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October 15, 2012

Plan Commission  
Department of Planning and Community & Economic Development  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd., Suite LL 100  
Madison, WI 53703

Commissioners,

Our client, Scott Peterson, owns the house at 5840 Thorstrand Road, a single-family home with Lake Mendota water frontage. He would like to build a boathouse on the shore, connected to the existing house by a tunnel. There is presently a deck and dock at the edge of the water, but no boathouse. The tunnel will be entirely underground.

The shoreline on this property is a fairly steep hillside, which makes access to the water for recreation and maintenance difficult. The boathouse and tunnel will greatly improve access and safety for the residents and visitors. The boathouse will be built adjacent to the existing deck to allow an easy walk out onto the existing dock.

The area of the proposed boathouse is 780 square feet. It includes a restroom, wet bar, and space for storage of recreational equipment. There is no dwelling unit or parking associated with this project. The rooftop deck extends over the tunnel entrance to allow the uphill wall to be a retaining wall.

The existing glacial boulder rip-rap along the Lake Mendota shoreline is in acceptable condition and will be maintained as is. Canopy trees are predominately Bur Oak and are in good health with the exception of one which will be removed. The existing bank cover is a mix of native and invasive vegetation, which seems to be preventing erosion and holding the steep bank. The intent of the proposed landscape plan is to emulate the existing effective vegetation while removing invasives. A palette of native shrubs and coarse fescues will be used to maintain a diverse root system to prevent erosion and bank loss in lieu of structural retaining walls. Once established, the native shrubs and grasses will form self-sustaining plant communities that require little maintenance while sustaining food and habitat for wildlife and protecting the existing deep rooted Bur Oak trees. The use of vegetation in place of built structures to hold the bank creates a more natural shoreline aesthetic and will integrate easily with the existing bank.

If approved and the weather cooperates, construction will start in December and finish in Spring 2013. Scott Peterson is with a local construction firm, Ed Kraemer & Sons, who will perform the concrete work for the tunnel & boathouse. The contractor for the interior buildout is yet to be determined. There will be approximately 6 full-time workers involved in the construction at any given time. The construction budget is \$100,000-\$150,000. Architecture Network Inc is the architect, Quam Engineering the civil engineer, and Ziegler Design Associates the landscape architect.

This home is located in an area of substantial lakefront homes, all of which have substantial lakefront amenities, including patios, sheds, pools, and boathouses. The proposed boathouse is normal for the area, and relatively modest compared to the neighbors. We hope you will find that it is an improvement over the existing condition, and vote for approval.

Sincerely yours,

Amy Hasselman, AIA