

## City of Madison

## Proposed Demolition and Conditional Use

Location 5206 Harbor Court

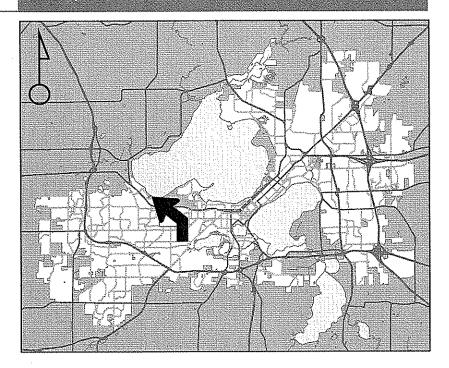
Project Name
Thompson Residence

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

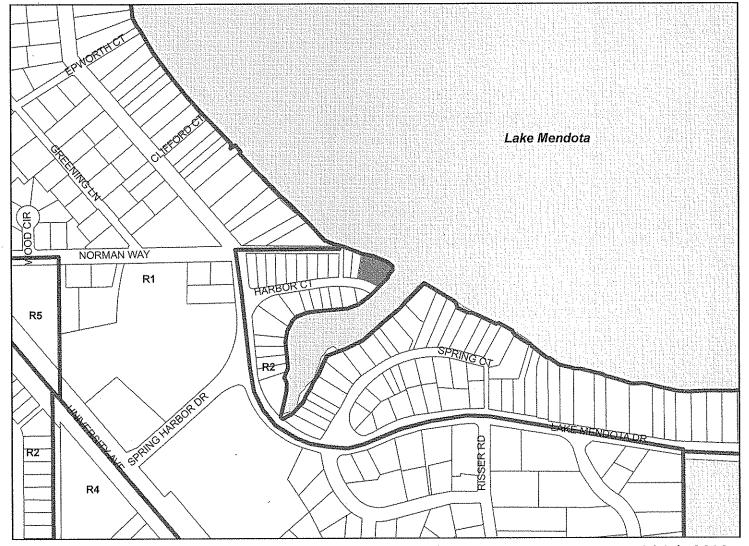
Existing Use Single-Family Residence

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

Public Hearing Date Plan Commission 09 August 2010

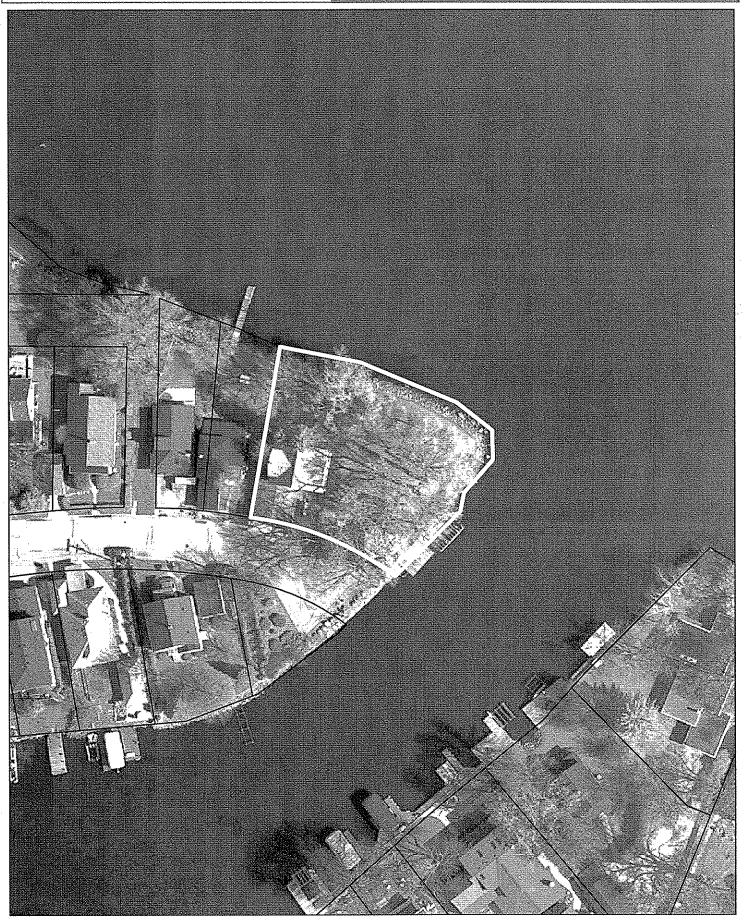


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale: 1" = 400'

City of Madison, Planning Division: RPJ: Date: 26 July 2010



Date of Aerial Photography : April 2007



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LAND USE APPLICATION  Madison Plan Commission	Amt. Paid (155) Receipt No. /// OHO
215 Martin Luther King Jr. Blvd; Room LL-100 PO Box 2985; Madison, Wisconsin 53701-2985 Phone: 608.266.4635   Facsimile: 608.267.873	Parcel No. 0709 - 184 - 04/2 - 3 Aldermanic District 19 - CLEAR
<ul> <li>The following information is required for all applications for Commission review except subdivisions or land divisions, should be filed with the <u>Subdivision Application</u>.</li> </ul>	which GQ WATERFRONT; FLOCO PLAIN Zoning District R2
<ul> <li>Before filing your application, please review the inforr regarding the LOBBYING ORDINANCE on the first page.</li> </ul>	nation For Complete Submittal ge. Application Letter of
<ul> <li>Please read all pages of the application completely and fi required fields.</li> </ul>	I in all  IDUP  Intent  Legal Descript.
This application form may also be completed only www.cityofmadison.com/planning/plan.html	
<ul> <li>All Land Use Applications should be filed directly wi Zoning Administrator.</li> </ul>	Alder Notification Waiver  Ngbrhd. Assn Not. Waiver  Date Sign Issued
1. Project Address: 5206 Harbor Court Madison, W	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)
Rezoning to a <u>Non</u> -PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:
Existing Zoning: to	Ex. Zoning: to PUD/PCD-GDP
Proposed Zoning (ex: R1, R2T, C3):	Ex. Zoning: to PUD/PCD-SIP
	Amended Gen. Dev. Amended Spec. Imp. Plan
	Other Requests (Specify):
3. Applicant, Agent & Property Owner Informa	tion:
Applicant's Name: John Thompson	Company: 53705
	ity/State: Madison, WI Zip: 53705
	Email:
Project Contact Person: Arlan Kay	Company: Architecture Network, Inc.
Street Address: 116 E. Dayton Street	ity/State: Madison, WI Zip: 53703
Telephone: (608)251-7515 Fax: (608)251-756	6 Email: arlan_archnet@tds.net
Property Owner (if not applicant):	
Street Address:	ity/State: Zip:
4. Project Information:	
Provide a brief description of the project and all propose	
Demolish Existing Single-Family House and Rebuild New	2-Story Single Family House
Development Schedule: Commencement Fall 2010	Completion Fall 2011

5.	Rea	uired	Subm	ittals:
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- 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: \$/050 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.

П	Zoning Text (12 copies)	: must accompany P	Planned Community o	r Planned Unit	Development	(PCD/PUD)	submittals.
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	Zoning Text (12 copies): must accompany Planned Community or Planned Unit Development (PCD/PUD) submit
6.	Applicant Declarations:
XŢ	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.
Ø	<b>Pre-application Notification:</b> 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 <b>30</b> 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.
	<b>Pre-application Meeting with staff:</b> <u>Prior</u> 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.
TI	he signer attests that this form is accurately completed and all required materials are submitted:
Pr	inted Name JASON EKSTROM Date 4/20/2010
Si	ignature Relation to Property Owner ARCHECT AGENT
Αı	uthorizing-Signature of Property Owner John Shonyson Date 4/20/10



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

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www.architecture-network.act DNYDISSA NOSAWOHI 1-17 NACHISY 20 April 2010

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Madison, W1 13703
6087517515 Phone
6087517566 Pax
www.carchitecture-octavoid-net SITE PLAN NAOHSSY 20 April 2010

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Screen Porch: 142 SF
Total: 1,337 SF Beading Room

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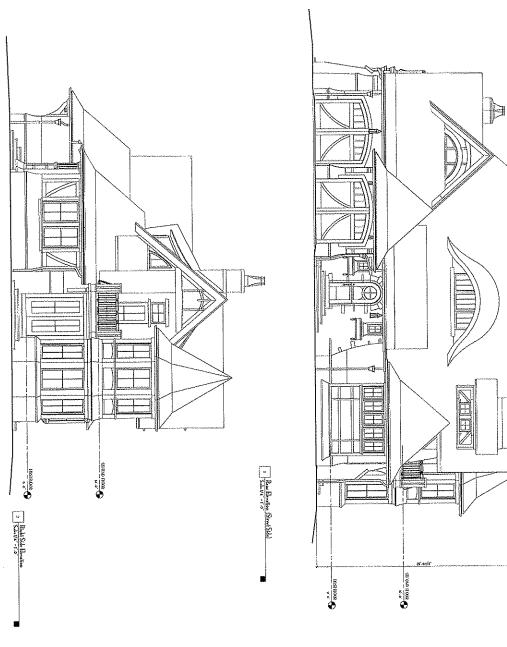
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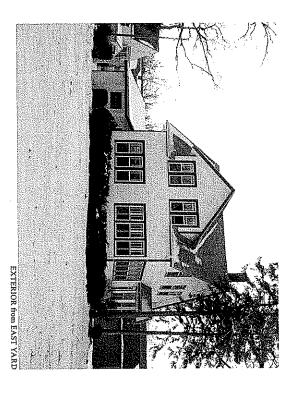
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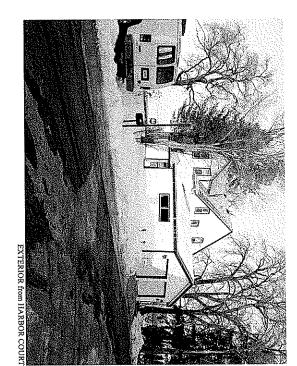
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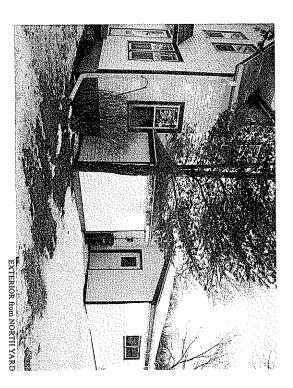
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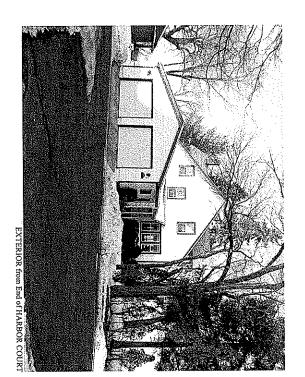
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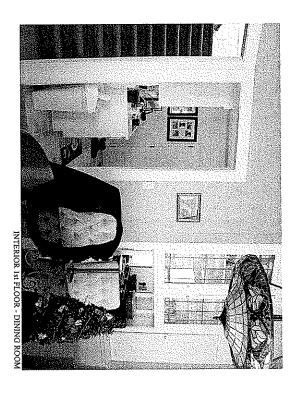
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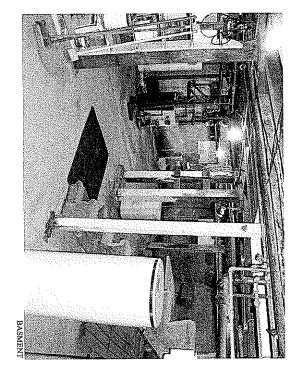
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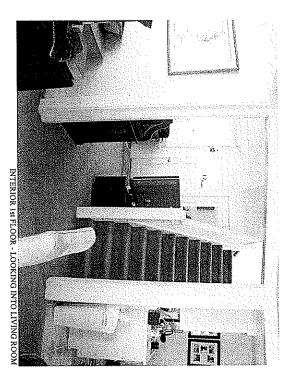
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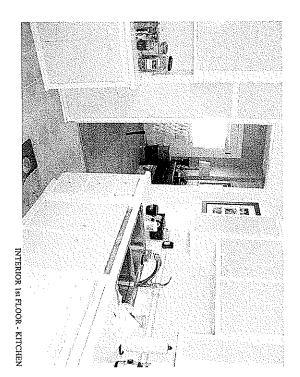
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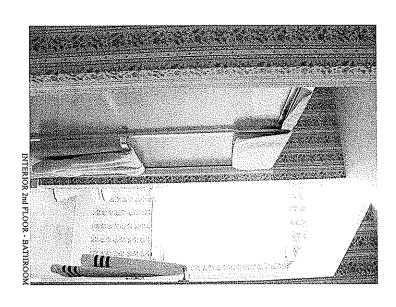
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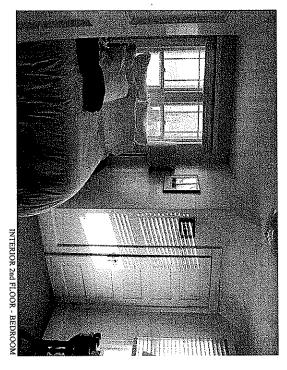
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