



City of Madison

Proposed Demolition and Conditional Use

Location
5706 Lake Mendota Drive

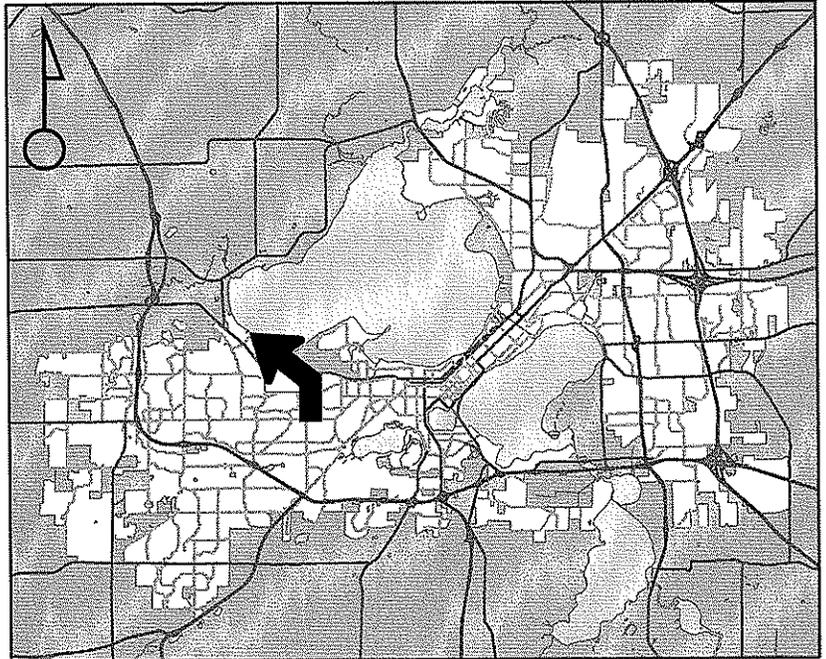
Project Name
Jensen Residence

Applicant
Mike and Mary Jensen/
Mark M. Wohlferd - Design Shelters, LLC

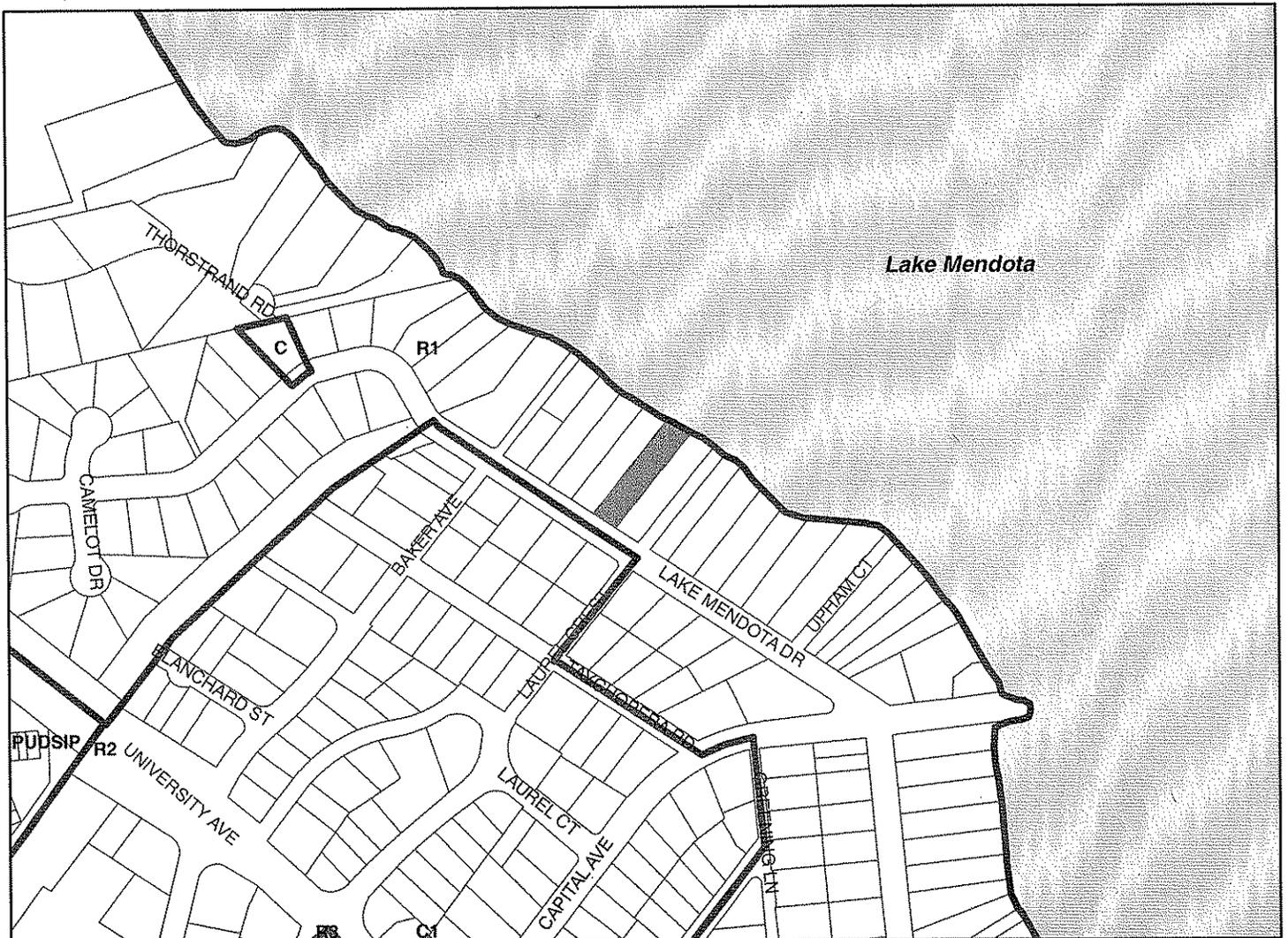
Existing Use
Single-Family Home

Proposed Use
Demolish Single-Family Home
and Construct New Residence
on Lakefront Lot

Public Hearing Date
Plan Commission
03 November 2008

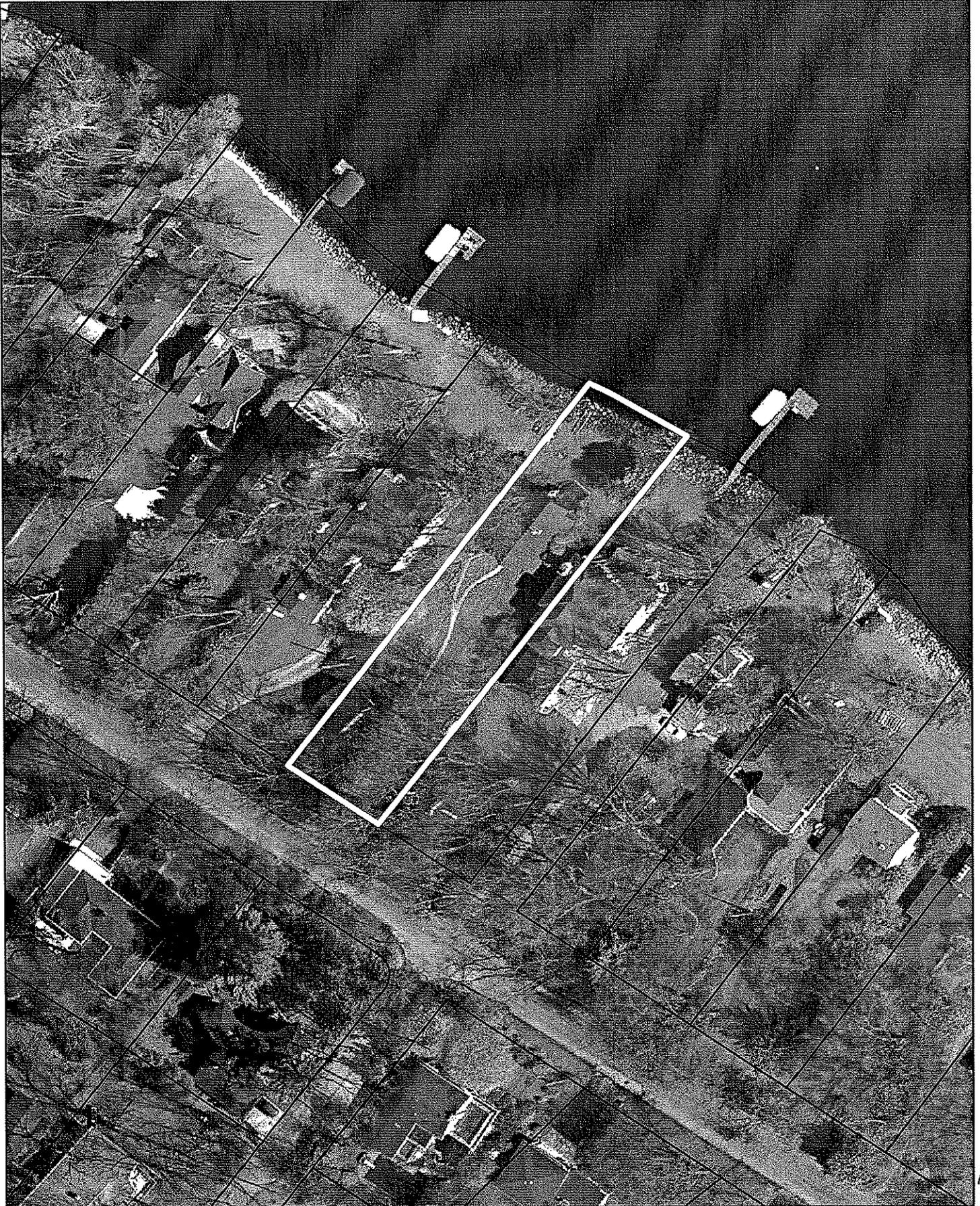


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 October 2008



10

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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

\$ 53.00

Amt. Paid 850 Receipt No. 94724
 Date Received 9/17/08
 Received By JK
 Parcel No. 0709 182 0206 4
 Aldermanic District 19 Mark Clear
 GQ waterfront; floodplain
 Zoning District R1
For Complete Submittal
 Application Letter of Intent
 IDUP NA Legal Descript.
 Plan Sets Zoning Text NA
 Alder Notification 8/8/08 Waiver _____
 Nbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 9/17/08

1. Project Address: 5706 LAKE MENDOTA DR. Project Area in Acres: 0.44

TOTAL RESIDENCE

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): WATERFRONT DEVELOPMENT

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: DESIGN SHELTERS, LLC.
 Street Address: SAME City/State: SAME Zip: _____
 Telephone: () SAME Fax: () _____ Email: _____

Property Owner (if not applicant): MIKE & MARY JENSEN
 Street Address: 1244 GARDEN CIRCLE City/State: WYOMING, OH Zip: 45215

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMOLISH AN EXISTING STRUCTURE AND BUILD A NEW SINGLE FAMILY HOME WITH DETACHED GARAGE. RENOVATE THE EXISTING GARAGE. REPO THE STONE SHORELINE.

Development Schedule: Commencement NOVEMBER 2008 Completion JUNE 2009

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 ½ 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.
- 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 (principal) buildings, photos 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 to be approved by the City 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 papplications@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 CITY COMPREHENSIVE 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:

MARK CLEER: 8/7/2008. SPRING HARBOR NEIGHBORHOOD ASSN: 8/7/2008

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 FIRCHON Date 10/2/2007 | Zoning Staff MATT TUCKER Date 10/2/2007

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name MARK M. WOHLFERT Date 9/15/2008

Signature Mark M. Wohlfert Relation to Property Owner AGENT

Authorizing Signature of Property Owner [Signature] Date 9/15/2008

City of Madison Plan Commission
Letter of Intent
Property located at 5706 Lake Mendota Drive

9.15.2008

Dear Plan Commission members :

Design Shelters, LLC on behalf of Mike and Mary Jensen, the owners of the property located at 5706 Lake Mendota Drive, Madison, WI. is submitting this Letter of Intent. The Jensens wish to demolish the existing structure which they have owned for 5 years and has in this time deteriorated to a point where it is no longer a viable place of residence. (see the enclosed photos.) Their wish is to demolish the existing structure and build a year round residence for themselves and their family. The lot is 66.0' wide by 290.0' to 297.0' deep and has an area of 19,317.0 square feet to the OHWM. The structure they wish to demolish covers 1,496 s.f.. The new proposed home will cover 2,899.0 s.f. including the home, porches, decks and garage. There is an existing garage which is nearly 100.0' from the proposed new home and the Jensens would like to renovate it to match the new home's exterior and use it as a storage shed. The proposed new home and garage along with the renovated storage shed will cover 15% of the lot. The proposed new home will be set 17.0' farther back from Lake Mendota than the existing structure.

There will be no vegetation disturbed within 50.0' +/- of the lake beyond what is caused when the existing structure is demolished. The Jensens have all ready been in contact with a landscape firm and commissioned plans to improve the shoreline and the yard between it and the proposed new home. There are five maple trees which the landscaper considers to be high risks for wind damage and which we plan to remove to facilitate the construction of the new home. The remaining trees and shrubs on the lot will be professionally trimmed and thinned and new landscaping will be added.

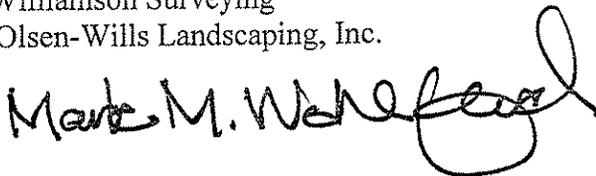
The owners are pursuing the use of photo-voltaic roof shingles, geothermal heating and cooling and tankless water heaters.

The proposed home will be two stories with the average roof height of 26.75'. It will be sited with the first floor elevation at 7.25' BELOW the street elevation. There are 3 bedrooms with a future one in the basement, 2 1/2 baths with another full bath proposed in the basement, and an elevator servicing all levels. We would like to start work in November, 2008 and anticipate the project to take six and a half months to complete.

Following is the construction team;

Designer: Design Shelters, LLC
Builder: Design Shelters, LLC
Surveyor: Williamson Surveying
Landscaper: Olsen-Wills Landscaping, Inc.

Mark M. Wohlferd
Designer
Design Shelters, LLC.



1.608.662-9090
mark@designshelters.com

Mark Wohlferd

From: "Sally Miley" <ssmiley1@charter.net>
To: "Mark Wohlferd" <mark@designshelters.com>
Sent: Wednesday, August 13, 2008 10:22 AM
Subject: RE: 5706 LMD property

Thank you. And thanks for attending the meeting.

From: Mark Wohlferd [mailto:mark@designshelters.com]
Sent: Wednesday, August 13, 2008 10:19 AM
To: ssmiley1@charter.net
Cc: district19@cityofmadison.com
Subject: 5706 LMD property

Sally Miley;

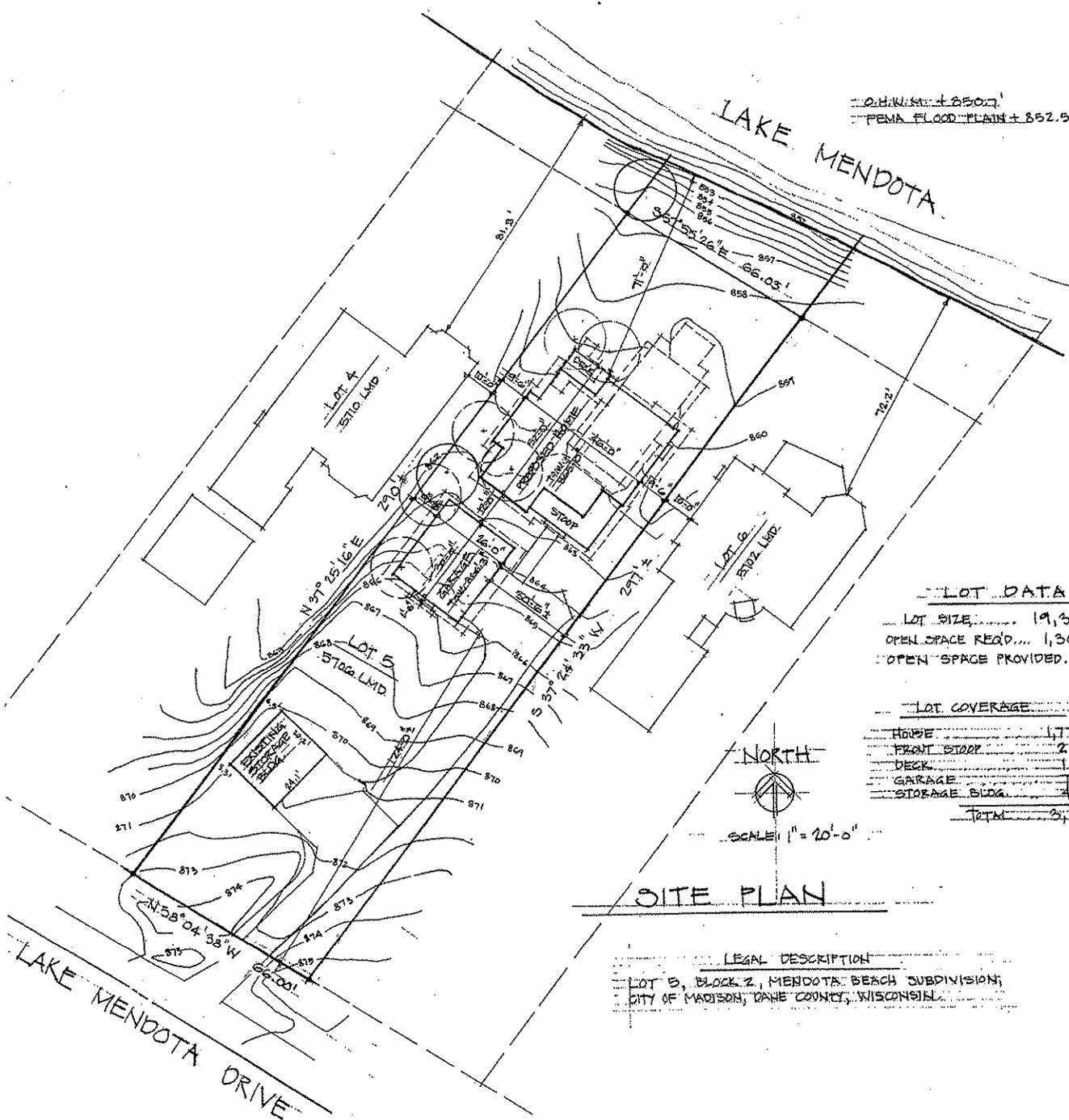
Interesting and informative meeting last night. Thanks for having me. To follow up with the information you requested, here are some numbers :

1. The height of the roof average (mid-point) from grade is 26'-6". Zoning code allows 35'-0". This measurement is taken approximately at the left side of the front door on the south elevation.
2. The height of the roof peak is 32'-6".
3. The proposed first floor elevation is 7'-3" BELOW the street elevation!
4. The roof PEAK is 22'-9" above the street elevation.

Thanks again,

Mark M. Wohlferd

mark@designshelters.com



O.H. N. 850.7
 FEMA FLOOD PLAIN + 852.5'

This drawing and design
 remains the property of
 Design Builders
 and may not be repro-
 duced or copied in
 whole or part by any
 method without prior
 written consent.

Phone: 608.662.9090
 Fax: 608.662.9095
 E-mail address: builder@matbag.com



LOT DATA

LOT SIZE..... 19,517 S.F.
 OPEN SPACE REQ..... 1,300 S.F.
 OPEN SPACE PROVIDED... 15,168 S.F.

LOT COVERAGE

HOUSE	1,712.0 S.F.
FRONT PORCH	231.0 S.F.
DECK	112.0 S.F.
GARAGE	1,010.0 S.F.
STORAGE BLDG.	4,807.0 S.F.
TOTAL	8,872.0 S.F.

NORTH

SCALE: 1" = 20'-0"

SITE PLAN

LEGAL DESCRIPTION

LOT 5, BLOCK 2, MENDOTA BEACH SUBDIVISION,
 CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER
 Mike & Mary Jensen
 5708 Lake Mendota Drive
 Madison, WI

PROJECT NO
 990

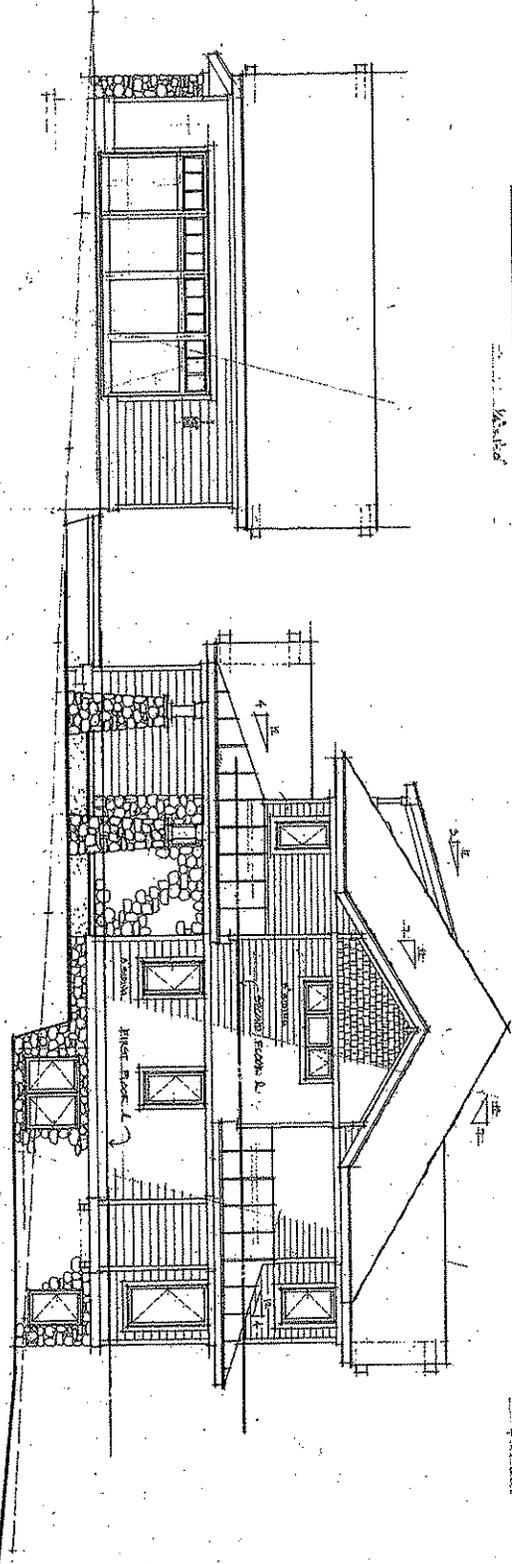
DRAWN BY
 MWM

DATE
 10/15/08

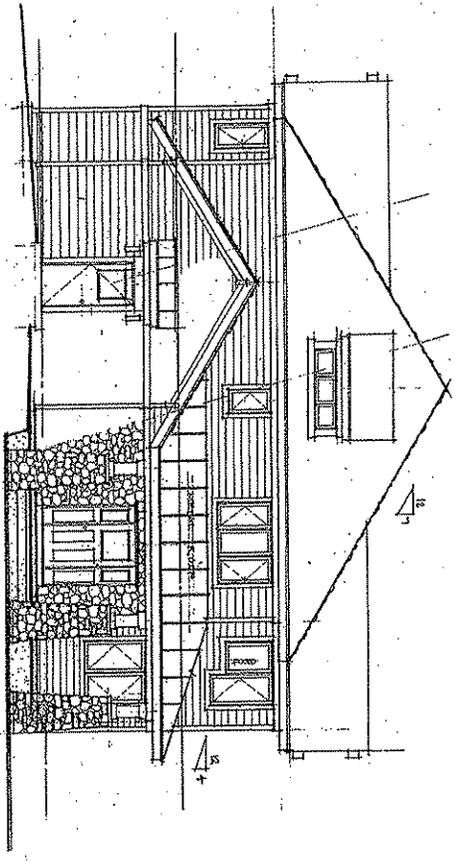
REVISIONS

SHEET
 1 of 7

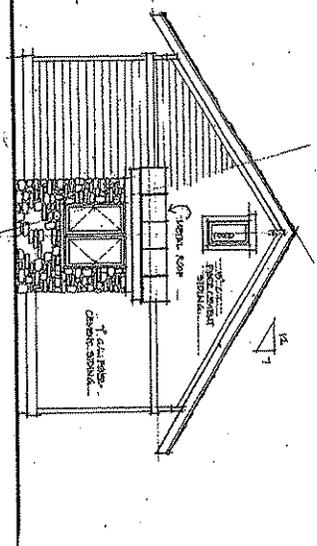
EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION (STREET)
1/4" = 1'-0"



GARAGE SOUTH ELEVATION
1/4" = 1'-0"

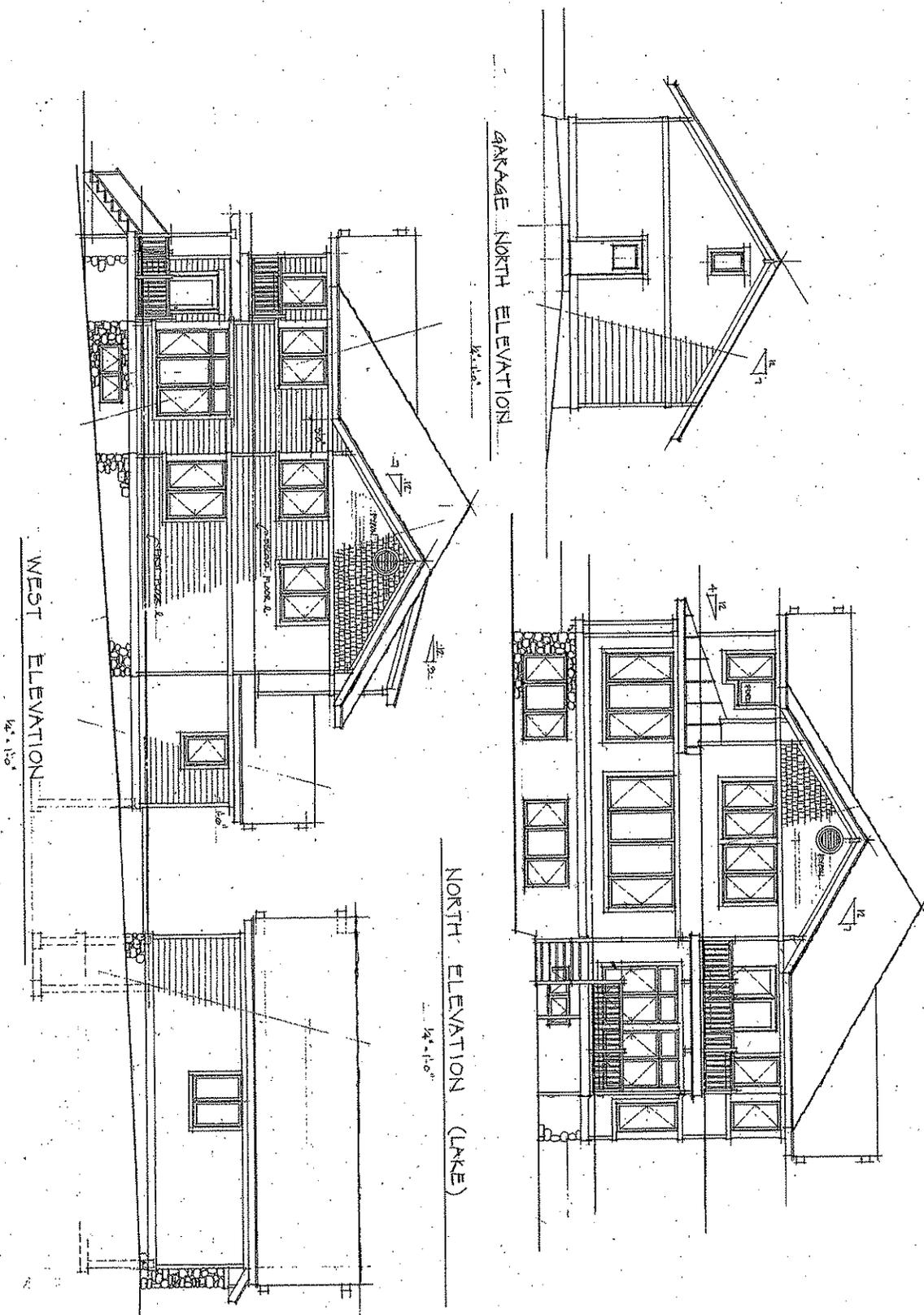


DATE	10/15/06
REVISIONS	
SHEET	2 of 7
PROJECT NO.	9916
DESIGNER	MM

OWNER
Mike & Mary Jensen
5700 Lake Mendota Drive
Madison, WI

DESIGN
SHELTERS
Phone: 608.662.9090
Fax: 608.662.9095
E-mail address: builder@mailbag.com

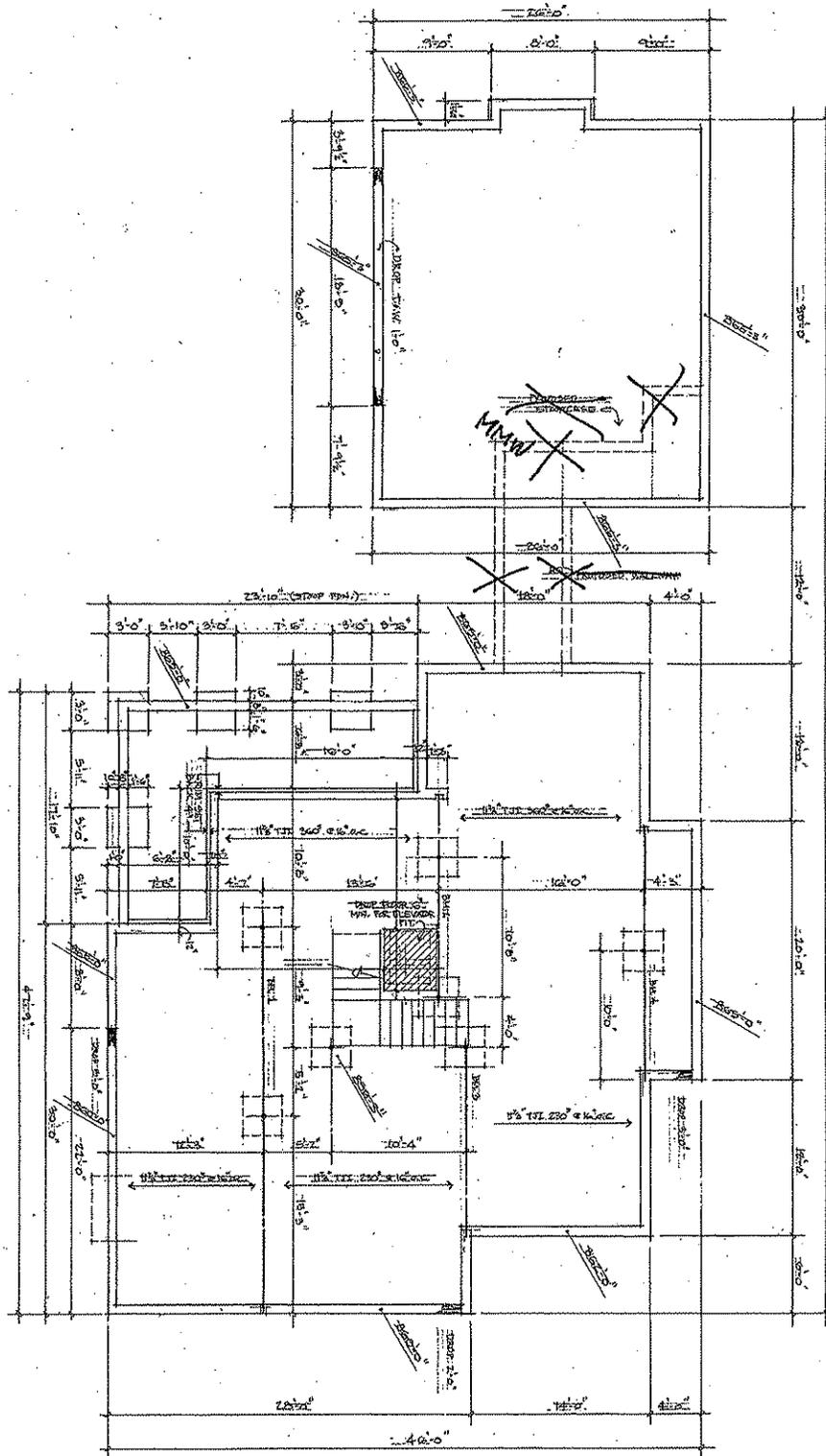
This drawing and design remains the property of Design Shelters and may not be reproduced or copied in whole or part by any method without prior written consent.



SHEET 5 of 7	REVISIONS DATE: 10/10/05 DRAWN BY: JMM	PROJECT NO. 996	OWNER Mike & Mary Jensen 5706 Lake Mendota Drive, Madison, WI	 Phone: 608.662.9090 Fax: 608.662.9095 E-mail address: builder@mailbag.com	This drawing and design remains the property of Design Siteworkers and may not be repro- duced or copied in whole or part by any method without prior written consent.
------------------------	--	---------------------------	---	--	---

FOUNDATION PLAN

1/4" = 1'-0"



REVISIONS	DATE
SHEET	10/15/08
4 OF 7	

PROJECT NO.
998
DRAWN BY
M.M.W.

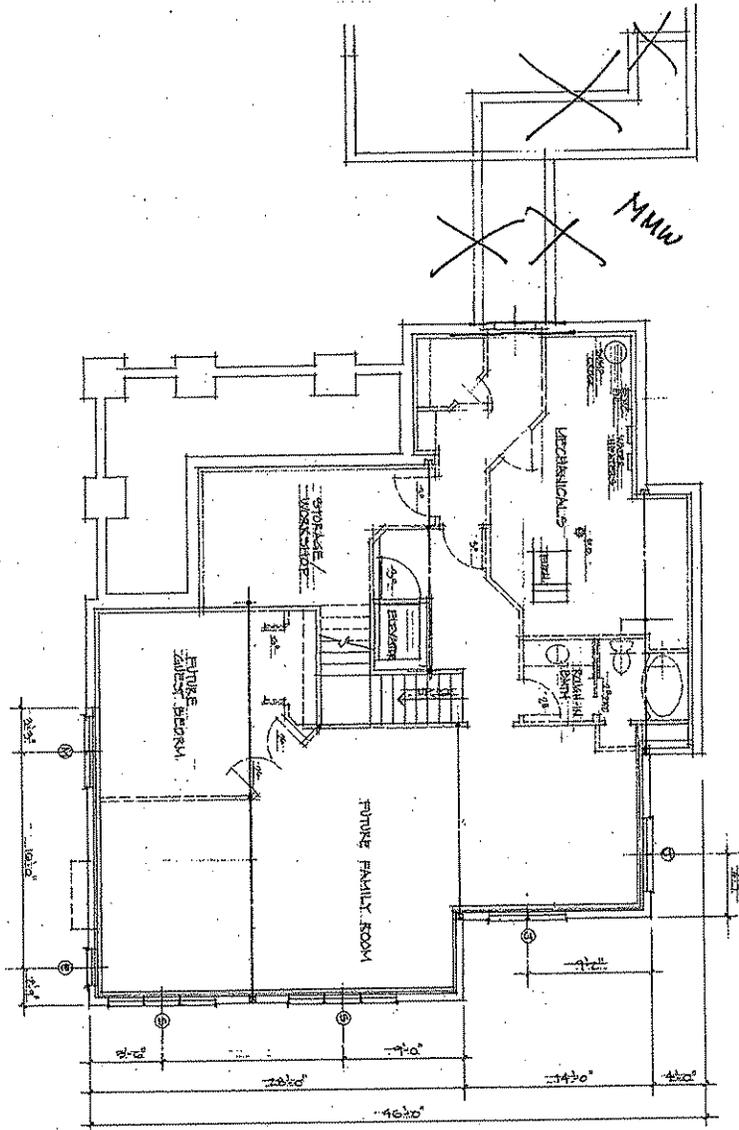
OWNER
Mike & Mary Jensen
5708 Lake Mendota Drive
Madison, WI

DESIGN
SOLUTIONS

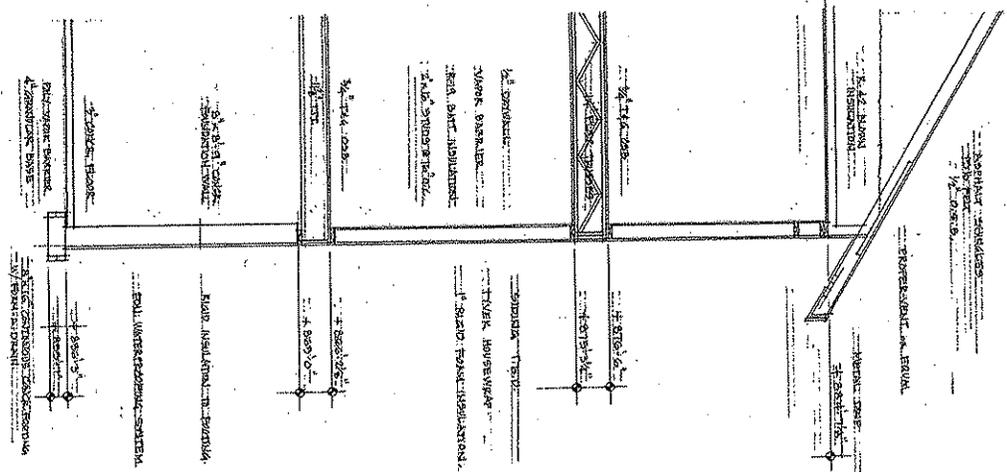
Phone: 608.662.9090
Fax: 608.662.9095
E-mail address: builder@mailbog.com

This drawing and design remains the property of Design Solutions and may not be reproduced or copied in whole or part by any method without prior written consent.

FUTURE BASEMENT FINISH



SECTION



REVISIONS	DATE
5-2-1	10/15/08

DRAWN BY
JAWAL

PROJECT NO.
010

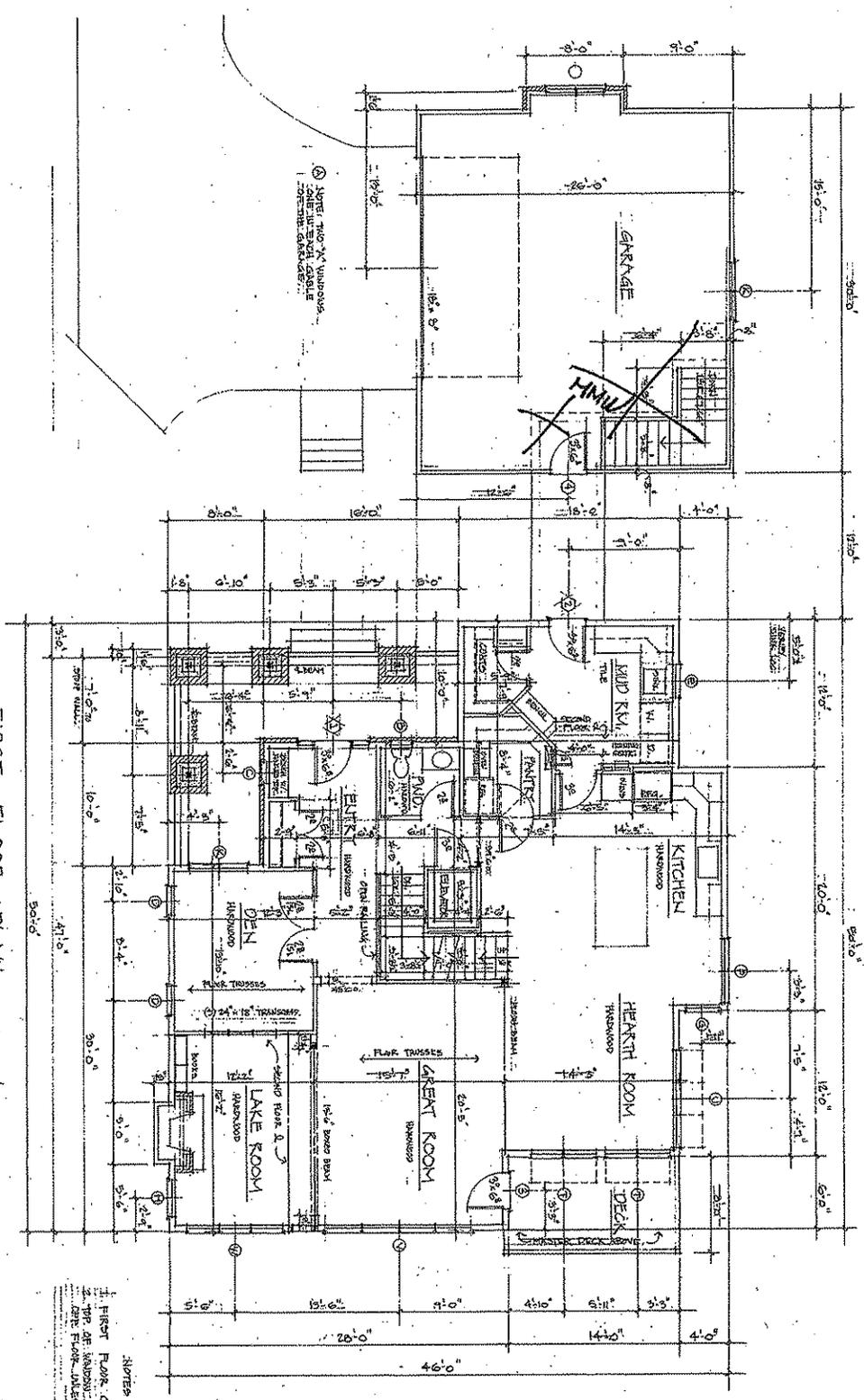
OWNER

Phone: 608.662.9890
 Fax: 608.662.9895
 E-mail address:
 builder@mailbox.com



This drawing and design remains the property of Design Elements and may not be reproduced or copied in whole or part by any method without prior written consent.

FIRST FLOOR PLAN 1770 #
1/4" = 1'-0"



- NOTES
1. FIRST FLOOR CALIBRATED TO BE 9'-1 1/2"
 2. TOP OF FINISH FLOOR TO BE 1'-0" FROM FINISH FLOOR TO BE 1'-0"
 3. TOP OF FINISH FLOOR TO BE 1'-0" FROM FINISH FLOOR TO BE 1'-0"

PROJECT NO.	9978
DRAWN BY	MJM
DATE	10/15/08
REVISIONS	
SHEET	001

OWNER
Miko & Mary Jensen
 5700 Lake Mendota Drive
 Madison, WI

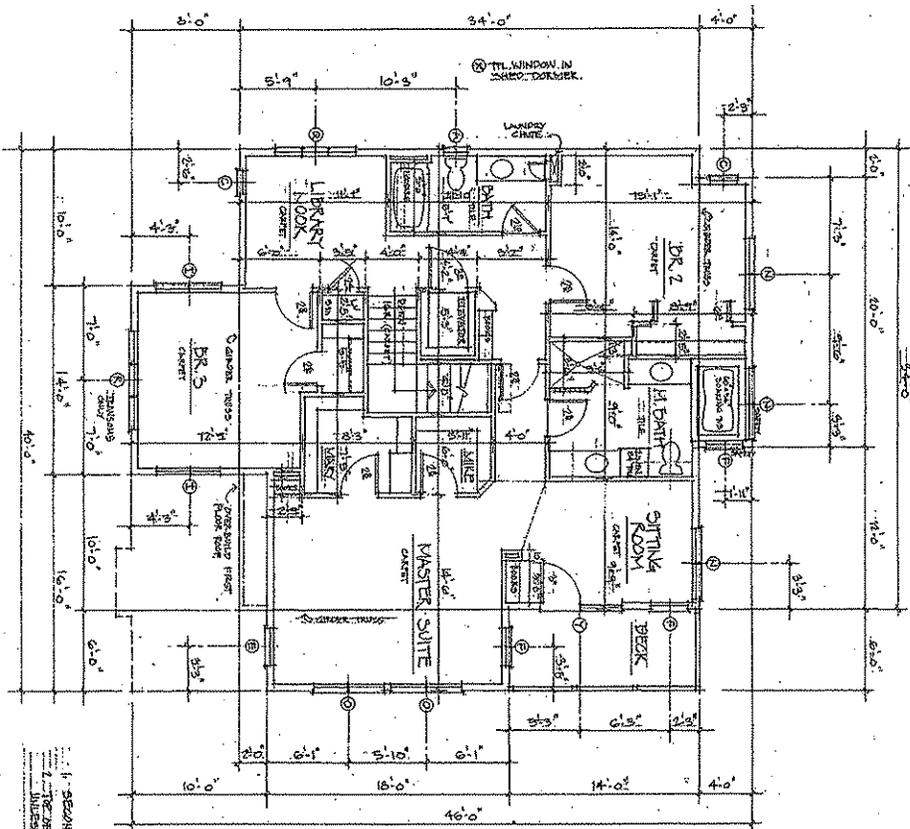
DESIGN
 SHELTERS

Phone: 608.662.9090
 Fax: 608.662.9095
 E-mail address: builder@mailbag.com

This drawing and design remains the property of Design Shelters and may not be reproduced or copied in whole or part by any method without prior written consent.

WINDOW AND EXTERIOR DOOR SCHEDULE

NO.	TYPE	SIZE	FINISH	OPERATION	GLASS	NOTES
1	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	FRONT ENTRY
2	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
3	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
4	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
5	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
6	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
7	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
8	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
9	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
10	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
11	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
12	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
13	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
14	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
15	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
16	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
17	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
18	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
19	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
20	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
21	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
22	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
23	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
24	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
25	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
26	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
27	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
28	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
29	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
30	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
31	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
32	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
33	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
34	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
35	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
36	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
37	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
38	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
39	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
40	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
41	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
42	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
43	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
44	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
45	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
46	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
47	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
48	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
49	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY
50	DOOR	3'-0" x 7'-0"	WOOD	SWING	6-1/2" GLASS	REAR ENTRY



REVISIONS
 SHEET 7 OF 7

DATE 10/19/08
 DRAWN BY MVM

PROJECT NO. 996

OWNER
Mike & Mary Jensen
 5708 Lake Mendota Drive
 Madison, WI

DESIGN
SPECIALISTS
 Phone: 608.662.9090
 Fax: 608.662.9095
 E-mail address: builder@mailbag.com

This drawing and design remains the property of Design Specialists and may not be reproduced or copied in whole or part by any method without prior written consent.







