



Location
5100 Spring Court

Project Name
Margetis Demolition

Applicant
Mary Margetis/Wendy Margetis

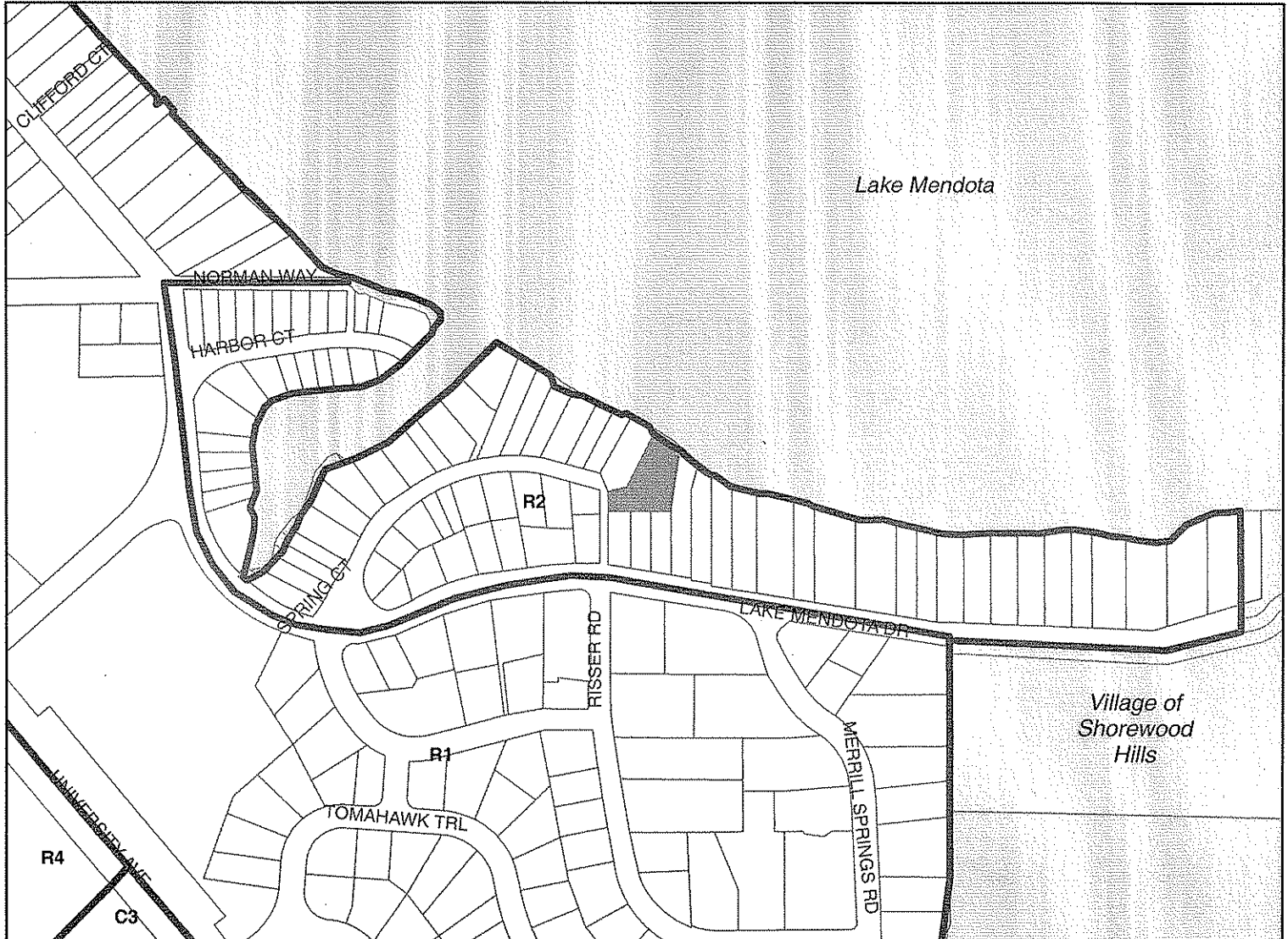
Existing Use
Vacant Cottage

Proposed Use
Demolish Vacant Cottage and Re-
Divide Two Existing Residential Lots

Public Hearing Date
Plan Commission
04 August 2008



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 July 2008



5100 Spring Court

5050 Lake Mendota Drive

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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$550.00 Receipt No. 92092
 Date Received 6/18/08
 Received By JK
 Parcel No. 0709 184 0123 6
 Aldermanic District 19 - Mark Cleary
 GQ waterfront, in a designated
 Zoning District R2 Flood Plain
For Complete Submittal
 Application Letter of Intent
 IDUP NA Legal Descript.
 Plan Sets Zoning Text NA
 Alder Notification May 7 Waiver _____
 Ngrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 6/18/08

1. Project Address: 5100 Spring Court, Madison WI 53705 **Project Area in Acres:** approx 1/2 acre

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Mary Margetis Company: _____

Street Address: 4715 Sheboygan Avenue #321 City/State: Madison, WI Zip: 53705

Telephone: (608) 233-5435 Fax: () Email: _____

Project Contact Person: Wendy Margetis Company: _____

Street Address: 5050 Lake Mendota Drive City/State: Madison, WI Zip: 53705

Telephone: (608) 334-4663 Fax: (608) 233-2140 Email: wmargetis@mononaterrace.com

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: Demolition of one of the two cottages at 5100 Spring Court to create and open space and land division to add lake frontage to 5050 Lake Mendota Drive.

Development Schedule: Commencement Aug - Sept 2008

Completion December 2008

5. Required Submittals:

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.

Filing Fee: \$ 500.00 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 (principal) buildings, photos 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 to be approved by the City 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* Comprehensive *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:*
Alderman Mark Clear 4/29/08; Spring Harbor Neighborhood Association Board 5/6/08

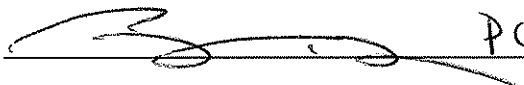
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

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 Tim Parks *Date* 4/21/08 | *Zoning Staff* Matt Tucker *Date* 4/21/08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Wendy Margetis **Date** 6/17/08

Signature  **Relation to Property Owner** Daughter-in-law

Authorizing Signature of Property Owner  POA **Date** 6/17/08

June 16, 2008

City of Madison
215 Martin Luther King Jr. Blvd
Room LL-100
Madison, WI 53701

To Whom It May Concern:

We are contacting you on behalf of Mary Margetis, who is the owner of the property at 5100 Spring Court. As her son and daughter-in-law we are managing this project for her.

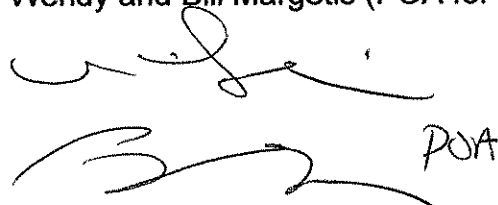
We would like to demolish one of the two cottages at 5100 Spring Court. The uninhabited single-family cottage is three-season, uninsulated and without a foundation. It is up on stilts and has no finished walls. Currently the roof leaks, some of the siding is rotten, it has no water or electricity and is used for storage. Additionally, the cottage has not been occupied in over 25 years. The second cottage will remain on the lot and is currently occupied.

Our future use of the land is to create an open space and flat lawn, part of which we intend to add to the property at 5050 Lake Mendota Drive. We would like to begin the project as soon as we are granted permission and hope to begin as early as possible in order to lay sod before winter. A licensed, experienced contractor will be demolishing the cottage and it is anticipated that it will take no longer than one week. We are currently getting bids from several contractors and plan to have hired a contractor by the plan commission meeting regarding this application.

We also want to preserve the wooded lot as much as possible and plant native woodland species in addition to laying sod in the lawn area where the cottage currently stands. We plan to donate material from the demolition to Habitat to Humanity and reuse all of the salvageable materials that Habitat for Humanity cannot use, to build an accessory building at a family member's farm in Northern Wisconsin.

Respectfully,

Wendy and Bill Margetis (POA for Mary Margetis)

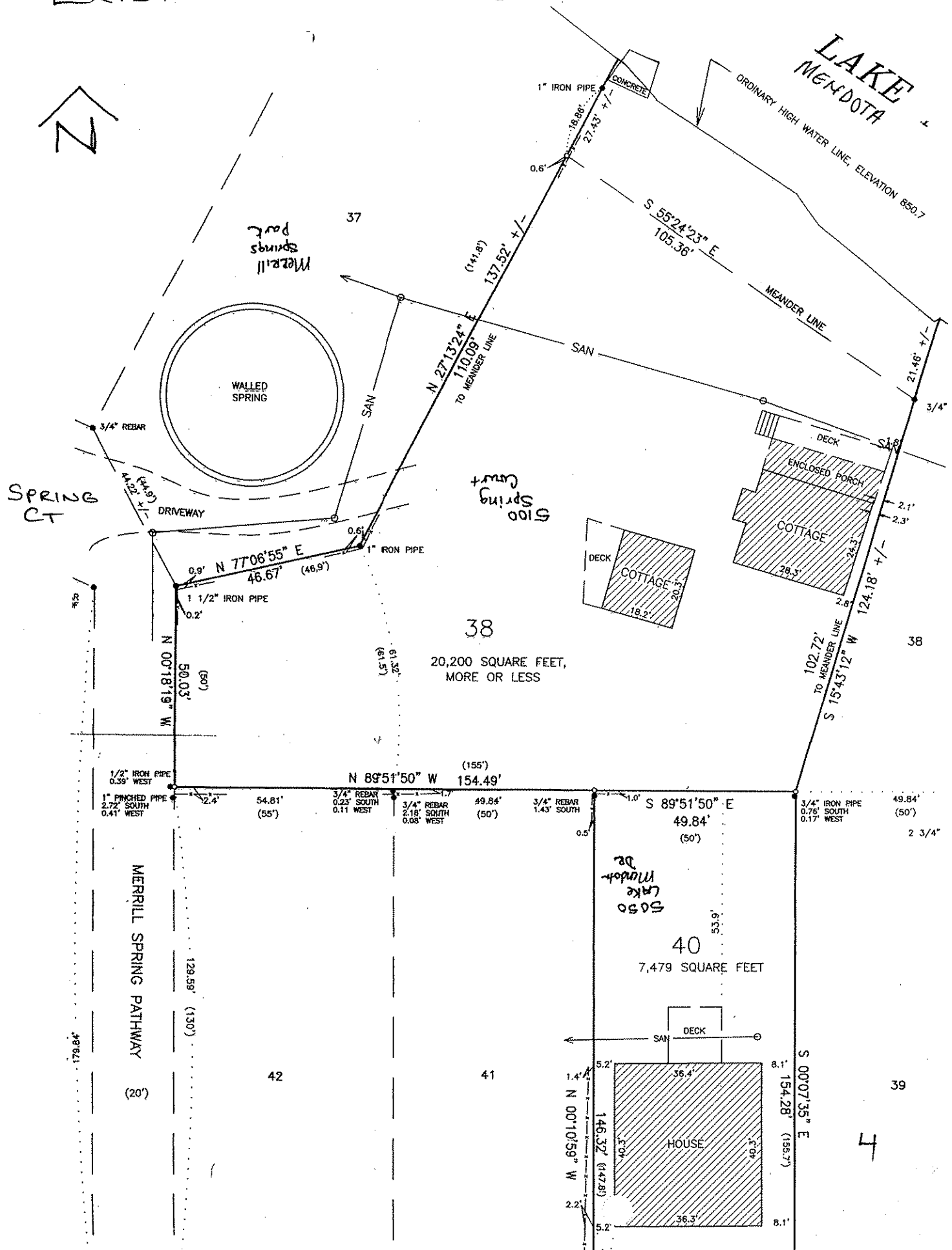


The block contains two handwritten signatures. The first signature is a cursive signature, likely of Wendy Margetis. The second signature is also cursive, likely of Bill Margetis, and is followed by the handwritten initials "POA" in a separate column.

EXISTING CONDITIONS



LAKE
MENDOTA



Merrill
Springs
Park

WALLED
SPRING

SPRING
CT

S100
Spring
Court

So So
Lake
Mendota

MERRILL SPRING PATHWAY
(20')

38
20,200 SQUARE FEET,
MORE OR LESS

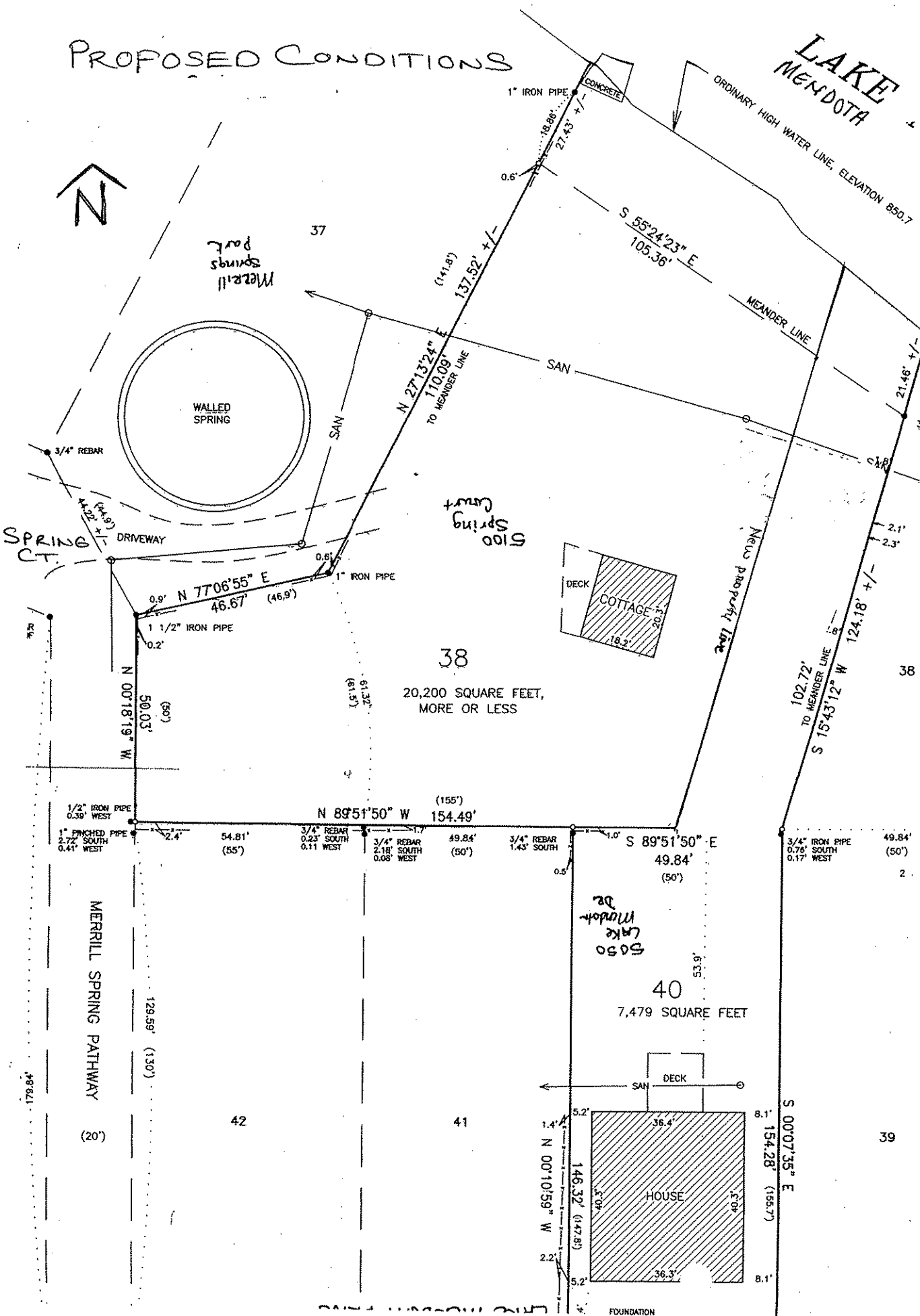
40
7,479 SQUARE FEET

HOUSE

4

PROPOSED CONDITIONS

LAKE MENDOTA



38
20,200 SQUARE FEET,
MORE OR LESS

40
7,479 SQUARE FEET

HOUSE

FOUNDATION

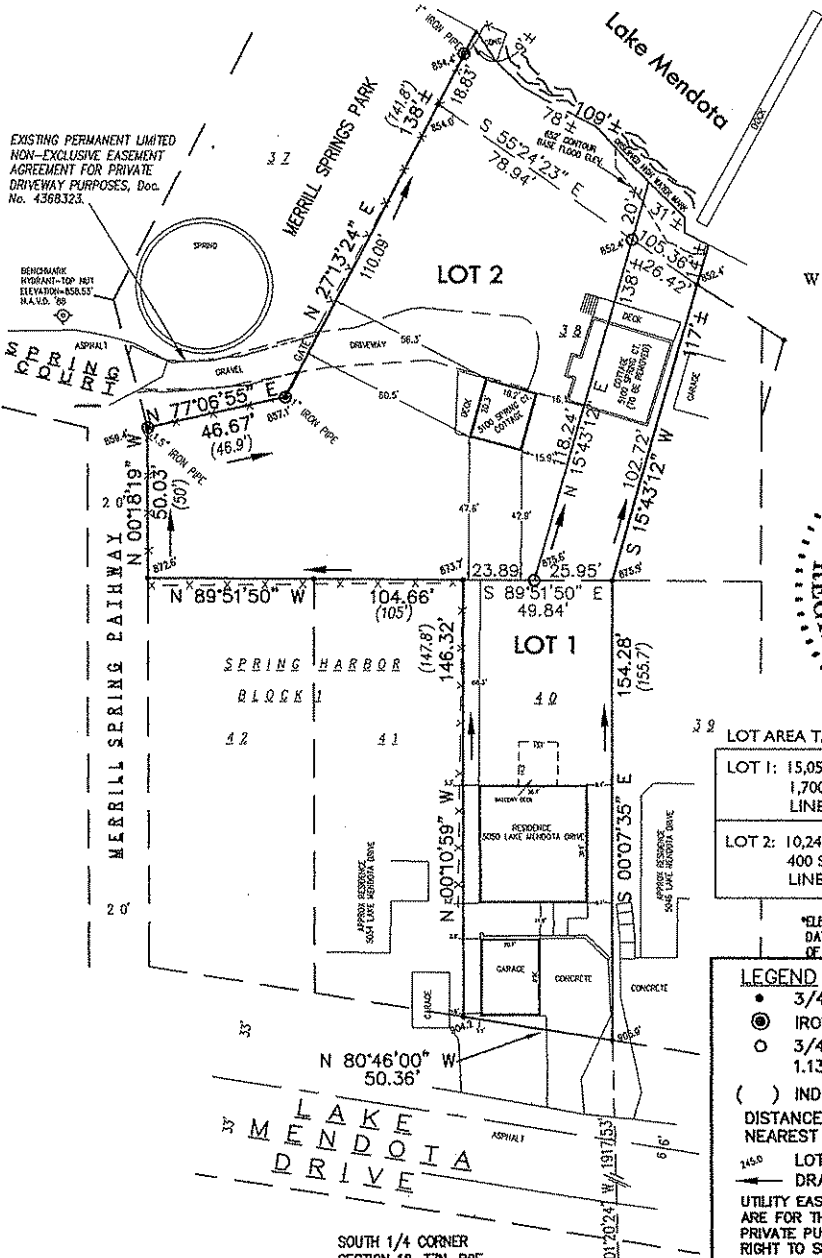
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CERTIFIED SURVEY MAP

LOT 40 AND PART OF LOT 38, BLOCK ONE, SPRING HARBOR SUBDIVISION,
RECORDED IN Vol. 4, Pg. 51-51A, Doc. No. 306247, IN THE FRACTIONAL SE 1/4 OF
SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



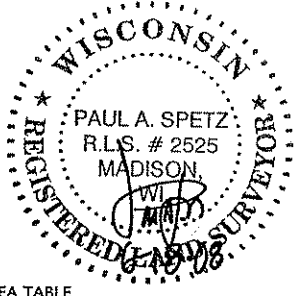
SCALE : ONE INCH = ONE FIFTY FEET



EXISTING PERMANENT LIMITED
NON-EXCLUSIVE EASEMENT
AGREEMENT FOR PRIVATE
DRIVEWAY PURPOSES, Doc.
No. 4368323.

BENCHMARK
HYDRANT-TOP NOT
ELEVATION=454.55'
N.A.M.D. 88

BEARINGS ARE REFERENCED TO THE
DANE COUNTY COORDINATE SYSTEM
SOUTH LINE OF THE SE 1/4 OF SECTION
18, T7N, R9E, BEARS N 88°39'36" E



LOT AREA TABLE

LOT 1: 15,053 S. F. TO MEANDER LINE 1,700 S.F. ± BETWEEN MEANDER LINE AND O.H.W.M.
LOT 2: 10,242 S. F. TO MEANDER LINE 400 S.F. ± BETWEEN MEANDER LINE AND O.H.W.M.

*ELEVATIONS ARE BASED ON NAVD 88
DATUM, AS VERIFIED FROM CITY
OF MADISON P.L.S. CORNERS.

LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- 3/4"x18" SOLID IRON ROD SET
1.13 Lbs./LINEAL FOOT.
- () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.
- 145.0 LOT CORNER ELEVATION
- DRAINAGE ARROWS (SEE Pg. 2)

UTILITY EASEMENTS AS HEREIN SET FORTH
ARE FOR THE USE OF PUBLIC BODIES AND
PRIVATE PUBLIC UTILITIES HAVING THE
RIGHT TO SERVE THE AREA.

SOUTH 1/4 CORNER
SECTION 18, T7N, R9E
CITY OF MADISON BRASS CAP
N: 483057.33
E: 797293.26

616.80'
N 88°39'36" E 2649.32'

SOUTHEAST 1/4 CORNER
SECTION 18, T7N, R9E
CITY OF MADISON BRASS CAP
N: 483119.29
E: 799941.86

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

SURVEYED FOR:
BILL AND WENDY MARGETIS
5050 LAKE MENDOTA DRIVE
MADISON, WI 53705

SURVEYED BY:
ISTHMUS SURVEYING, LLC
2146 OAKRIDGE AVENUE
MADISON, WI 53704
(608) 244.1090
www.isthmussurveying.com

DANE COUNTY COORDINATE
SYSTEM MEASURED COORD.

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5100 Spring Court – Photos

Exterior Photos



Front of Cottage, View From Lake



Rear View of Cottage, Facing Lake



West Side of Cottage, View from Street



East Side of Cottage, View from Lot Line

Interior Photos

