



Location

5412 Lake Mendota Drive

Project Name

Christensen Residence

Applicant

Dianne C Christensen/
John Meyer – John Meyer, Architect

Existing Use

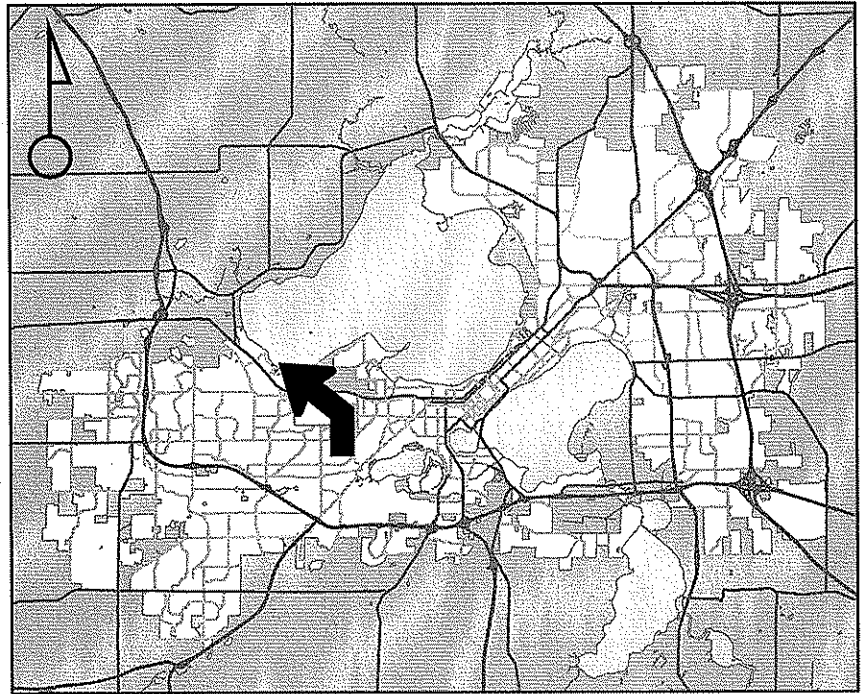
Single-Family Home

Proposed Use

Major Alteration to Existing Single-Family Residence on Lakefront Parcel

Public Hearing Date

Plan Commission
25 February 2008



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 February 2008





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550-</u> Receipt No. <u>87610</u>
Date Received	<u>12-13-07</u>
Received By	<u>mt</u>
Parcel No.	<u>0709-181-0407-0</u>
Aldermanic District	<u>19-MARK CLEAR</u>
GQ	<u>waterfront</u>
Zoning District	<u>R1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 5412 LAKE MENDOTA DR Project Area in Acres: 0.575

Project Title (if any): CHRISTENSEN RESIDENCE

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: DIANNE C. CHRISTENSEN Company: _____
Street Address: 1711 KENDALL AVE City/State: MADISON, WI Zip: 53726-4003
Telephone: (608) 238-1658 Fax: () Email: dianne@LRCA.COM

Project Contact Person: JOHN MEYER Company: JOHN MEYER ARCHITECT
Street Address: 1615 CYPRESS TRL City/State: MIDDLETON, WI Zip: 53562
Telephone: (608) 238-0275 Fax: (608) 238-7869 Email: jmeyer.arch@charter.net

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: EXPANSION & REMODEL OF SINGLE FAMILY HOME.

Development Schedule: Commencement MARCH 2008 Completion SEPTEMBER 2008

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee: \$550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials. *NA*
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals. *NA*

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: COMMUNESNE PLAN Plan, which recommends: LDR - LOW DENSITY RESIDENTIAL for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

ALD MARK CLEAR / SARA MARBO

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.


- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner KEVIN FIRMAN Date 11/30/2007 Zoning Staff MATT TUCKER Date 11/30/2007

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name JOHN MEYER Date DEC 12, 2007
 Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 12/13/07

 **John Meyer, Architect**
1615 Cypress Trail
Middleton, WI 53562

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

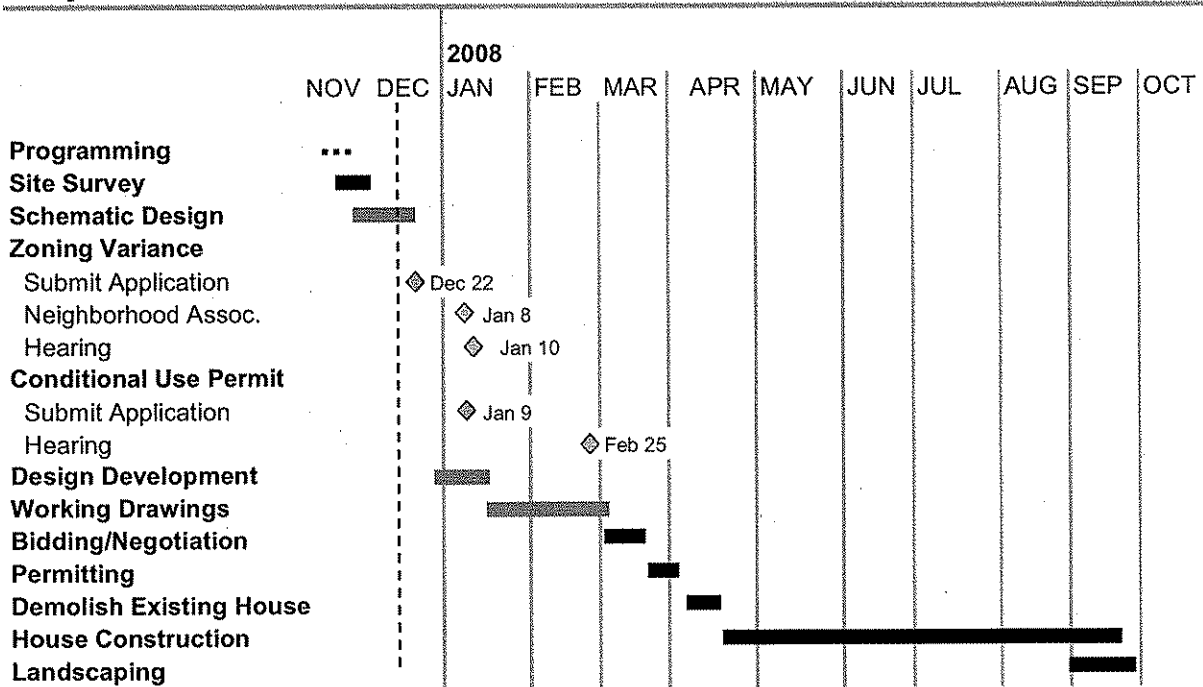
Builder:

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:

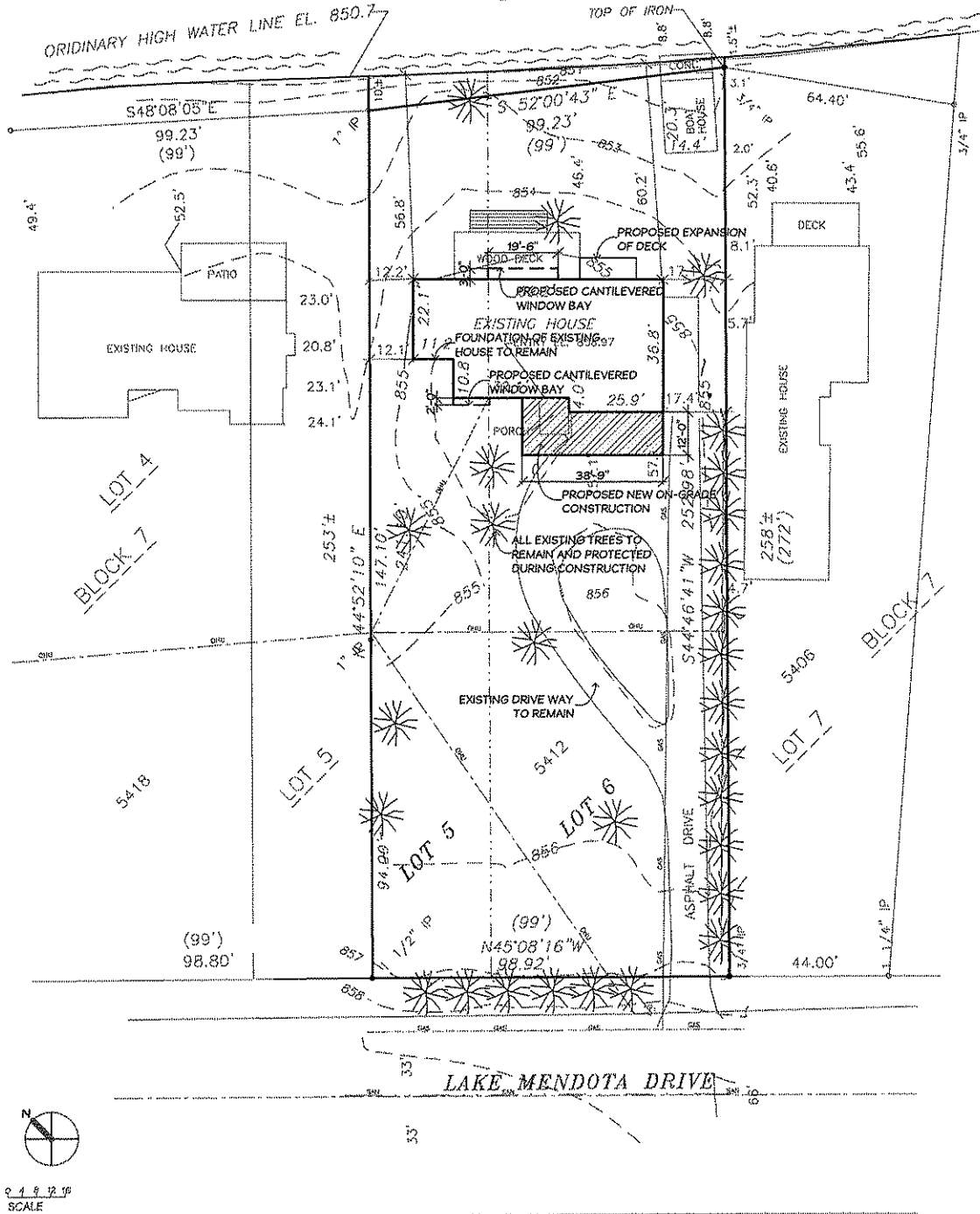
1. Check for \$550 to cover submittal fee.
2. Conditional Use Permit Application Form
3. Letter of notification to the Neighborhood Association.
4. Letter of notification to the Alder
5. Drawings:
 - 7 copies of full size plans at 17"x22"
 - 7 copies of reduced plans to 11"x17" sets
 - 1 copy of plans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

Sincerely,

John Meyer, Architect

LAKE MENDOTA

LAKE ELEVATION 11/29/2007
ELEV. = 849.23



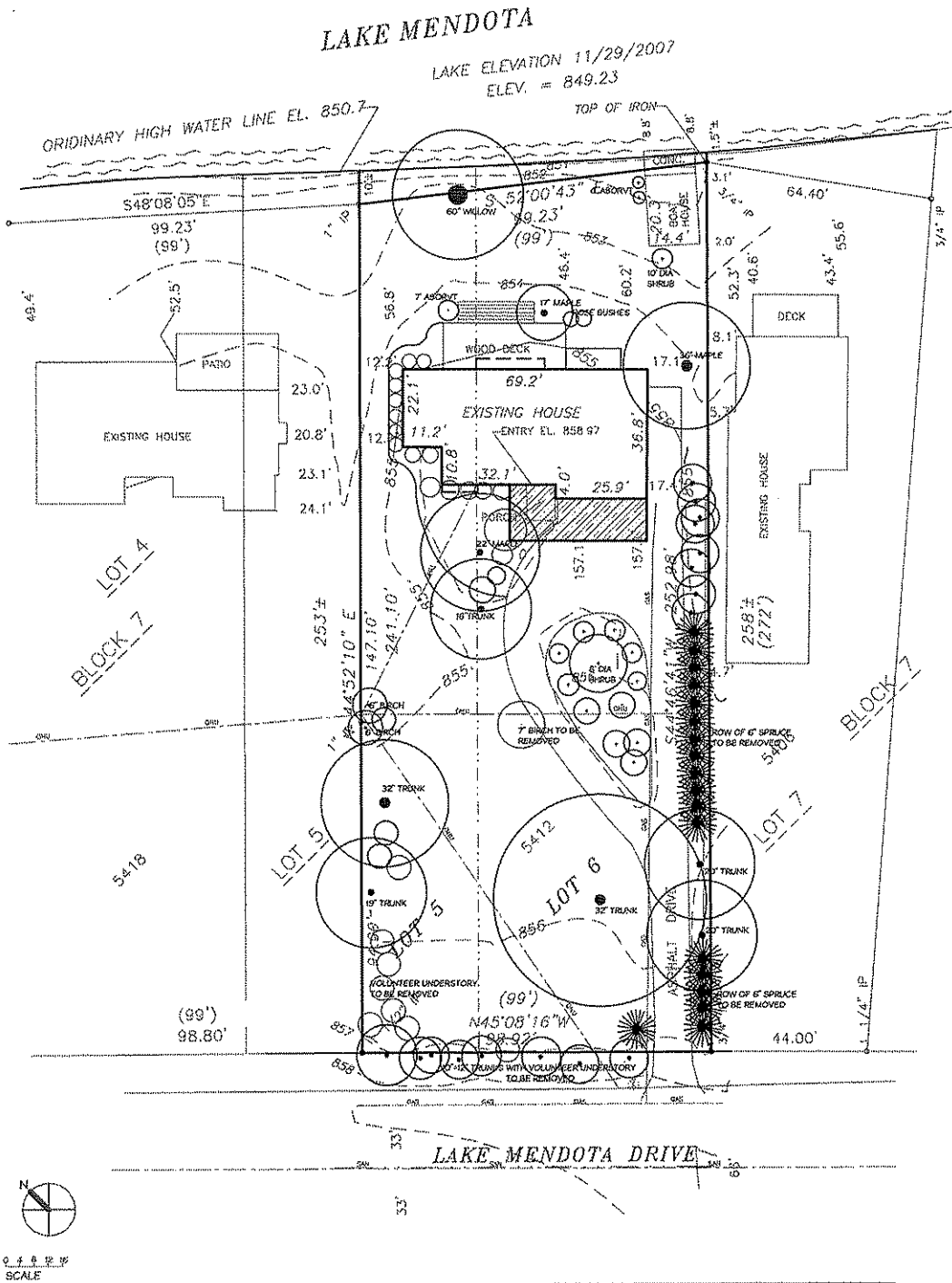
PROPOSED SITE PLAN

DECEMBER 12, 2007

John Meyer, Architect
1615 Cypress Trail
Middleton, WI 53562
(608) 238-0275

**RESIDENCE REMODELING AND ADDITION
FOR DIANNE CHRISTENSEN
5412 LAKE MENDOTA DRIVE
MADISON, WI**

1.0



LANDSCAPE INVENTORY

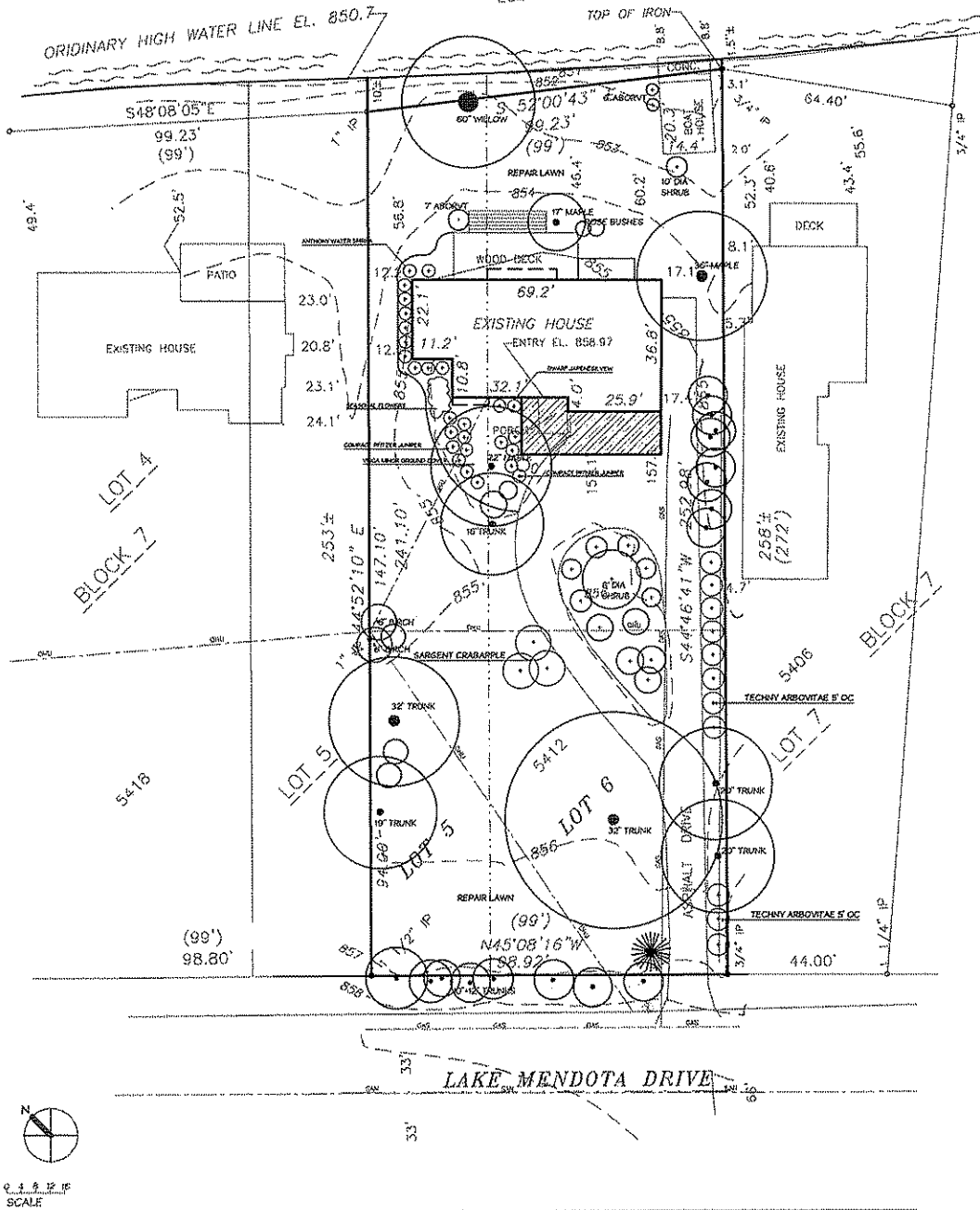
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DECEMBER 12, 2007
RESIDENCE REMODELING AND ADDITION
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 5412 LAKE MENDOTA DRIVE
 MADISON, WI

1.1

LAKE MENDOTA

LAKE ELEVATION 11/29/2007
ELEV. = 849.23



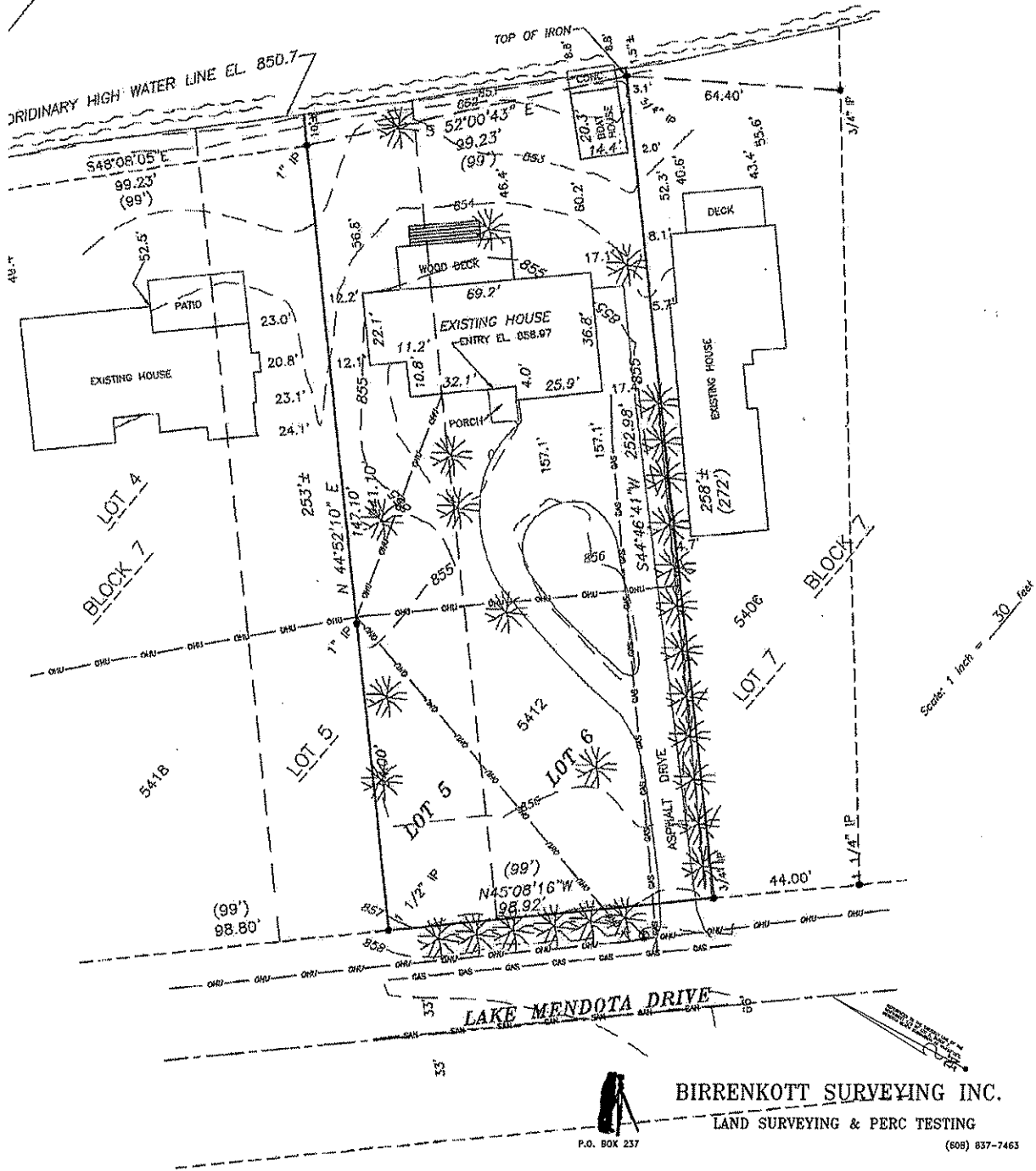
CONCEPTUAL PROPOSED PLANTING PLAN

DECEMBER 12, 2007

John Meyer, Architect
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Middleton, WI 53562
(608) 238-0275

RESIDENCE REMODELING AND ADDITION
FOR DIANNE CHRISTENSEN
5412 LAKE MENDOTA DRIVE
MADISON, WI

LAKE MENDOTA
 LAKE ELEVATION 11/29/2007
 ELEV. = 849.23



BIRRENKOTT SURVEYING INC.
 LAND SURVEYING & PERC TESTING
 P.O. BOX 237
 (608) 637-7463

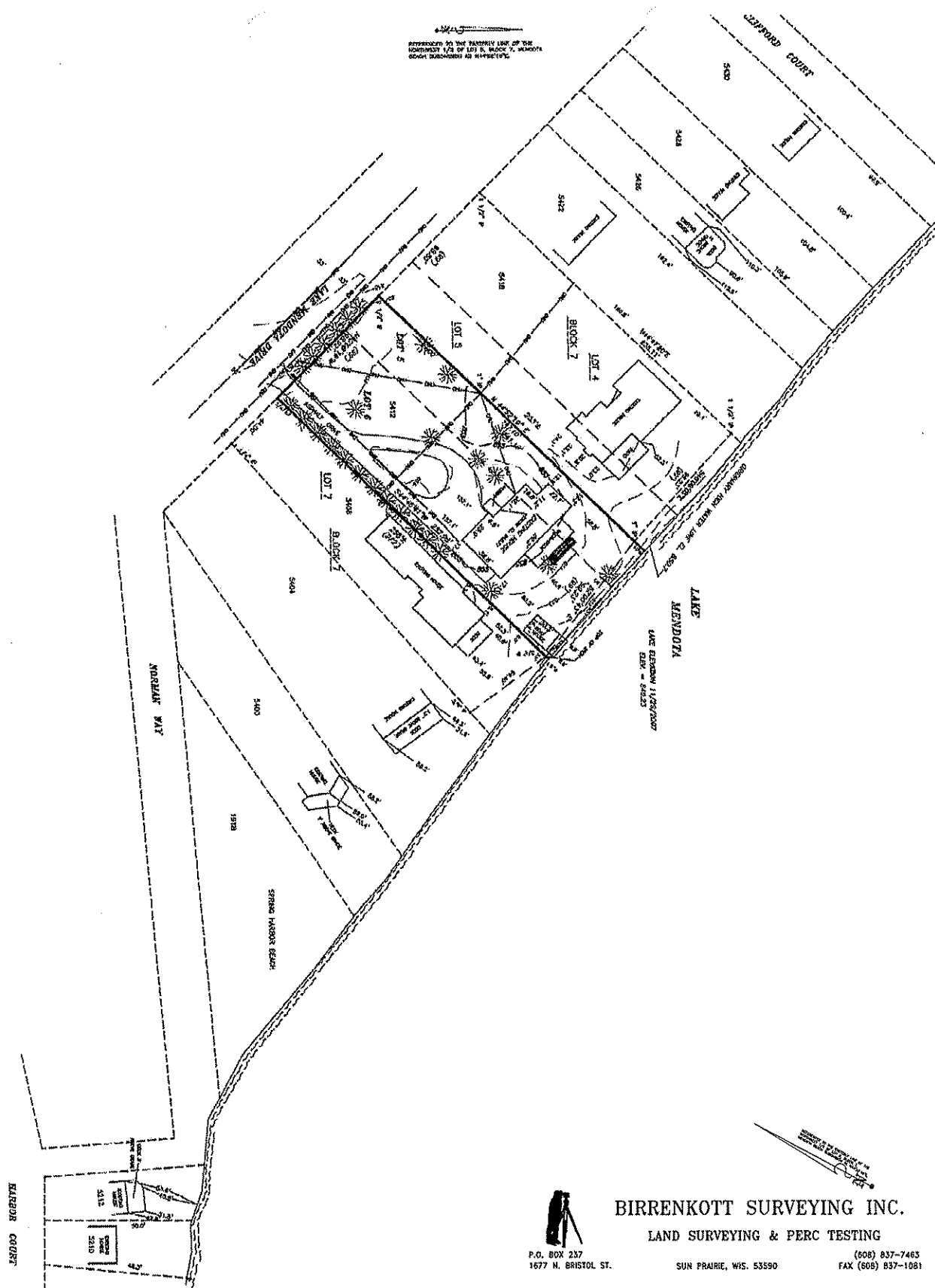
SITE SURVEY

John Meyer, Architect
 1615 Cypress Trail
 Middleton, WI 53562
 (608) 238-0275

DECEMBER 12, 2007
RESIDENCE REMODELING AND ADDITION
FOR DIANNE CHRISTENSEN
 5412 LAKE MENDOTA DRIVE
 MADISON, WI

1.3

APPROXIMATE TO THE NORTHERLY CORNER OF THE
 NORTHERLY 1/2 OF SEC 16, T4N, R10W, S45E, WISCONSIN
 (SECTION 16, T4N, R10W, S45E, WISCONSIN)




HARBOR COURT


 P.O. BOX 257
 1677 N. BRISTOL ST.

BIRRENKOTT SURVEYING INC.
 LAND SURVEYING & PERC TESTING
 SUN PRAIRIE, WIS. 53590 (608) 837-7463
 FAX (608) 837-1081

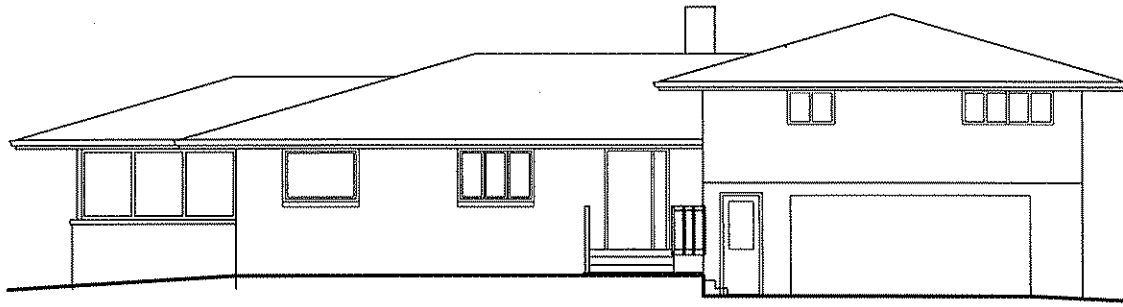
ADJACENT PROPERTY SETBACK SURVEY

DECEMBER 12, 2007

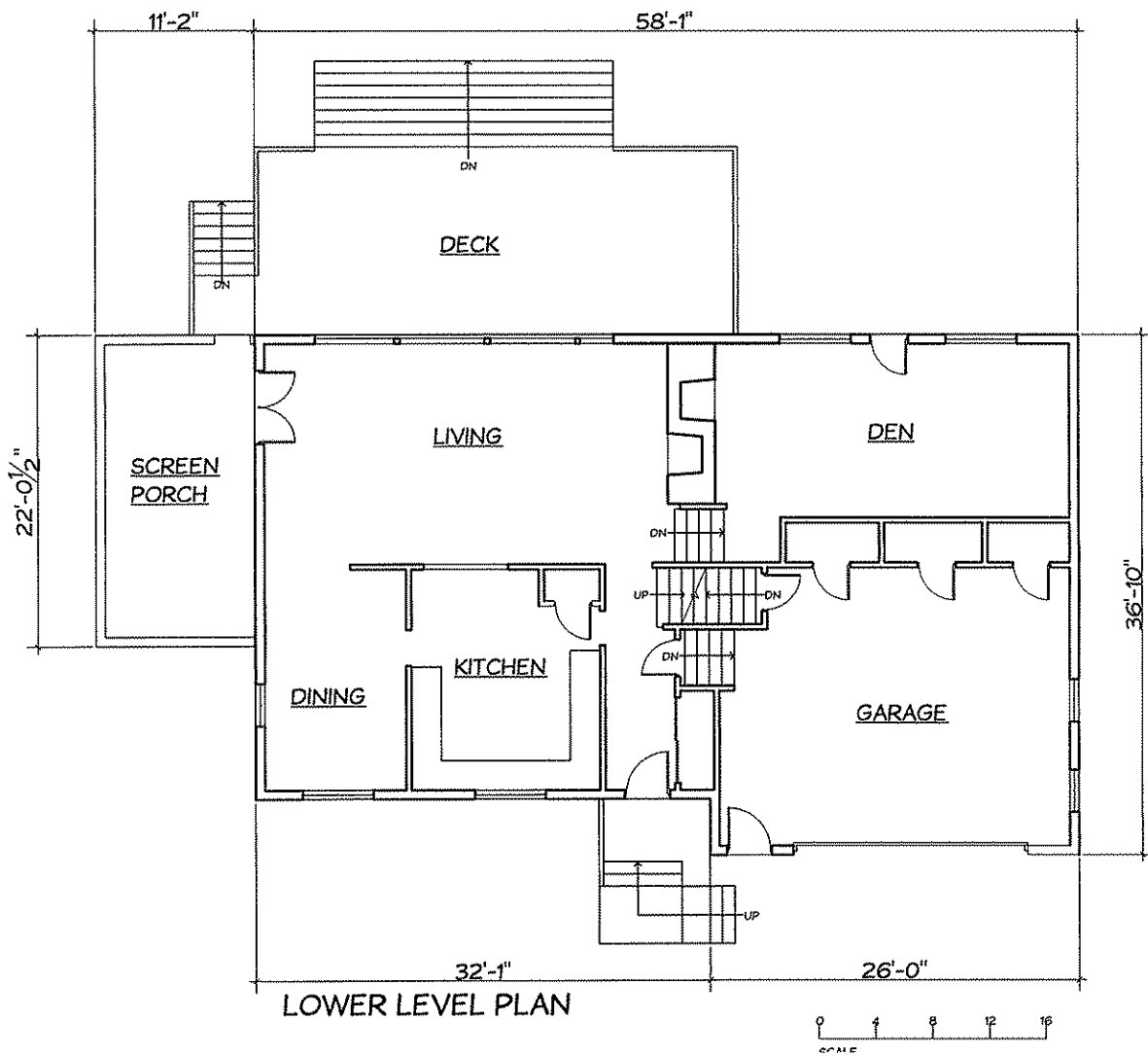
 **John Meyer, Architect**
 1615 Cypress Trail
 Middleton, WI 53562
 (608) 238-0275

**RESIDENCE REMODELING AND ADDITION
 FOR DIANNE CHRISTENSEN
 5412 LAKE MENDOTA DRIVE
 MADISON, WI**

1.4



FRONT ELEVATION



LOWER LEVEL PLAN

EXISTING HOUSE

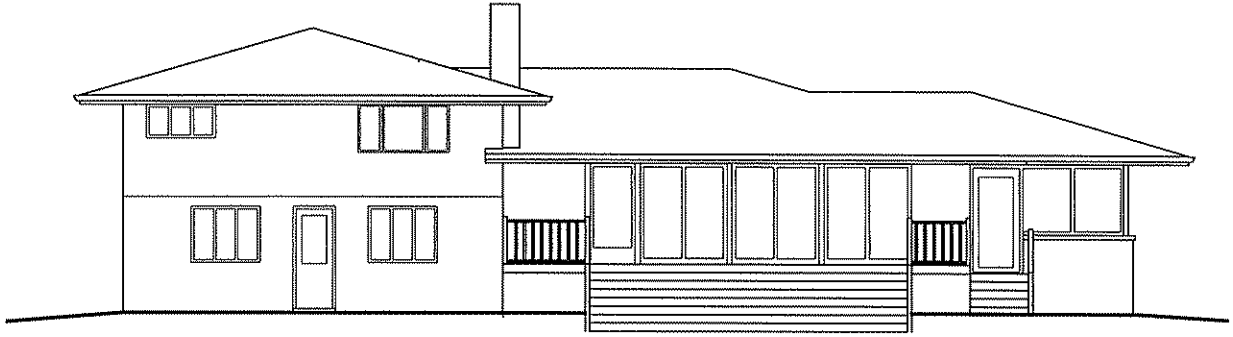

John Meyer, Architect
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DECEMBER 12, 2007

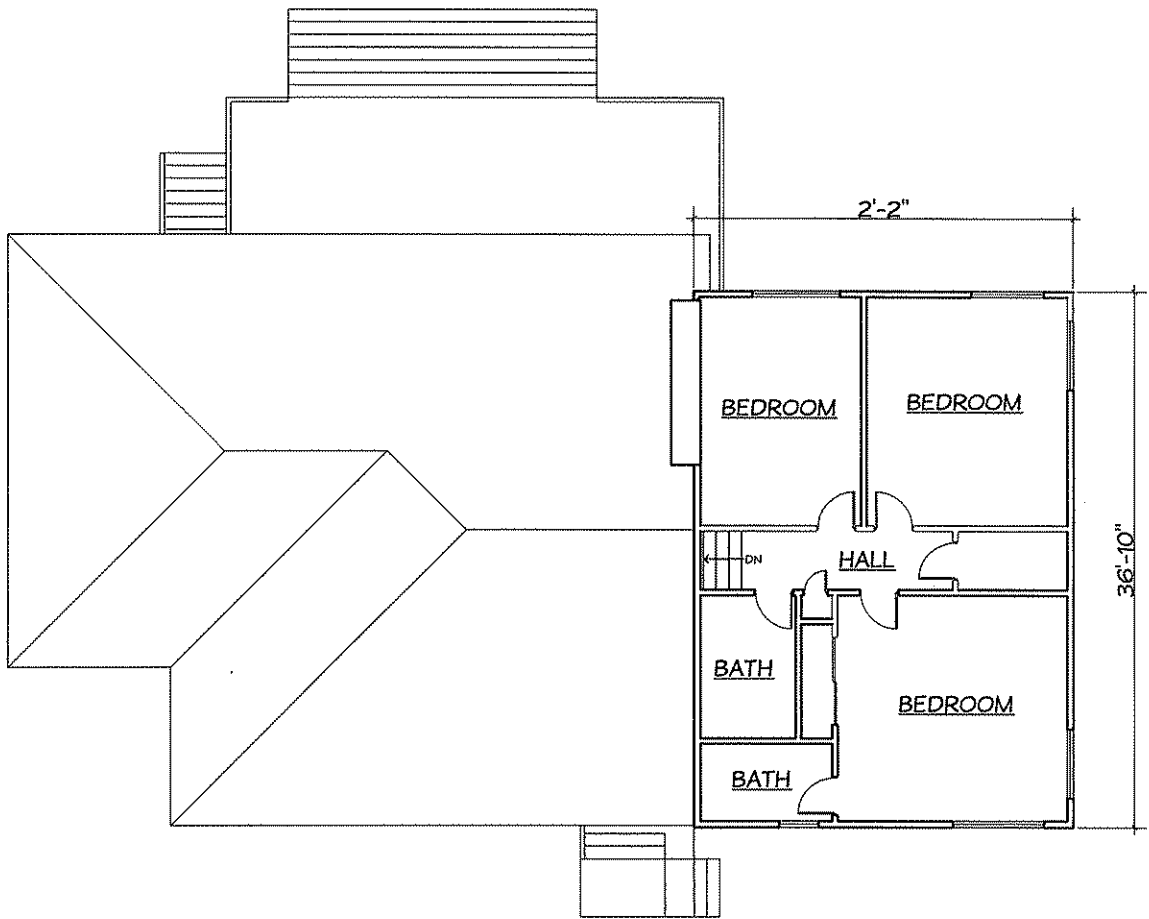
RESIDENCE REMODELING AND ADDITION
FOR DIANNE CHRISTENSEN
 5412 LAKE MENDOTA DRIVE
 MADISON, WI

2

6



LAKE ELEVATION



UPPER LEVEL PLAN

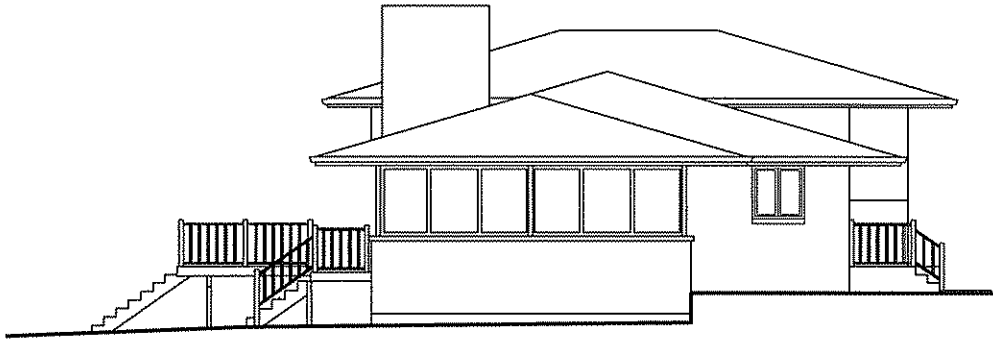
EXISTING HOUSE

DECEMBER 12, 2007

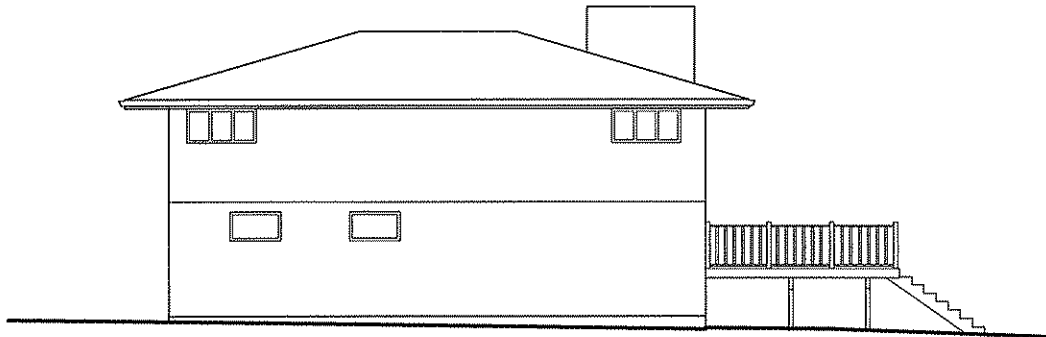
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**RESIDENCE REMODELING AND ADDITION
 FOR DIANNE CHRISTENSEN
 5412 LAKE MENDOTA DRIVE
 MADISON, WI**

3



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

EXISTING HOUSE

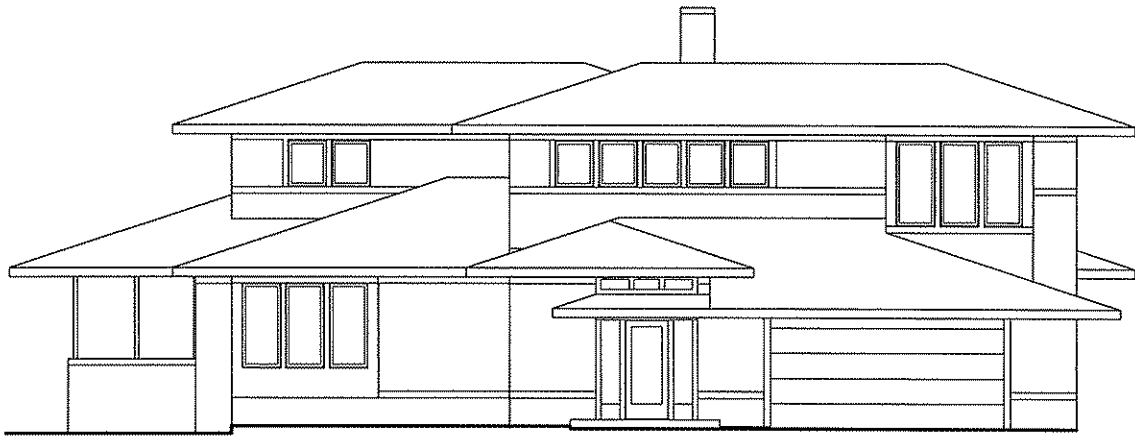
John Meyer, Architect
1615 Cypress Trail
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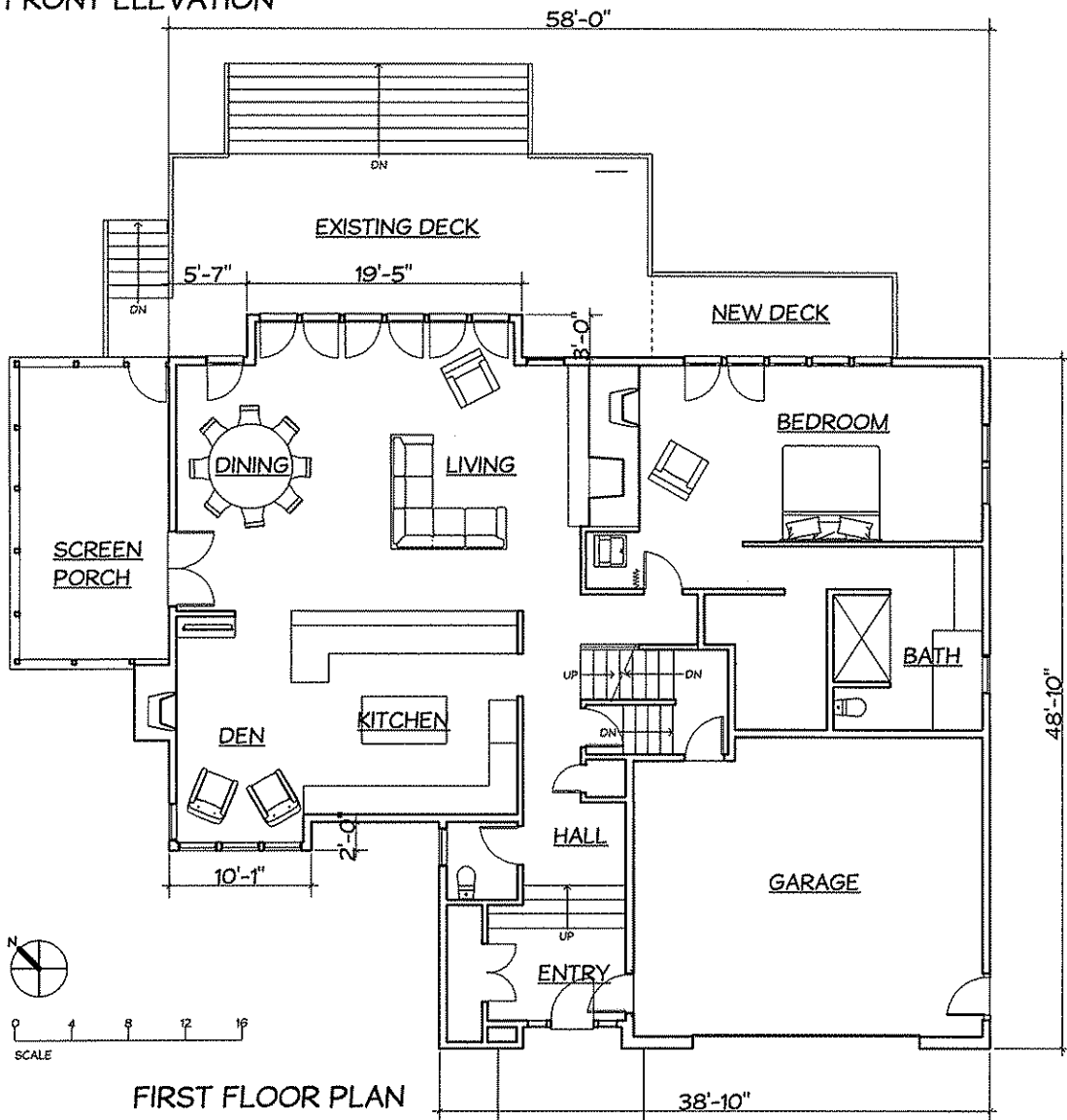
**RESIDENCE REMODELING AND ADDITION
FOR DIANNE CHRISTENSEN
5412 LAKE MENDOTA DRIVE
MADISON, WI**

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FRONT ELEVATION



FIRST FLOOR PLAN

PROPOSED REMODELING AND ADDITION

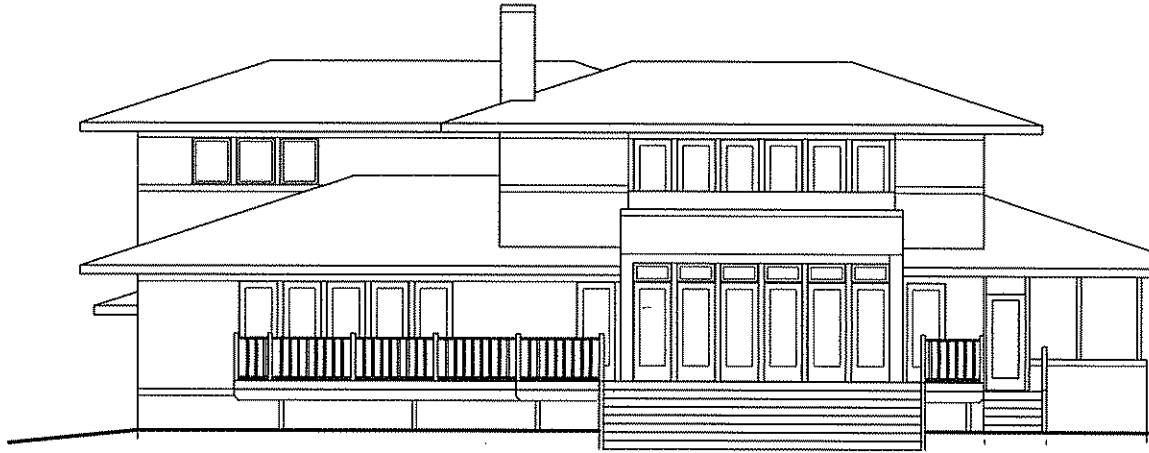
DECEMBER 12, 2007

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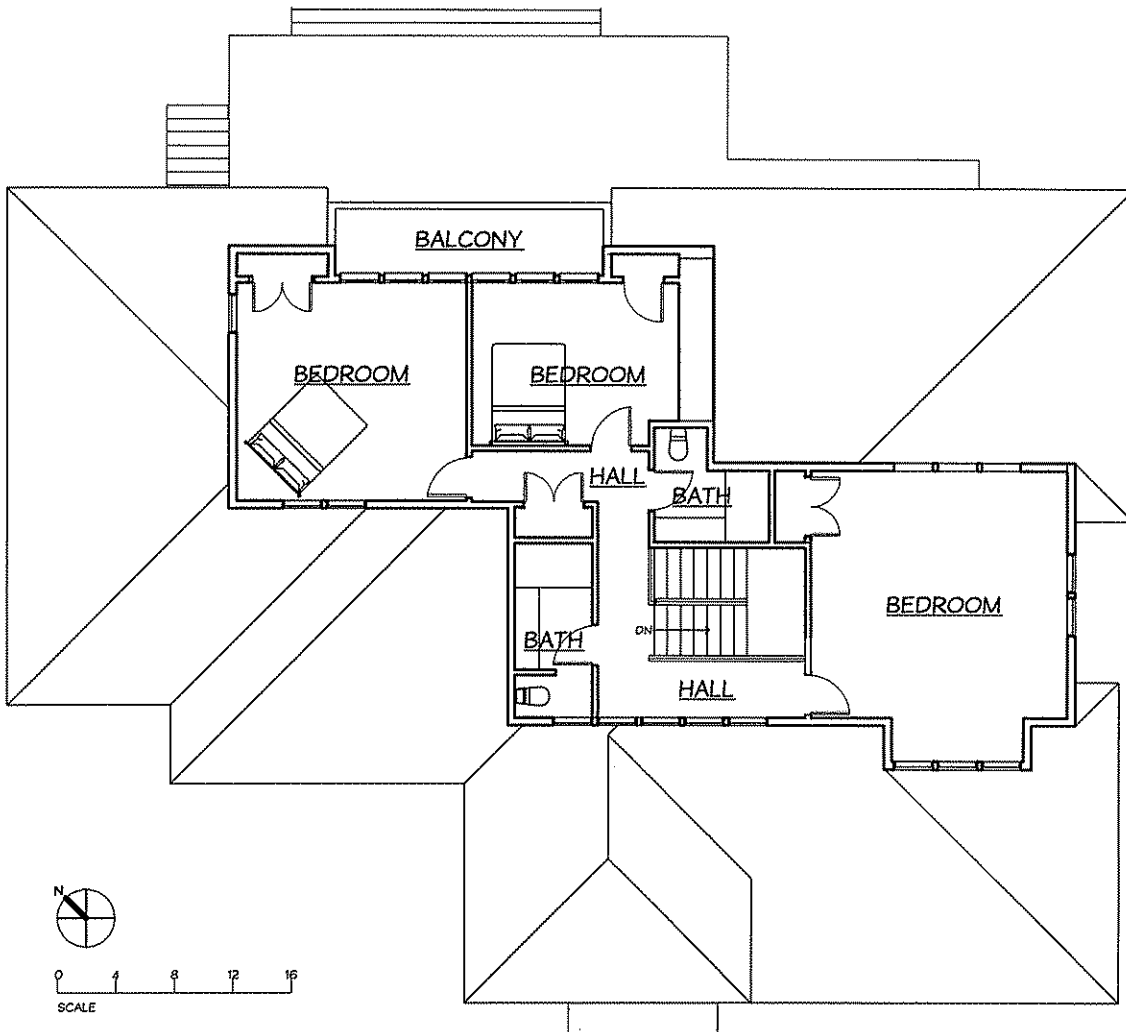
**RESIDENCE REMODELING AND ADDITION
 FOR DIANNE CHRISTENSEN
 5412 LAKE MENDOTA DRIVE
 MADISON, WI**

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6



LAKE ELEVATION



SECOND FLOOR PLAN

PROPOSED REMODELING AND ADDITION

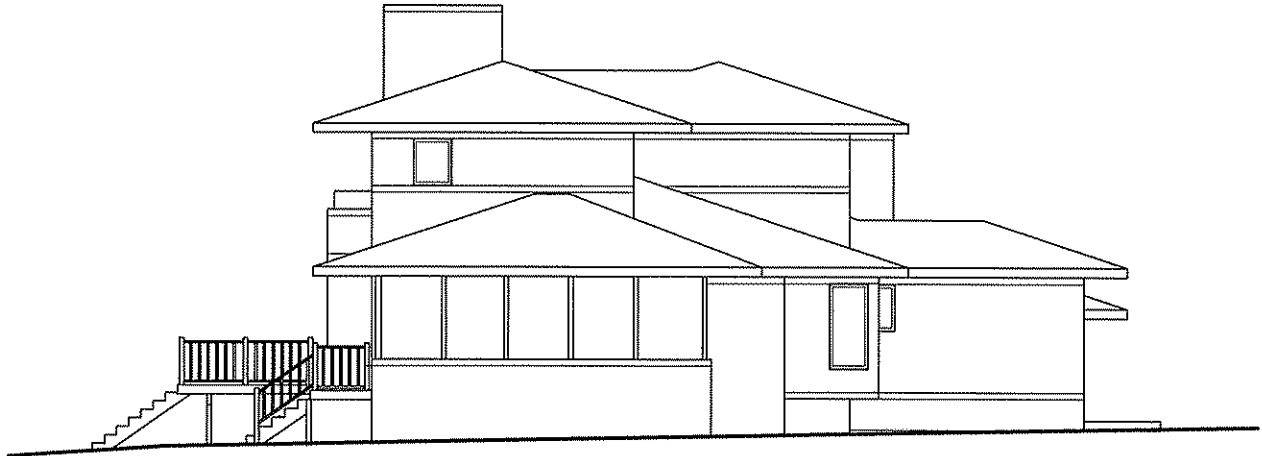
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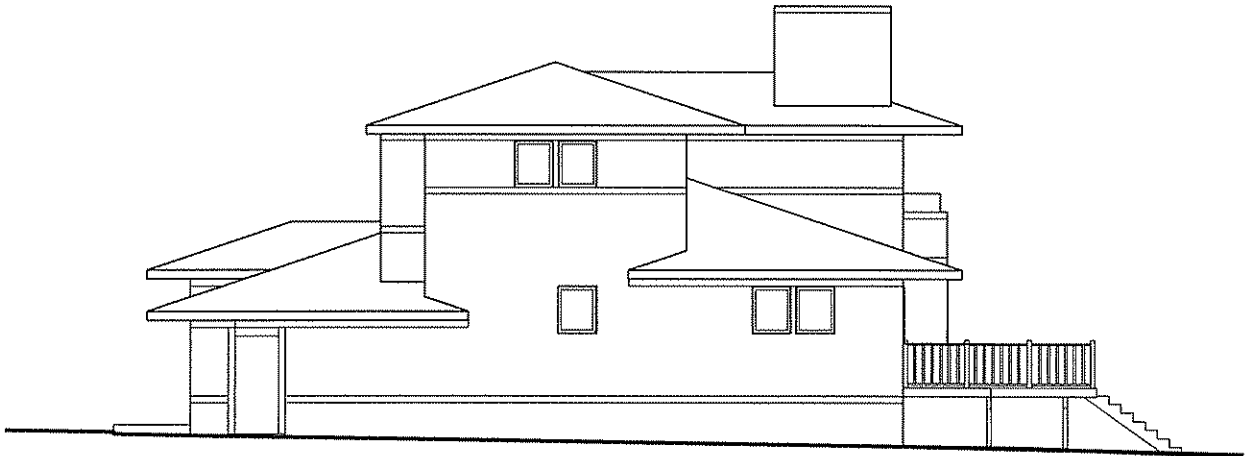
RESIDENCE REMODELING AND ADDITION
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6

6



LEFT SIDE ELEVATION



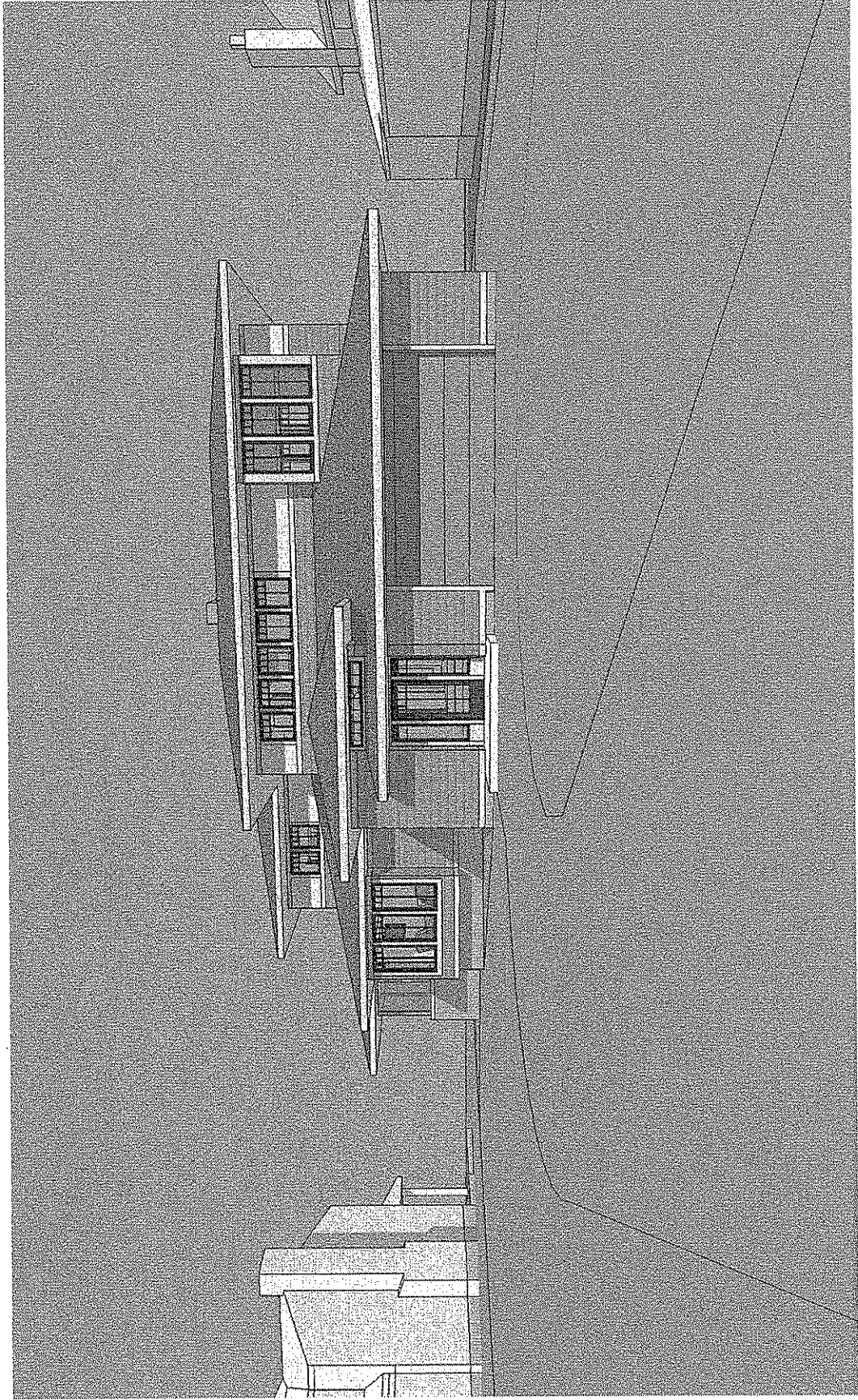
RIGHT SIDE ELEVATION

PROPOSED REMODELING AND ADDITION

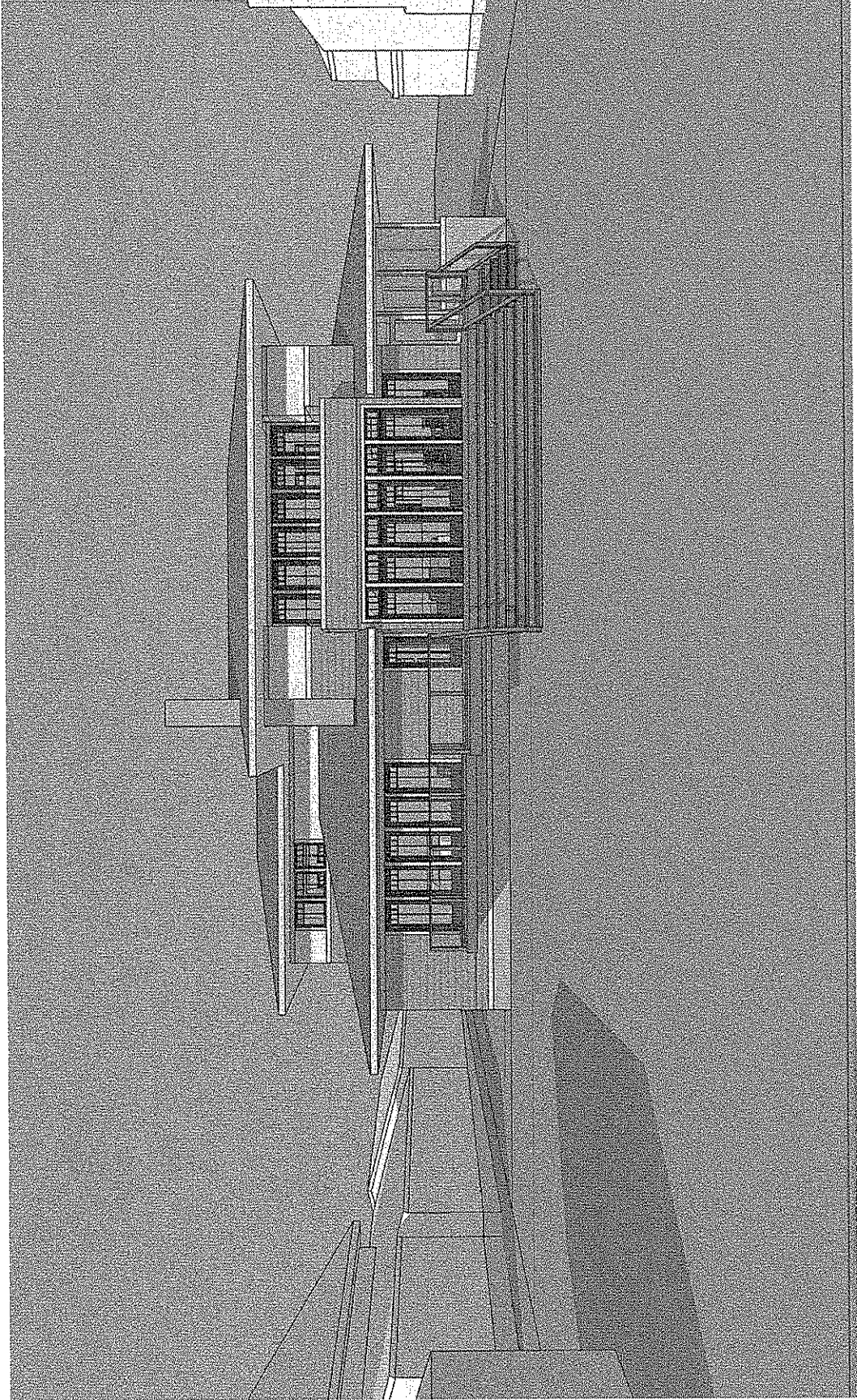
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**RESIDENCE REMODELING AND ADDITION
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5412 Lake Mendota Drive - Street View



5412 Lake Mendota Drive - Lake View