

INTENT OF USE FOR 5200 LAKE MENDOTA DR.

4/3/2017

SUBJECT:

The existing structure is an 1138 square foot cabin on block foundation with crawl space. Originally constructed in 1925. It has 1.5 stories, 2 bedroom, 1 bath with 2x4 constructed walls and field framed roof. The house is nonconforming as it is 3.3 feet from the northern property line encroaching on a 4.5 foot setback. It has been most recently used as a vacation rental property.

PROPOSAL:

Raze the existing house in favor of a similarly sized, 3 bedroom 2.5 bath, newly constructed, energy efficient, single family dwelling. The new home is going to be moved slightly towards Lake Mendota Dr. to conform to the City setback. The plan was developed with the idea of having minimal impact to the existing lot. The key feature of this plan was to preserve the mature trees, and not substantially increasing impervious area. Overall increase to the footprint is 367 square feet. Lot coverage of the new structure will be 20.73%. The existing 2 car garage will remain. The garage was granted a variance in 2004.

The home will be aesthetically pleasing and fit with the neighborhood. It will blend well and not overpower the setting