



Location
4938 Lake Mendota Drive

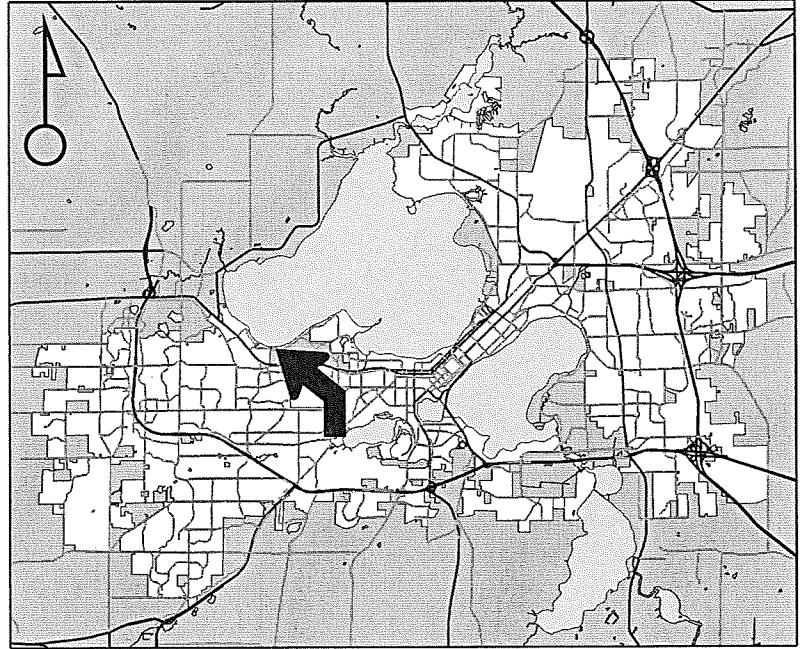
Project Name
Layman Residence

Applicant
Linda Layman/
Daniel Wanke - Capital Builders, Inc.

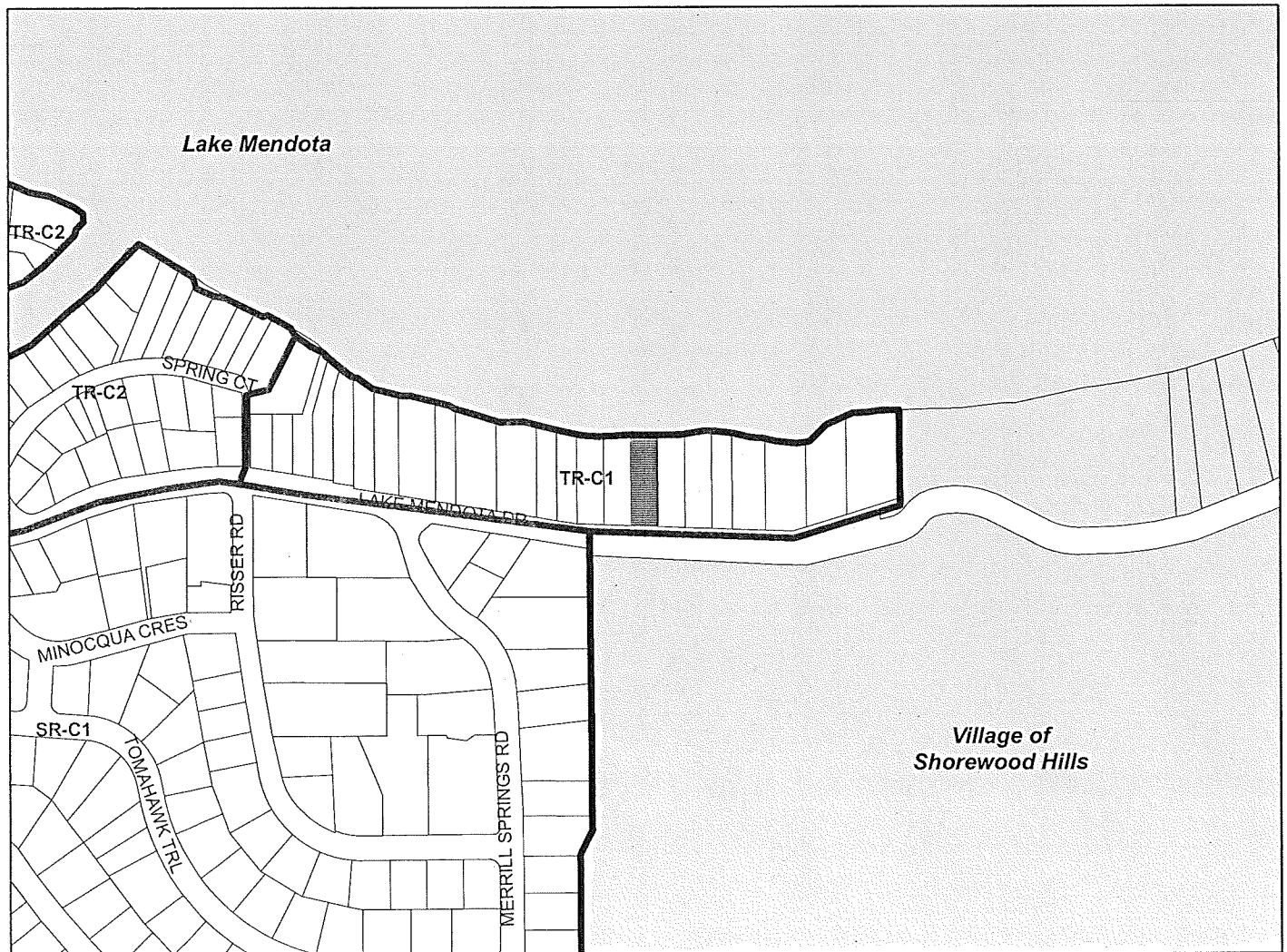
Existing Use
Single-family residence

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

Public Hearing Date
Plan Commission
05 August 2013

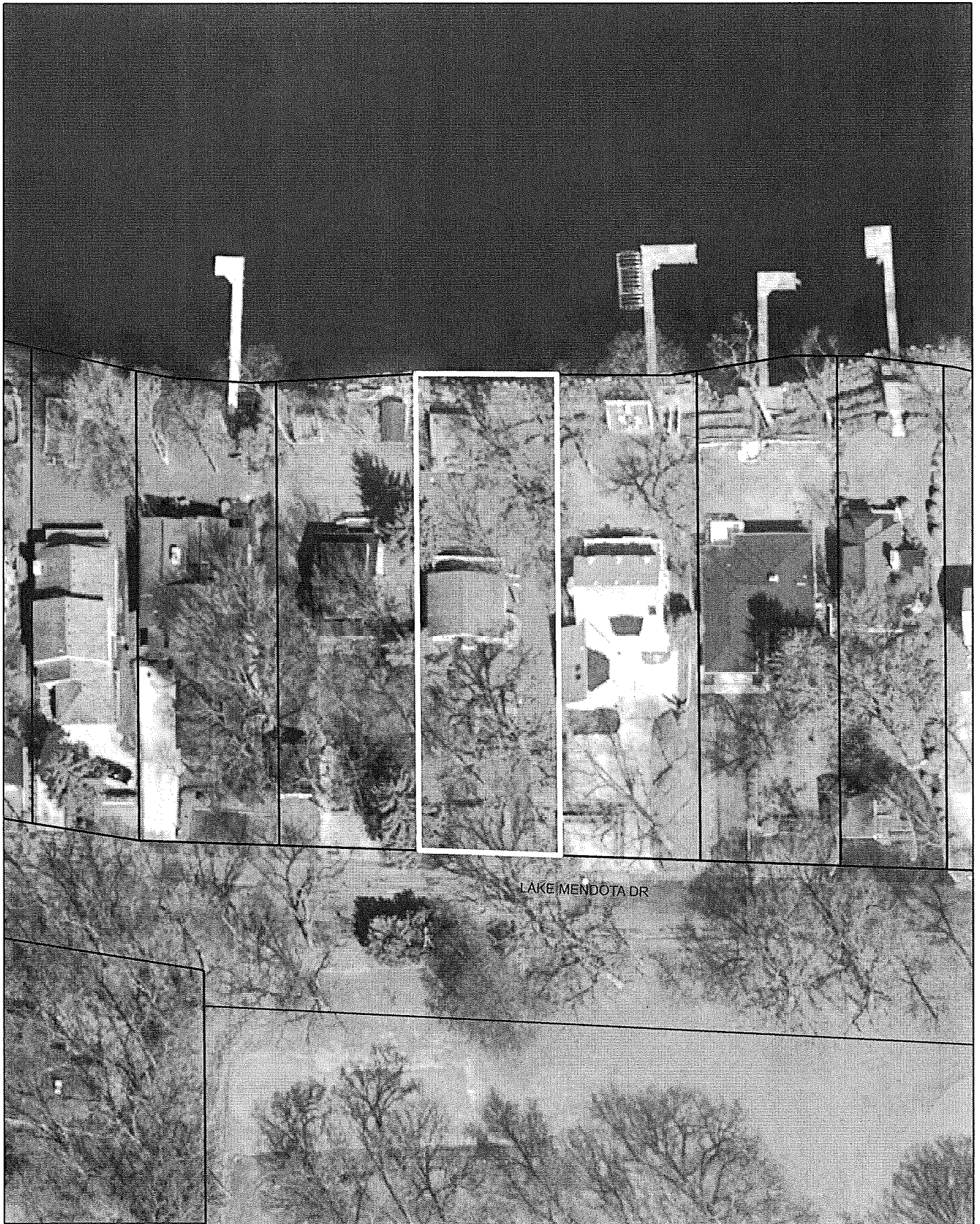


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 July 2013



LAKE MENDOTA DR



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 11600 Receipt No. 143929
 Date Received 6/18/13
 Received By PDA
 Parcel No. 0709-173-0103-1
 Aldermanic District 19 MARK UGAR
 Zoning District TR-C1
 Special Requirements CU
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 4938 LAKE MENDOTA DR.
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: LINDA LAYMAN Company: _____
 Street Address: 5 KEOFFERMAN RD. City/State: OLD GREENWICH, CT Zip: 06870
 Telephone: (203) 637-2879 Fax: () Email: _____

Project Contact Person: DANIEL WANKE Company: CAPITAL BUILDERS INC.
 Street Address: 6400 GISHOLT DR, STE 105 City/State: MADISON, WI Zip: 53713
 Telephone: (608) 272-9480 Fax: (608) 272-9481 Email: capitalbuilders@tds.net

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

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: REMOVAL OF EXISTING HOUSE AND REBUILDING NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE
 Development Schedule: Commencement AUGUST 2013 Completion FEBRUARY 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 1/2 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
- Existing Conditions
- Project Schedule
- Proposed Uses (and ft² of each)
- Hours of Operation
- Building Square Footage
- Number of Dwelling Units
- Auto and Bike Parking Stalls
- Lot Coverage & Usable Open Space Calculations
- Value of Land
- Estimated Project Cost
- Number of Construction & Full-Time Equivalent Jobs Created
- Public Subsidy Requested

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: City Treasurer. \$ 600

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:

~~ALDER MARK CLEAR - JUNE 4, 2013; SPRING HARBOR NEIGHBOR ASSOC. - JUNE 4, 2013~~

→ 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 FICHTER Date: 6/17 Zoning Staff: PATRICK ANDERSON Date: 6/17/13

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

Name of Applicant Linda Layman Relationship to Property: Owner

Authorizing Signature of Property Owner Linda M Layman Date June 12, 2013

**CAPITAL BUILDERS INC.
6400 Gisholt Drive, Suite 105
Madison, WI 53713
(608) 222-9480**

June 19, 2013

Letter of Intent for Layman Residence, 4938 Lake Mendota Drive

Linda Layman is the current owner of the property located at 4938 Lake Mendota Drive, in the City of Madison. The existing structures on the property include a one-story house, and a boathouse. There is no garage on the property at this time. The property owner intends to make improvements to the property as detailed below.

Following is a summary of the proposed improvements to the property:

Existing boathouse - To remain and will have improvements made to deck surface on top of boathouse, and existing chain link fence surrounding deck will be replaced with a metal railing. The size and structure of the boathouse will not be changed. There will be no changes made to landscaping within 35 foot area from OHWM.

Existing house - To be demolished and removed. Useable materials to be salvaged through Habitat for Humanity Restore. New two-story home with 2736 square feet of finished area above grade and attached garage to be constructed per location on site plan. Exterior materials to include stone accents on south and north elevations and chimney, with Smartside horizontal siding and composition corner and window trim boards. Roofing to be high profile fiberglass shingles, except for screen porch which will have standing seam metal roof. Colors are yet to be determined.

Total building area including house, garage, porch, decks, screen porch, boathouse, and drive is 4678 square feet. Total lot area is 14,333 square feet resulting in building coverage of 33%.

The scheduled date for the start of work would be the end of August for the demolition of the existing house, and start reconstruction of new house. The expected completion date for all of the work would be February of 2014.

Designer and Building Contractor

Capital Builders Inc.
6400 Gisholt Drive, Ste. 105
Madison, WI 53713
Contact Person: Dan Wanke
222-9480

Landscape Design and Contractor

Watts Landscape
3570 Pioneer Rd.
Verona, WI 53593
Contact Person: Rich Carlson
833-3535

**CAPITAL BUILDERS INC.
6400 Gisholt Drive, Suite 105
Madison, WI 53713
(608) 222-9480**

June 4, 2013

Mark Clear
District 19 Alderperson, City of Madison
110 Shiloh Drive
Madison, WI 53705

Mark,

We are presently working with the owner of the property located at 4938 Lake Mendota Drive, Linda Layman, and I would like to notify you of her intentions to improve the property. She would like to demolish the existing one-story house, and build a new two-story home with an attached garage on the property. She will not be doing any major improvements to the boathouse or lakeshore other than replacing the existing chain link fence on deck of boathouse with a metal railing, and upgrading the surface of the deck on roof of boathouse.

I have talked with Patrick Anderson at the City of Madison Zoning Department and have discussed many aspects of the project and the requirements. We will be applying to the Plan Commission for a conditional use permit as required but do not plan to seek a variance. The new home will be located within the required setbacks.

We are currently working on some preliminary plans for the home, and should have them completed in the next week or two.

Please let me know what information you may need as we progress through the planning stages. I would also be willing to meet with you to discuss the project further if you would prefer. Patrick also mentioned that we may want to notify the Spring Harbor Neighborhood Association. I have submitted a letter dated June 4, 2013, to Greg Hull and Janet Loewi notifying them of plans to improve the property.

Please call or e-mail with any questions, or suggestions on what steps need to be taken for this project. Thank you.

Sincerely,

Daniel J. Wanke
President



4938
LAKE MENDOTA
DRIVE





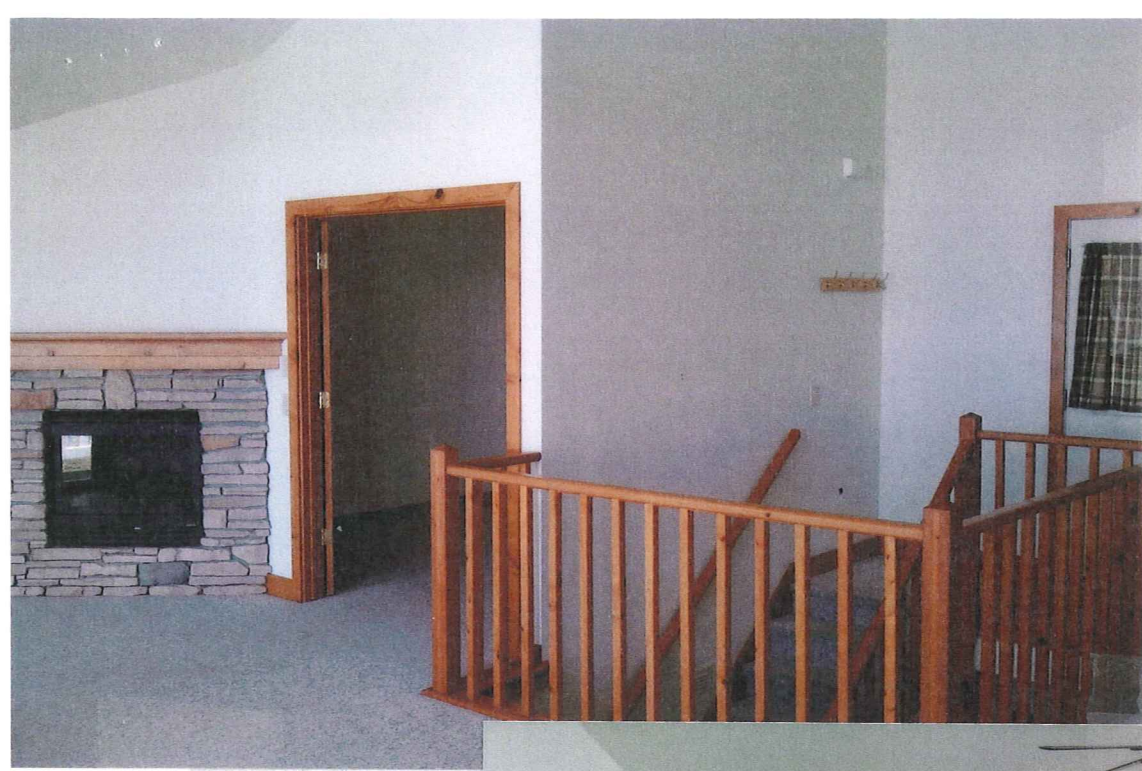
4938
LAKE MENDOTA
DRIVE





4938
LAKE MENDOTA
DRIVE





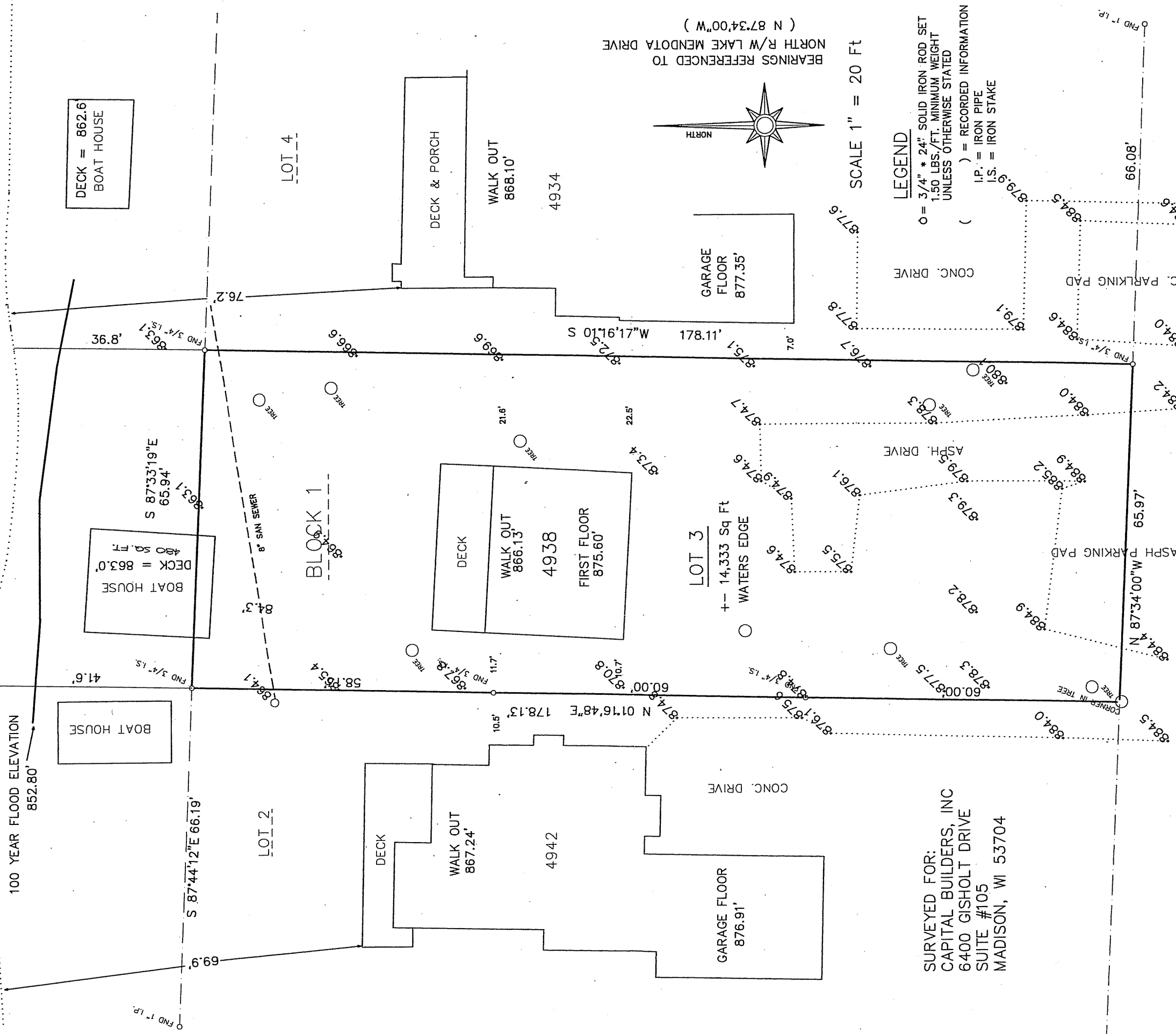
4938
LAKE MENNOSTA
DRIVE



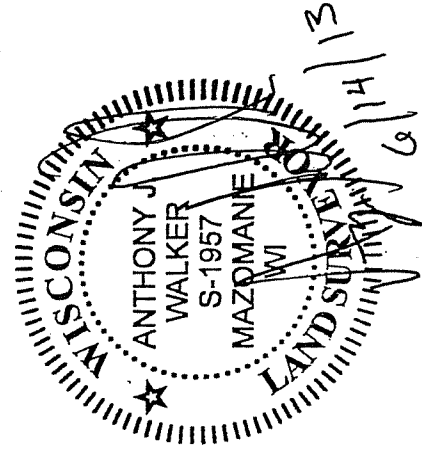
PLAT OF SURVEY
 WALKER SURVEYING INC.
 5964 LINDA CT. MAZOMANIE WI. 53560

LOT 3, BLOCK 1, MERRILL PARK, CITY OF MADISON, DANE COUNTY, WISCONSIN.

ORDINARY HIGH WATER ELEVATION 850.70'
 LAKE MENDOTA
 WATER LEVEL TIME SURVEY
 850.27'
 6/05/13



SURVEYED FOR:
 CAPITAL BUILDERS, INC
 6400 GISHOLT DRIVE
 SUITE #105
 MADISON, WI 53704



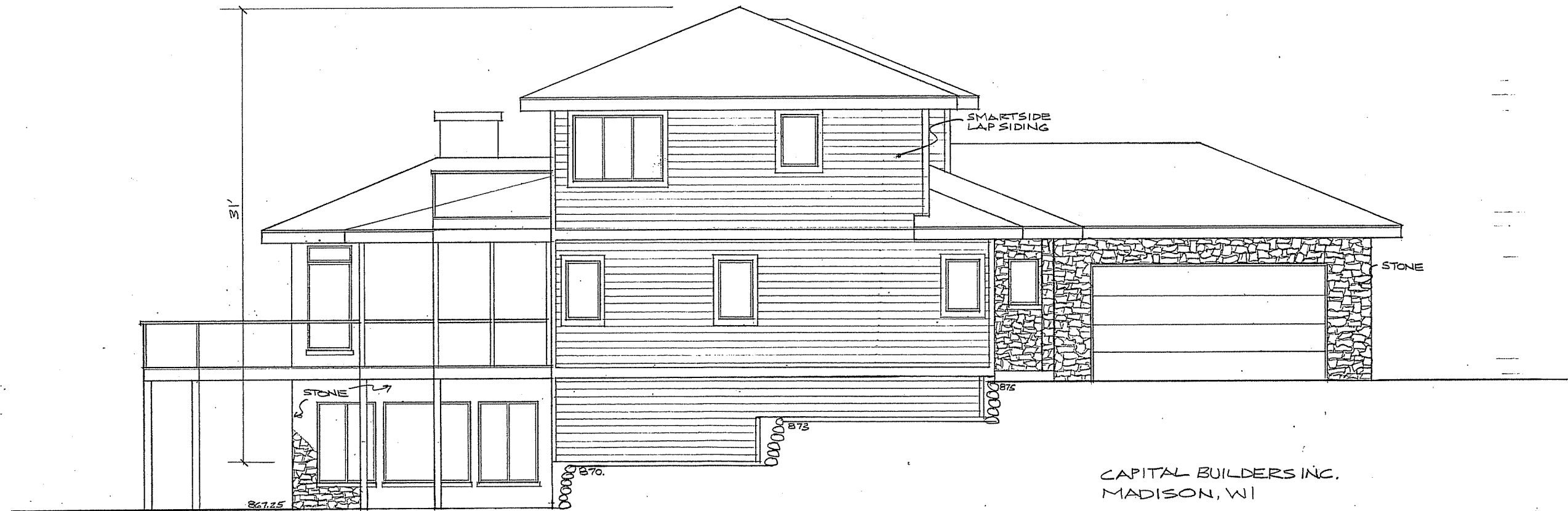
LAKE MENDOTA DRIVE
 33' R/W

SURVEYOR'S CERTIFICATE: I, Anthony J. Walker, hereby certify that this survey is in compliance of Wisconsin Administrative code. I also certify that I have surveyed and mapped the lands described hereon and that this map is a correct representation in accordance with the information provided.

Anthony J. Walker
 Anthony J. Walker RLS 1957

DATED THIS 14TH DAY OF JUNE, 2013

5



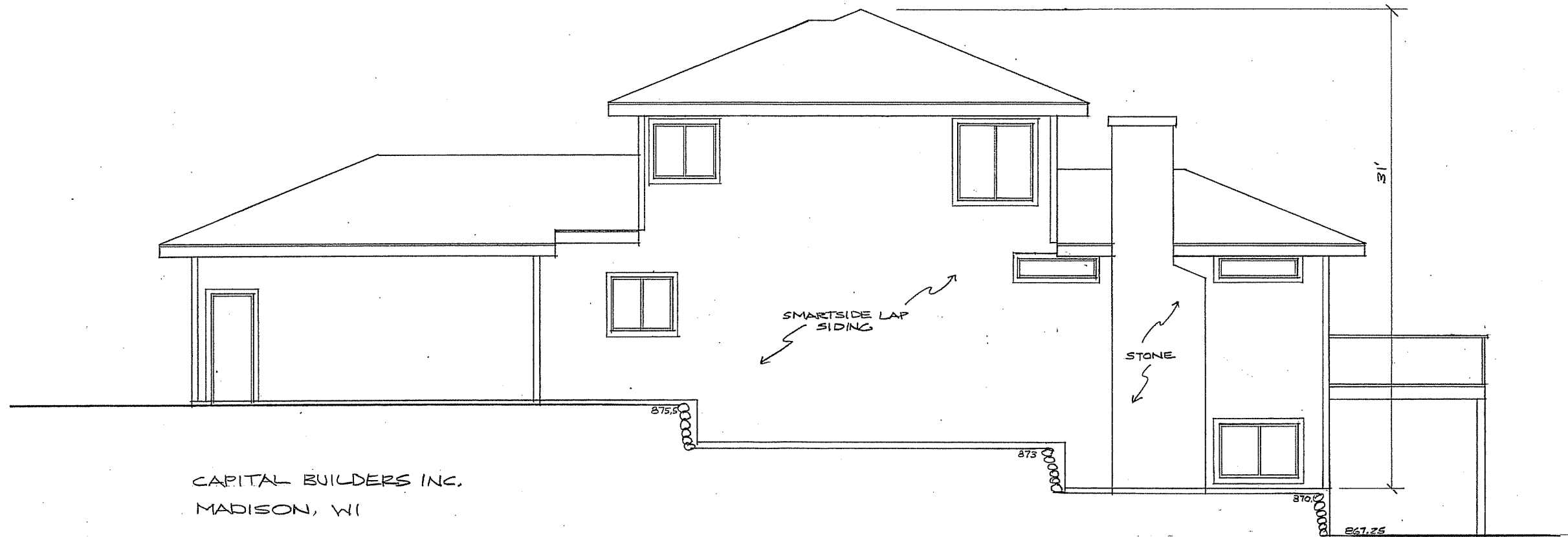
LAYMAN RESIDENCE

WEST ELEVATION

SCALE: 1/8" = 1'-0"

CAPITAL BUILDERS INC.
MADISON, WI

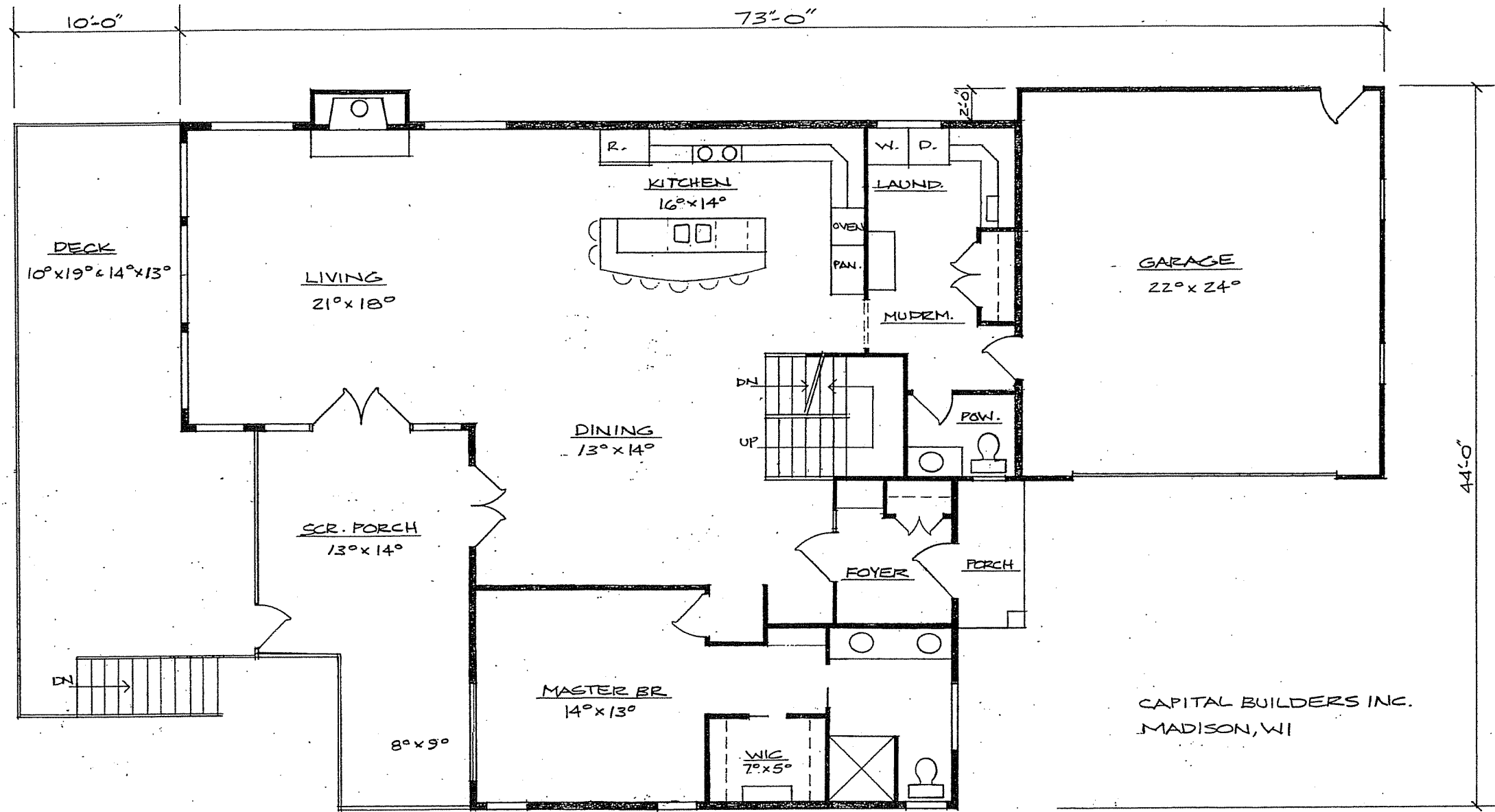
REVISED JUNE 5, 2013



CAPITAL BUILDERS INC.
MADISON, WI

REVISED JUNE 5, 2013

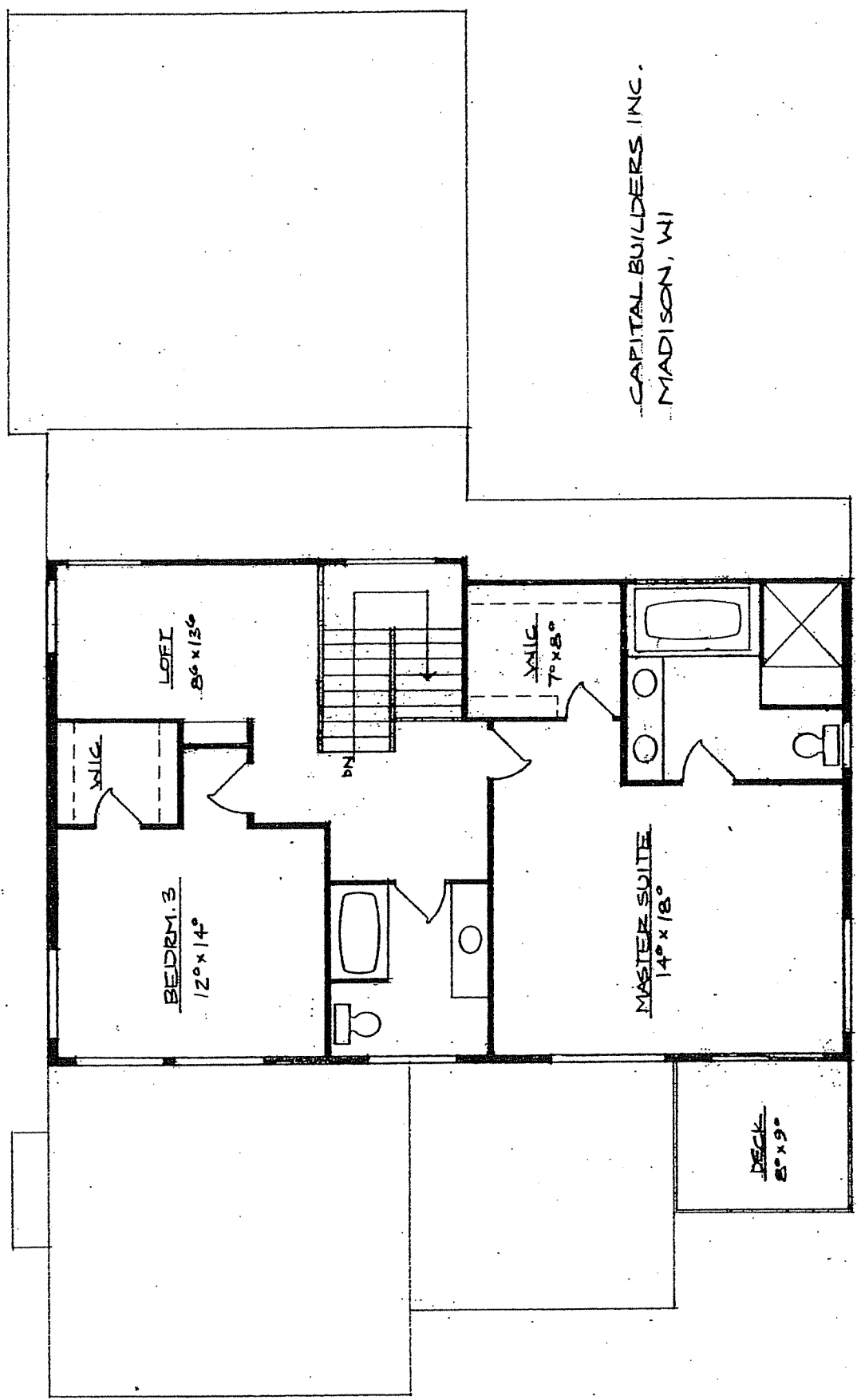
LAYMAN RESIDENCE
EAST ELEVATION
SCALE: 1/8" = 1'-0"



CAPITAL BUILDERS INC.
MADISON, WI

LAYMAN RESIDENCE
MAIN FLOOR
1666 SQ. FT.
SCALE: 1/8" = 1'-0"

REVISED JUNE 5, 2013

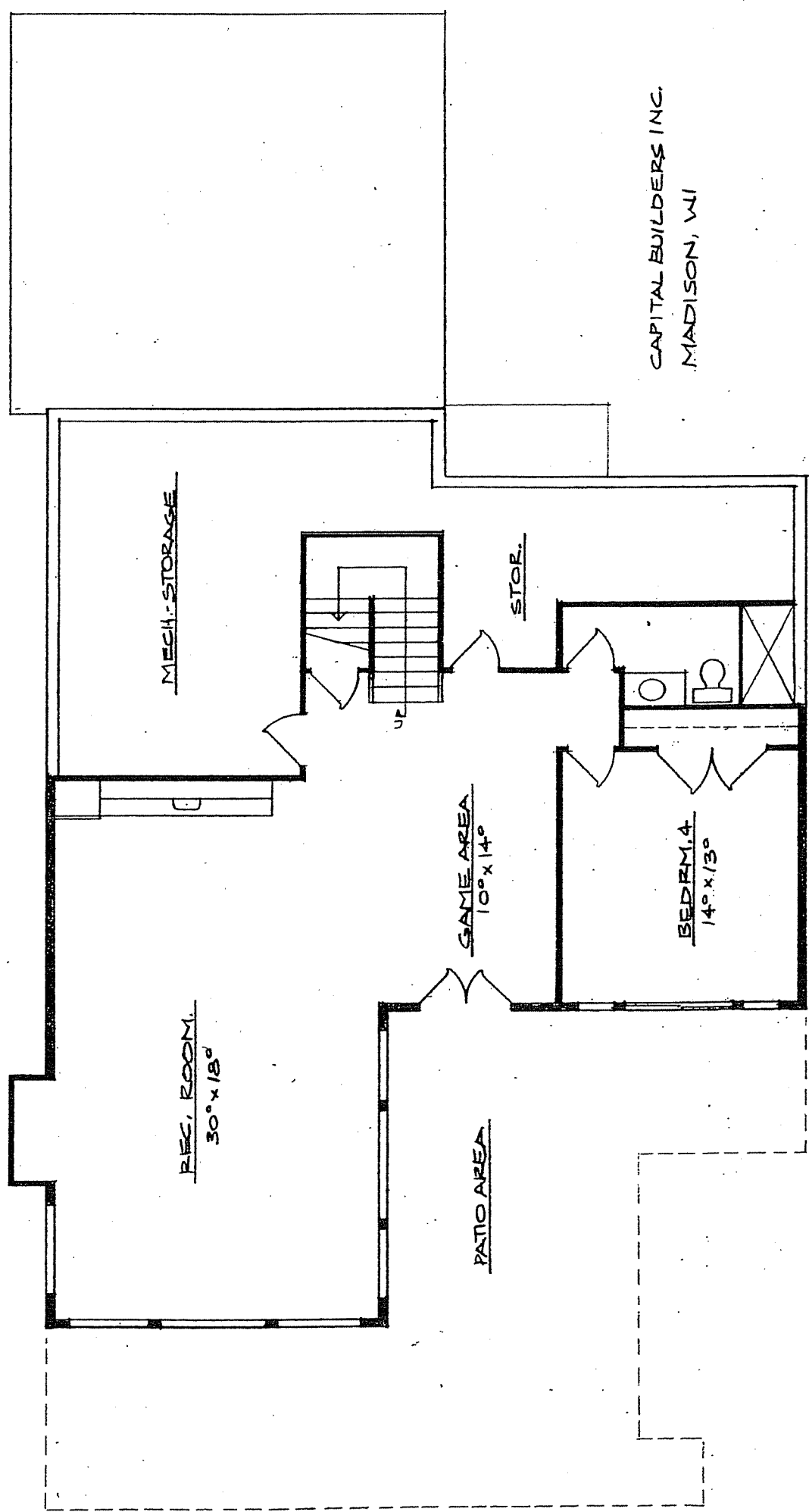


CAPITAL BUILDERS INC.
MADISON, WI

REVISED JUNE 5, 2013

LAYMAN RESIDENCE
SECOND FLOOR

1070 SQ. FT.
SCALE: 1/8" = 1'-0"



CAPITAL BUILDERS INC.
MADISON, WI

REVISED JUNE 5, 2013

LAYMAN RESIDENCE

LOWER LEVEL

1060 SQ. FT.
SCALE: 1/8" = 1'-0"