



architecture
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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