



Location
5132 Spring Court

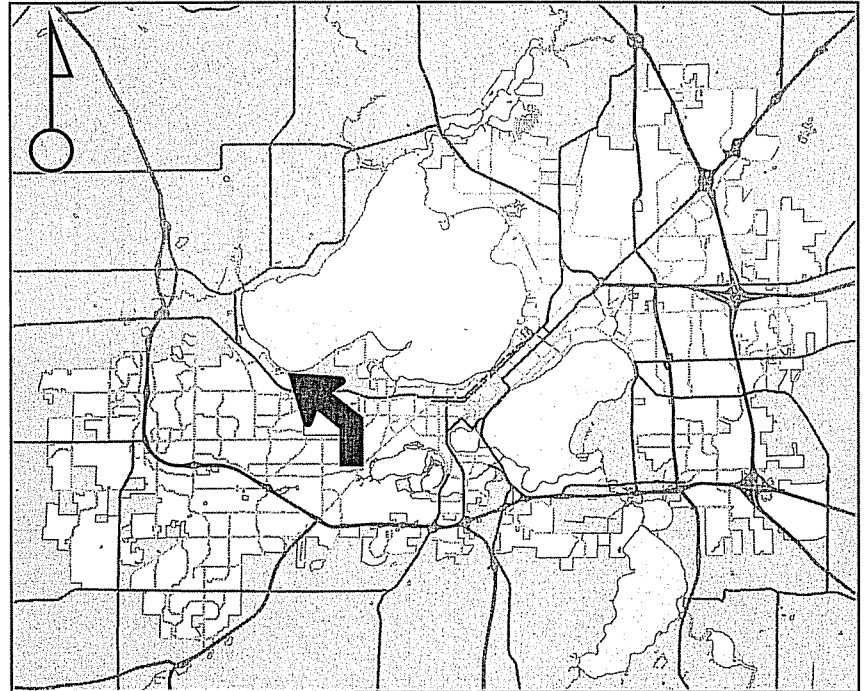
Project Name
Anderson Garage

Applicant
David R. Anderson

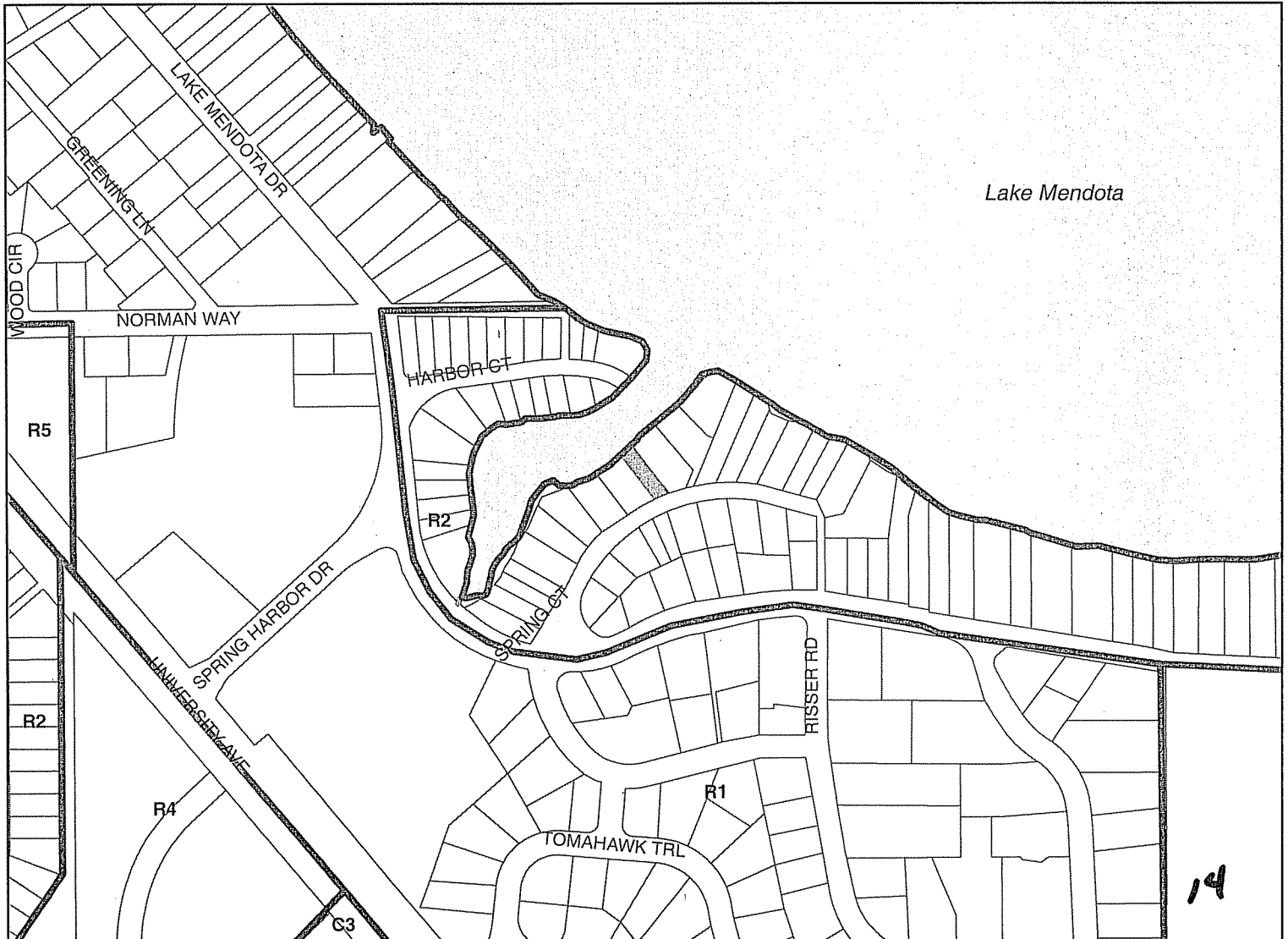
Existing Use
Single-Family Residence

Proposed Use
Detached Garage On Waterfront Lot

Public Hearing Date
Plan Commission
14 December 2007

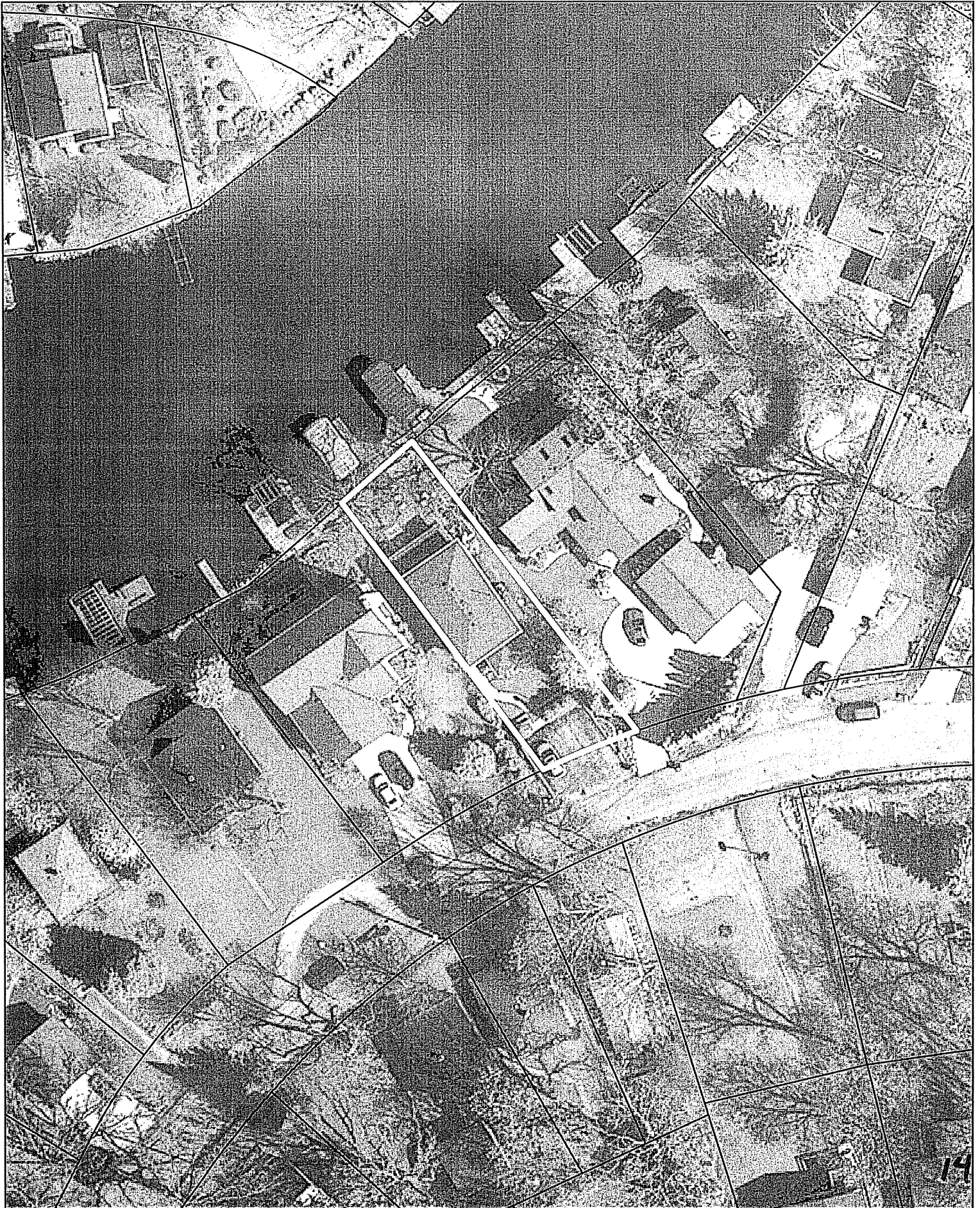


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 December 2007





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.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$550.00</u> Receipt No. _____
Date Received	<u>11/13/07</u>
Received By	<u>SLK</u>
Parcel No.	<u>0709-184-0110-3</u>
Aldermanic District	<u>19 - Mark Clear</u>
GQ	<u>waterfront; ZBA</u>
Zoning District	<u>R2</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<u>OK</u> Zoning Text <u>NA</u>
Alder Notification	<u>9/19</u> Waiver _____
Ngrbrhd. Assn Not.	_____ Waiver _____
Date Sign Issued	<u>11/13/07</u>

1. Project Address: 5132 SPRING CT. Project Area in Acres: _____

Project Title (if any): _____

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 type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: DAVID R. ANDERSON Company: N.A.
Street Address: 5132 SPRING CT. City/State: MADISON, WI Zip: 53705
Telephone: (608) 238-3908 Fax: () N.A. Email: _____

Project Contact Person: DAVID R. ANDERSON Company: _____
Street Address: 5132 SPRING CT. City/State: MADISON, WI Zip: 53705
Telephone: () Fax: () Email: _____

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: PERSONAL RESIDENCE
REQUESTING APPROVAL TO BUILD 24'-0" x 24'-0" DETACHED GARAGE

Development Schedule: Commencement SPRING 08' Completion LATE SPRING 08'
(WEATHER PERMITTING) CONTINUE →

5. Required Submittals:

14

- 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: COMPREHENSIVE PLAN Plan, which recommends: LOW DENSITY RESIDENTIAL 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:

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 9-12-2007 Zoning Staff MATT TUCKER Date 9-12-2007

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

Printed Name DAVID R. ANDERSON Date 11/12/07

Signature [Signature] Relation to Property Owner SAME

Authorizing Signature of Property Owner [Signature] Date _____

14

From: Dave Anderson [mailto:DAnderson@erdman.com]
Sent: Tuesday, November 27, 2007 10:58 AM
To: Firchow, Kevin
Subject: Planning Commission

Re; 5132 Spring Ct. / Detached Garage Application

To Whom It May Concern;

My wife and I have lived on Spring Court since 1992 and briefly considered moving, however, the prospect of building a garage and remodeling the existing home have us excited about staying.

With the support and buy-in of our adjacent neighbors, it is our intent to build a 24' x 24' detached garage, utilizing the same materials, same color pallet and 4/12 roof pitch consistent with the architecture and design of the existing structure. The new garage will also give us the opportunity to remove overhead electrical and telephone wires, upgrade a undersized electrical service and eliminate a large paved area currently used for parking which is a non-conforming use. In addition, we have planned creative landscaping to enhance the appearance of our property as well as that of our neighbors.

Thank you for your consideration of our request.

Respectfully,

Candi and David Anderson
5132 Spring Court

September 19, 2007

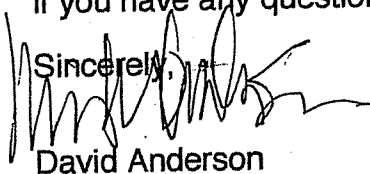
Mark Clear
Aldersperson, District 19
110 Shiloh
Madison, WI 53705

Dear Mr. Clear:

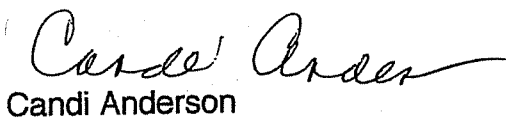
The purpose of this correspondence is to inform you of our intention to begin the process of obtaining the required approvals to construct a modest (24' x 24') detached garage at our home at 5132 Spring Court. It is our understanding this is a two-step process beginning with the Zoning Board of Appeals, including the Madison Planning Commission.

We look forward to working with you on this project and encourage you to call us if you have any questions regarding our proposal.

Sincerely,



David Anderson

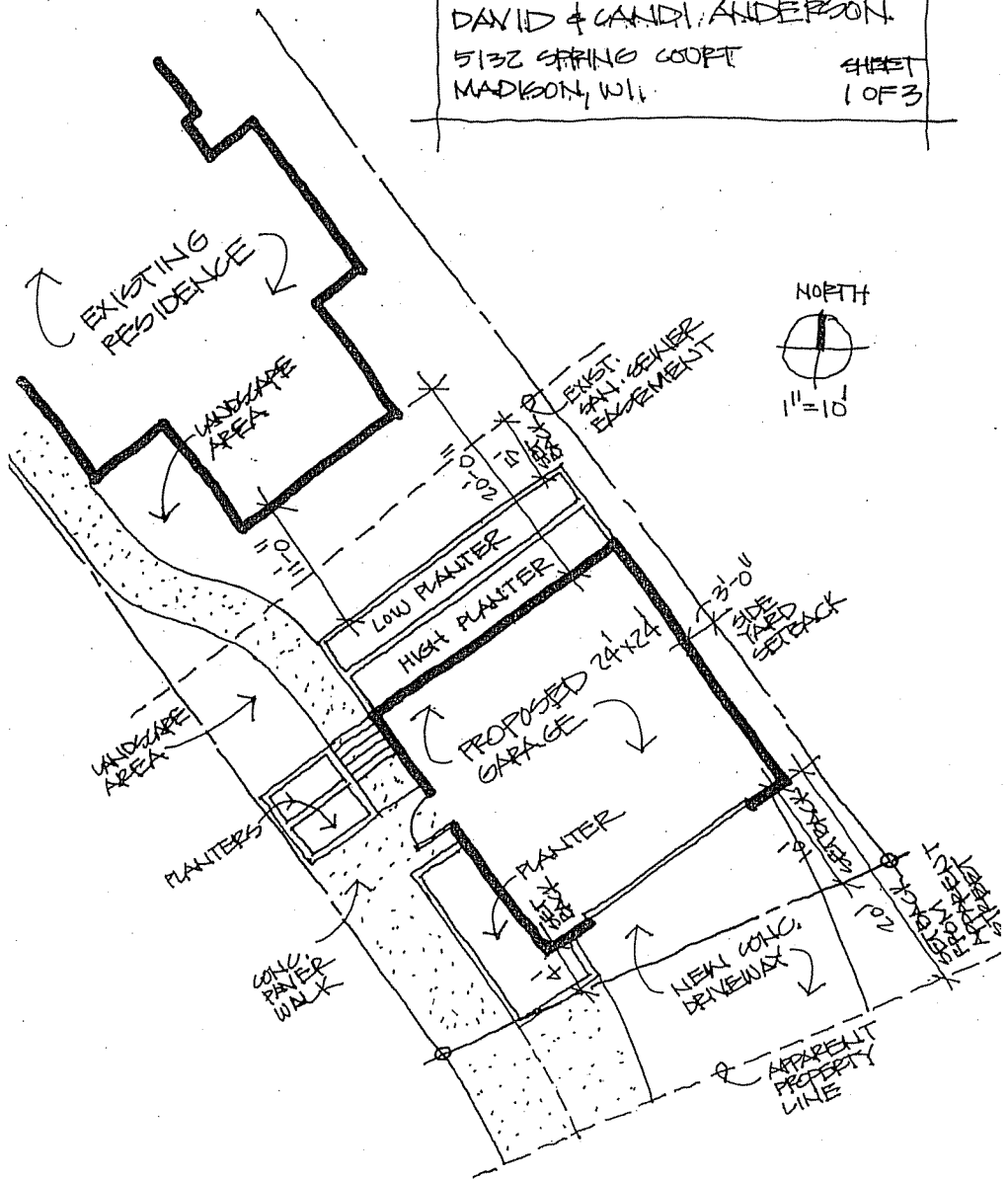


Candi Anderson

cc: Janet Loewi, Spring Harbor Neighborhood Association
Shary Bisgard, Spring Harbor Neighborhood Association
Rick & Jayne Glad, Adjacent Property Owners
Jim & Yvonne Gern, Adjacent Property Owners
Matt Tucker, Zoning Administrator
Kevin Firchow, Planner, Planning Division

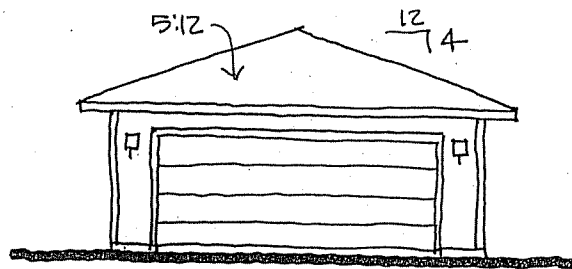
GARAGE ADDITION FOR:
DAVID & CANDI ALDERSON
5132 SPRING COOPT
MADISON, WI.

SHEET
1 OF 3



GARAGE ADDITION FOR:
 DAVID & CANDI ANDERSON
 5132 SPRING COURT
 MADISON, WI.

SHEET
 2 OF 3



SOUTH ELEVATION

$\frac{1}{8}'' = 1'-0''$

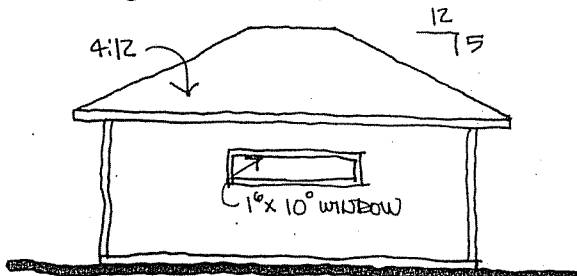
NOTES:

SIDING, SHINGLES,
 WINDOW TRIM DTLS,
 FASCIA, SOFFIT, ETC.
 TO MATCH EXIST.
 RESIDENCE



WEST ELEVATION

$\frac{1}{8}'' = 1'-0''$



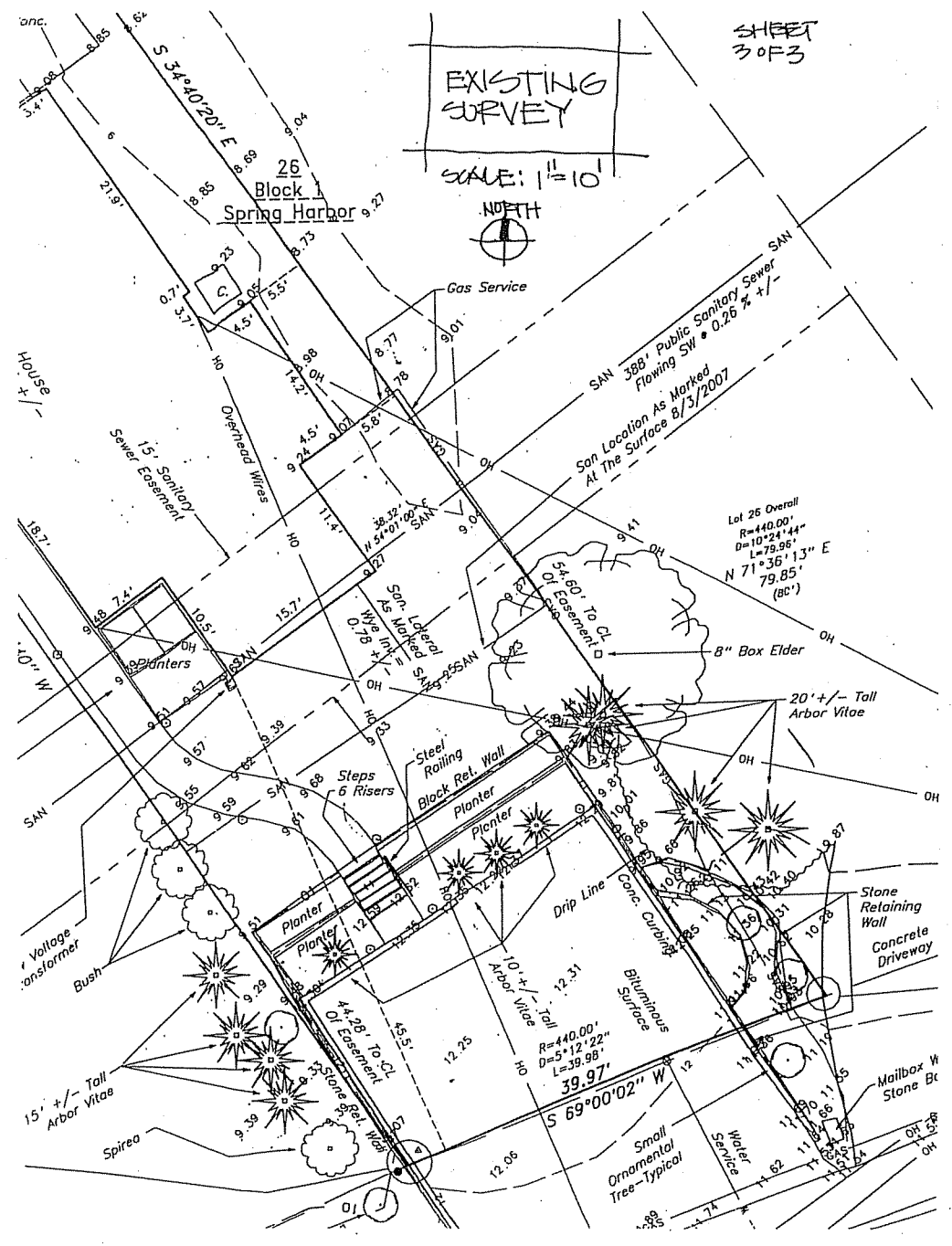
EAST ELEVATION

$\frac{1}{8}'' = 1'-0''$

SHEET
3 OF 3

EXISTING
SURVEY

SCALE: 1" = 10'



Dave Anderson

From: Dave Anderson
Sent: Wednesday, October 31, 2007 4:50 PM
To: 'Clear, Mark'
Subject: RE: Spring Court water project

Thank you for the note Mark. I noticed that heavy duty excavation equipment had moved into the neighborhood late last week, so I was anticipating some serious construction activity. However, I was surprised we had not been notified and will look forward to the details of the project. Who know, we may end up with a better street surface.

On another note, at the Nov. 25th Zoning Board of Appeals hearing, we were granted our requested set-back variances for our proposed detached garage and will be filing in Nov. in order to get onto the December Planning Commission Agenda and wish to thank you again for your support.

best regards,

Dave Anderson

From: Clear, Mark [mailto:district19@cityofmadison.com]
Sent: Wednesday, October 31, 2007 2:53 PM
To: Bill Hogoboom; Bill Fitzpatrick; Alice Erickson ; Dave Anderson; Kim McBride; Margetis, Wendy; Kyle Metzloff; Mark Shults
Cc: Janet Loewi
Subject: Spring Court water project

Dear Spring Court Residents,

To my surprise, and probably yours as well, a contractor started work on the Spring Court water main project on Monday. I apologize on behalf of the City for the lack of notification to you. Thanks to Bill Hogoboom for bringing this to my attention.

A letter is being prepared that will explain the project, the timeline, its impact on your street and who to contact if you have further questions. This letter should be delivered to you late this afternoon or this evening. In the mean time, if you could forward this message to any of your neighbors that aren't included above I would appreciate it, as I have only a handful of e-mails for Spring Court residents.

Again, sorry about the mix-up, and please contact me if you have additional questions or concerns.

Mark C.

Alder Mark Clear
19th District, Madison, WI
district19@cityofmadison.com
608-310-8792