



Location
1234 Sherman Avenue

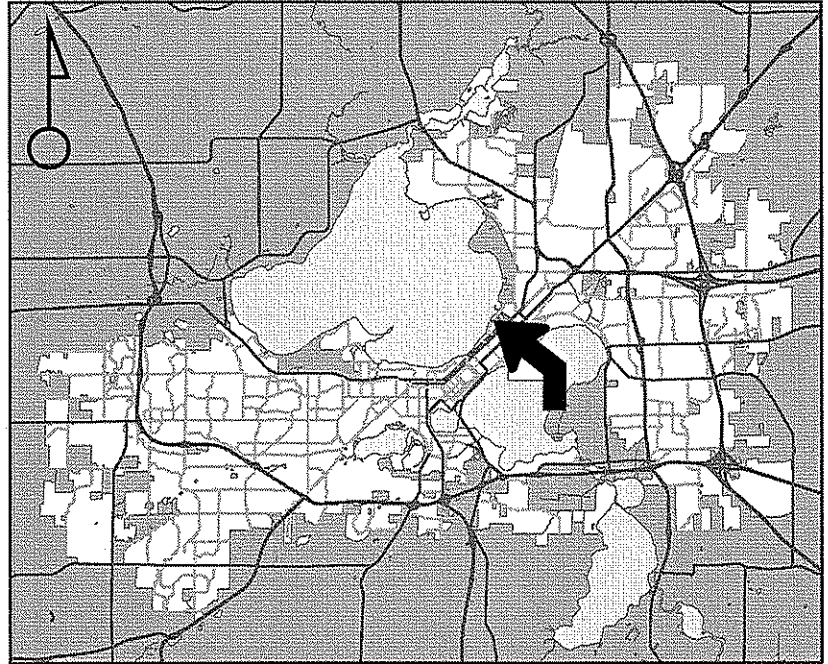
Project Name
Holz Residence Addition & Renovation

Applicant
Robert & Christina Holz/
Todd Barnett – Barnett Architecture

Existing Use
Single-Family Residence

Proposed Use
Construct Addition to Single-Family
Residence on Lakefront Lot

Public Hearing Date
Plan Commission
11 January 2010



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 : 21 December 2009





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.

OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	11/23/09
Received By	JLK
Parcel No.	0709 124 1017 6
Aldermanic District	2 Bridget Maniaci
GQ	Natl Register Hist, Waterfront
Zoning District	R2
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngrhd. Assn Not.	Waiver
Date Sign Issued	11/23/09

1. Project Address: 1234 SHERMAN AVE Project Area in Acres: 2.87*
Project Title (if any): HOLZ RESIDENCE ADDITION AND 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 <u>Non</u> -PUD or PCD Zoning Dist.:	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

MORE THAN 500 SF NEW CONSTRUCTION ON A PUBLIC HIGHWAY

3. Applicant, Agent & Property Owner Information:

Applicant's Name: ROBERT & CHRISTINA HOLZ Company: _____
Street Address: 1234 SHERMAN AVE City/State: MADISON, WI Zip: 53703-1702
Telephone: (608) 259-0504 Fax: () Email: reholz@gmail.com

Project Contact Person: TODD BARNETT Company: BARNETT ARCHITECTURE LLC
Street Address: 118N. BRIDGE TERRACE SUITE F City/State: MADISON, WI Zip: 53726
Telephone: (608) 233-4938 Fax: () Email: toddb@barnettarchitecture.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 AND RENOVATION FOR LIVING SPACES AND SINGLE-CAR GARAGE 14

Development Schedule: Commencement 4/10 Completion 10/10 SURVEY

*2.87 PER CITY OF MADISON; 3.26 PER LOCAL SURVEY; 3.07 PER SHORTRUN

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:** \$ PREVIOUSLY SUBMITTED - \$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.
- 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 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:
ALDER MANUCCI 9/26/2009 / NEIGHBORHOOD PRESENTATION 6/3/2009
 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 FURUTAN Date: 9/20/2009 Zoning Staff: PAT ANDERSON Date: 9/28/2009

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 TODD BARNETT Date 11-23-2009
 Signature TODD BARNETT Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 11/23/2009 14



November 23, 2009

Mr. Nancy E. Fey, Chair
Plan Commission
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2984

Re: Letter of Intent - 1234 Sherman Avenue Conditional Use Application

Dear Ms. Fey and Members of the Plan Commission:

Attached please find the following documents for Plan Commission Consideration as part of this Letter of Intent:

1. 12 copies of Land Use Application
2. 12 copies of Letter of Intent
3. 7 copies of Site Documents Full Size/Collated/Folded :
 - a. Legal Site Plan (Badger Surveying and Mapping Service, LLC); 18 x 24
 - b. Shoreline Setback Site Plan (Notbhom Michaels Surveying, Inc.) 22 x 34
 - c. Proposed Site Plan (Barnett Architecture LLC) 11 x 17
4. 7 Copies Full Plan set at 11" x 17" (site and architectural plans)
5. 1 Copy Plan set at 8.5" x 11" (site and architectural plans)
6. Application Fee Check (previously submitted)
7. Disc with Full Documents

The intent of the project is three-fold: First, improve the thermal envelope; Second, establish useable living spaces which provide for better connection to the Lake Mendota; and Third, execute needed maintenance to the exterior. The major impact of the project entails additions to the west and north faces of the home. A Zoning Variance application was approved on November 19, 2009.

The project is submitted for approval because it includes more than 500 square feet of proposed construction on a public waterway. Because the rear addition is currently roofed over and will be partially re-built, that portion must be included as part of the total new area. If it was not, the total new area of construction would be approximately 616 square feet. The property is Zoned R2.

Project Name

Holz Residence

Owners

Mr. Robert Holz and Ms. Christina Holz Sheppleman
1234 Sherman Avenue
Madison, WI 53703-1722
608.259.0504

Existing and Proposed Conditions

The property is marked by two existing structures: one the single-family home and a boathouse. Each will remain. Grades are relatively flat and no significant changes are proposed.

Project Communication

The clients have formally met with City Staff (5-28-09), District 2 Alderperson Bridget Maniaci (5-30-09) and the Neighborhood Association (6-3-09). In addition, they have met informally with the immediate neighbors to review the project development and seek input.



Proposed Construction Schedule

Date	Milestone
April 2010	Commencement
November 2010	Final Completion

Architect

Todd Barnett, AIA ALA
Barnett Architecture LLC
118 N. Breese Terrace, Suite I
Madison, WI 53726
todd@barnettarchitecture.com
608.233.4538

Surveyor – Legal Description

Mr. Mark Gerhardt
Badger Surveying and Mapping Service, LLC
3602 Atwood Avenue Suite 2
Madison, WI 53714
608.244.2010

Surveyor – Lakeside Setbacks

Mr. Ross Michaels
Notbohm Michaels Surveying, Inc.
6314 Odana Road, Suite A
Madison, WI 53719
608.277.0503

Contractor

To Be Determined

Level	Area-Existing	Area-Proposed (enclosed areas)	
Basement	1363 SF	1363 SF	
First Floor	1616 SF	2233 SF	enclosed spaces (excluding covered front porch)
Second Floor	1280 SF	1280 SF	excluding 136 SF open deck

Parking Spaces

Single-car garage plus driveway to remain

Site Area

City of Madison Website: 13,088 SF/2.87 acres
Legal Survey (shoreline approximate): 14,850 SF/3.26 acres
Lakeside Setbacks Shoreline Survey: 14,000 SF/3.07 acres

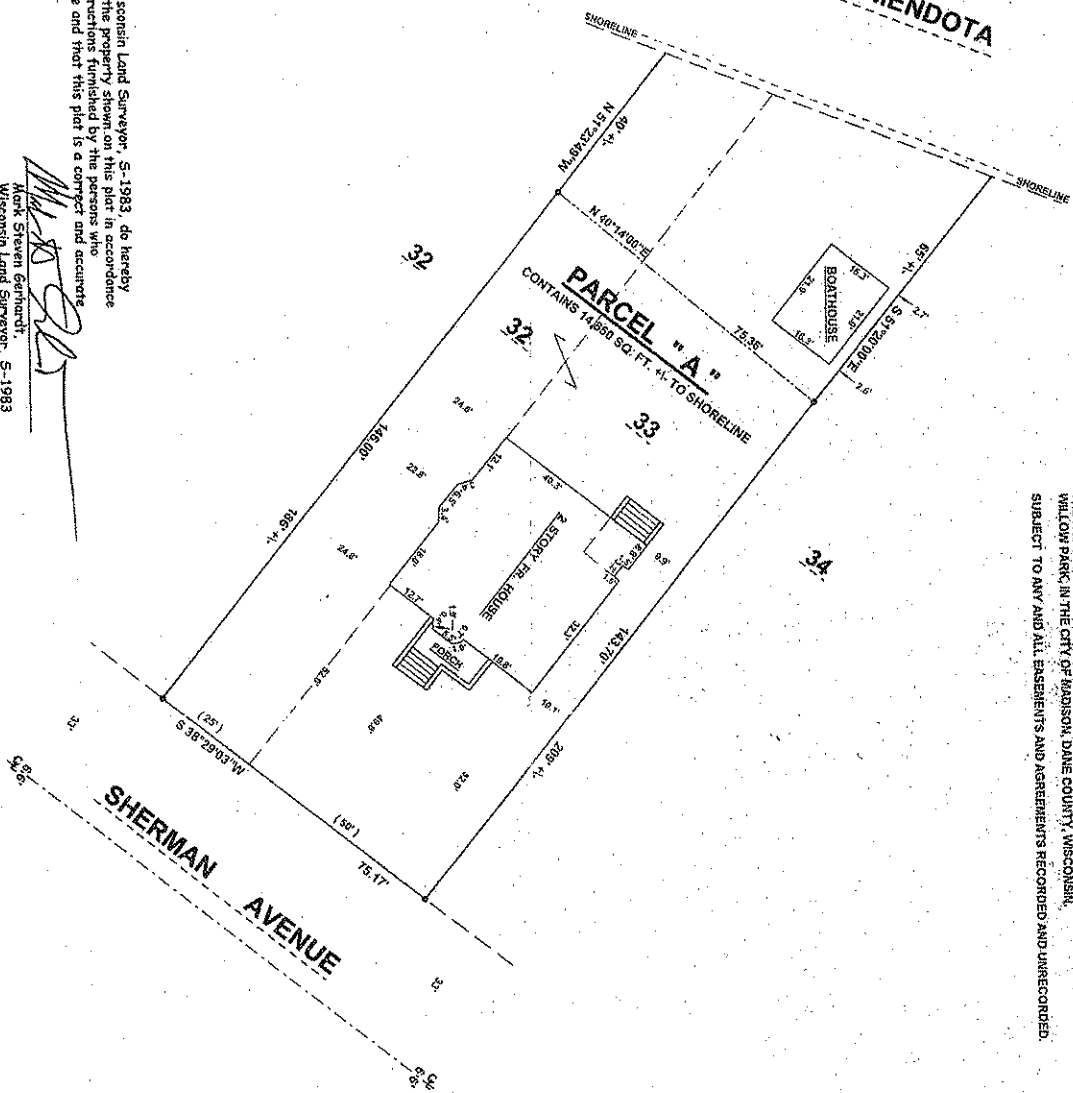
Thank you for your consideration and please contact me with any questions or additional information.

Sincerely,

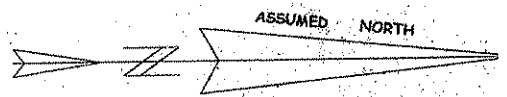
Todd Barnett, AIA ALA
Architect/Managing Partner

cc Robert and Christy Holz

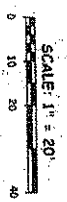
WENDOTA



LEGAL DESCRIPTION:
 THE NORTHEAST 28 FEET OF LOT 32, WILLOW PARK SUBDIVISION AND ALL OF LOT 33, ADDITION TO WILLOW PARK, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN,
 SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.



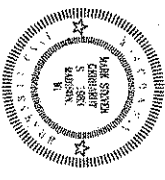
BEARINGS ARE REFERENCED TO THE NORTHEASTERLY LINE OF LOT 33, ADD. TO WILLOW PARK SUBDIVISION WHICH BEARS S 91°20' E (ASSUMED).



LEGEND
 • FOUND 1" IRON PIPE
 () RECORDED AS INFORMATION

PREPARED FOR:
 BOB HOLZ
 2108 HONORE STREET
 MADISON, WI 53711

Wisconsin Land Surveyor, S-1983, do hereby certify that the property shown on this plat in accordance with the instructions furnished by the persons named herein and that this plat is a correct and accurate representation of the same.
 Mark Steven Gerhardt,
 Wisconsin Land Surveyor, S-1983

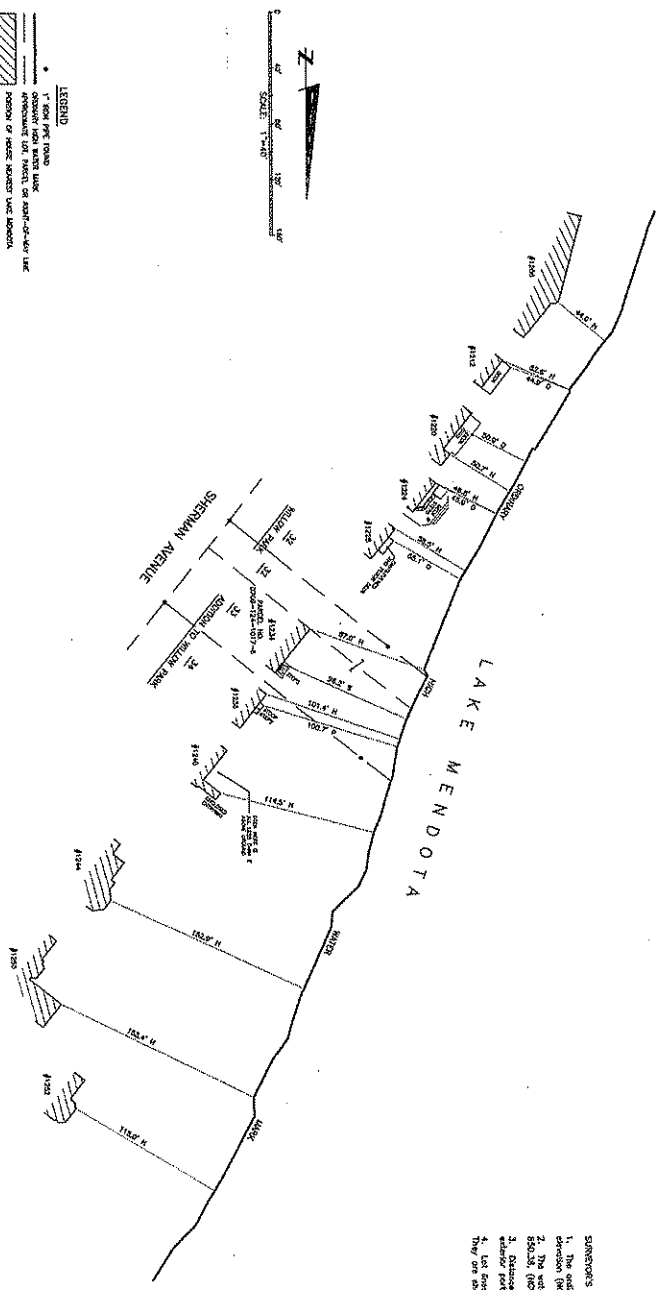


CAUTION!!!
 CONTACT BIGGER'S BOTTLE
 1-800-242-8571
 BEFORE ANY CONSTRUCTION

BADGER SURVEYING AND MAPPING SERVICE, LLC.	
DATE: 1" = 20"	DATE: FEBRUARY 21, 2008
DRAWN BY: M. S. GERHARDT	CHECKED BY: A.G.K.
PLAT OF SURVEY	
8G - 10	

PLAT OF SURVEY

Existing Building Setbacks from the Ordinary High Water Mark of Lake Mendota to Structures The Northeast 25 of Lot 32, Willow Park & all of Lot 33, Addition to Willow Park, City of Madison, Dane County, Wisconsin and five adjacent parcels in each direction



LEGEND

— Ordinary High Water Mark

- - - - - Proposed Lot Front, or North-of-Lake Line

▨ Boundary of Public Property (Village of Willow Park)

▤ Boundary of Lot 25, 26, 27, 28, 29, 30

▥ Boundary of Lot 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ME 1 — DISTANCE FROM EXISTING FRONT OF LOT 25 TO EXISTING FRONT OF LOT 26

ME 2 — DISTANCE FROM EXISTING FRONT OF LOT 26 TO EXISTING FRONT OF LOT 27

ME 3 — DISTANCE FROM EXISTING FRONT OF LOT 27 TO EXISTING FRONT OF LOT 28

ME 4 — DISTANCE FROM EXISTING FRONT OF LOT 28 TO EXISTING FRONT OF LOT 29

ME 5 — DISTANCE FROM EXISTING FRONT OF LOT 29 TO EXISTING FRONT OF LOT 30

Jason D. Winkler
 Jason D. Winkler, Registered Land Surveyor, S-1228
 MADISON, WI 53703
 SURVEYED May 5, 2009

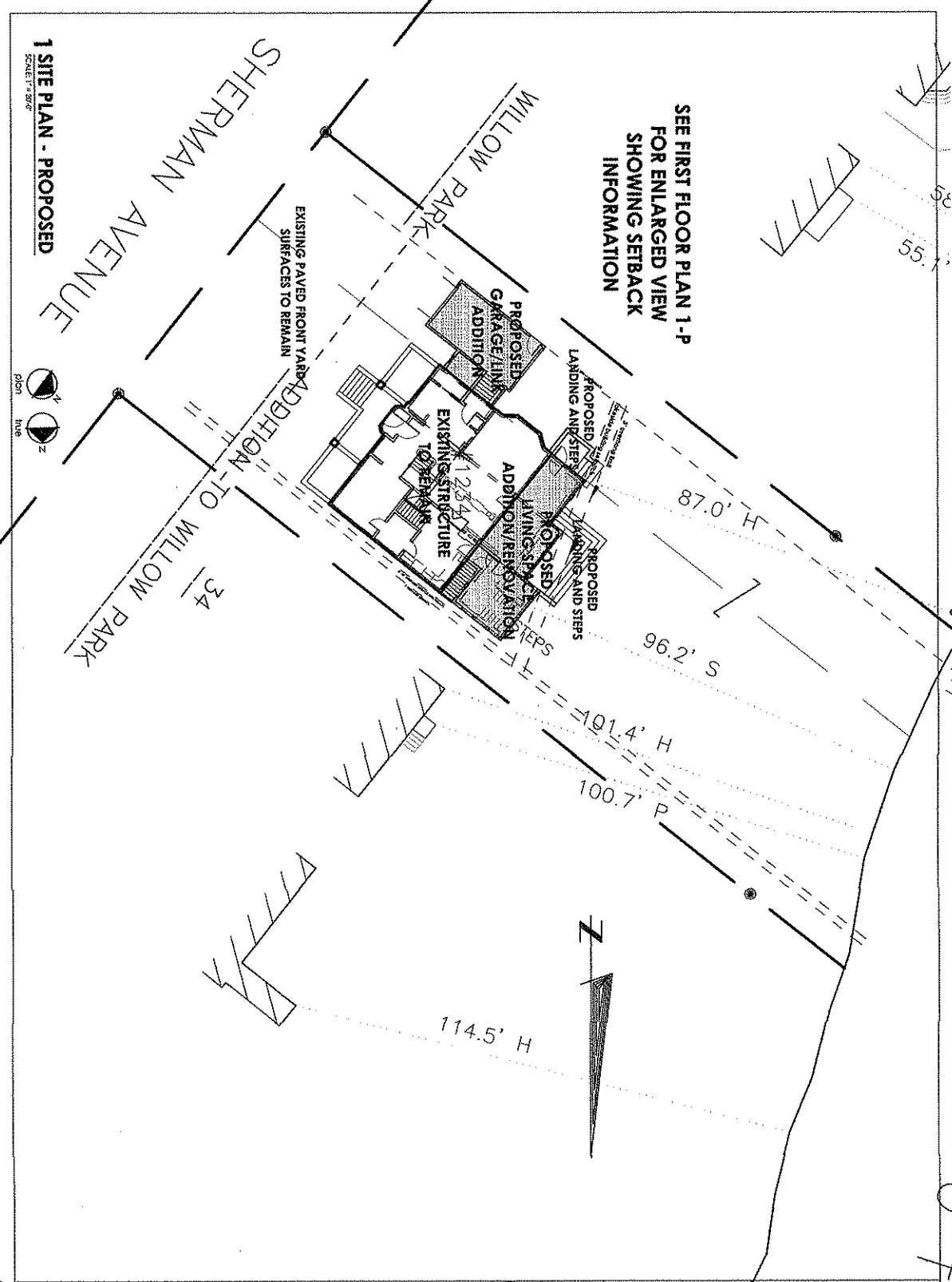


SURVEYOR'S NOTES

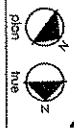
1. The ordinary high water mark of Lake Mendota is at approximately 1250.7 feet (2012 datum).
2. The ordinary high water mark of Lake Mendota on May 5, 2009 was section 150.100 (2012 datum) or provided by base county.
3. Distances from the ordinary high water mark to existing corners in to the most westerly portion of edge or west vertices of the building.
4. Lot lines shown are approximate and were not surveyed on part of this survey. They are shown to establish the location in opening the work with previous surveys.

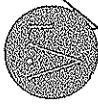

Surveyed File:
 12345 Willow Park
 Madison, WI 53703

Willard & Associates, Inc.
 1234 Main Street
 Madison, WI 53703
 608.555.1234



1 SITE PLAN - PROPOSED
 SHEET 1-209



 <p>Barnett Architecture 118 NORTH ARBEE TERRACE SUITE I MADISON, WISCONSIN 53726 608.233.4558 barnett@architective.com</p>	<p>DESIGN STUDIES FOR: HOLZ RESIDENCE 1234 SHERMAN AVENUE MADISON, WI 53703</p>	 <p>0 10' 20'</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>DRAWING ISSUE DATES 11-2-2009 11-23-2009</p>	<p>SITE-P</p> <p>Holz Not Surveyed, BA Proposed Layout</p>
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PRELIMINARY
NOT FOR
CONSTRUCTION

PROPERTY LINE

7' SIDEYARD SETBACK

50'-0"

8'-0"

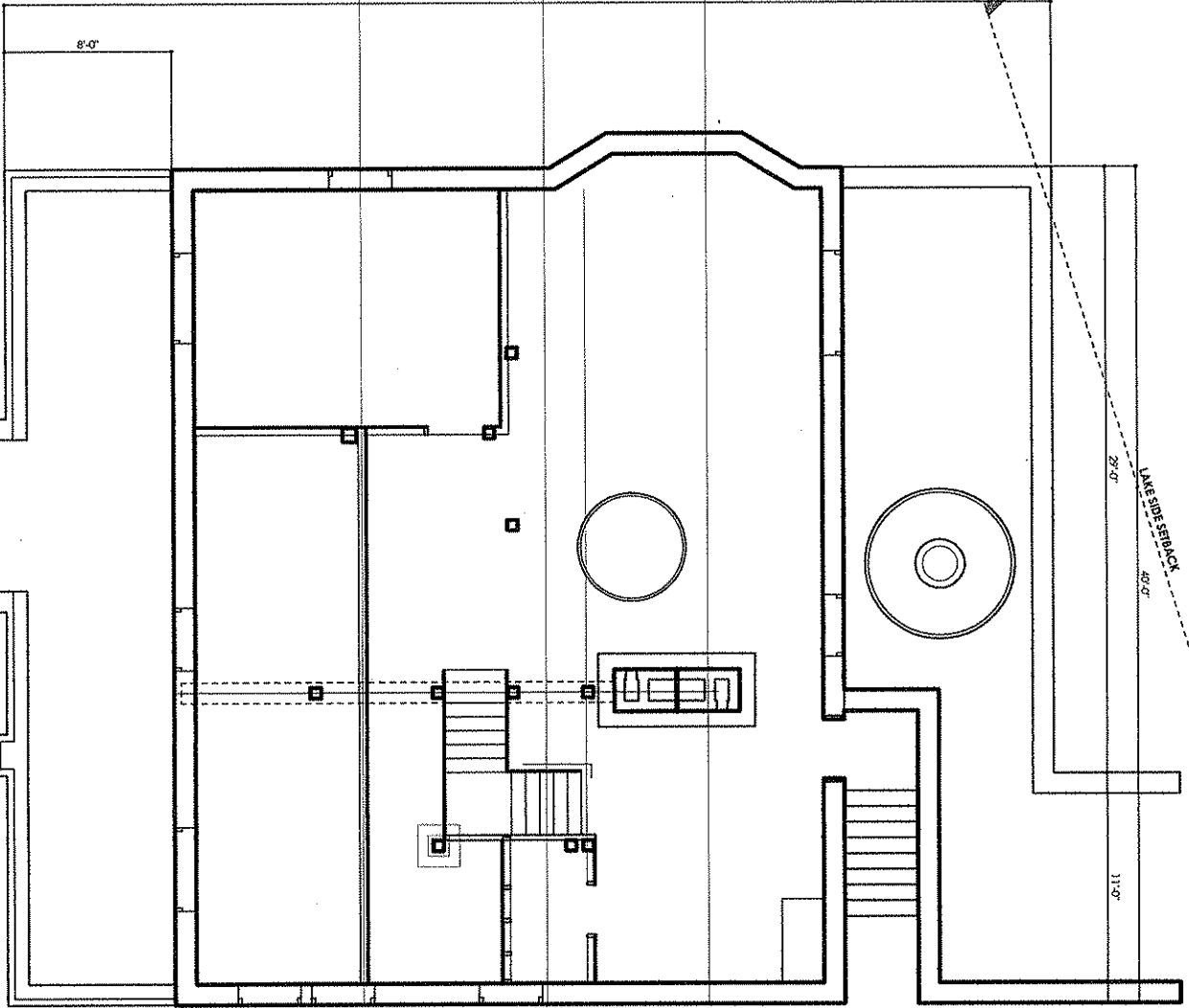
28'-0" LANE SETBACK
20'-0"
11'-0"

7' SIDEYARD SETBACK

PROPERTY LINE

1 BASEMENT FLOOR PLAN - EXISTING

SCALE: 1/4"=1'-0"



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SUITE 1
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608.233.4538
barnettarchitecture.com

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1234 SHERMAN AVENUE
MADISON, WI 53703



PRELIMINARY
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DRAWING ISSUE DATES
11-2-2007

B-E

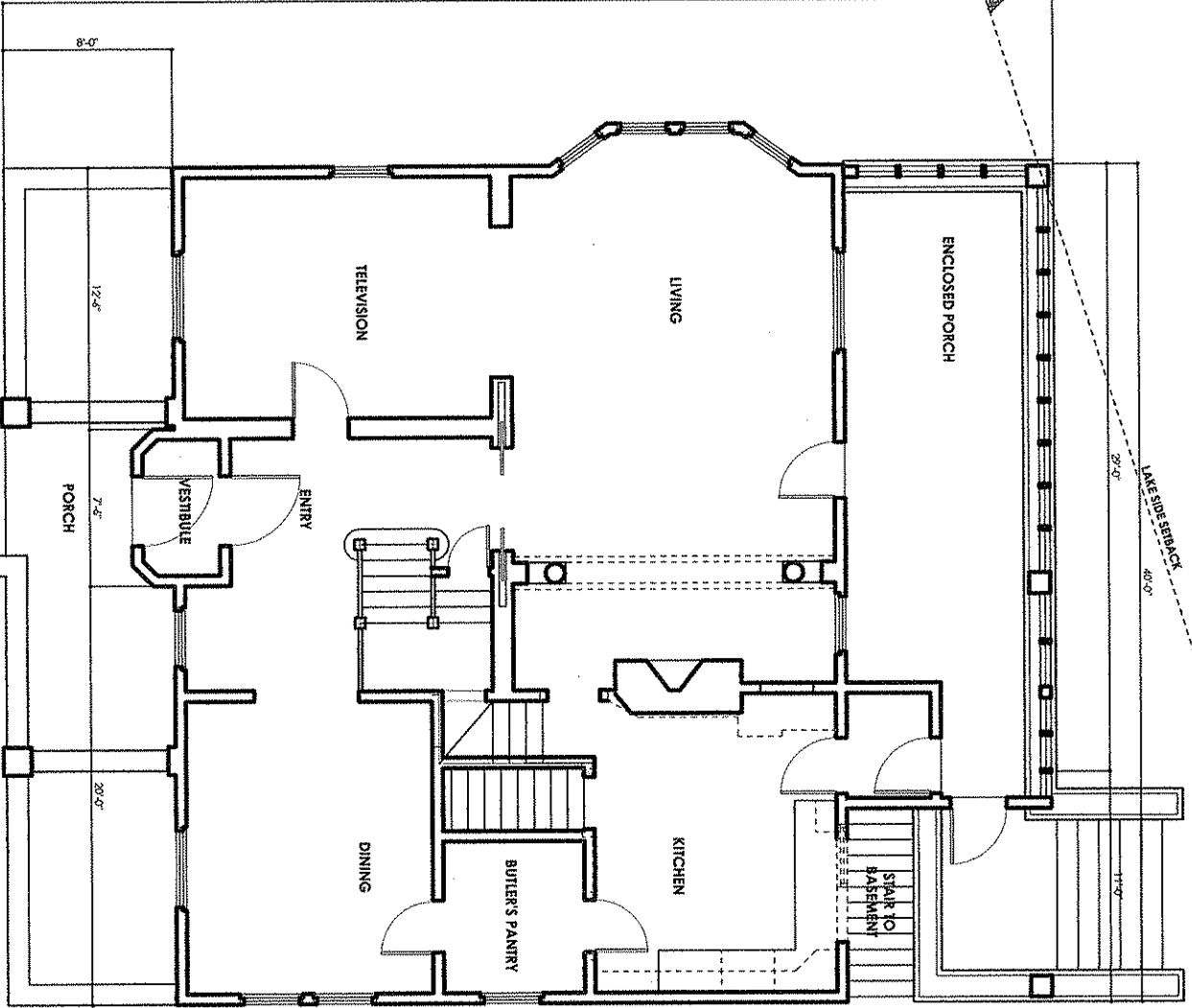
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PRELIMINARY
NOT FOR
CONSTRUCTION

PROPERTY LINE

7' SIDEYARD SETBACK

50'-0"

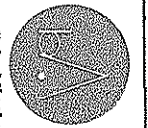


7' SIDEYARD SETBACK

PROPERTY LINE

1 FIRST FLOOR PLAN - EXISTING

SCALE: 1/4"=1'-0"



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1-E

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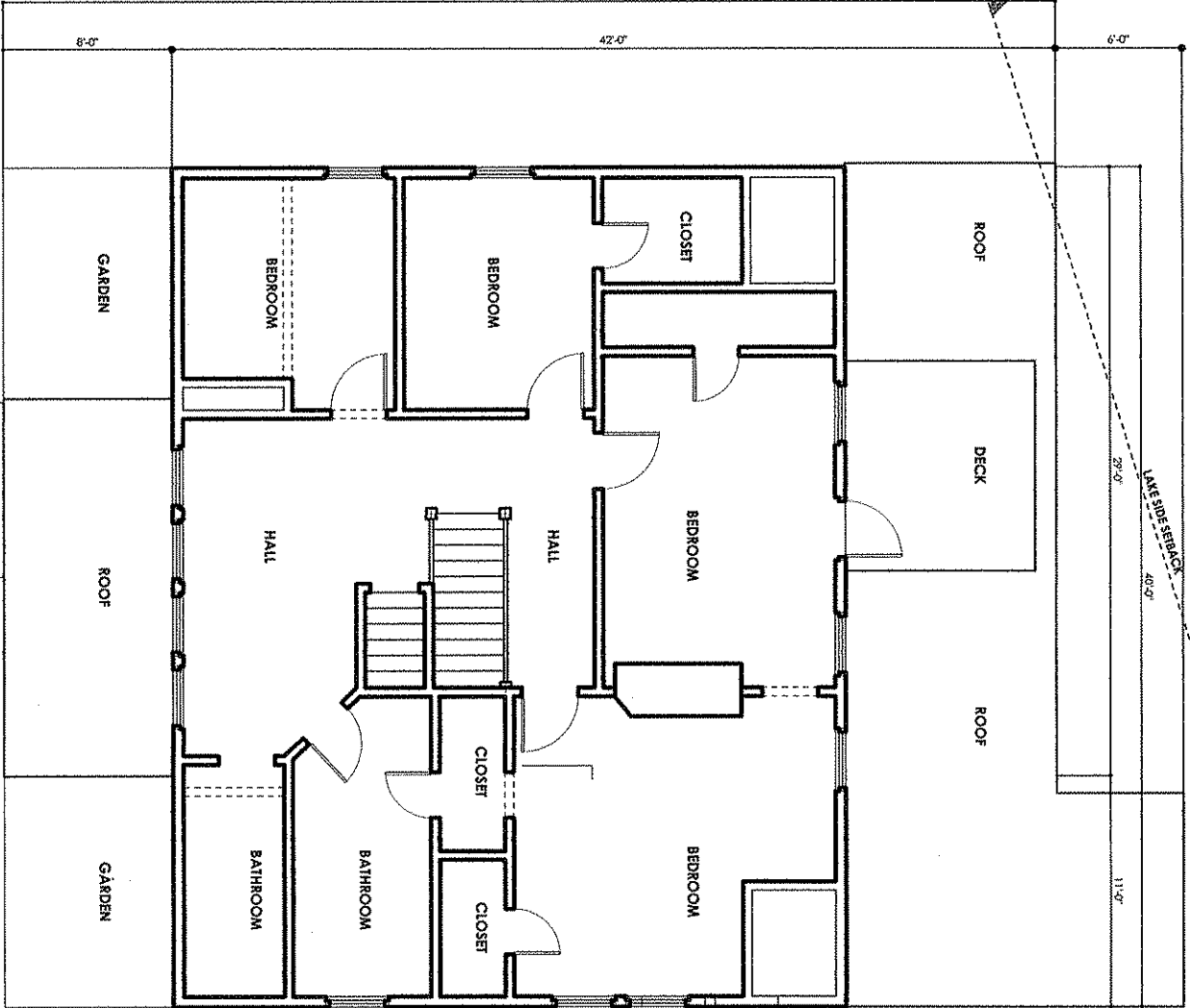
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PRELIMINARY
NOT FOR
CONSTRUCTION

PROPERTY LINE

7' SIDEYARD SETBACK

50'-0"



7' SIDEYARD SETBACK

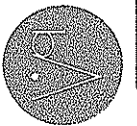
PROPERTY LINE

1 SECOND FLOOR PLAN - EXISTING

SCALE 1/4"=1'-0"



STEPS



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2-E

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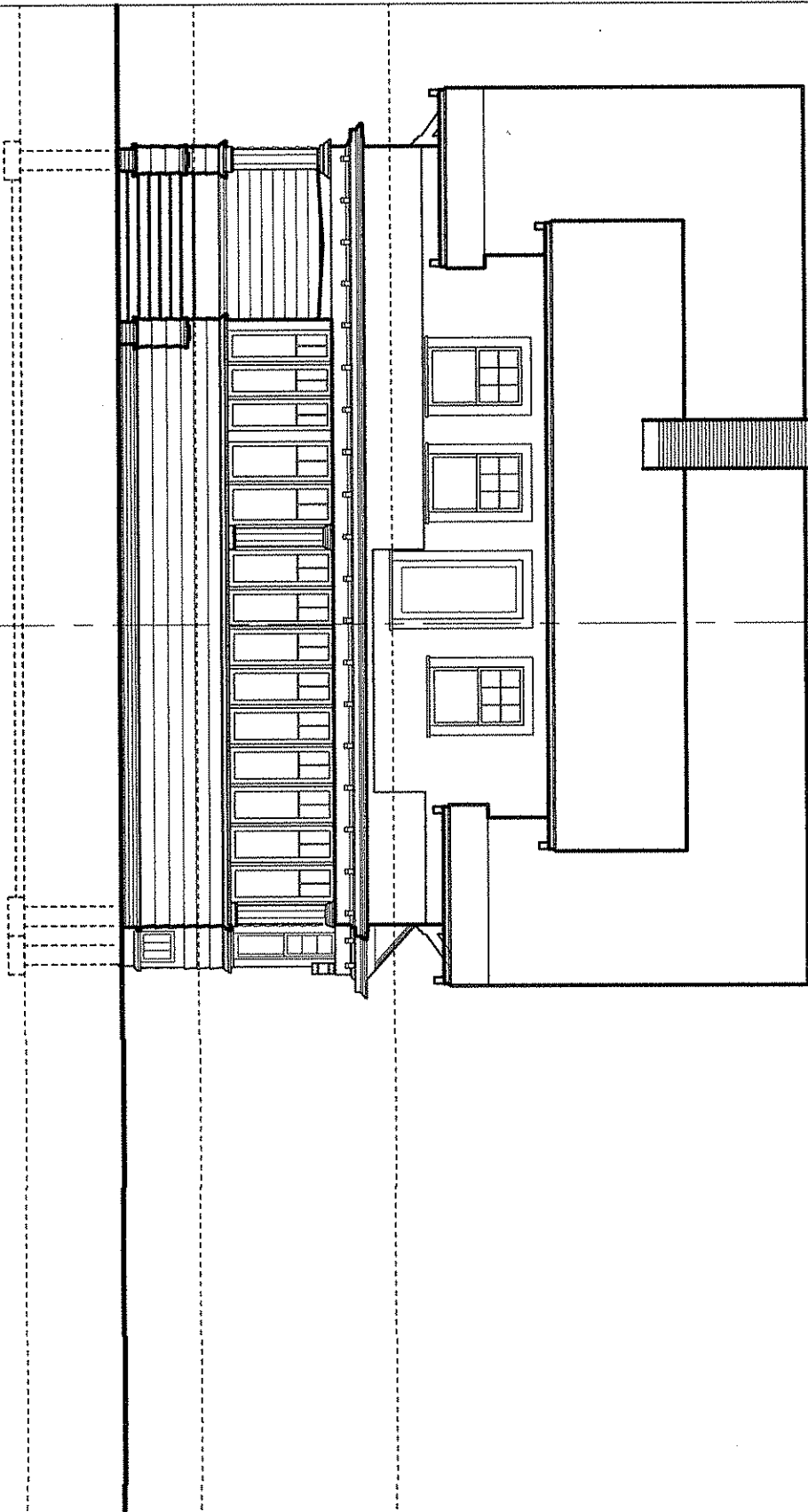
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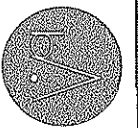


1 NORTH ELEVATION - EXISTING

SCALE: 1/4"=1'-0"

NE-E

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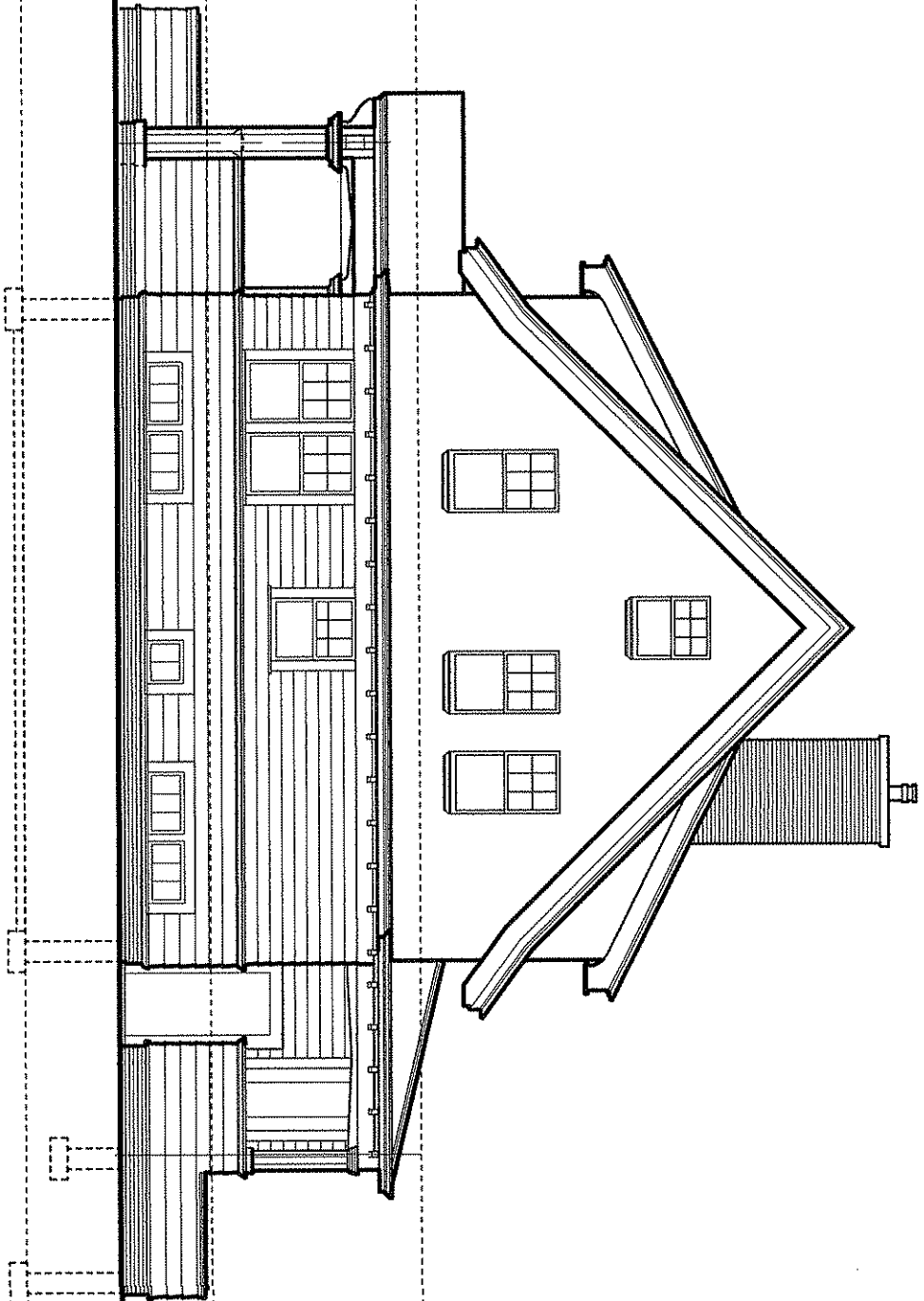


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 608.233.4338
 barnettarchitecture.com

DESIGN STUDIES FOR:
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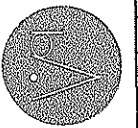


1 EAST ELEVATION - EXISTING

SCALE 1/4"=1'-0"

EE-E

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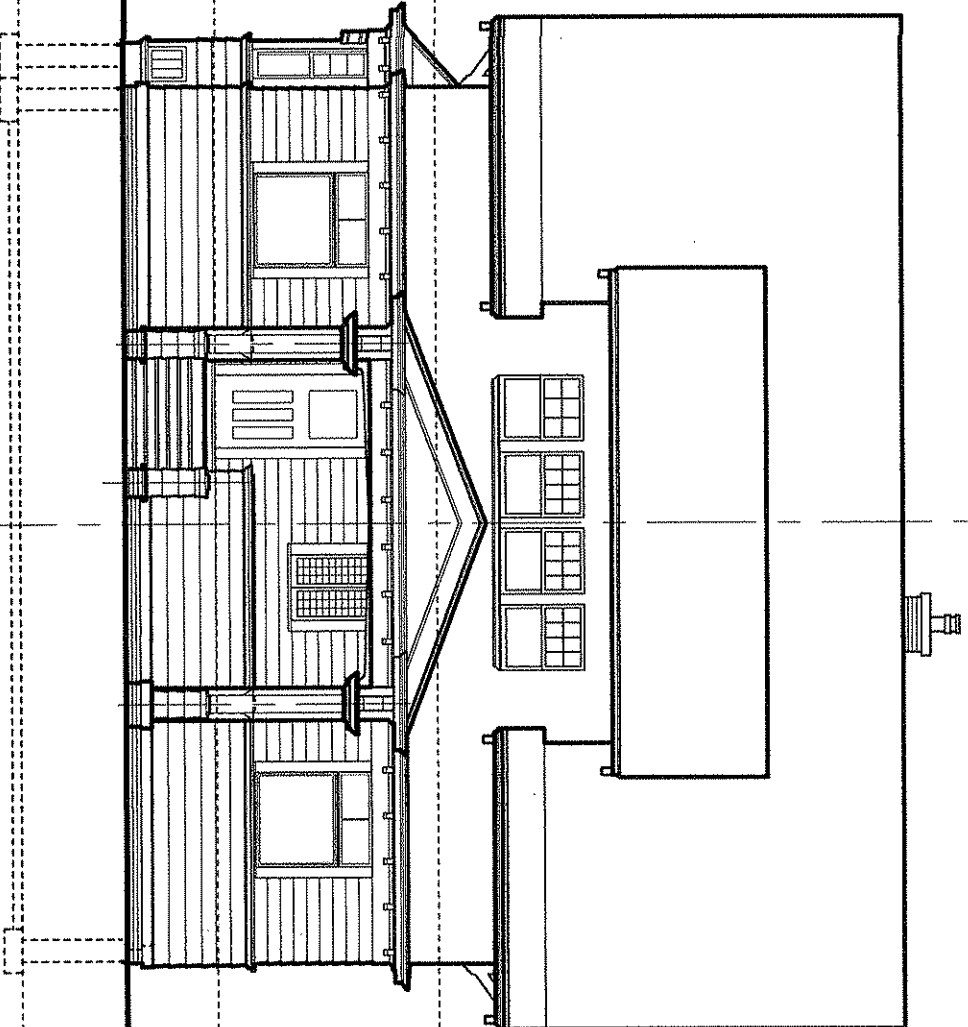
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11-2-2009



1 SOUTH ELEVATION - EXISTING

SCALE 1/4"=1'-0"

SE-E

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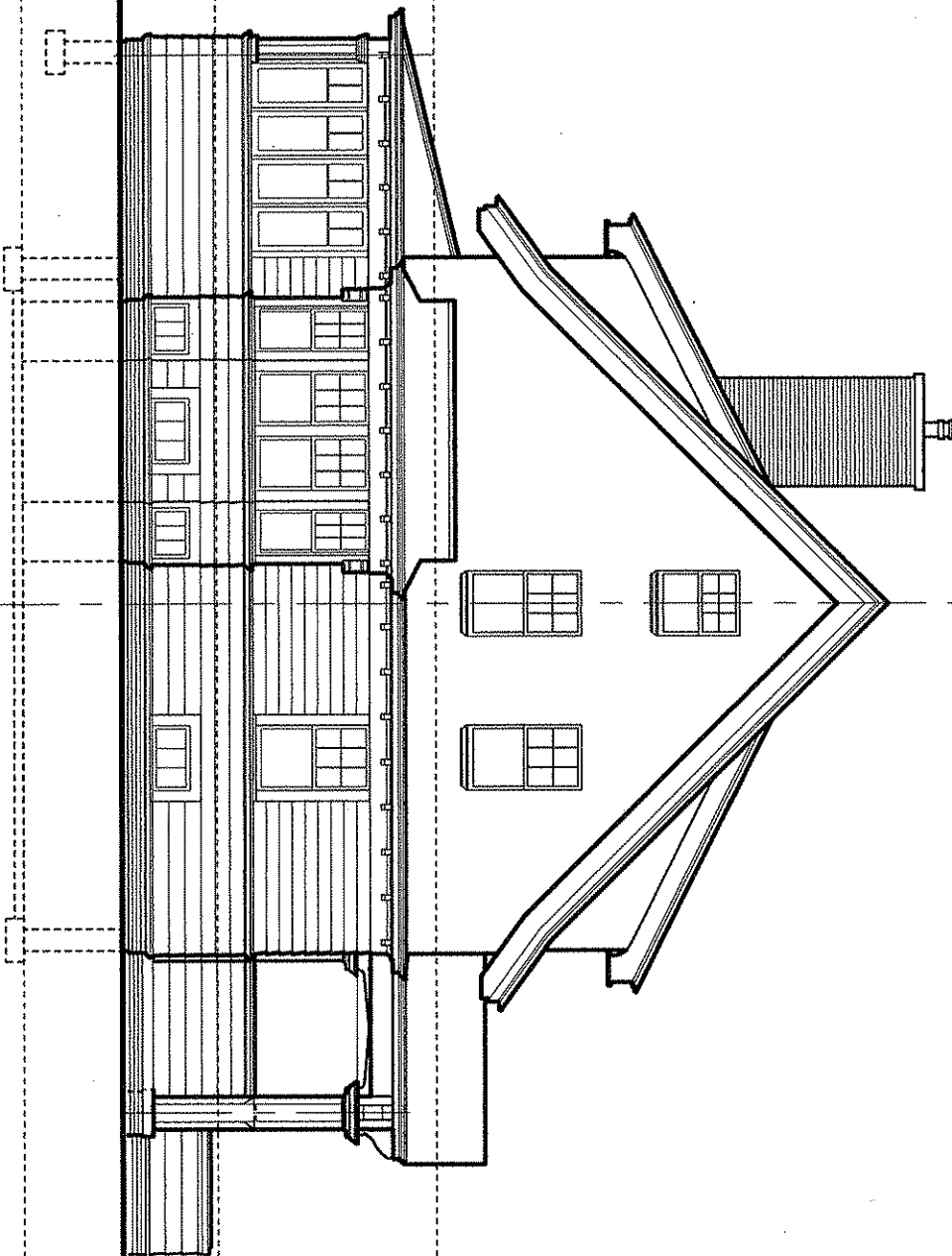
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1 WEST ELEVATION - EXISTING

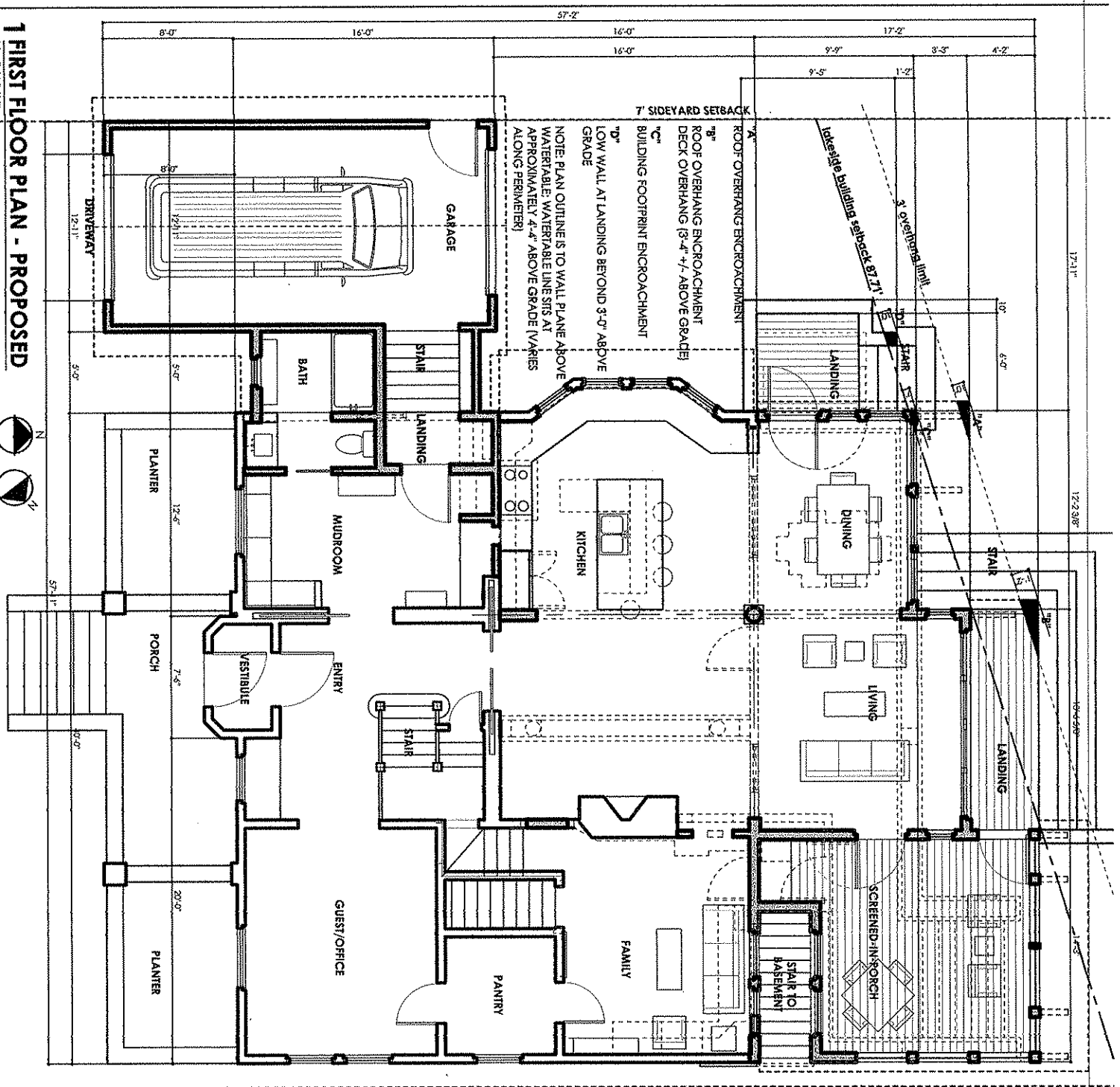
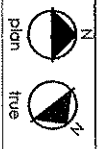
SCALE 1/4"=1'-0"

WE-E

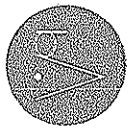
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1 FIRST FLOOR PLAN - PROPOSED

SCALE: 1/4"=1'-0"



8'-10" SIDEYARD SETBACK WITH PENALTY
7' SIDEYARD SETBACK



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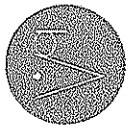
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11-2-2009

1-P

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DESIGN STUDIES FOR:
HOLZ RESIDENCE
 1234 SHERMAN AVENUE
 MADISON, WI 53703

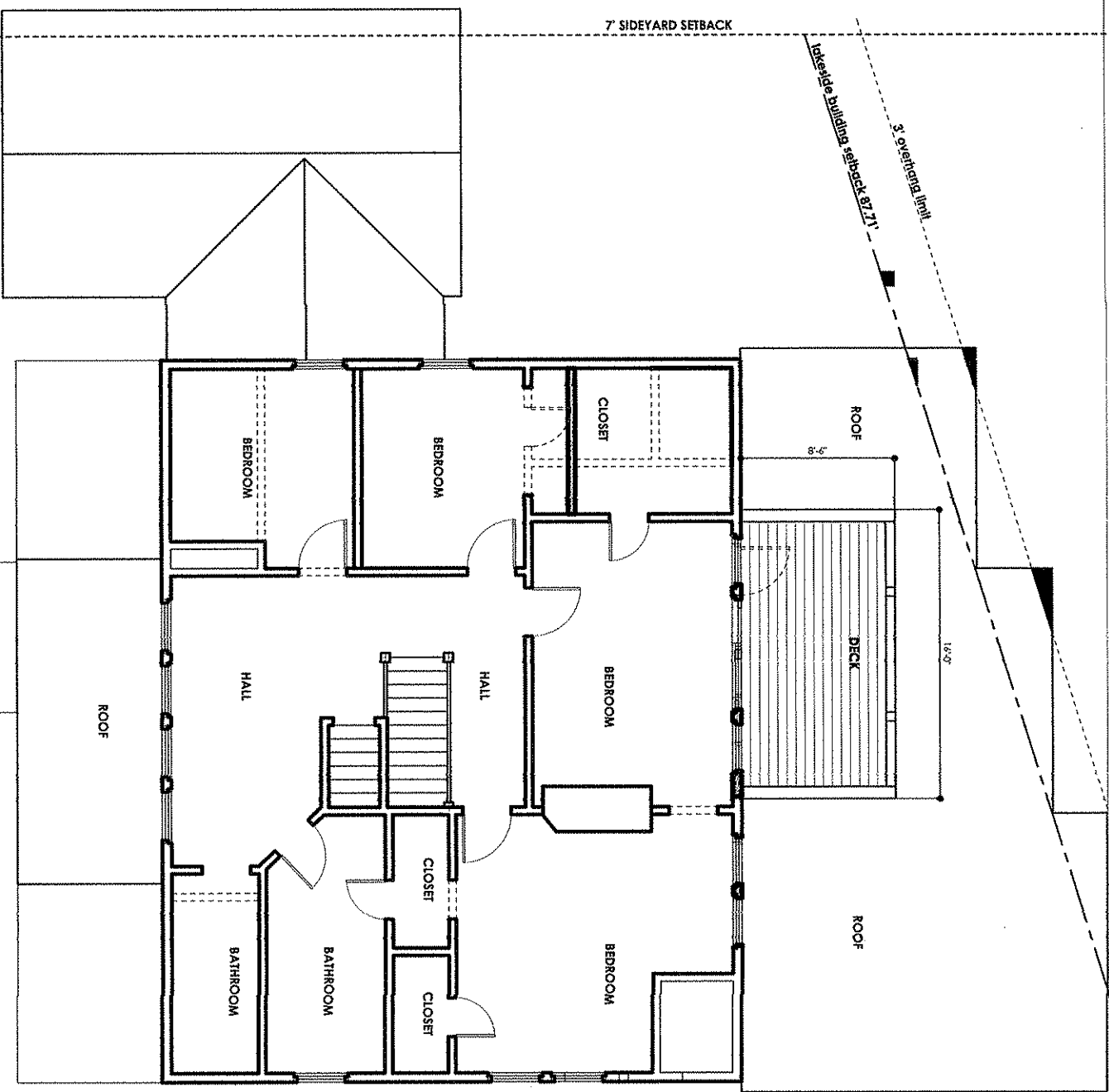


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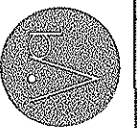
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1 SECOND FLOOR - PROPOSED

SCALE: 1/4"=1'-0"





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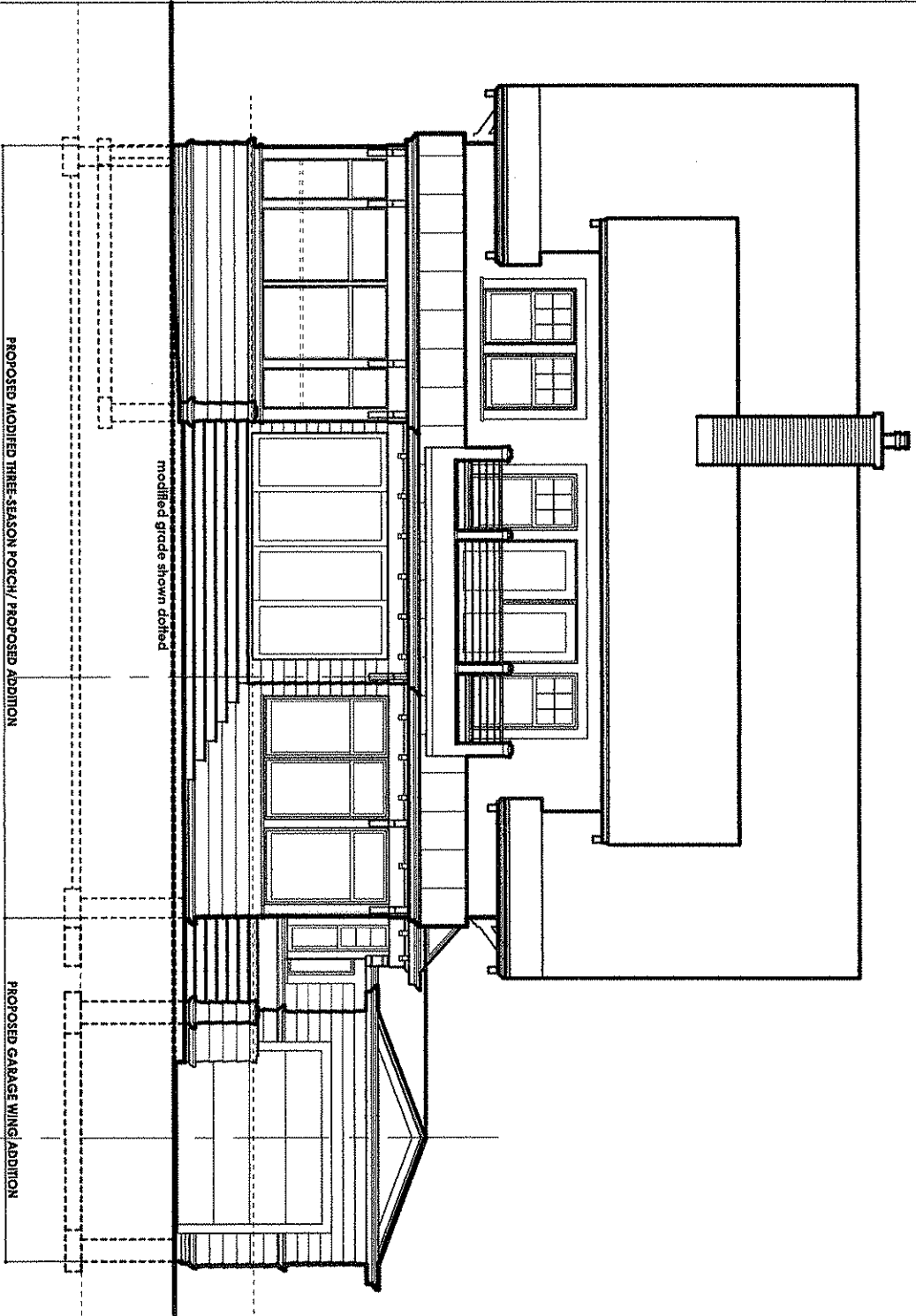
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1 NORTH ELEVATION - PROPOSED

SCALE: 1/4"=1'-0"

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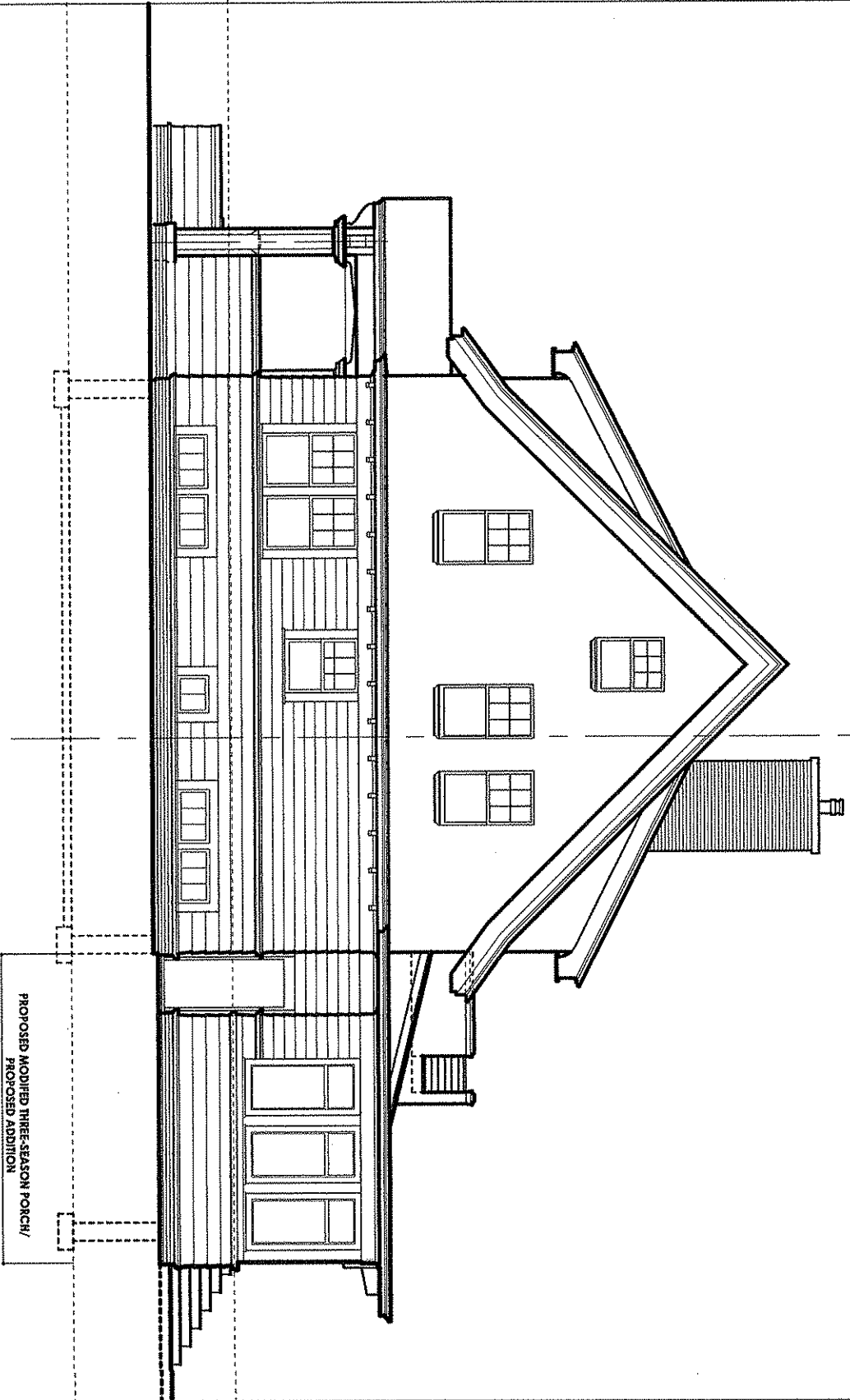
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1 EAST ELEVATION - PROPOSED

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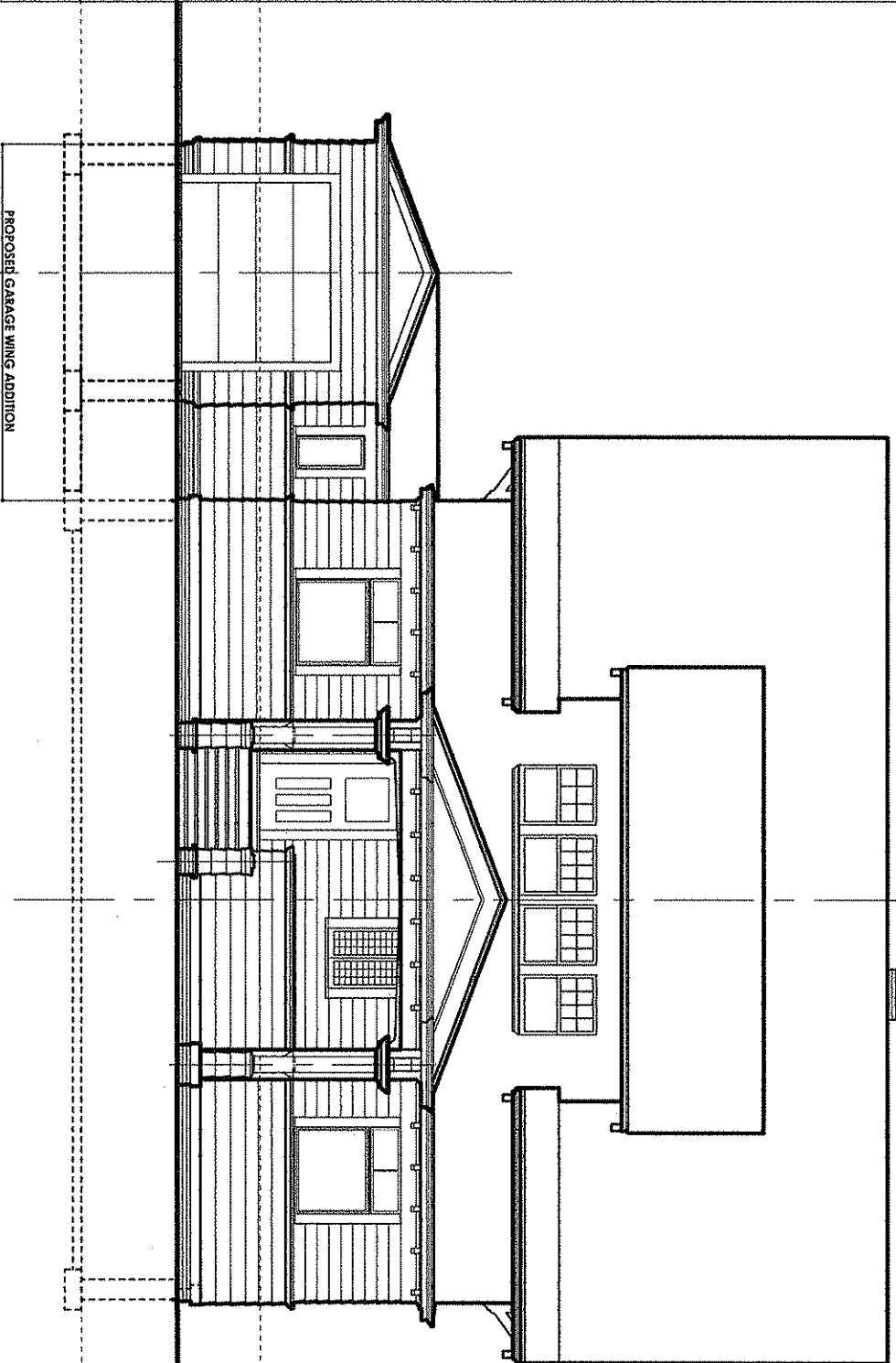


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1 SOUTH ELEVATION - PROPOSED

SCALE 1/4"=1'-0"

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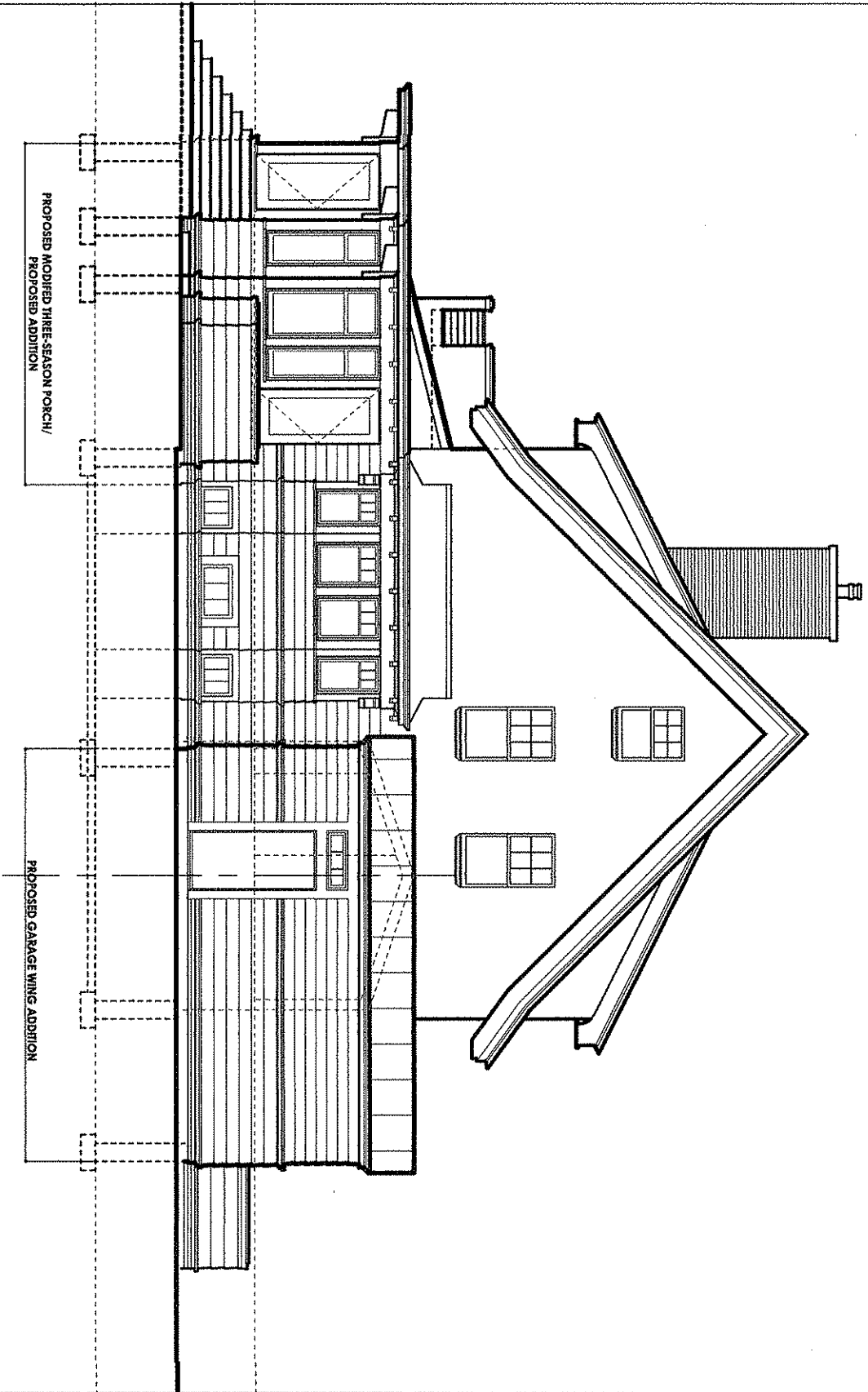
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1 WEST ELEVATION - PROPOSED

SCALE: 1/8"=1'-0"

WE-P

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