



City of Madison

Conditional Use

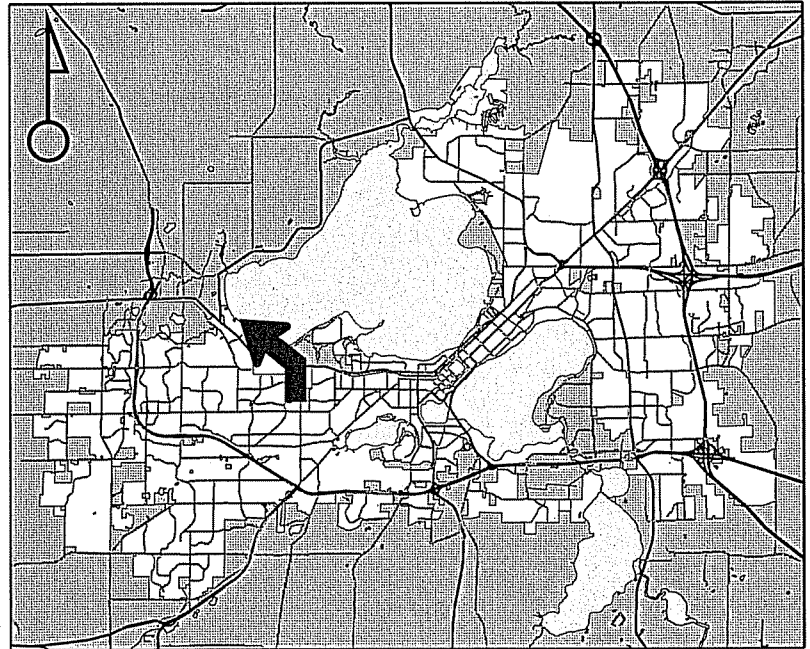
Location
5840 Thorstrand Road

Applicant
Scott Peterson/Amy Hasselman-
Architecture Network, Inc

Existing Use
Single-family house on lakefront lot

Proposed Use
Construct accessory boathouse
on lakefront lot

Public Hearing Date
Plan Commission
04 February 2013



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 January 2013



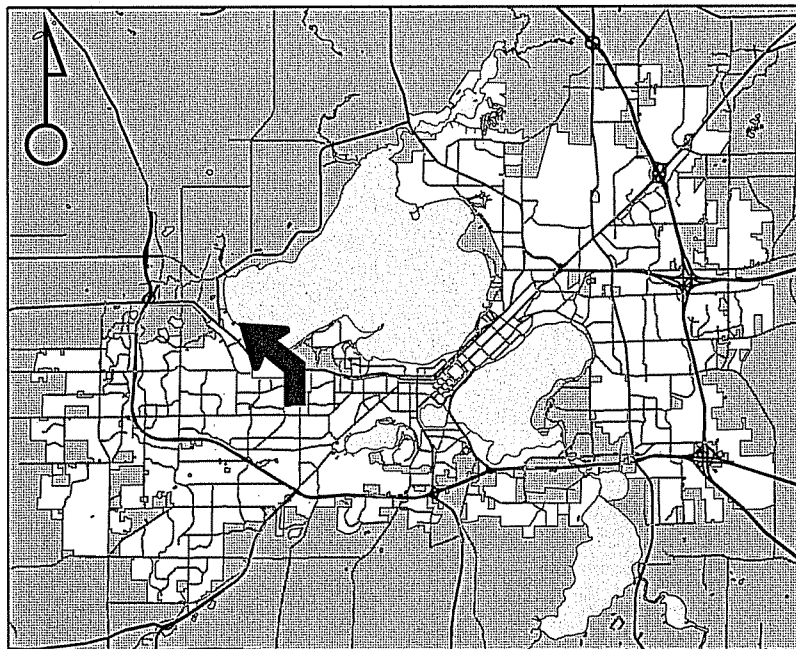
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Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 January 2013



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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Nbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 5840 Thorstrand Rd **Project Area in Acres:** .12

Project Title (if any): Peterson Residence Boathouse

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

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

Applicant's Name: Amy Hasselman Company: Architecture Network Inc
Street Address: 116 E Dayton St City/State: Madison, WI Zip: 53703
Telephone: 608251-7515 x33 Fax: 608251-7566 Email: amy_hasselman@architecture-netwo

Project Contact Person: Jason Ekstrom Company: Architecture Network Inc
Street Address: 116 E Dayton St City/State: Madison, WI Zip: 53703
Telephone: 608251-7515 x33 Fax: 608251-7566 Email: jason_archnet@tds.net

Property Owner (if not applicant): Scott Peterson
Street Address: 5840 Thorstrand Road City/State: Madison, WI Zip: 53705

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Construct boathouse on shore of Lake Mendota, accessory building to an existing single-family residence.

Development Schedule: Commencement December 2012 Completion Spring 2013

Effective August 31, 2012

CONTINUE →

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

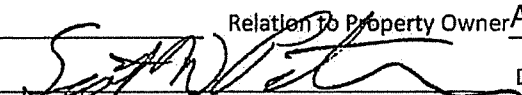
In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- 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.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the City of Madison 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 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: Mark Clear, District 19; 8/29/2012. There is no neighborhood association.
- 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: Tim Parks Date: 8/29/2012 Zoning Staff: Matt Tucker Date: 8/29/2012

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

Name of Applicant Amy Hasselman Relation to Property Owner Architect
 Authorizing Signature of Property Owner  Date 10-16-12



**architecture
network, inc.**

116 E. Dayton St.
Madison, WI 53703
608.251.7515
608.251.7566 fax
www.architecture-network.net

October 15, 2012

Plan Commission
Department of Planning and Community & Economic Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd., Suite LL 100
Madison, WI 53703

Commissioners,

Our client, Scott Peterson, owns the house at 5840 Thorstrand Road, a single-family home with Lake Mendota water frontage. He would like to build a boathouse on the shore, connected to the existing house by a tunnel. There is presently a deck and dock at the edge of the water, but no boathouse. The tunnel will be entirely underground.

The shoreline on this property is a fairly steep hillside, which makes access to the water for recreation and maintenance difficult. The boathouse and tunnel will greatly improve access and safety for the residents and visitors. The boathouse will be built adjacent to the existing deck to allow an easy walk out onto the existing dock.

The area of the proposed boathouse is 780 square feet. It includes a restroom, wet bar, and space for storage of recreational equipment. There is no dwelling unit or parking associated with this project. The rooftop deck extends over the tunnel entrance to allow the uphill wall to be a retaining wall.

The existing glacial boulder rip-rap along the Lake Mendota shoreline is in acceptable condition and will be maintained as is. Canopy trees are predominately Bur Oak and are in good health with the exception of one which will be removed. The existing bank cover is a mix of native and invasive vegetation, which seems to be preventing erosion and holding the steep bank. The intent of the proposed landscape plan is to emulate the existing effective vegetation while removing invasives. A palette of native shrubs and coarse fescues will be used to maintain a diverse root system to prevent erosion and bank loss in lieu of structural retaining walls. Once established, the native shrubs and grasses will form self-sustaining plant communities that require little maintenance while sustaining food and habitat for wildlife and protecting the existing deep rooted Bur Oak trees. The use of vegetation in place of built structures to hold the bank creates a more natural shoreline aesthetic and will integrate easily with the existing bank.

If approved and the weather cooperates, construction will start in December and finish in Spring 2013. Scott Peterson is with a local construction firm, Ed Kraemer & Sons, who will perform the concrete work for the tunnel & boathouse. The contractor for the interior buildout is yet to be determined. There will be approximately 6 full-time workers involved in the construction at any given time. The construction budget is \$100,000-\$150,000. Architecture Network Inc is the architect, Quam Engineering the civil engineer, and Ziegler Design Associates the landscape architect.

This home is located in an area of substantial lakefront homes, all of which have substantial lakefront amenities, including patios, sheds, pools, and boathouses. The proposed boathouse is normal for the area, and relatively modest compared to the neighbors. We hope you will find that it is an improvement over the existing condition, and vote for approval.

Sincerely yours,

Amy Hasselman, AIA

Neighbor approval emails

Peterson Boathouse
5840 Thorstrand Rd

100 Thorstrand Rd

From: George Gialamas <george@gialamas.com>
Date: October 12, 2012 5:17:04 PM CDT
To: Scott Peterson <SPeterson@EDKRAEMER.COM>
Subject: RE: Peterson Boathouse proposal

Scott,

I have reviewed your plans for a boat house in front of your home. I have no objections to anything that was before me. I believe it will add to the property and your children will enjoy the use of it. I support your efforts to build the structure. Good luck.

George

5844 Thorstrand Rd

From: Jeff Haen <jeff@haenrealestate.com>
Date: October 6, 2012 8:31:05 AM CDT
To: Scott Peterson <SPeterson@EDKRAEMER.COM>
Subject: RE: boathouse proposal

Scott

Sorry I did not get back to you sooner. The provided sketches and site plan are acceptable to us. Thanks for sending them to us and please let us know if we can provide any help with the approval process. Have a good weekend.

Jeff