



Location  
5236 Harbor Court

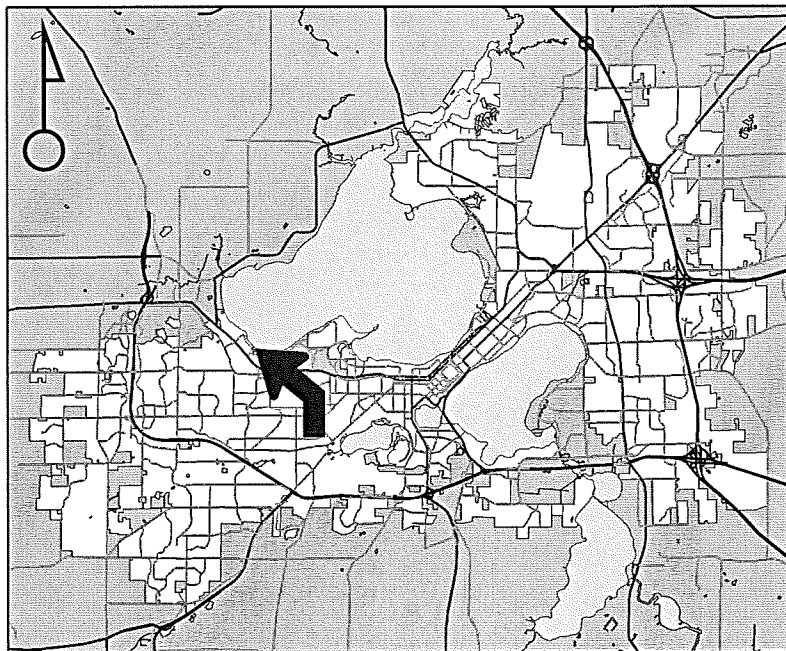
Project Name  
Mirkin Residence

Applicant  
Barry Mirkin/Michael Loveland –  
Loveland Structural Concepts, LLC

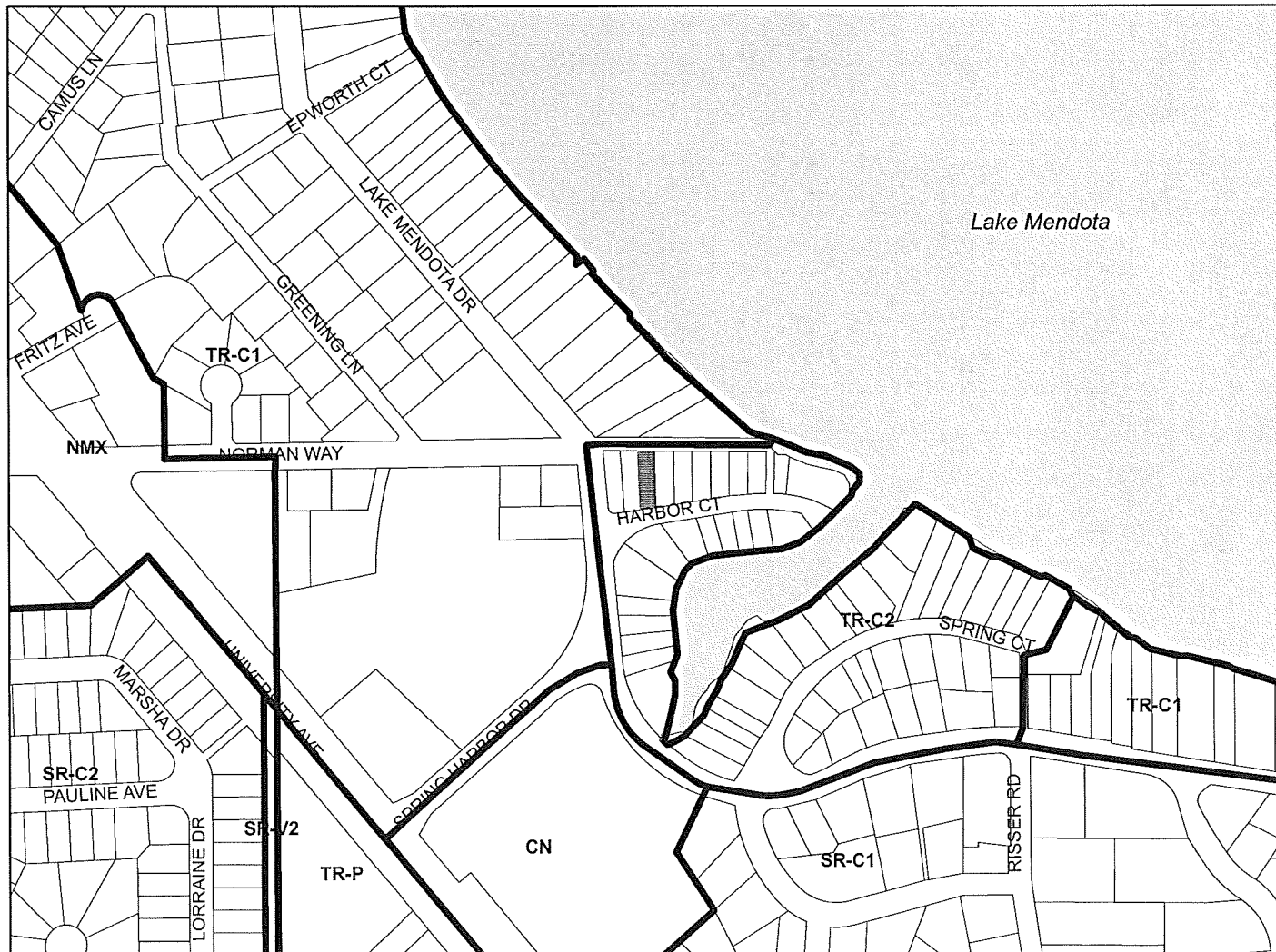
Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence  
to allow construction of new residence

Public Hearing Date  
Plan Commission  
06 May 2013



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 April 2013



Date of Aerial Photography : Spring 2010



# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

**FOR OFFICE USE ONLY:**

Amt. Paid 650- Receipt No. 141017  
 Date Received 3/19/2013  
 Received By ADP  
 Parcel No. 0709-184-0403-2  
 Aldermanic District 19-CLEAR  
 Zoning District TR-C2  
 Special Requirements ok  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

1. Project Address: 5236 Harbor Ct, Madison, WI 53705  
 Project Title (if any): Mirkin Residence

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Michael Loveland Company: Loveland Structural Concepts LLC  
 Street Address: 6950 Rembrandt Rd City/State: DeForest Zip: WI  
 Telephone: (608) 320-2770 Fax: ( ) Email: mikeloveland@lovelandsc.com

Project Contact Person: Same Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): Barry Mirkin  
 Street Address: 6 Glacier Ct City/State: Madison, WI Zip: 53705

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Complete demolition of current structure. Build new single family dwelling  
 Development Schedule: Commencement ASAP ~ 5-20-13 Completion 8-30-13

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans including:**\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- (- 7) • **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- (+ 7) • **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |                                               |                                                 |                                                              |
|-----------------------------------------------|-------------------------------------------------|--------------------------------------------------------------|
| • Project Team                                | • Building Square Footage                       | • Value of Land                                              |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |                                                 |                                                              |

**Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

**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), and business association(s) AND the dates you sent the notices:

*see attached letters of notification*  
Alderperson - Mr Clear - 8-21-12 SHWA President, Greg Hull 3-28-12, Interested parties 8-21-12

➔ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: KEVIN FIRCHON Date: 3-14-2013 Zoning Staff: JENNY KIRCULAK Date: 3-14-2013

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

Name of Applicant Michael Loveland Relationship to Property: Builder

Authorizing Signature of Property Owner *Barry Mirkin* Date 3-19-13

BARRY MIRKIN 20

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



