



Location
5206 Harbor Court

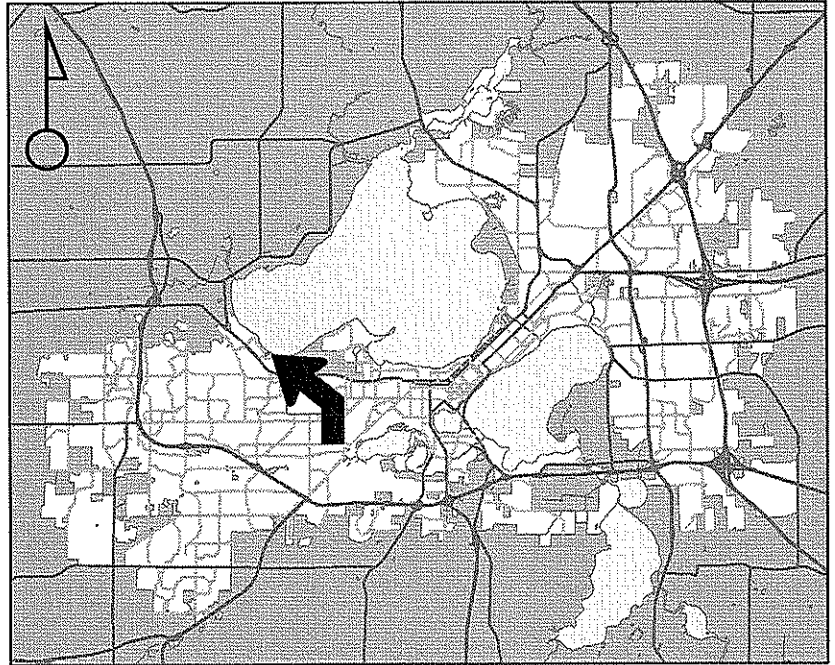
Project Name
Thompson Residence

Applicant
John Thompson/Arlan Kay –
Architecture Network, Inc.

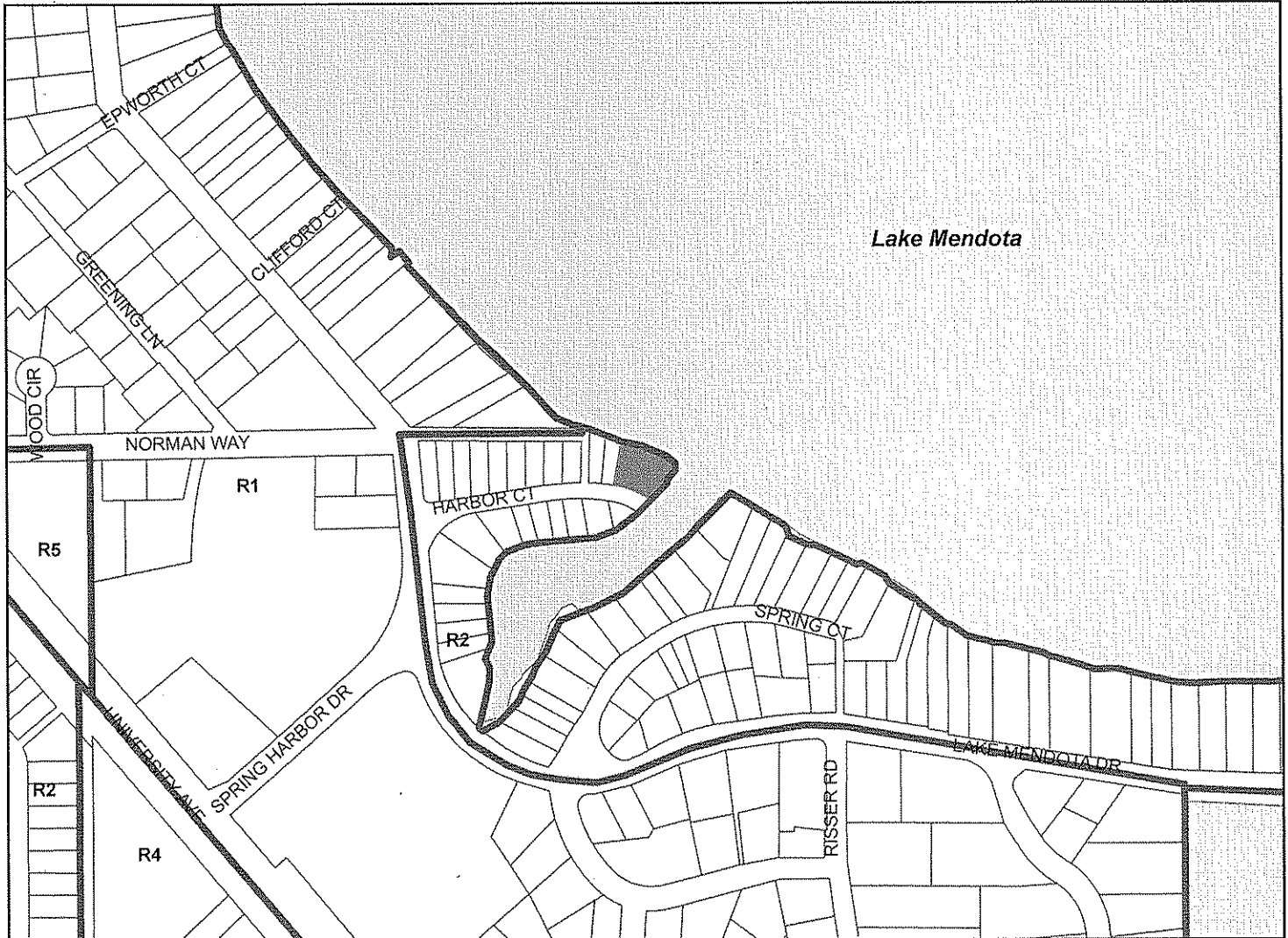
Existing Use
Single-Family Residence

Proposed Use
Demolish Existing Single-Family
Residence and Construct New
Residence on Lakefront Lot

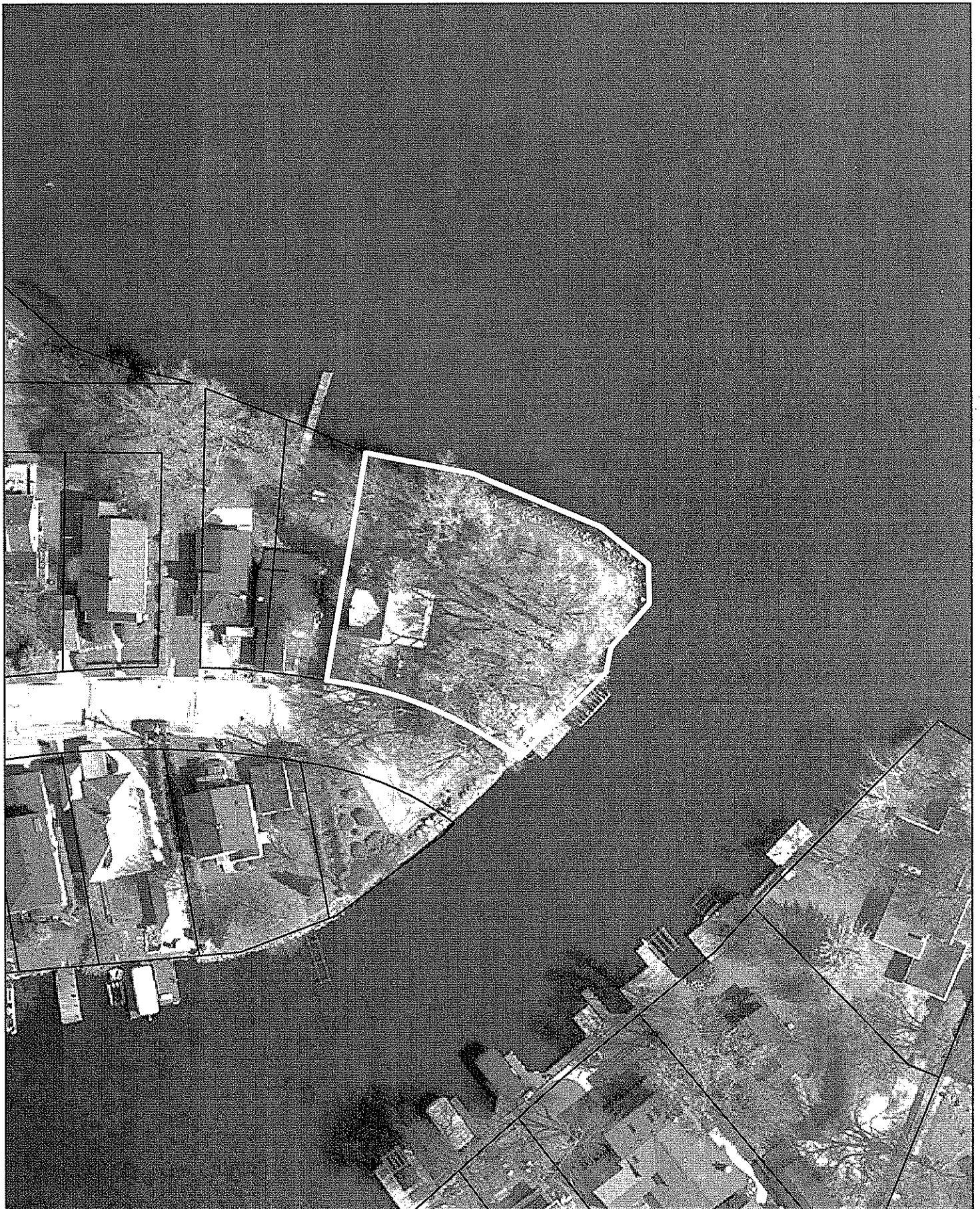
Public Hearing Date
Plan Commission
09 August 2010



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





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	<u>\$550⁰⁰</u> Receipt No. <u>111040</u>
Date Received	<u>4/21/10</u>
Received By	<u>ESR</u>
Parcel No.	<u>0709-184-0412-3</u>
Aldermanic District	<u>19-CLEAR</u>
GQ	<u>WATERFRONT; FLOOD PLAIN</u>
Zoning District	<u>R2</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Nbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	<u>6/18/10</u>

1. **Project Address:** 5206 Harbor Court Madison, WI **Project Area in Acres:** 0.30

Project Title (if any): Thompson Residence

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.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" 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: John Thompson Company: _____
Street Address: 5206 Harbor Court City/State: Madison, WI Zip: 53705
Telephone: (608) 441-3274 Fax: () Email: _____

Project Contact Person: Arlan Kay Company: Architecture Network, Inc.
Street Address: 116 E. Dayton Street City/State: Madison, WI Zip: 53703
Telephone: (608) 251-7515 Fax: (608) 251-7566 Email: arlan_archnet@tds.net

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: _____
Demolish Existing Single-Family House and Rebuild New 2-Story Single Family House

Development Schedule: Commencement Fall 2010 Completion Fall 2011

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (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: \$1050** 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.
- Zoning Text (12 copies):** must accompany 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 COMPREHENSIVE / SPRING HARBOR 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:
ALD. MARK CLEAR / SPRING HARBOR N.A. on 03/12/2010
 - 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: _____ Date: _____ Zoning Staff: _____ Date: _____
- 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 JASON EKSTROM Date 4/20/2010
 Signature [Signature] Relation to Property Owner ARCHITECT / AGENT
 Authorizing Signature of Property Owner [Signature] Date 4/20/10



architecture
network, inc.

116 E. Dayton St.
Madison, WI 53703

608.251.7515
608.251.7566 FAX

20 April 2010

City of Madison, WI
Plan Commission

RE CONDITIONAL USE AND DEMOLITION PERMIT
 5206 HARBOR COURT, MADISON, WI 53705

It is the intent of the Owner, John Thompson, who resides at the above address, to demolish the existing home and build a new home on two of the three lots he currently owns. He has retained our office to prepare the designs, construction documents and administrate the construction which is planned for the Fall of 2010.

The current house was built about 1910 as a summer lake cottage. It had been winterized but has performance issues of heating and wind infiltration. The basement floor is 0.53' below the ordinary high water level and has flooded easily when the lake has risen. The garage, added on in the 30's or 40's is less than 5" from the front property line.

The new home will be located on lots 7 & 8 (0.30 acres) and will be within the average setback of the neighboring 5 homes on each side. The new attached garage will be back over 21 feet from the front lot line. There will be no basement. The total finished floor area will be 2185SF with a garage of 551SF, an enclosed porch of 142 SF and an unfinished shop/hobby area of 273SF.

It is expected the proposed building location will need to building location will require approval by the Zoning Board of Appeals.

If you have any questions, please do not hesitate to call.

Arlan Kay, AIA
Architect

Legend

- Found 3/4" Iron Rebar
- Found 1" Iron Pipe
- Found 3/4" Iron Pipe
- Found 1" Pouch Top Pipe
- Set 1" x 24" Iron Pipe
max. wght. 11.570klb.
- 1/2" Box
- Light Pole
- Utility Pole
- Curb Box
- Fire Hydrant
- Sanitary Manhole
- Sheds
- Alder Vines
- Pine Trees
- Deciduous Trees
- Oak Live
- Overhead Utilities
- Sanitary Sewer
- Subject Lines

PROPOSED UTILITIES WERE LOCATED PER FIELD OBSERVATIONS AND PER DIGGERS. THEREFORE, UNDEGROUND PUBLIC AND PRIVATE UTILITIES MAY EXIST, AND THE EXISTENCE OF THE UTILITIES SHOWN, CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION FOR ANY LIABILITY PURPOSES OF ALL PARTIES INVOLVED.

IF EXISTING UTILITY POLES OR SHEDS ARE TO BE PLACED ON ANY LOT LINE OR THE DISTURBANCE OF EXISTING SPACE BY ANY UTILITY VIOLATION OF 24.05 OF WISCONSIN STATUTES.

NOTES SUBJECT TO ANY EASEMENTS AND AGREEMENTS BOTH RECORDED AND NOT RECORDED.

AND, IF PRESENT HAVE NOT BEEN DELINEATED.

4.4.6 SHOWS VISIBLE ABOVE-GROUND IMPROVEMENTS ONLY. NO GUARANTEE IS MADE BELOW-GROUND STRUCTURES.

NOTES ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 RATHER THAN THE 1988 DATUM. THE POINT OF BEGINNING IS LOCATED AT THE CENTER OF THE LOT.

AS SHOWN AND THE PROPERTY AT THE TIME OF FIELD SURVEY. ALL IMPROVEMENTS HAVE BEEN OBSERVED AND LOCATED.

Setback Calculations:

LAKE SIDE SETBACKS PER AVERAGE

432.8 / 10 = 43.28

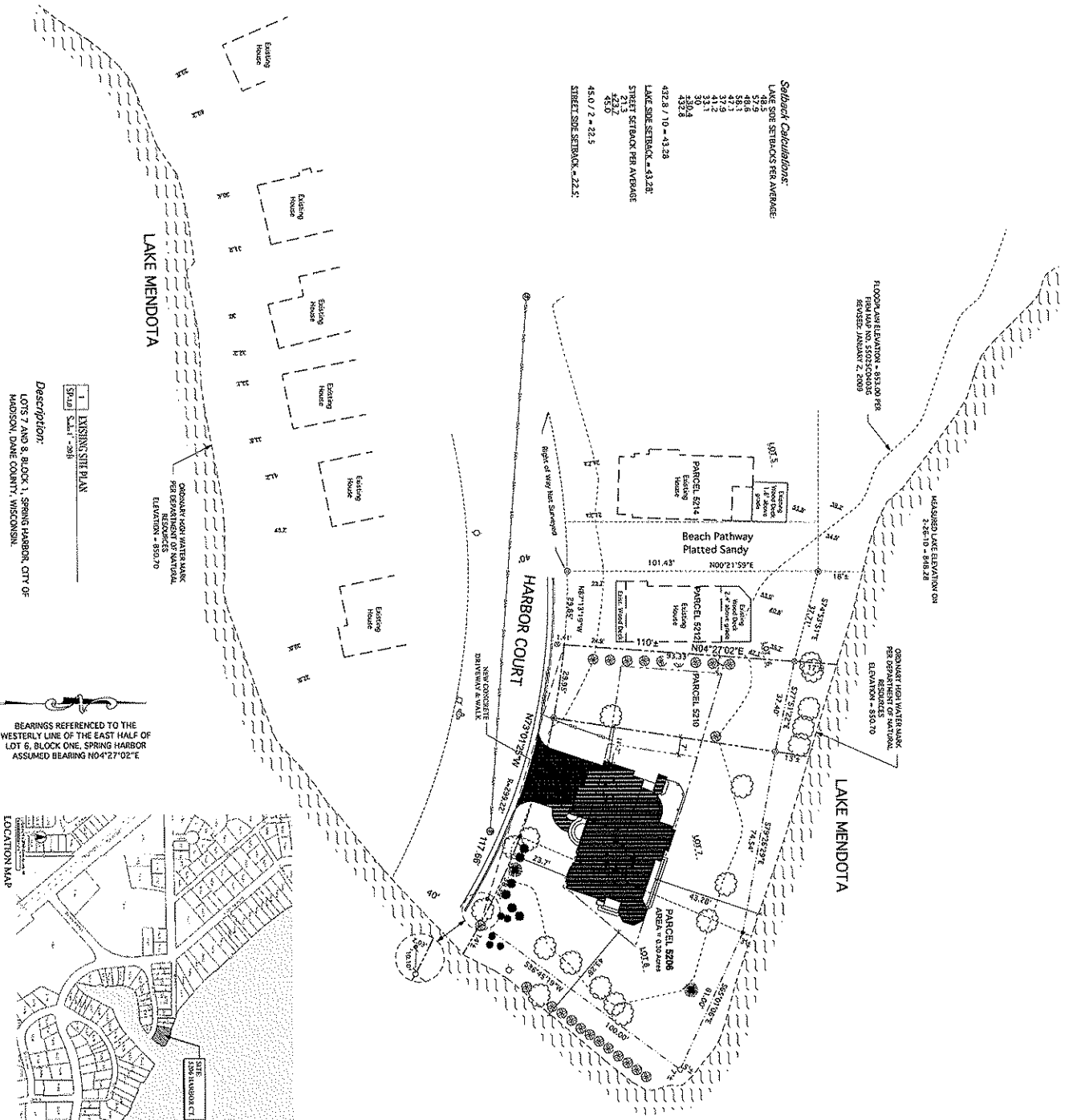
LAKE SIDE SETBACK = 43.28'

STREET SETBACK PER AVERAGE

432.8

45.0 / 2 = 22.5

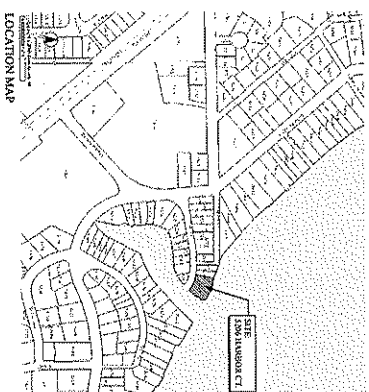
STREET SIDE SETBACK = 22.5'



1. LAKESIDE SITE PLAN
SHEET 1111 - 2511

DESCRIPTION:
LOTS 7 AND 8, BLOCK 1, SPRING HARBOR, CITY OF
MADISON, DANE COUNTY, WISCONSIN.

BEARINGS REFERENCED TO THE
WESTERLY LINE OF THE EAST HALF OF
LOT 6, BLOCK ONE, SPRING HARBOR
ASSUMED BEARING N04°27'02" E



architecture
network, inc.

16 East Dayton Street
Madison, WI 53703
608.591.7755 Fax
www.architecturenetwork.com

NAME:
 CONSTRUCTION SET
 PLAN REVIEW SET
 HDD SET
 NOT FOR CONSTRUCTION
 PRELIMINARY
 NOT FOR CONSTRUCTION
 PROGRESS SET
 NOT FOR CONSTRUCTION

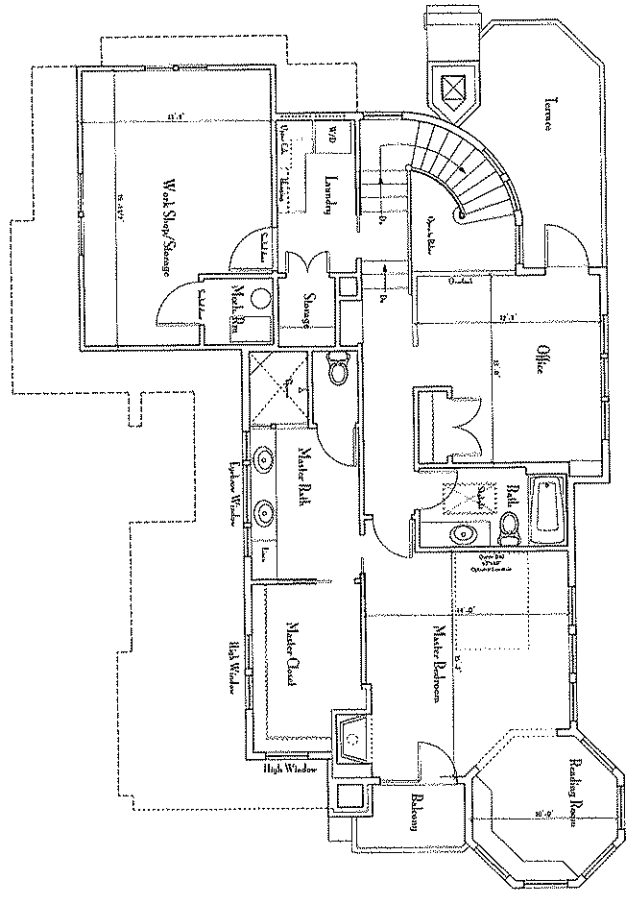
PROJECT:
 Thompson Residence
 Mad. Lake Home

DATE: 20 April 2009
 SCALE: AS SHOWN
 PROJECT: Kresal
 DRAWN BY: JRE, DTZ
 DRAWING NAME: SITE PLAN
 DRAWING NUMBER: SP-11

5

architecture
network, inc.

145 East Dixon Street
Madison, WI 53703
608.261.7146 FAX
www.architecturenetwork.com



1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"
Gross Living Area: 990 SF
Work Shop: 273 SF

- NOTES:
- ◇ CONSTRUCTION SET
 - ◇ PLAN REVIEW SET
 - ◇ MID SET
 - ◇ NOT FOR CONSTRUCTION
 - ◆ PRELIMINARY
 - ◆ NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
 - ◇ NOT FOR CONSTRUCTION

New 1.1.1.1
THOMPSON
RESIDENCE

REVISIONS	DATE	BY	DESCRIPTION

DATE: 20 April 2009
SCALE: AS SHOWN (per Group)
PROJECT: Keesa
DRAWN BY: JTB
DRAWING NO.:
DISCIPLINE:
DRAWING NUMBER:
SECOND FLOOR PLAN
A-1.2

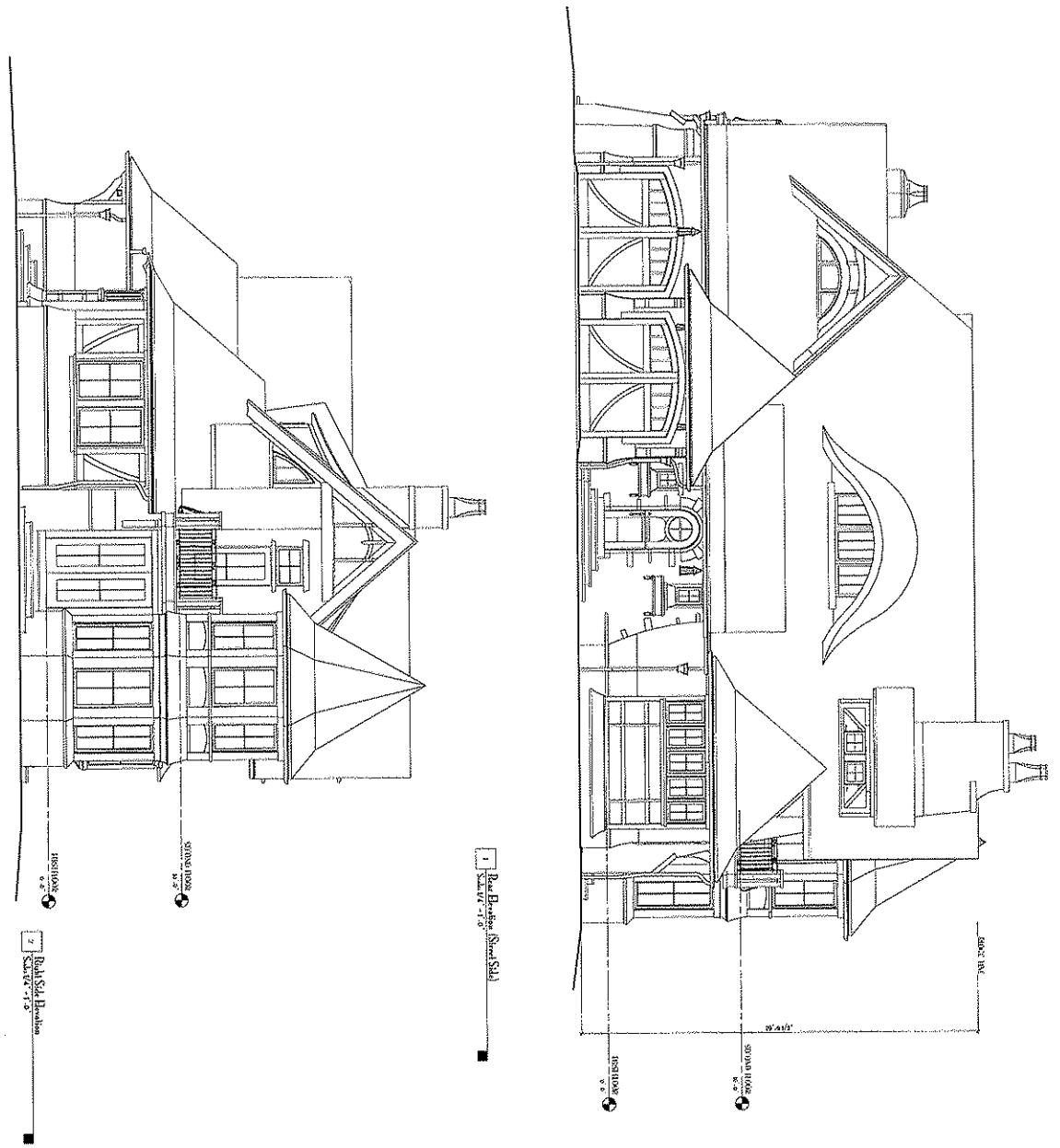
CONCEPT BY: ARCHITECTURE NETWORK, INC.

architecture network, inc.
 147 East Deyman Street
 Madison, WI 53703
 608.271.5555 Fax
 www.architecturenetwork.com

EXTERIOR MATERIALS
 -SIOUT BASE
 -TILE/SIOUT WALLS
 -Cedar SHIM BOARDS
 -TUBESHAPE HANDROOF W/ CHIFFERS/DIAMETROUS

- ◆ **CONSTRUCTION SET**
- ◆ **PLAN REVIEW SET**
- ◆ **RFD SET**
- ◆ **NOT FOR CONSTRUCTION**
- ◆ **PRELIMINARY**
- ◆ **NOT FOR CONSTRUCTION**
- ◆ **PROGRESS SET**
- ◆ **NOT FOR CONSTRUCTION**

Prepared
 for the
THOMPSON RESIDENCE



A-2.0

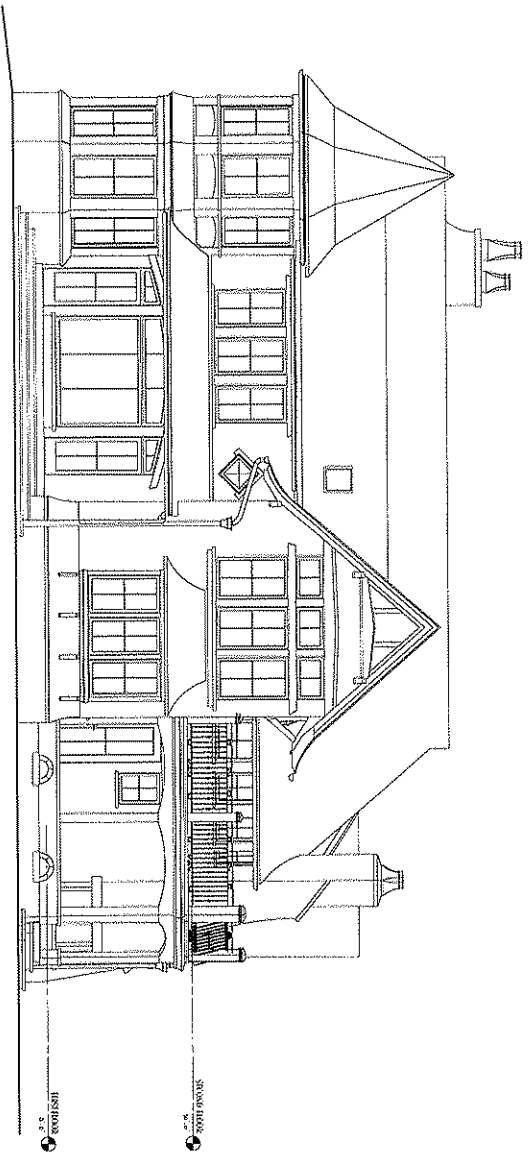
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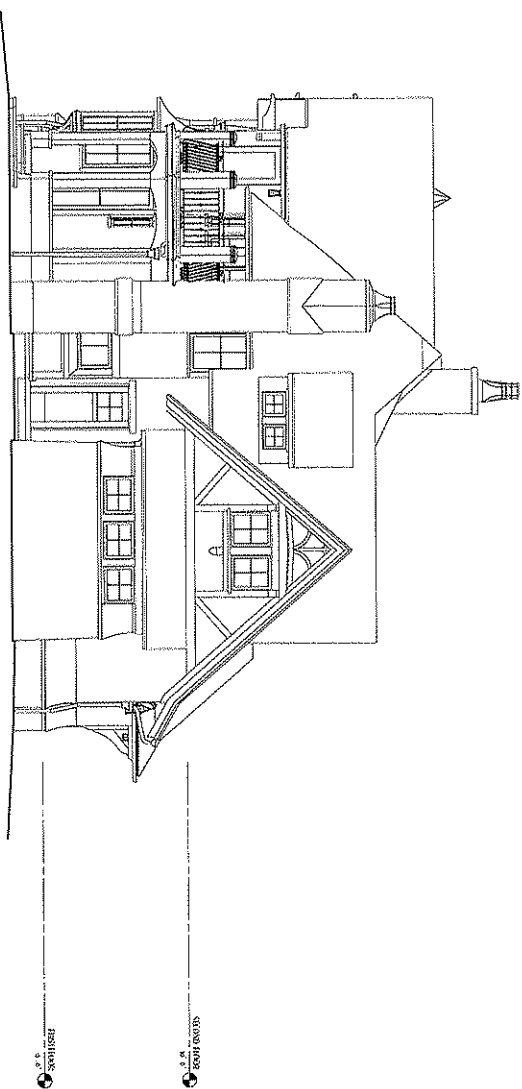
146 East Dungen Street
 Natick, MA 01909
 508-547-7799
 www.architecturenetwork.com

EXTERIOR MATERIALS

- SINK BASE
- CEILING SHEATHING WALLS
- CEILING RAFTERS
- CEDAR SHINGLES
- CEDAR SHINGLES
- COPPER ROOFING



1 First Floor



2 Second Floor

KEY:

- ◆ CONSTRUCTION SET
- ◇ PLAN REVIEW SET
- ◇ BID SET
- ◇ NOT FOR CONSTRUCTION
- ◆ PRELIMINARY NOT FOR CONSTRUCTION
- ◇ PROGRESS SET NOT FOR CONSTRUCTION

By: L.L. Bane
 As: L.L. Bane
THOMPSON RESIDENCE

REVISIONS	DATE	BY	DESCRIPTION

DATE: 20 April 2010
SCALE: AS SHOWN (90% SHAP)
PROJECT: Kales
DESIGNER: JPB
DRAWING SCALE:
EXTERIOR ELEVATIONS
DATE/NO.:

A-2.1

