

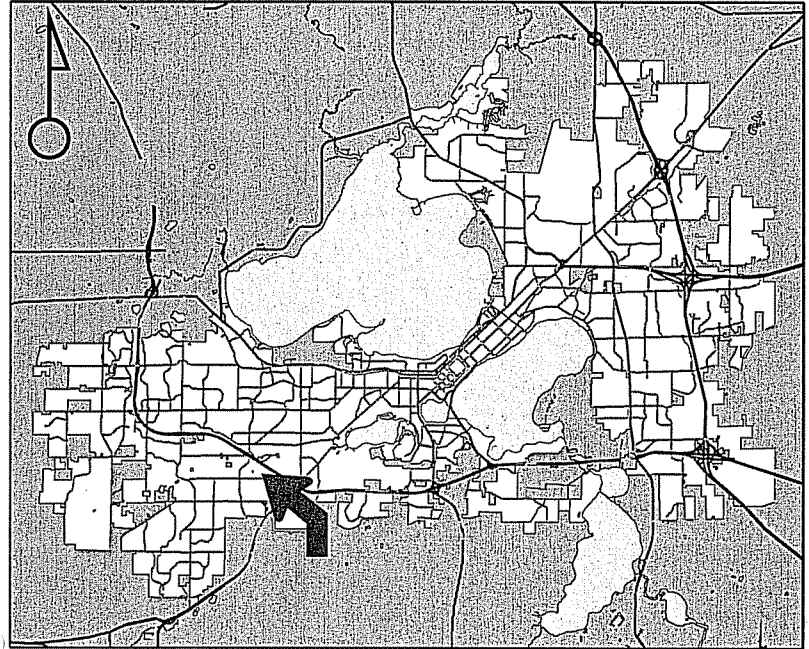


Location
5324 Loruth Terrace

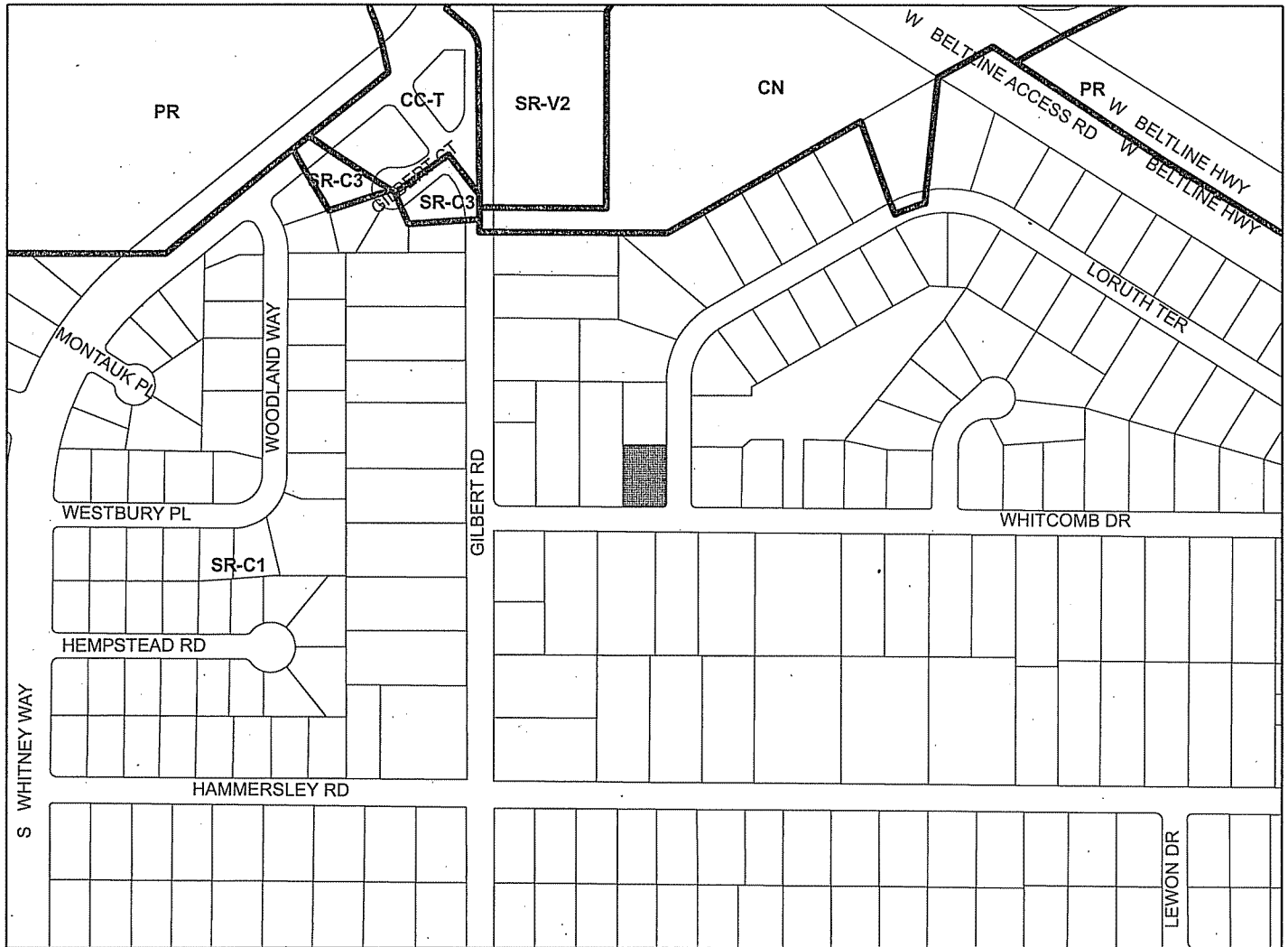
Applicant
Mitchell Illichmann/
Dan Klingbeil - Blue Line Designs, Inc

Proposed Use
Approval of plans for single-family home on lot created by 2006 CSM/
Demolition

Public Hearing Date
Plan Commission
03 June 2013

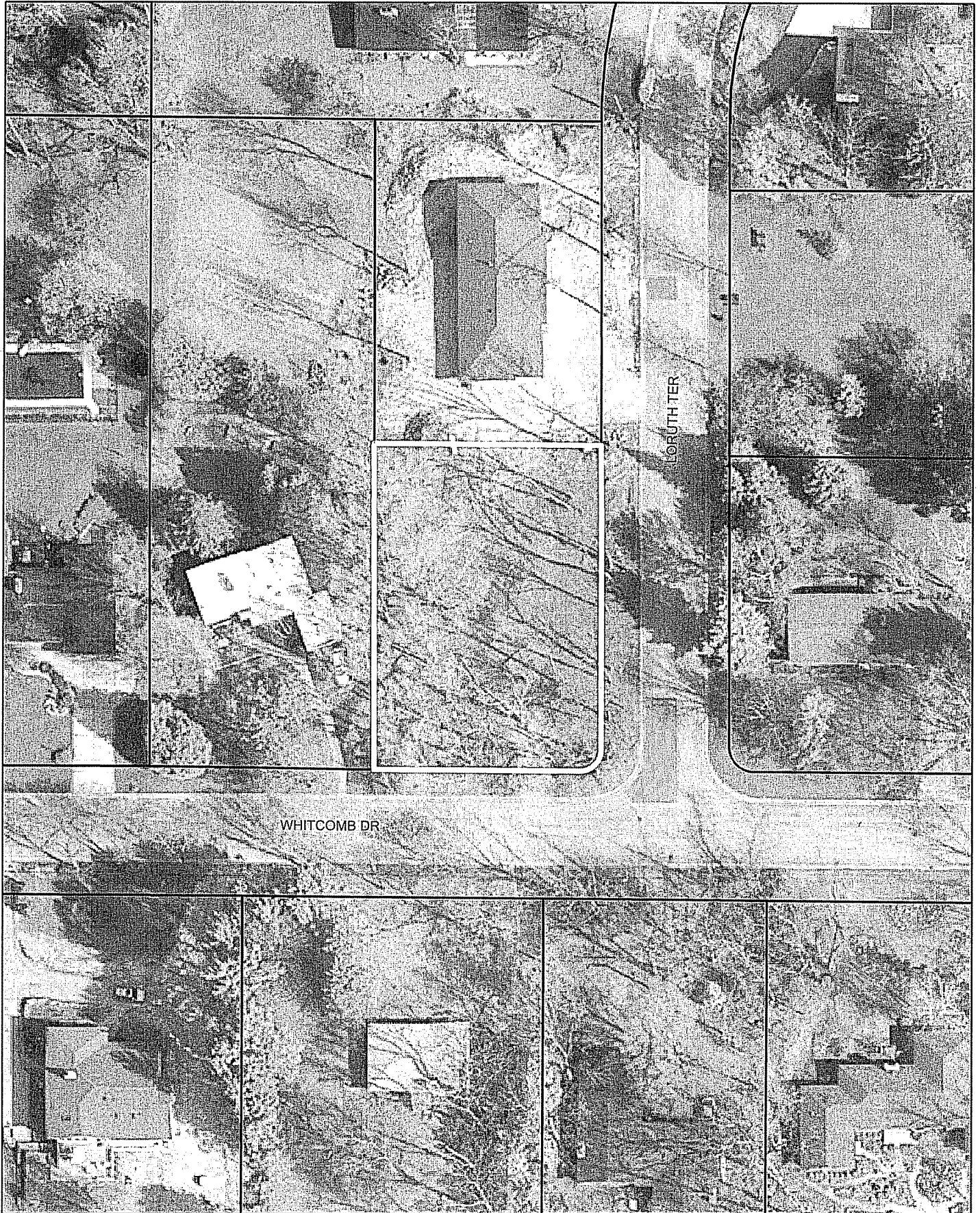


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 May 2013





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- 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.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid \$650- Receipt No. 141825
 Date Received 4/15/13
 Received By ESK
 Parcel No. 0709-311-0207-7
 Aldermanic District 10
 Zoning District SR-C1
 Special Requirements Existing CU
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____
 Form Effective: February 21, 2013

1. Project Address: 5324 Loruth Terrace
Project Title (if any): _____

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
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Scott Matthews Company: _____
Street Address: 2921 Interlaken Pass City/State: Madison WI Zip: 53719
Telephone: 608 235-0586 Fax: () Email: scottmadwi@yahoo.com

Project Contact Person: Dan Klingbeil Company: Blue Line Designs, Inc.
Street Address: 3288 Mound View Rd City/State: Verona WI Zip: 53593
Telephone: 608 577-8916 Fax: 608 836-0081 Email: bluelinedesigns@charter.net

Property Owner (if not applicant): Mitchell Illichmann
Street Address: 2921 Interlaken Pass City/State: Madison WI Zip: 53719

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: new single family home

Development Schedule: Commencement October 2013 Completion April/may 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

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 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.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: 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:

January 19, 2013: Brian Solomon + Orchard Ridge N. Assoc.
district10@cityofmadison.com ldnelson@chorus.net

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Attached. 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: 4/8/2013 Zoning Staff: Elizabeth Krueger Date: 4/8/2013

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

Name of Applicant Scott Matthews Relationship to Property: partner of owner
Authorizing Signature of Property Owner [Signature] Date 4/10/13

Good day,

We are planning to build a new single family home at 5324 Loruth Terrace, which is at the corner of Whitcomb Drive and Loruth Terrace. The architect/builder we have chosen is Blue Line Designs. They specialize in high quality custom homes. Blue Line Designs builds stunning homes, and we also like that most of their materials come from Brunsell Lumber, which is a local business to the Orchard Ridge area. The home will have 3,866 square feet of living area above grade with 4 bedrooms and 4 baths.

With the hopes of blending in with the area, the home was designed to have somewhat of a 1950's look with a prairie style influence. The roof will be hipped with a low pitch and 3' overhangs. There will be a generous amount of stone on the sides facing Whitcomb Drive and Loruth Terrace. Additionally, the garage doors will not face either street. The driveway entrance will be on Loruth Terrace. Mitchell is an avid gardener, and will have beautiful landscaping and gardens. There are two healthy maple trees currently on the lot, and we plan on adding more trees, many plantings, and tasteful gardens.

We emailed our plans to the neighborhood association and the alder on January 19, 2013. We have had nothing but positive feedback about the new home. On February 23, 2013, we also met with Lynn and Jack Jenkins, who live adjacent to the property along the westerly border. We discussed what would be an appropriate landscape buffer between the two properties, and agreed that properly spaced evergreen trees with intermixed shrubs and hostas will work nicely.

The only part of the home not set in stone is the exposure of the lower level on the rear of the home, and the potential of lower level finished area. Option 'A' shows optional lower level finish we are considering, depending on the added cost to the project. Mitchell's parents are considering living with us, and option 'B' shows a more expanded lower level finish with another variation to the rear exposure of the lower level to allow additional light for the area of the home they would be using.

The value of the land is \$80,000, and the estimated project cost has a range from \$445,000 to \$470,000.

We appreciate your consideration, and are very excited to build our home in Orchard Ridge.

Regards,

Scott Matthews & Mitchell Illichmann

235-0586



001567

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FIFTY FEET

SURVEYED BY :

Burse
surveying & engineering inc

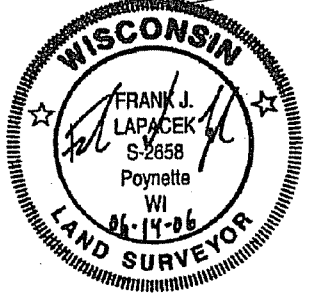
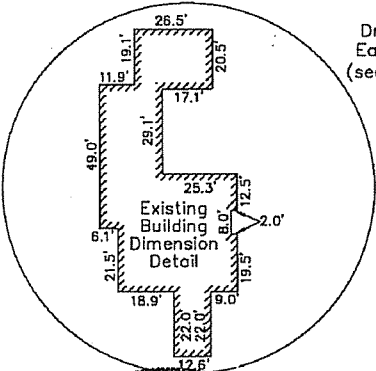
1400 E. Washington Ave. Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

SURVEYED FOR :

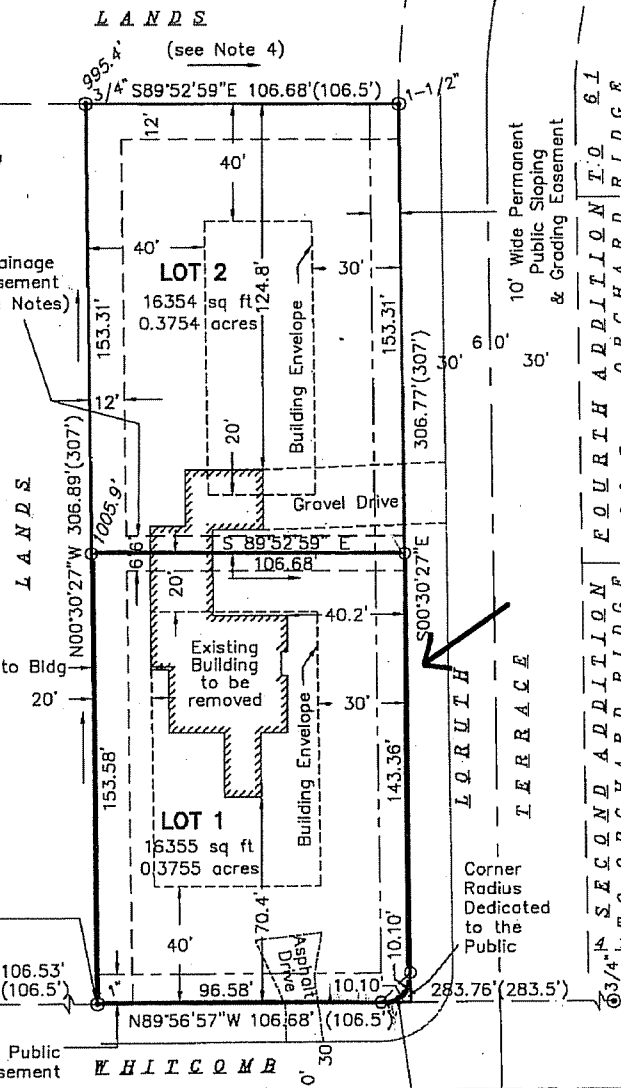
SUSAN PETERS
2921 INTERNATIONAL LANE
MADISON, WI 53713

ASSUMED NORTH
BEARINGS ARE BASED UPON THE WEST
LINE OF THE NORTHEAST QUARTER OF
SECTION 31-07-09 ASSUMED TO BEAR
N 00°34'22" W

Found Brass cap set in concrete at the meander corner for the north quarter corner of section 31-07-09 actual corner is 8.74' south along section line.



MON TO MON S 00°34'22" E 2639.27'
1932.91'



S 89°56'57" E 353.35'
0.07' 91.31' (91.50') 106.48' (106.5') 106.53' (106.5')
0.09' 0.07'
10' Wide Permanent Public Sloping & Grading Easement

Found Brass cap monument at the Center of Section 31-07-09
State Plane NAD83(1997) Coordinates
N 379,178.06 US ft
E 2,109,268.17 US ft

MAP NO. 11831
DOCUMENT NO. 4204772
VOLUME 72 PAGES 236
Date: JUNE 14, 2006
Plot View: Sht1
PROJECTS\BSE937\RevisedCSM-2\CSBSE937.DWG

3/15 10



Stock No. 26273

001568

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
- INDICATES RECORDED AS
- () DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

NOTES:

- 1) Date of Survey: March 15, 2006
- 2) Surveyor has been provided a copy of Title Report Number 26030029, dated February 24, 2006, prepared by Preferred Title. There are no easements referenced in said Title Report.
- 3) All Lots within this Certified Survey Map (CSM) are subject to non-exclusive public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easements shall be twelve (12) feet in width on the perimeter of the CSM. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the CSM. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

- 4) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level (NAVD88 datum per City of Madison) and shall be maintained by the lot owner.

- 5) Lot 1 will be required to provide the R1-zoning required rear yard along the north or west property line dependent upon the orientation of the future residence as determined by the Zoning Administrator prior to issuance of building permits.

- 6) Any principal residential building constructed on Lots 1 and 2 of this CSM shall first be subject to the review and approval of the Plan Commission after a public hearing. Plans for new residences submitted to the Plan Commission shall include a landscape buffer along the westerly property line.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that under the direction of John R. Rettig, owner of said land, I have surveyed, divided, mapped and dedicated that part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the meander corner for the North Quarter corner of said Section 31; thence South 00 degrees 34 minutes 22 seconds East along the west line of said Northeast Quarter, 1932.91 feet to the northerly right-of-way line of Whitcomb Drive extended west; thence South 89 degrees 56 minutes 57 seconds East along said northerly right-of-way line extended and the northerly right-of-way line of said Whitcomb Drive, 353.35 feet to the point of beginning; thence North 00 degrees 30 minutes 27 seconds West, 306.89 feet; thence South 89 degrees 52 minutes 59 seconds East, 106.68 feet to a point on the westerly right-of-way line of Loruth Terrace; thence South 00 degrees 30 minutes 27 seconds East along said westerly right-of-way line, 306.77 feet to a point on aforementioned northerly right-of-way line of Whitcomb Drive; thence North 89 degrees 56 minutes 57 seconds West along said northerly right-of-way line, 106.68 feet to the point of beginning. This description contains 32,731 square feet or 0.7514 acres. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, mapping and dedicating the same.

Dated this 14th day of JUNE, 2006.

Signed: Frank J. Lapacek R.L.S. No. 2658

MAP NO. 11831
DOCUMENT NO. 4204772
VOLUME 72 PAGES 237

Date: JUNE 14, 2006

Plot View: Sht1

\BSE937\RevisedCSM-2\CSBSE937.DWG

SURVEYED BY:

Burse
surveying & engineering

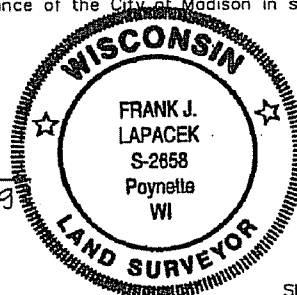
1400 E. Washington Ave, Suite 158

Madison, WI 53703 608.250.9263

Fax: 608.250.9266

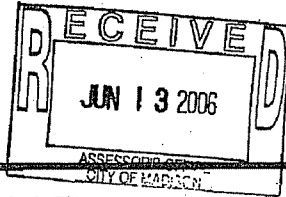
email: burse@chorus.net

www.bursesurveyengr.com



SHEET 2 OF 3

10



CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

001569

OWNER'S CERTIFICATE

Peterscott, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Peterscott, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the following for approval or objection: City of Madison

IN WITNESS WHEREOF, the said Peterscott, LLC has caused these presents to be signed by Scott K. Matthews its managing member on this 14 day of June, 2006

Peterscott, LLC

Scott K. Matthews
managing member

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this 14 day of June, 2006 Scott K. Matthews managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Shirley Brown
Notary Public, Wisconsin My commission expires 01/29/07

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES-06-00518 File I.D. Number 03678 adopted on the 6th day of June, 2006, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this 20th day of June, 2006.

Maibeth Witzel-Bell
Sharon Christensen, Deputy City Clerk Interim
City of Madison, Dane County, Wisconsin



CITY OF MADISON APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this 14 day of JUNE 14, 2006.

Mark A. Olinger
Mark A. Olinger, Secretary of Planning Commission.

Office of the Register of Deeds
Dane County, Wisconsin
Received for Record
June 20, 2006 at
2:35 o'clock P.M. as
Document No. 4204772
in Volume 72 of
CSM's pages 236-238

Jane Ficht
Register of Deeds

MAP NO. 11831
DOCUMENT NO. 4204772
VOLUME 72 PAGE# 238
Date: JUNE 14, 2006
Plot View: Sht1
PROJECTS\BSE937\RevisedCSM-2\CSBSE937.DWG

SURVEYED BY :
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surveying & engineering
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