

3-14-13

Letter of Intent

To City of Madison Planning Commission

Project:

Mirkin Residence
5236 Harbor Ct.
Madison, WI 53705

Property Owner:

Barry and Irene Mirkin
6 Glacier Ct.
Madison, WI 53705

Applicant:

Michael Loveland
Loveland Structural Concepts llc
6950 Rembrandt Rd.
Deforest, WI 53532

To City of Madison Plan Commission:

This property has been owned by the Mirkins since November of 2011. The Mirkins purchased this house with the knowledge that it is uninhabitable and needs to be replaced. Since the Mirkins have owned the property, and long before they took ownership, the house has been uninhabited. The Spring Harbor Neighborhood along with views of Lake Mendota are just a few items that drew the Mirkins to this property.

The property currently consists of a 900 sf house built in 1940, an asphalt driveway, and two concrete sidewalks on 0.13 acres. All of the above are to be removed for the purpose of constructing the proposed single family house and driveway/sidewalks as shown on the attached plan set. The proposed structures and driveway will cover approximately 1778 sf of the lot, or 38%. We have designed to maximize green space and have by far exceeded the required minimum green space requirement with more than 1525 sf of green space. The proposed plans for construction, fall within the City of Madison's zoning requirements. We intend to build as soon as permits can be obtained. Demolition and construction is scheduled to last 4 months from the commencement of Demolition. The land is assessed at a value of \$60,800. The demolition and construction project is budgeted at \$290,000.

The proposed plans have been designed by the general contractor, Michael Loveland (Loveland Structural Concepts llc) and the Mirkins. The Mirkins have proposed that a minimal amount of landscaping be done immediately with construction. This is to allow them to find how they will

"live in the space" until 2014. In the spring/summer of 2014 they want to complete the landscaping as they see fit, according to their intended use the space. Upon the completion of construction, the landscaping will include stone at entire perimeter of house, including under low decks. The site will be seeded and grading will be unchanged from the current conditions. Other site conditions affecting demolition and construction are:

- Plugging the sewer line and extending into new footprint at time of excavation
- Removal of overhead power lines, to be replaced upon placement of new meter pedestal
- Removal of existing gas line, to be replaced upon erection of new structure
- Removal of existing phone/cable, to be replaced upon erection of new structure
- The removal of tree on the East side of lot due to the fact that roots inevitably will be damaged upon construction of detached garage

Reuse/Recycle:

- Habitat for humanity will be removing any items that are deemed reusable
- The furnace and water heater will be recycled
- The unused Structure will be demolished and disposed of
- Cement block foundation wall will be removed with the excavation of the new footprint and will be used as fill elsewhere

Letters, included in this submittal, informing the appropriate people, have been sent to:

Mark Clear, District Alderperson, on August 21, 2012

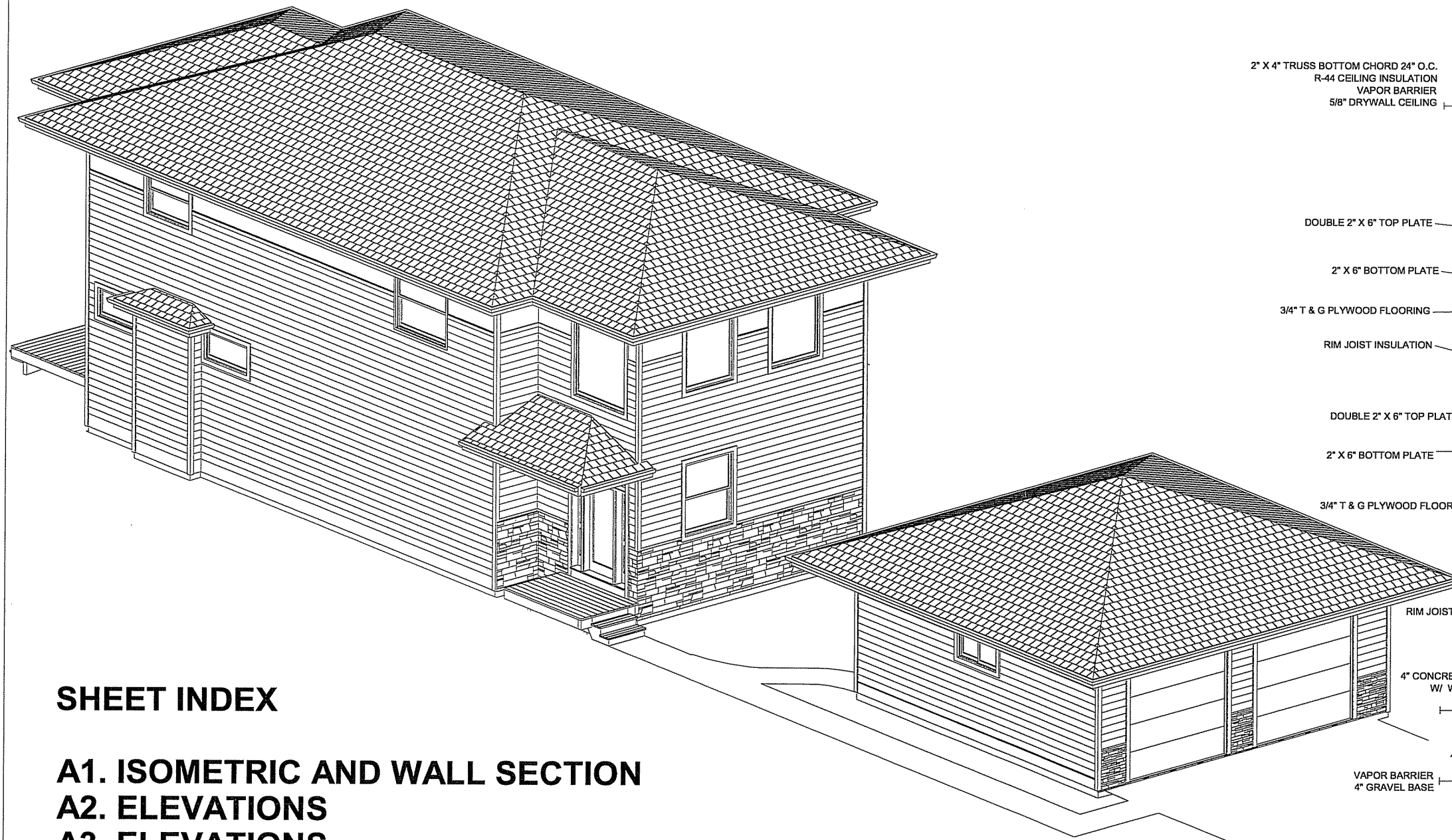
Greg Hull, President, Spring Harbor Neighborhood Association, on March 28, 2012

Interested parties on city website, on August 21, 2012

We feel that the demolition and construction process we are proposing will be a very pleasing project for the City of Madison, the Spring Harbor Neighborhood, the neighborhood association and the Mirkins.

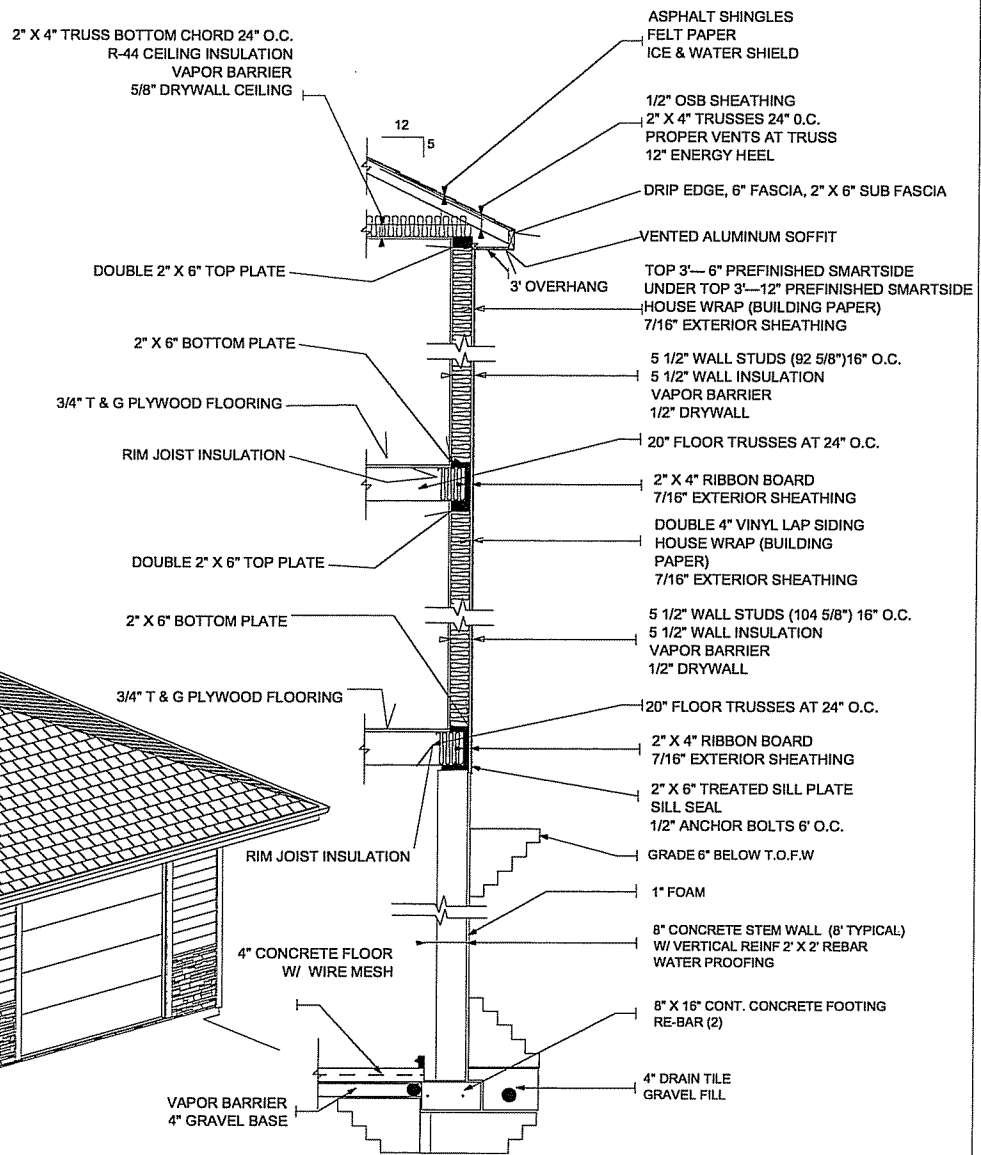
Thank you for your time and consideration

Michael Loveland
President
Loveland Structural Concepts llc
608-320-2770
mikeloveland@lovelandsc.com



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- A1. ISOMETRIC AND WALL SECTION**
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- A5. FIRST FLOOR PLAN**
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TYPICAL 2 STORY SECTION

NOT TO SCALE

WALL SECTION

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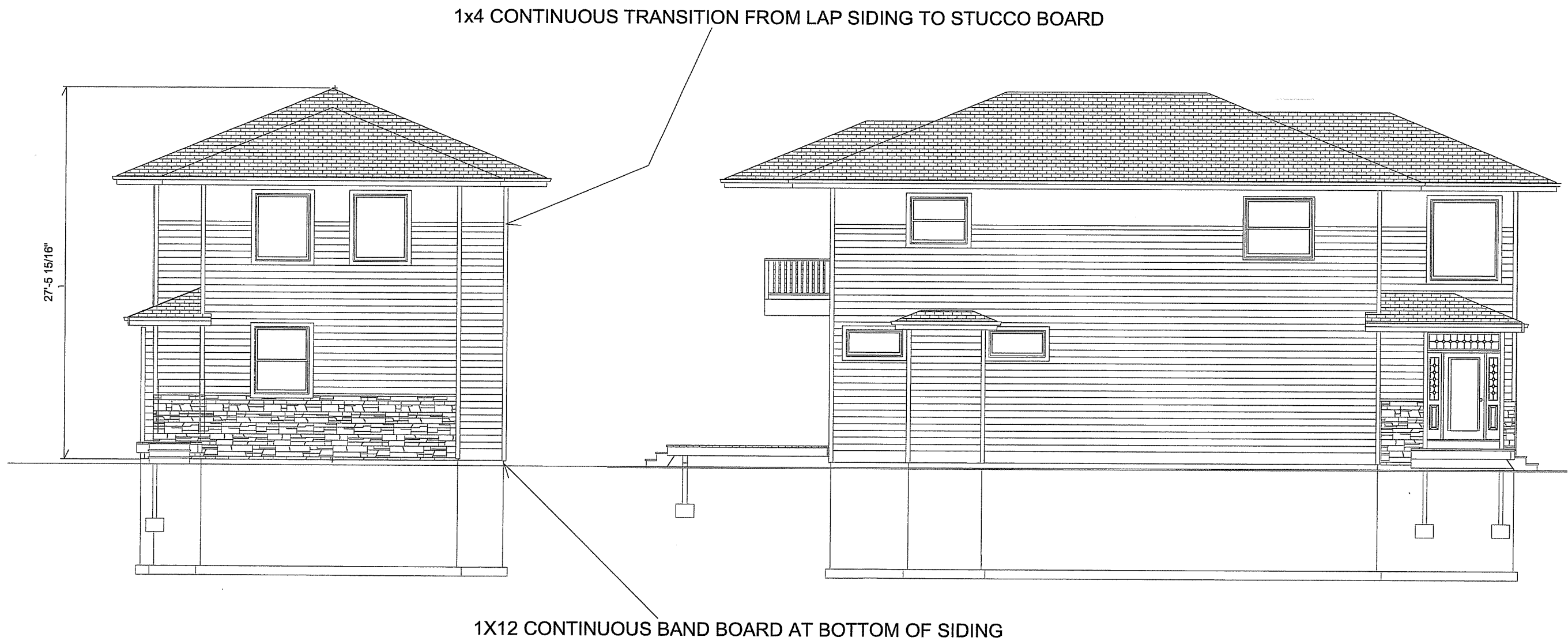
PROJECT ADDRESS:
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Madison, WI 53705

DATE: 6/5/12
Revised: 1-8-13 2-28-13 3-19-13

DRAWN BY: MRL

SCALE:

A1



SOUTH ELEVATION

WEST ELEVATION

ELEVATIONS

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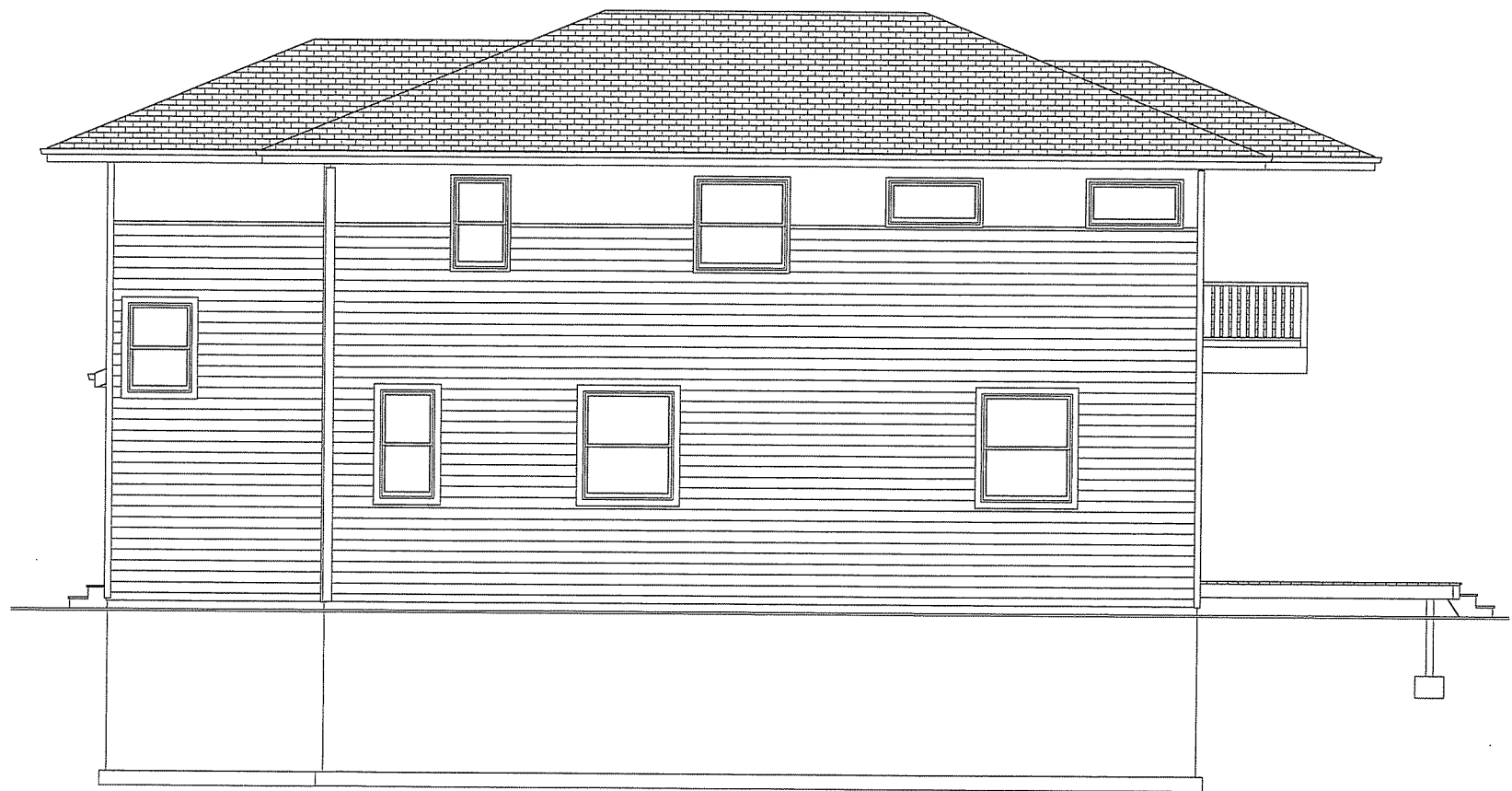
DRAWN BY: MRL

SCALE:
1/8" = 1'

A2



**NORTH
ELEVATION**



EAST ELEVATION

ELEVATIONS

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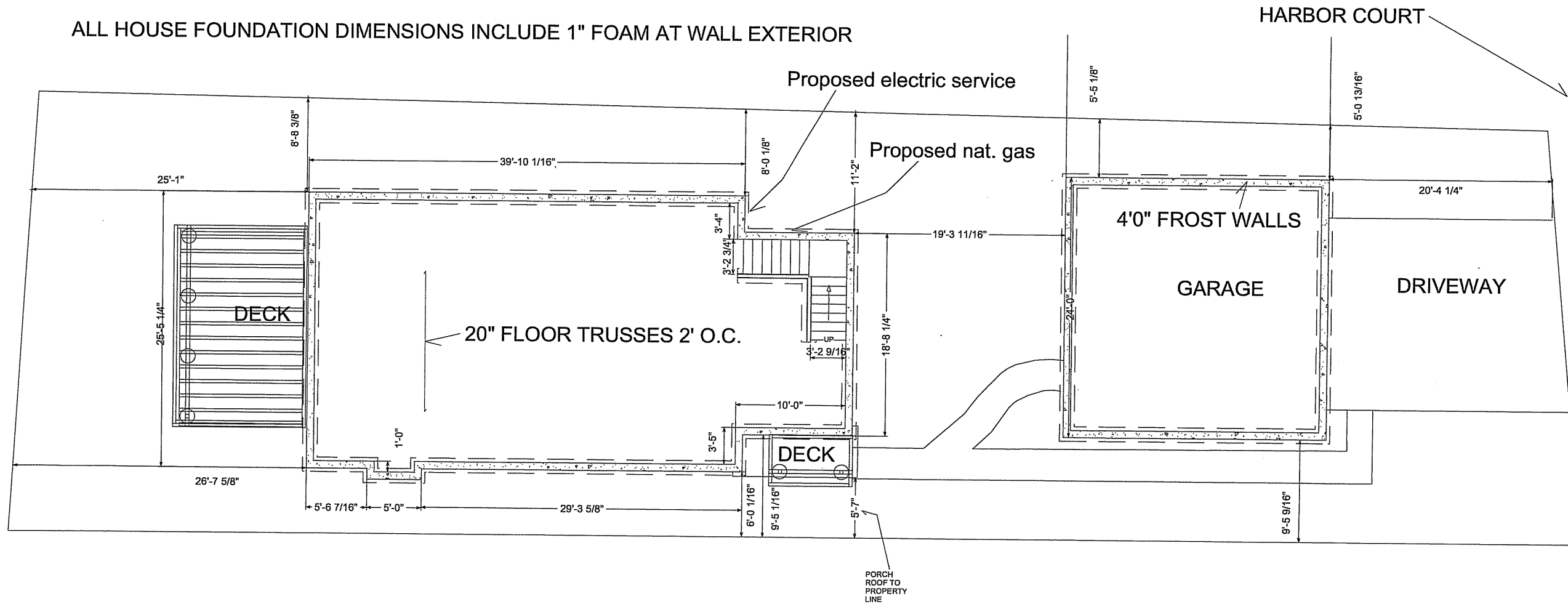
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SCALE:
1/8" = 1'

A3

ALL HOUSE FOUNDATION DIMENSIONS INCLUDE 1" FOAM AT WALL EXTERIOR



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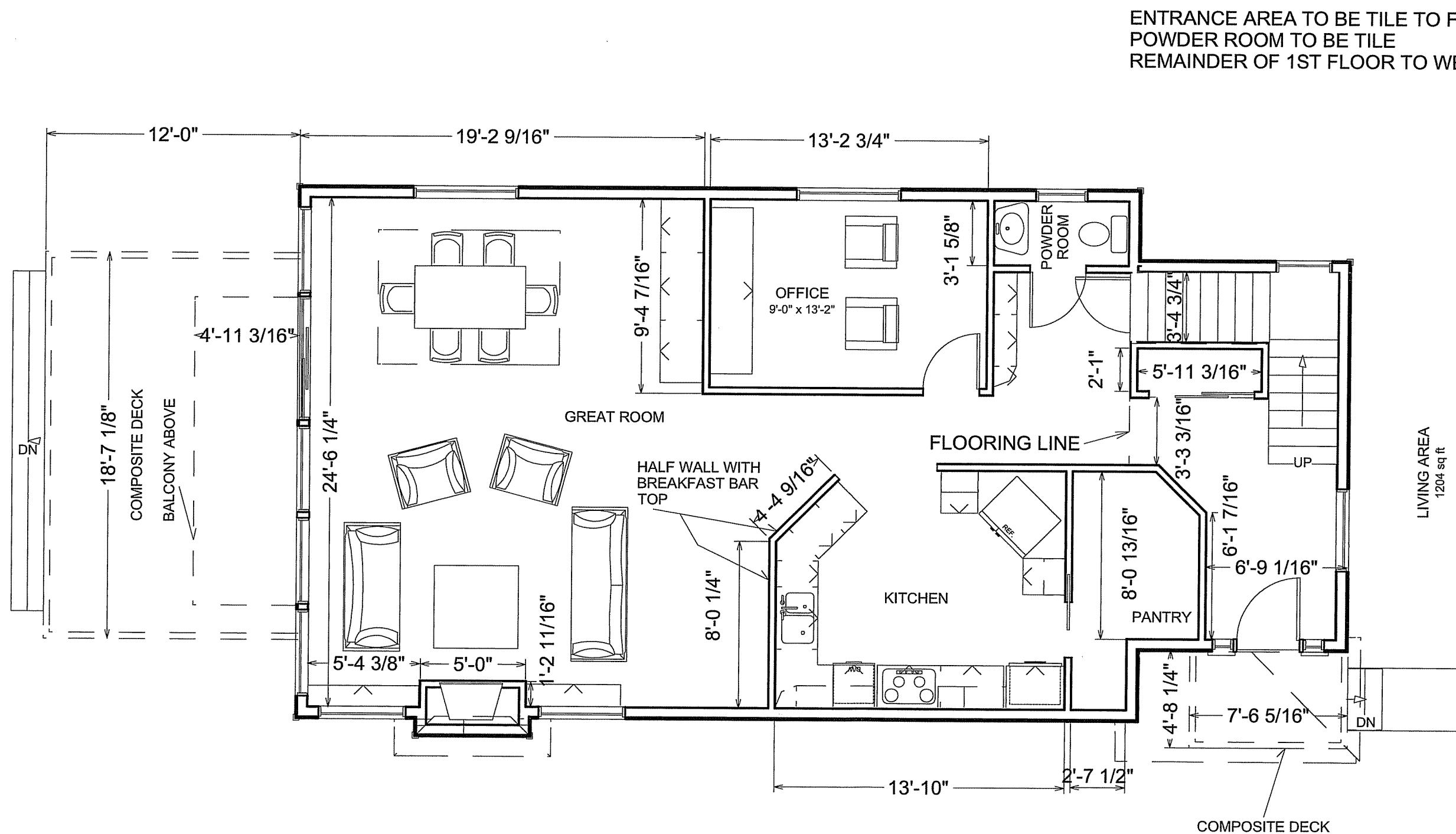
DATE:
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3-19-13

DRAWN BY: MRL

SCALE:
3/32"=1'

FOUNDATION

A4



ENTRANCE AREA TO BE TILE TO FLOORING LINE
 POWDER ROOM TO BE TILE
 REMAINDER OF 1ST FLOOR TO WEEK WOOD

1ST FLOOR PLAN

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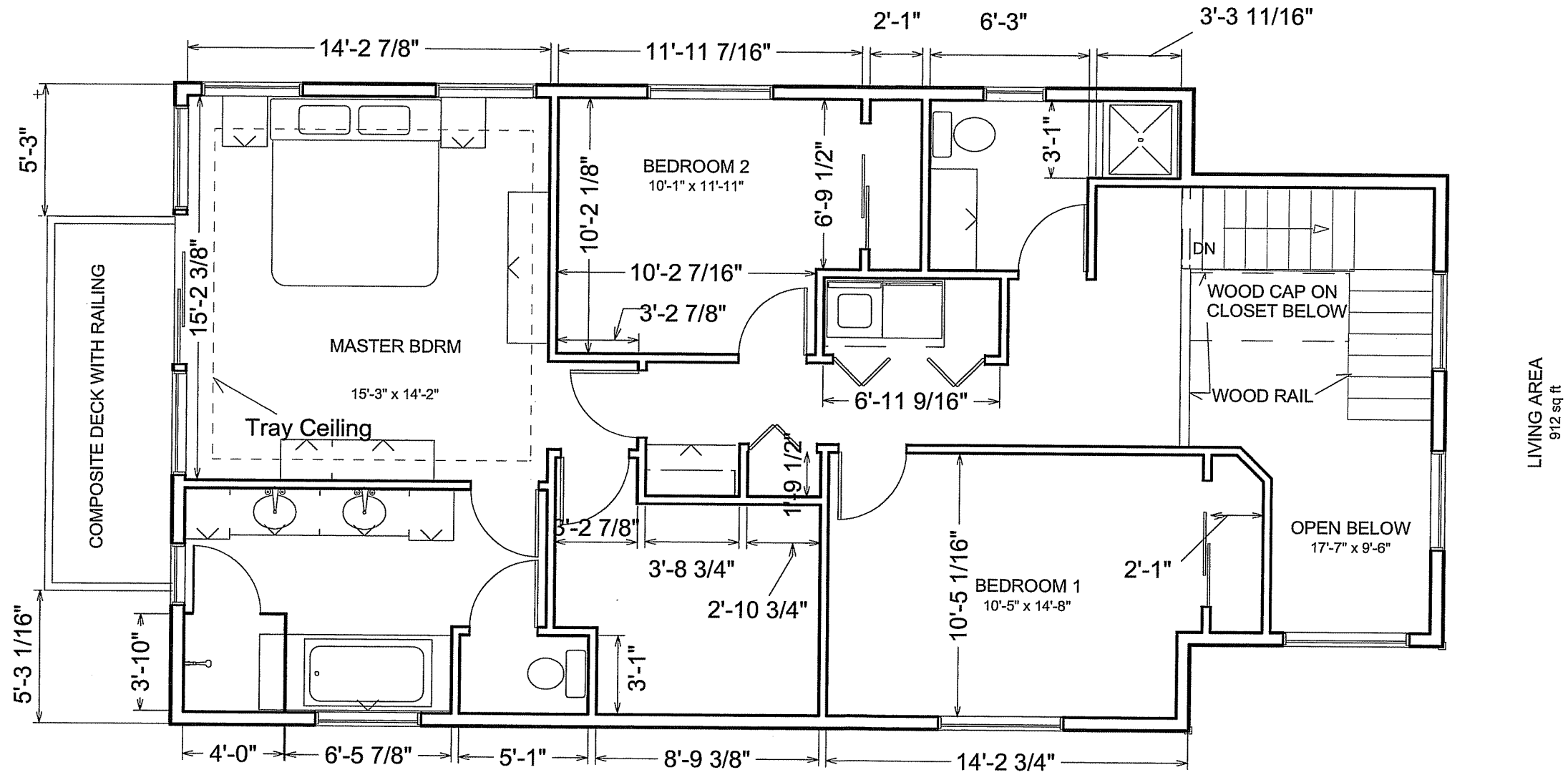
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SCALE:
 3/16" = 1'

A5

ALL DIMENSIONS ARE FRAMING TO FRAMING



LIVING AREA
912 sq ft

2ND FLOOR PLAN

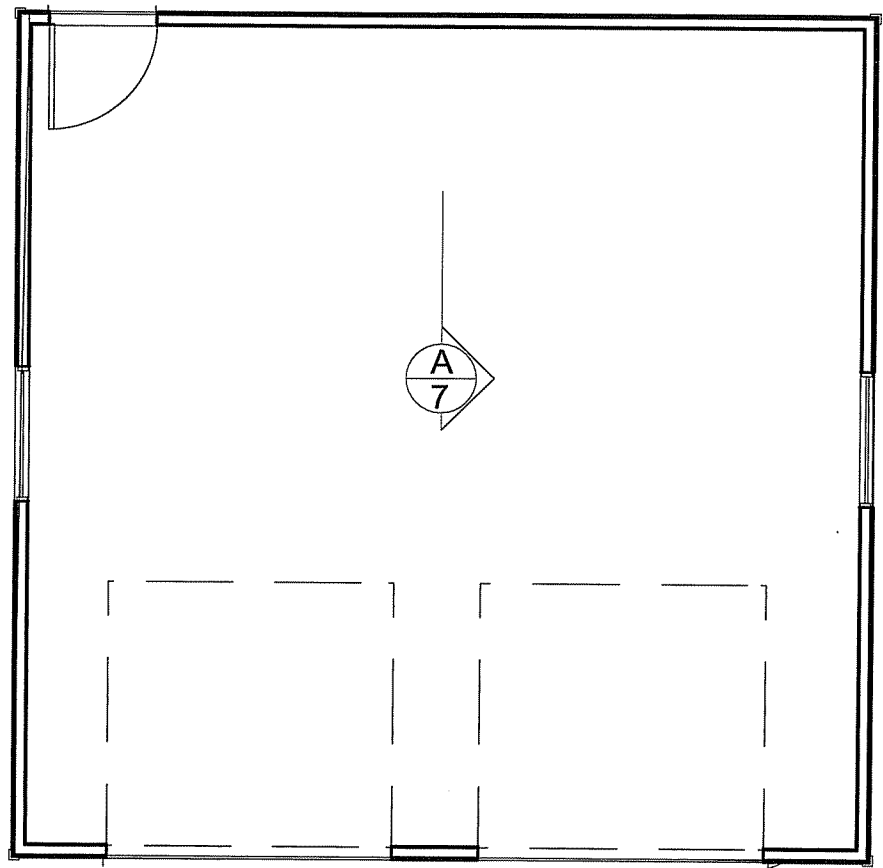
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DRAWN BY: MRL
SCALE: 3/16" = 1'

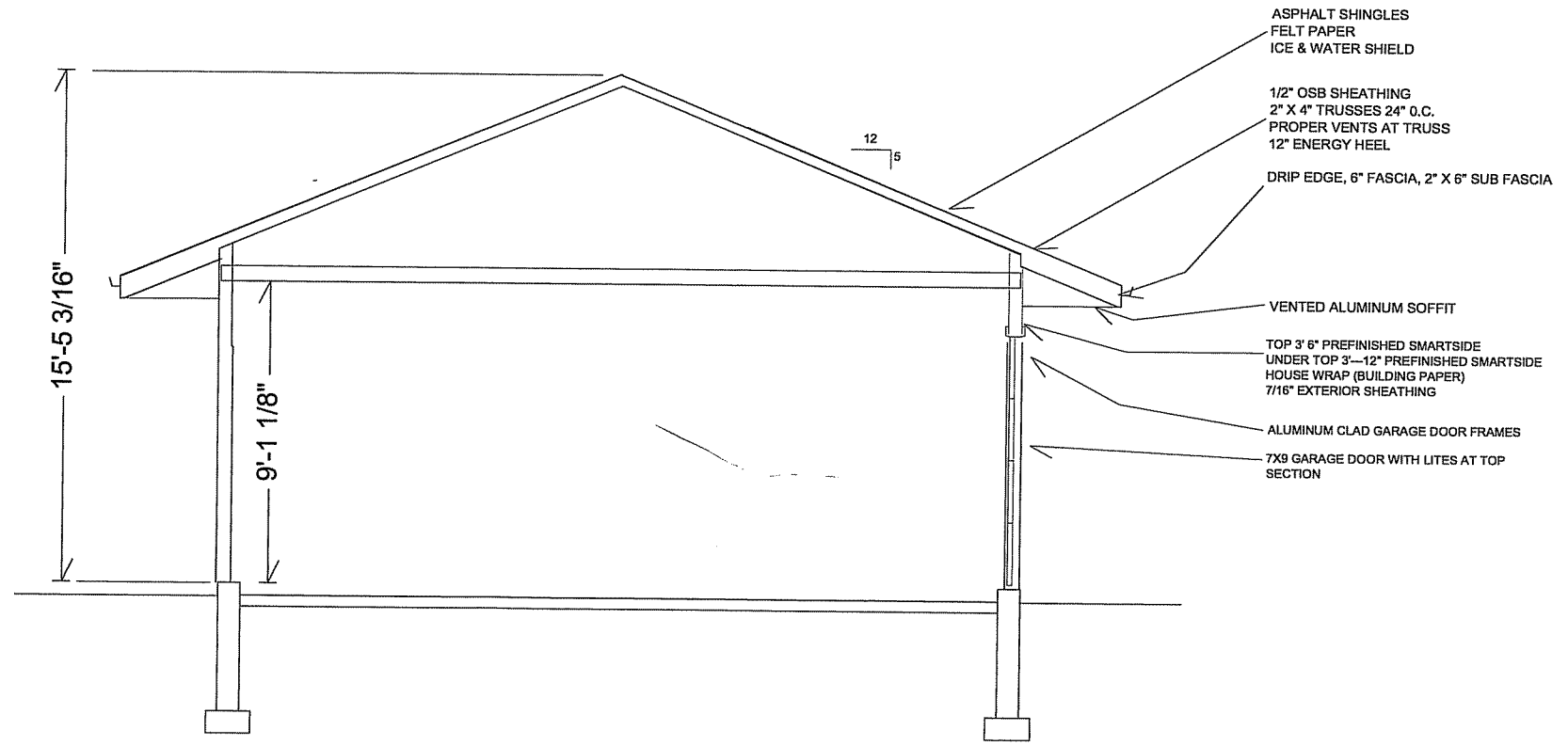
A6



CULTURED STONE 3'6" UP ON SOUTH SIDE OF GARAGE

GARAGE FLOOR PLAN

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O WIDTH	R/O HEIGHT	HEADER	COMMENTS
OFFICE	1	1	59 1/2	52 1/2	60	53	66	
DINING	1	1	59 1/2	52 1/2	60	53	66	
1ST LEVEL BATH	1	1	29 1/2	52 1/2	30	53	33	
LANDING	1	1	32	69 1/4	36	48	39	
FOYER	1	1	47 1/2	59 1/2	48	60	51	
FIREPLACE	2	1	49 11/16	23 1/2	50 3/16	24	53 3/16	
NORTH WALL	4	1	49 11/16	64 1/2	50 3/16	65	53 3/16	
1ST FLOOR PATIO DOOR	1	1	71 1/4	93 1/2	71 3/4	94	77 3/4	
MASTER BEDROOM EAST	2	2	47 1/2	23 1/2	48	24	51	
BEDROOM 1 AND 2	2	2	59 1/2	52 1/2	60	53	66	
2ND FLOOR BATH	1	2	29 1/2	52 1/2	30	53	33	
FOYER	1	2	47 1/2	59 1/2	48	60	51	
FOYER TEMPERED	1	2	47 1/2	59 1/2	48	60	51	
FOYER ENTRY DOOR	1	2	59 1/2	71 1/2	60	72	66	
MASTER BATH TUB	1	2	49 11/16	41 1/2	50 3/16	42	53 3/16	
MASTER BATH	1	2	29 1/2	52 1/2	30	53	33	
MASTER BEDROOM NORTH	2	2	49 11/16	52 1/2	50 3/16	53	53 3/16	
MASTER BEDROOM PATIO DOOR	1	2	71 1/4	81 1/2	71 3/4	82	77 3/4	
GARAGE	2	2	47 1/2	23 1/2	48	24	51	
TOTAL WINDOWS	27						1025.25	



A-7 GARAGE WALL SECTION

GARAGE PLAN AND WINDOW SCHEDULE

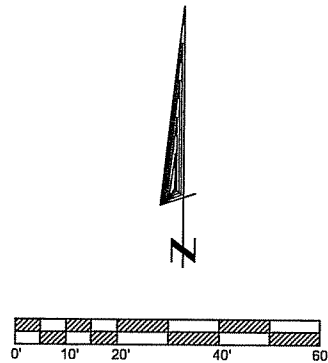
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DRAWN BY: MRL
SCALE: 3/16"=1'

A7



"DESCRIPTION OF RECORD":

BLOCK ONE SPRING HARBOR, PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF NORMAN WAY, 84 FEET EAST OF NORTHWEST CORNER OF LOT 1; THENCE S 05°33'01" E TO NORTHERLY LINE OF HARBOR COURT; THENCE ON CURVE TO RIGHT, RADIUS 483.91 FEET, LONG CHORD BEARS N 84°57'07" E, 39.77 FEET; THENCE NORTHERLY 138.5 FEET TO SOUTH LINE NORMAN WAY; THENCE WEST 42 FEET TO POINT OF BEGINNING AND VACATED HARBOR COURT ON SOUTH.

"DESCRIPTION AS SURVEYED":

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SE 1/4, SECTION 18, T7N, R9E, BEING PARTS OF LOTS 1 AND 2, BLOCK ONE SPRING HARBOR, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING ON THE SOUTH LINE OF NORMAN WAY; THENCE EAST ALONG SAID SOUTH LINE OF NORMAN WAY, 83.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID SOUTH LINE, 41.83 FEET; THENCE S 02°16'07" E, 138.70 FEET TO THE NORTH LINE OF HARBOR COURT; THENCE ALONG SAID NORTH LINE AND THE ARC OF A CURVE CONCAVED SOUTHERLY HAVING A RADIUS OF 2901.69 FEET AND A LONG CHORD THAT BEARS S 81°28'29" W, A DISTANCE OF 39.53 FEET; THENCE N 03°15'26" W, 144.69 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 5,748 SQUARE FEET OR 0.13 ACRES.

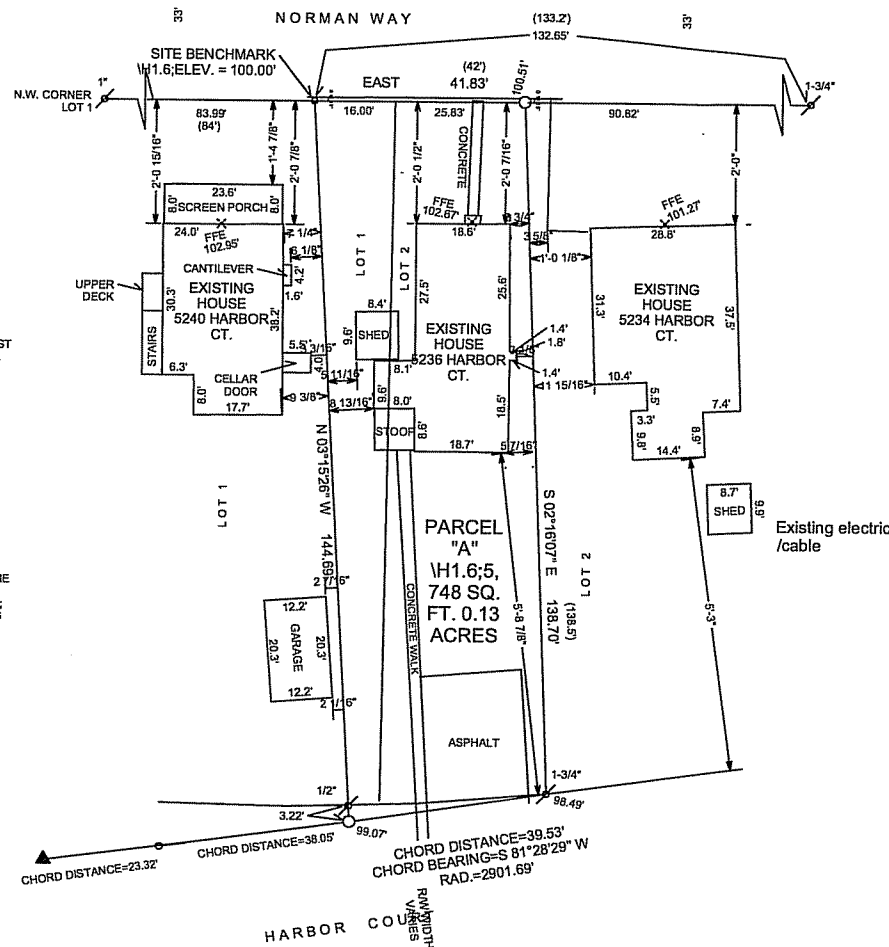
"SURVEYOR'S CERTIFICATE":

This plat and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured hereon. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date

Noa T. Prieve S-2499
Registered Land Surveyor



- "LEGEND":**
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
 - = FOUND 3/4" REBAR
 - = FOUND PIPE (SIZE NOTED)
 - ▲ = FOUND 1 1/4" REBAR
 - × = SPOT GRADE
 - FFE = FIRST FLOOR ELEVATION
 - (##) = RECORDED AS

"NOTES":

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) ASSUMED ELEVATIONS. 3/4" REBAR AT N.W. CORNER OF PARCEL "A" ASSUMED TO BE 100.00'

"PREPARED FOR":
BARRY MIRKIN
6629 UNIVERSITY AVE #210
MIDDLETON, WI 53562


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SCALE:

A8

SURVEYORS SEAL		 WILLIAMSON SURVEYING & ASSOCIATES, LLC 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597. NOA T. PRIEVE & CHRIS W. ADAMS REGISTERED LAND SURVEYORS PHONE: 608-255-5705 FAX: 608-849-8760 WEB: WILLIAMSONSURVEYING.COM		
PLAT OF SURVEY <small>A parcel of land located in part of the NW 1/4 of the SE 1/4 of Section 18, T7N, R9E, being part of Lot 1 and Lot 2, Block One Spring Harbor, City of Madison, Dane County, Wisconsin.</small>				
DATE	JANUARY 10, 2012	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 20'		DRAWING NO.	11W-327
DRAWN BY	SCOTT KOFFARNUS		SHEET	1 OF 1

EXISTING CONDITIONS