



City of Madison

Conditional Use and Demolition

Location
5114 Spring Court

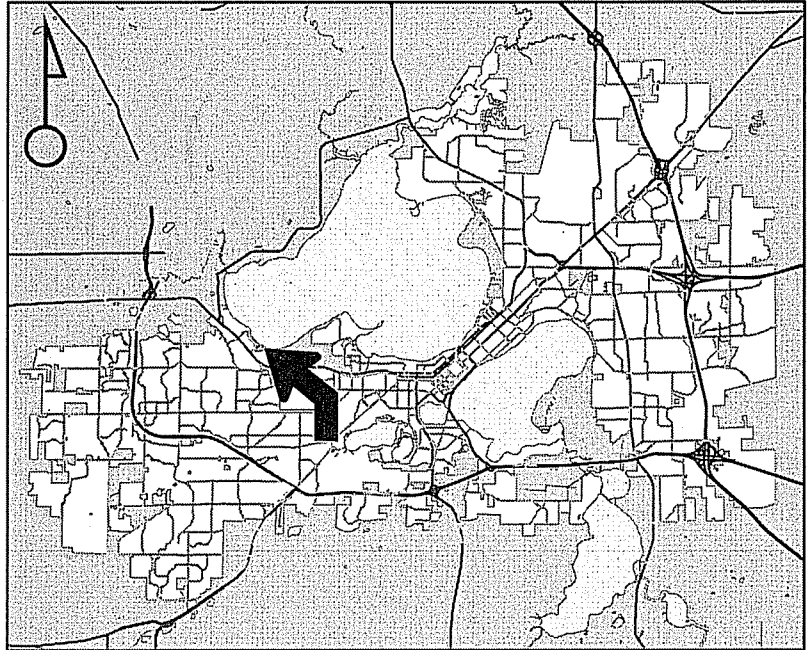
Project Name
Johnson Addition

Applicant
Scott Johnson, XDEA Architects

Existing Use
Single Family Home

Proposed Use
Construct addition in excess of 500 square feet to residence on lakefront parcel

Public Hearing Date
Plan Commission
18 September 2017

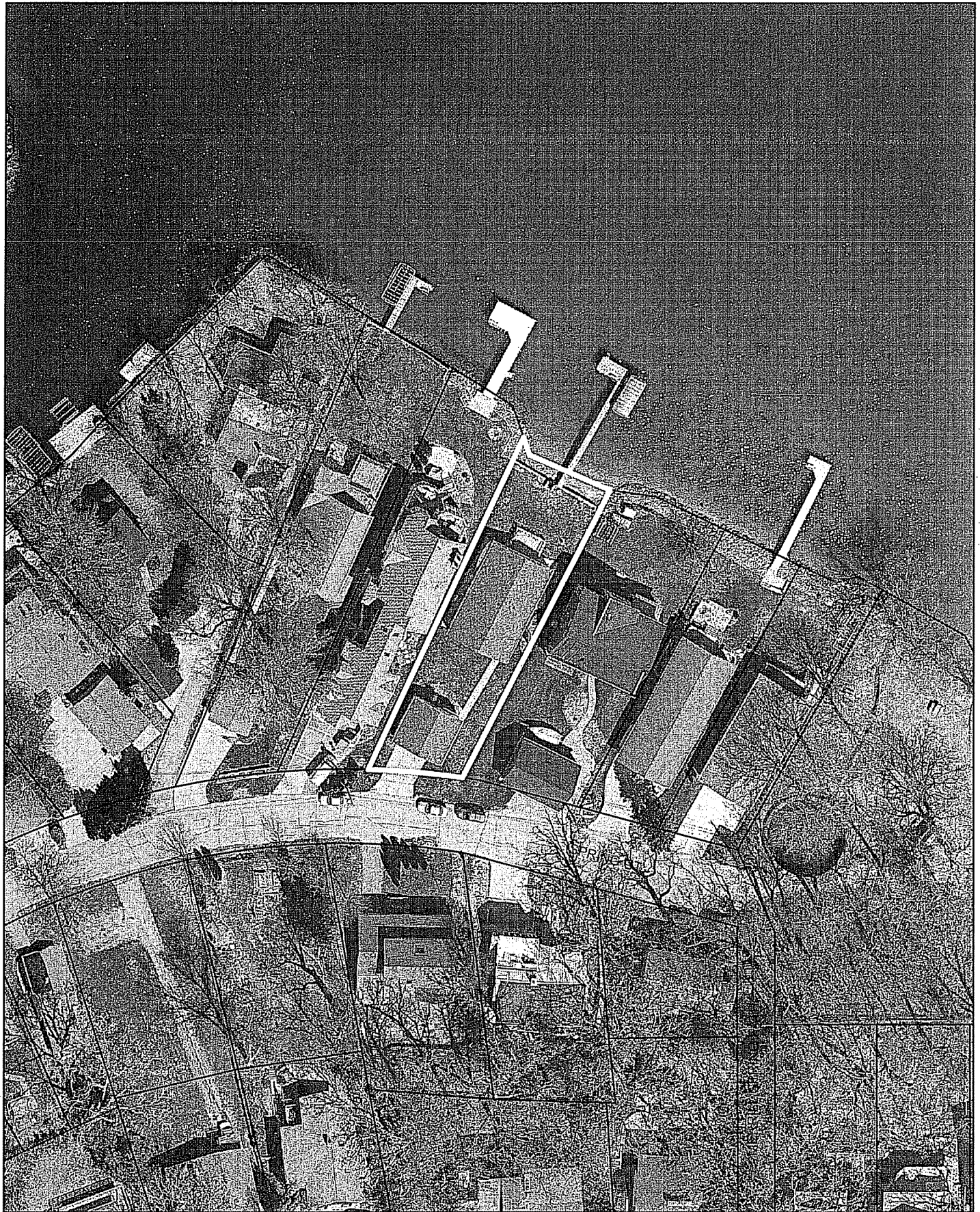


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 12 September 2017



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid 600 - Receipt # 033228-0003
Date received 8/2/17
Received by MJP
Parcel # 0709-184-0118-7
Aldermanic district 19-CLEAR
Zoning district FR-C2
Special requirements WATERFRONT
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 5114 Spring Court, Madison, WI 53725
Title: Demolition of existing house

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Scott Johnson Company XDEA Architects
Street address 2 Horatio St. 11L City/State/Zip New York, NY 10014
Telephone 347-224-0122 Email S.johnson@xdea-studio.com
Project contact person Applicant Company _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____
Property owner (if not applicant) JM and Jan Eisner
Street address 5114 Spring Court City/State/Zip Madison, WI 53705
Telephone 301-503-0498 Email jan.eisner@verizon.net

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Existing house foundations are inadequate and need to be replaced. Partial walls and foundation walls within Lake front setback to remain with reinforcement
Scheduled start date Sept 2017 Planned completion date Oct 2017

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff.

Planning staff Chris Wells Date July 21, 2017
Zoning staff Matt Tucker Date July 10, 2017

- Demolition Listserv June 29, 2017
Public subsidy is being requested (indicate in letter of intent)

- 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), business association(s), AND the dates you sent the notices:
Alder Mark Clear June 28, 2017
Aaron Crandall, Spring Harbor Neighborhood Assoc June 29, 2017

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant Scott Johnson Relationship to property Architect

Authorizing signature of property owner [Signature] Date 7/29/2017



7702 Terrace Ave. Suite 1
Middleton, WI 53562
phone 608.833.8830

July 21, 2017

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701

Subject: LETTER OF INTENT
5114 Spring Court Land Use Application-demolition

To Whom It May Concern:

The existing one-story lakefront home is located at 5114 Spring Court in Madison, within the Spring Harbor Neighborhood Association. A 25-foot sewer easement separates the one-story house along the lake from a freestanding two-car garage along the street.

The existing house and garage were built in 1999. Owners Jim and Jan Eisner purchased the property in 2010 and would like add some space and improve the exterior aesthetics. The intent is to add a second story over a portion of the first floor increasing the total number of bedrooms to four and bathrooms to three.

The existing house is approximately 1,670 square feet. The second story addition would be an additional 1,000 square feet totaling approximately 2,670 square feet. Both the footprint of the house and the garage will remain the same. A covered walkway will extend from the main entrance of the house to the front yard setback. The deck along the lakefront will be re-configured and a new deck will be added to the south façade facing the garage. Modernist houses in the neighborhood are the inspiration for the design.

On June 19, 2017 the Plan Commission approved a conditional use request for the proposed addition. (Legistar #47305; Accela 'LNDUSE-2017-00048). The Zoning Board of Appeals, at its meeting of May 11, 2017, approved the request for a lakefront setback.

The client hired CGC geotechnical engineers who completed test pits on the north and south side of the house. CGC found unexpected results: while the net allowable soil bearing pressure within the test pits is about 2,000 psf, the existing foundation is improperly constructed and woefully inadequate. It appears that the existing foundation for the house was built on top of portions of an older foundation with only a 6 inch wide foundation wall resting on a 1.5 inch thick ledge 40 inches below the surface of the soil.

While we have always assumed the new house would be built on top of the existing foundation, we now know that the existing foundation can barely support what is there, let alone the proposed new second floor. Therefore it is necessary to submit a land use application to demolish a substantial portion of the existing house and replace the old foundations with new. The foundation walls within the lakefront setback will remain and be reinforced and integrated into the new portions. The footprint of the existing foundation will not change.



7702 Terrace Ave. Suite 1
Middleton, WI 53562
phone 608.833.8830

The existing garage will not be demolished. Although the garage will be re-sided, the overall bulk of the existing structure will not change.

Please feel free to contact me at 608-219-4444 or si_inc@tds.net if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Kurtis Straus", with a long horizontal flourish extending to the right.

Kurtis Straus, P.E.
Structural Integrity
President

cc. Jim and Jan Eisner
Scott Johnson, XDEA Architects



LEGEND
 Property Line
 Walkway

LAND USE APPLICATION
 Demolition Permit

Client:
 Mr. and Mrs. Eisner

Architect:
 XDEA
 2 Horatio St
 New York, NY 10014

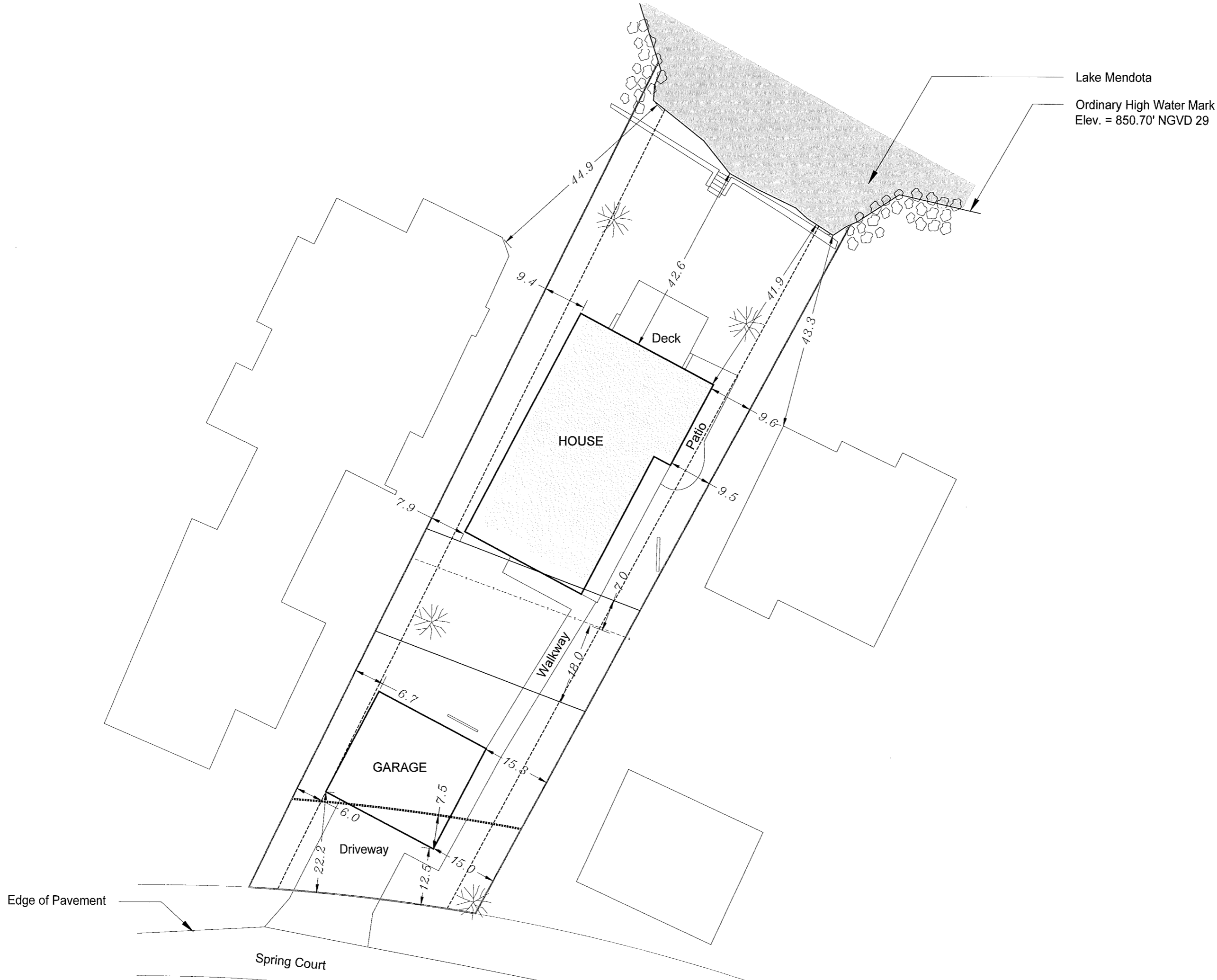
Landscape Architect:
 ZDA, inc.
 4797 Capitol View Road
 Middleton, WI 53562

EISNER HOUSE
 5114 Spring Court
 Madison, Wisconsin



Context Plan

Scale: 1/32" = 1'-0"
 Date: 2 August 2017 **A-001**



Lake Mendota
 Ordinary High Water Mark
 Elev. = 850.70' NGVD 29

EXISTING AREAS	
Main Dwelling	1,669 sf
Garage	668 sf
Decks	218 sf
Pathway	1,017 sf
Patio	168 sf
TOTAL AREA	3,740 sf
LOT AREA	9,132 sf
LOT COVERAGE	41.0%

LEGEND	
-----	Property Line
-----	35' High Water Setback
-----	20' Road Setback
-----	6' Yard Setback
-----	25' Sewer Easement
-----	Sewer Line

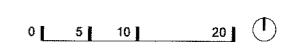
LAND USE APPLICATION
 Demolition Permit

Client:
 Mr. and Mrs. Eisner

Architect:
 XDEA
 2 Horatio St
 New York, NY 10014

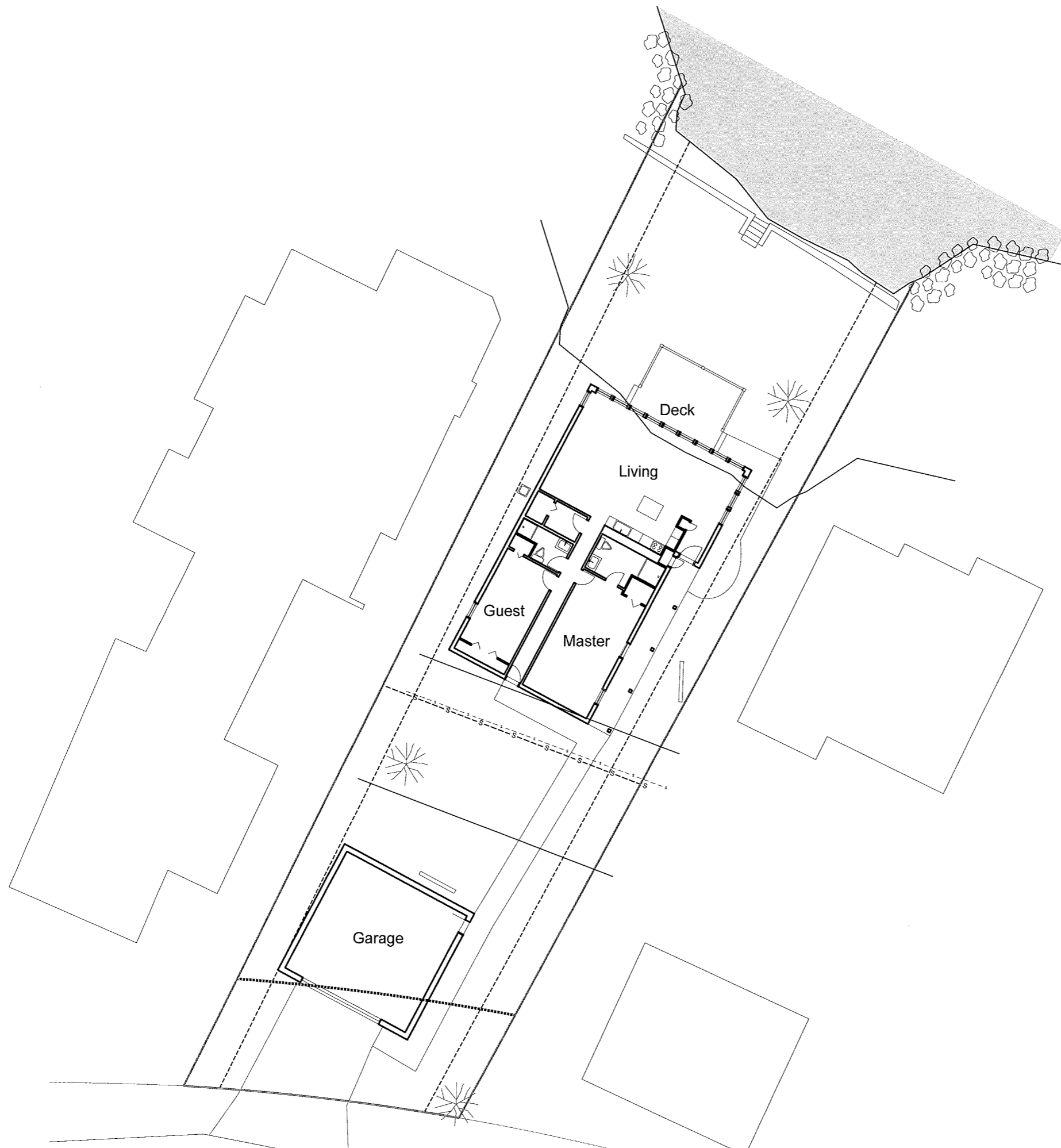
Landscape Architect:
 ZDA, inc.
 4797 Capitol View Road
 Middleton, WI 53562

EISNER HOUSE
 5114 Spring Court
 Madison, Wisconsin



Site Plan Existing

Scale:	1" = 20'-0"	A-002
Date:	2 August 2017	



EXISTING AREAS	
Main Dwelling	1,669 sf
Garage	668 sf
Decks	218 sf
Pathway	1,017 sf
Patio	168 sf
TOTAL AREA	3,740 sf
LOT AREA	9,132 sf
LOT COVERAGE	41.0%

LEGEND	
.....	Property Line
-----	35' High Water Setback
-----	20' Road Setback
-----	6' Yard Setback
-----	25' Sewer Easement
-----	Sewer Line

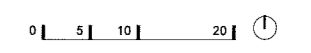
LAND USE APPLICATION
Demolition Permit

Client:
Mr. and Mrs. Eisner

Architect:
XDEA
2 Horatio St
New York, NY 10014

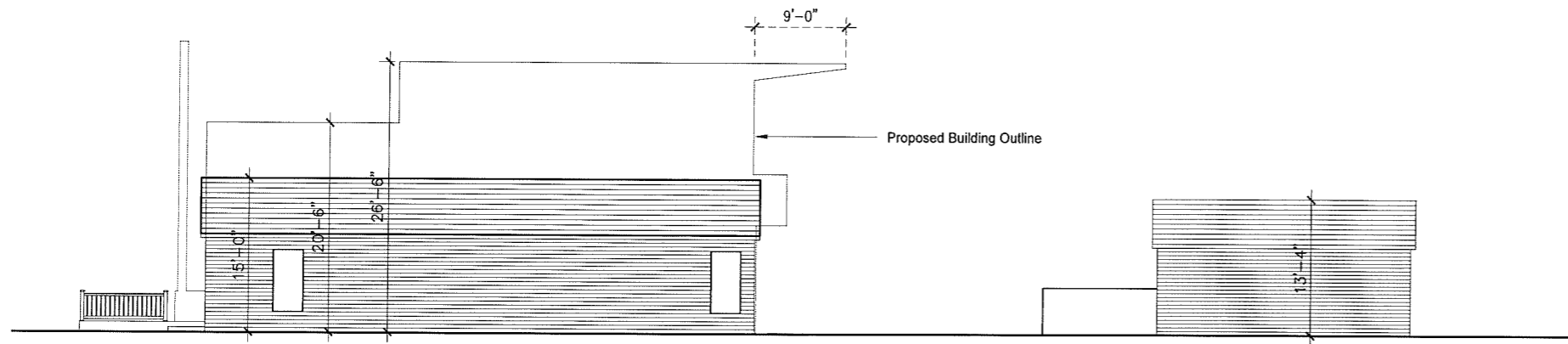
Landscape Architect:
ZDA, inc.
4797 Capitol View Road
Middleton, WI 53562

EISNER HOUSE
5114 Spring Court
Madison, Wisconsin

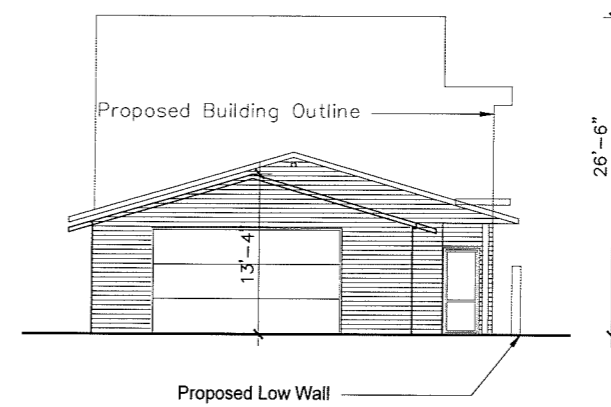


Existing Plan

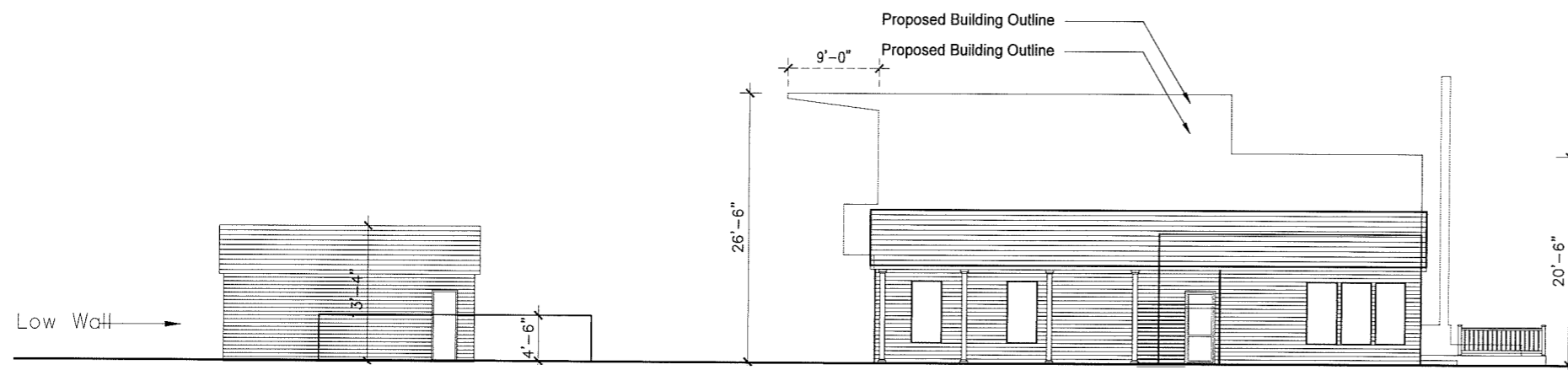
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Date:	2 August 2017	



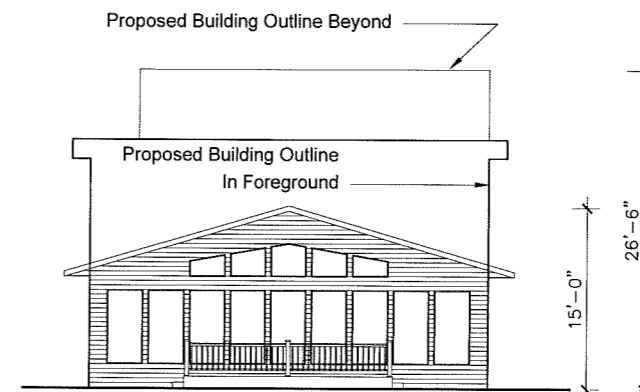
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

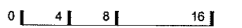
LAND USE APPLICATION
Demolition Permit

Client:
Mr. and Mrs. Eisner

Architect:
XDEA
2 Horatio St
New York, NY 10014

Landscape Architect:
ZDA, inc.
4797 Capitol View Road
Middleton, WI 53562

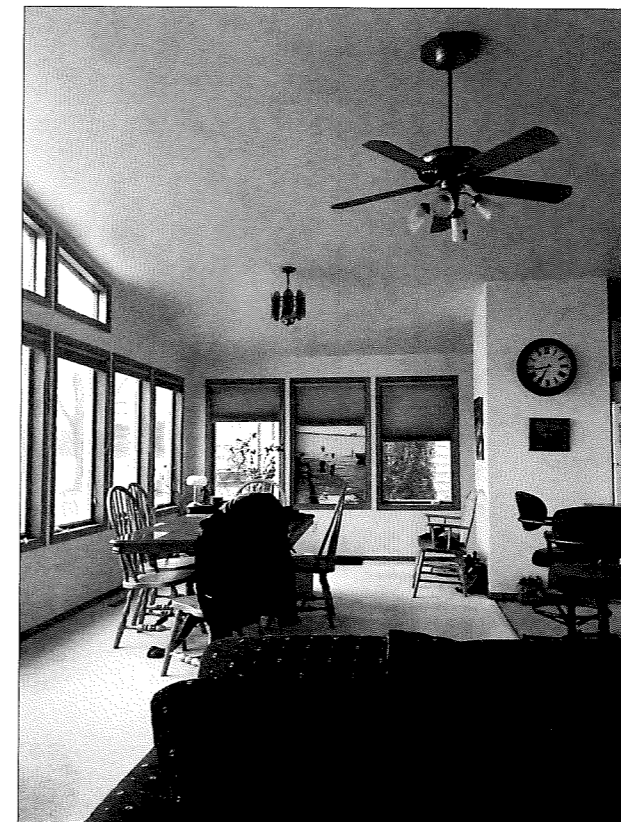
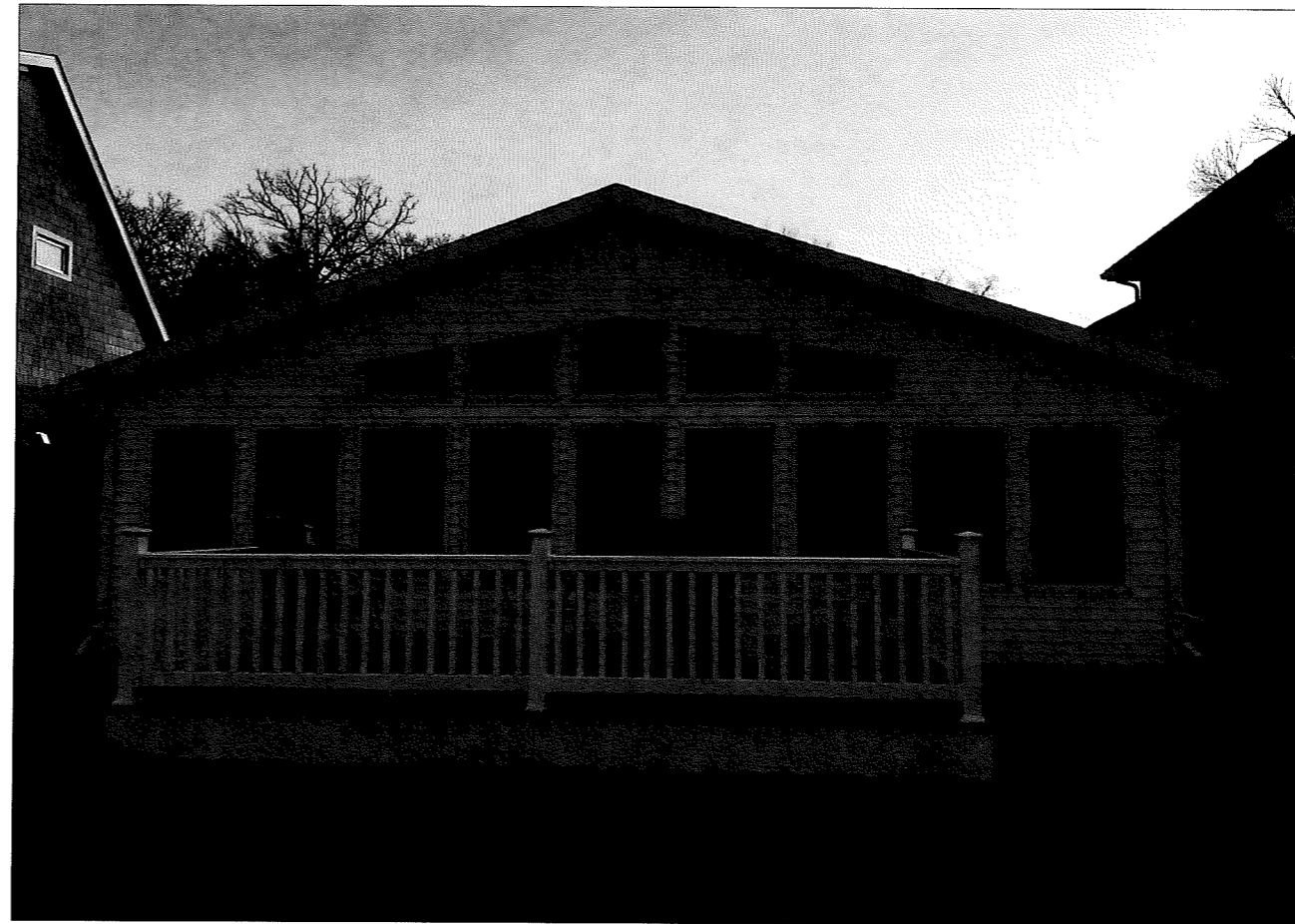
EISNER HOUSE
5114 Spring Court
Madison, Wisconsin



Existing Elevations

Scale: 1/16" = 1'-0"
Date: 2 August 2017

A-004



LAND USE APPLICATION
Demolition Permit

Client:
Mr. and Mrs. Eisner

Architect:
XDEA
2 Horatio St
New York, NY 10014

Landscape Architect:
ZDA, inc.
4797 Capitol View Road
Middleton, WI 53562

EISNER HOUSE
5114 Spring Court
Madison, Wisconsin

Existing Site Photos

Scale: NTS
Date: 2 August 2017 **A-005**



LAND USE APPLICATION
Demolition Permit

Client:
Mr. and Mrs. Eisner

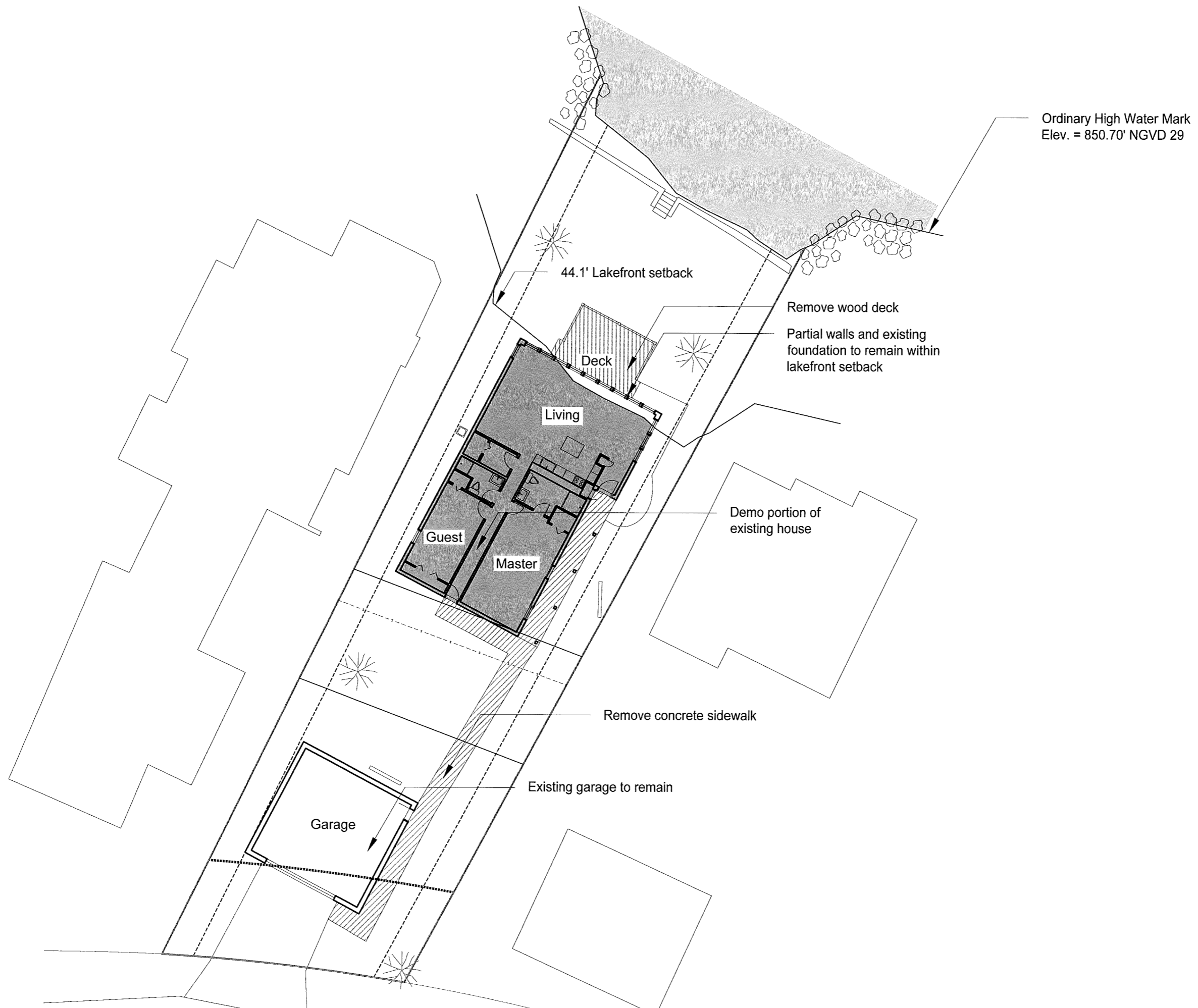
Architect:
XDEA
2 Horatio St
New York, NY 10014

Landscape Architect:
ZDA, inc.
4797 Capitol View Road
Middleton, WI 53562

EISNER HOUSE
5114 Spring Court
Madison, Wisconsin

New Foundation Plan

Scale:	1" = 20'	A-006
Date:	2 August 2017	



EXISTING AREAS	
Main Dwelling	1,669 sf
Garage	668 sf
Decks	218 sf
Pathway	1,017 sf
Patio	168 sf
TOTAL AREA	3,740 sf
LOT AREA	9,132 sf
LOT COVERAGE	41.0%

LEGEND	
-----	Property Line
-----	35' High Water Setback
-----	20' Road Setback
-----	6' Yard Setback
-----	25' Sewer Easement
-----	Sewer Line

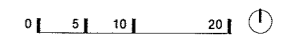
LAND USE APPLICATION
Demolition Permit

Client:
Mr. and Mrs. Eisner

Architect:
XDEA
2 Horatio St
New York, NY 10014

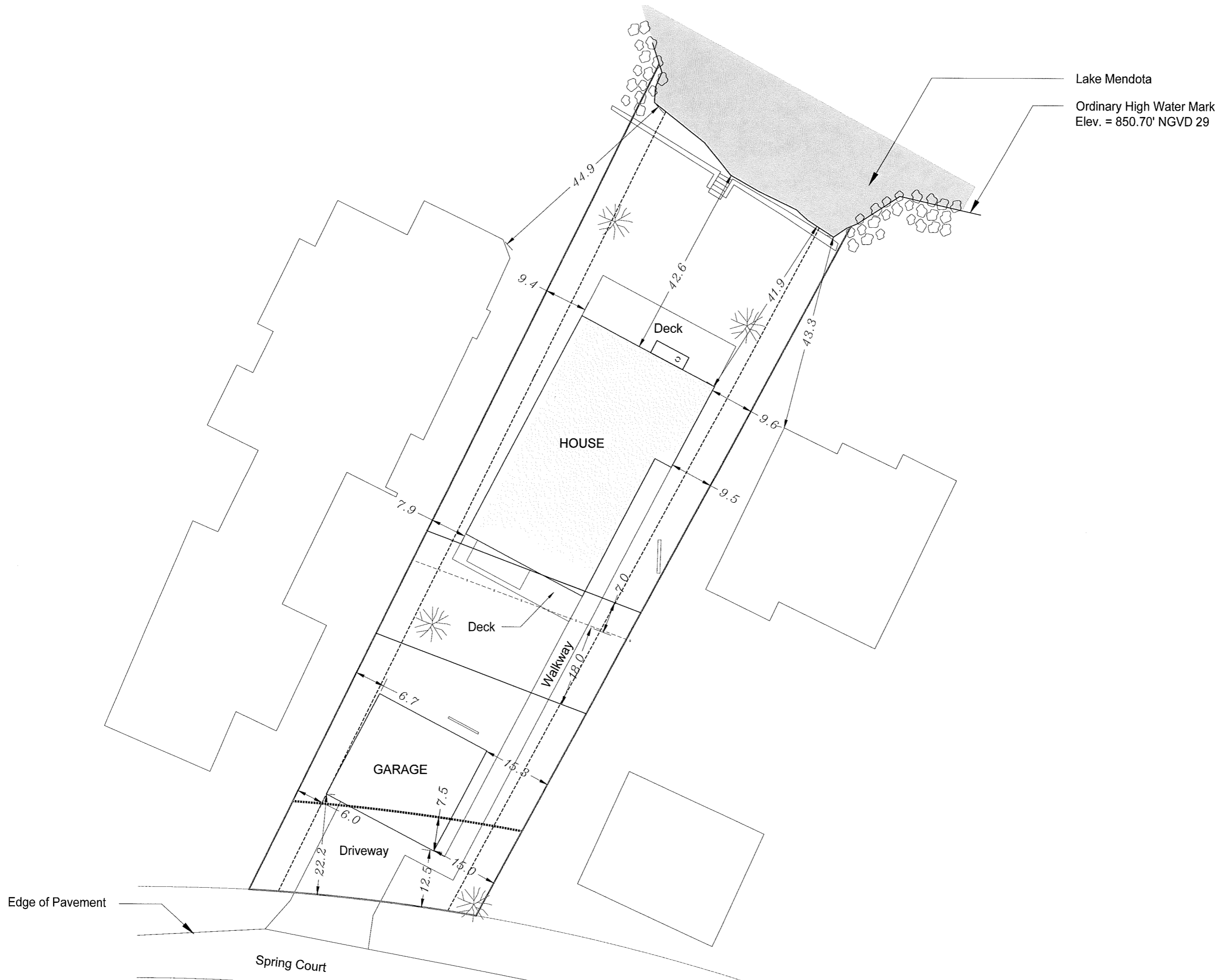
Landscape Architect:
ZDA, inc.
4797 Capitol View Road
Middleton, WI 53562

EISNER HOUSE
5114 Spring Court
Madison, Wisconsin



Demolition Plan

Scale:	1" = 20'-0"	A-007
Date:	2 August 2017	



PROPOSED AREAS

Main Dwelling	1,669 sf
Garage	688 sf
Decks	620 sf
Pathway	1,054 sf
Total Area	4,011 sf
Lot Area	9,132 sf
Lot Coverage	43.9%

LEGEND

-----	Property Line
-----	35' High Water Setback
-----	20' Road Setback
-----	6' Yard Setback
-----	25' Sewer Easement
-----	Sewer Line

NOTES

Dimensions from stamped survey by Williamson
 Surveying dated April 4, 2017

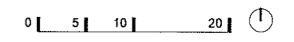
LAND USE APPLICATION
 Demolition Permit

Client:
 Mr. and Mrs. Eisner

Architect:
 XDEA
 2 Horatio St
 New York, NY 10014

Landscape Architect:
 ZDA, inc.
 4797 Capitol View Road
 Middleton, WI 53562

EISNER HOUSE
 5114 Spring Court
 Madison, Wisconsin



Site Plan Proposed

Scale:	1" = 20'-0"	A-008
Date:	2 August 2017	



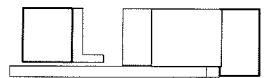
LAND USE APPLICATION
Demolition Permit

Client:
Mr. and Mrs. Eisner

Architect:
XDEA
2 Horatio St
New York, NY 10014

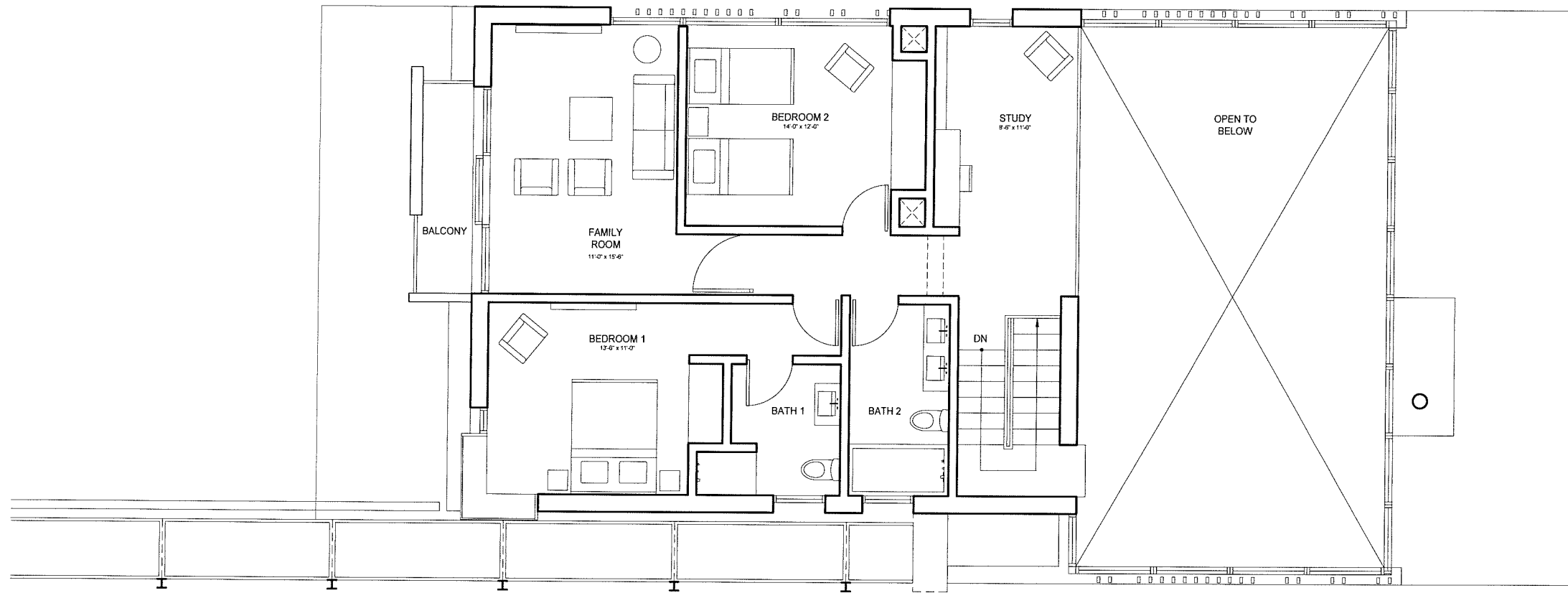
Landscape Architect:
ZDA, inc.
4797 Capitol View Road
Middleton, WI 53562

EISNER HOUSE
5114 Spring Court
Madison, Wisconsin



Ground Plan Proposed

Scale:	1/8" = 1'-0"	A-009
Date:	2 August 2017	



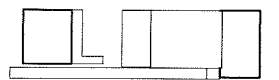
LAND USE APPLICATION
Demolition Permit

Client:
Mr. and Mrs. Eisner

Architect:
XDEA
2 Horatio St
New York, NY 10014

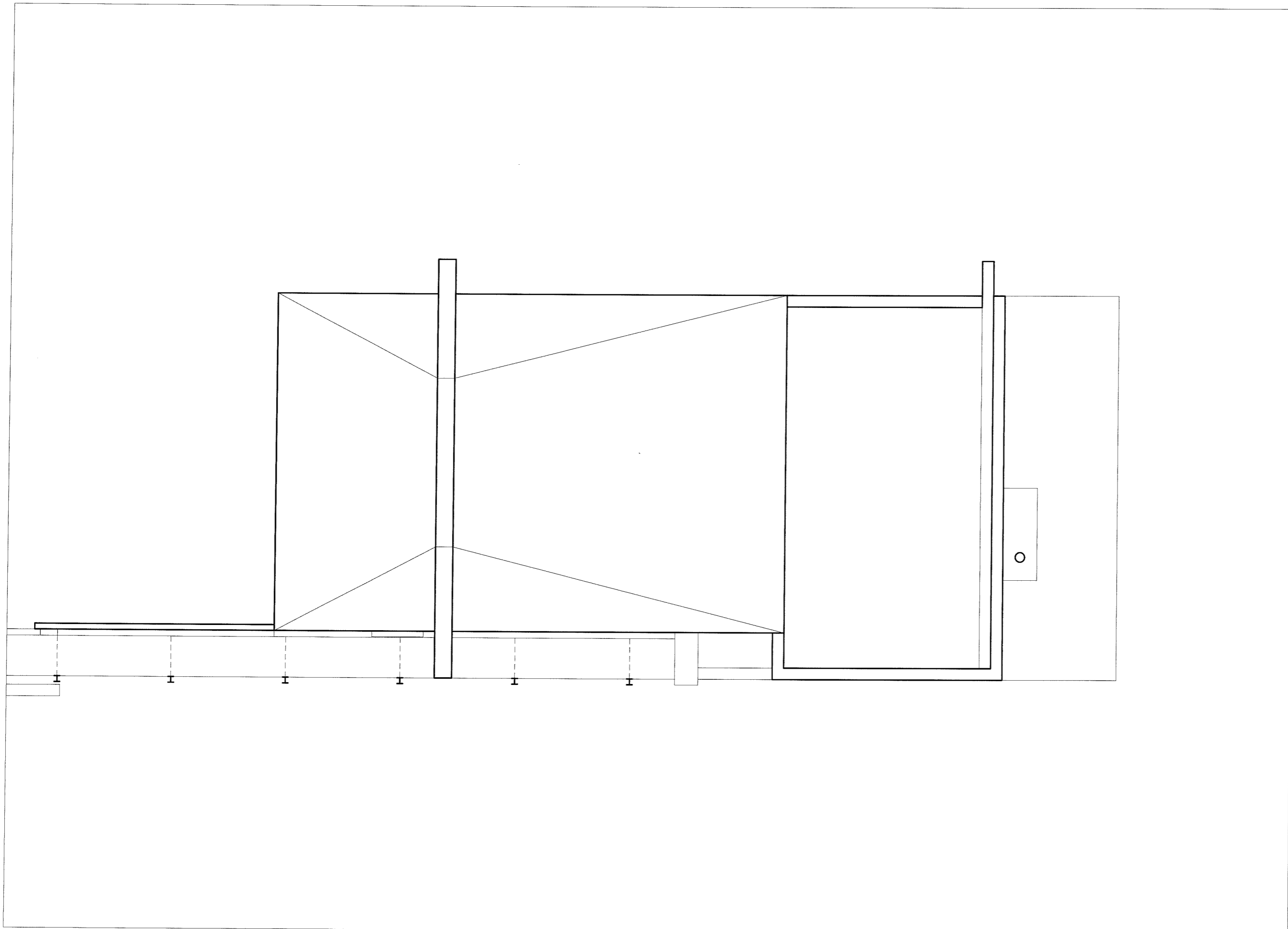
Landscape Architect:
ZDA, inc.
4797 Capitol View Road
Middleton, WI 53562

EISNER HOUSE
5114 Spring Court
Madison, Wisconsin



2nd Floor Proposed

Scale:	1/8" = 1'-0"	A-010
Date:	2 August 2017	



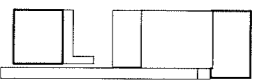
LAND USE APPLICATION
Demolition Permit

Client:
Mr. and Mrs. Eisner

Architect:
XDEA
2 Horatio St
New York, NY 10014

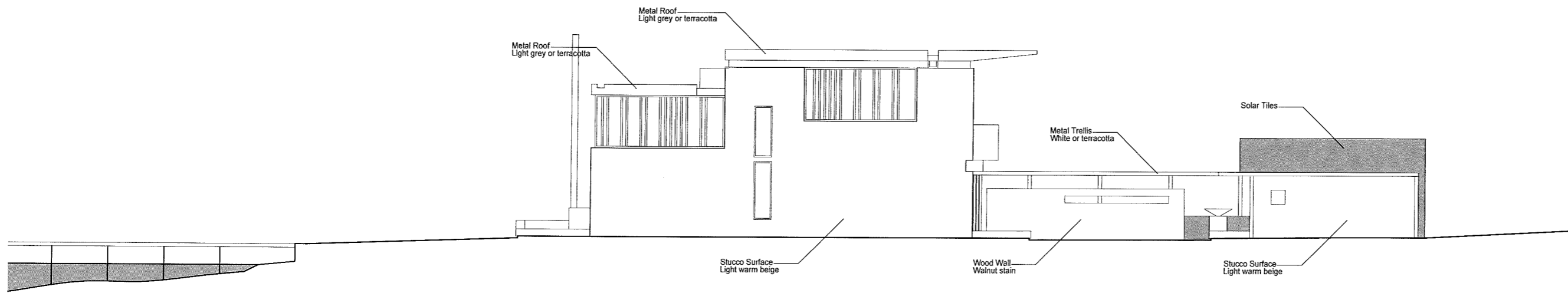
Landscape Architect:
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EISNER HOUSE
5114 Spring Court
Madison, Wisconsin

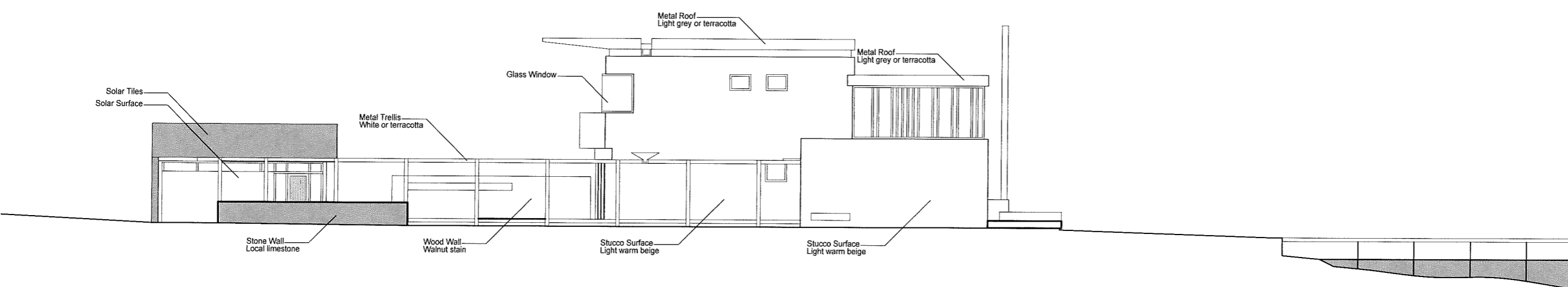


Roof Plan

Scale:	1/8" = 1'-0"	A-011
Date:	2 August 2017	



WEST ELEVATION



EAST ELEVATION

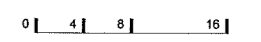
LAND USE APPLICATION
Demolition Permit

Client:
Mr. and Mrs. Eisner

Architect:
XDEA
2 Horatio St
New York, NY 10014

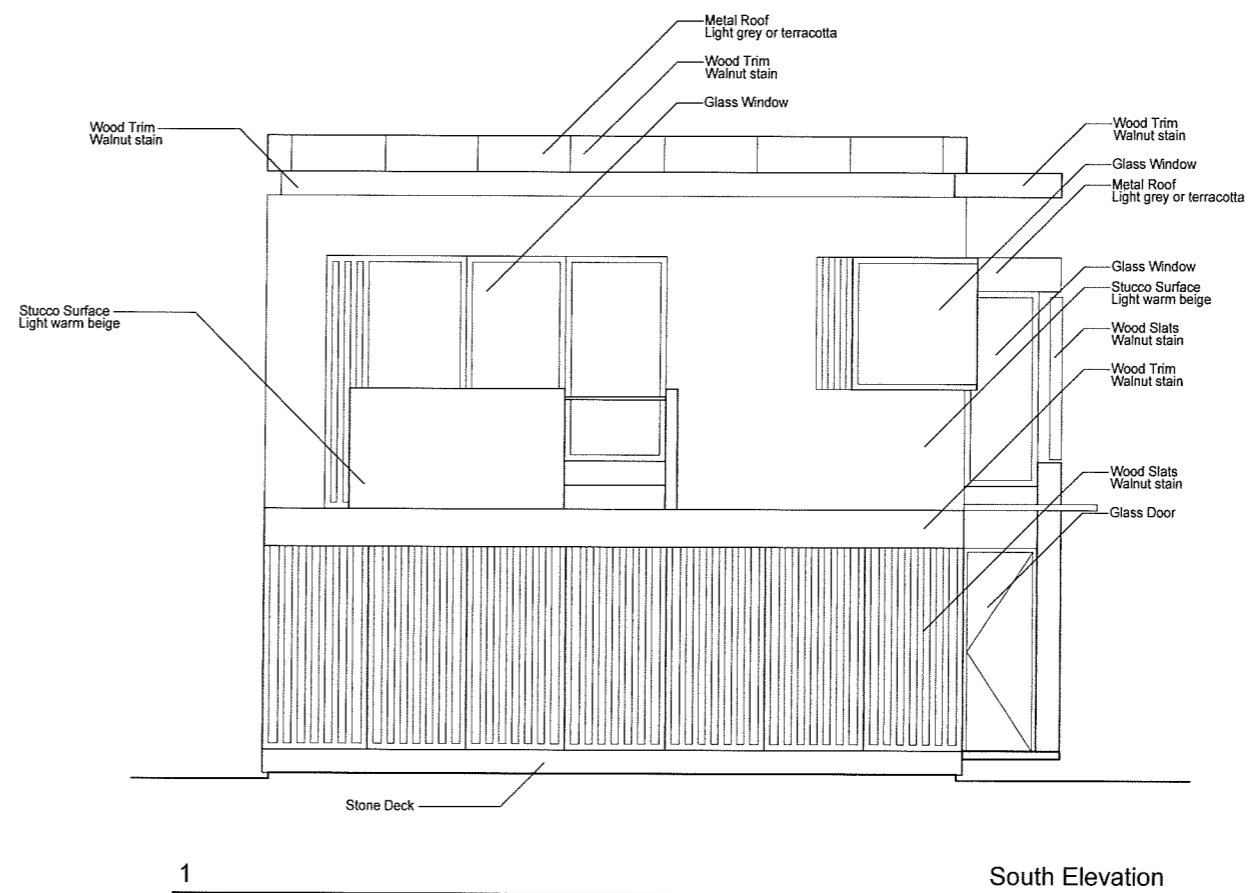
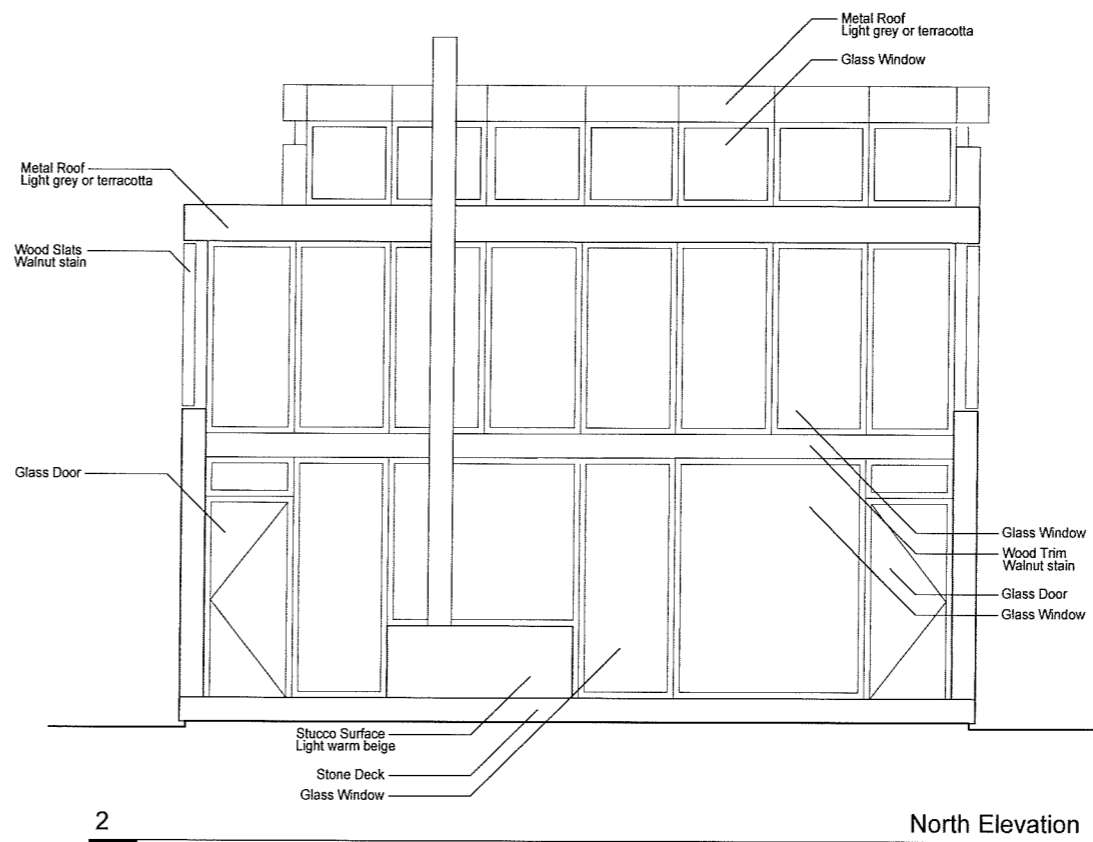
Landscape Architect:
ZDA, inc.
4797 Capitol View Road
Middleton, WI 53562

EISNER HOUSE
5114 Spring Court
Madison, Wisconsin



Site Elevations Proposed

Scale:	1/16" = 1'-0"	A-012
Date:	2 August 2017	



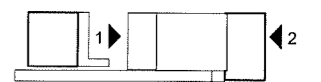
LAND USE APPLICATION
Demolition Permit

Client:
Mr. and Mrs. Eisner

Architect:
XDEA
2 Horatio St
New York, NY 10014

Landscape Architect:
ZDA, inc.
4797 Capitol View Road
Middleton, WI 53562

EISNER HOUSE
5114 Spring Court
Madison, Wisconsin

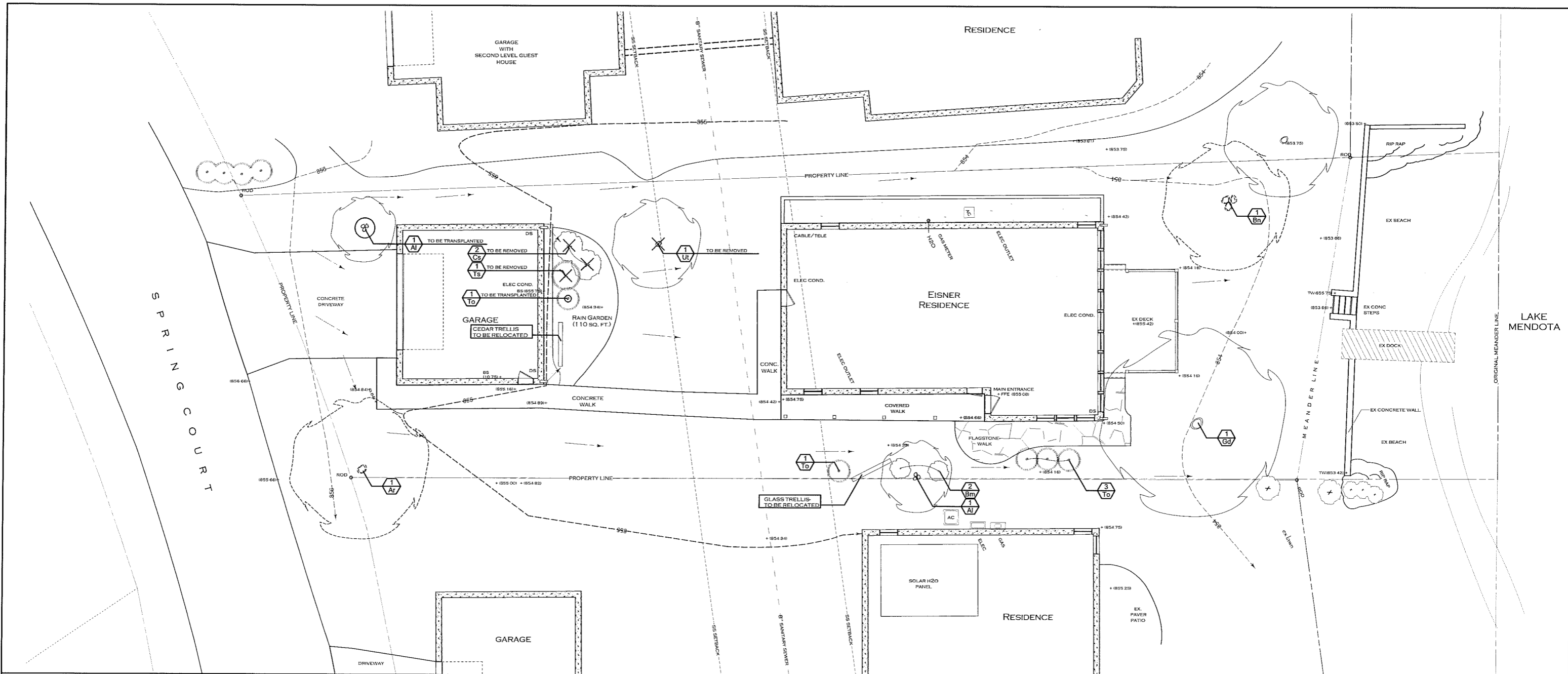


0 | 2 | 4 | 8 |

Elevations Proposed

Scale: 1/8" = 1'-0"
Date: 2 August 2017

A-013



LAKESIDE PLANT INVENTORY

Symbol	Qty.	Size	Root Cond.	Botanical Name	Common Name	Height/ Spread	Native	Comments
DECIDUOUS TREES								
Bn	1	3"	--	<i>Betula nigra</i>	River Birch- Clump	60'/40'	Y	3 stem
Gd	1	4"	--	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	60'/50'	Y	

EXISTING PLANT INVENTORY

Symbol	Qty.	Size	Root Cond.	Botanical Name	Common Name	Height/ Spread	Native	Comments
DECIDUOUS TREES								
Ar	1	5"	--	<i>Acer rubrum</i>	Sugar Maple	60'/40'	Y	
Ux	1	4"		<i>Ulmus 'Morton Glossy'</i>	Triumph Hybrid Elm	55'/45'		Dead leader/ Poor Condition
FLOWERING TREES								
Al	1	12'	--	<i>Amelanchier laevis</i>	Serviceberry	25'/15'	Y	Clump
Al	1	8'	--	<i>Amelanchier laevis</i>	Serviceberry	25'/15'	Y	Clump
EVERGREEN TREES								
To	5	6'	--	<i>Thuja occidentalis 'Emerald'</i>	Emerald Arborvitae	20'/5'		To be transplanted
Ts	1	6'	--	<i>Thuja occidentalis 'Sunkist'</i>	Sunkist Arborvitae	15'/6'		Dead lower branches/ Fair

SHRUBS

Bm	2	24"	--	<i>Buxus sinica var. insularis 'Wintergreen'</i>	Wintergreen Boxwood	4'/4'		
Cs	2	4'	--	<i>Cornus sericea</i>	Redosier Dogwood	8'/8'	Y	

PLANT REMOVAL AND TRANSPLANT SCHEDULE

Symbol	Qty.	Size	Root Cond.	Botanical Name	Common Name	Height/ Spread	Native	Comments
DECIDUOUS TREES								
Ux	1	4"		<i>Ulmus 'Morton Glossy'</i>	Triumph Hybrid Elm	55'/45'		REMOVE: Dead leader/ poor condition
FLOWERING TREES								
Al	1	8'	--	<i>Amelanchier laevis</i>	Serviceberry	25'/15'	Y	To be transplanted
EVERGREEN TREES								
To	5	6'	--	<i>Thuja occidentalis 'Emerald'</i>	Emerald Arborvitae	20'/5'		To be transplanted
Ts	1	6'	--	<i>Thuja occidentalis 'Sunkist'</i>	Sunkist Arborvitae	15'/6'		REMOVE: Poor condition
SHRUBS								
Cs	2	4'	--	<i>Cornus sericea</i>	Redosier Dogwood	8'/8'	Y	To be removed

THE EISNER RESIDENCE
EXISTING CONDITIONS/ PLANT REMOVAL
5114 SPRING COURT- MADISON, WI 53705

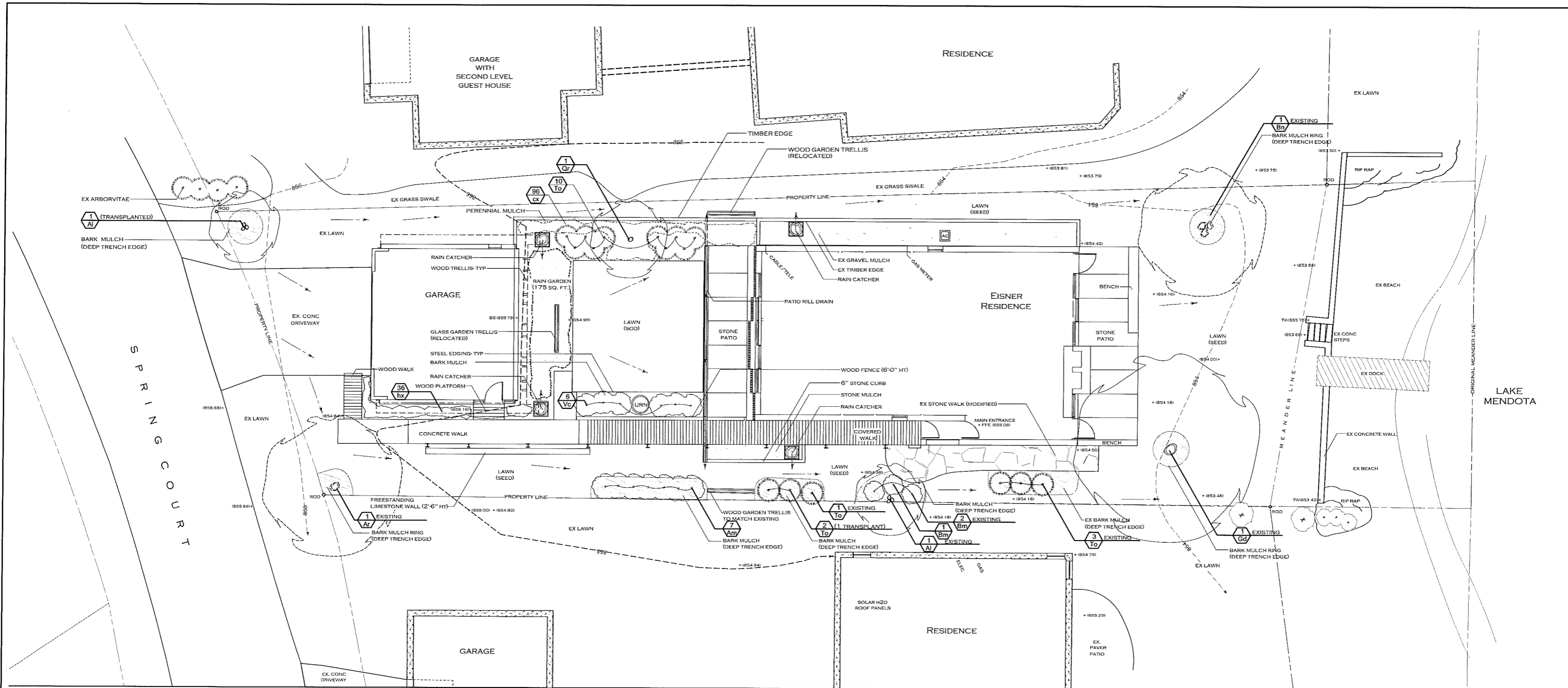
ZDA 4797 CAPITOL VIEW RD
MIDDLETON, WI 53562
TEL: 608.831.9098
TEL: 608.831.9071

Drawn by: JAV
Date: 5/08/17
Revisions: 8/2/17

DRAWING SCALE: 1" = 8'-0"
0 4 8 FT

SHEET SCALE:
22x34 1" = 8'-0"
11x17 1" = 16'-0"

Sheet 1 of 2
L-001



PROPOSED PLANTING SCHEDULE

Symbol	Qty.	Size	Root Cond.	Botanical Name	Common Name	Height/Spread	Native	Comments
DECIDUOUS TREES								
Qr	1	3"	B&B	<i>Quercus rober</i> 'Fastigiata'	Columnar Oak	45/15'		Compact Specimen Tree
FLOWERING TREES								
Al	1	8'	--	<i>Amelanchier laevis</i>	Serviceberry	25/15'	Y	Transplant Existing
EVERGREEN TREES								
To	1	6'	--	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	20/5'		Transplant Existing
To	11	6'	B&B	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	15/6'		Uniform growth pattern
SHRUBS								
Am	7	#5	Cont.	<i>Aronia melanocarpa</i> var. <i>elata</i>	Black Chokeberry	5/4'	Y	
Bm	1	24"	B&B	<i>Buxus sinica</i> var. <i>insularis</i> 'Wintergreen'	Wintergreen Boxwood	4/4'		To match existing
Vc	6	30"	B&B	<i>Viburnum carlesii</i>	Korean Spice Viburnum	5/5'		
PERENNIALS/ GROUNDCOVERS								
hx	36	qt.	cont.	<i>Hemerocallis</i> s.	Mixed Daylilies	18"-24"/12"-18"		
cx	96	2" plug	cont.	<i>Carex</i> s.	Mixed Sedges	12"/12"	Y	Interplant w/ spring bulbs

EXISTING PLANTS TO REMAIN

Symbol	Qty.	Size	Root Cond.	Botanical Name	Common Name	Height/Spread	Native	Comments
DECIDUOUS TREES								
Ar	1	5"	--	<i>Acer rubrum</i>	Sugar Maple	60/40'	Y	Existing
Bn	1	3"	--	<i>Betula nigra</i>	River Birch- Clump	60/40'	Y	Existing 3 stem
Gd	1	4"	--	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	60/50'	Y	Existing
FLOWERING TREES								
Al	1	12'	--	<i>Amelanchier laevis</i>	Serviceberry	25/15'	Y	
EVERGREEN TREES								
To	4	6'	--	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	20/5'		
SHRUBS								
Bm	2	24"	--	<i>Buxus sinica</i> var. <i>insularis</i> 'Wintergreen'	Wintergreen Boxwood	4/4'		Existing
PERENNIALS/ GROUNDCOVERS								
--	--	--	--	--	Existing Rain Garden Perennials	--	--	110 Square feet

(000.00)+ EX. SPOT ELEV.
 --- DRAINAGE

SHEET SCALE:
 22X34 1" = 8'-0"
 11X17 1" = 16'-0"

THE EISNER RESIDENCE
 LANDSCAPE PLAN
 5114 SPRING COURT - MADISON, WI 53705

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Drawn by: JAV
 Date: 5/08/17
 Revisions: B/2/17

DRAWING SCALE: 1" = 8'-0"
 0 4 8 FT

Sheet 2 of 2
 L-002