



Location
401 Woodward Drive

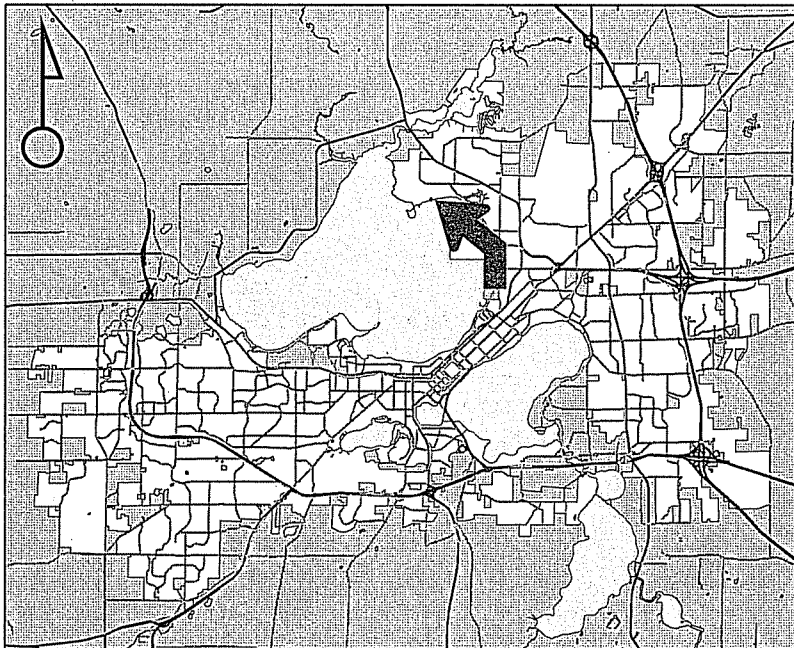
Project Name
Redman Residence

Applicant
Douglas Redman/John Thompson –
Thompson Custom Builders

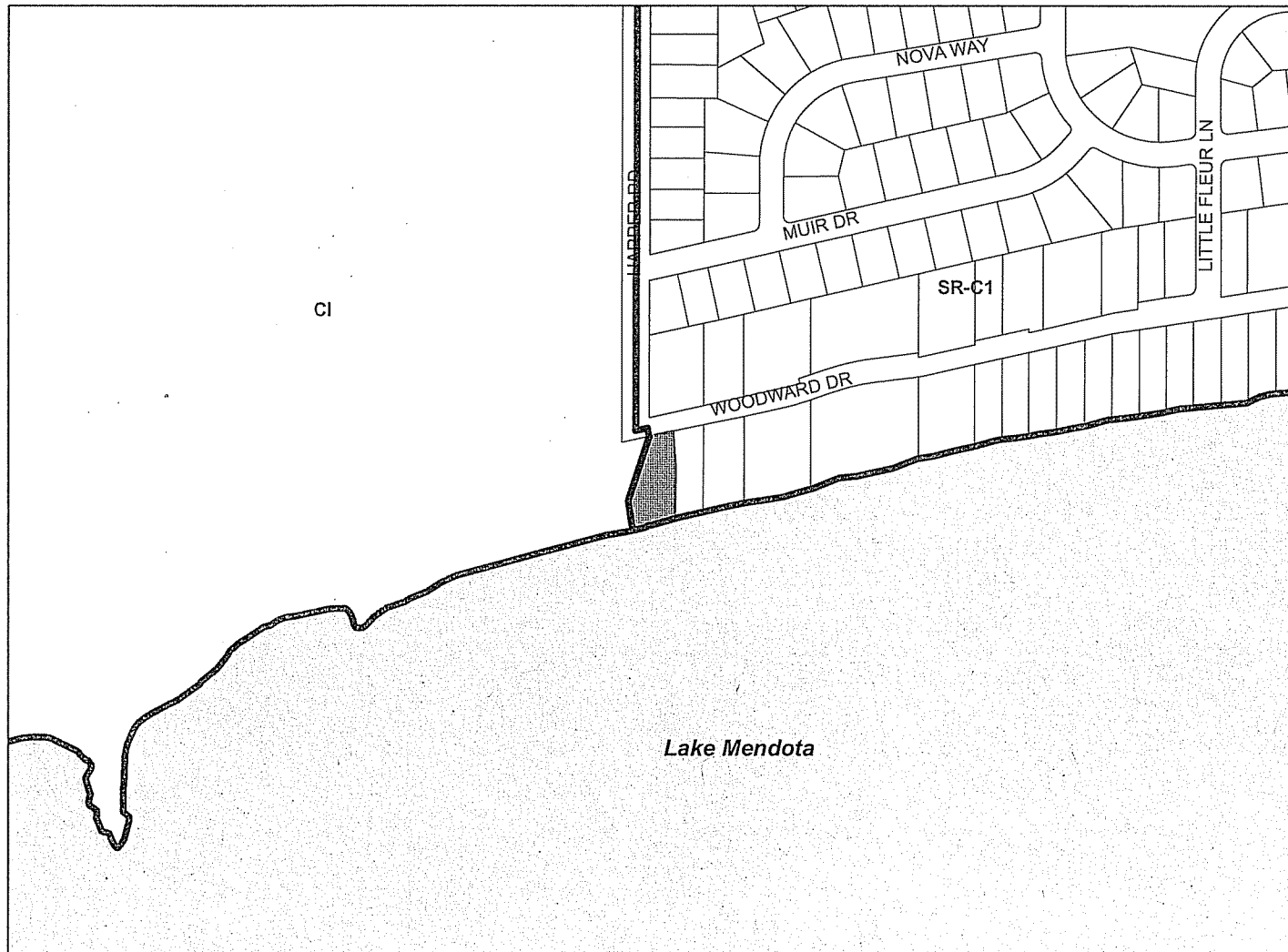
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence and
construct new residence on lakefront
property

Public Hearing Date
Plan Commission
16 September 2013



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 : 06 September 2013





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 600- Receipt No 145341
 Date Received 7/25/13
 Received By WJP
 Parcel No. 0809-351-0842-6
 Aldermanic District 18-WEIER
 Zoning District SR-C1
 Special Requirements WATERFRONT
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 401 Woodward Drive, Madison
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: JOHN THOMPSON Company: THOMPSON CUSTOM BUILDERS, LLC
 Street Address: 5830 Lexington St City/State: McFarland, WI Zip: 53558
 Telephone: (608) 838-3140 Fax: (608) 838-3137 Email: john@thompsoncustombuilders.com

Project Contact Person: JOHN THOMPSON Company: THOMPSON CUSTOM BUILDERS, LLC
 Street Address: 5830 Lexington St City/State: McFarland, WI Zip: 53558
 Telephone: () 838-3140 Fax: () 838-3137 Email: same as above

Property Owner (if not applicant): DOUGLAS REOMANN
 Street Address: 3939 MANNA DR. City/State: MANNA, WI Zip: 53716

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demo existing house and construct a new single family dwelling.
 Development Schedule: Commencement EARLY OCTOBER 2013 Completion MAY 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: Kevin F Date: _____ Zoning Staff: PAT ANDERSON Date: _____
week of July 15, 2013

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

Name of Applicant _____ Relationship to Property: _____

Authorizing Signature of Property Owner [Signature] Date 7-24-13

LETTER OF INTENT

Project Address: 401 Woodward Drive, Madison

Property Owner(s): Douglas Redmann

Builder: Thompson Custom Builders, llc

Contact: John Thompson, Thompson Custom Builders, llc

Ofc: 838-3140

Fax: 838-3137

Cell: 516-1652

Regarding the Land Use Application for the Madison Plan Commission, this is our Letter of Intent.

The single family house that currently stands on the property at 401 Woodward Drive, is in a state of disrepair & uninhabitable. The property owner Douglas Redmann, would like to demolish the existing house, and build a new single family home for himself on this property.

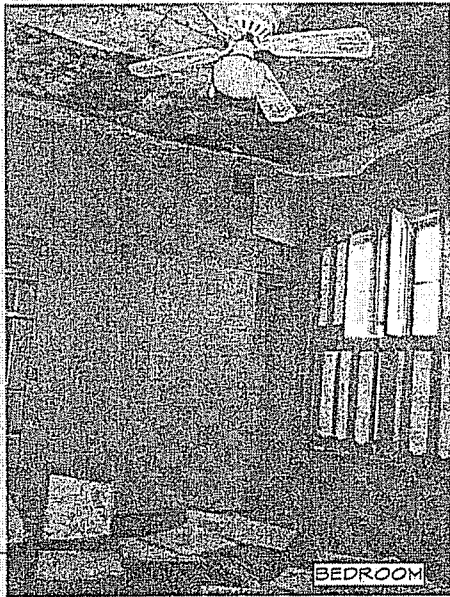
The home to be built is a 3,948 square foot 2 story, with an attached 3 car garage. Stone and LP Smartside wood siding will be the primary finishes on the exterior of the home. We intend to place it in approximately the same area that the current home occupies. This will help to save as many of the existing trees as possible. Based on the proposed site plan, we do not anticipate disturbing any trees during construction of the new home. Additionally, no disturbance of existing trees & vegetation within 35 feet of the Normal High Water Mark will occur.

We would like to commence construction as soon as possible following the granting of Plan Commission approvals and obtaining the remaining building permits necessary, hopefully this is by the end of next month, August 2013. The construction project would be scheduled to commence immediately following the demolition of the existing structure, so as not to leave an eyesore for the neighborhood to endure. We anticipate construction to be completed for occupancy in March of 2014.

We feel that Mr. Redmann's new home will be not only be an improvement to the property, but also an asset to the neighborhood.

Thank you for your consideration.

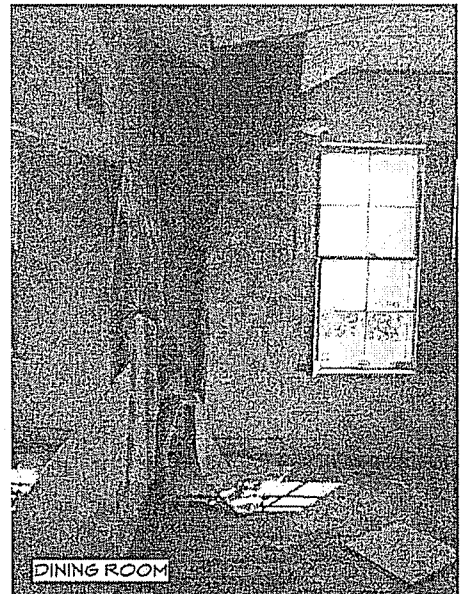
John D. Thompson
Thompson Custom Builders, llc



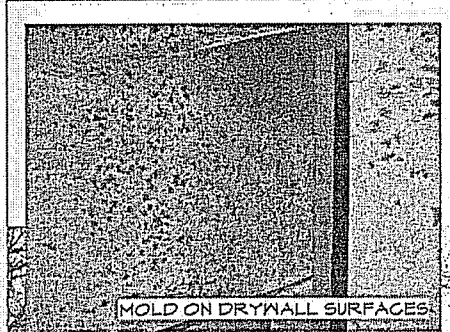
BEDROOM



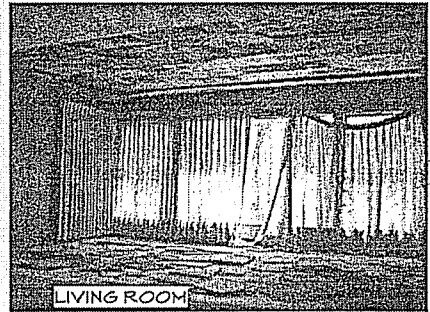
BEDROOM



DINING ROOM



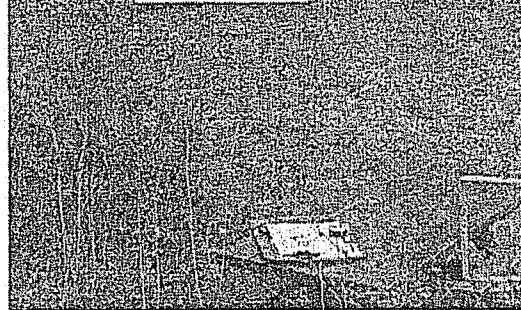
MOLD ON DRYWALL SURFACES



LIVING ROOM



LAKEFRONT SIDE



VIEW FROM WOODWARD DR

401 WOODWARD DR
INTERIOR/ EXTERIOR PHOTOS
OF EXISTING HOUSE

Firchow, Kevin

From: John Thompson [john@thompsoncustombuilders.com]
Sent: Thursday, September 12, 2013 8:16 AM
To: Firchow, Kevin
Subject: 401 Woodward Drive

Good morning Kevin,

In the interest of making sure we are completely on the same page about trees & vegetation, I thought I should speak with you further so that there is no mis-communication about the subject. There are 2 old stumps about about 24" tall with some brush like feeders growing out of them that appear to have been cut some years ago. Does this classify as a "tree"?? My answer would be "not".

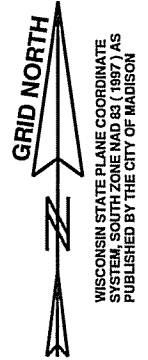
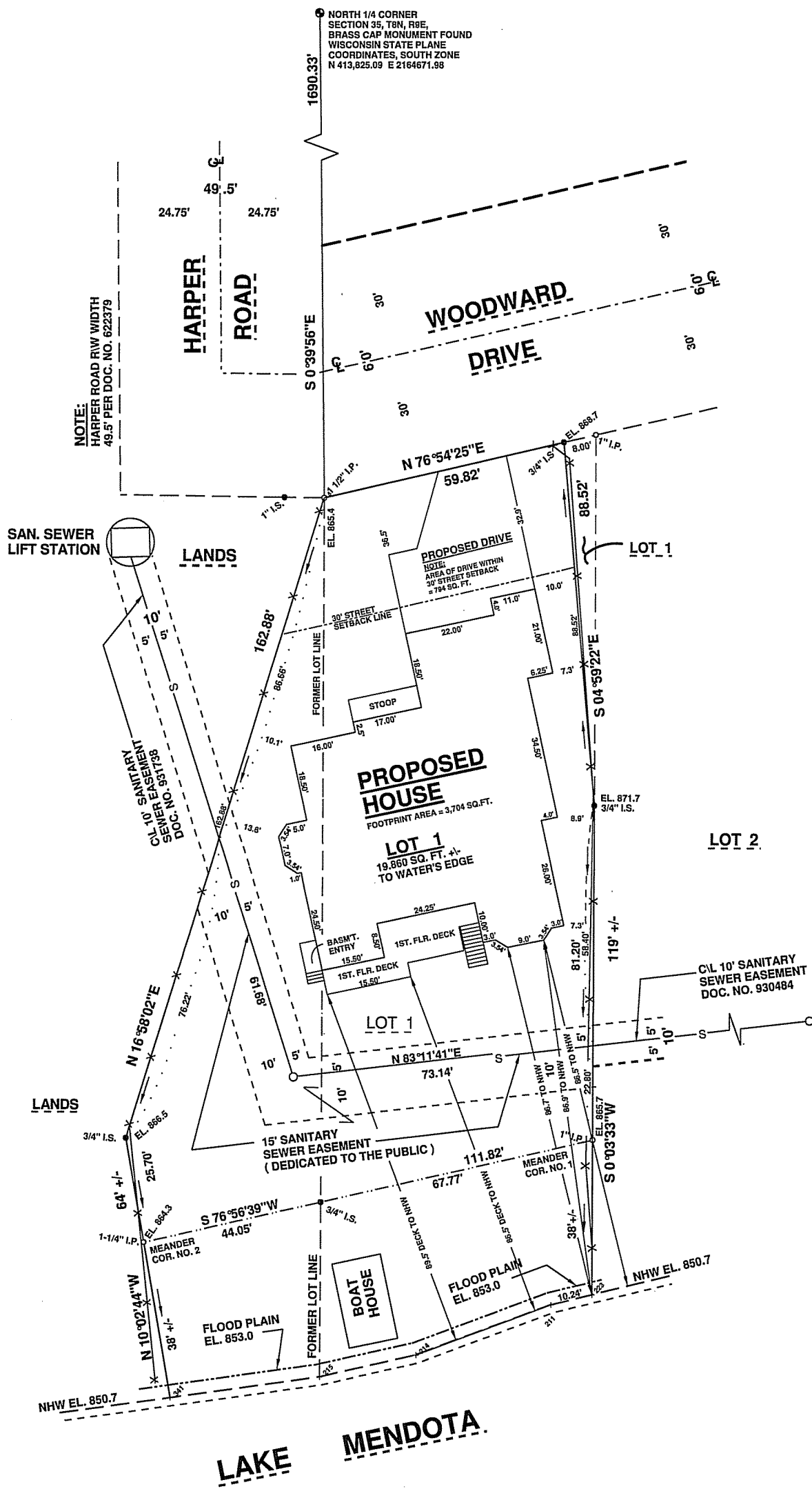
Also, there was a large tree that went down in a storm earlier this year and fell across the fence into Mendota's property. When the tree went down it took a few other small ones with it, so there are a few stumps in the front of the lot from this event.

My objective here is not to split hairs, but to be clear about what the conditions exist on the lot. If you feel it would be beneficial, I would be glad to meet you at the lot at your convenience. Please let me know either way.

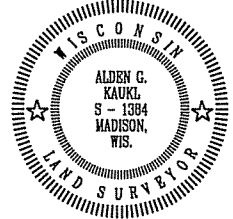
Thank you,
John

John D. Thompson
Thompson Custom Builders, llc
5830 Lexington Street
McFarland, WI 53558
Cell 608-516-1652

TREE REMOVAL
CLARIFICATION



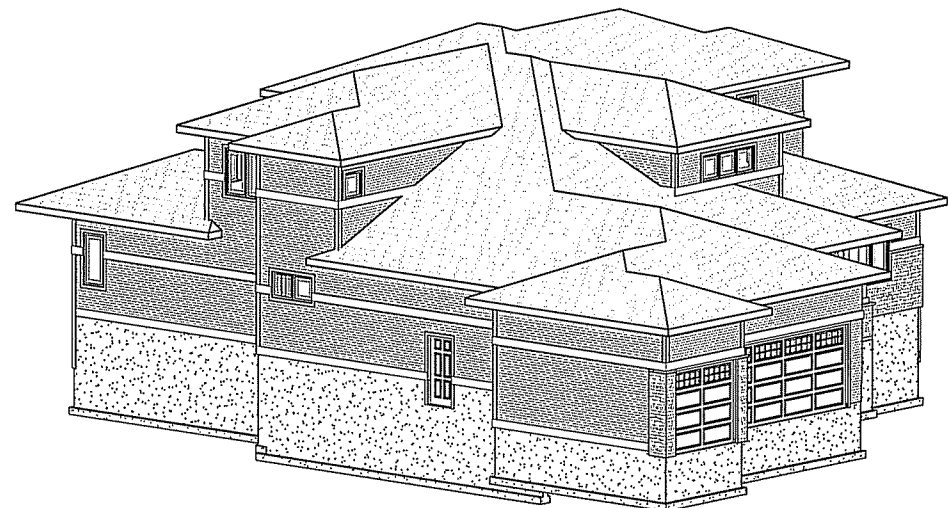
SCALE: 1" = 20'



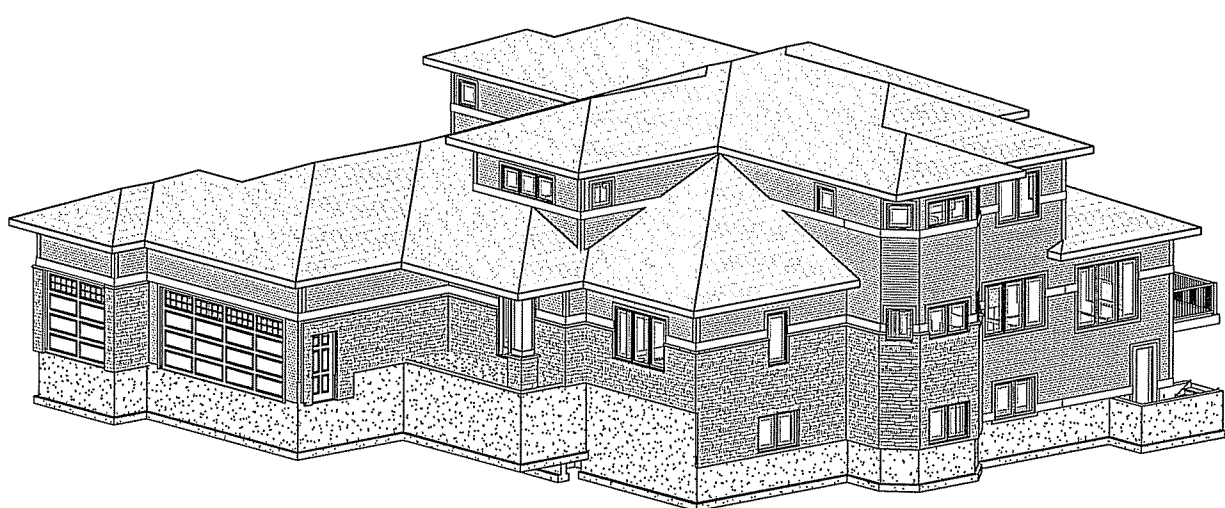
REVISED SEPTEMBER 4, 2013 TO ADD NOTES 2) AND 3).
REVISED AUGUST 30, 2013 TO ADD LAKEFRONT SETBACK AS REQUESTED.
REVISED AUGUST 29, 2013 WITH DOUG TO REFLECT REVISED HOUSE PLANS
REVISED JULY 29, 2013 TO SHOW PROPOSED DECK WITH SETBACK TO NHW, ETC.
REVISED JULY 15, 2013 TO REFLECT CHANGES AT NE CORNER OF FOUNDATION INCLUDING GARAGE BUMP-OUT, ETC. PER DOUG REDMANN'S REQUEST OF JULY 13, 2013.
REVISED JULY 6, 2013 PURSUANT TO DOUG'S REQUEST OF JULY 5, 2013.
REVISED JUNE 21, 2013 TO REFLECT DOUG REDMANN'S REQUEST OF JUNE 18, 2013 DURING MEETING WITH DOUG & JOHN THOMPSON, THOMPSON CUSTOM BUILDERS.
REVISED JUNE 6, 2013 TO REFLECT REVISED FOUNDATION PLAN RECEIVED ON JUNE 5, 2013 FROM JOHN THOMPSON, THOMPSON CUSTOM BUILDERS.
REVISED MAY 27, 2013 PER DOUG REDMANN REQUEST OF MAY 24, 2013.
REVISED MAY 28, 2013 TO ADD BEDROOM BUMP OUT PER REDMANN REQUEST OF MAY 27, 2013.

PREPARED FOR:
DOUGLAS REDMANN
3939 MONONA DRIVE
MADISON, WI 53716

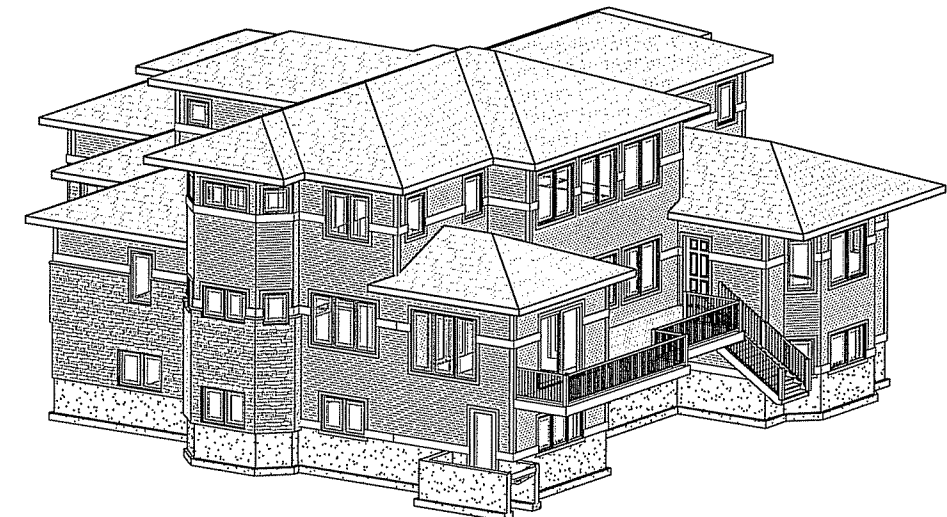
BADGER SURVEYING AND MAPPING SERVICE, LLC 625 WEST PRAIRIE STREET, COLUMBUS, WISCONSIN 53025 - (608) 244-2010 - FAX: (608) 628-9810		
SCALE 1" = 20'	APPROVED BY: M. S. GERHARDT	DRAWN BY A.G.K.
DATE MAY 21, 2013		REVISED AUGUST 30, 2013
SITE PLAN		
		DRAWING NUMBER 3G-200P



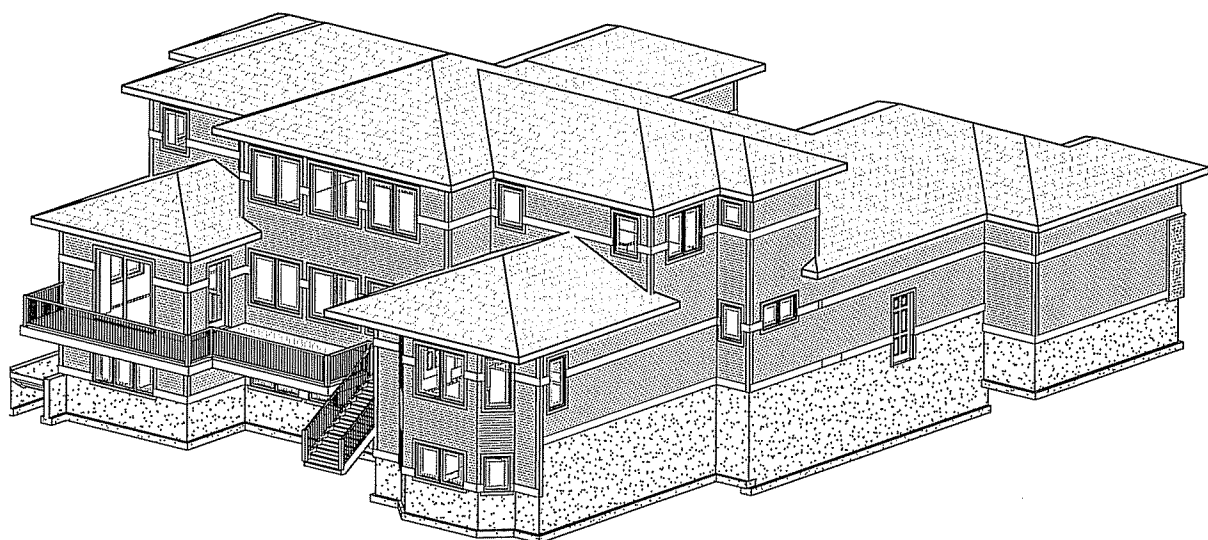
FRONT/LEFT



FRONT/RIGHT



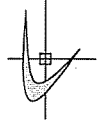
REAR/LEFT



REAR/RIGHT

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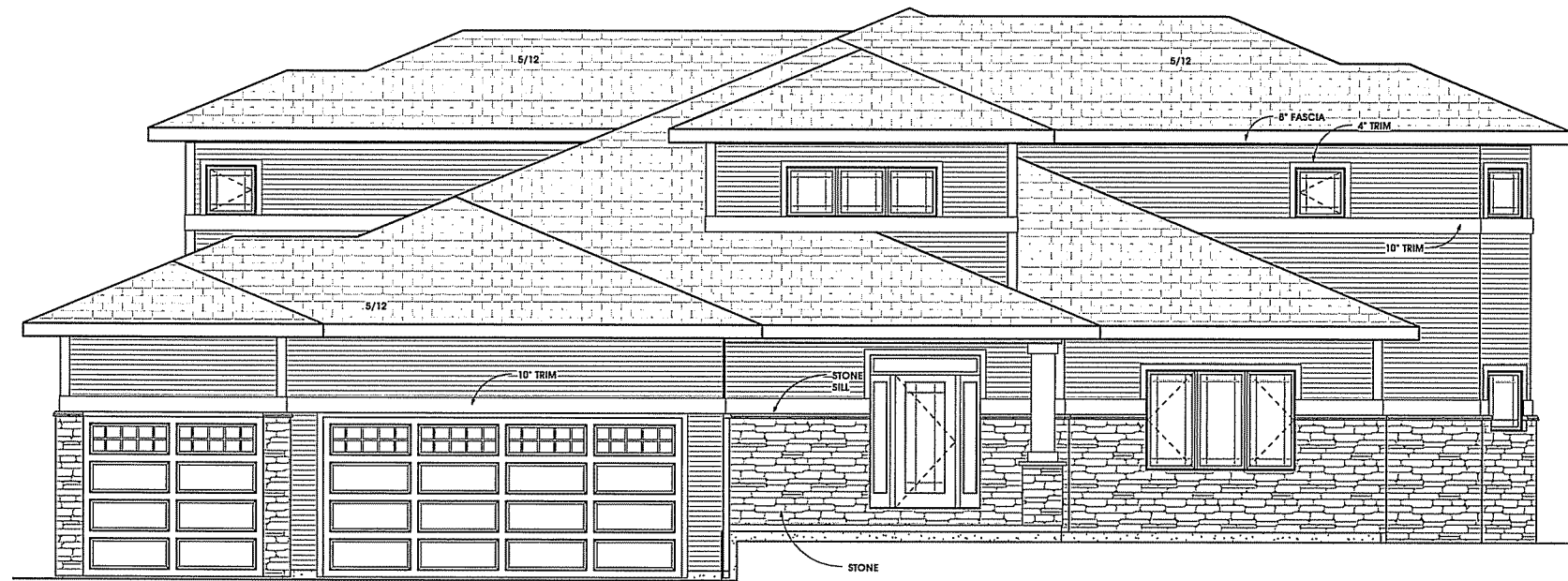
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Residential Drafting and Design Service
Autodesk Revit Consulting / Training
6082201225
cmvdesigns@charternet
WWW.CMVDESIGNSLLC.COM



THOMPSON CUSTOM BUILDERS
REDMANN RESIDENCE

DRAWN BY:
cmv
DATE:
1/23/12

REVISION	
2/15/13	5/22/13
3/16/13	6/1/13
3/18/13	7/3/13
4/26/13	7/1/13
5/6/13	7/12/13
5/14/13	8/27/13



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



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

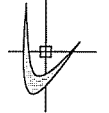
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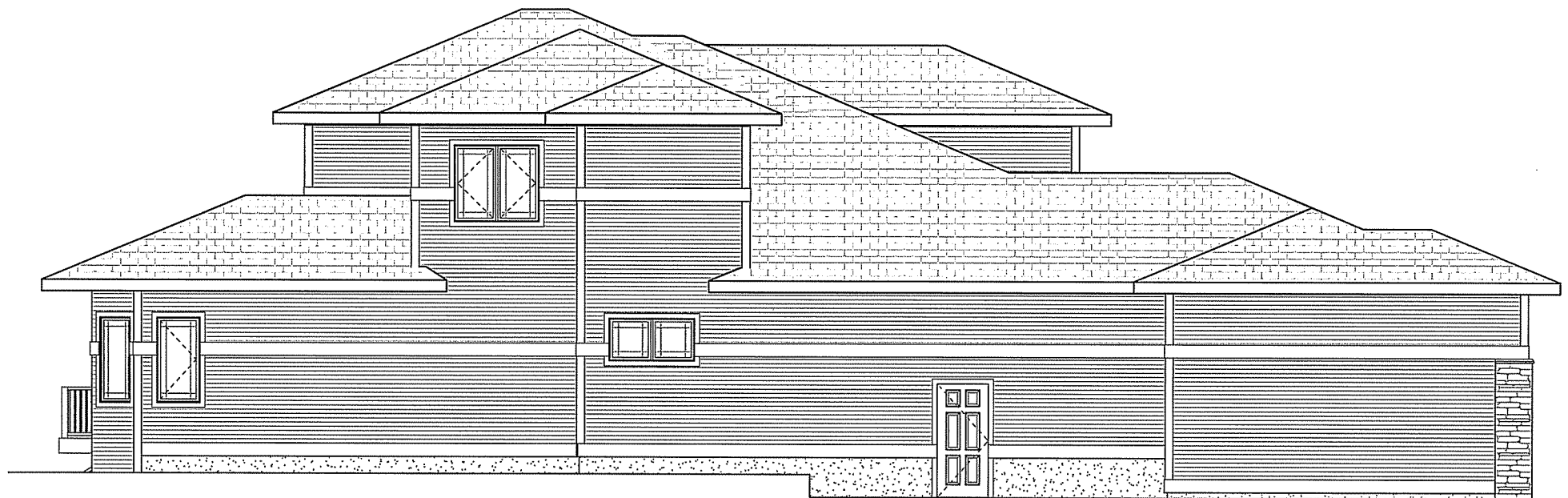
606220225
emvdesigns@charternet
WWW.CMVDLSIGNSLLC.COM



THOMPSON CUSTOM BUILDERS
REDMANN RESIDENCE

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cmv
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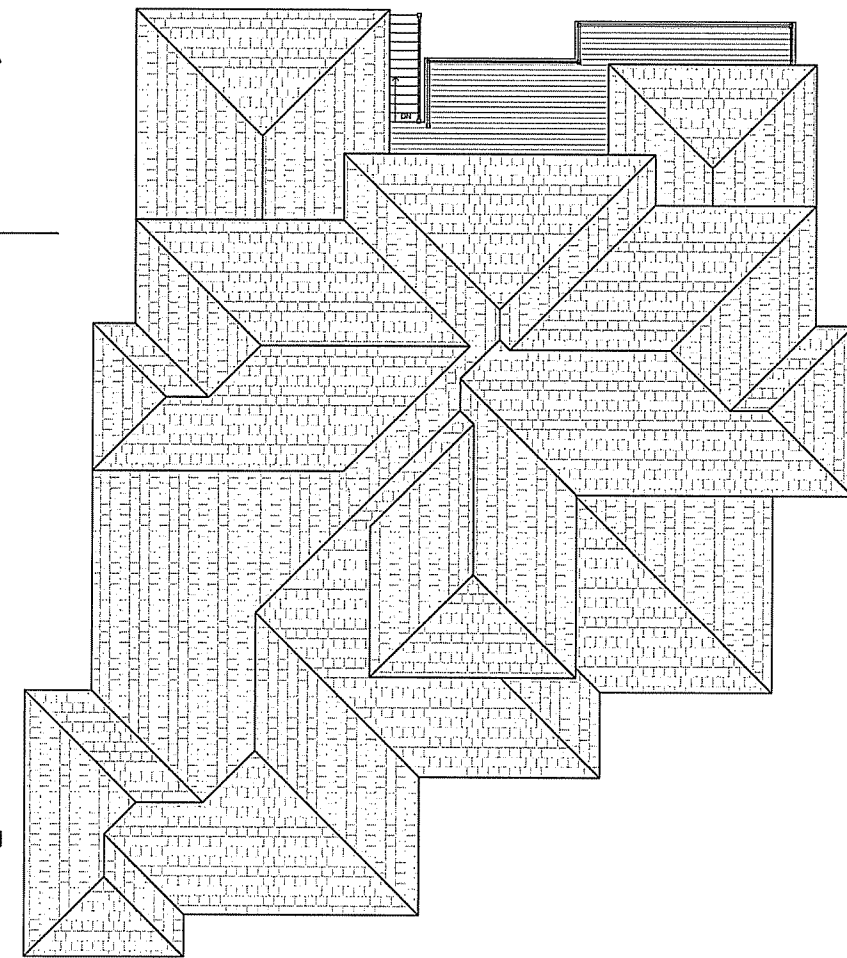
REVISION	
2/5/13	5/23/13
3/6/13	6/1/13
3/18/13	7/3/13
4/26/13	7/1/13
5/6/13	7/12/13
5/14/13	8/27/13
	8/29/13



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



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



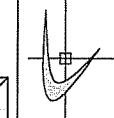
ROOF PLAN
1/8" = 1'-0"

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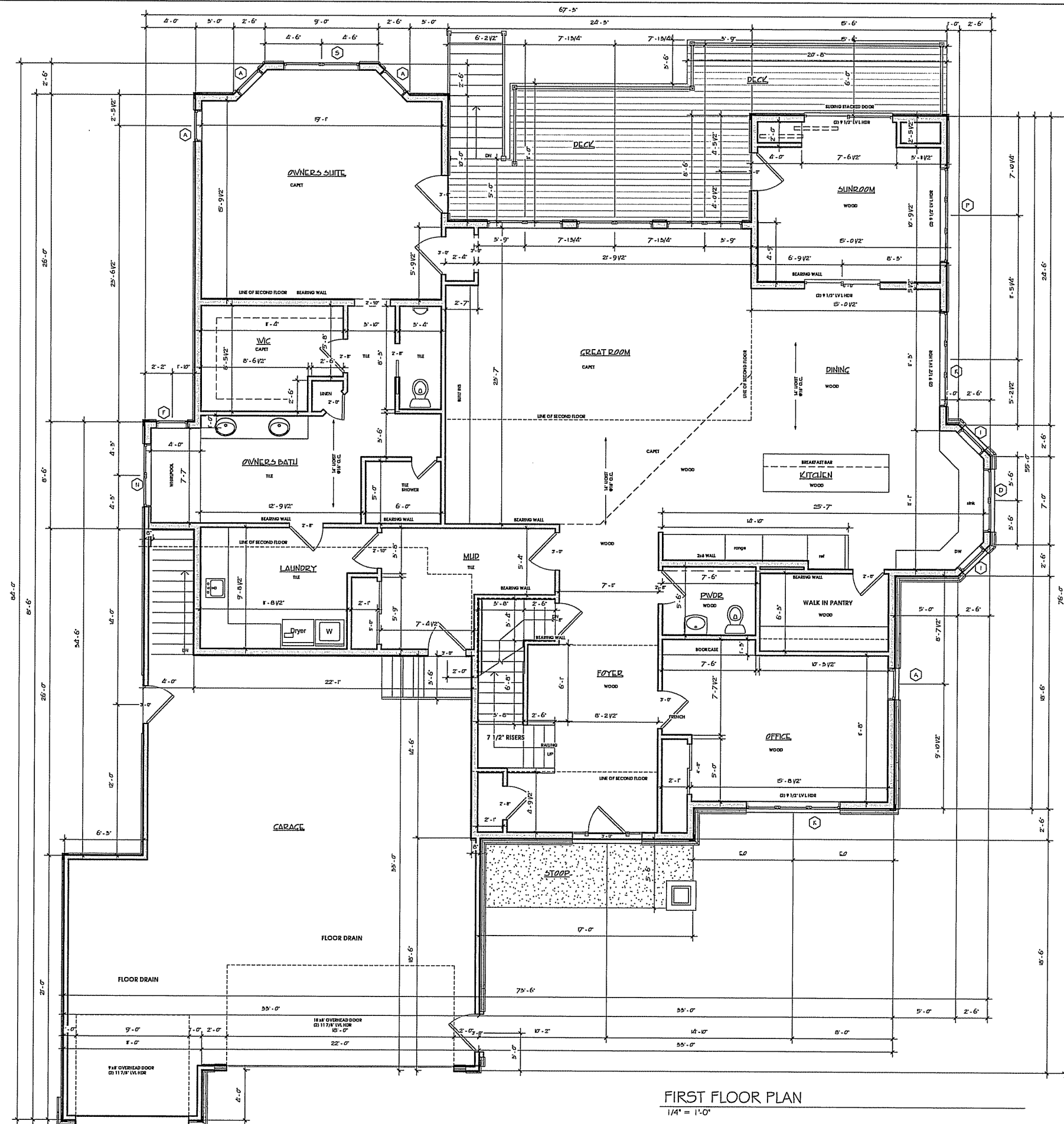
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DATE:
V23/12

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3/16/13	6/1/13
3/18/13	7/3/13
4/26/13	7/11/13
5/6/13	7/12/13
5/14/13	8/27/13
	8/29/13



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

Type	Coord	Manufacturer	Description	Model
A	4	Anderson	Ceacment	CS213
B	2	Anderson	Ceacment	CS214
C	4	Anderson	Ceacment	CS213
D	1	Anderson	Ceacment	CS213
E	1	Anderson	Ceacment	CS214
F	1	Anderson	Ceacment	CS213
G	1	Anderson	Ceacment	CS213
H	2	Anderson	Ceacment	CS211
I	1	Anderson	Prud	CS213
J	2	Anderson	Ceacment	CS213
K	1	Anderson	Prud	CS213
L	1	Anderson	Prud	CS213
M	4	Anderson	Ceacment	CS214
N	1	Anderson	Prud	CS213
O	3	Anderson	Prud	CS213
P	1	Anderson	Ceacment	CS213
Q	1	Anderson	Ceacment	CS213
R	1	Anderson	Ceacment	CS213
S	4	Anderson	Ceacment	CS213

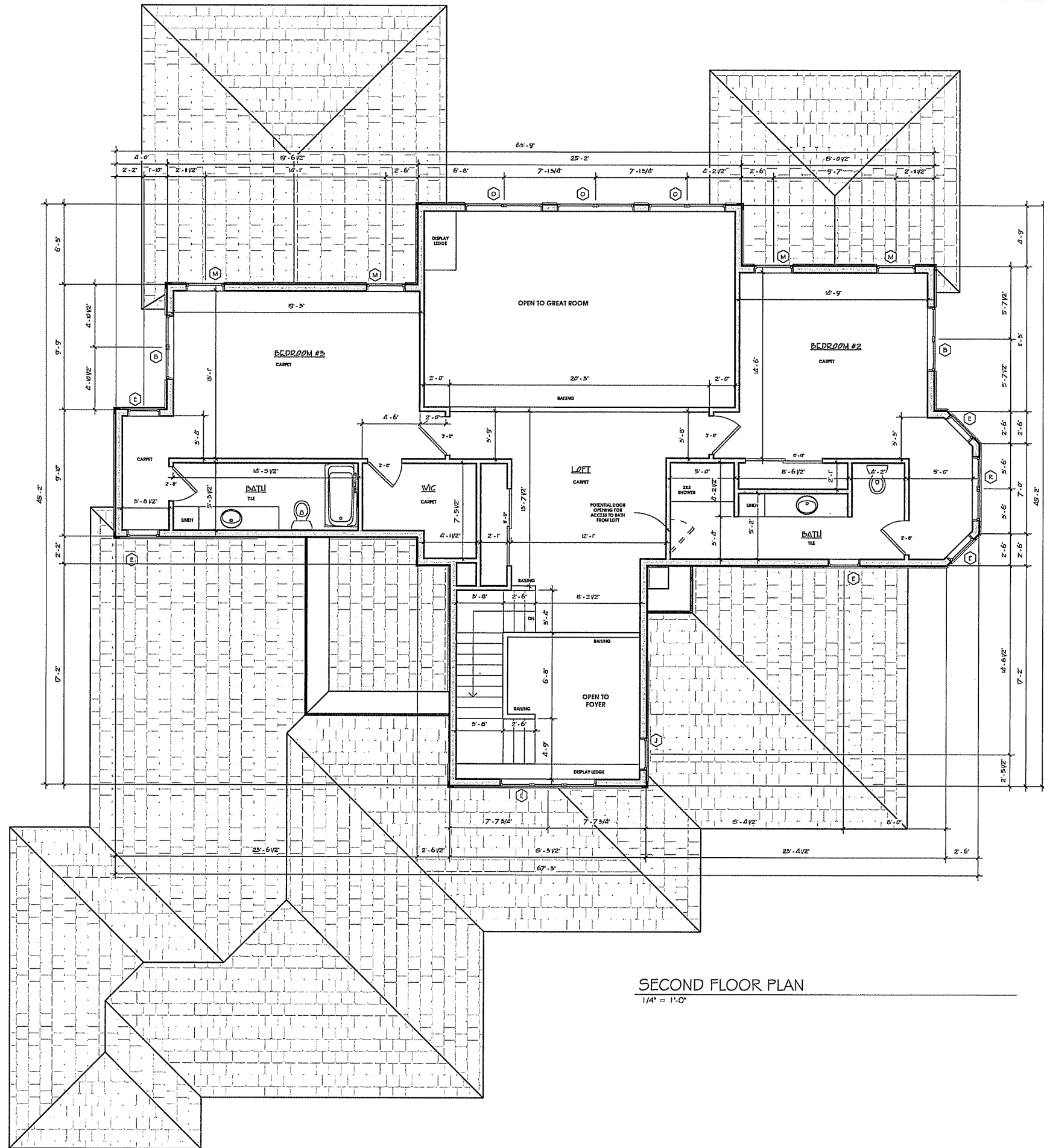
Area Schedule	Name	Area
FIRST FLOOR PLAN	1253 SF	
SECOND FLOOR	1321 SF	
	417 SF	

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12/3/12
REVISION:
2/15/13 5/23/13
3/16/13 6/1/13
3/18/13 7/3/13
4/26/13 7/11/13
5/6/13 7/12/13
5/14/13 8/27/13
8/29/13



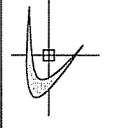
SECOND FLOOR PLAN
1/4" = 1'-0"

Area Schedule	
Name	Area
FIRST FLOOR PLAN	1215 SQ'
SECOND FLOOR	1271 SQ'
	4197 SQ'

Window Schedule				
Type	Count	Manufacturer	Description	Model
A	1	Anderson	Casement	CW115
B	2	Anderson	Casement	CW114
C	4	Anderson	Casement	CW113
D	1	Anderson	Casement	CW112
E	3	Anderson	Casement	CW111
F	3	Anderson	Casement	CW110
G	1	Anderson	Casement	CW109
H	3	Anderson	Casement	CW108
I	2	Anderson	Casement	CW107
J	3	Anderson	Fixed	CW106
K	2	Anderson	Casement	CW105
L	1	Anderson	Fixed	CW104
M	4	Anderson	Casement	CW103
N	1	Anderson	Fixed	CW102
O	3	Anderson	Fixed	CW101
P	1	Anderson	Casement	CW100
Q	1	Anderson	Casement	CW099
R	4	Anderson	Casement	CW098

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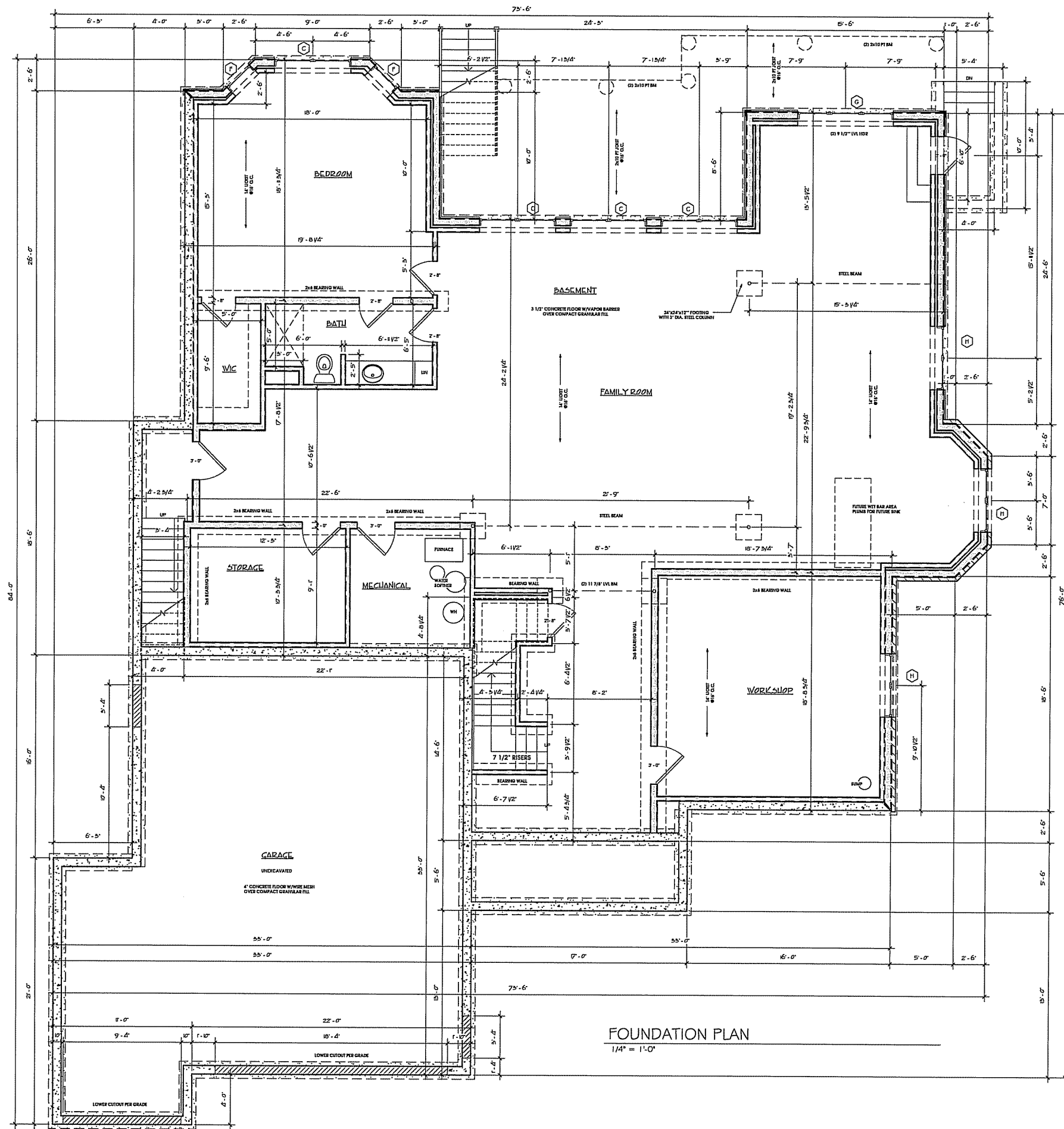
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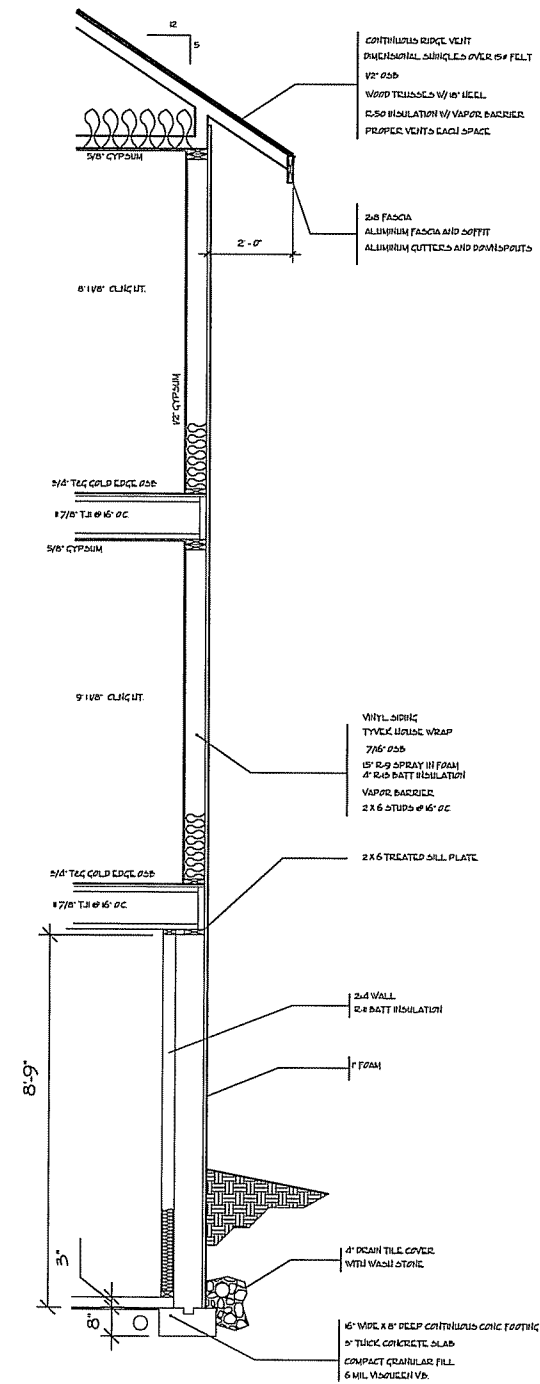
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REVISION	
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3/16/13	6/1/13
3/18/13	7/15/13
4/26/13	7/1/13
5/6/13	7/12/13
5/14/13	8/27/13



FOUNDATION PLAN
1/4" = 1'-0"



WALL SECTION
1/2" = 1'-0"

Item	Qty	Manufacturer	Description	Model
A	4	Anderson	Ceiling	CS11
B	2	Anderson	Ceiling	CS24
C	4	Anderson	Ceiling	CS23
D	1	Anderson	Ceiling	CS21
E	3	Anderson	Ceiling	CS113
F	1	Anderson	Ceiling	CS113
G	1	Anderson	Ceiling	CS113
H	3	Anderson	Ceiling	CS214
I	2	Anderson	Ceiling	CS11
J	1	Anderson	Fixed	CS113
K	2	Anderson	Ceiling	CS113
L	1	Anderson	Fixed	CS113
M	4	Anderson	Ceiling	CS114
N	1	Anderson	Fixed	CS223
O	1	Anderson	Fixed	CS223
P	1	Anderson	Ceiling	CS14
Q	1	Anderson	Ceiling	CS113
R	4	Anderson	Ceiling	CS213

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cmvdesigns@earthlink.net
WWW.CMVDESIGNSLLC.COM

THOMPSON CUSTOM BUILDERS
REPMANN RESIDENCE

DRWN BY:
cmv
DATE:
1/23/12

REVISIONS:
2/15/13 5/23/13
3/16/13 6/1/13
3/18/13 7/3/13
4/26/13 7/1/13
5/6/13 7/12/13
5/14/13 8/27/13
8/29/13