

Tuesday, December 12, 2007

City of Madison
Department of Planning and Development
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 5701-2984

Attn: Matt Tucker, Zoning Administrator

Re: 5412 Lake Mendota Drive

Dear Matt,

On behalf of the property owner, Ms Dianne Christensen, I am submitting an application for a Conditional Use Permit for the property at 5412 Lake Mendota Drive, Legal description:

***The Southeast ½ of Lot 5 and all of Lot 6, Block 7, Mendota Subdivision,
City of Madison, Dane County, Wisconsin.***

Ms Christensen has recently purchased the property and would like to do extensive remodeling and put a small addition on the street side of the house.

Existing Conditions

The property is currently developed with a single family split-level house along with a small boathouse. The house was constructed in 1958, the boat house construction date is unknown. The house has a two story portion on the Southeast side containing a garage and den at grade level and bedrooms above. The Northwest side is a raised one story over a basement containing kitchen dining and living. There is a deck on the Northeast side (Lakeside). The site has mature landscaping that is fairly well maintained. The site settles in quietly among the neighbors.

Scope of the project

The scope of the proposed project is to convert the split-level house into a full two story construction by demolishing the current two story portion down to the top of the foundation wall, gutting and removing part of the roof of the one story portion, then extending the first floor out over the demolished area, and adding new second floor space.

The proposal also includes the expansion of the foot print toward the street of approximately 517 sq. ft., and an extension a portion of the first floor framing, cantilevered over the existing foundation wall three feet toward the lake. The outer wall of which would be 10" back from the edge of the existing roof line and would be within the limits stated for a bay window obstructing a required rear yard; (28.04(6)(e)3.g.). The existing deck on the lake side would remain unchanged, except for a small expansion.

Landscaping

Landscaping of the project will be primarily restorative. It will include the repair of lawn areas damaged during construction and the replacement of foundation plantings damaged during construction. The row of trees along the Southeast side of driveway will be removed and replaced. The volunteer scrub under story along the street and West corner will be cleaned and restored to lawn.

Area Summary

	Existing	Proposed	Increase
Main Floor	1435 s.f.	2062 s.f.	627 s.f.
Upper Floor	975 s.f.	1247 s.f.	272 s.f.
Garage	580 s.f.	542 s.f.	-38 s.f.
Screen Porch	245 s.f.	245 s.f.	0 s.f.
Total	3235 s.f.	4096 s.f.	861 s.f.

Recycling of demolition materials

It is the intent to donate materials to Habit for Humanity to the extent that they will accept them. These would include cabinets, doors, hardware, cabinets, light fixtures and plumbing fixtures. Materials like ductwork and copper piping will be separated from the rest of the debris for recycling.

Project Team

At this point only the architect and the builder have selected. The landscape architect and other subcontractors have not been selected.

Architect:

John Meyer
1615 Cypress Trail, Middleton, WI 53562

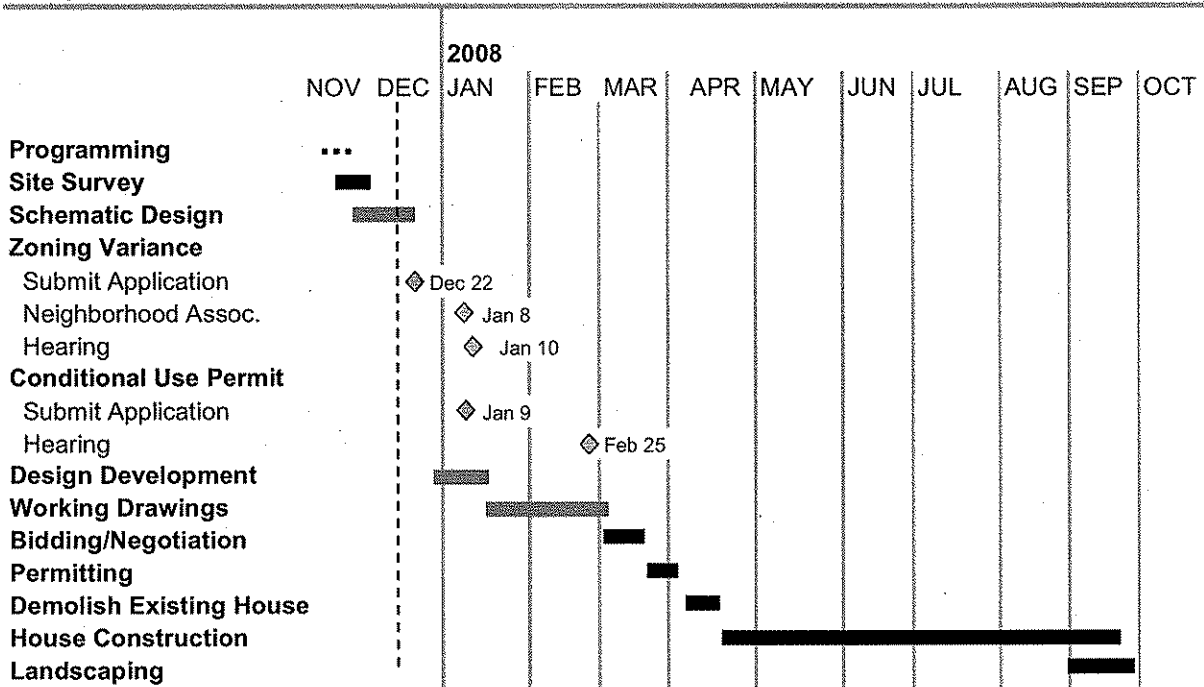
Builder:

Princeton Custom Homes
2985 Triverton Pike Dr., Suite 102,
Madison, WI 53711
James Roloff, Project Manager

Impact on the neighbors

The proposed expansion would not have a detrimental impact on the neighbor's lake view to either side. The existing house is set back further from the shoreline than either of the two adjacent houses (51' on the left, and 54' on the right). Both of these houses are two stories in height. The design of the proposed house does not reduce the width of either of the existing side yards.

Project Schedule



Attachments:

1. Check for \$550 to cover submittal fee.
2. Conditional Use Permit Application Form
3. Letter of notification to the Neighborhood Association.
4. Letter of notification to the Alder
5. Drawings:
 - 7 copies of full size plans at 17"x22"
 - 7 copies of reduced plans to 11"x17" sets
 - 1 copy of plans reduced to 8.5"x11"
 - 1 CD with PDF images of all Documents

Sincerely,

John Meyer, Architect