



City of Madison

Conditional Use

Location
2213 Lakeland Avenue

Project Name
Wood Renovation

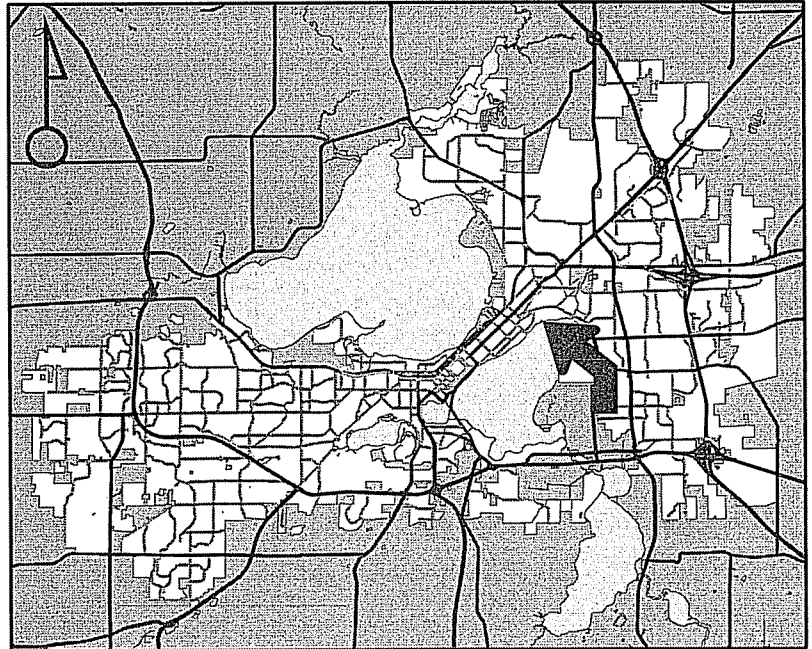
Applicant
Chris Wood / Jason Larkin,
Larkwood Builders

Existing Use
Single Family Home

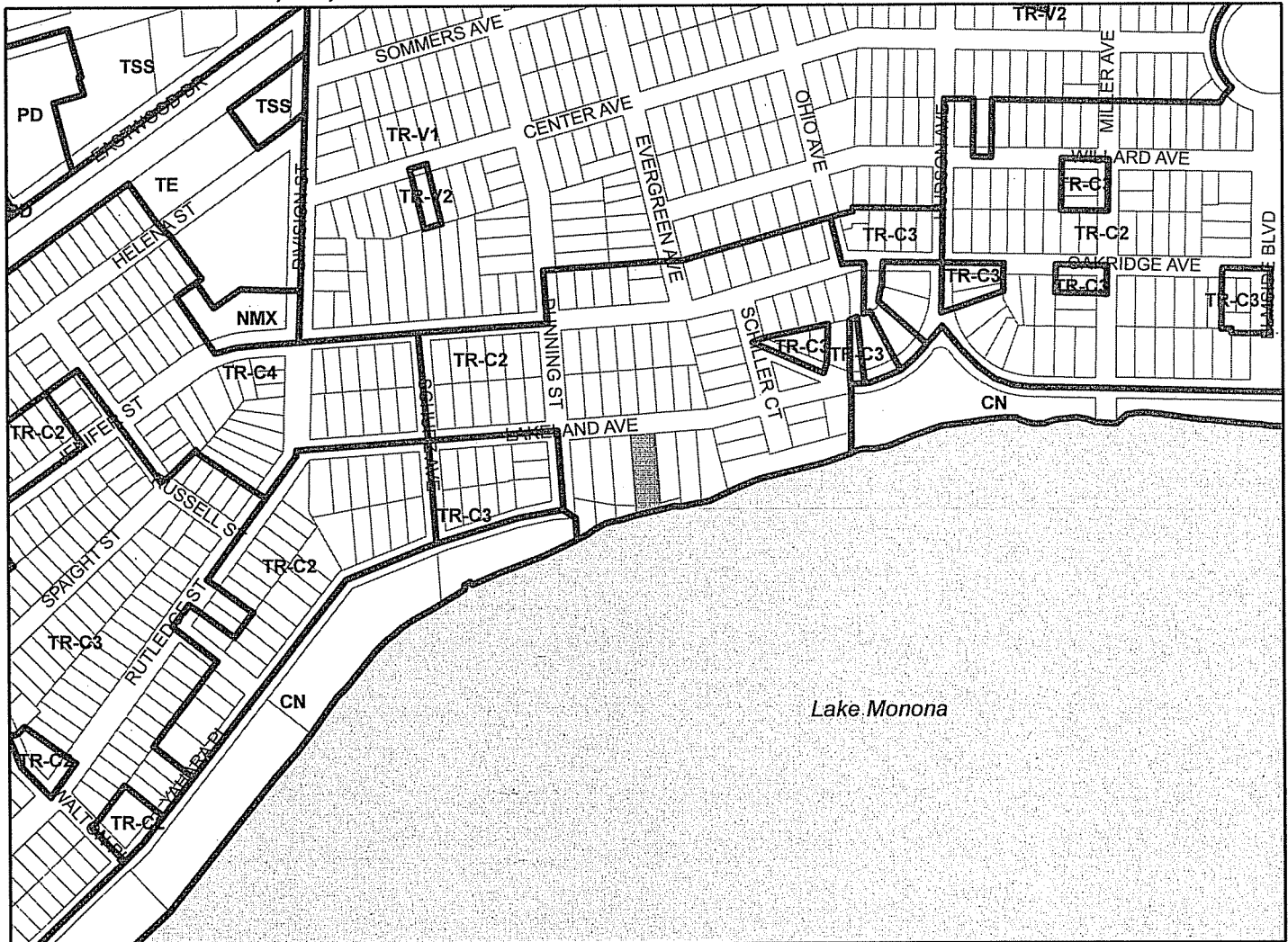
Proposed Use
Renovate and construct minor
additions to existing single-family
residence on a lakefront parcel

Public Hearing Date
Plan Commission

08 January 2018



For Questions Contact: Sydney Prusak at 243-0554 or sprusak@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 3 Jan 2018



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 \$1000 Receipt # 037529-0005
Date received 1/17/17
Received by JEM
Parcel # 0710-071-1809-7
Aldermanic district 6-RUMMEL
Zoning district TR-C2
Special requirements LAKE, FLOOD, WETLAND
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: 2213 Lakeland Ave.
Title: Major Renovation

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 Jason Larkins Company Larkwood Builders
Street address 455 Muller Rd. City/State/Zip Columbus, WI 53925
Telephone 608-852-6864 Email larkwoodbuilders@yahoo.com
Project contact person Jason Larkins Company Larkwood Builders
Street address 455 Muller Rd City/State/Zip Columbus, WI 53925
Telephone 608-852-6864 Email larkwoodbuilders@yahoo.com
Property owner (if not applicant) Chris Wood
Street address 2213 Lakeland Ave City/State/Zip Madison, WI 53704
Telephone 608-609-8653 Email cwood@hotmail.com

4. Project Description

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

Rebuild the back room of the home raising the wall height to 9'-0" & adding large windows to lake. Add 2nd floor deck on new roof.

Scheduled start date 3-2017 Planned completion date 7-2017

5. Required Submittal Materials

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

- Checkboxes for 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. Note staff persons and date.

Planning staff Chris Well Date 6/22/2017

Zoning staff Jenny Kirchgatter Date 6/27/17

- Demolition Listserv
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:
Marsha Rummel: District 6 - sent 7-1-2017
Shenk-Atwood-Starkweather-Yahara Neighborhood Association - sent 7-1-2017

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 Jason Lankins Relationship to property Contractor

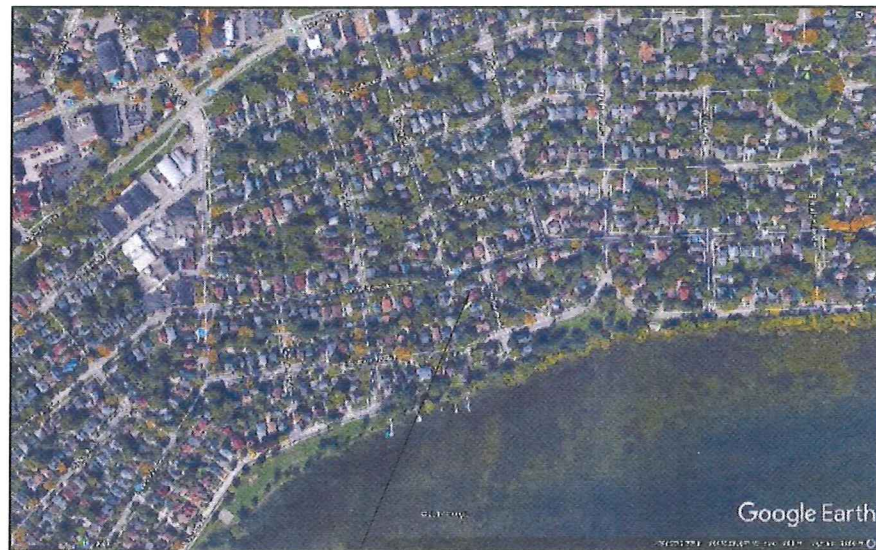
Authorizing signature of property owner Christine Wood Date 11-1-2017

2213 Lakeland Avenue Renovation

The renovation project at 2213 Lakeland Avenue involves bringing the connection between the lake and the home closer together. The existing home has a secluded back room (1970's addition) with 7' wall height that does not allow adequate views of Lake Mendota. The heart of the renovation involves opening up the main area of the home to this back room and rebuilding the entire room with 9' walls and large windows to take in the amazing lake view from more areas of the home. As we re-engineer the rear portion of the home we will not change the footprint of the structure. We will however create an opportunity to build a second story deck above this room that tucks nicely into the existing roofline.

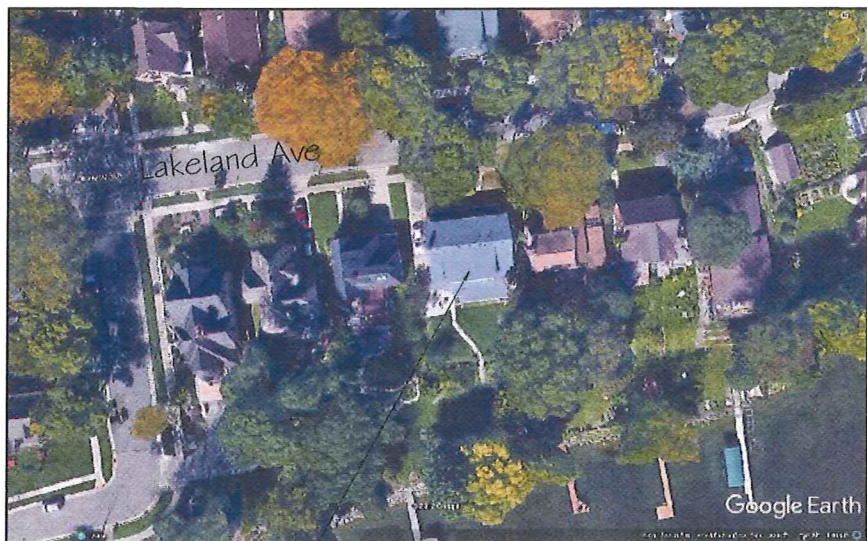
The new roof deck will be accessible from new glass French doors that will connect the master bedroom to the lake view as well. The current master bedroom is dark and has no windows facing the lake. The master bedroom will also be getting it's own private bathroom as part of the interior renovations on this project. Other second floor interior renovations include rebuilding the existing common bathroom and adding upper level laundry and a walk-in closet for the master bedroom. The front windows on the second floor will be reconfigured to allow more natural light upstairs. On the first floor, additional interior renovations include gutting and remodeling the kitchen while removing an interior wall to capture the lake view from the kitchen.

All these noted changes will allow better flow from room to room and open up lake views throughout the home that did not exist before while only making minor changes to the exterior of the home.



Subject Property

Vicinity Map



Subject Home

Site Map

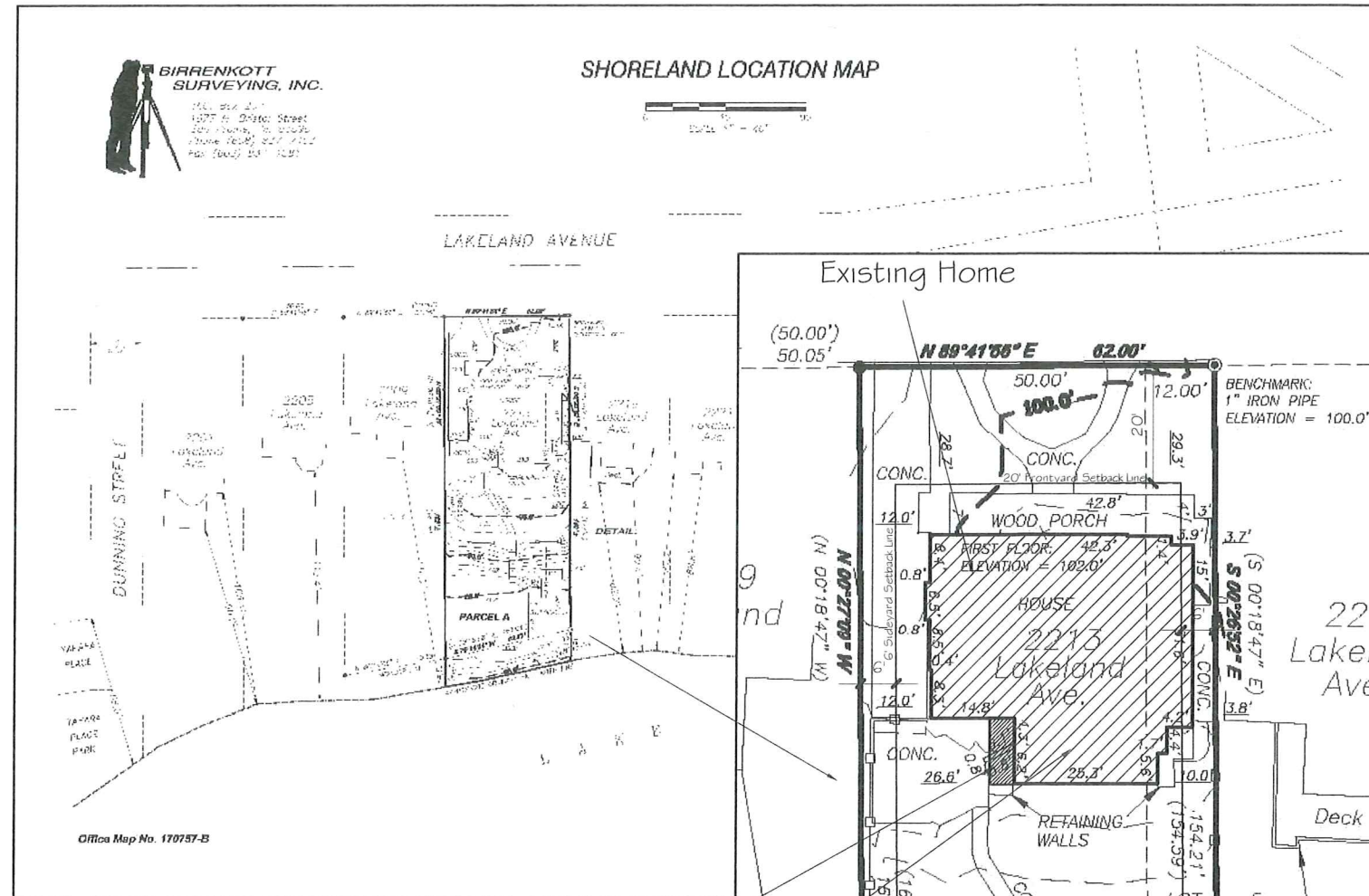
Address: 2213 Lakeland Ave
 Zoning: TR-C2
 Areas:

Lower Level: 996 sf (No Proposed Changes)
 Main Level, Existing (Footprint): 1,678 sf + 360 sf Front Porch + 54 sf Back Entry Deck, Total: 2,092 sf

Replace Existing 54 sf Back Entry Deck w/ New 67 sf Back Entry Deck, Total New Main Level Area (Footprint): 2,105 sf

Upper Level Existing: 1,081 sf

Add New 226 sf Deck to Upper Level, Total New Upper Level Area: 1,307 sf

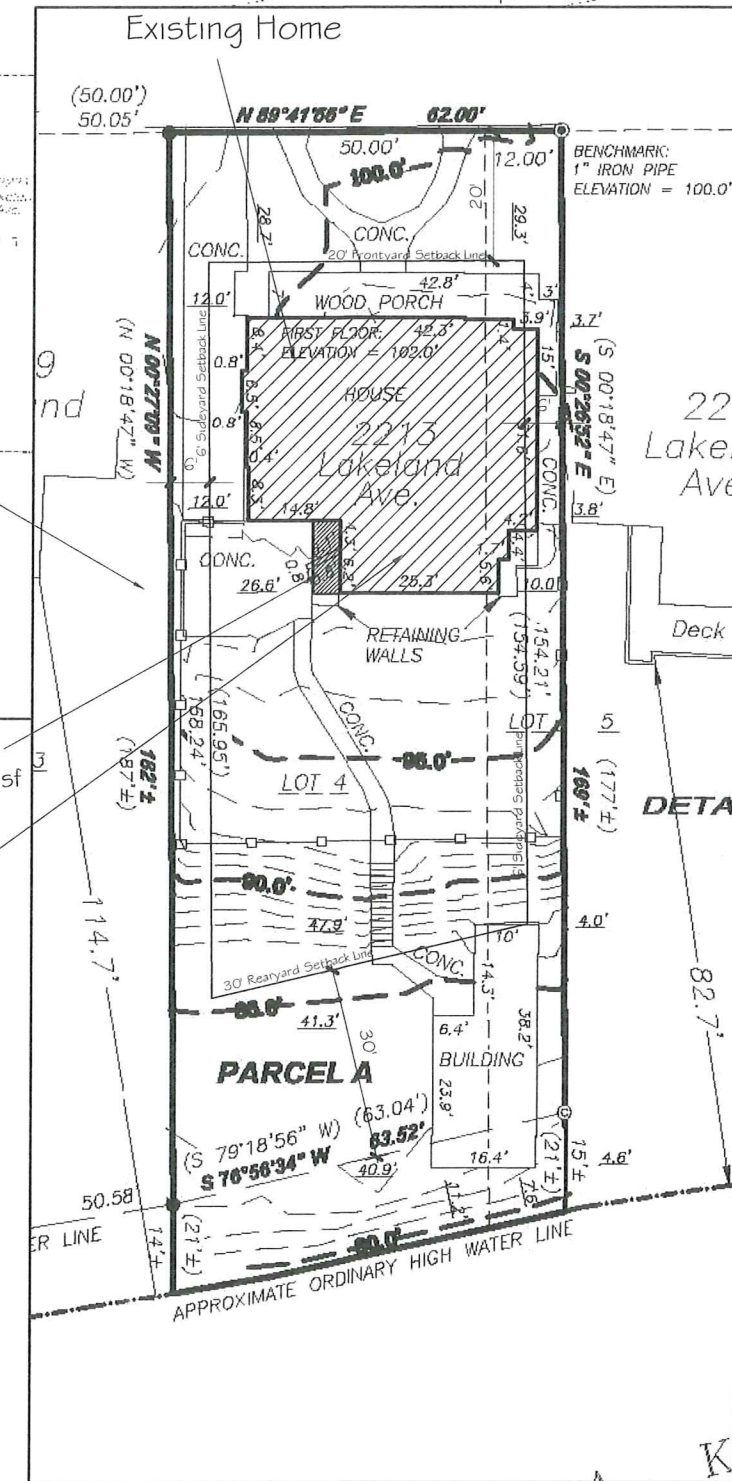
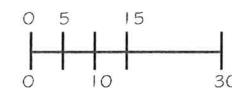


Replace Existing 54 sf Deck w/ New 67 sf Deck At Main Level

Add Upper Level Deck Approx 226 sf Above Existing Lakeside Room

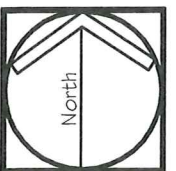
Index To Drawings:

- 2.1 Site Plan
- Shoreline Location Map (By Birrenkott Surveying)
- 2.2 Existing Lower Level Floor Plan
- 2.3 Existing Main Level Floor Plan
- 2.4 Existing Upper Level Floor Plan
- 2.5 Existing Exterior Elevations
- 2.6 Existing Exterior Elevations
- 6.2 Main Level Alteration Floor Plan
- 6.3 Upper Level Alteration Floor Plan
- 7.1 Concept Building Section
- 8.1 Exterior Elevation Alterations
- 8.2 Exterior Elevation Alterations



Site Plan 1" = 30'

Larkwood Builders
 Alterations to the Home at:
 2213 Lakeland Ave.
 Madison, WI



Scale as Noted

REVISIONS:
 Plan Commission Submittal
 11-20-2017

| | |
|--------------|---------|
| KWW | 2017-22 |
| 20 June 2017 | 2017-22 |

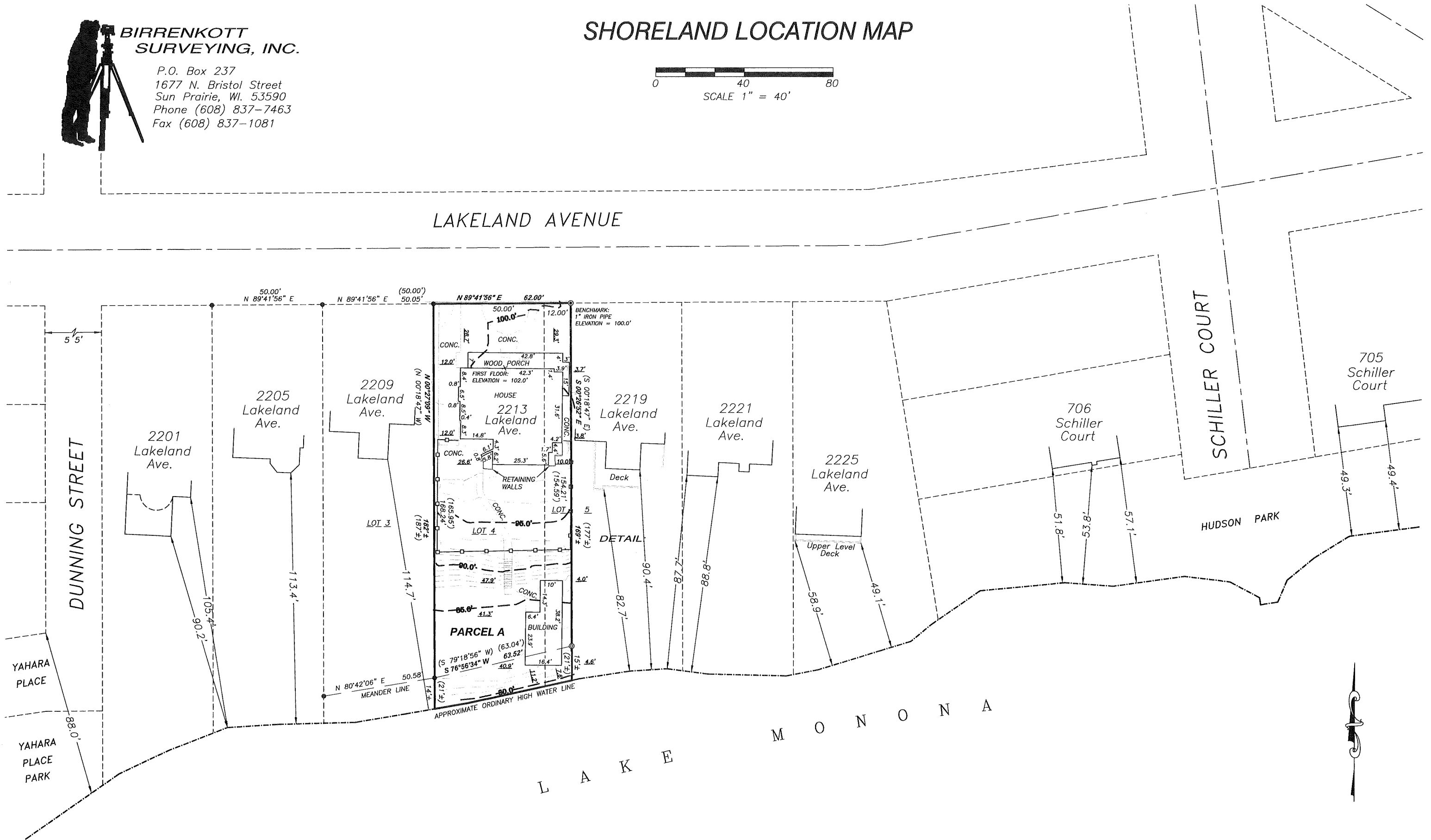
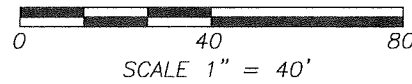
2.1



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

SHORELAND LOCATION MAP



LAKELAND AVENUE

SCHILLER COURT

DUNNING STREET

L A K E M O N O N A

YAHARA PLACE
YAHARA PLACE PARK

HUDSON PARK

705 Schiller Court

706 Schiller Court

2205 Lakeland Ave.

2201 Lakeland Ave.

2209 Lakeland Ave.

2213 Lakeland Ave.

2219 Lakeland Ave.

2221 Lakeland Ave.

2225 Lakeland Ave.

PARCEL A

DETAIL

APPROXIMATE ORDINARY HIGH WATER LINE

MEANDER LINE

LOT 3

LOT 4

LOT 5

50.00' N 89°41'56" E (50.00')

50.05' N 89°41'56" E (50.05')

62.00' N 89°41'56" E

50.00' N 89°41'56" E

12.00' CONC.

100.0' CONC.

WOOD PORCH

FIRST FLOOR: ELEVATION = 102.0'

HOUSE

22.8' CONC.

12.0' CONC.

14.8' CONC.

25.3' CONC.

RETAINING WALLS

CONC.

95.0' CONC.

80.0' CONC.

47.2' CONC.

85.0' CONC.

41.3' CONC.

6.4' CONC.

110' CONC.

63.04' CONC.

63.52' CONC.

40.8' CONC.

16.4' CONC.

23.9' CONC.

15.4' CONC.

4.6' CONC.

1.4' CONC.

1.4' CONC.

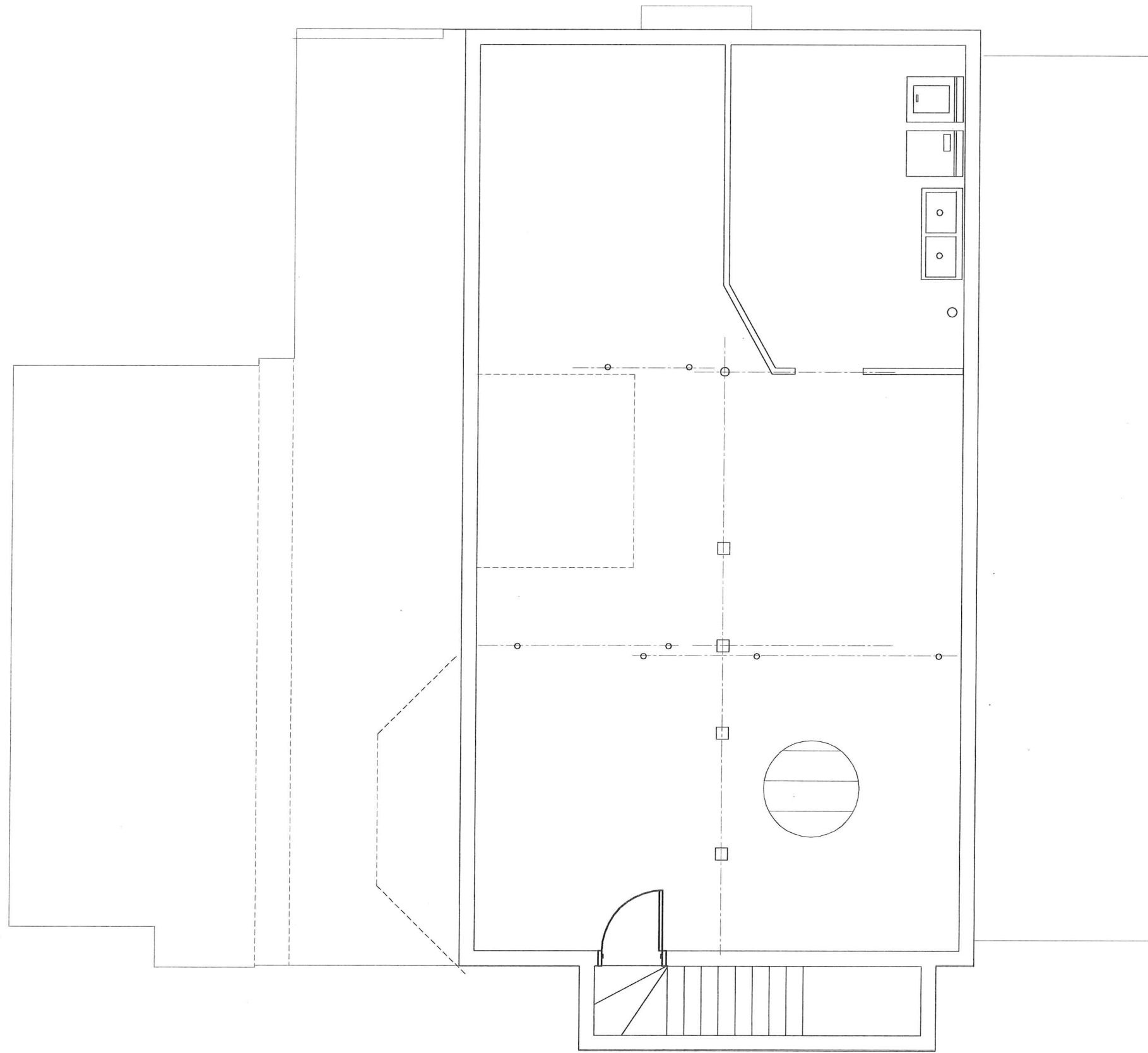
1.4' CONC.

1.4' CONC.

1.4' CONC.

1.4' CONC.

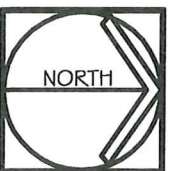
1.4' CONC.



Existing Basement Level Floor Plan
 3/16" = 1'-0"

Larkwood Builders
 Alterations to the Home at:
 2213 Lakeland Ave.
 Madison, WI

Transcend
 Architects & Engineers
 103 Deane Street
 Sun Prairie, WI 53580
 (608) 825-2222 voice
 kvikand@gmail.com



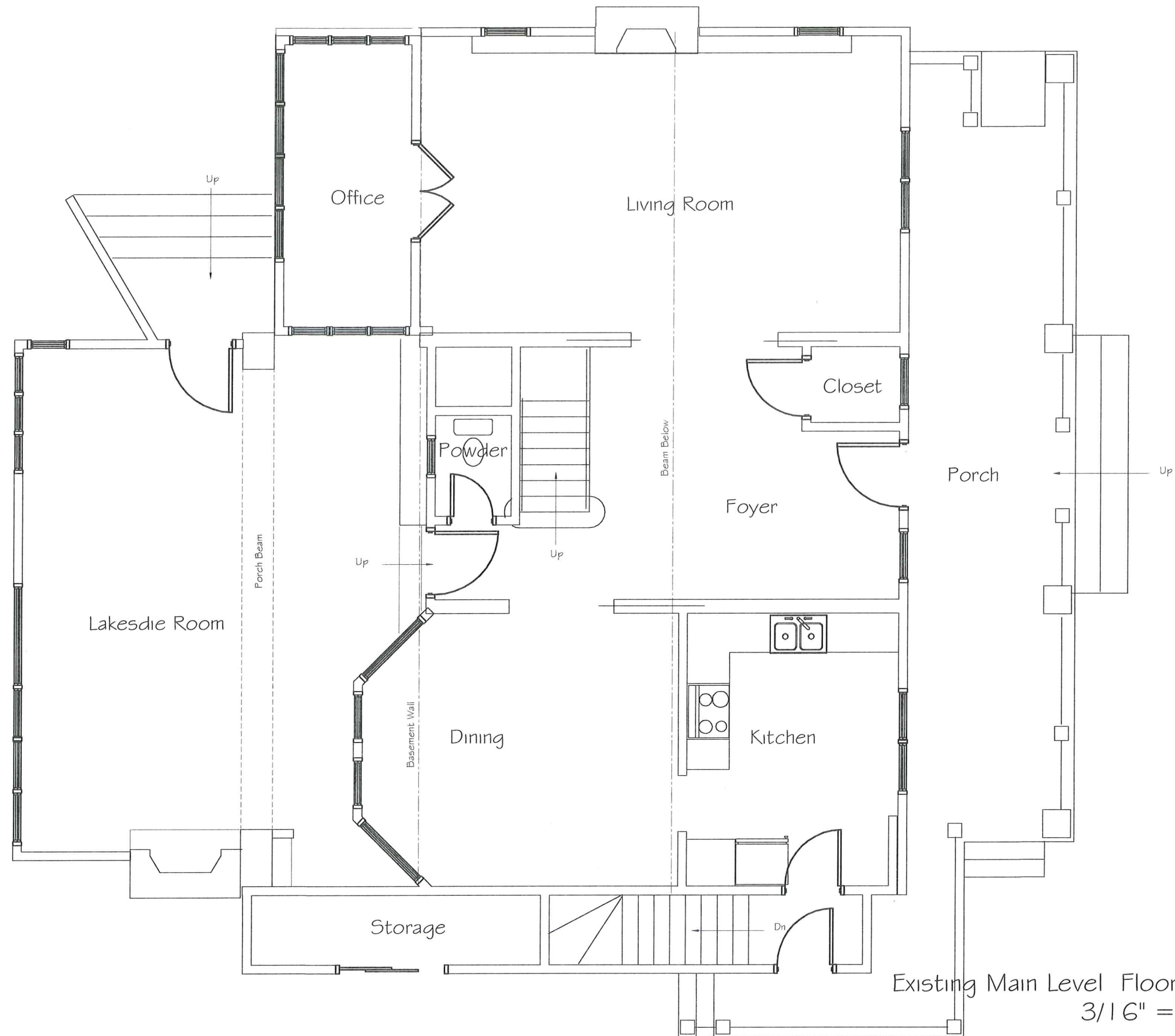
Existing Basement
 Level Floor Plan

Scale as Noted

REVISIONS:
 Plan Commission Submittal
 11-20-2017

| | |
|--------------|---------|
| KW | |
| 20 June 2017 | 2017-22 |

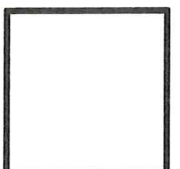
2.2



Existing Main Level Floor Plan
 3/16" = 1'-0"

Larkwood Builders
 Alterations to the Home at:
 2213 Lakeland Ave.
 Madison, WI

Transcend
 Architects & Engineers
 183 Dewey Street
 Sun Prairie, WI 53590
 (608) 820-2222
 kviland@gmail.com

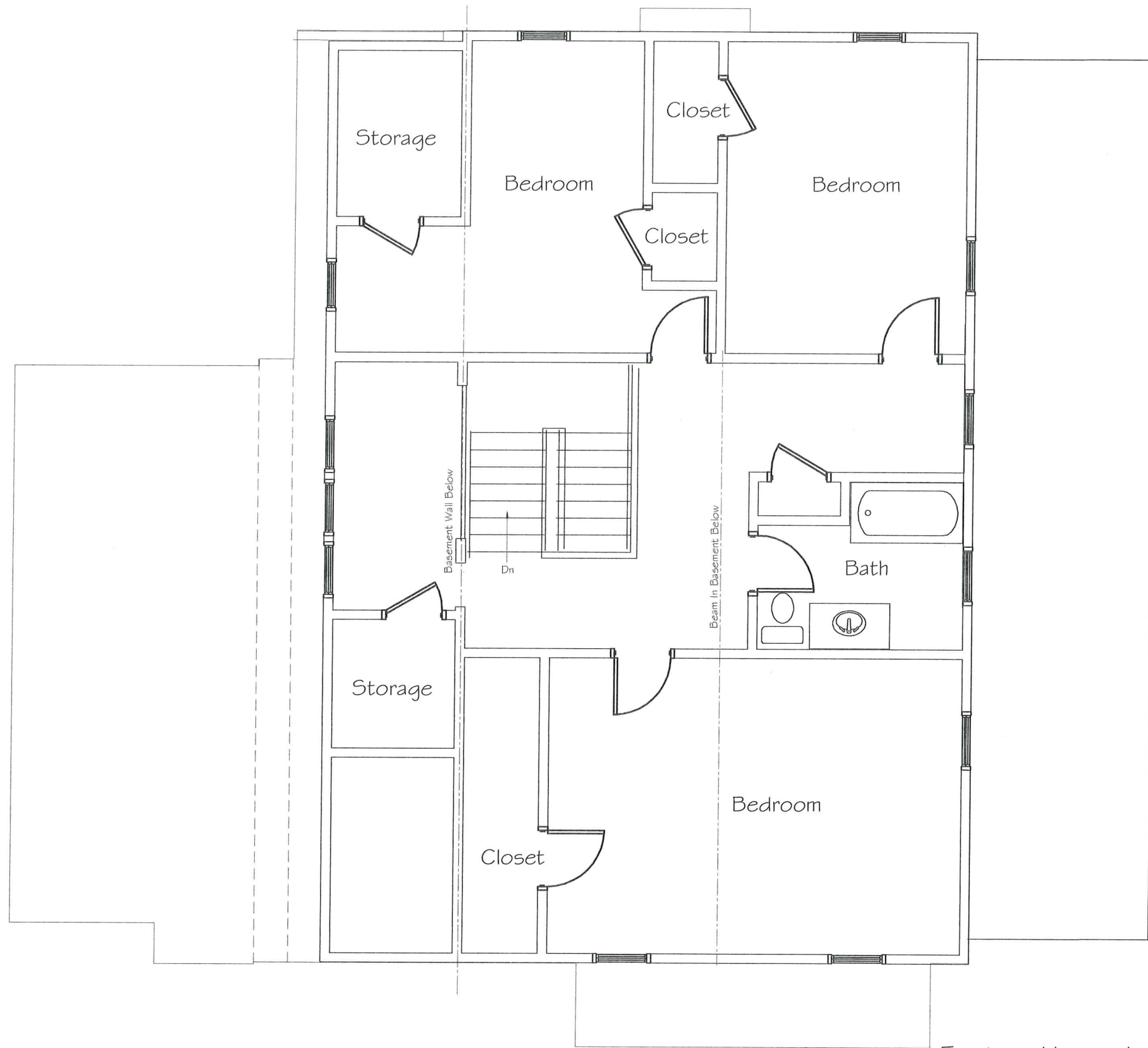


Existing Main Level
 Floor Plan
 Scale as Noted

REVISIONS:

| | |
|---------------------------|------------|
| Plan Commission Submittal | 11-20-2017 |
| KWV | |
| 20 Jan 2017 | 2017-22 |

2.3



Existing Upper Level Floor Plan
 3/16" = 1'-0"

Larkwood Builders
 Alterations to the Home at:
 2213 Lakeland Ave.
 Madison, WI

Transcend
 Architects & Engineers
 103 Denny Street
 Sun Prairie, WI 53580
 (608) 820-2222 voice
 kviland@gmail.com

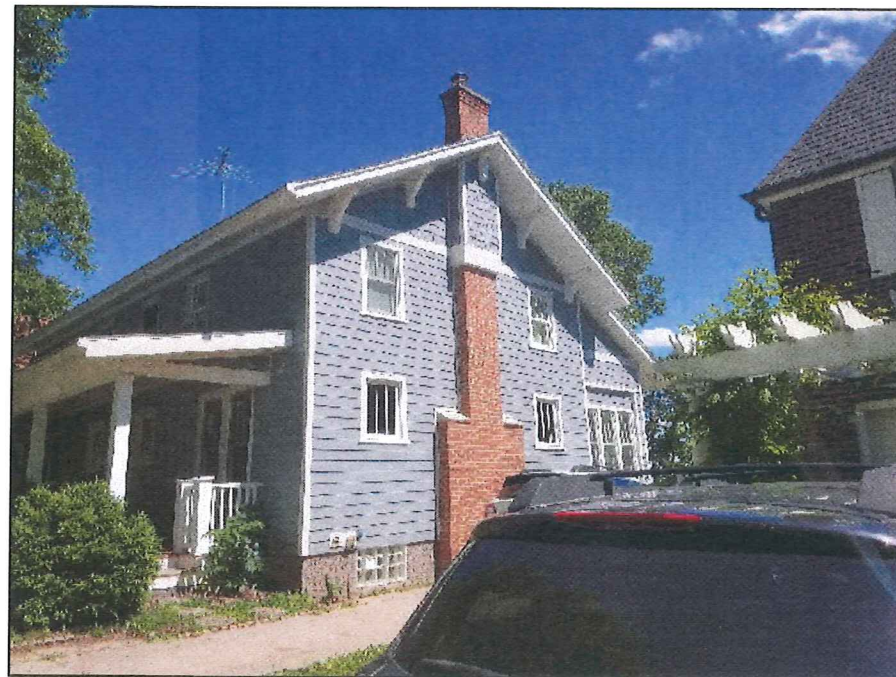


Existing Upper Level
 Floor Plan
 Scale as Noted

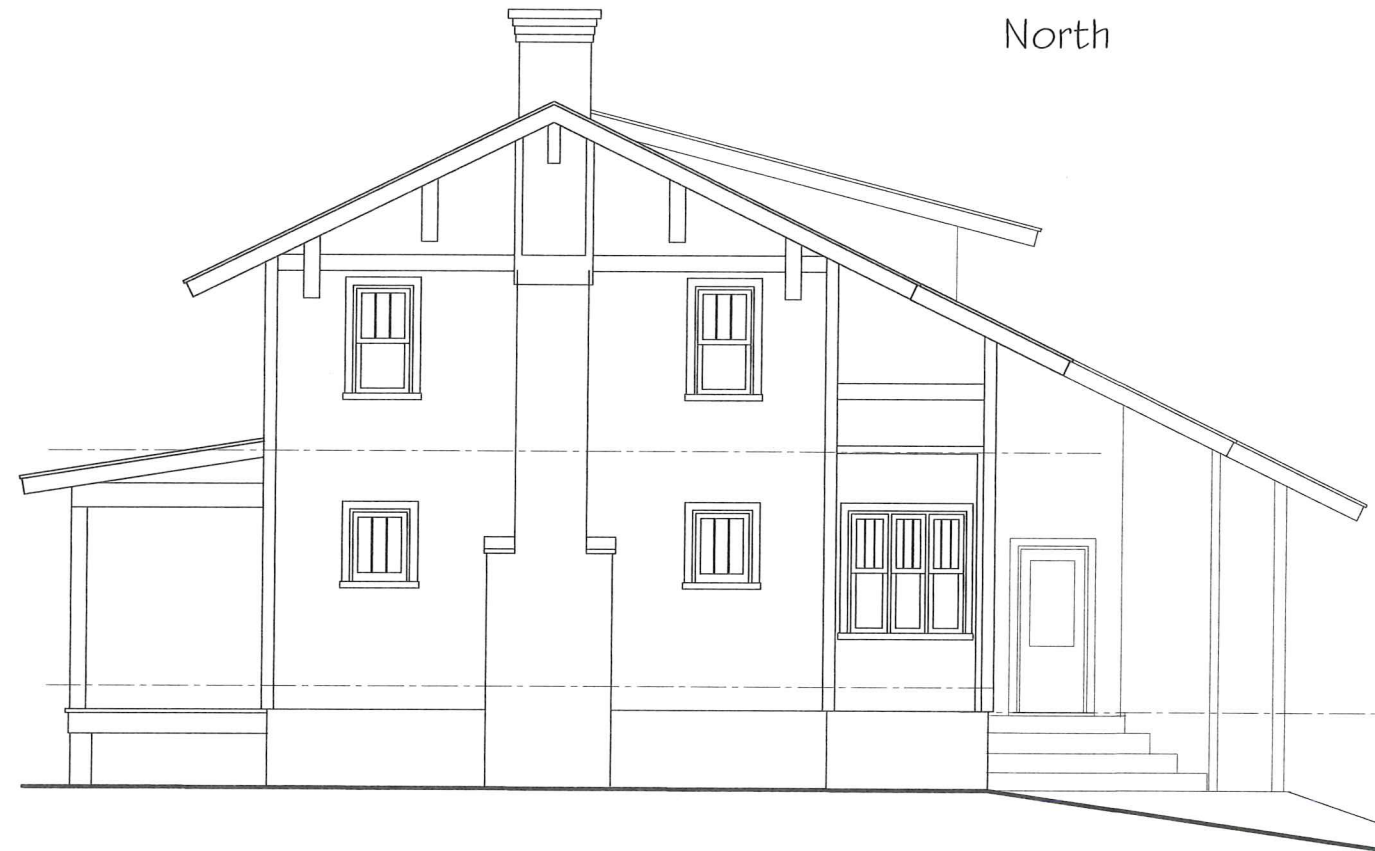
| | |
|--|---------|
| REVISIONS: | |
| Plan Compression Submittal 11-20-2017 | |
| KW | |
| 20 June 2017 | 2017-22 |

2.4

NO REPRODUCTION OF THESE PLANS OR THE DESIGN CONTAINED HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS



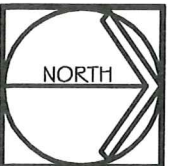
North



West

Existing Exterior Elevations 1/8" = 1'-0"

Larkwood Builders
 Alterations to the Home at:
 2213 Lakeland Ave.
 Madison, WI



Existing Exterior Elevations

Scale as Noted

REVISIONS:
 Plan Commission Submittal
 11-20-2017

| | |
|--------------|---------|
| KVV | |
| 20 June 2017 | 2017-22 |

2.5



South



East

Existing Exterior Elevations 1/8" = 1'-0"

Larkwood Builders
 Alterations to the Home at:
 2213 Lakeland Ave.
 Madison, WI

Transcend
 Architects & Engineers
 103 Dwyer Street
 Sun Prairie, WI 53580
 (608) 525-2222 voice
 kviland@gmail.com



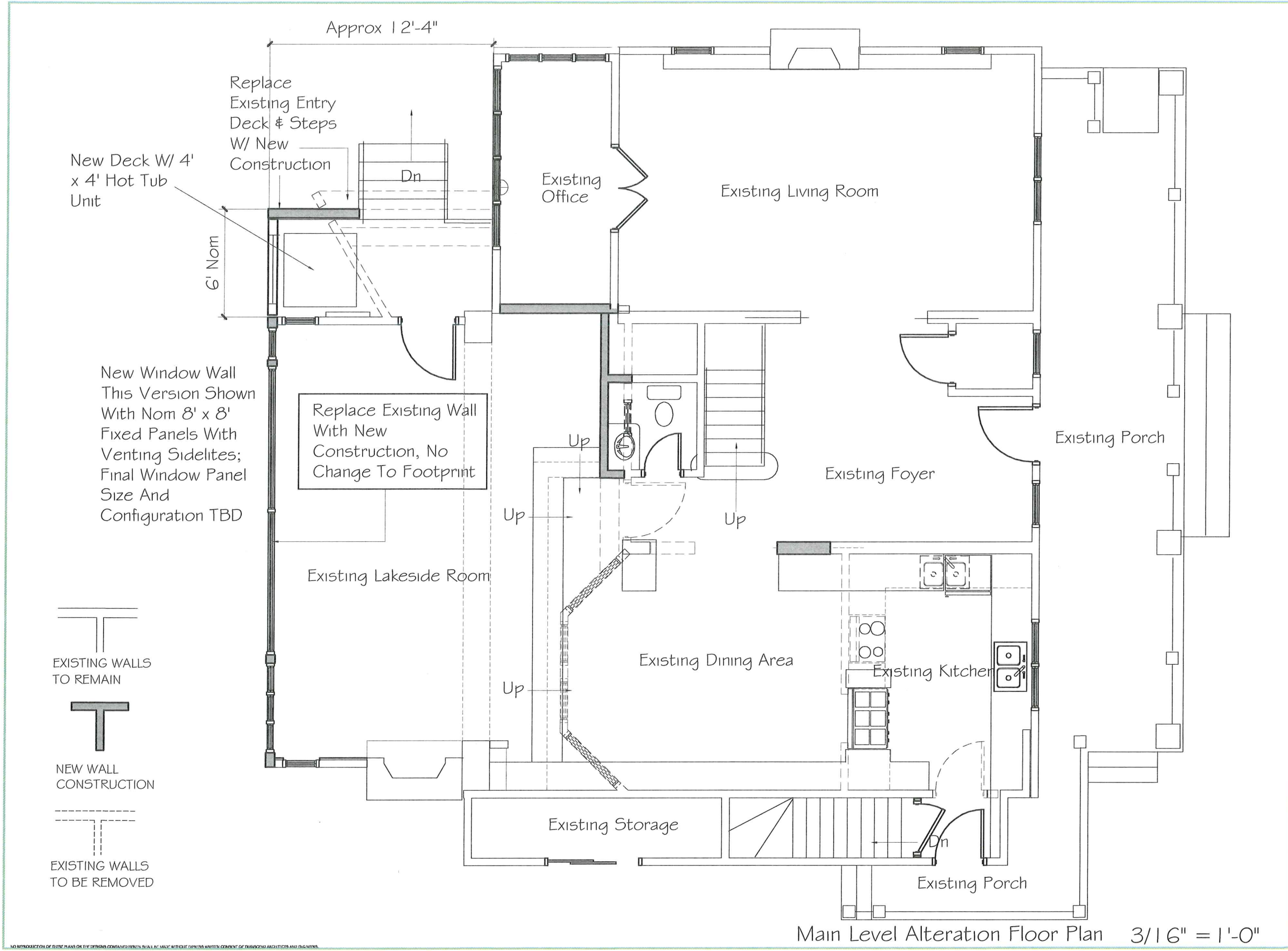
Existing Exterior Elevations
 Scale as Noted

REVISIONS:
 Plan Commission Submittal
 11-20-2017

| | |
|--------------|---------|
| KW | |
| 20 June 2017 | 2017-22 |

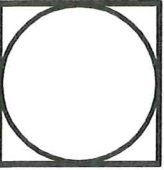
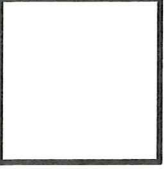
2.6

NO REPRODUCTION OF THESE PLANS OR THE DESIGNS CONTAINED HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS.



Larkwood Builders
 Alterations to the Home at:
 2213 Lakeland Ave.
 Madison, WI

Transcend
 Architects & Engineers
 193 Dewey Street
 Sun Prairie, WI 53580
 (608) 828-2222 voice
 tvkend@gmail.com



Main Level Floor Plan

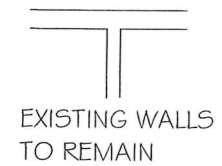
Scale as Noted

REVISIONS:
 Plan Commission Submittal
 11-20-2017

| | |
|--------------|---------|
| KWW | |
| 20 June 2017 | 2017-22 |

6.2

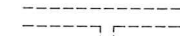
Deck Will Overlap Slightly For Drainage



EXISTING WALLS TO REMAIN



NEW WALL CONSTRUCTION



EXISTING WALLS TO BE REMOVED

Approx. 15'-6"

Approx 14'-6"

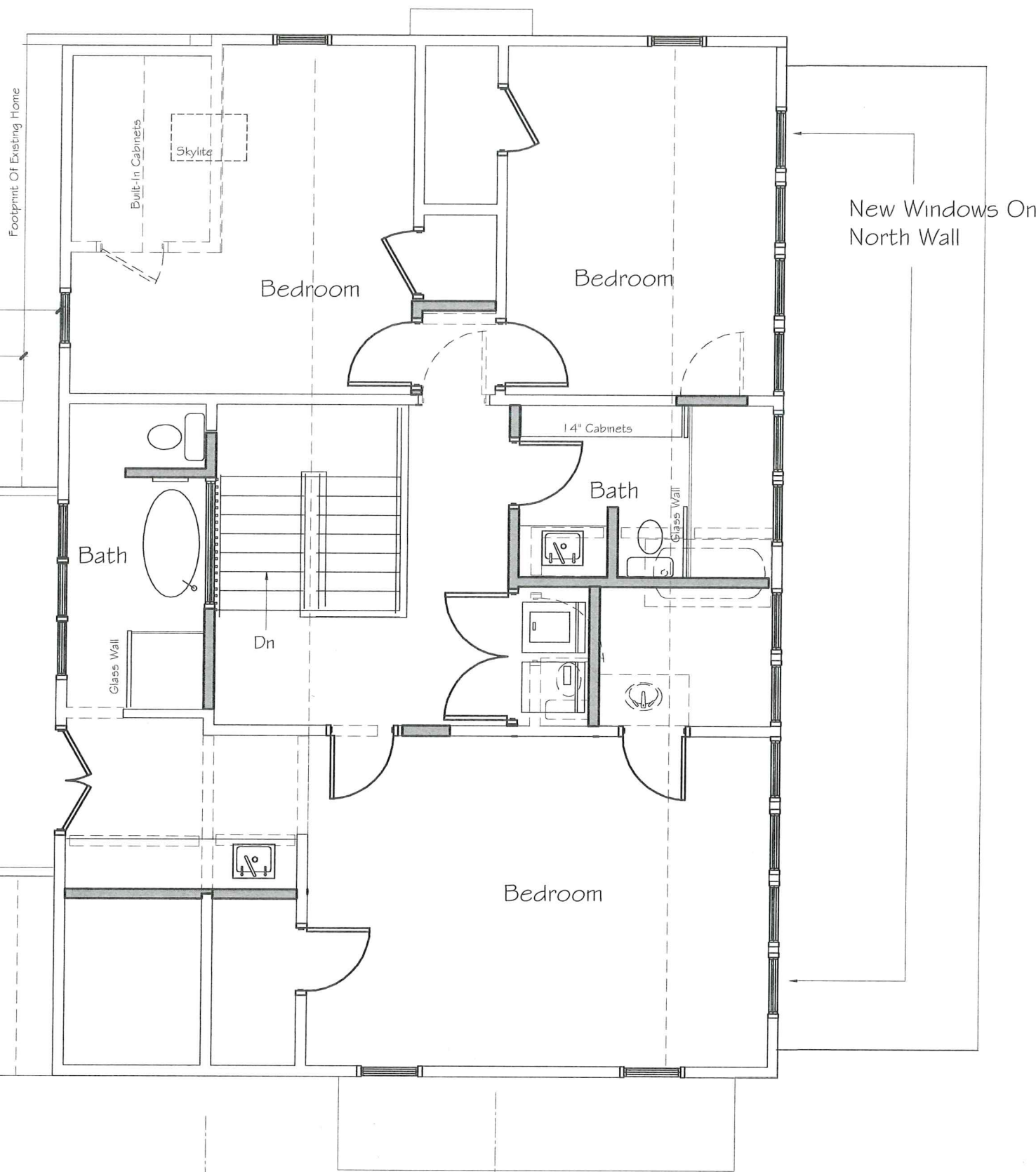
Approx 12'-9"

Footprint Of Existing Home
Allow Existing Roofline to Rise Alongside New Deck

Proposed New Outdoor Deck
Approx 14' x 15' Potential

Allow Existing Roofline to Rise Alongside New Deck

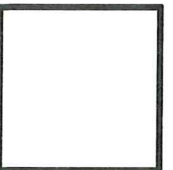
Footprint Of Existing Home



New Windows On North Wall

Upper Level Alteration Floor Plan
3/16" = 1'-0"

Larkwood Builders
Alterations to the Home at:
2213 Lakeland Ave.
Madison, WI



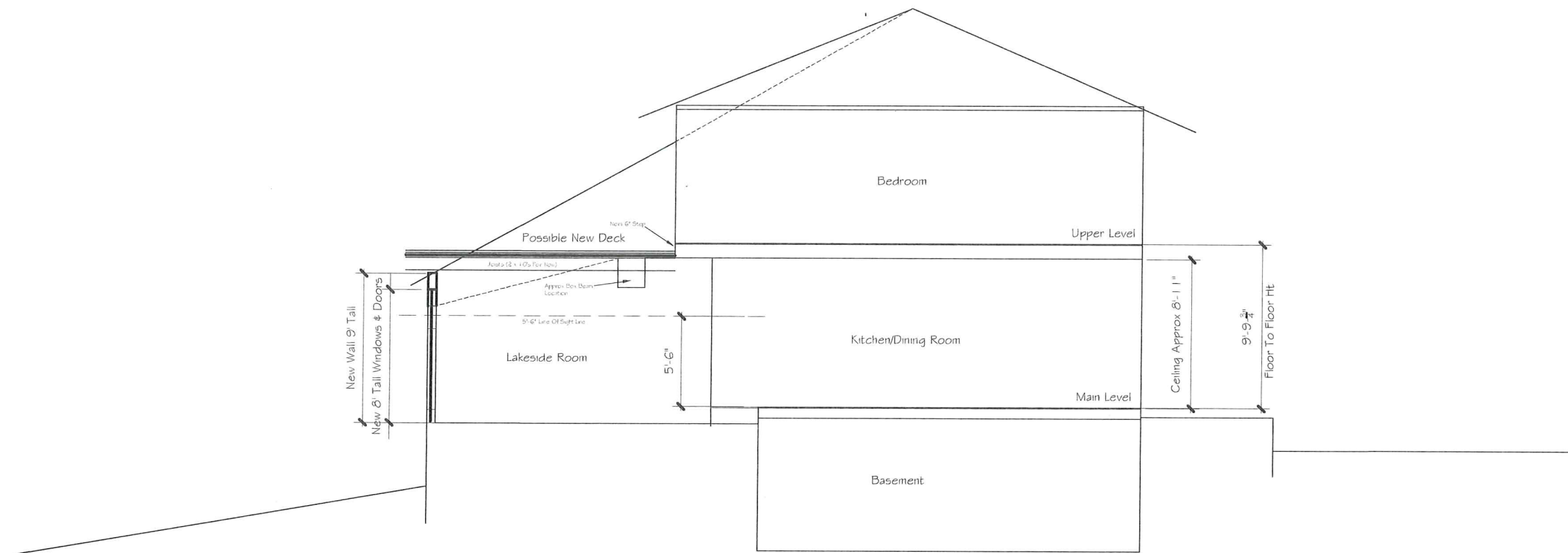
Upper Level Alteration Floor Plan

Scale as Noted

REVISIONS:
Plan Commission Submittal
11-20-2017

KW
20 June 2017 | 2017-22

6.3



Conceptual Section Thru Home
 1/4" = 1'-0"

Larkwood Builders
 Alterations to the Home at:
 2213 Lakeland Ave.
 Madison, WI

Transcend
 Architects & Engineers
 103 Dewey Street
 Sun Prairie, WI 53590
 (608) 820-2222 voice
 kviland@gmail.com



Conceptual Section
 Thru Home
 Scale as Noted

| | |
|---------------------------|---------|
| REVISIONS: | |
| Plan Commission Submittal | |
| 11-20-2017 | |
| KW | |
| 20 June 2017 | 2017-22 |

7.1

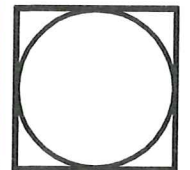
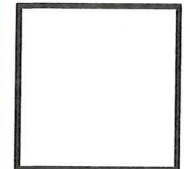


South



East
Exterior Elevations Showing Alterations
1/8" = 1'-0"

Larkwood Builders
Alterations to the Home at:
2213 Lakeland Ave.
Madison, WI



Exterior Elevations
Showing Alterations

Scale as Noted

REVISIONS:
Plan Commission Submittal
11-20-2017

| | |
|--------------|---------|
| KWW | |
| 20 June 2017 | 2017-22 |

8.1



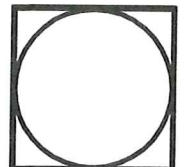
North Elevation Showing Proposed Alterations



Existing North Elevation

Exterior Elevations Showing Alterations 1/8" = 1'-0"

Larkwood Builders
Alterations to the Home at:
2213 Lakeland Ave.
Madison, WI



Exterior Elevations
Showing Alterations

Scale as Noted

REVISIONS:
Plan Commission Submittal
1-1-20-2017

| | |
|--------------|---------|
| KWW | |
| 20 June 2017 | 2017-22 |

8.2