

John W. Thompson & Jane A. Bartell

5206 Harbor Court

Madison, Wisconsin, 53705

July 11, 2012

City of Madison, WI
Plan Commission

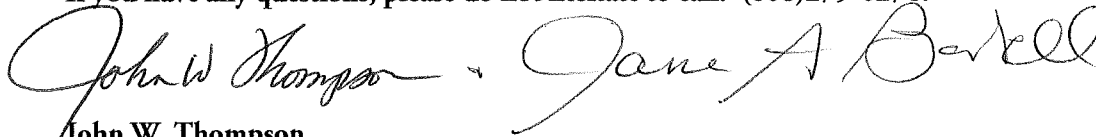
RE CONDITIONAL USE PERMIT
 ADDITION TO EXISTING HOUSE AND ALTERATIONS
 5206 HARBOR COURT, MADISON, WI 53705

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