

Legal Description: Lot 6, Block 6, Mendota Beach Subdivision, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 18, T7N-R9E, City of Madison, Dane County, Wisconsin

This proposal involves the construction of a new 2 story, 5-bedroom, single-family house at the above address in a TR-C1 zoning district. The project will involve demolition of the existing house, detached garage, and boat house. The existing house has water and mold issues in the existing crawl space and a cracked foundation. The existing boat house is failing structurally. Salvage of materials, equipment, and appliances will be coordinated with Habitat for Humanity, and appropriate materials will be recycled during demolition. The new house (4638 sf living area) will include an attached garage, screened and covered porches, an outdoor deck (2'-0" above grade), and a partially finished basement. The driveway entrance will be widened to 20'-0" (no curb currently exists @ Lake Mendota Dr.) Eight off-street parking spots for the primary residence are possible at the new driveway and garage, and on-street parking is available at both sides of the street on Lake Mendota Dr.

There is also an existing 2 story accessory structure on the property that is currently rented as a one bedroom apartment with 910 sf of living area. Discussions with Zoning have concluded that this existing non-conforming accessory building can remain as part of the new house proposal if the interior is modified to comply with floor area standards (700 sf net living area) for an ADU. The necessary remodeling will be performed at the interior only (removing some 2nd floor space to create a loft at the 2nd floor with a high ceiling in the living room) and the outside of the building will remain unchanged, although new windows/ doors may replace existing. This work will be phased to be completed within the year following the completion of the construction of the house.

The new boat house will be located in the same location as the existing one, with a larger footprint (16' x 24' 384 sf) than the existing (11' x 25' 274 sf.) It is compliant with zoning ordinances for an accessory structure. Other lakeshore improvements include the removal of an existing silver maple tree, which was removed after being determined to be diseased and hazardous by an arborist (see attached photos), and provision of new rip-rap and associated grading at the water's edge. No vegetation currently exists at the lake shore other than grasses and weeds.

Existing landscaping exists as perennial gardens in limited locations around the house. Gardens affected by the new house construction will be offered to the local garden club for reclaiming. A new landscaping configuration is to be determined and located per areas noted on Site Plan. Stormwater management will be accommodated by a rain garden at the southwest of the site, and by lawn infiltration at the sides and lakeside of the house. Two fir trees will also be removed as noted on the site plan.

Construction Schedule for house: Fall 2018 thru Summer 2019

Owner: Mark and Nancy Fucinato 399 Audubon Rd. Riverside, Illinois 60546

Total Gross Square footage of New House: 7336 sf. (2322 sf 1st Floor, 1244 sf 2nd Floor, 2322 sf Basement, 432 sf open covered porches and screened porch, 1016 sf garage)

Building Height: 34.2' (as average of four sides of house)

Site Area: approx. 15,920 sf. (incl. lake front area to water)

Lot Coverage:

Building Footprint: 4752 sf (2322 sf 1st Floor, 432 sf covered and screened porches 1016 sf garage, 522 sf ADU, 460 sf Boat House)

Paved area: 1284 sf (driveway 730 sf, conc, walks and pads 554 sf)

Total Impervious Area : 6036 sf 38% Lot Coverage

Landscaped Area: 1380 sf (proposed TBD)

Useable Open Space: +/- 4800 sf.