



# City of Madison

## Conditional Use

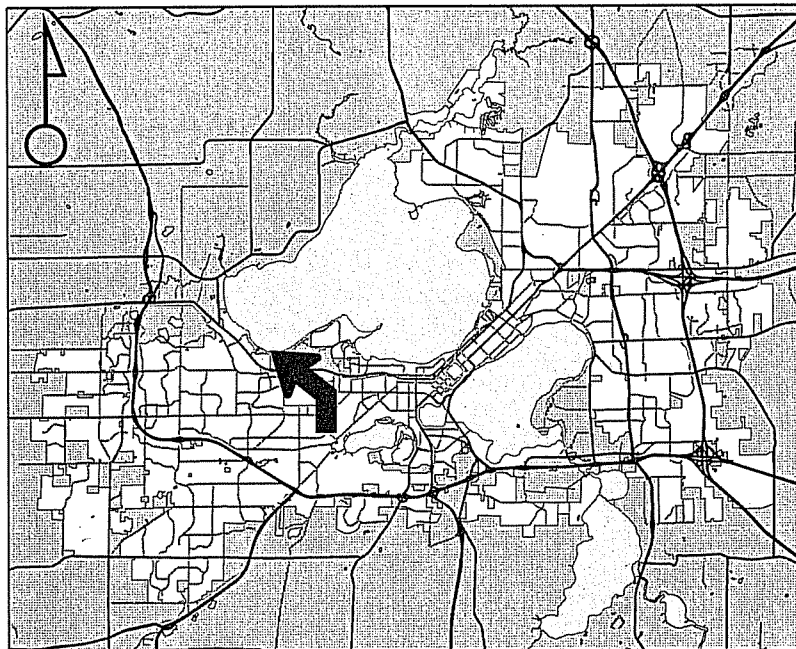
Location  
5206 Harbor Court

Applicant  
Jane Bartell & John Thompson

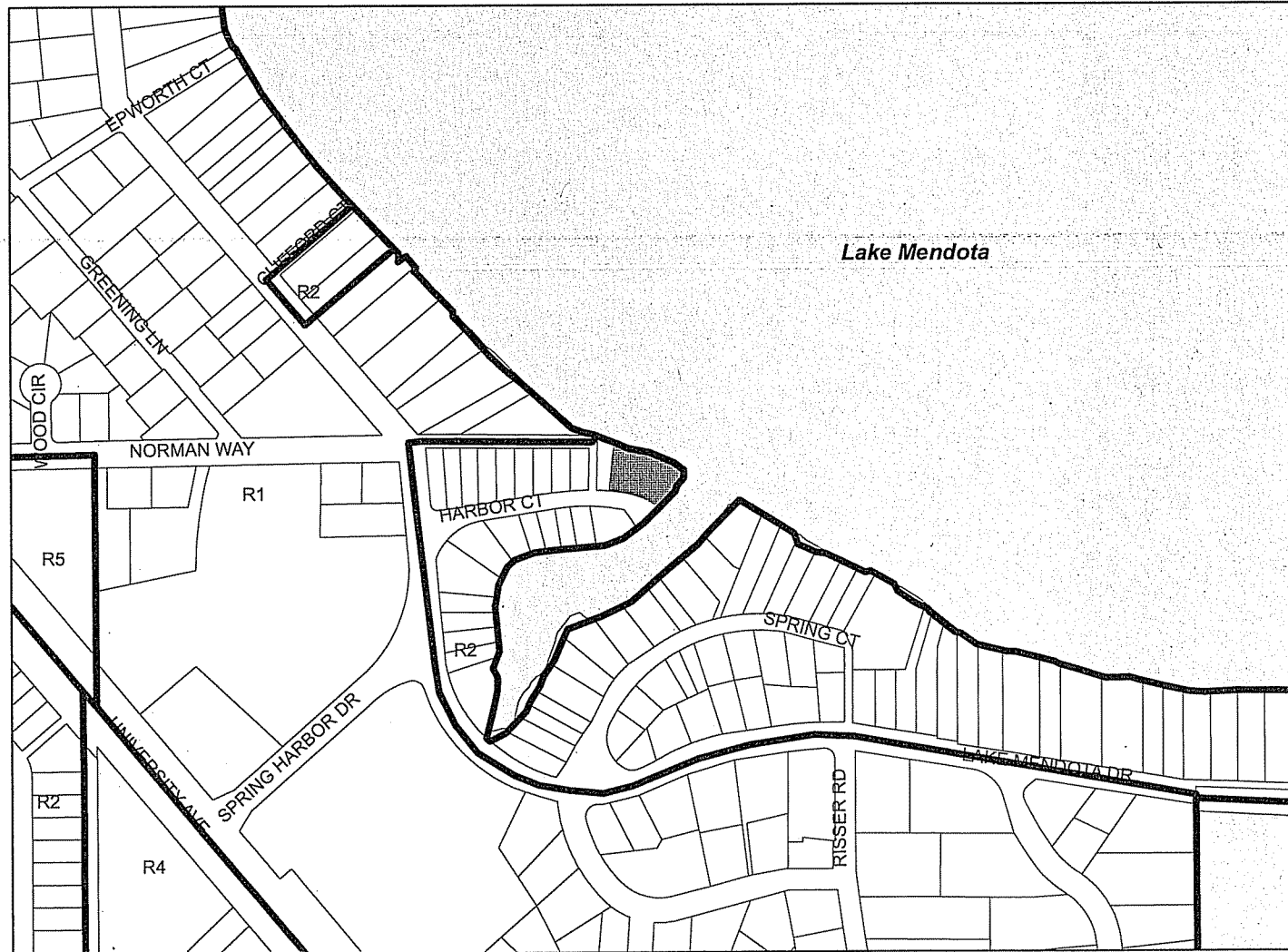
Existing Use  
Single-family residence on a lakefront lot

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

Public Hearing Date  
Plan Commission  
20 August 2012



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 : 06 August 2012





# 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](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

<b>FOR OFFICE USE ONLY:</b> 1366 2	
Amt. Paid <u>650 -</u>	Receipt No. <u>1366 1</u>
Date Received <u>2/18/12</u>	
Received By <u>[Signature]</u>	
Parcel No. <u>0709-184-0412-3</u>	
Aldermanic District <u>19 CLEAR</u>	
GQ <u>EX. CU: WATERFRONT</u>	
Zoning District <u>R2</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>2/18/12</u>	

1. **Project Address:** 5206 Harbor Court, Madison, WI, 53705 **Project Area in Acres:** \_\_\_\_\_

**Project Title (if any):** \_\_\_\_\_

2. **This is an application for:**

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

<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <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"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: John W. Thompson & Jane Bartell Company: \_\_\_\_\_  
 Street Address: 5206 Harbor Court City/State: Madison, WI Zip: 53705  
 Telephone: (608) 279-0276 Fax: ( ) Email: Jbartell@execpc.com

Project Contact Person: Jane Bartell Company: \_\_\_\_\_  
 Street Address: 5206 Harbor Court City/State: Madison, WI Zip: 53705  
 Telephone: (608) 279-0276 Fax: ( ) Email: jbartell@execpc.com

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: \_\_\_\_\_  
 Addition to existing house

Development Schedule: Commencement October 2012 Completion May 2013

**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:** \$ 550.00 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](mailto: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:  
 Written notice on 6-16-12: Alderman Mark Clear; Greg Hull, Janet Loewi, Spring Harbor Neighborhood Assoc.

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: Matt Tucker Date: 6-13-12 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 John W Thompson Date 7/17/12  
 Signature JOHN W. THOMPSON Relation to Property Owner Owner

Authorizing Signature of Property Owner John W Thompson Date 7/17/12

John W. Thompson & Jane A. Bartell

5206 Harbor Court

Madison, Wisconsin, 53705

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July 11, 2012

City of Madison, WI  
Plan Commission

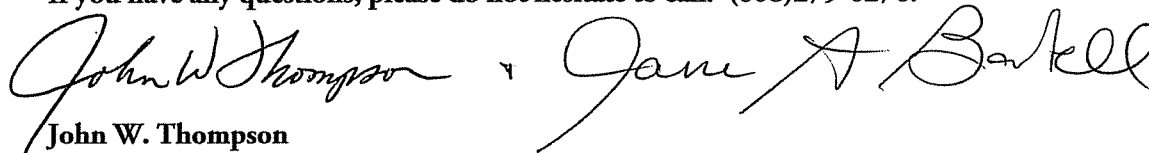
RE      **CONDITIONAL USE PERMIT  
ADDITION TO EXISTING HOUSE AND ALTERATIONS  
5206 HARBOR COURT, MADISON, WI 53705**

It is the intent of the Owners, John W. Thompson and Jane Bartell, who reside at the above address, to add an addition to and alter the existing home on two of the three adjoining lots they currently own. Construction is planned for the Fall of 2012.

The current house was built around 1910 as a summer lake cottage. It had been winterized but has performance issues of heating and wind infiltration. Because its basement was constructed prior to installation of the Tenny Park Locks and raising of Lake Mendota lake level in 1959, the basement floor is 0.53 feet below the ordinary high water level and floods easily. The two stall attached garage, added in the '30s or '40s, has limited accessibility due to the unusually steep slope of the driveway, rendering it usable for only high clearance vehicles such as trucks and SUVs.

The constructed addition will be located on lots six and seven (.231 acres) and will be within the average setback of the neighboring five homes on each side. The renovated attached garage will have easy access through a newly created driveway and entry on the west side of the existing structure. There will be no basement in the expanded residence. The total finished floor area will be 3660 SF with a garage of 551SF. Application for combination for development of the Owners' three adjoining lots (Lots 6, 7 & 8--.378 acres combined) will be made under separate instrument.

If you have any questions, please do not hesitate to call: (608)279-0276.

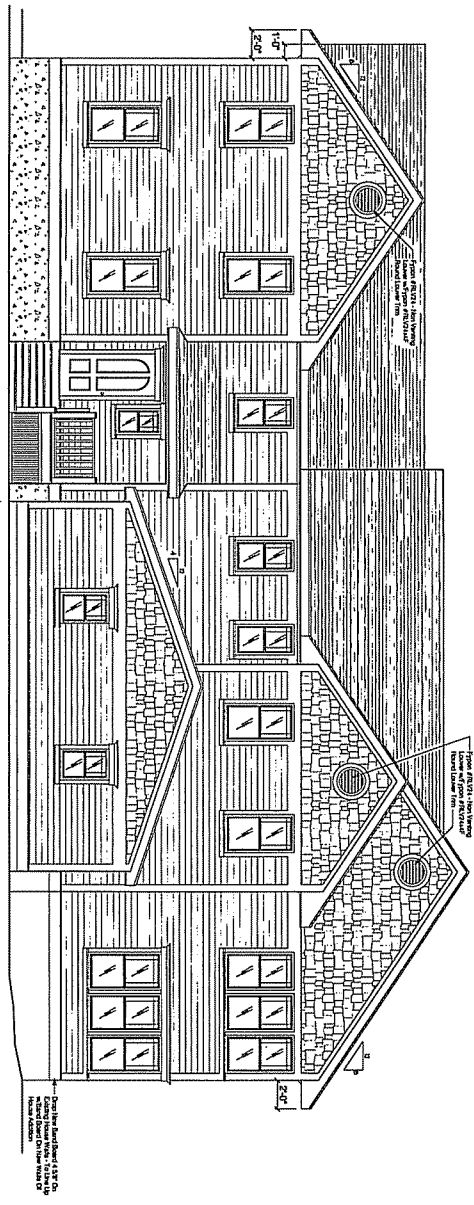


John W. Thompson  
Jane A. Bartell  
Owners

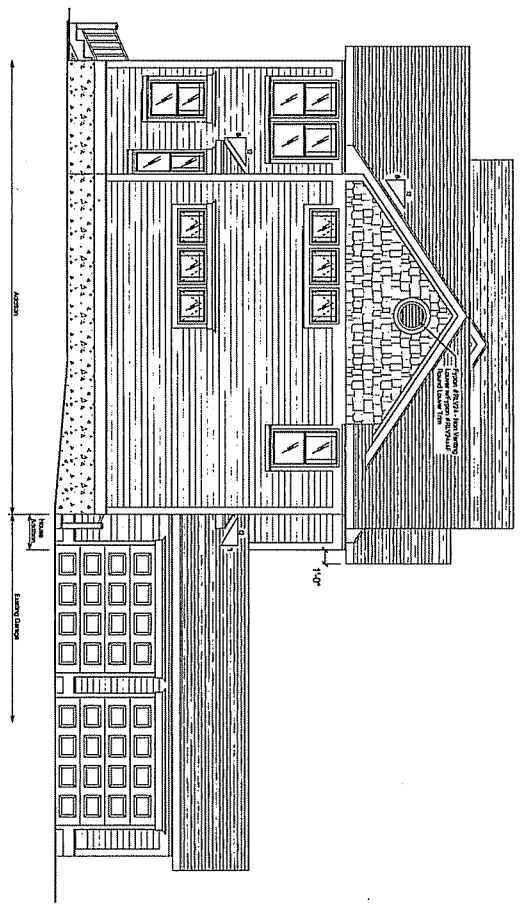








FRONT ELEVATION



LEFT ELEVATION

5208 HARBOR COURT MADISON, WI 53705

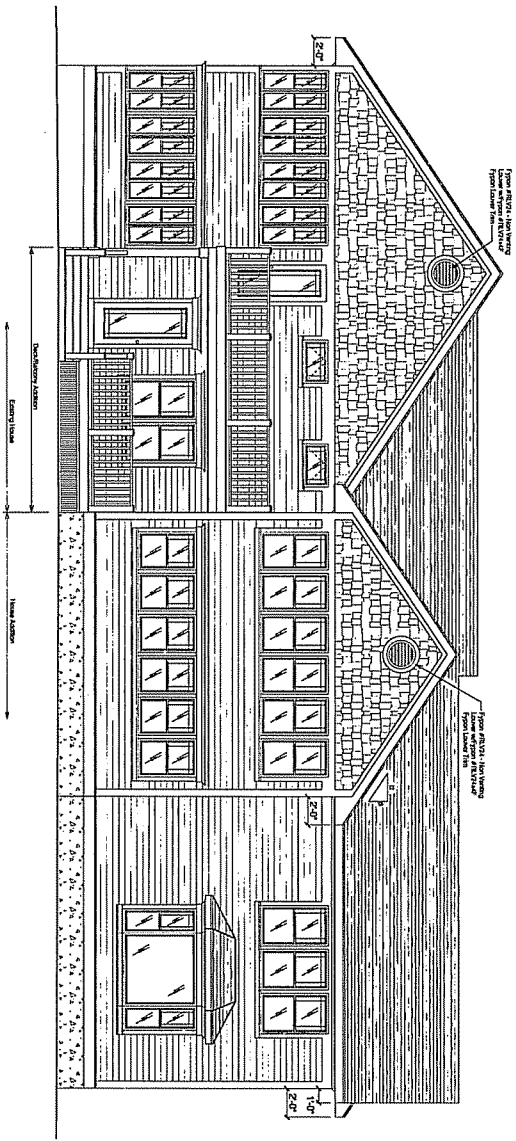
**MARLBOROUGH LUMBER COMPANY**

Scale: 1/4" = 1'-0"	ELEVATIONS	Drawn: Brian K. & Chris D.
Date: 07-17-12		Client: JOHN THOMPSON & JANE BARTELL

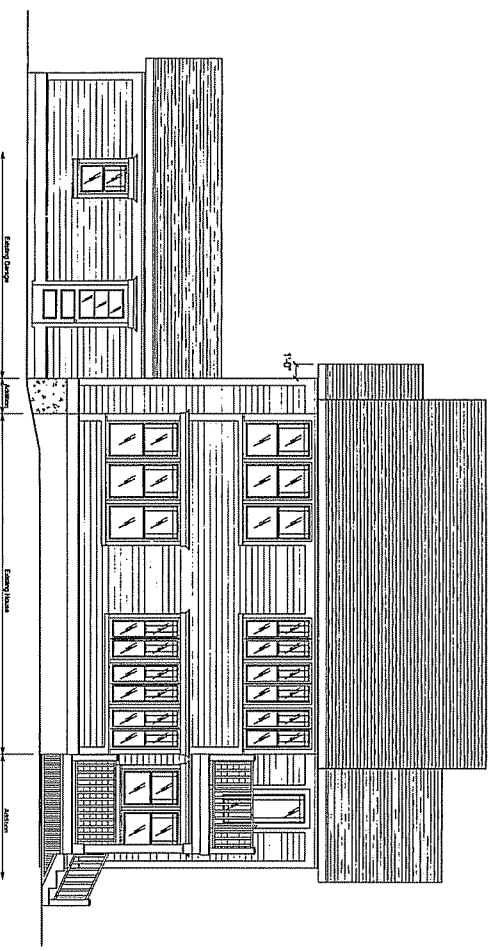
THIS DOCUMENT IS THE PROPERTY OF MARLBOROUGH LUMBER COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF MARLBOROUGH LUMBER COMPANY IS STRICTLY PROHIBITED.

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REAR ELEVATION

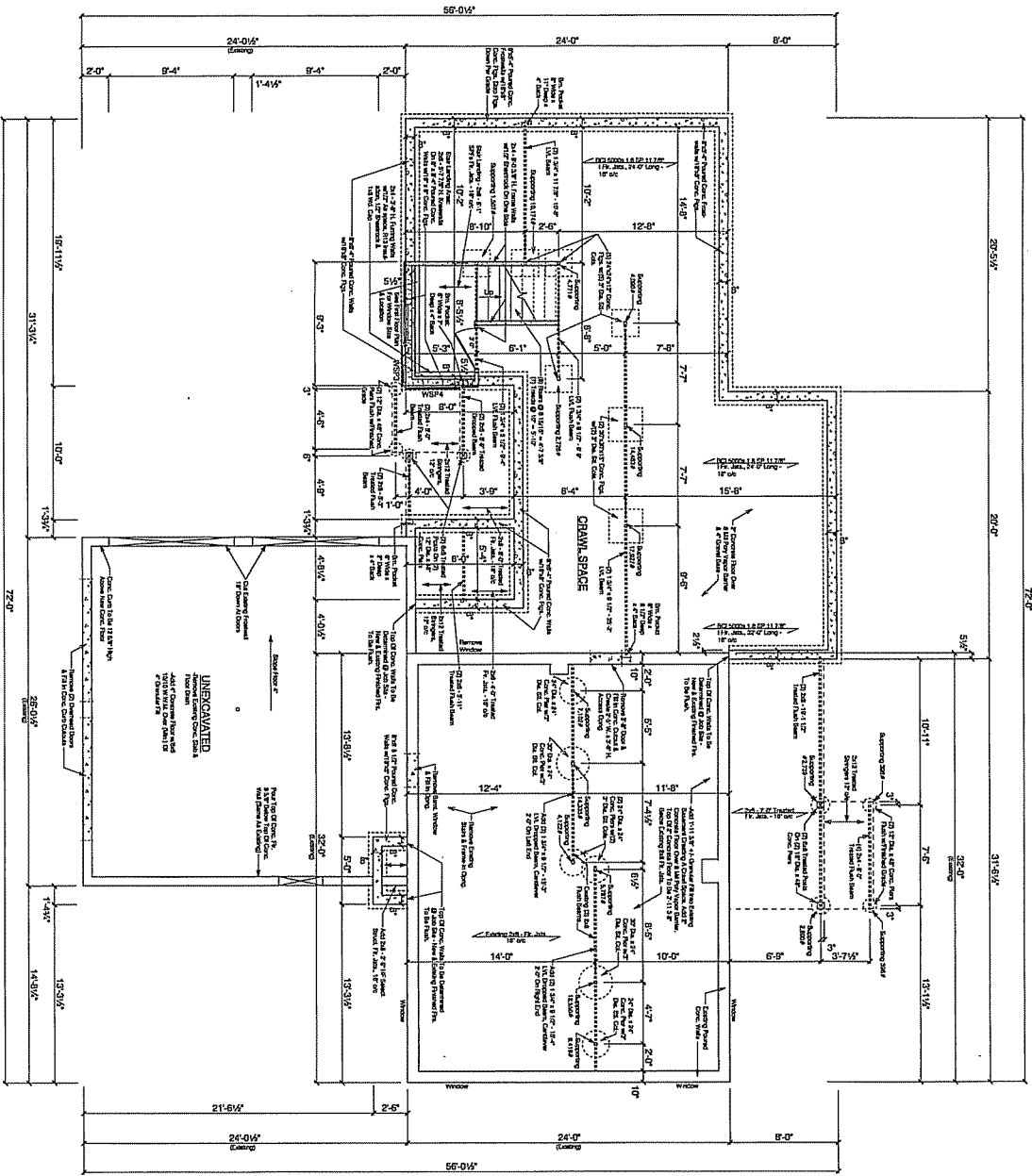


RIGHT ELEVATION

5205 HARBOR COURT MADISON, WI 53705

MARLINER LUMBER COMPANY	
Scale: 1/4" = 1'-0"	DATE: 07-17-12
ELEVATIONS	
BY: JOHN THOMPSON & JANE BARTLELL	REVISED: 07-18-12
SHEET: 4 OF 9	

NOT TO SCALE  
 THIS DRAWING IS THE PROPERTY OF MARLINER LUMBER COMPANY AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MARLINER LUMBER COMPANY.  
 PROJECT NO. 12-001



NOTES:

1. Foundation elements shown are to be constructed in accordance with the Wisconsin Department of Transportation Standard Specifications for Highway Construction, Section 100, and the Wisconsin Department of Transportation Standard Specifications for Bridge Construction, Section 100.
2. Foundation elements shown are to be constructed in accordance with the Wisconsin Department of Transportation Standard Specifications for Highway Construction, Section 100, and the Wisconsin Department of Transportation Standard Specifications for Bridge Construction, Section 100.
3. Foundation elements shown are to be constructed in accordance with the Wisconsin Department of Transportation Standard Specifications for Highway Construction, Section 100, and the Wisconsin Department of Transportation Standard Specifications for Bridge Construction, Section 100.
4. Foundation elements shown are to be constructed in accordance with the Wisconsin Department of Transportation Standard Specifications for Highway Construction, Section 100, and the Wisconsin Department of Transportation Standard Specifications for Bridge Construction, Section 100.
5. Foundation elements shown are to be constructed in accordance with the Wisconsin Department of Transportation Standard Specifications for Highway Construction, Section 100, and the Wisconsin Department of Transportation Standard Specifications for Bridge Construction, Section 100.

5208 HARBOR COURT MADISON, WI 53705

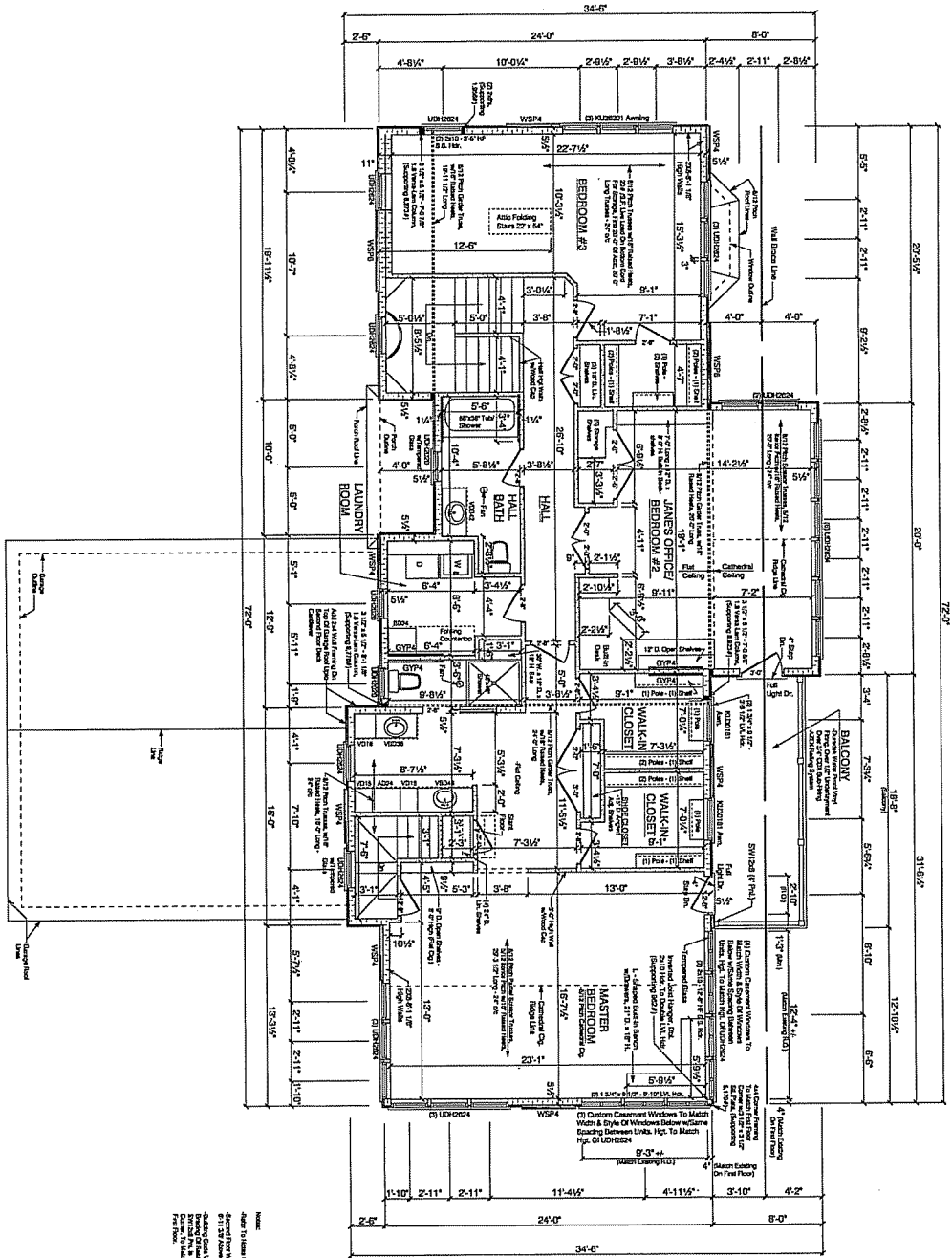
**MARTINE LAMBERS COMPANY**

PROPOSED FOUNDATION PLAN

JOHN THOMPSON & JANE BARTTEL

5 OF 9





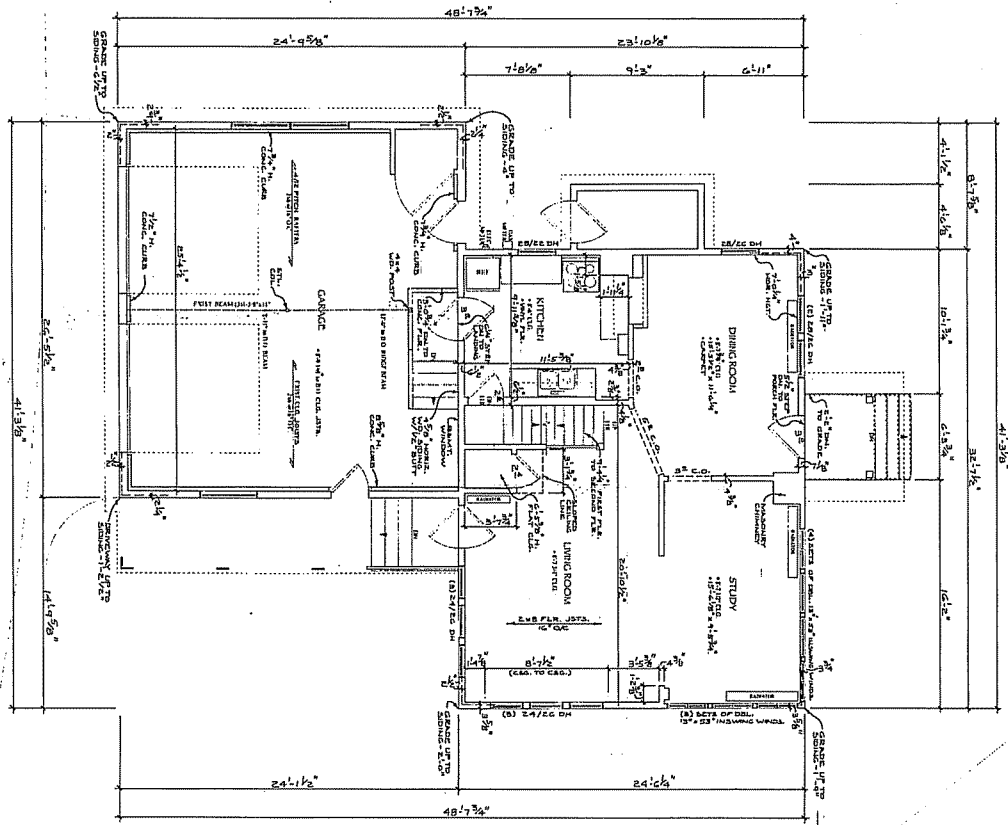
1888.0 S.F. - Second Floor  
 8660.5 S.F. - First & Second Floor

5206 HARBOR COURT MADISON, WI 53705

**JOHN THOMPSON & JANIE BARTTELL**

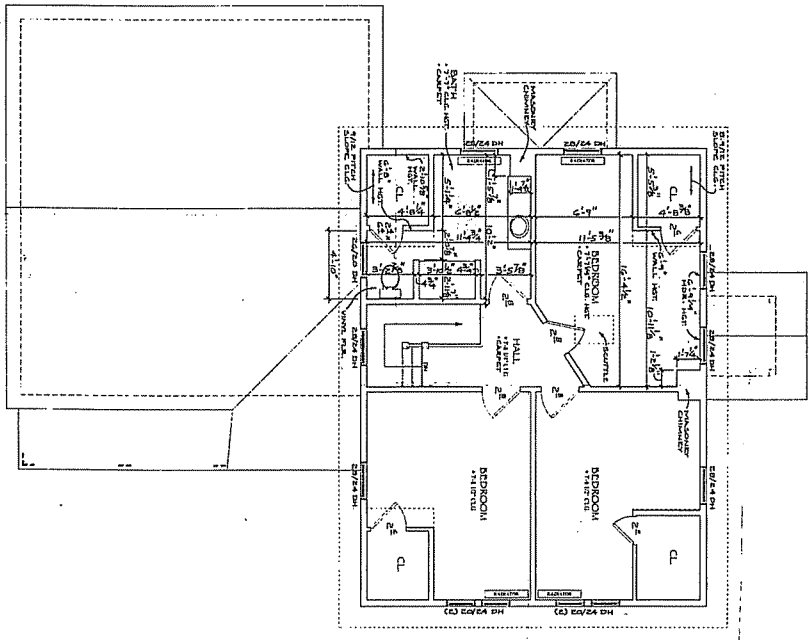
1888.0 S.F. - Second Floor  
 8660.5 S.F. - First & Second Floor

7 OF 9

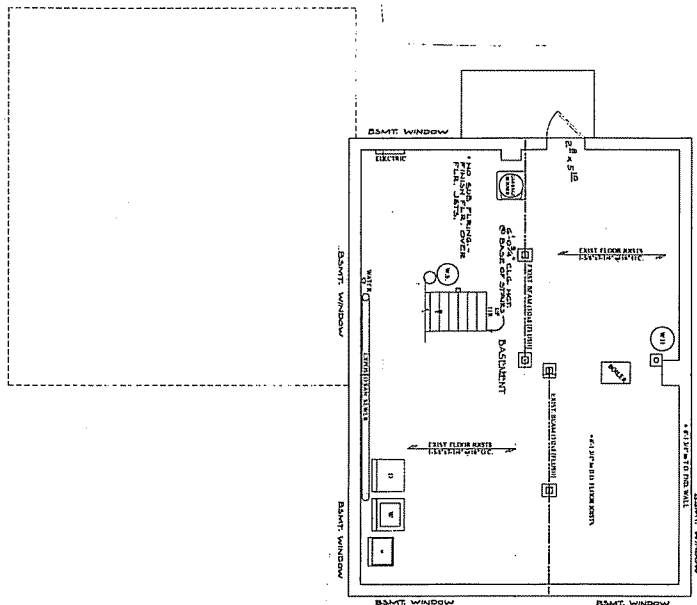


NOTE:  
ALL EXIST. DIMENSIONS ARE SHOWN TO  
2000'S & TO BE VERIFIED TO BE CORRECT.  
DIMENSIONS ARE FINISHED.

5208 HARBOR COURT MADISON, WI 53705	
<b>MARLINT LUMBER COMPANY</b>	
Scale: 1/4" = 1'-0"	DATE: 07/26/12
DESIGNED BY: Brian K. & John D.	DRAWN BY: John D.
<b>JOHN THOMPSON &amp; JANE BARTELL</b>	
8 OF 9	



EXISTING SECOND FLOOR PLAN



EXISTING FOUNDATION PLAN

<b>MARKING LUMBER COMPANY</b> 8806 HARBOR COURT MADISON, WI 53705	
DATE: 1/4" = 1'-0" 07-09-12	DRAWN: Brian K. & Chris D. PROJECT: JOHN THOMPSON & JANE BARTELL
9 OF 9	