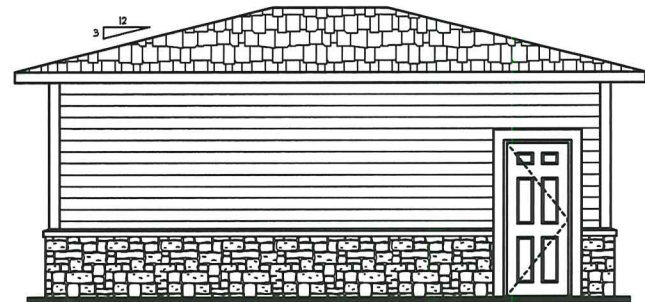
FRONT ELEVATION



LEFT ELEVATION

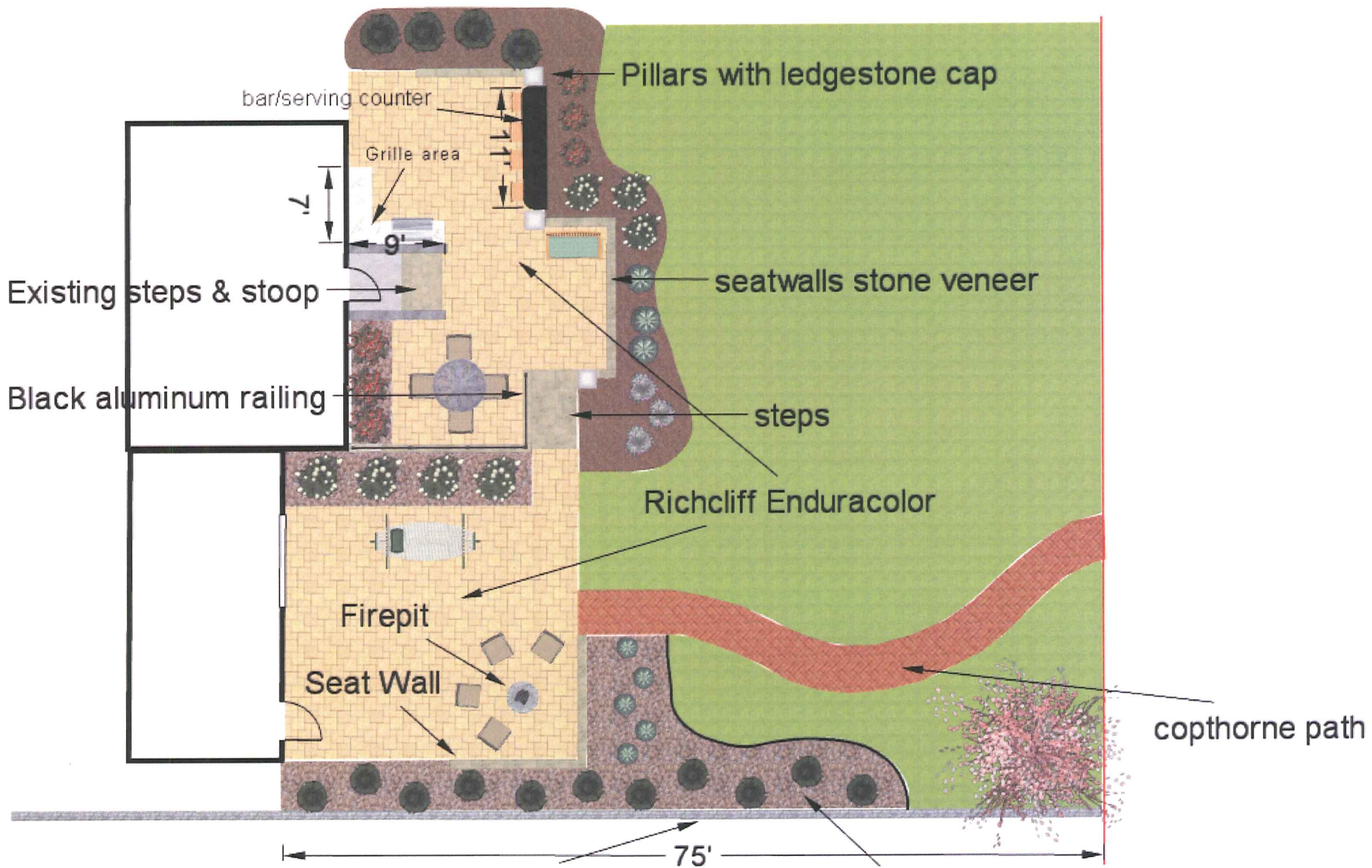


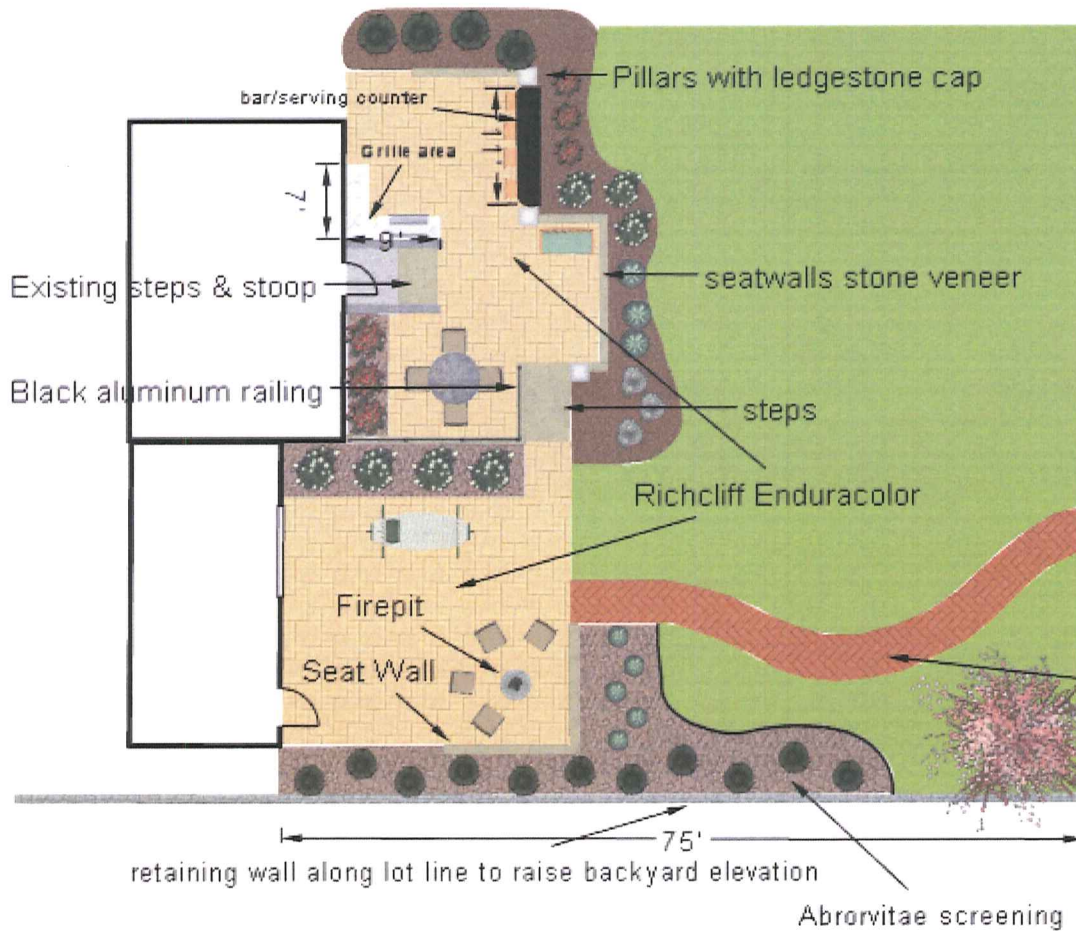
REAR ELEVATION



RIGHT ELEVATION







Plant Legend			
Symbol	Qty	Common	Botanical
	15	American Arborvitae	<i>Thuja occidentalis</i>
	3	Bigleaf Hydrangea	<i>Hydrangea macrophylla</i> 'Nikko Blue'
	1	Flowering Crabapple	Malus 'Donald Wyman'
	4	Hydrangea	<i>Hydrangea arborescens</i> 'Radiata'
	3	Pink Knockout Rose	Rosa 'Pink Knockout'
	5	Purple Foxtail Grass	<i>Pennisetum setaceum</i>
	3	Rose	Rosa Hybrid 'Yellow'
	3	Weigela	<i>Weigela florida</i> 'Java Red'
	3	Zebra Grass	<i>Miscanthus sinensis</i> 'Zebrinus'

copthorne path same as inlay on patio



