



Location

5454 Lake Mendota Drive

Project Name

Skorupan Addition/Remodel

Applicant

Richard and Carol Skorupan/
Mark M. Wohlferd - Design Shelters, LLC

Existing Use

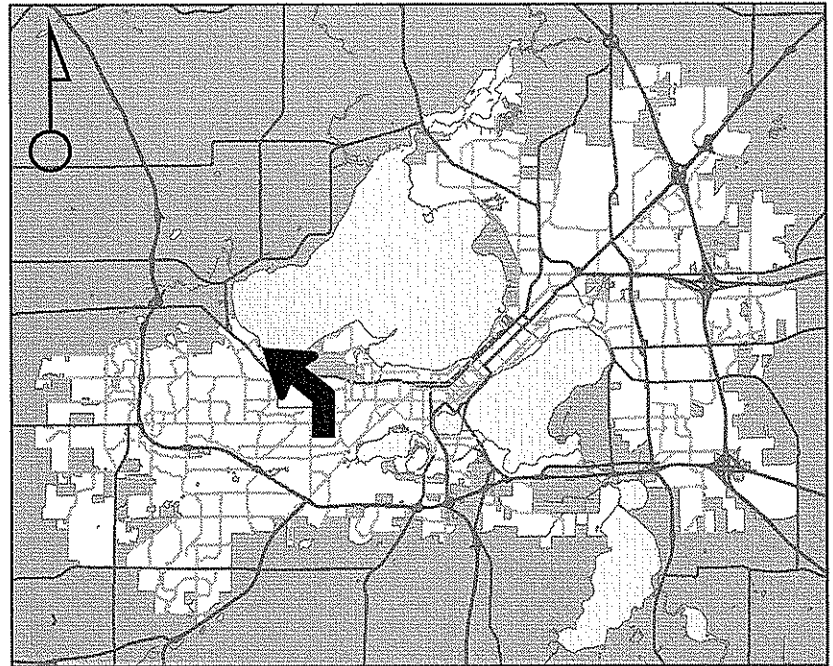
Single-Family Residence with Boathouse

Proposed Use

Construct Addition to Single-Family Residence in Excess of 500 Square Feet and Modify Boathouse on a Lakefront Lot

Public Hearing Date

Plan Commission
20 September 2010

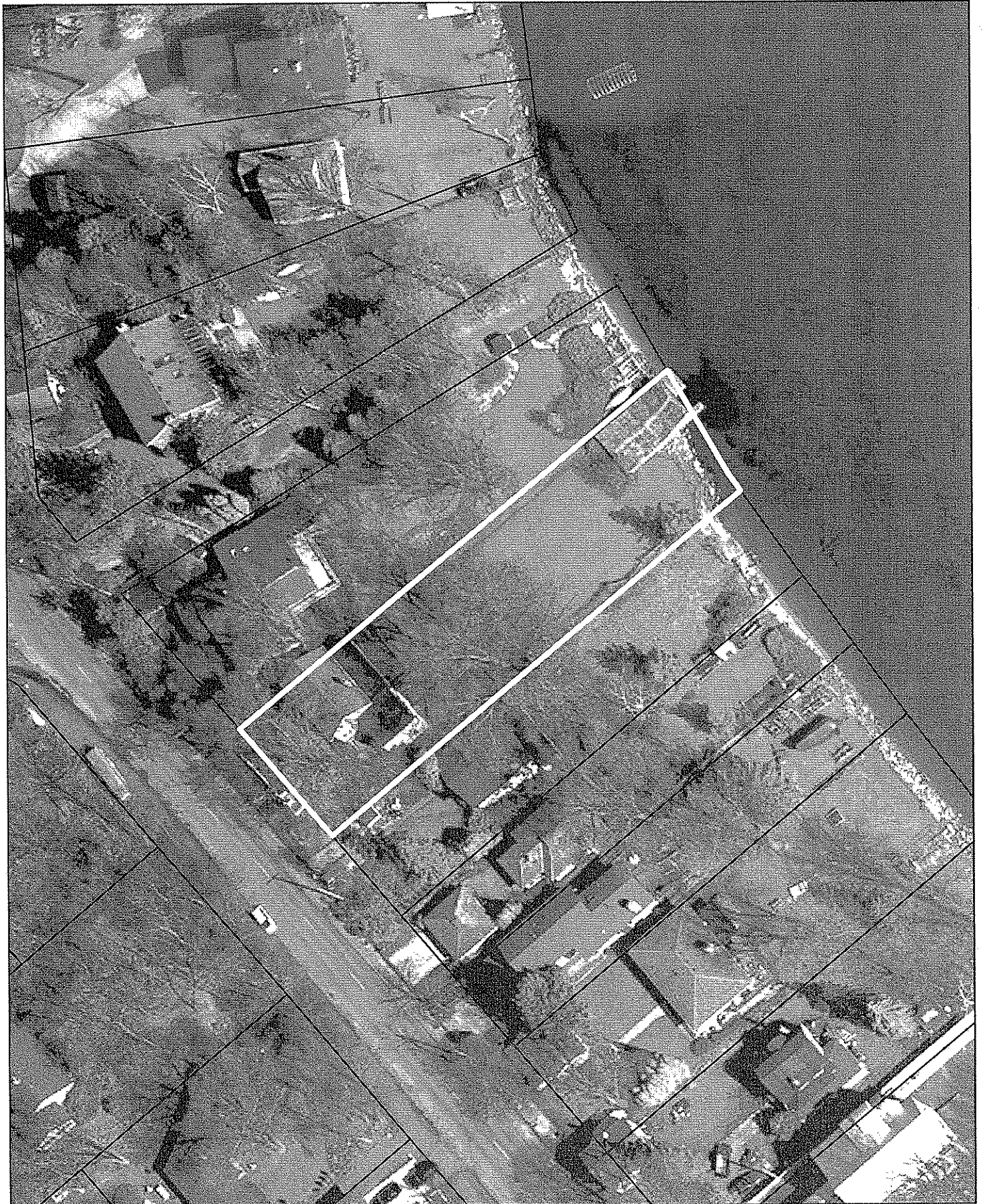


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 September 2010





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.

OR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> Receipt No. <u>112460</u>
Date Received	<u>8/4/10</u>
Received By	<u>PPA</u>
Parcel No.	<u>0709-181-0302-2</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"/>
Ngrbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 5454 LAKE MENDOTA DR. Project Area in Acres: 0.39

Project Title (if any): SKORUPAN ADDITION/REMODEL

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 checked="" type="checkbox"/> Other Requests (Specify):	<u>WATERFRONT DEVELOPMENT</u>

3. Applicant, Agent & Property Owner Information:

Applicant's Name: MARK M. WOHLFERD Company: DESIGN SHELTERS, LLC

Street Address: 3207 GLACIER RIDGE RD City/State: MIDDLETON WI. Zip: 53562

Telephone: (608) 662-9090 Fax: (608) 662-9095 Email: mark@designshelters.com

Project Contact Person: MARK M. WOHLFERD Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): RICHARD & CAROL SKORUPAN

Street Address: 1810 THORSTRAND RD. City/State: MADISON, WI. Zip: 53705

4. Project Information:

Provide a general description of the project and all proposed uses of the site: ADD 12.0' x 30.5' TO THE LAKE SIDE OF THE HOME, TO INCLUDE FULL BASEMENT W/ WALKOUT, FIRST FLOOR AND 18.0' x 12.0' SECOND FLOOR BEDROOM. REPAIR EXISTING BOATHOUSE.

Development Schedule: Commencement FALL 2010 Completion SUMMER 2011

CONTINUE →

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: \$ 500** 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.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

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: COMPREHENSIVE / SPRING HARBOR Plan, which recommends:
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:

MARK CLEAR (6/22/10) SPRING HARBOR NEIGHBORHOOD ASSN (7/8/10)

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 FICROW Date 16 JULY 2010 Zoning Staff JENNY KIRCHGATTER Date 16 JULY 2010

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

Printed Name: MARK M. WOHLFORD Date 7/27/2010

Signature Mark M. Wohlford Relation to Property Owner AGENT

Authorizing Signature of Property Owner [Signature] Date 7/29/10



3207 Glacier Ridge Road. Middleton, WI 53562 608.662.9090 fax: 608.662.9095

City of Madison Plan Commission
Letter of Intent
Property located at 5454 Lake Mendota Drive

Dear Plan Commission members;

Design Shelters, LLC on behalf of Rick and Carol Skorupan, the owners of the property located at 5454 Lake Mendota Drive, Madison, WI is submitting this Letter of Intent. The Skorupans would like to extend the first floor living room 12'-0" towards the lake and add an 18'x12' wood deck behind it. The calculated minimum set-back from Lake Mendota is 115.95' and the proposed addition would be set back 158' +/- . The proposed deck will be set back 146' +/- from the lake. The existing home, addition, deck and boathouse will cover 17.14% of the lot surface. The owners will also address the "major concerns" and "safety issues" raised during the home inspection in an attempt to bring the existing part of the home up to safety and code compliance. The owners would also like to repair and renovate the neglected boathouse on the property. There will be no vegetation disturbed with-in 50 feet of the lake other than the usual required pruning and trimming.

The addition will be entirely in the rear of the existing home and the proposed second floor addition will have a roof which will connect behind and below the existing roof peak. The existing roof peak is 27'-8" above grade at the side of the home directly below it. The neighbors on both sides have been contacted and briefed on the upcoming project. Alder Mark Clear and the Neighborhood association have been notified.

We would like to start construction in October, 2010 and anticipate the project to take four to five months to complete.

The construction team consists of:

Designer: Design Shelters, LLC
Builder: Design Shelters, LLC
Surveyor: Isthmus Surveying, LLC

Thank You,

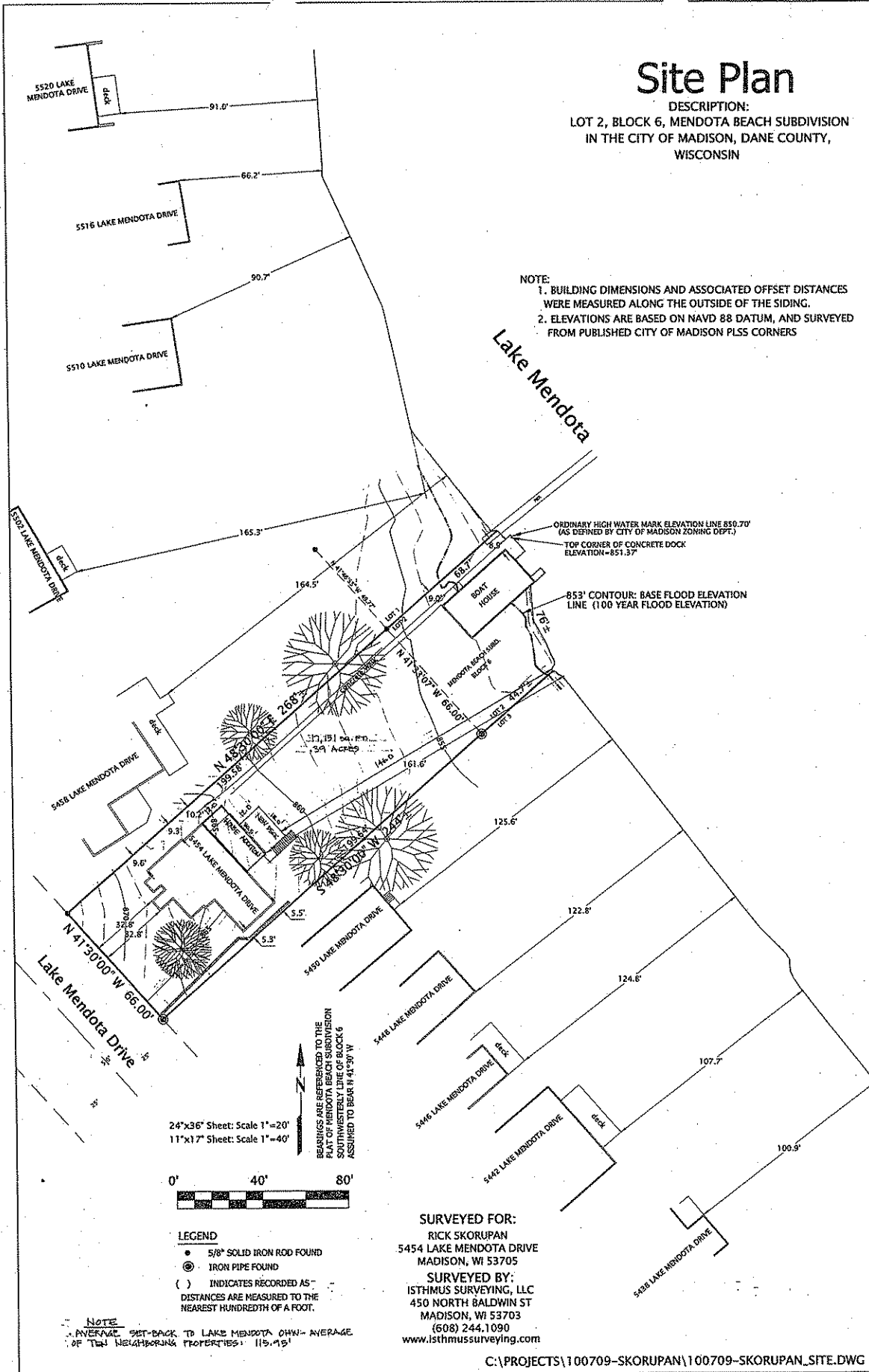
Mark M. Wohlferd
Designer
Design Shelters, LLC

1,608.662-9090
mark@designshelters.com

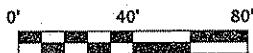
Site Plan

DESCRIPTION:
 LOT 2, BLOCK 6, MENDOTA BEACH SUBDIVISION
 IN THE CITY OF MADISON, DANE COUNTY,
 WISCONSIN

NOTE:
 1. BUILDING DIMENSIONS AND ASSOCIATED OFFSET DISTANCES
 WERE MEASURED ALONG THE OUTSIDE OF THE SIDING.
 2. ELEVATIONS ARE BASED ON NAVD 88 DATUM, AND SURVEYED
 FROM PUBLISHED CITY OF MADISON PLS CORNERS



24"x36" Sheet: Scale 1"=20'
 11"x17" Sheet: Scale 1"=40'



LEGEND
 ● 5/8" SOLID IRON ROD FOUND
 ⊙ IRON PIPE FOUND
 () INDICATES RECORDED AS-
 DISTANCES ARE MEASURED TO THE
 NEAREST HUNDREDTH OF A FOOT.

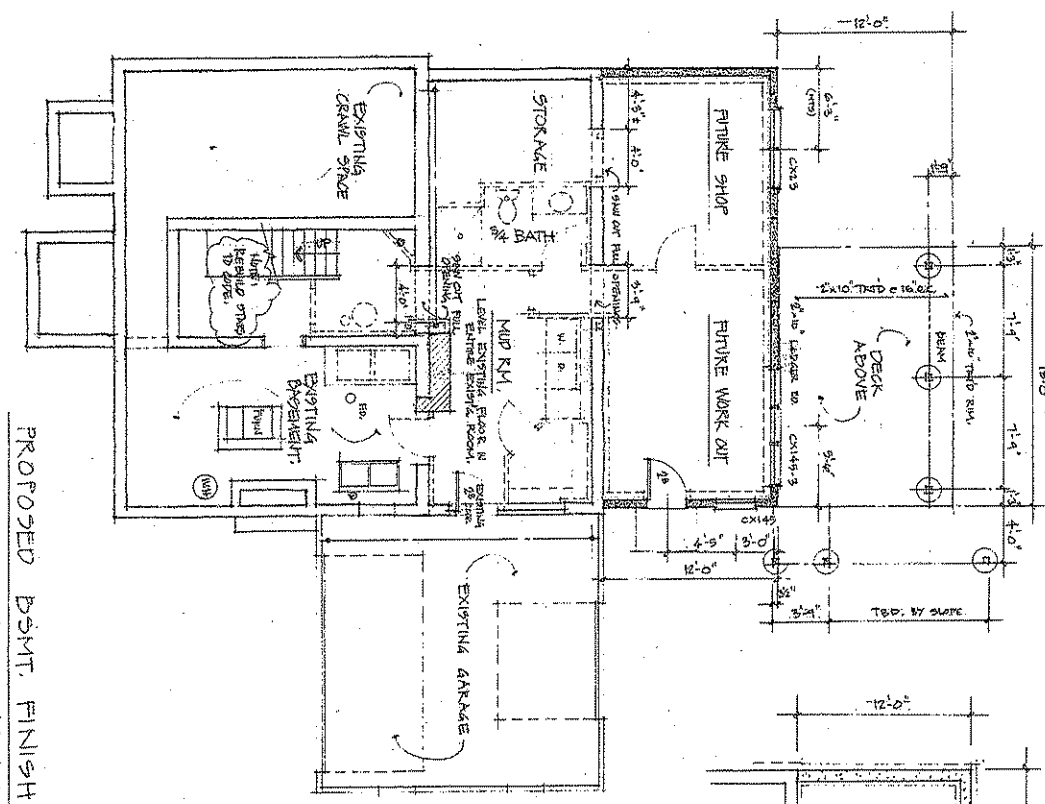
NOTE
 AVERAGE SET-BACK TO LAKE MENDOTA OWN-AVERAGE
 OF THE NEIGHBORING PROPERTIES: 119.15'

SURVEYED FOR:
 RICK SKORUPAN
 5454 LAKE MENDOTA DRIVE
 MADISON, WI 53705
 SURVEYED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN ST
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

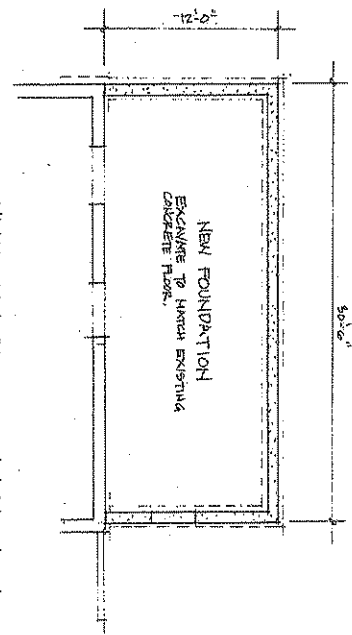
C:\PROJECTS\100709-SKORUPAN\100709-SKORUPAN_SITE.DWG

SHEET	DATE	DESIGNED BY	PROJECT NO.	OWNER	Phone: 608.662.9090 Fax: 608.662.9095	This drawing and design remains the property of Isthmus Surveying, LLC and may not be repro- duced or copied in whole or part by any person without prior written consent.
1	7/25/10	M/M	1033	SKORUPAN 5454 LAKE MENDOTA DR. MADISON, WI 53705		

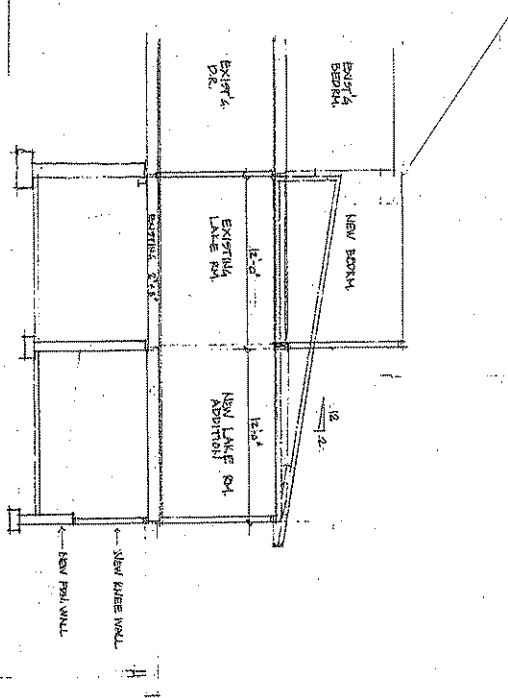
7



PROPOSED BSMT. FINISH
1/4" = 1'-0"



NEW CONCRETE FOUNDATION
1/4" = 1'-0"



SECTION
1/4" = 1'-0"

DATE	7/18/10
DRAWN BY	MMM
PROJECT NO.	1033
REVISIONS	
SHEET	2 OF 3

OWNER
SKORUPAN
 5424 LAKE MENDOTA DR.
 MADISON, WI. 53709

DESIGN
 Phone: 608.662.9090
 Fax: 608.662.9095

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