



Location  
 5517 Lake Mendota Drive

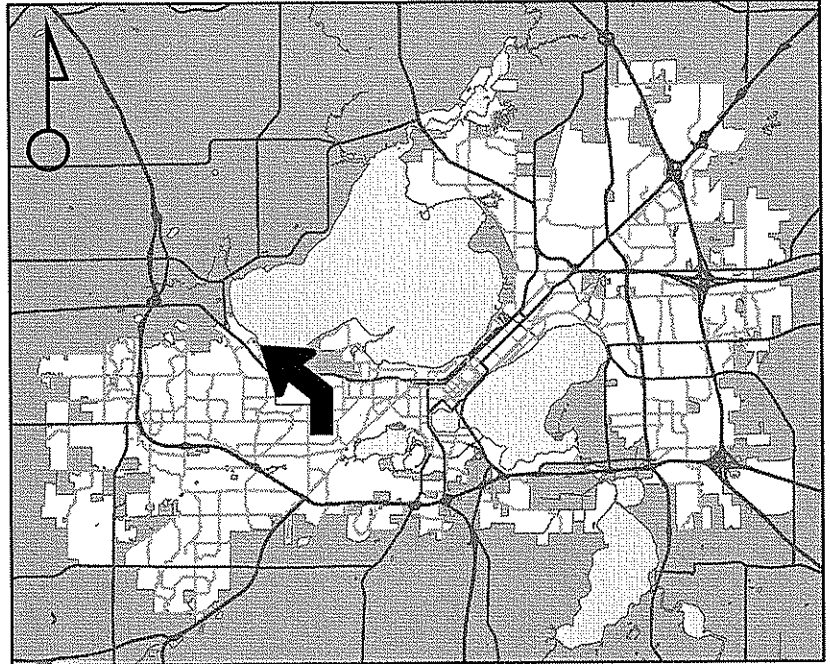
Project Name  
 Cohn & Vergeront Demolition

Applicant  
 Andrew Cohn & Kim Vergeront

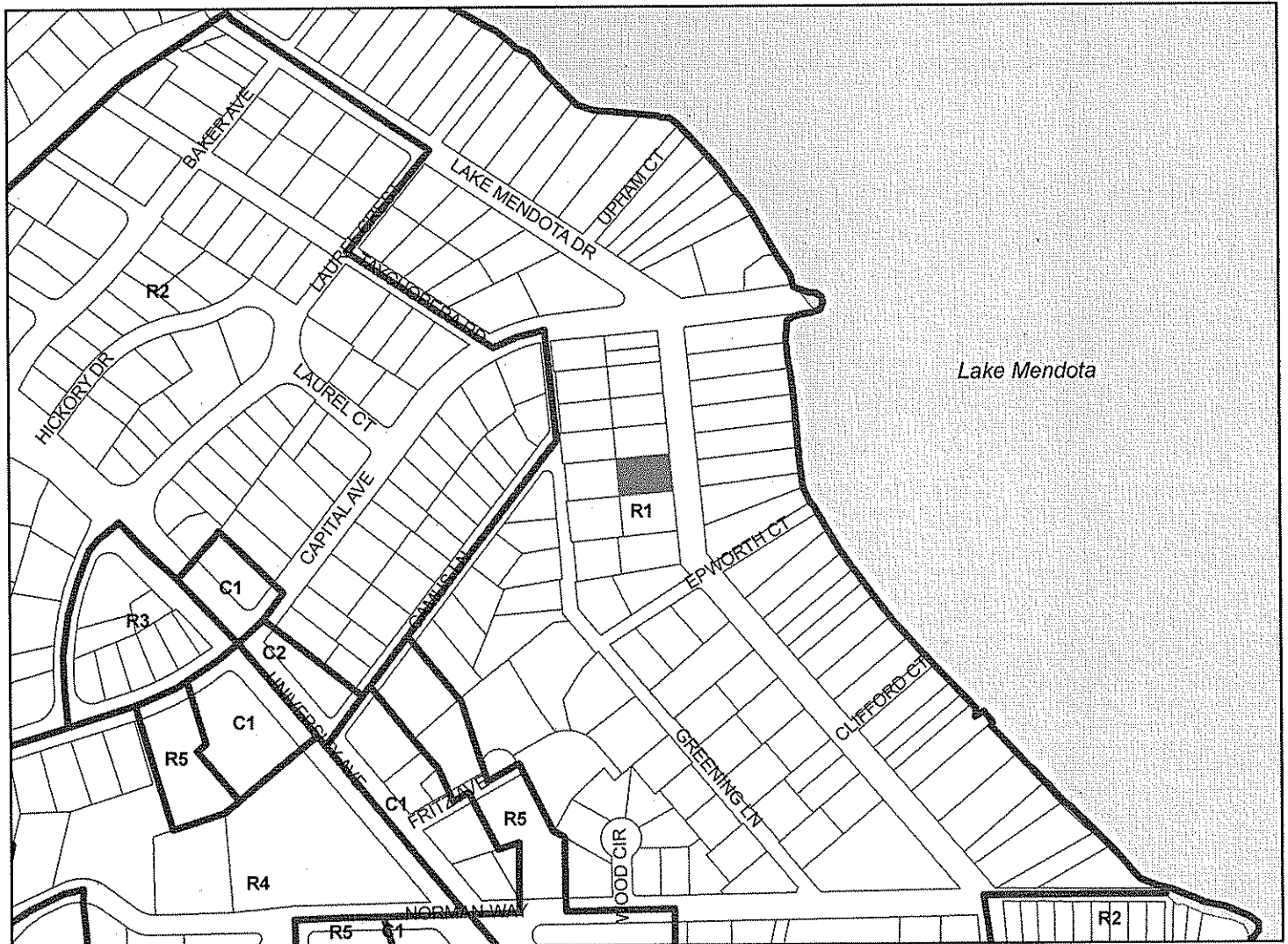
Existing Use  
 Single-Family Residence

Proposed Use  
 Demolish Single-Family Residence  
 and Construct New Residence

Public Hearing Date  
 Plan Commission  
 08 February 2010



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 January 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](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> Receipt No. <u>106217</u>
Date Received	<u>12/14/09</u>
Received By	<u>P.D.A.</u>
Parcel No.	<u>0709-182-1008-3</u>
Aldermanic District	<u>19 MARK CLEAR</u>
GQ	<u>O.K.</u>
Zoning District	<u>R-1</u>
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	

1. Project Address: 5517 Lake Mendota Dr. Madison 53705 Project Area in Acres: under 1/2 acre  
Project Title (if any): none

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b>	<b>Rezoning to or Amendment of a PUD or PCD District:</b>	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Andrew Cohn & Kim Vergermont Company: none  
 Street Address: 3210 Lake Mendota Dr. City/State: Madison, WI Zip: 53705  
 Telephone: home (608) 238-1116 Fax: ( ) none Email: cohn@warf.org  
work (608) 263-2821  
 Project Contact Person: Andrew Cohn & Kim Vergermont Company: none  
 Street Address: 3210 Lake Mendota Drive City/State: Madison, WI Zip: 53705  
 Telephone: home (608) 238-1116 Fax: ( ) none Email: cohn@warf.org  
work (608) 263-2821  
 Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information: (See letter of intent)

Provide a brief description of the project and all proposed uses of the site: The intent is to tear down the cottage and build a single family home (about 2,500sqft) with an attached garage  
 Development Schedule: Commencement: as soon as demolition permit is granted Completion: dependent on the sale of current home

**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$550** See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**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 comprehensive Plan, which recommends:  
low density residential for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:

\* Alderman Mark Clear; Spring Harbor Neighborhood Association; Sally Milcy, presi  
 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 and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Finchan Date: 10/21/09 Zoning Staff: Pat Anderson Date: 10/21/09

**Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name: Andrew Cohn & Kim Vergert Date: 12/15/09

Signature: Andrew Cohn & Kim Vergert Relation to Property Owner: same

Authorizing Signature of Property Owner: Andrew Cohn & Kim Vergert Date: 12/15/09

\* copies provided at pre-application meeting on 10/21/09

TO: THE PLAN COMMISSION  
FROM: ANDY COHN and KM VERGERONT  
RE: LETTER OF INTENT FOR DEMOLITION PERMIT FOR COTTAGE AT 5517  
LAKE MENDOTA DRIVE  
DATE: DECEMBER 16, 2009

The property at 5517 Lake Mendota Drive is 92 feet wide by 132 feet deep, containing several mature, beautiful trees. A barn and a garage which had been built on the property have been leveled within the last two years because of deterioration. A 990 square foot cottage remains on the lot.

The cottage alternately has been rented and been vacant over recent years. It is old and in deteriorating condition. As is evident in some of the photos, it has holes in the ceiling, in the floor in the living room, and under the house, and the roof sags in some places. The cottage is very energy inefficient: there is little insulation, and the wood around the doors and windows is rotted in some spots on the exterior of the house. There is no basement, the interior floors are warped, and the cement on the back porch is severely cracked. The asphalt driveway is also cracked and contains potholes.

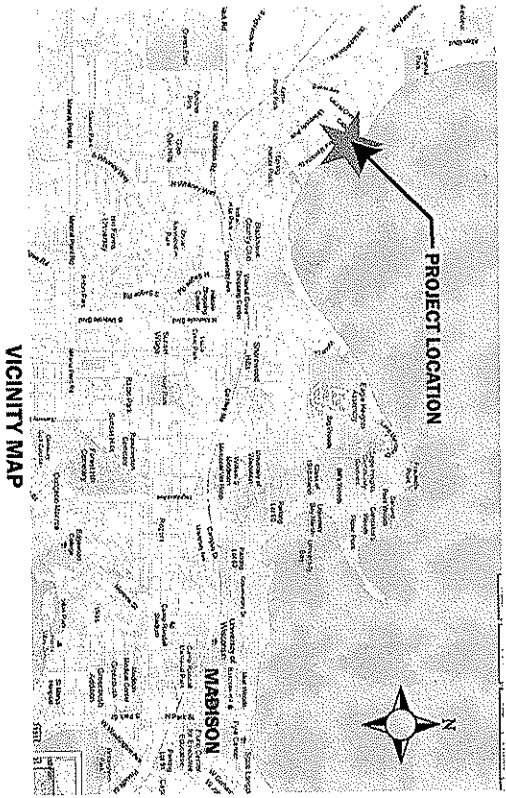
We have met individually with 9 of the nearest neighbors over the past weeks to present our plans to them. They have all expressed support for removing the current structure and building a single family home. We have also met with the Spring Harbor Neighborhood Association and presented our plans to the Board and to those in attendance. We have provided copies of our communication with the alderman, the president of the Spring Harbor Neighborhood Association, and the immediate neighbors to the property at our initial meeting with the planning and zoning staff on October 21, 2009.

It is our hope to demolish the cottage, recycling as much as possible. Habitat for Humanity has visited the site and is interested in reusing wood paneling and trim, light fixtures, the stove, copper pipes, shelves, and a sink, to name a few items that would be reused. (All this and more is included in the recycling and reuse plan.)

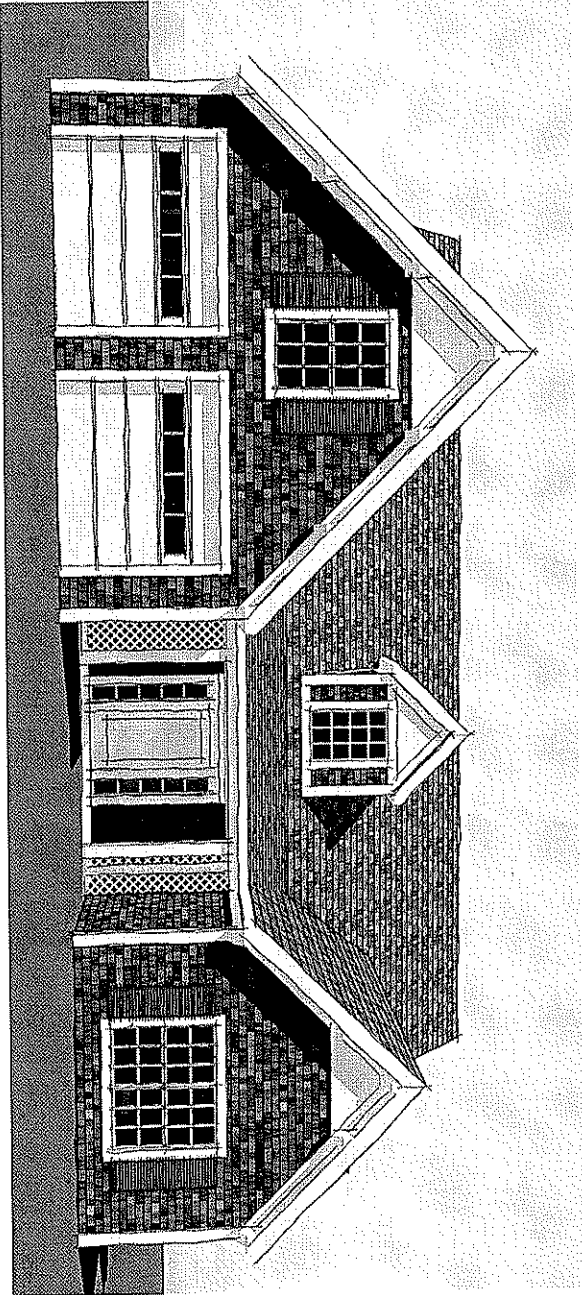
We then plan to build a single family home, about 2500 square feet, with a two car garage and a screen porch. The style of the house is Cape Cod; it is one and a half stories, and the exterior is cedar shake siding, with white trim and green shutters. It includes three bedrooms and two and a half baths. The house is in character with surrounding houses in the neighborhood.

Our architect is Karl Roth. We have not yet chosen a contractor. We are currently exploring the possibility of using a geo thermal heating system if the soil conditions are conducive and the tax credits are still available.

Assuming we are granted a demolition permit in February, Habitat for Humanity will take from the cottage the materials it plans to reuse. The demolition contractor will complete the demolition immediately following, hopefully by the end of February or early March. We intend to begin construction on the new house after the sale of our current home, hopefully in the late spring or summer.



- DRAWING INDEX:**
- CS COVER SHEET
  - A1 SITE PLAN
  - A2.0 BASEMENT PLAN
  - A2.1 FIRST FLOOR PLAN
  - A2.2 SECOND FLOOR PLAN
  - A3.1 ELEVATIONS
  - A3.2 ELEVATIONS



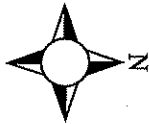
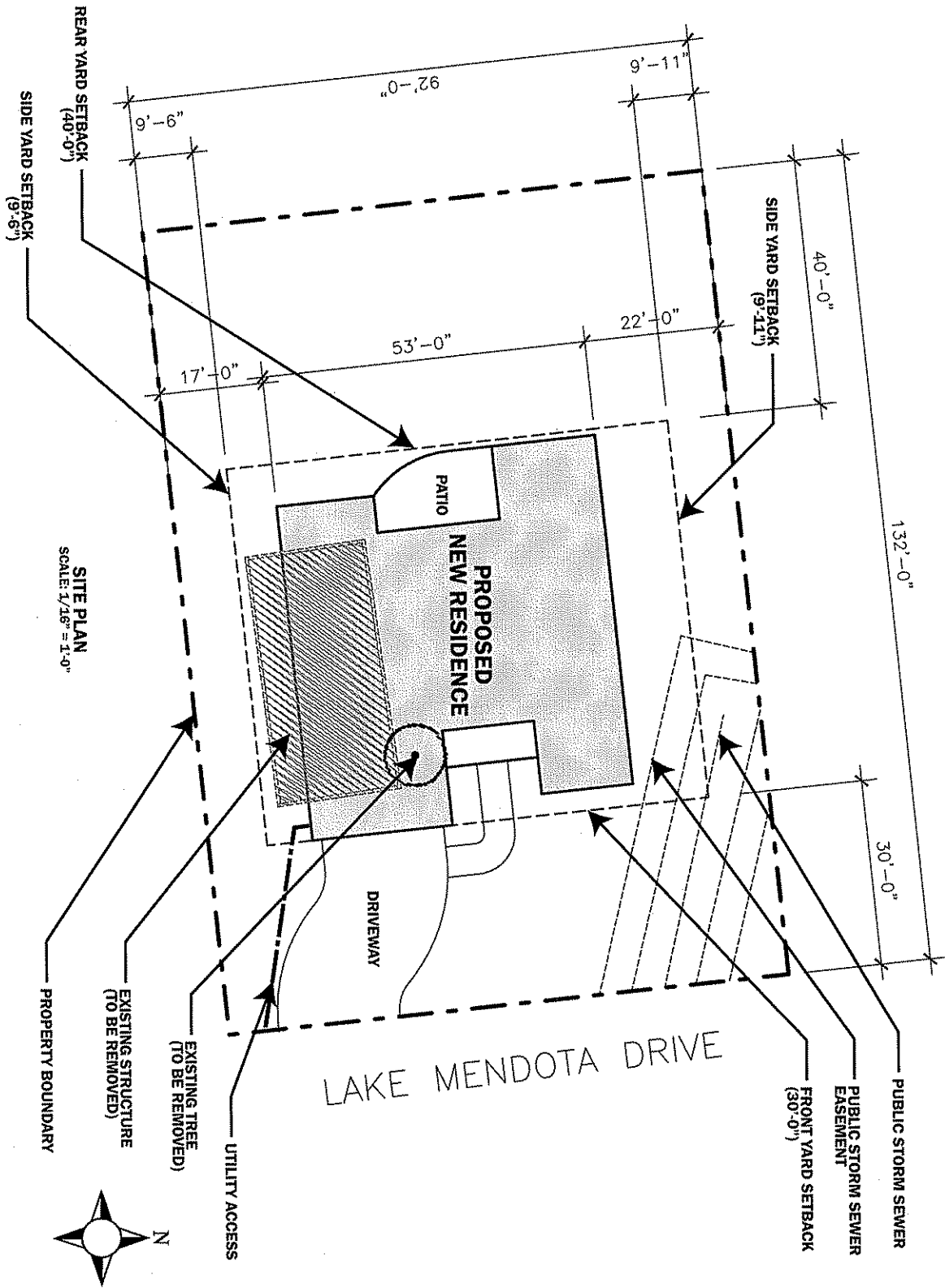
CONCEPTUAL RENDERING

**A PROPOSED  
NEW RESIDENCE FOR:  
ANDY COHN &  
KIM VERGERONT  
5517 LAKE MENDOTA DRIVE  
MADISON, WI 53705  
PROPERTY NO.: 0709-182-1008-3**

**CS**  
DECEMBER 16,  
2009

**the COHN/VERGERONT  
RESIDENCE**  
5517 LAKE MENDOTA DR., MADISON WI 53705

DESIGN:  
KARL FOHL  
608.217.5820



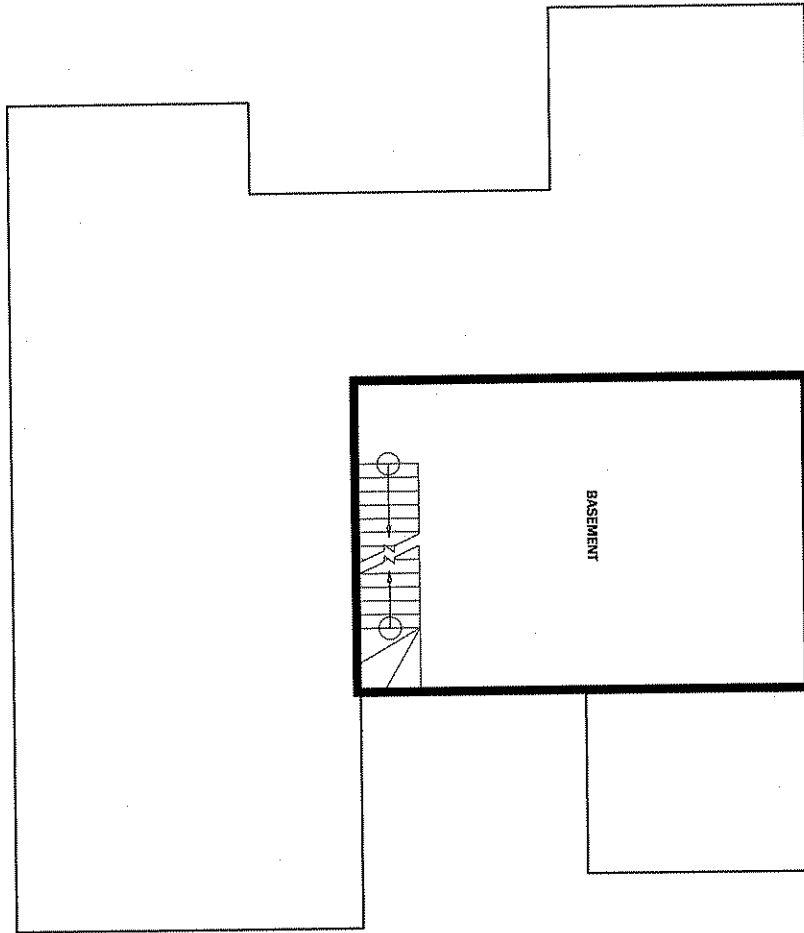
**A1**

DECEMBER 16,  
2009

**the COHN/VERGERONT  
RESIDENCE**

5517 LAKE MENDOTA DR., MADISON WI 53705

DESIGN:  
KARL ROTH  
608.217.5520



**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



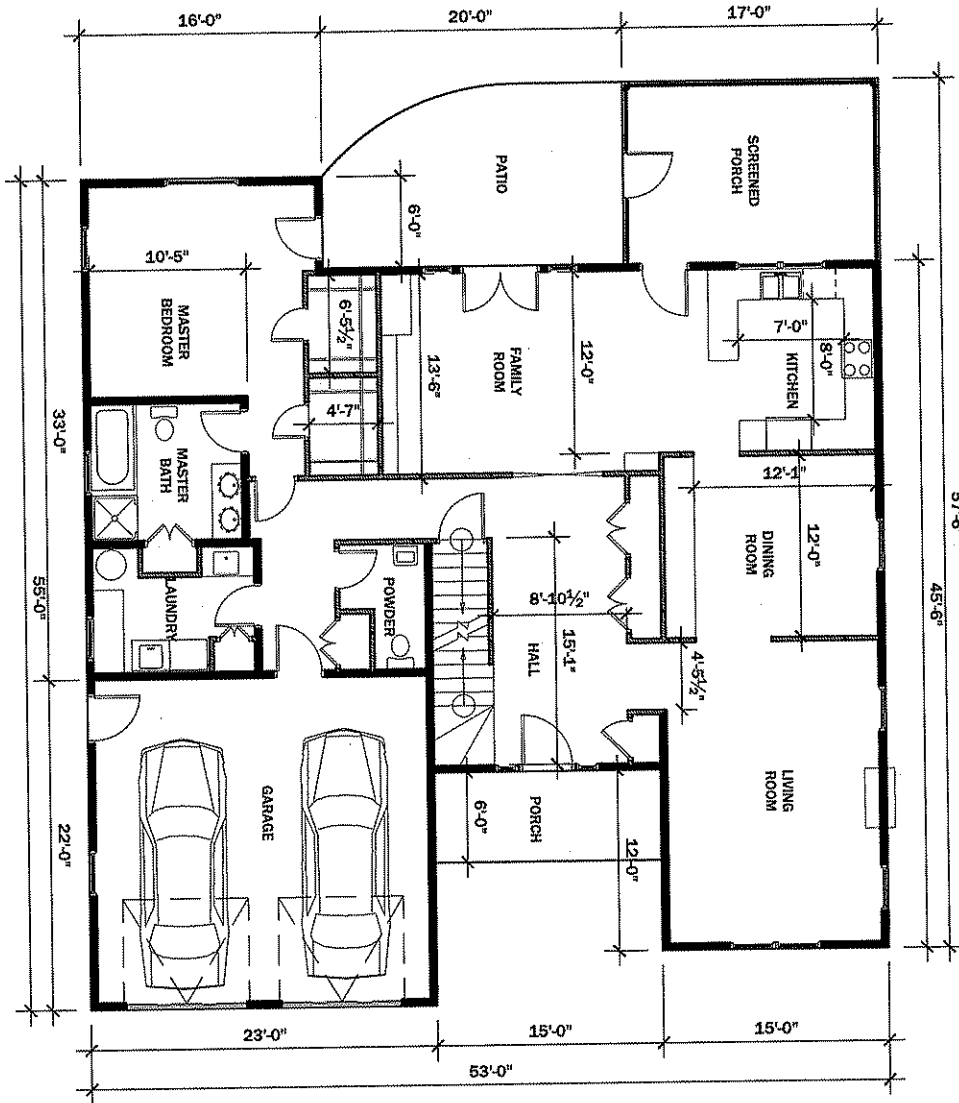
**A2.0**  
DECEMBER 16,  
2009

**the COHN/VERGERONT  
RESIDENCE**  
5517 LAKE MENDOTA DR., MADISON WI 53705

DESIGN:  
KARL ROTH  
608.217.5820



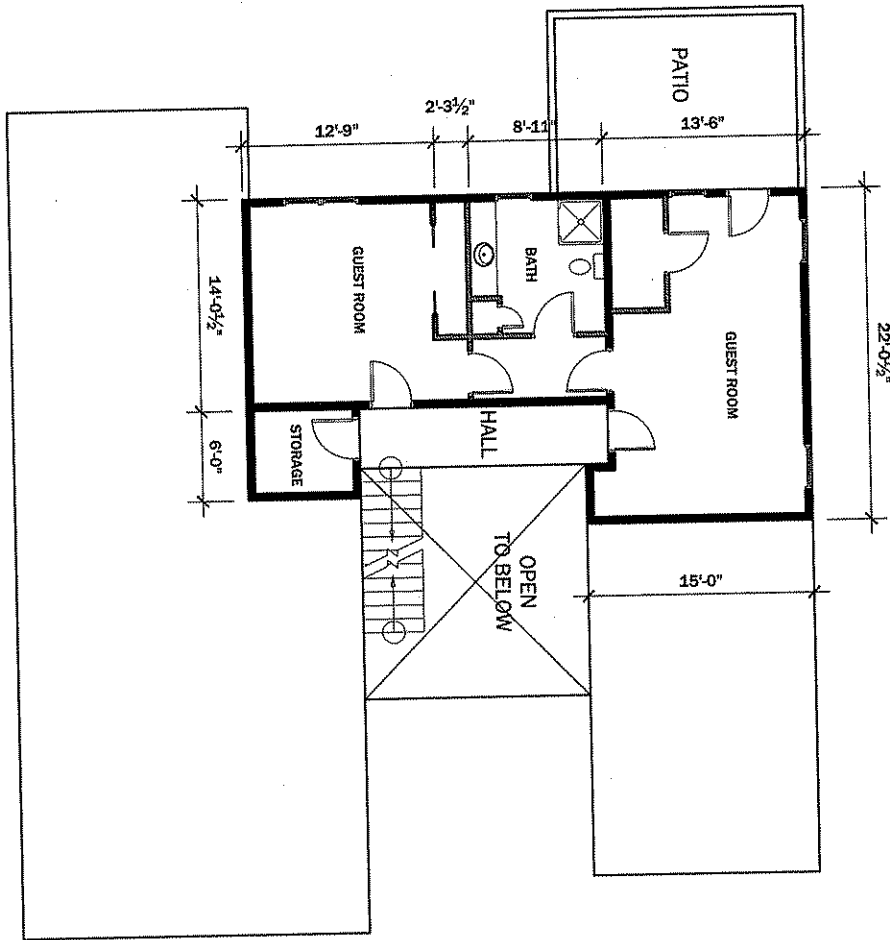
**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**A2.1**  
DECEMBER 16,  
2009

**the COHN/VERGERONT  
RESIDENCE**  
5517 LAKE MENDOTA DR., MADISON WI 53705

DESIGN:  
KARL ROTH  
608.217.5820



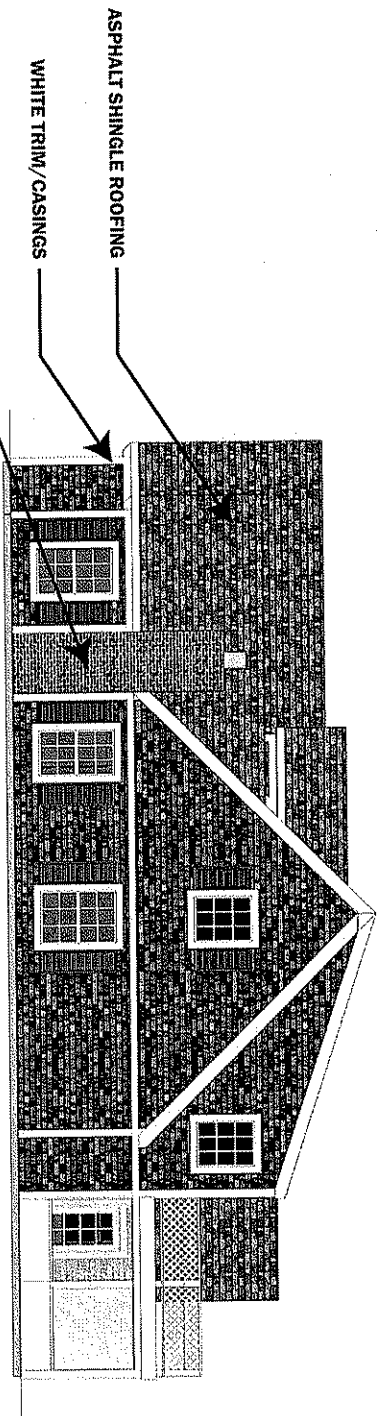
**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



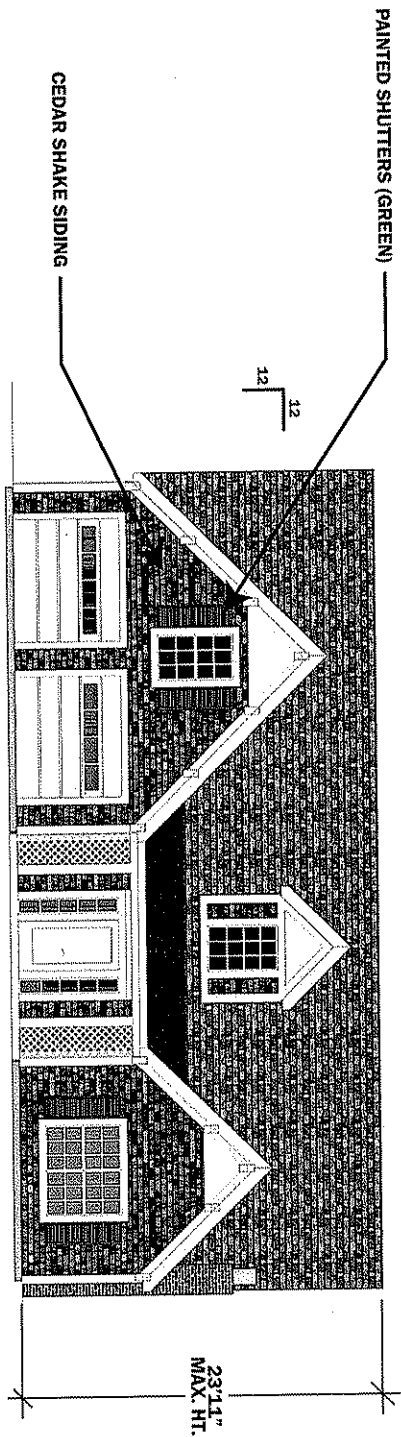
**A2.2**  
DECEMBER 16,  
2009

**the COHN/VERGERONT  
RESIDENCE**  
5517 LAKE MENDOTA DR., MADISON WI 53705

DESIGN:  
KARL ROTH  
608.217.5820



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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

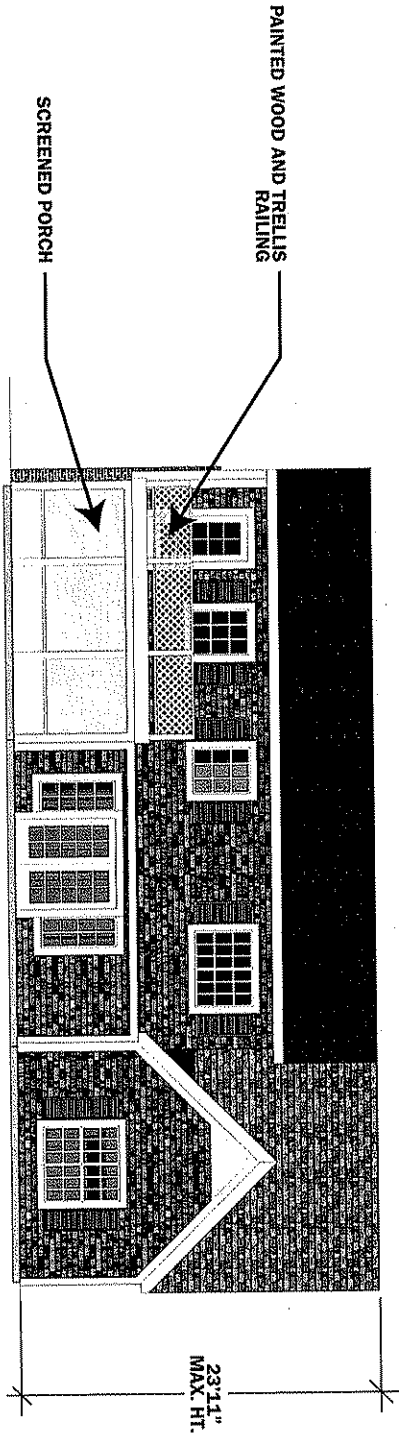
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DECEMBER 16,  
2009

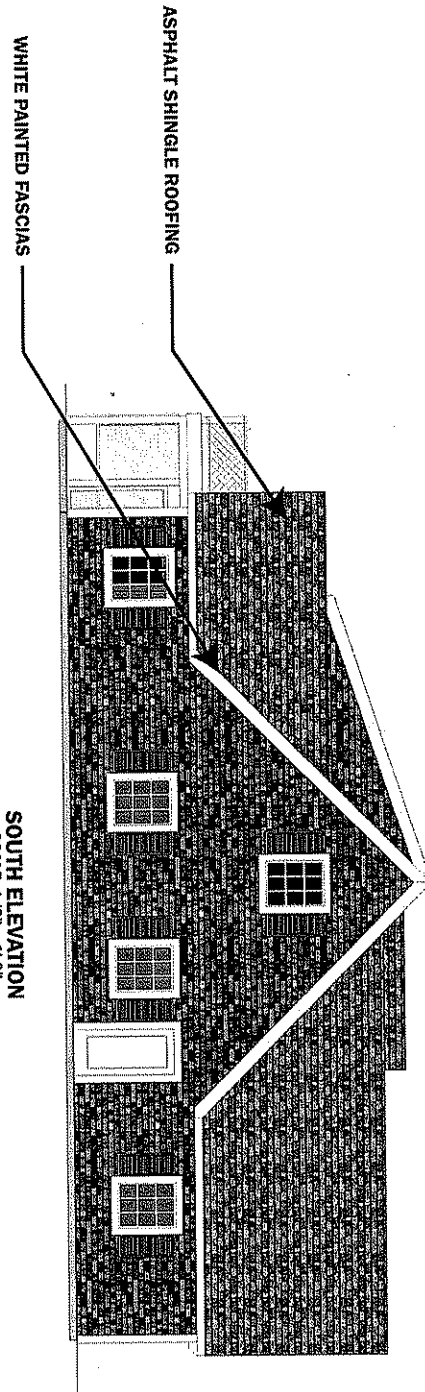
**the COHN/VERGERONT  
RESIDENCE**

5517 LAKE MENDOTA DR., MADISON WI 53705

DESIGN:  
KARL ROTH  
608.247.5820



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



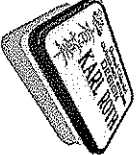
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

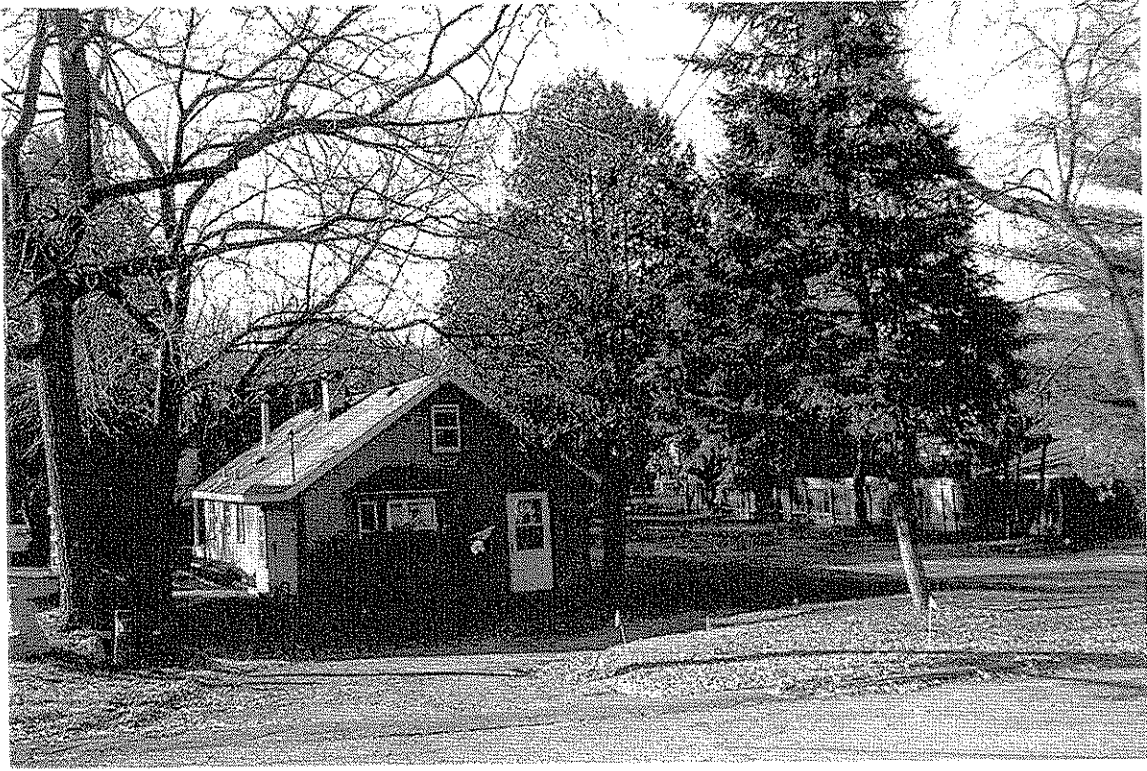
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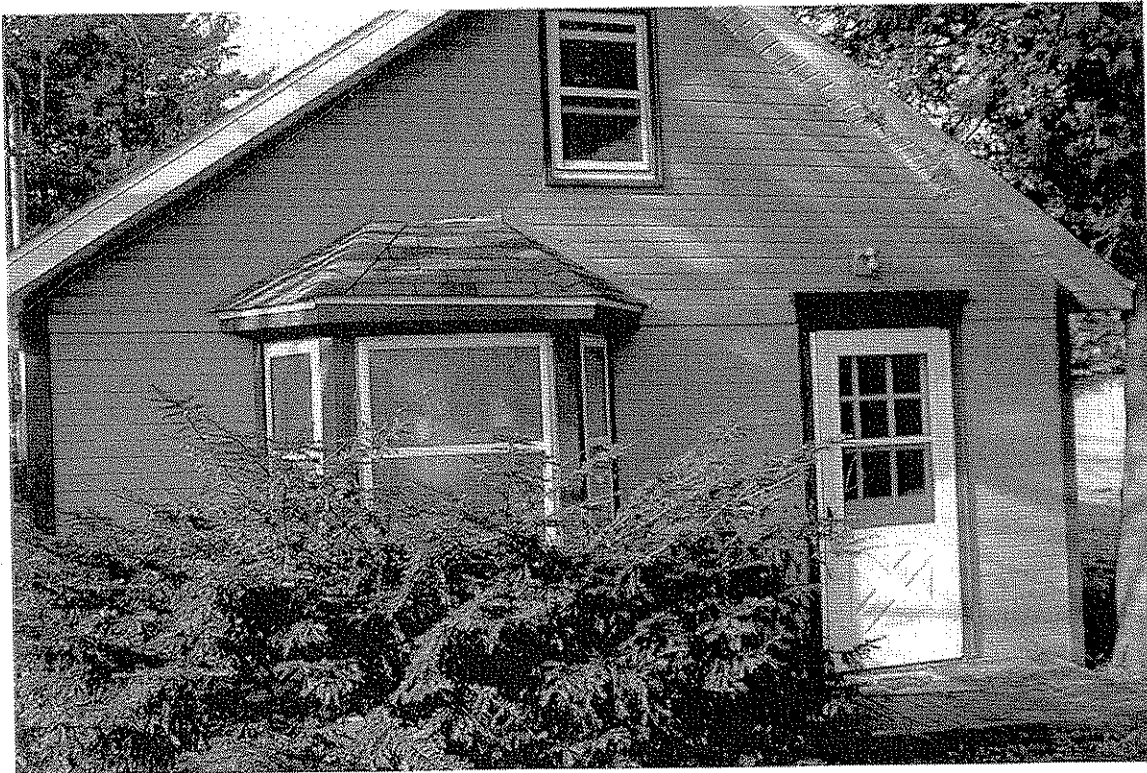
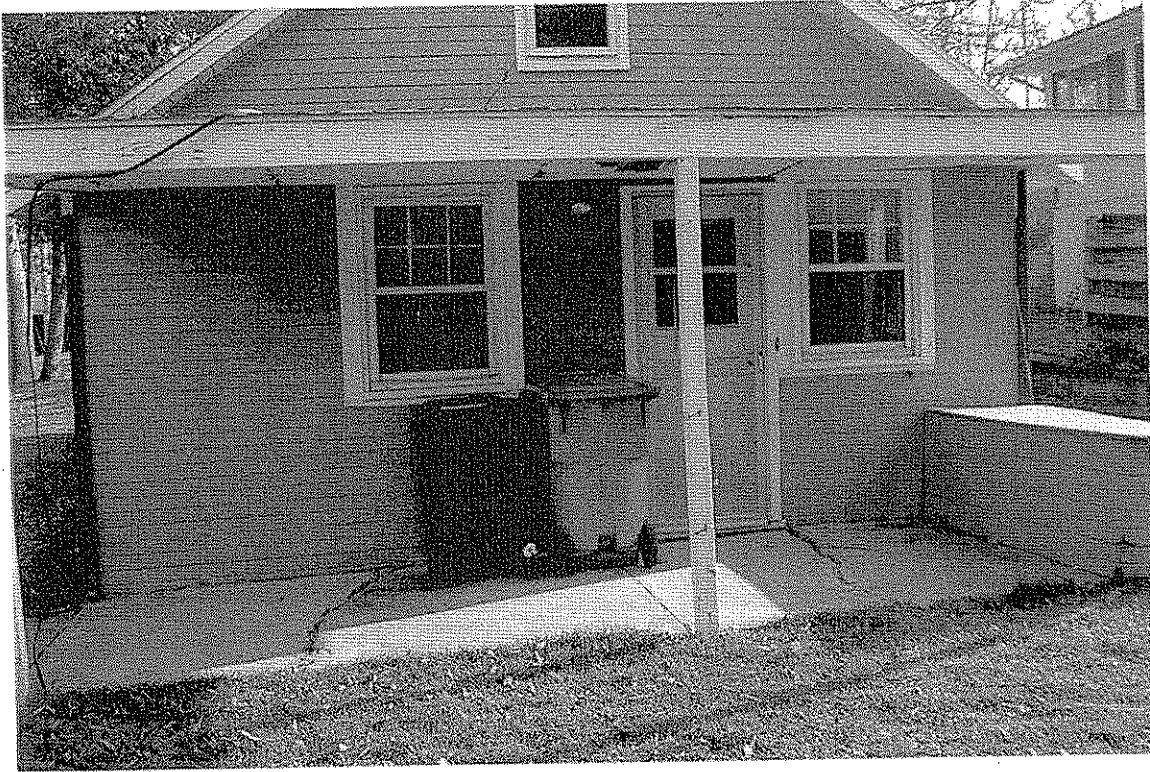
DECEMBER 16,  
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RESIDENCE**  
5517 LAKE MENDOTA DR., MADISON WI 53705

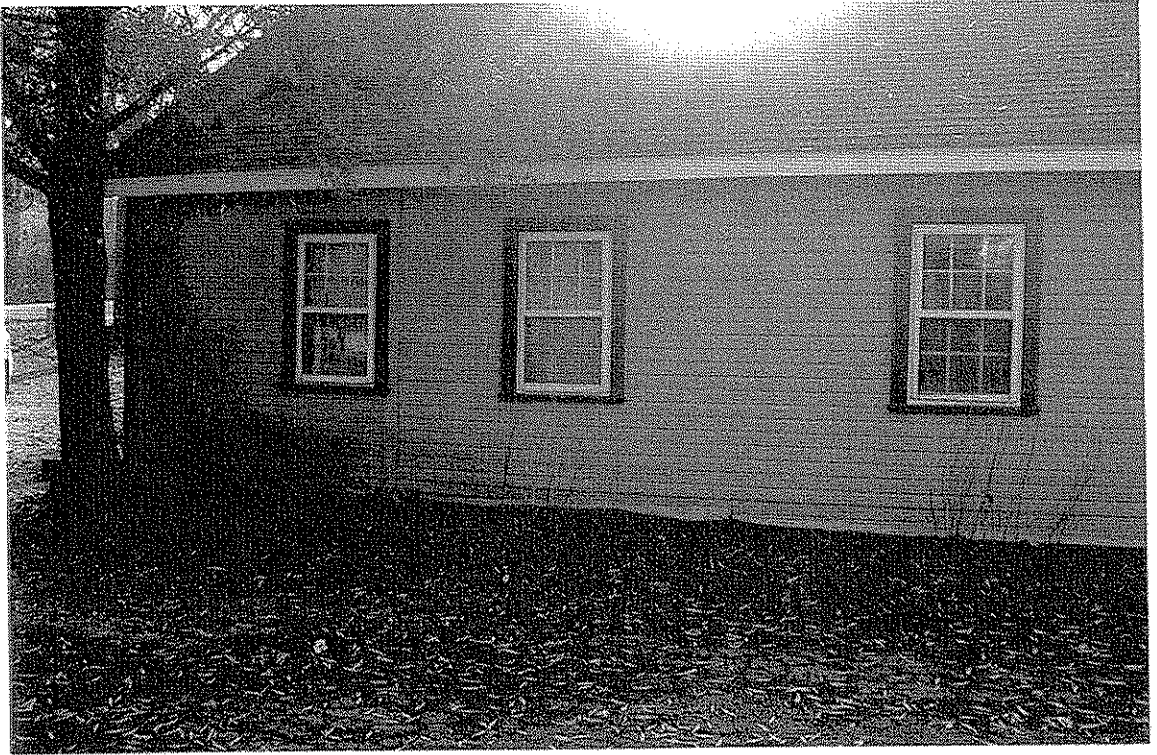
DESIGN:  
KARL ROTH  
608.217.5820





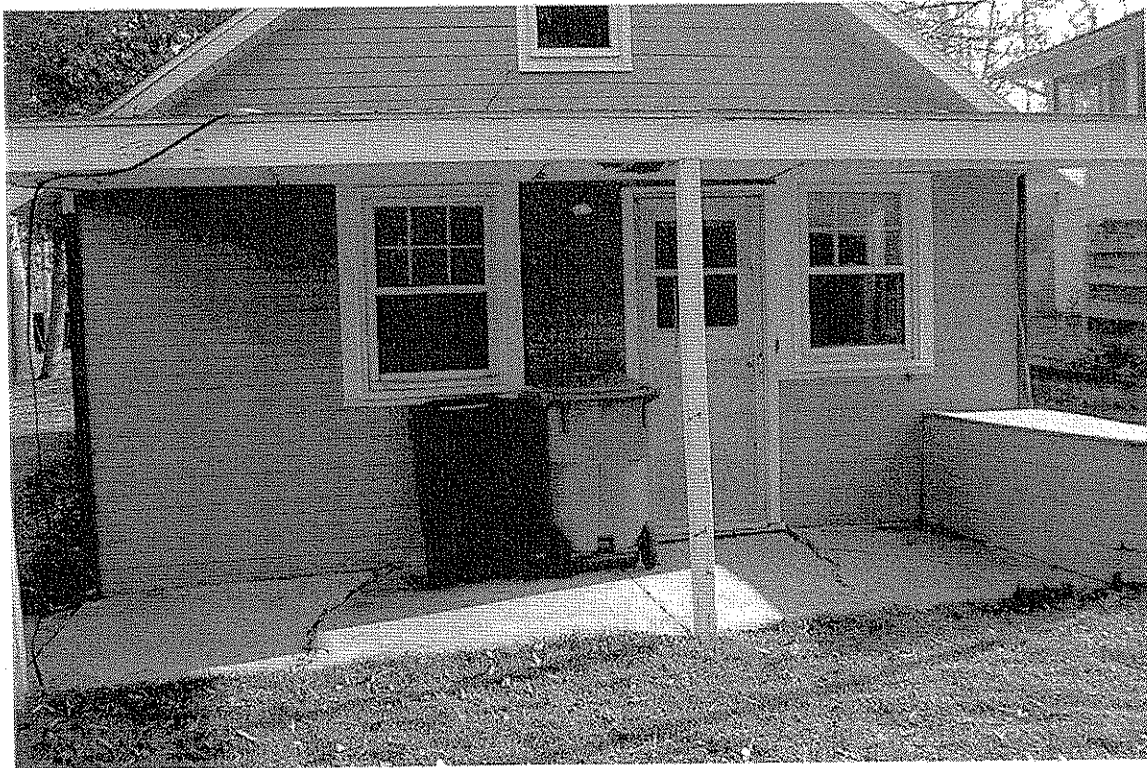
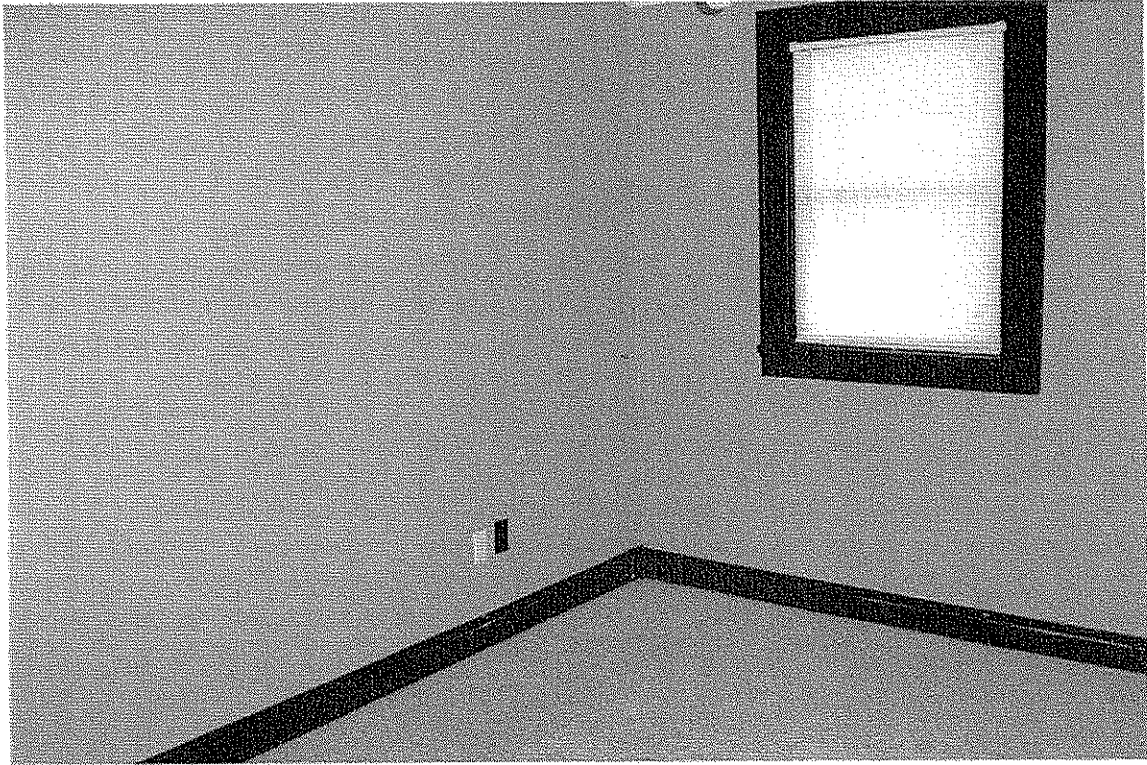




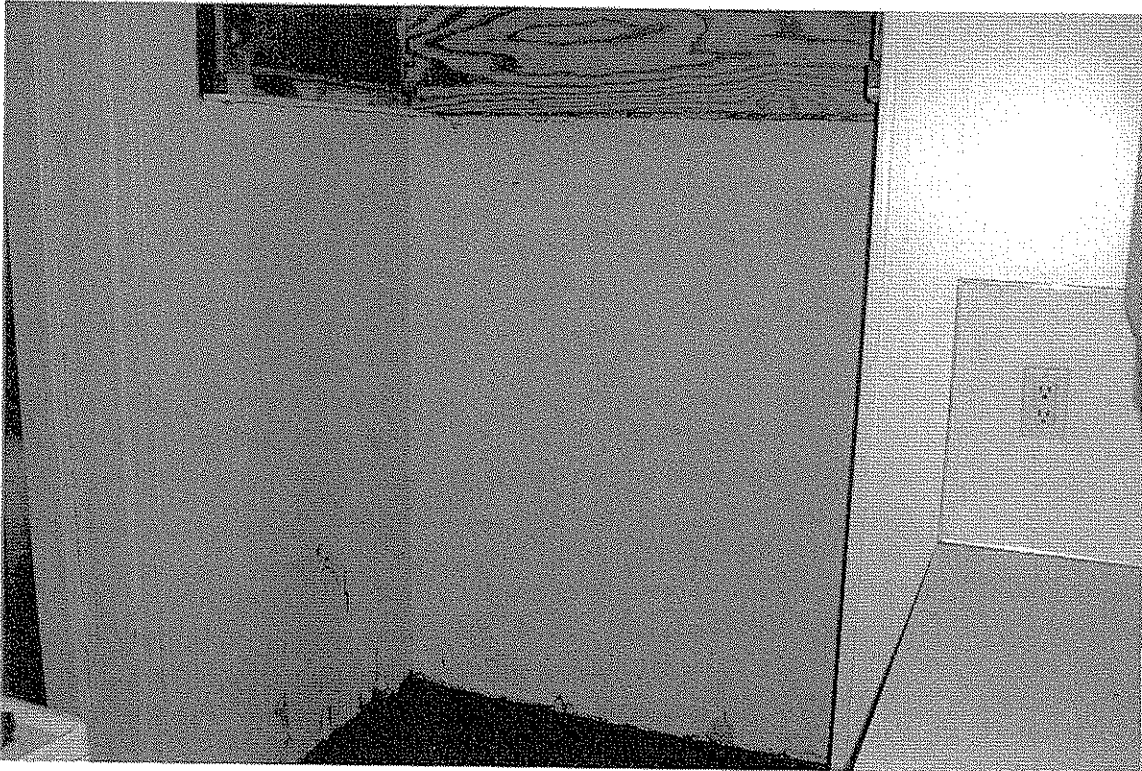
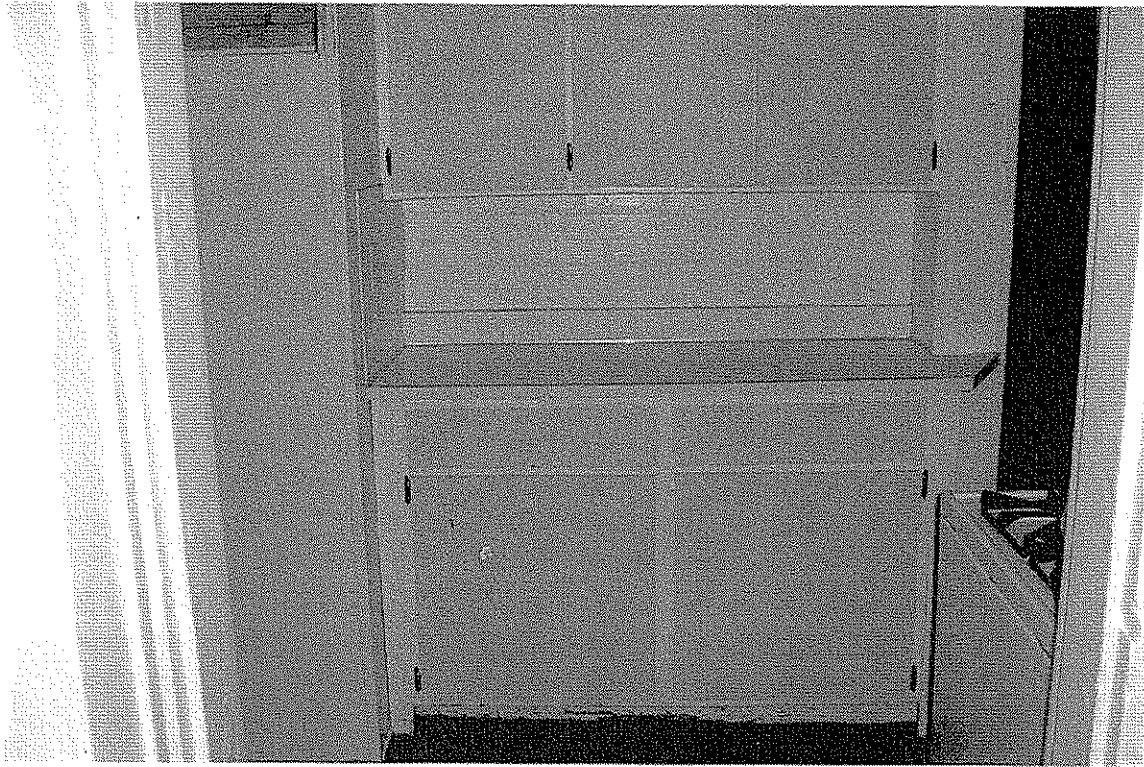










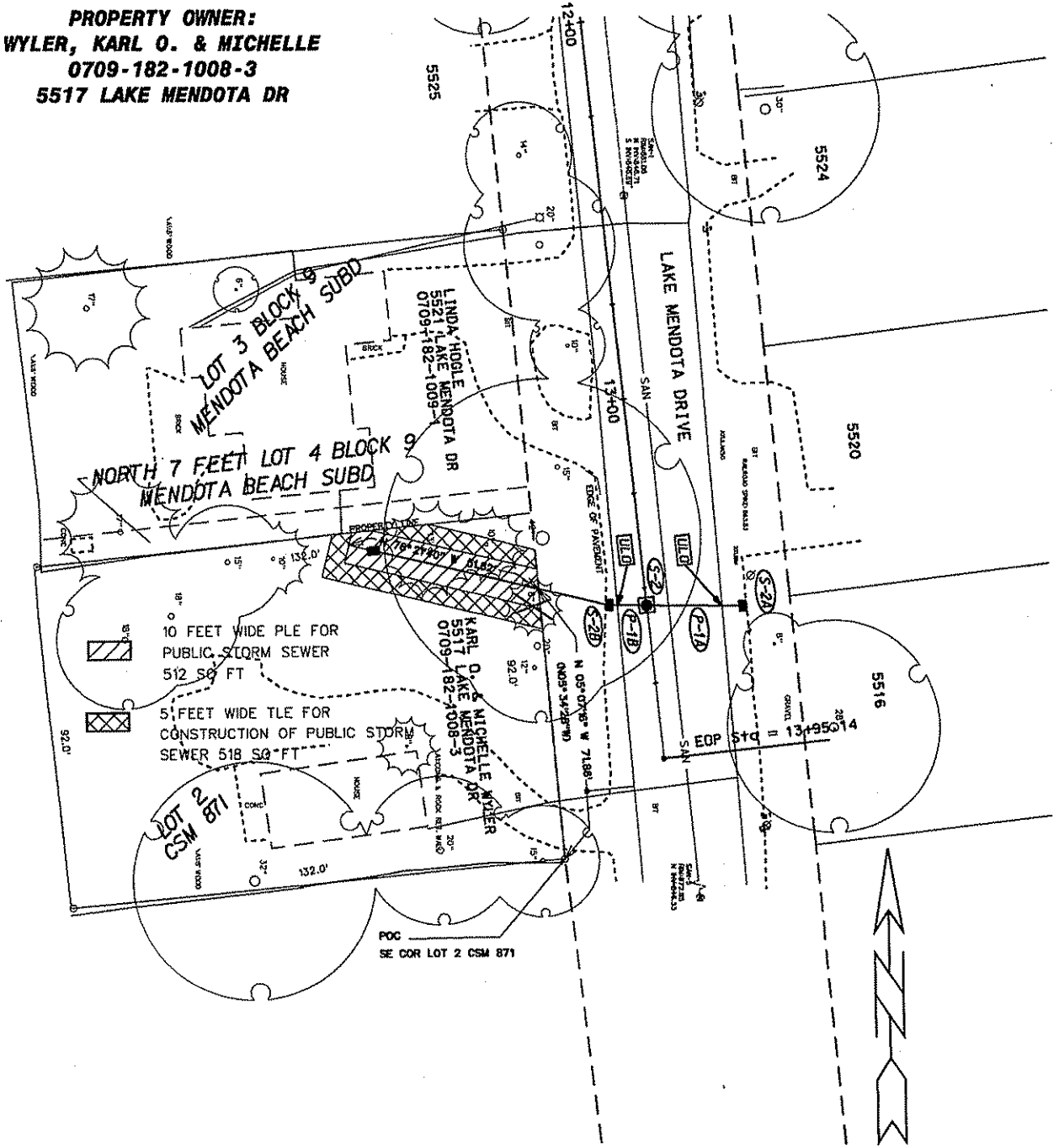


# PERMANENT AND TEMPORARY LIMITED EASEMENTS TO BE ACQUIRED FOR PUBLIC STORM SEWER PURPOSES

DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION  
MADISON, WISCONSIN

EXHIBIT "A"

PROPERTY OWNER:  
WYLER, KARL O. & MICHELLE  
0709-182-1008-3  
5517 LAKE MENDOTA DR



Viewers are advised to ignore the illegible text on this map. It is presented to show spatial relationships only.  
Authorized by:  
*[Signature]*

SCALE: 1" = 40 FEET

M:\DESIGN\SEWER\DCN\ 53W0697 \EASEMENT\EASEMENT\_2D.DGN  
DATE: 10/08/2008  
ENGR. PROJ. NO. 53W0697  
REAL ESTATE PROJ. NO. N/A  
REVISED: