



Location
1634 Sherman Avenue

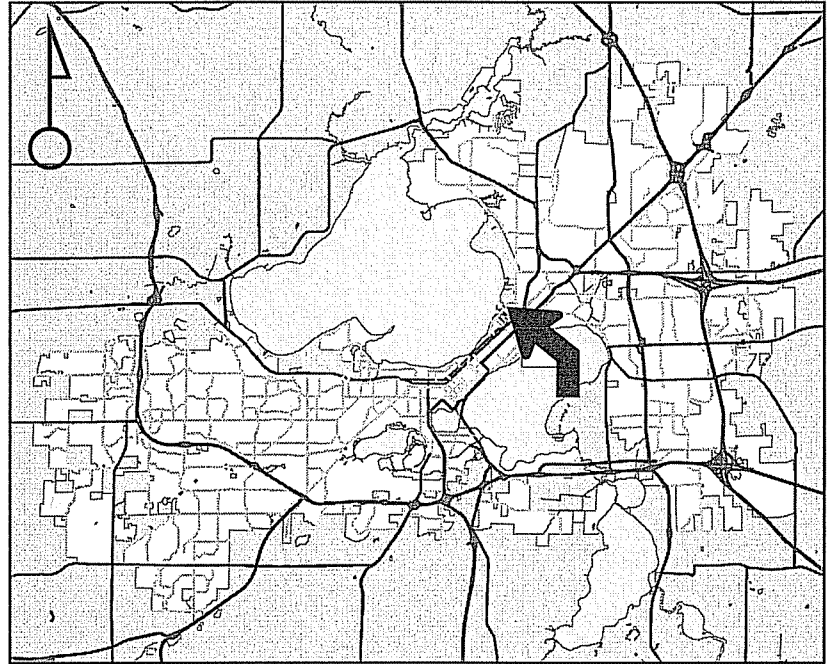
Project Name
Lepping House Remodel

Applicant
Rich & Beth Lepping

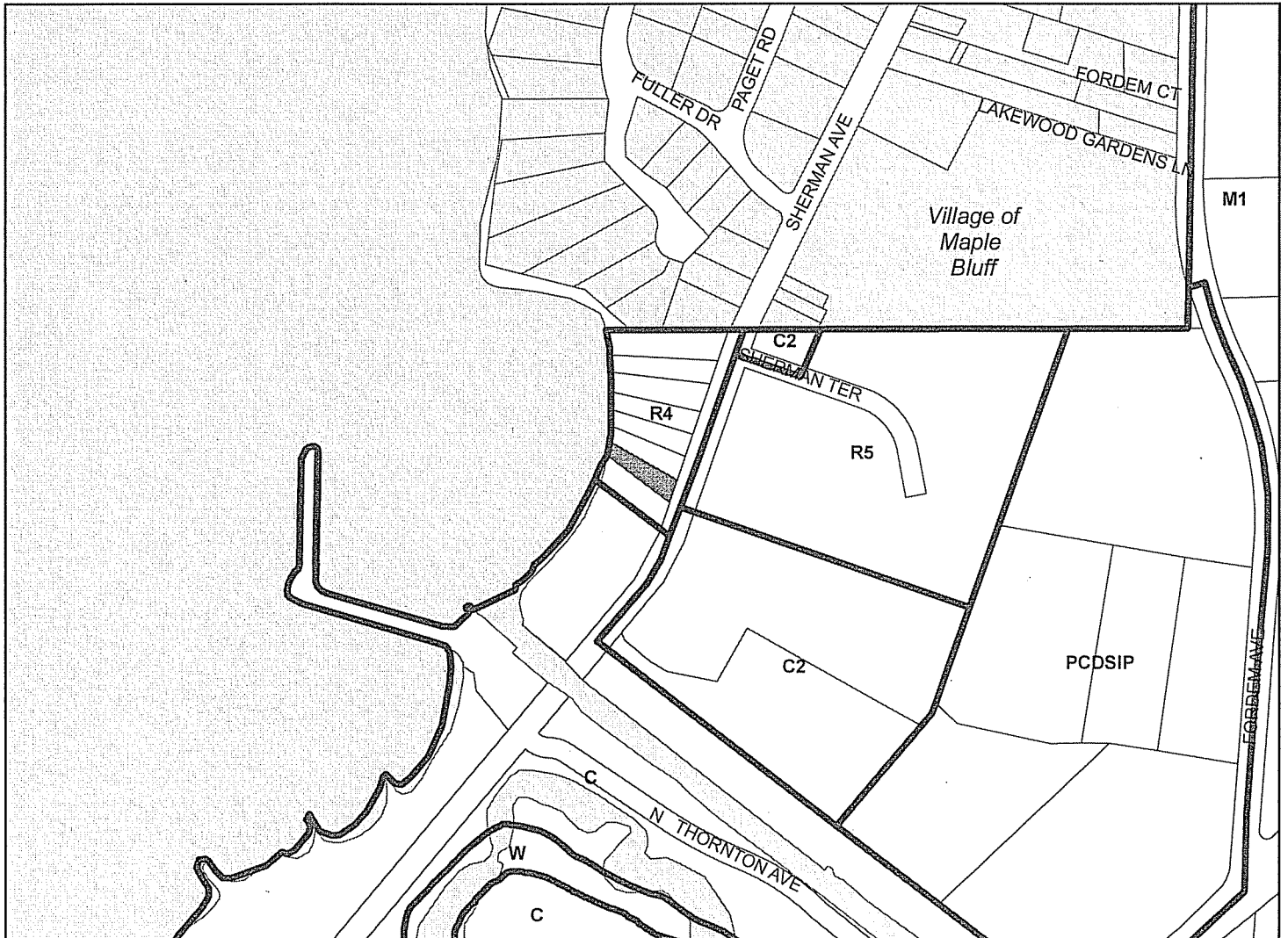
Existing Use
Single-family residence

Proposed Use
Construct an addition to an existing
single-family residence on a lakefront lot

Public Hearing Date
Plan Commission
25 July 2011

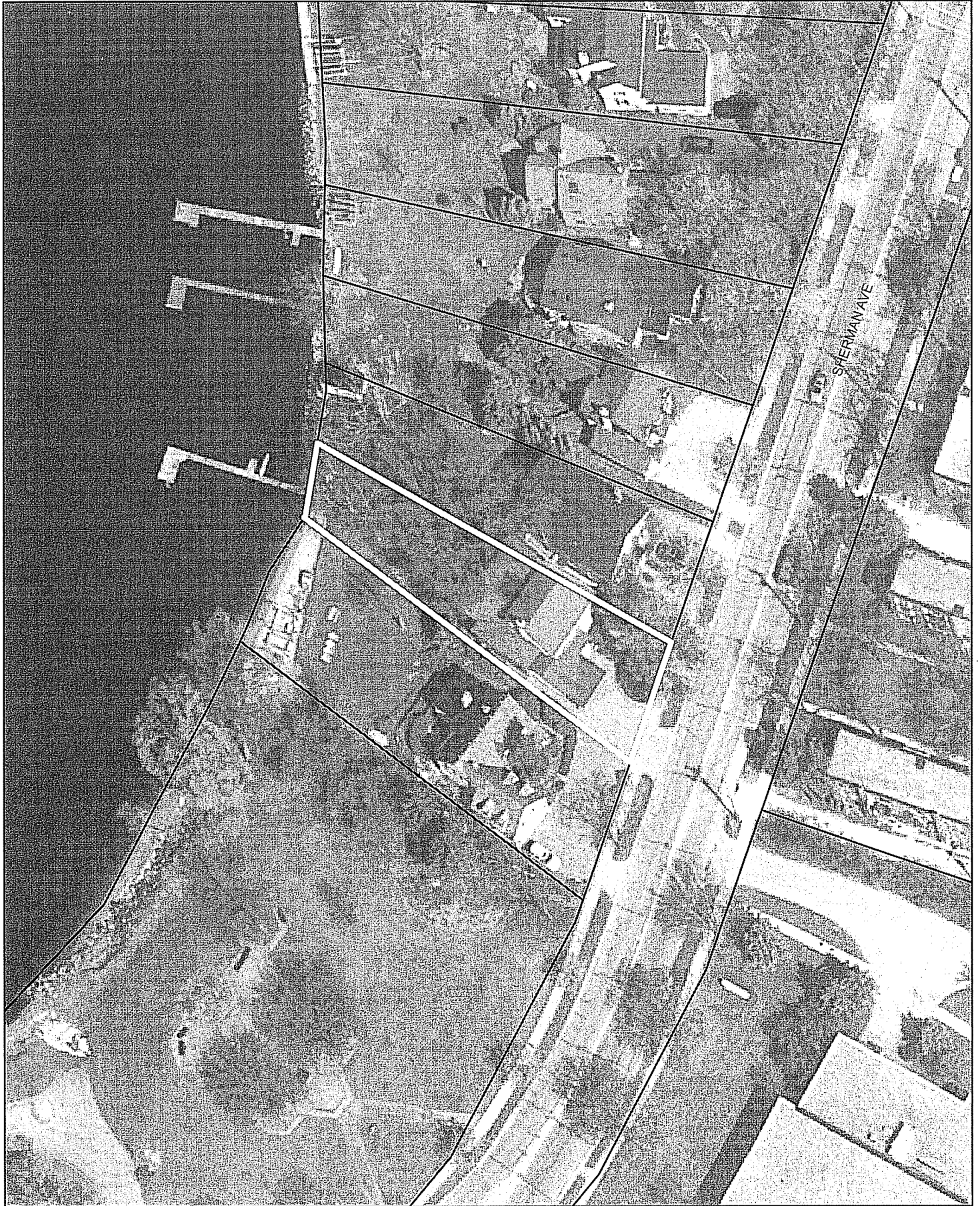


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 July 2011





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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:

Amt. Paid: 550.00 Receipt No. 120979
 Date Received: 6/2/11
 Received By: JK
 Parcel No.: 0109-124-1203-1
 Aldermanic District: 2-Bridget Maniaci
 GQ: waterfront, floodplain
 Zoning District: R4

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		Zoning Text	<u>NA</u>
Alder Notification		Waiver	<input checked="" type="checkbox"/>
Ngrbrhd. Assn Not.		Waiver	
Date Sign Issued			

1. Project Address: 1634 Sherman Ave Project Area in Acres: _____
 Project Title (if any): House Renovation

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan
<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: Rick's Best Landscaping Company: _____
 Street Address: 1634 Sherman Ave City/State: MADISON Zip: 53704
 Telephone: (608) 663-2473 Fax: () Email: Rick & Bob's Associates, LLC

Project Contact Person: Rick Landscaping Company: _____
 Street Address: Same as Above City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Convert Carport to Garage with Bedroom, Bath, Closets added to existing structure.

Development Schedule: Commencement 9-1-11 Completion 5-1-12

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 including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$550** See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: KEVIN FERGUSON Date: 6/1/2011 Zoning Staff: MATT TUCKER Date: 6/1/2011
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name: RICHARD LEPPING Date: 6/1/11
 Signature: [Signature] Relation to Property Owner: _____

Authorizing Signature of Property Owner: [Signature] Date: 6/1/11

June 1, 2011

Madison Plan Commission

The purpose of this letter is to request plan approval for our remodel project at 1634 Sherman Ave.

We would like to remove the existing single story attached carport and construct single story attached garage addition with basement below. Also construct 2nd story master bath and closet addition, expand master bedroom, construct new 3rd bedroom with closet atop proposed garage space.

The garage addition would have a basement for storage and the bedroom and bathroom would be built over existing space. This would be in compliant with the zoning variance approval granted April 25, 2011.

We will match the existing wood and stone siding to define the current architecture of the house, keep all the existing landscaping and remove the parking pad to the north. Our builder is Birrenkott construction, and we would like to start construction the first of September, 2011.

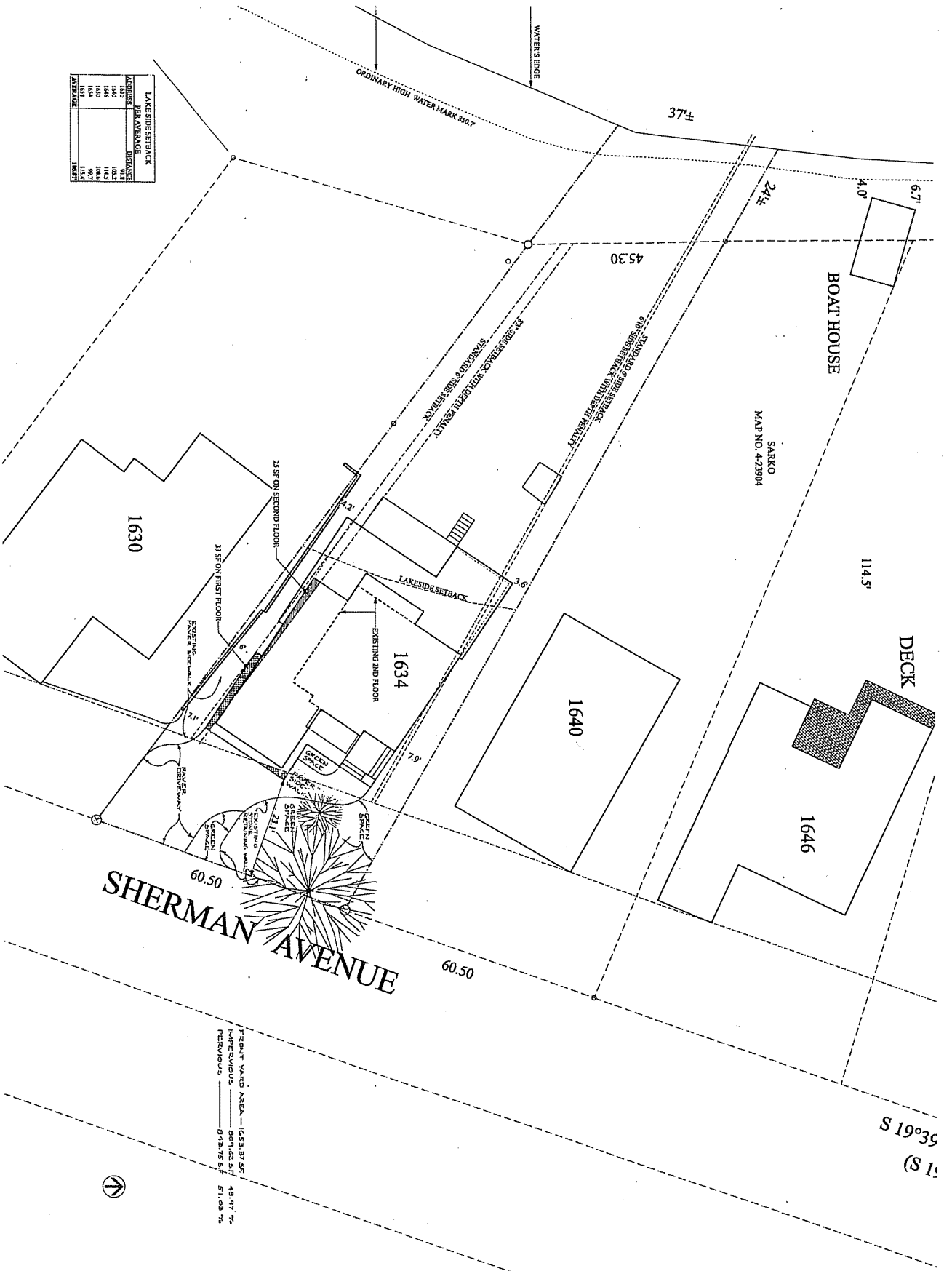
The space is broken out as follows; Garage 19x21, 3rd bedrooms 12x16 ,bathroom 8.6x 14.8 ,closet is 7x7, total buildable space is approximately 767 sq feet.

Thank you for your time and consideration.

Rich and Beth Lepping



LAKE SIDE SETBACK	
ADDRESS	PER AVENUE DISTANCE
1610	91.2
1640	91.2
1630	91.2
1620	91.2
1610	91.2
1600	91.2
1590	91.2
1580	91.2
1570	91.2
1560	91.2
1550	91.2



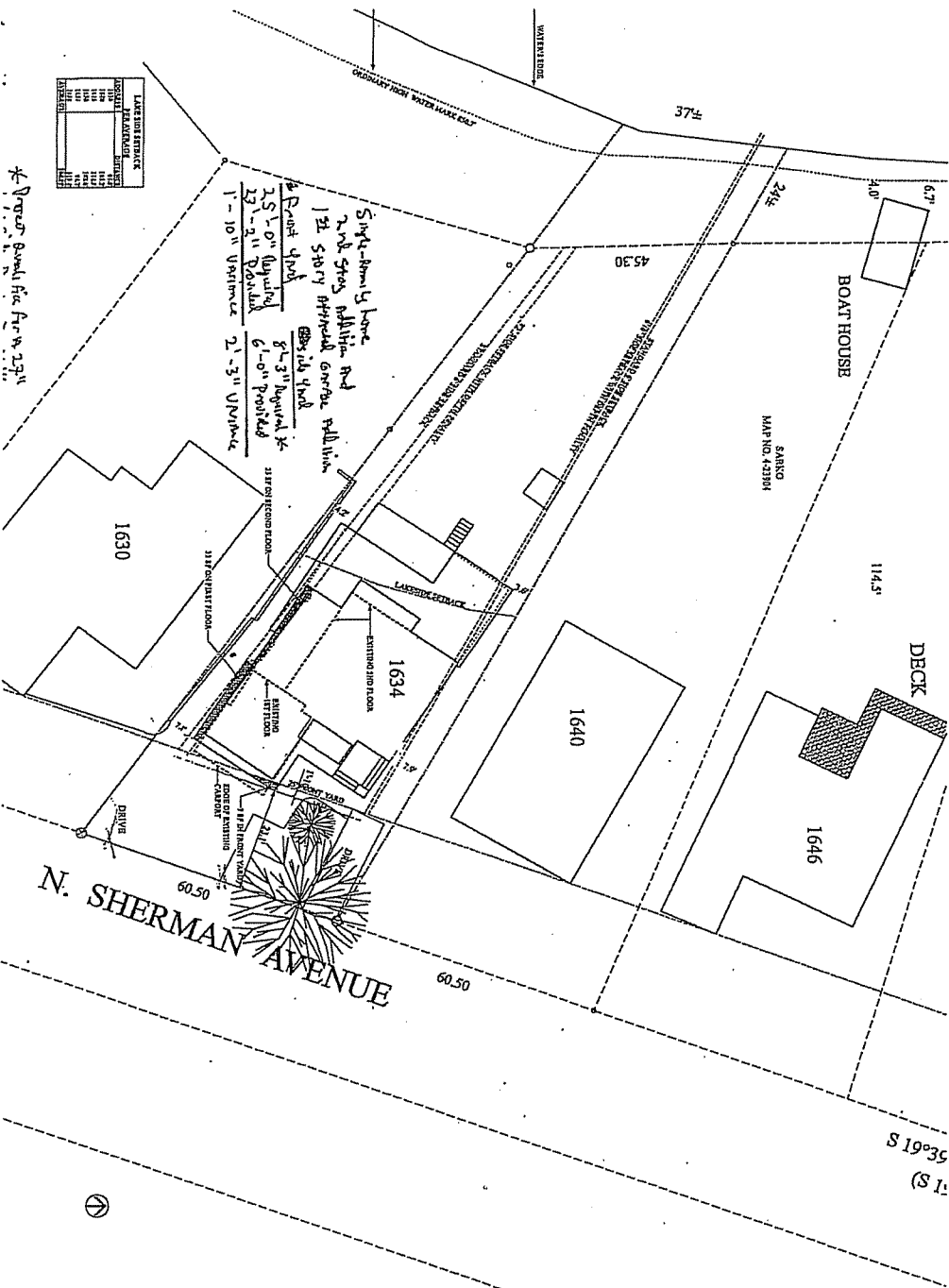
SHERMAN AVENUE

architecture
network, inc.
104 East Duane Street
Madison, WI 53703
608-271-7777
www.architecture-network.com

- DATE: 31 MAR 2011
- SCALE: AS SHOWN (6/8 & 8/11)
- PROJECT: Kiosk
- DRAWN BY: ASST
- DRAWING NAME: SITE PLAN

SP-1.0

REVISED PER
ZONING COMMENT #5



Project Detail file from 12/11

Single-family home
2nd story addition and
1st story attached garage addition
Front yard 5'-3" Required
25'-0" Required
6'-0" Provided
Back yard
2'-3" Unavailable
1-10" Unavailable

LOT	AREA	STATUS
1630	1630	RESERVED
1634	1634	RESERVED
1640	1640	RESERVED
1646	1646	RESERVED
1650	1650	RESERVED

architecture network, Inc.
1000 North Main Street
Suite 100
Portland, ME 04108
Phone: 603.233.3333
Fax: 603.233.3334
www.architecturenetwork.com

- LEGEND**
- CONVEYANCE
 - PLAN REVIEW APT
 - 1ST FLOOR CONSTRUCTION
 - 2ND FLOOR CONSTRUCTION
 - 3RD FLOOR CONSTRUCTION
 - 4TH FLOOR CONSTRUCTION
 - 5TH FLOOR CONSTRUCTION
 - ADDITION/RENOVATION
 - TELEPHONE
 - RESIDENCE

NO.	DESCRIPTION	DATE

PROJECT INFORMATION

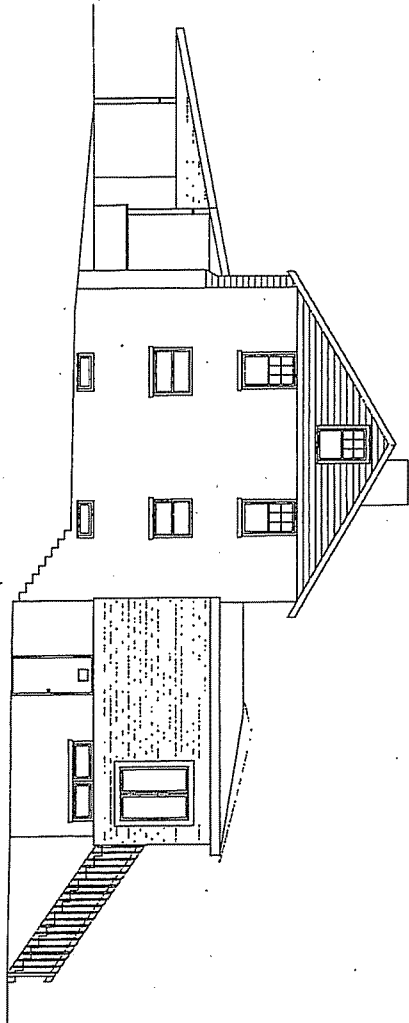
DATE: 21 MAR 2011
SCALE: AS SHOWN (SEE SHEET)
PROJECT NAME: 1630, 1634, 1640, 1646
DRAWING NO.: SP-1.0

SP-1.0

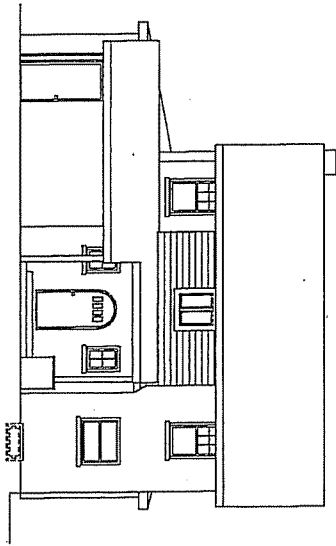
SITE PLAN

DATE: 21 MAR 2011
SCALE: AS SHOWN (SEE SHEET)

**architecture
network, inc.**
10 East 19th Avenue
Westminster, Colorado 80031
www.archnetwork.com



(1) EASTERN SIDE ELEVATION



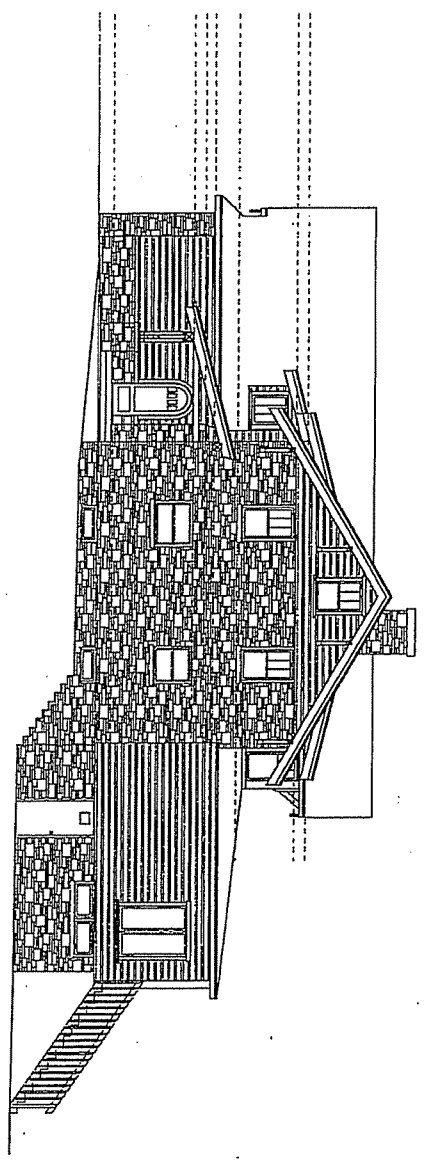
(2) REAR ELEVATION

- CONSTRUCTION SET
 - PLAN REVIEW SET
 - NOT FOR CONSTRUCTION
 - PRELIMINARY
 - NOT FOR CONSTRUCTION
 - FOR INFORMATION
- Alvares & Alvarez*
ARCHITECTS
- 3720 S. VALLEY BLVD**
SPRING RIDGE

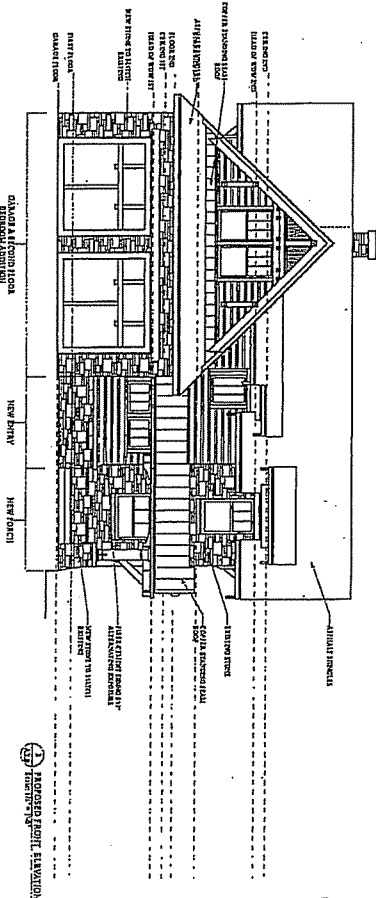
11/14/2006
MADRID, SPAIN

DATE	BY

DATE: 11/14/06
SCALE: 1/8" = 1'-0"
TITLE: 3720 S VALLEY BLVD
PROJECT: 3720 S VALLEY BLVD
DRAWING: EXTERIOR ELEVATIONS



PROPOSED STONE SIDE ELEVATION

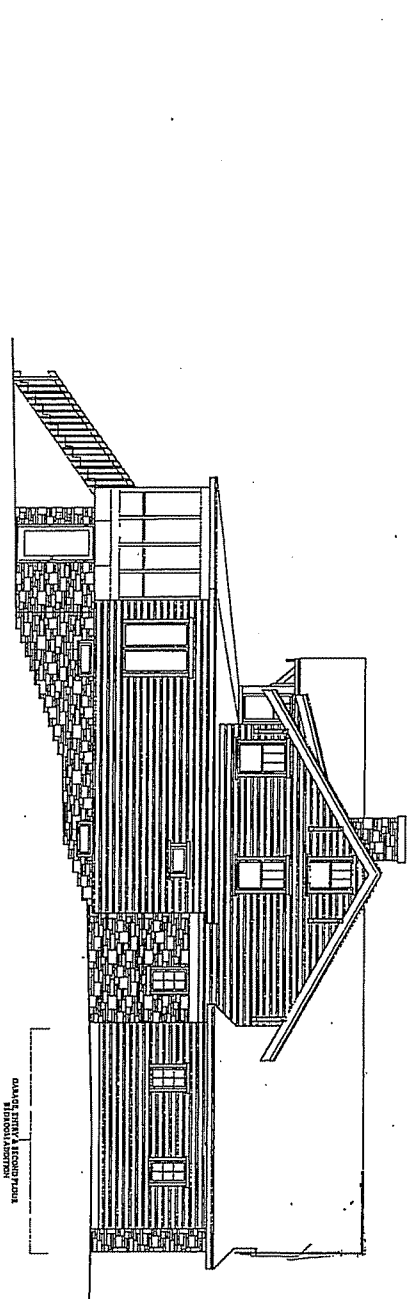


PROPOSED FRONT ELEVATION

architecture network, inc.
 11141 1st Avenue, Suite 100
 San Diego, CA 92121
 Tel: 619.594.1111
 Fax: 619.594.1112
 www.archnet.com

- THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF FEES RECEIVED FOR THIS PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF FEES RECEIVED FOR THIS PROJECT.

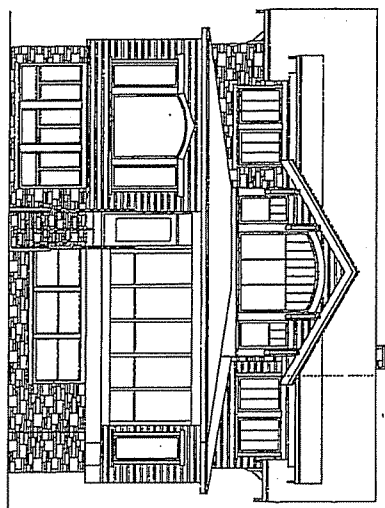
A-2.0
 EXTERIOR ELEVATIONS
 DRAWING NUMBER



PANORAMIC NORTH ELEVATION

PANORAMIC SOUTH ELEVATION

CLAY TILE WITH A SECOND FLOOR



PANORAMIC EAST SIDE ELEVATION

- NOTES:**
- COMPLETION SET
 - BRANDED SET
 - RDP SET
 - RDP FOR COMPLETION
 - PANGLOSS SET
 - PANGLOSS FOR COMPLETION
 - RDP FOR COMPLETION
- TRAC**
Architectural & Admin
7/16
- DRAWING REVISIONS**

1/16/2024
10/24/2024
11/29/2024

DATE	DESCRIPTION

EXTENSION ELEVATIONS

DATE: 7/16/2024

DRAWN BY: [Name]

CHECKED BY: [Name]

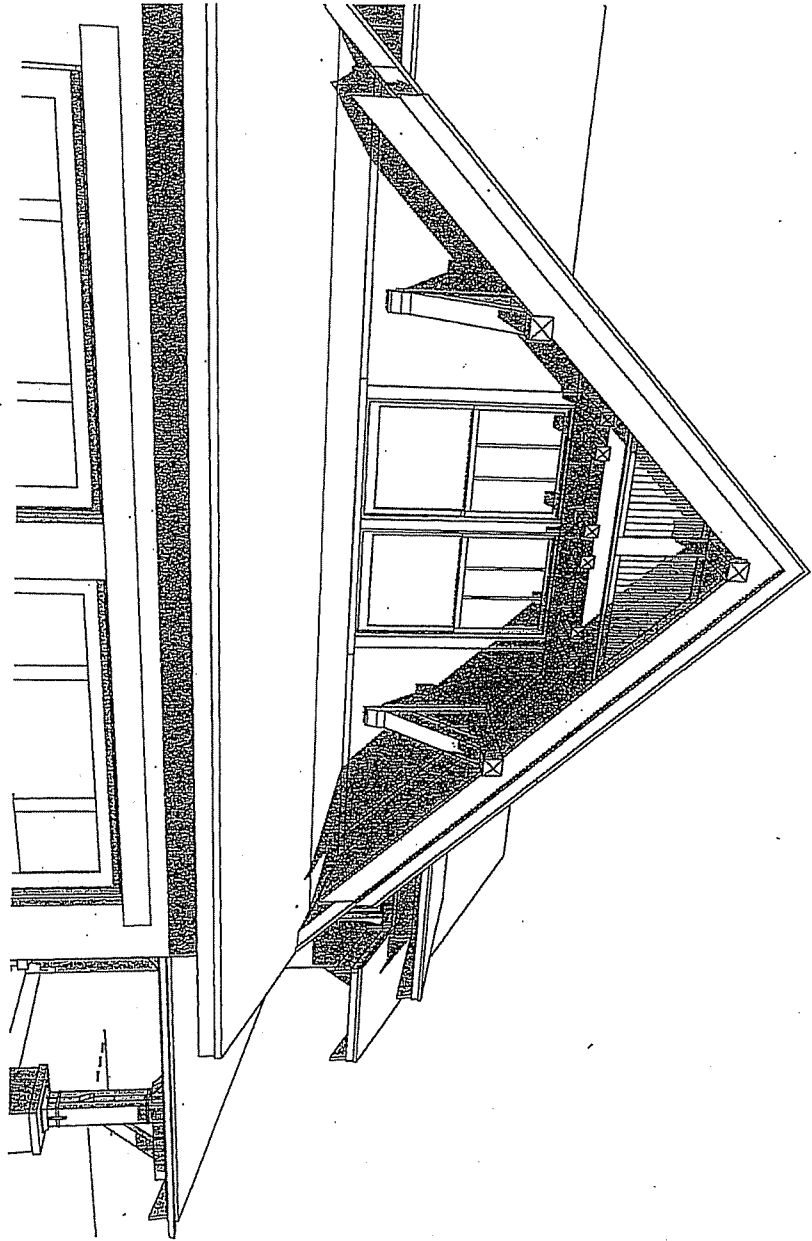
PROJECT NAME: [Name]

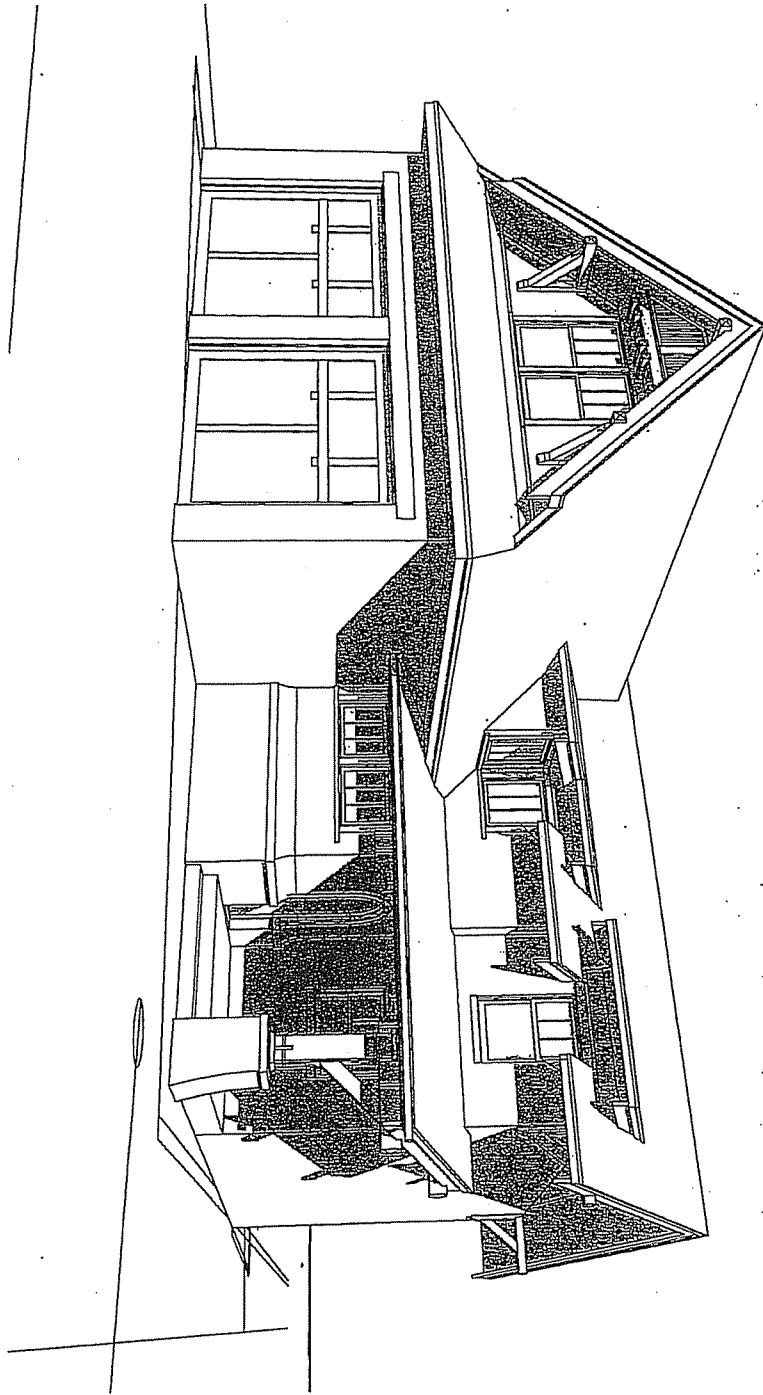
OWNER NAME: [Name]

PROJECT NO: [Number]

EXTENSION ELEVATIONS

A-2.1





architecture network, inc.
 14 Dan Degan Street
 06037-1716
 603-877-7600
 www.architecturenetwork.com

- ISSUE**
- ◇ CONSTRUCTION SET
 - ◇ PLAN REVIEW SET
 - ◇ BID SET
 - ◇ NOT FOR CONSTRUCTION
 - ◇ PARALLELARY NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
 - ◇ NOT FOR CONSTRUCTION
- PROJECT**
 Attardosa & Addition
 70/02
- LEPPING RESIDENCE**

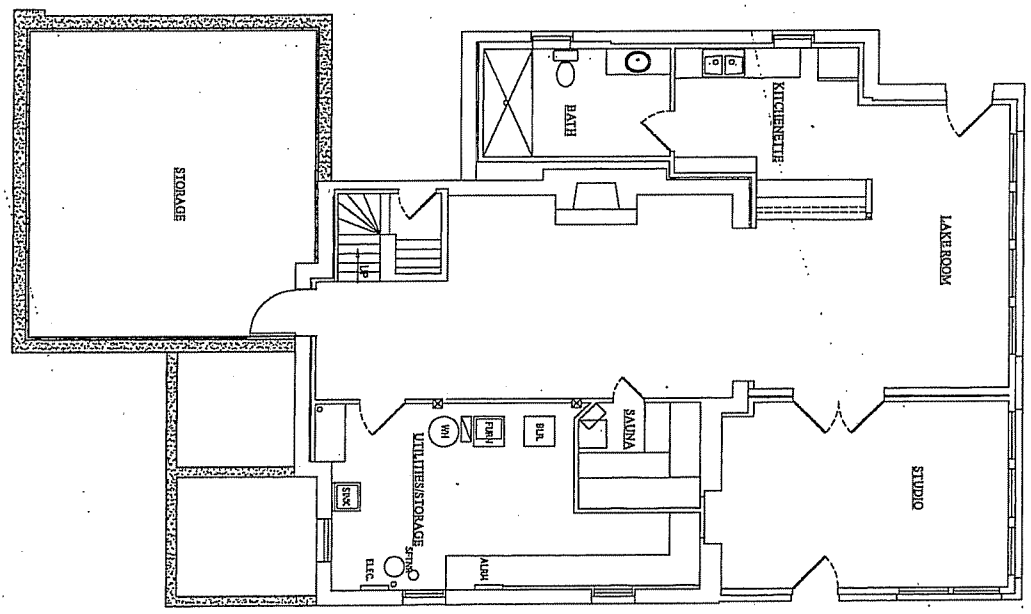
1614 Belmont Ave
 Middletown, Vermont

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	7 March 2011	AS	As noted job @ 1117
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT
 Kest
 DAWN BASH
 DAWNOHMALEN

PROPOSED BASEMENT PLAN
 Scale: 1/4" = 1'-0"



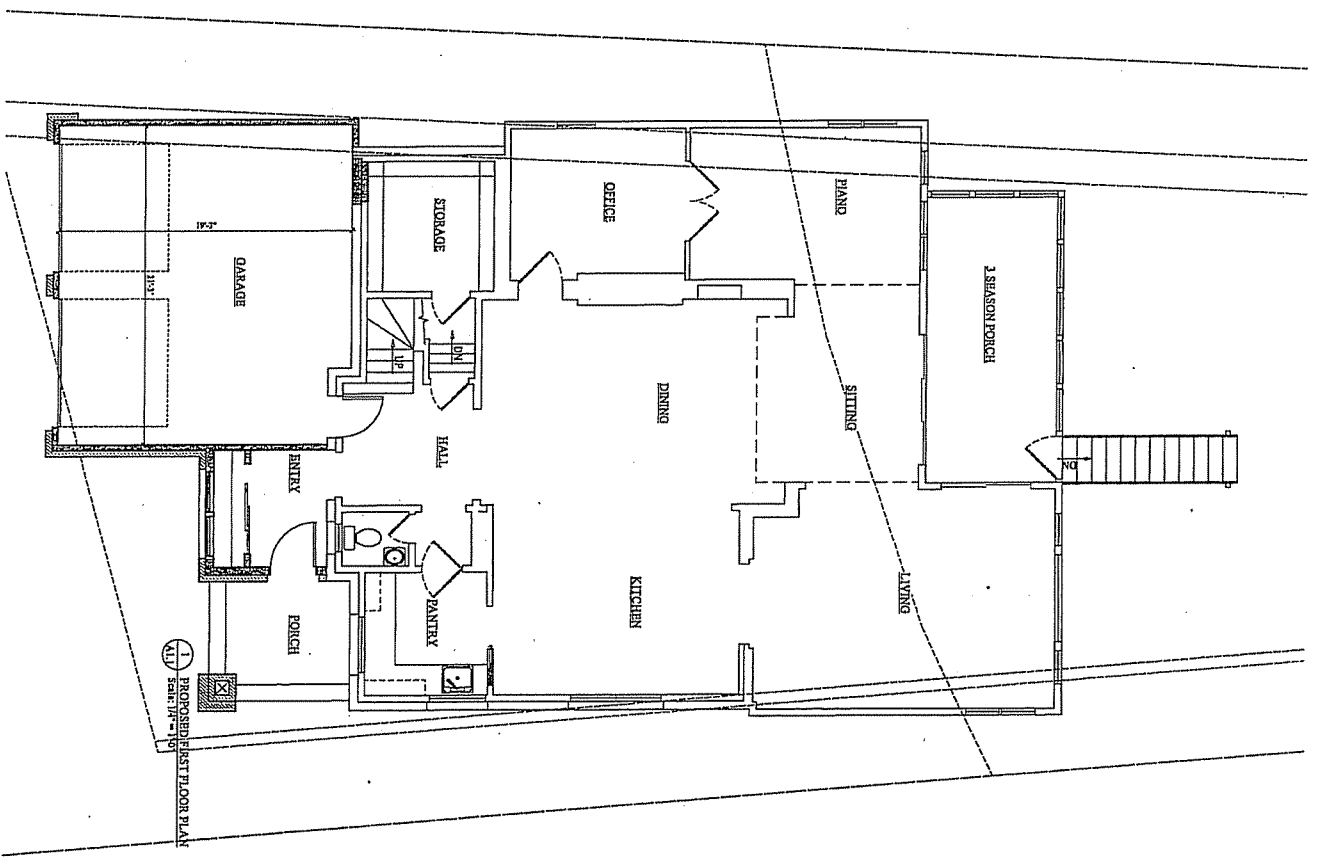
BASEMENT PLAN
 DRAWING NUMBER:
A-1.0

architecture network, inc.
 145 Park Drive, Suite 100
 Middleburg Heights, OH 44130
 440.947.1716
 www.architecture-network.com

LEPPING RESIDENCE
o.d.c.
 Attendees: Addison

REVISION	DATE	SCALE	PROJECT	DRAWN BY	CHECKED BY
	3 March 2011	As noted / 1/8" = 1'-0"	Koist	ASH	

FIRST FLOOR PLAN
 DRAWING NUMBER: **A-1.1**

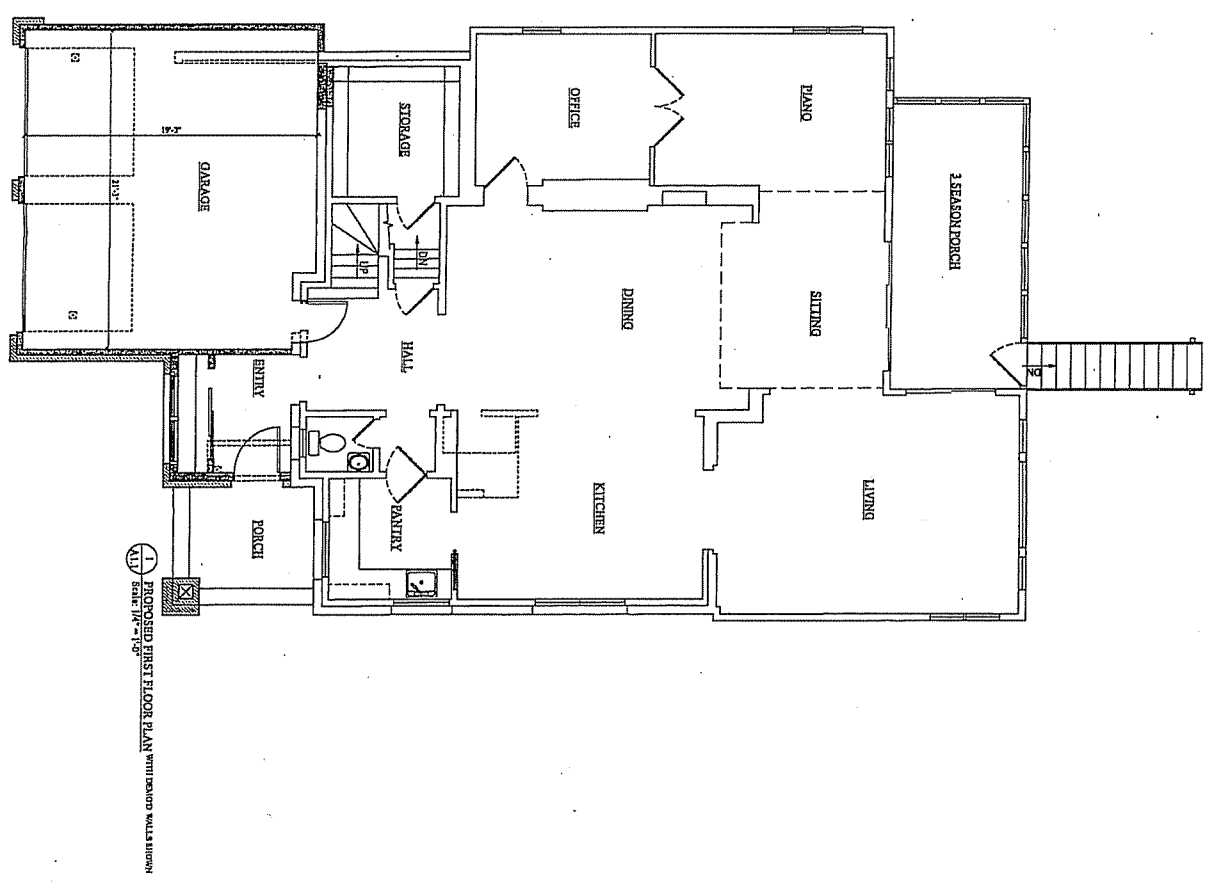


PROPOSED BEST FLOOR PLAN

7

architecture
network, inc.

141 East Dwyer Street
Madison, WI 53703
608-271-7165 fax
www.architecture-network.com



1-1 PROPOSED FIRST FLOOR PLAN WITH LOCATED WALLS SHOWN
Scale: 1/8" = 1'-0"

- NOTES**
- ◇ CONSTRUCTION SET
 - ◇ PLAN REVIEW SET
 - ◇ BID SET
 - ◇ NOT FOR CONSTRUCTION
 - ◇ PERMANENT
 - ◇ NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
 - ◇ NOT FOR CONSTRUCTION

Alterations & Addition
to the
LEPPING RESIDENCE

141 East Dwyer St.
Madison, Wisconsin

REVISIONS	
DATE	7 March 2011
SCALE	As noted, 1/8" = 1'-0"
PROJECT	King
DRAWN BY	ASHI
DRAWING NUMBER	

FIRST FLOOR PLAN

DRAWING NUMBER

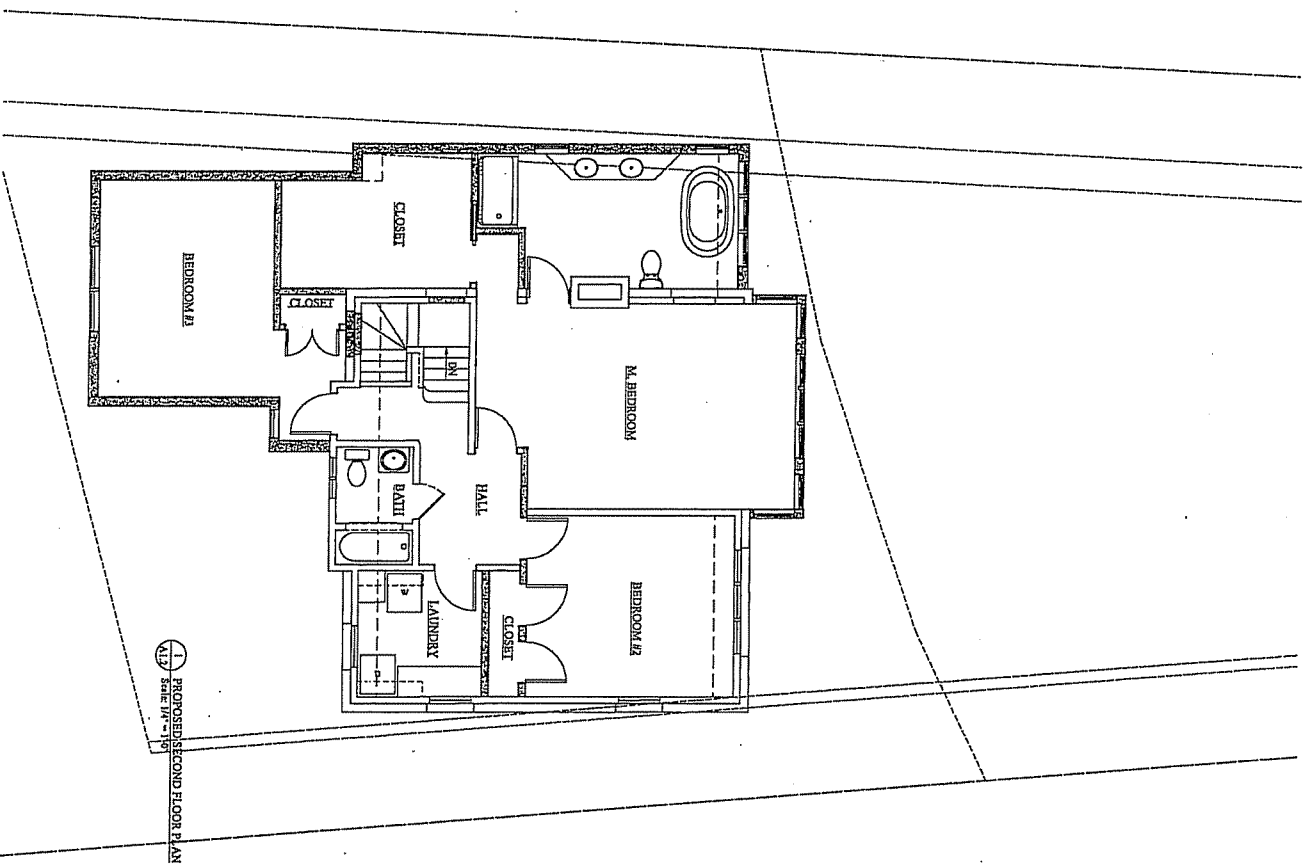
A-1.1.1

DATE PLOTTED: 11/14/2010 11:58:23 AM

7

architecture network, Inc.
 115 East Deyan Street
 Madison, VT 05750
 802.249.7100
 www.architecture-network.com

- REVISIONS**
- ◇ CONSTRUCTION SET
 - ◇ PLAN REVIEW SET
 - ◇ HD SET
 - ◇ NOT FOR CONSTRUCTION
 - ◇ PERMITTING
 - ◇ NOT FOR CONSTRUCTION
 - ◇ NO GREEN SET
 - ◇ NOT FOR CONSTRUCTION
- Project: **Alterations & Addition**
in file
- LEPPING RESIDENCE**



1
 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

164 Pleasant Ave.
 Lepping, Vermont

REVISIONS

DATE	BY	DESCRIPTION
7 March 2011	AS	As noted, job @ 11/17
		Project: Kasie
		DRAWN BY: ASH

DRAWING NUMBER: **SECOND FLOOR PLAN**

A-1.2

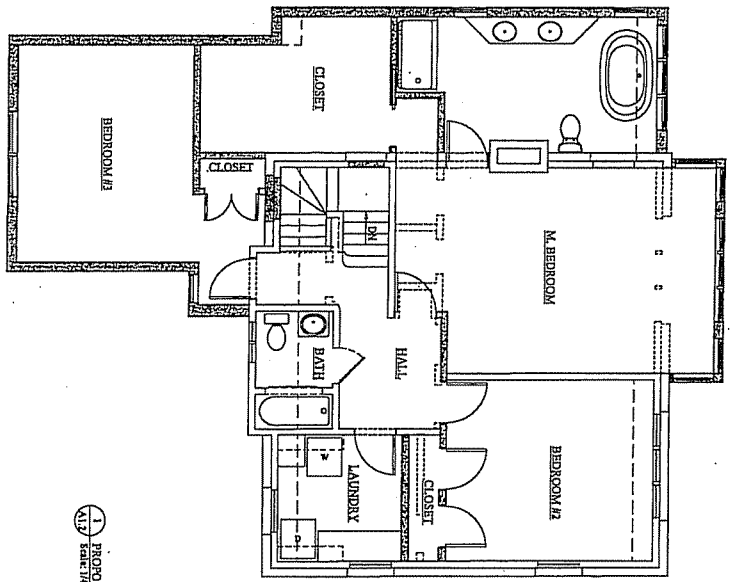
DRAWING NUMBER:

architecture network, Inc.
 116 East Dwyer Street
 Madison, WI 53703
 608-271-7700
 www.architecture-network.com

ISSUE
 ◆ CONSTRUCTION SET
 ◆ PLAN REVIEW SET
 ◆ RMD SET
 ◆ RMD SET CONSTRUCTION
 ◆ PERMITTING
 ◆ NOT FOR CONSTRUCTION
 ◆ PROGRAM SET
 ◆ NOT FOR CONSTRUCTION
 PROJECT

Attention & Addition
n/a

LEPPING RESIDENCE



1 PROPOSED SECOND FLOOR PLAN WITH DESIGN WALLS SHOWN
 A1/2 SCALE: 1/4" = 1'-0"

REGION:	1440 Riverside Ave Madison, Wisconsin
DATE:	7 March 2011
SCALE:	As noted on sheet
PROJECT:	Knob
DRAWN BY:	AVASH
DRAWING NUMBER:	SECOND FLOOR PLAN

A-1.2

DATE PLOTTED: 11/14/2010 10:54:28 AM