



City of Madison

Conditional Use and Demolition

Location
5628 Lake Mendota Drive

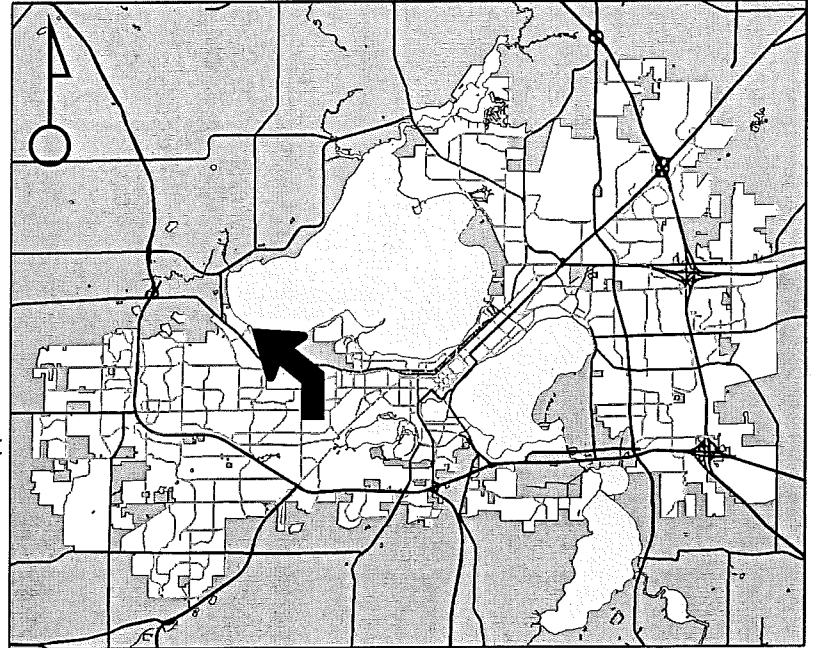
Project Name
Seder Rosen Residence

Applicant
MAC QPERT Trust and LEO QPERT Trust/
Celeste Robbins – Robbins Architecture

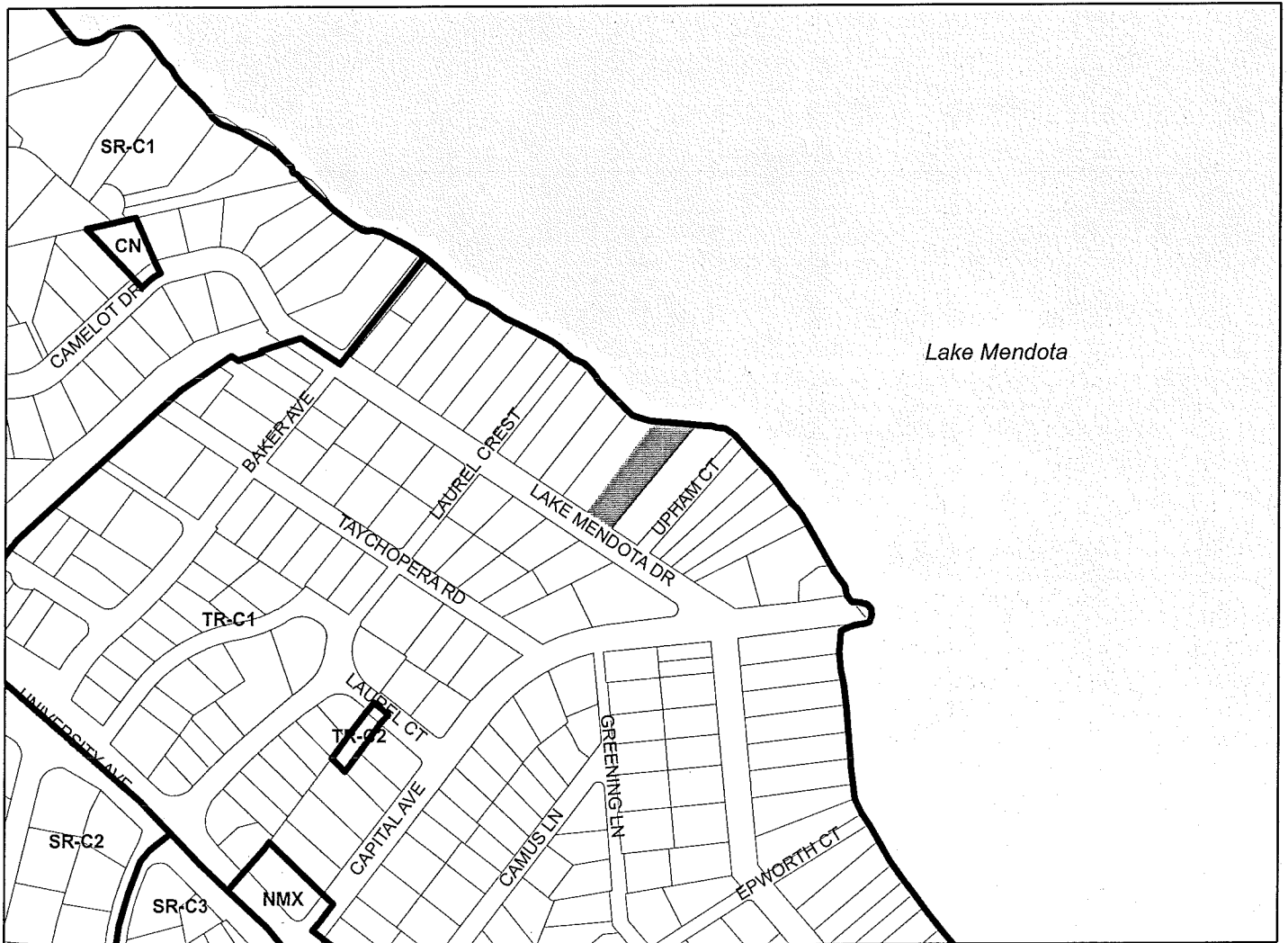
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence on lakefront
parcel and construct new single-family
residence and accessory building exceeding
576 sq. ft. of floor area in TR-C1 zoning

Public Hearing Date
Plan Commission
11 July 2016

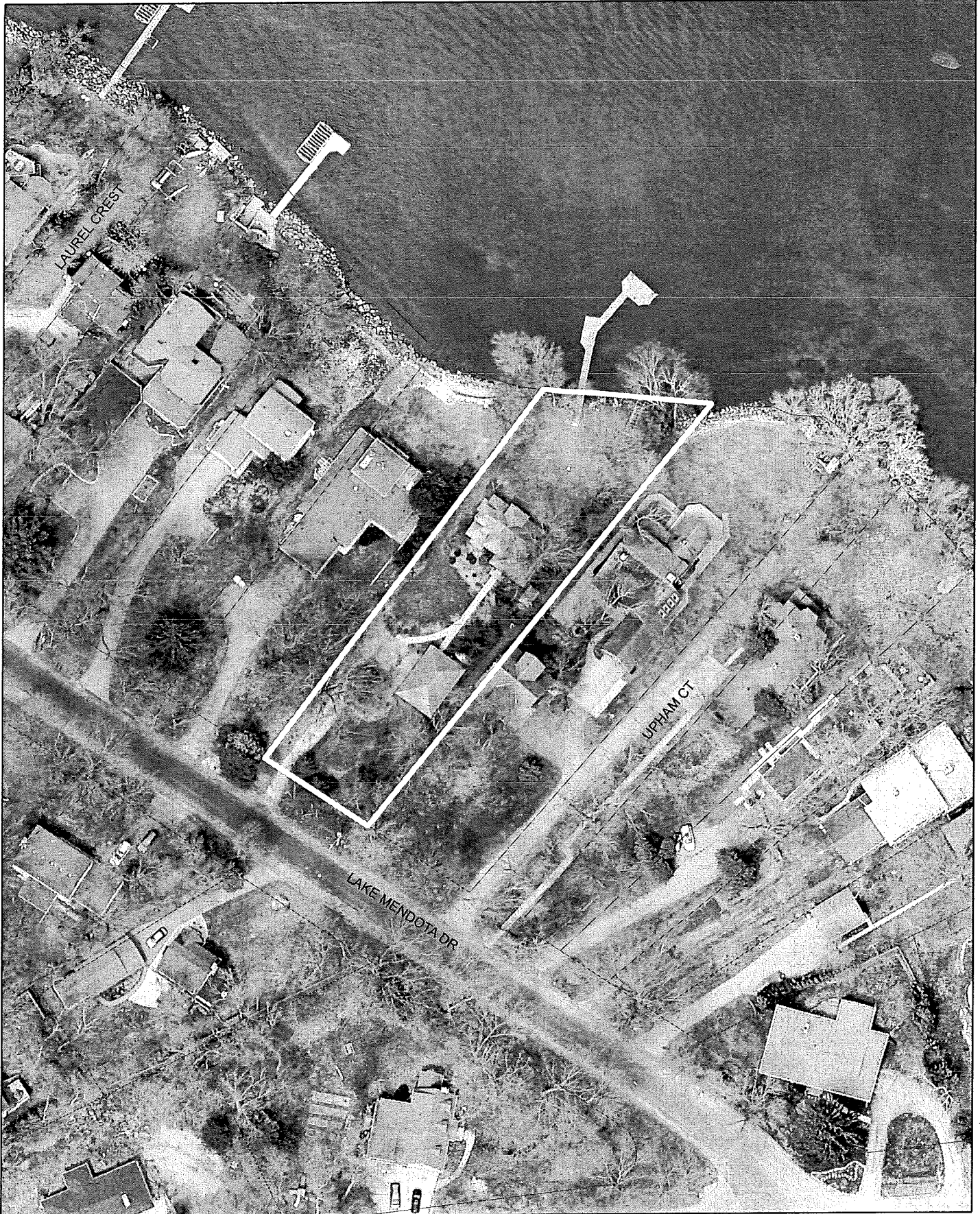


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 July 2016





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 \$ 6000 Receipt No. 166 96-0003
 Date Received 5/23/16
 Received By JLK
 Parcel No. 0709-182-0305-4
 Aldermanic District 19-Mark Cleon
 Zoning District TR-C1
 Special Requirements flood plain, waterfront
 Review Required By: _____
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 5628 Lake Mendota Dr. Madison WI 53705
Project Title (if any): Seder Rosen Residence

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: Bruce Rosen and Diane Seder Company: N/A
Street Address: 309 W. Johnson St. Unit 1244 City/State: Madison, WI Zip: 53703
Telephone: (608) 444-9248 Fax: () Email: dseder2@gmail.com, brosen@murphydesmond.com

Project Contact Person: Celeste Robbins & Anu Srinivasan Company: Robbins Architecture
Street Address: 976 Greenbay Rd City/State: Winnetka Zip: 60093
Telephone: (847) 446-8001 Fax: (847) 446-8005 Email: celeste@robbins-architecture.com, anu@robbins-architecture.com

Property Owner (if not applicant): MAC QPERT Trust and LEO QPERT Trust
Street Address: 309 W. Johnson St. Unit 1244 City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This is a lakefront development on a 23,167sf lot in a TR-C1 Zoning district for a 4100 sf Single family Residence, 2 stories, with a 1,070 sf 3 car detached garage and a 640 sf room above garage.

Development Schedule: Commencement 10/15/16 Completion 10/15/17

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 | • 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 Instructions & 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:
Alder Mark Clear on 4/22/16, Aaron Crandall on 4/22/16

→ 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 Firchow Date: 4-14-16 Zoning Staff: Jenny Kirchgatter Date: 4-14-16

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

Name of Applicant Bruce Rosen and Diane Seder Relationship to Property: Trustees

Authorizing Signature of Property Owner [Signature] TRUSTEE Date 5/22/2016

Under the MAC trust

Robbins Architecture

976 Green Bay Road, Winnetka, IL 60093
Telephone 847 446 8001 Fax 847 446 8005

www.robbsins-architecture.com

Date: May 25, 2016

To,

The Zoning Administrator,
215 Martin Luther King Jr. Blvd.
Madison, WI 53705.

RE: Letter of intent for the Seder Rosen Residence, for land use application.

To whom it may concern,

Below is a letter of intent, with project specifics, informing you of the single family residence proposed at 5628 Lake Mendota Drive, Madison, WI

Project address: 5628 Lake Mendota Drive, Madison, WI 53705.

Existing conditions: Existing 2 story residence, with crawl space below first floor and detached 2 car garage. The owners would like to relocate and donate the existing house to a nonprofit organization. The garage and foundation for the existing residence will be demolished.

Project Description: This is a lakefront development (Conditional use application)
Lot size: 23,167 sf
Zoning District: TR-C1

Single family Residence: 2 stories, 4,100 sf. with a crawl space below first floor.
First floor area: 2,415 sf.
Second floor area: 1,685 sf.
Maximum height of pitched roof: 29'-2"

Detached garage: 1,070 sf 3 car detached garage and a 640 sf. room above garage.
Maximum height of pitched roof: 15'-0" to mid-point of slope.

Lot coverage: 7,960 sf. 34% of lot area is covered by impervious surfaces. This includes the residence, 3 car garage, driveway, front walkway, garage walkway, loose pavers on east side, patio/ terrace on north side of house.
Lot area: 23,167 sf.

Project Schedule:
Commencement: 10/15/16
Completion: 10/15/17

Value of land: \$979,000.

Estimated Project cost: \$1,300,000.

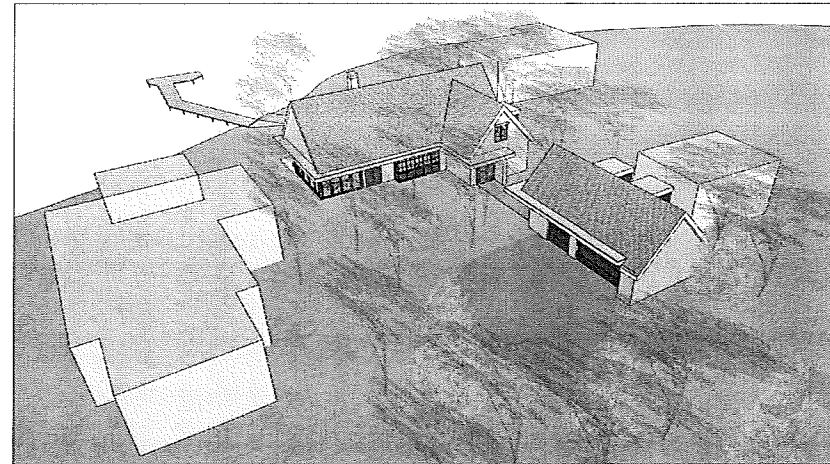
Project Team:

<u>Architect:</u>	Robbins Architecture, 976 Green Bay Rd. Winnetka, IL 60093. P: 847-446-8001 F: 847-446-8005 Email: celeste@robbins-architecture.com anu@robbins-architecture.com www.robbins-architecture.com	<u>Landscape:</u>	Danny Kahrs Yakshi Landscapes and Art PO 1782 Madison, WI 53701 P: 608-209-8608 E-mail: Yakshi1@aol.com
<u>Civil Engineer:</u>	Peter D. Fortlage, P.E. Burse Surveying and Engineering, Inc. (Ph) 608-250-9263, x222 (Fax) 608-250-9266 (Mobile) 608-209-0007 Pfortlage@bse-inc.net	<u>Structural Engineer:</u>	Goodfriend Magruder Structure LLC 53 W Jackson Blvd, Suite 352 Chicago, IL 60604 312.265.2645 Bob Magruder 312.265.2643 direct bmagruder@gmstructure.com www.gmstructure.com

Thank you,

Celeste Robbins

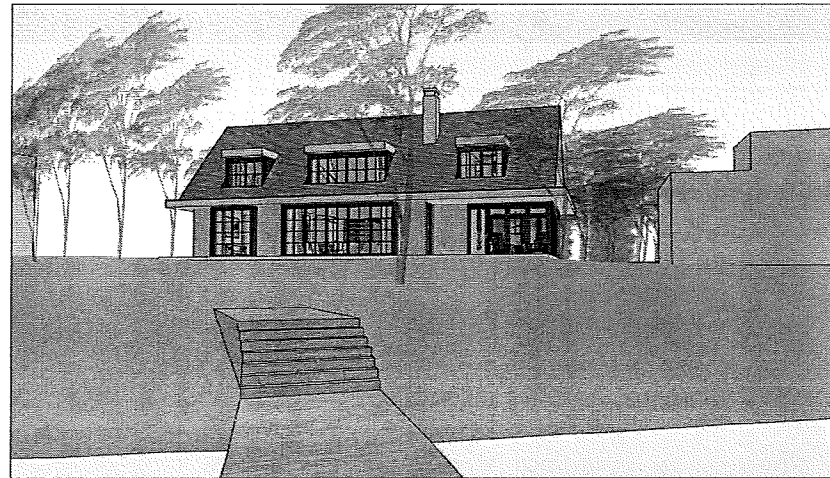
Principal,
Robbins Architecture.



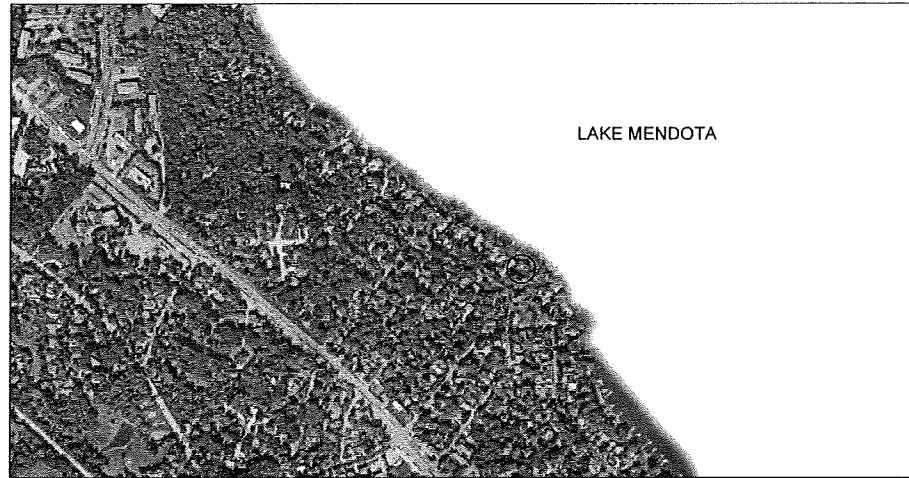
1 AXON RENDERING
N.T.S. IMAGE FOR REFERENCE ONLY



2 VIEW FROM DRIVEWAY
N.T.S. IMAGE FOR REFERENCE ONLY



2 VIEW FROM LAKE MENDOTA
N.T.S. IMAGE FOR REFERENCE ONLY



2 LOCATION MAP SCALE: N.T.S.

SHEET INDEX

ARCHITECTURAL:
COVER
A 0.01 SITE PLAN
SETBACK EXHIBIT
A1.01 FIRST FLOOR PLAN
A1.02 Second Floor plan
A1.03 Roof Plan
A2.01 Exterior Elevations
A2.02 Exterior Elevation
CIVIL:
C1.00 Existing Conditions
C2.00 Demolition Plan
C3.00 Grading and Erosion Control Plan
LANDSCAPE:
L0.00 Landscape Plan

CONSULTANTS

ARCHITECT:

Robbins Architecture, Inc.
976 Green Bay Road
Winnetka, Illinois 60093
P: 847-446-8001
F: 847-446-8005
Email:
celeste@robbins-architecture.com
anu@robbins-architecture.com
www.robbins-architecture.com

CIVIL ENGINEER:

Peter D. Fortlage, P.E.
Buse Surveying and Engineering, Inc.
(Ph) 608-250-9263, x222
(Fax) 608-250-9266
(Mobile) 608-209-0007
Pfortlage@bse-inc.net

STRUCTURAL ENGINEER:

Goodfriend Magruder Structure LLC
53 W Jackson Blvd, Suite 352
Chicago, IL 60604
312.265.2645
Bob Magruder
312.265.2643 direct
Email: bmagruder@gmstructure.com
www.gmstructure.com

LANDSCAPE ARCHITECT:

Danny Kahs
Yakshi Landscapes and Art
PO 1782
Madison, WI 53701
P: 608-209-6608
E-mail: Yakshi1@aol.com

INTERIOR DESIGNER:

Daniel Du Bay Interior Design, Inc.
469 West Huron Street, Unit 2005
Chicago, Illinois 60654
Tel: 312.787.7766
Site: <http://www.danieldubay.com>
Email: daniel@danieldubay.com

Zoning Summary for 5628 Lake Mendota Dr.		
Address: 5628 Lake Mendota Drive, Madison, WI 53705		
Zoning District: TR-C1 (Traditional Residential-Consistent Districts)		
	Proposed	Remarks from Zoning Code
Lot Area	23,167 s.f.	Minimum lot area 6,000 s.f. (28.042)
Lot width	97' 3" Width along Lakefront 75.04' Width along Lake Mendota drive	
Lot Length	324' 2" along east 284' along west	
Front yard setback	17' 4"	Minimum 20' (28.042)
Side yard setback	West = 12'-9" to 13'-6" East = 7'-0"	Two story 7'-0" (28.042)
Lakefront yard setback	61'-9". See attached setback exhibit. Average setback of House #5630 and House # 5620	The average setback of principal building on 2 adjoining lots, provided that the setbacks of these buildings are within 20'-0" of one another. (28.138.4.a.1)
Maximum building height	30'-2" from adjacent grade	2 stories / 35'-0" (28.042)
Lot coverage	7,960 sf. = 34% of lot area.	50% allowable This includes the residence, 3 car garage, driveway, front walkway, garage walkway, loose pavers on east side, patio/terrace on north side of house.
Floor Area	4,100 s.f.	
Garage Area	1,070 sf garage + 640 sf room above	Allowable garage area = 576 s.f. (28.131.b)
Garage height	15'-0" to midpoint of slope	Allowable garage height = 15'-0" to midpoint of slope (28.131.c)
Garage sideyard setback	3'-6"	Min. 3'-0" from property line (28.131.e.3)
Permitted side and rear yard encroachments:	AC units and generator in garage sideyard setback	AC condensing units, Basement storm doors, Chimneys, A/Cs, Egress window wells, steps, recreational equipment

LOCAL CODE INFORMATION

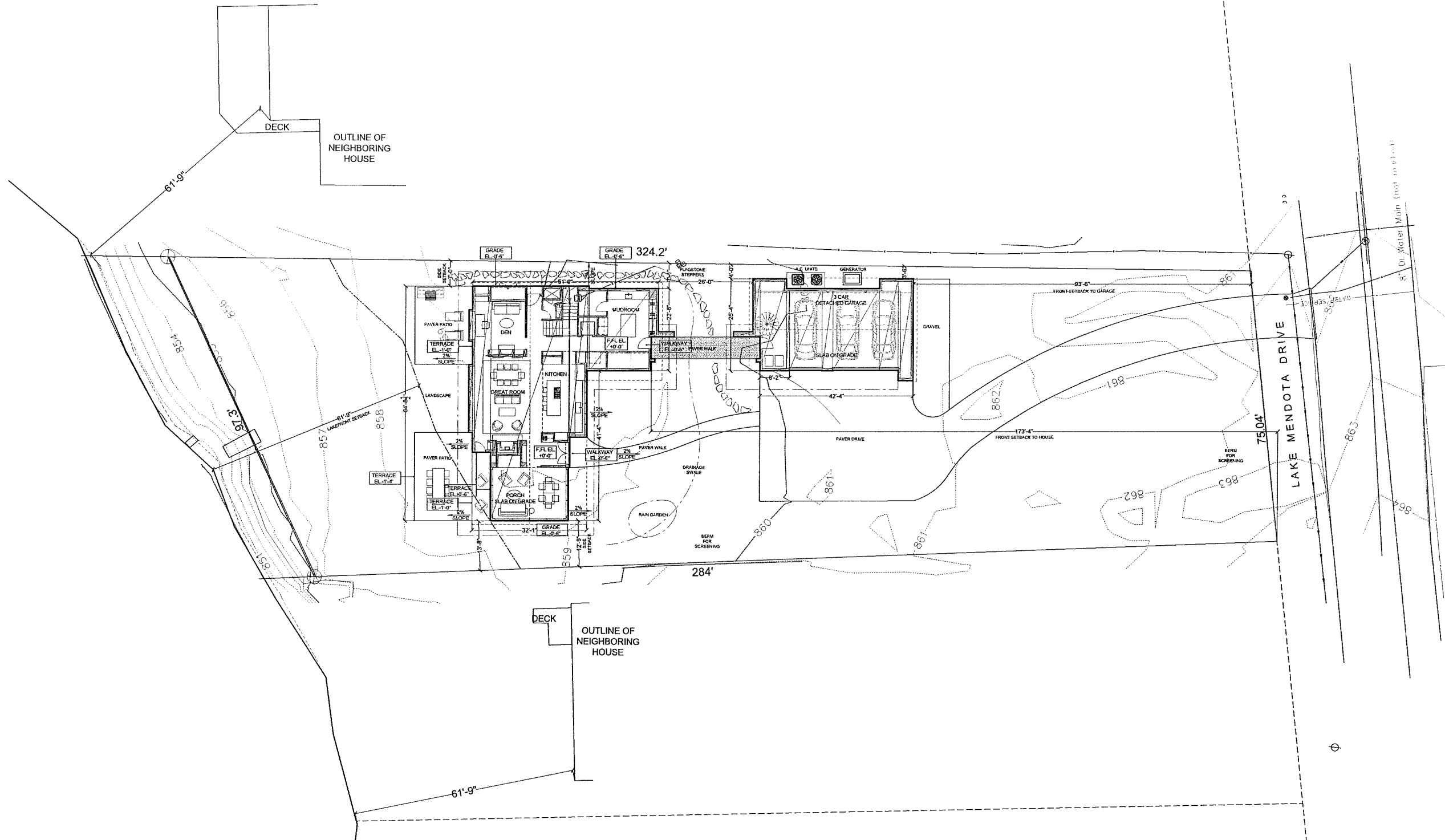
APPLICABLE CODES ADAPTED BY THE CITY OF MADISON:

WISCONSIN UNIFORM DWELLING CODE

THIS PROJECT SHALL COMPLY WITH WISCONSIN UNIFORM DWELLING CODE, ANY BUILDING OFFICIAL, SUBCONTRACTOR OR TRADESPERSON NOTING DISCREPANCIES SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY.

CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY CITY OF MADISON BUILDING AND FIRE DEPARTMENTS, STATE ELECTRICAL INSPECTOR OR OTHER GOVERNING AUTHORITIES, AS NECESSARY.

EXCEPT IN MATTERS OF LIFE-SAFETY OR OBVIOUS POTENTIAL HAZARD TO THE STRUCTURE OR SURROUNDING PROPERTIES, THE CONTRACTOR SHALL NOT FOLLOW ANY ORDERS TO ALTER OR CEASE WORK WHEN ISSUED BY THE CITY OF MADISON INSPECTORS WITHOUT FIRST CONSULTING THE ARCHITECT. SUCH CONSULTATION SHOULD OCCUR IMMEDIATELY UPON BEING GIVEN NOTICE.



N
1
SITE PLAN
1/8" = 1'-0"

F.F.L. EL. = +0'-0" = 859'-8"
LOT AREA: 23,167 SF.
LOT COVERAGE = 7,960 SF, 34% OF LOT AREA

REFER TO CIVIL DRAWINGS FOR GRADING
REFER TO LANDSCAPE DRAWINGS FOR
PLANTINGS AND PAVING ELEMENTS

REFER TO SETBACK EXHIBIT FOR
LAKEFRONT SETBACK

**SEDER-ROSEN
RESIDENCE**

5628 LAKE MENDOTA DRIVE
MADISON, WI 53705

Issue Date	Issue Date	Issue Date
		05-25-16
		LAND USE APPLICATION

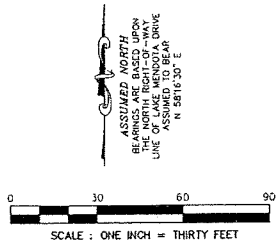
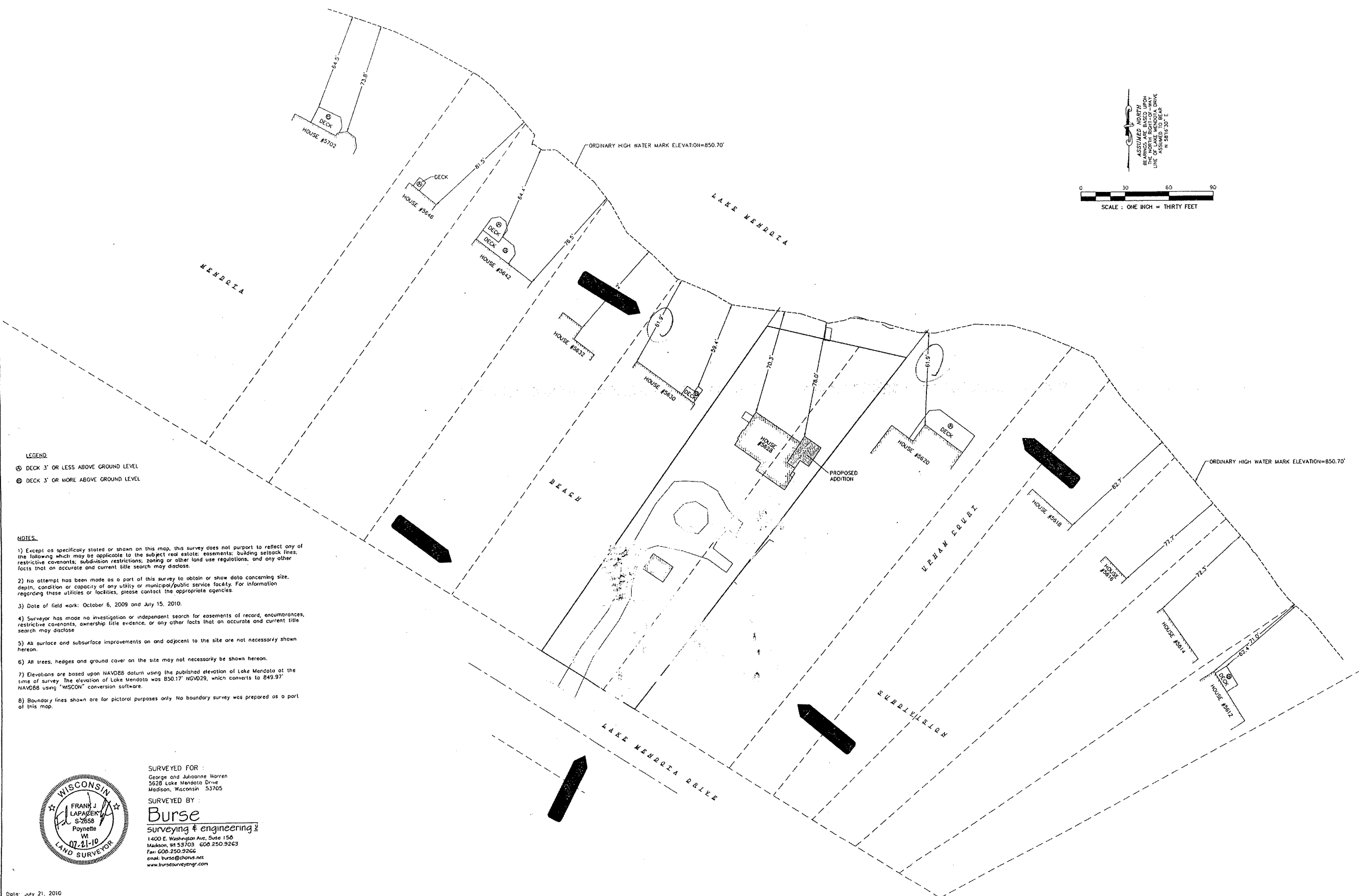
RobbinsArchitecture
976 Green Bay Rd. Winnetka, Illinois 60093
Tel 847 446 8001 Fax 847 446 8005
www.robbs-architecture.com

Sheet Title
SITE PLAN
Scale
3/32" = 1'-0"

Sheet Number
A 0.01

SETBACK EXHIBIT

PART OF MENDOTA BEACH SUBDIVISION, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 27, AS DOCUMENT NUMBER 213041, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- ⊙ DECK 3' OR LESS ABOVE GROUND LEVEL
- ⊕ DECK 3' OR MORE ABOVE GROUND LEVEL

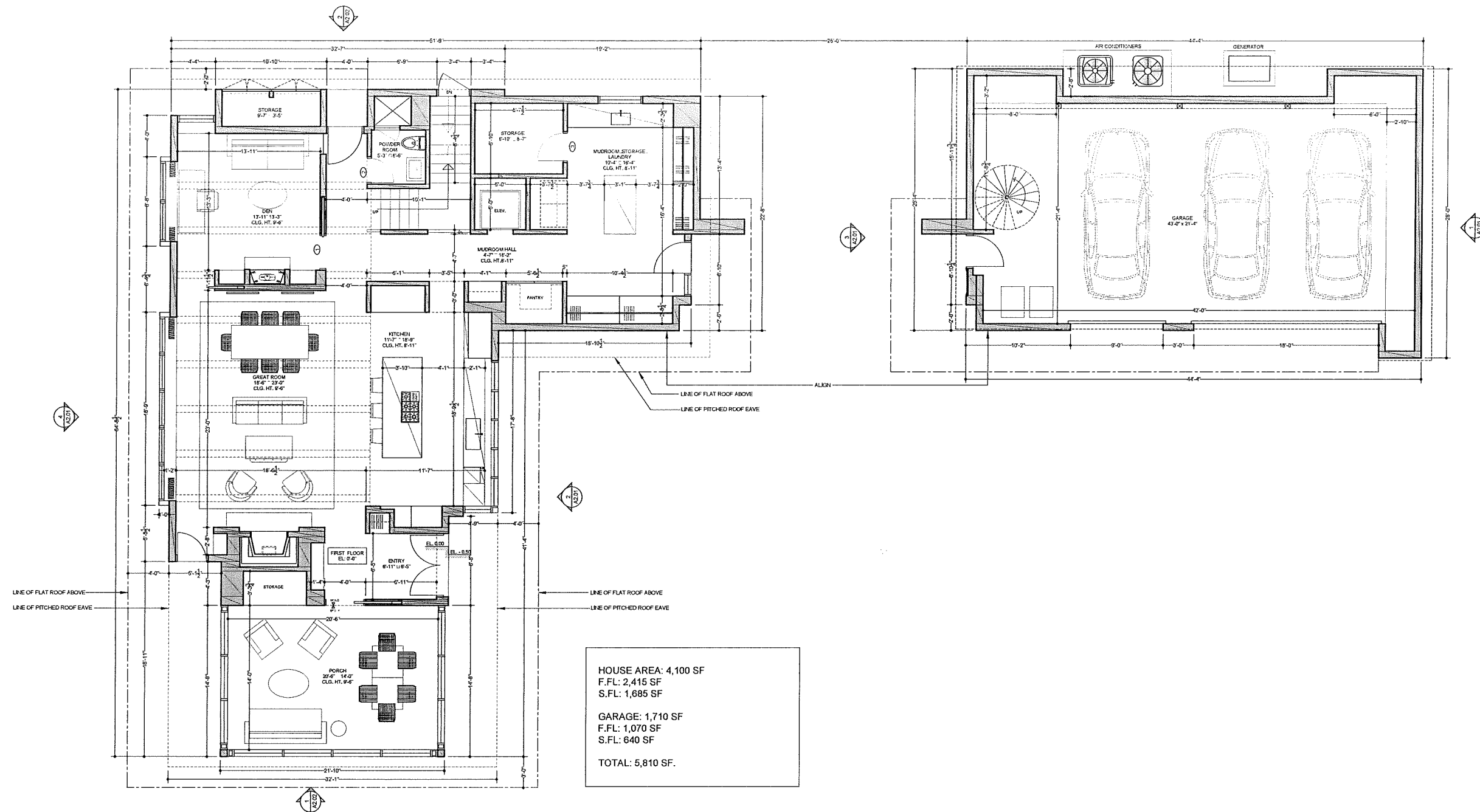
NOTES

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: October 6, 2009 and July 15, 2010.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Elevations are based upon NAVD83 datum using the published elevation of Lake Mendota at the time of survey. The elevation of Lake Mendota was 850.17' NGVD29, which converts to 849.97' NAVD83 using "MISCON" conversion software.
- 8) Boundary lines shown are for pictorial purposes only. No boundary survey was prepared as a part of this map.



SURVEYED FOR:
George and Julianne Warren
5628 Lake Mendota Drive
Madison, Wisconsin 53705

SURVEYED BY:
Burse
surveying & engineering
1400 E. Washington Ave., Suite 150
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chona.net
www.bursesurveying.com



**SEDER-ROSEN
 RESIDENCE**

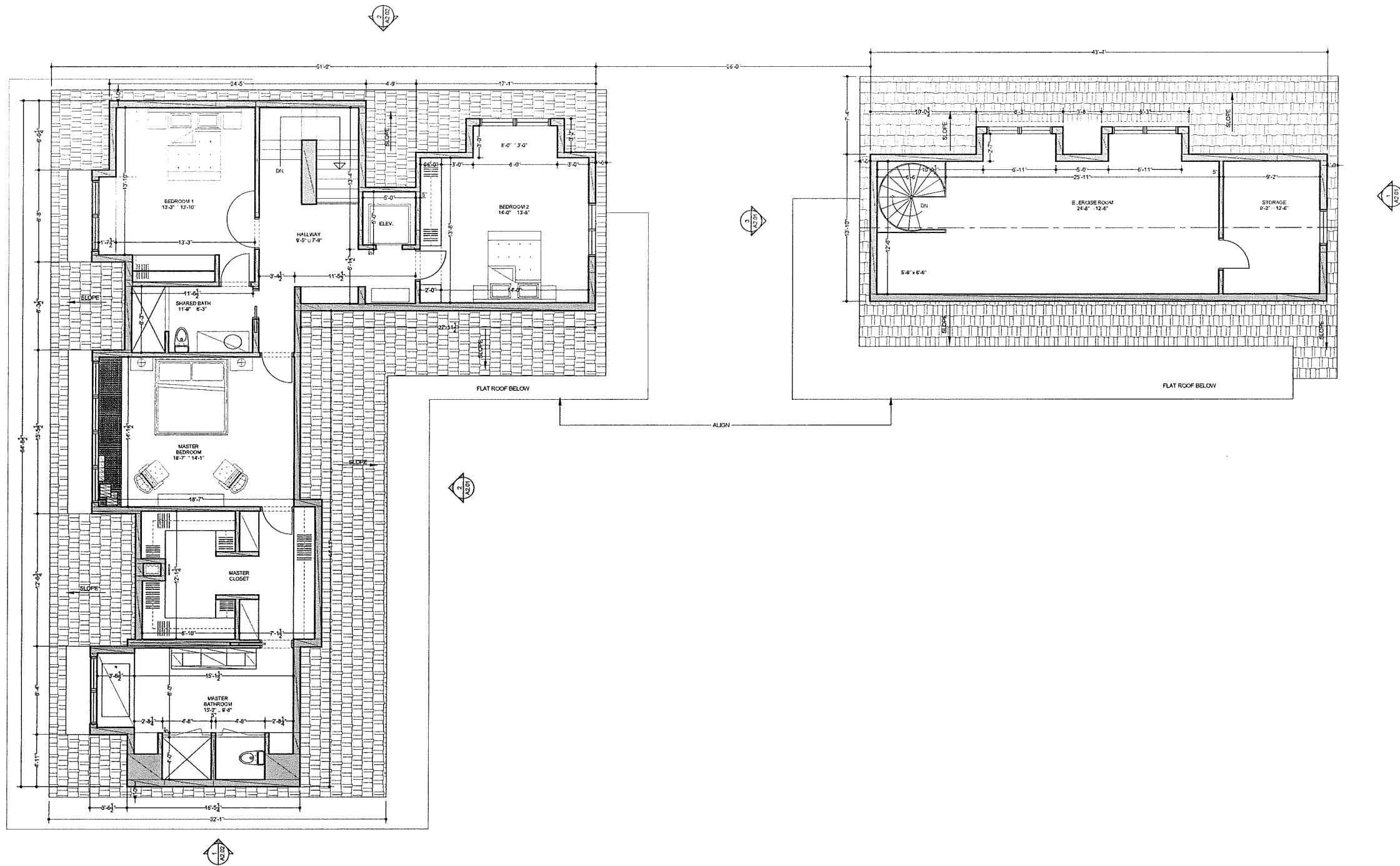
5628 LAKE MENDOTA DRIVE
 MADISON, WI 53705

Issue Date	Issue Date	Issue Date
		LAND USE APPLICATION 05-25-16

RobbinsArchitecture
 976 Green Bay Rd Winnetka, Illinois 60093
 Tel 847 446 8001 Fax 847 446 8005
 www.robbsins-architecture.com

Sheet Title
FIRST FLOOR PLAN
 Scale
 SCALE: 1/4" = 1'-0"

Sheet Number
A 1.01



**SEDER-ROSEN
RESIDENCE**

5628 LAKE MENDOTA DRIVE
MADISON, WI 53705

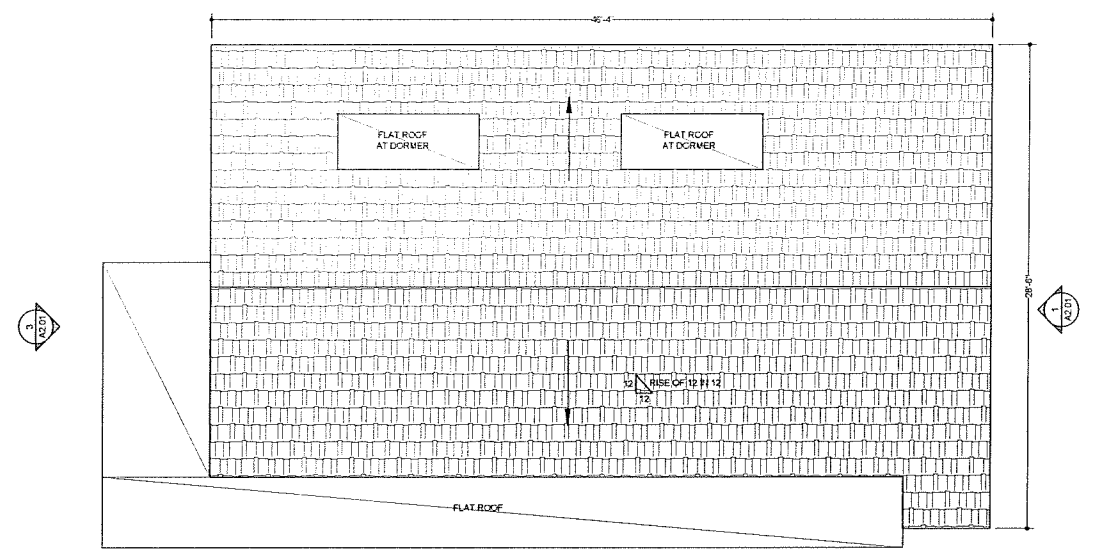
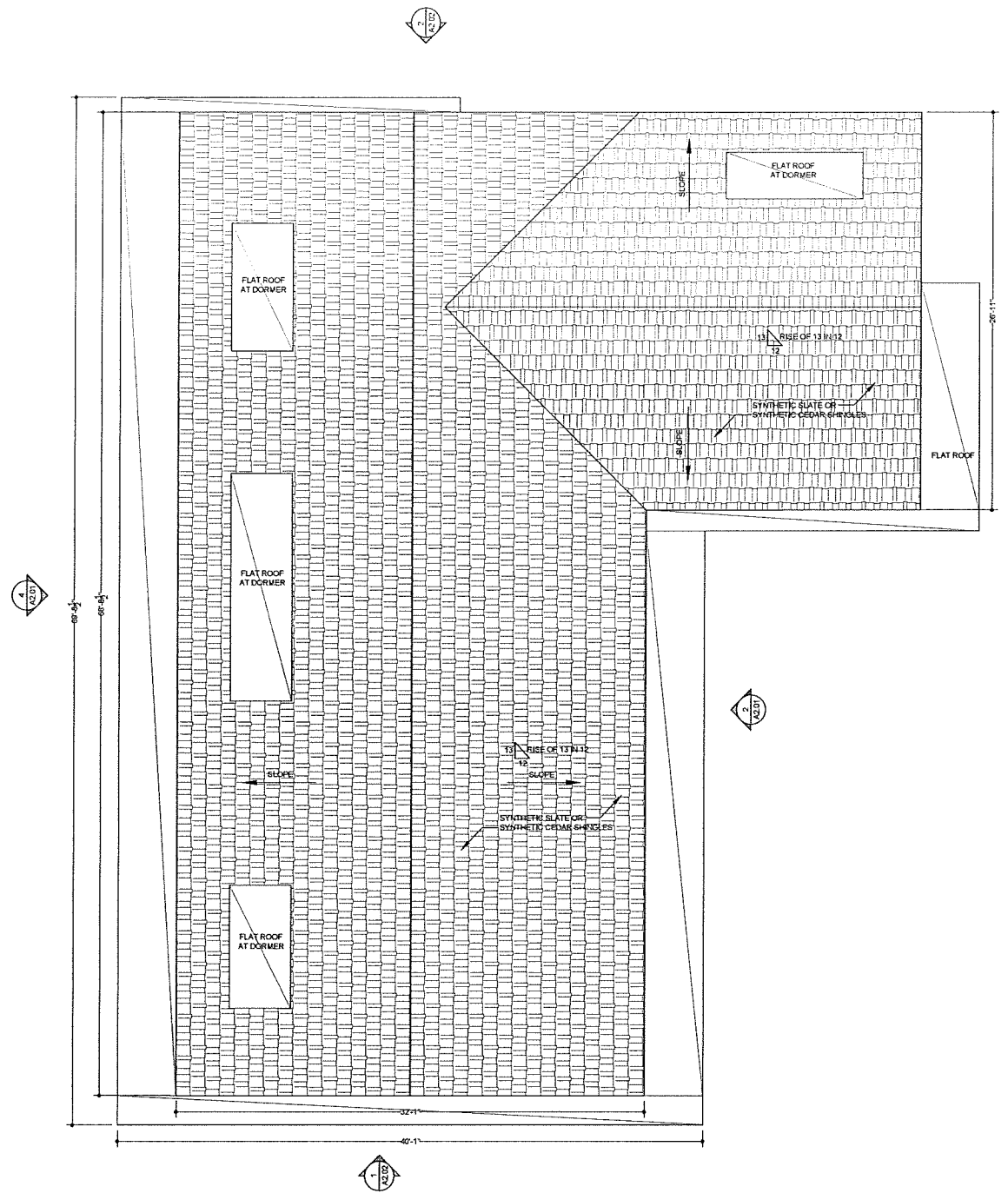
Issue Date	Issue Date	Issue Date
		05-25-10

RobbinsArchitecture
976 Green Bay Rd Winnetka, Illinois 60093
Tel 847 446 8001 Fax 847 446 8005
www.robbyns-architecture.com

Sheet Title
SECOND FLOOR PLAN
Scale
SCALE: 1/4" = 1'-0"

Sheet Number
A 1.02





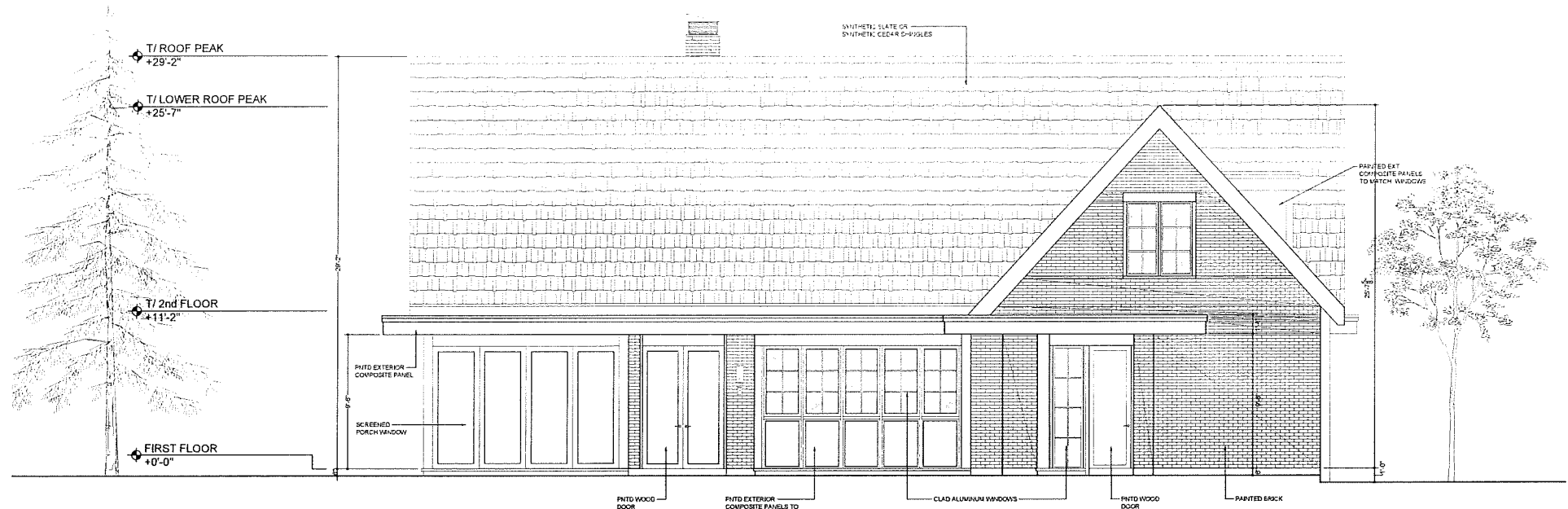
**SEDER-ROSEN
RESIDENCE**
5628 LAKE MENDOTA DRIVE
MADISON, WI 53705

Issue Date	Issue Date	Issue Date
		LAND USE APPLICATION 05-25-16

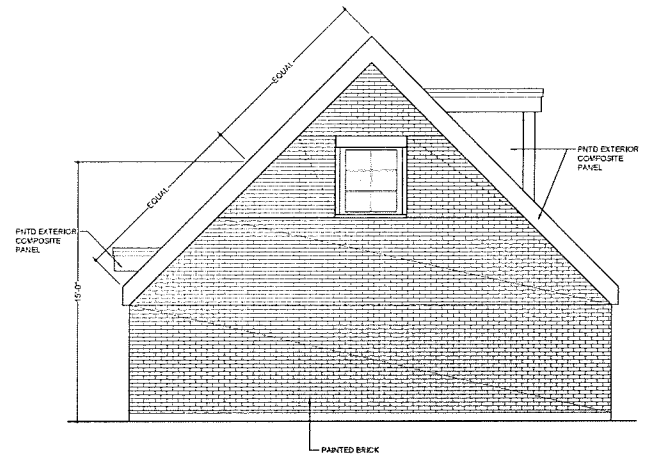
RobbinsArchitecture
976 Green Bay Rd. Winnetka, Illinois 60093
Tel 847 446 8001 Fax 847 446 8005
www.robins-architecture.com

Sheet Title: **ROOF PLAN**
Scale: **SCALE: 1/4" = 1'-0"**

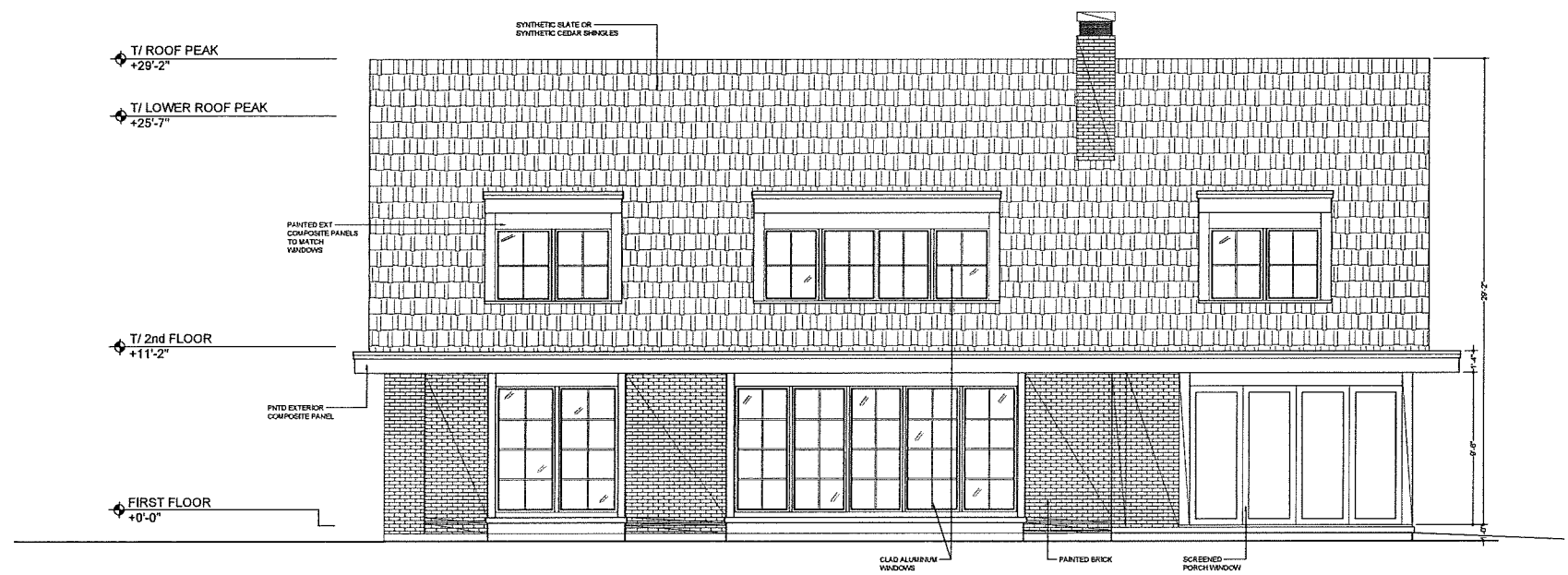
Sheet Number: **A 1.03**



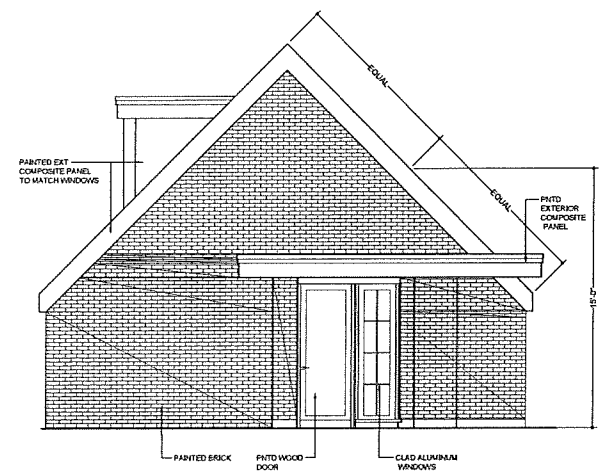
2 EXTERIOR ELEVATION
SOUTH



1 GARAGE EXTERIOR ELEVATION
SOUTH ELEVATION



4 EXTERIOR ELEVATION
NORTH



3 GARAGE EXTERIOR ELEVATION
NORTH ELEVATION

SEDER-ROSEN
RESIDENCE

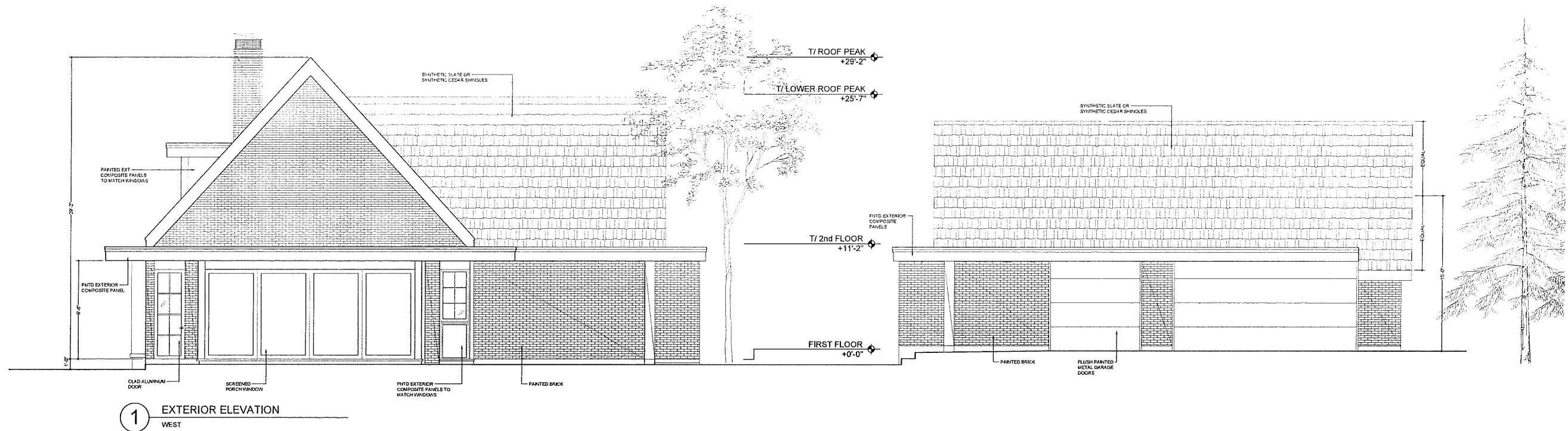
5628 LAKE MENDOTA DRIVE
MADISON, WI 53705

Issue Date	Issue Date	Issue Date
5-10-2016		LAND USE APPLICATION 05-25-16

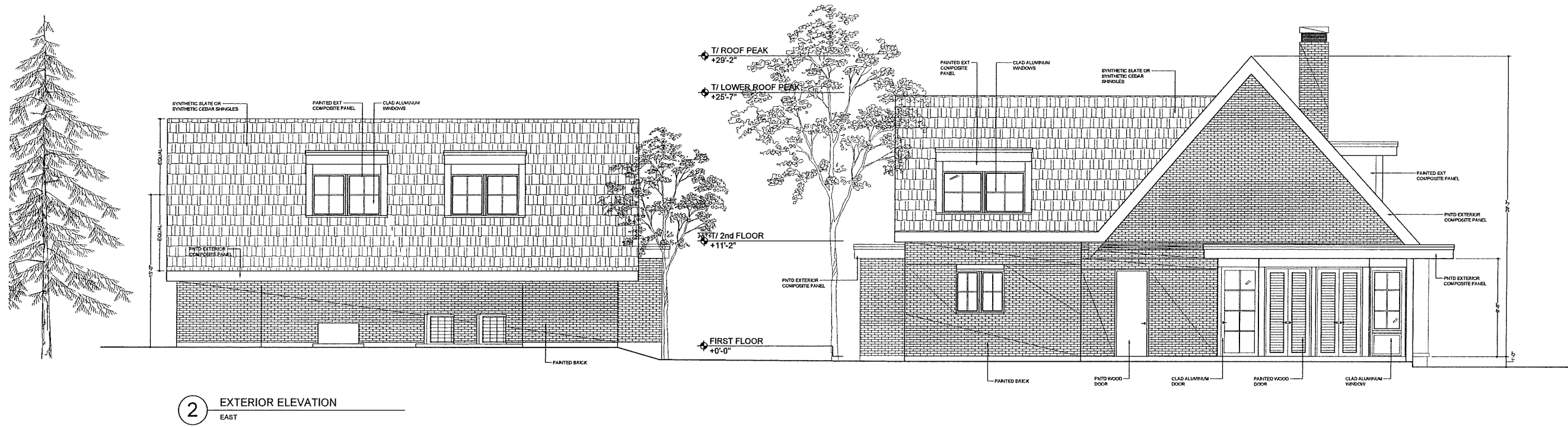
RobbinsArchitecture
976 Green Bay Rd Winnetka, Illinois 60093
Tel 847 446 8001 Fax 847 446 8005
www.robbs-architecture.com

Sheet Title	EXTERIOR ELEVATIONS
Scale	SCALE: 1/4" = 1'-0"

Sheet Number
A 2.01



1 EXTERIOR ELEVATION
WEST



2 EXTERIOR ELEVATION
EAST

**SEDER-ROSEN
RESIDENCE**
5628 LAKE MENDOTA DRIVE
MADISON, WI 53705

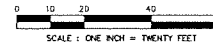
Issue Date	Issue Date	Issue Date
5-10-2016		

RobbinsArchitecture
976 Green Bay Rd Winnetka, Illinois 60093
Tel 847.446.8001 Fax 847.446.8005
www.robbs-architecture.com

Sheet Title: EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"

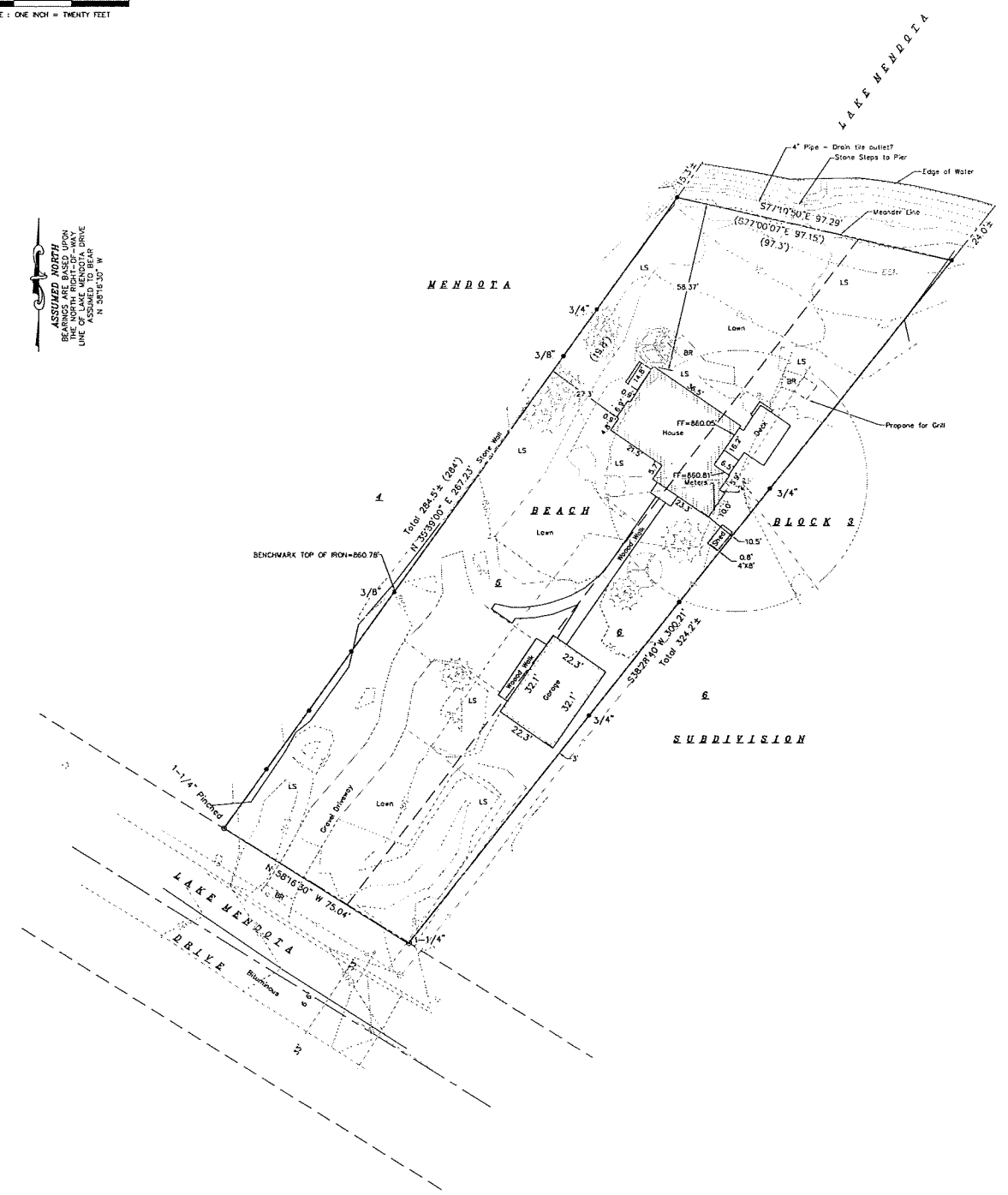
Sheet Number: A 2.02

ALL OF LOT 5 AND THE NORTHWEST HALF OF LOT 6, BLOCK 3, MENDOTA BEACH SUBDIVISION, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 27 OF PLATS, AS DOCUMENT NUMBER 213041, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND	
● SOLID IRON ROD FOUND SIZE NOTED	○ LIGHT POLE
⊙ IRON PIPE FOUND OUTSIDE DIAMETER NOTED	⊙ GROUND LIGHT
X FOUND CHISELED "X" IN CONCRETE	⊙ TELEPHONE PEDESTAL
○ SET WAG NAIL	⊙ FIRE HYDRANT
● FOUND WAG NAIL	○ SIGN
○ 3/4" X 1/8" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	○ GUY WIRE
⊙ SPOT ELEVATION	○ MAILBOX
--- OVERHEAD UTILITY WIRE	--- STORM SEWER INLET
--- BURIED GAS LINE	--- ELECTRIC MANHOLE
--- WATER MAIN	--- TELEPHONE MANHOLE
--- SANITARY SEWER	--- STORM SEWER MANHOLE
--- STORM SEWER	--- ROUND CATCH BASIN
--- BURIED TELEPHONE	--- STORM SEWER STRUCTURE
--- BURIED ELECTRIC	--- RECTANGLE CATCH BASIN
--- BURIED CABLE ACCESS TELEVISION LINE	--- SANITARY SEWER MANHOLE
--- BURIED FIBER OPTIC	○ DECIDUOUS TREE
--- WATER VALVE	○ CONIFEROUS TREE
--- GAS VALVE	() INDICATES RECORDED AS
--- GAS METER	O.P. ORIGINAL PLAT OF MADISON
--- AIR CONDITIONER	--- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
--- TV PEDESTAL	○ UTILITY POLE
--- ELECTRIC PEDESTAL	○ PARKING METER
--- UTILITY POLE	○ BOLLARD
LS LANDSCAPING	--- EXISTING CONTOUR MAJOR
	--- EXISTING CONTOUR MINOR

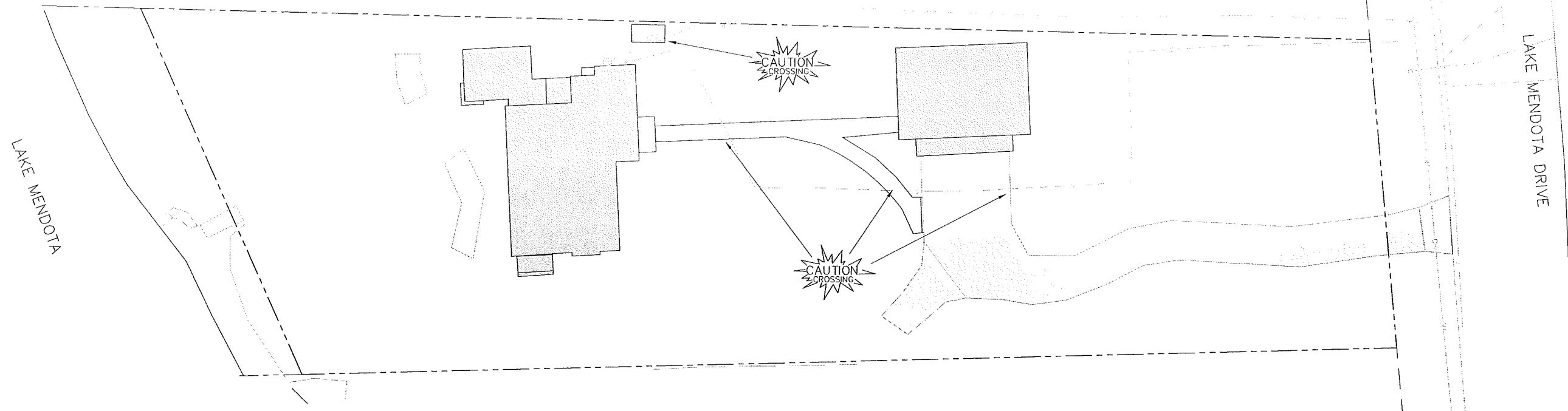
ASSUMED NORTH BEARINGS ARE BASED UPON THE ASSUMED MERIDIAN LINE OF LAKE MENDOTA DRIVE ASSUMED TO BEAR N 128°10'35" W



DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

- NOTES:**
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
 - 2) No attempt has been made as a part of this boundary survey to obtain or show data concerning size, depth, condition, or capacity of any utility or municipal/public service facility. Digger's Ticket #20153909285. For information regarding these works or facilities, please contact the appropriate agencies.
 - 3) Date of field work: October 8 - 15, 2015.
 - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, servitude title evidence, or any other facts that an accurate and current title search may disclose.
 - 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
 - 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
 - 7) Address: 5628 Lake Mendota Drive, Madison, WI
 - 8) Parcel area = 23,165 square feet at the meander line.



SEDER-ROSEN RESIDENCE 5628 LAKE MENDOTA DRIVE MADISON, WI 53705	 2201 International Lane, Suite 101 Madison, WI 53704 Phone: 608-250-9500 Fax: 608-250-9506 www.burseeng.com	Issue Date: _____ Issue Date: _____ Issue Date: _____	Issue Date: _____ Issue Date: _____ Issue Date: _____	Issue Date: _____ Issue Date: _____ Issue Date: _____	RobbinsArchitecture 976 Green Bay Rd Winnetka, Illinois 60093 Tel 847 446 8001 Fax 847 446 8006 www.robbsins-architecture.com	Sheet Title: EXISTING CONDITIONS Scale: SCALE: 1" = 20'	Sheet Number: C1.00
		LAND USE APPLICATION: _____ Issue Date: 05-25-16	RobbinsArchitecture 976 Green Bay Rd Winnetka, Illinois 60093 Tel 847 446 8001 Fax 847 446 8006 www.robbsins-architecture.com	Sheet Title: EXISTING CONDITIONS Scale: SCALE: 1" = 20'	Sheet Number: C1.00		

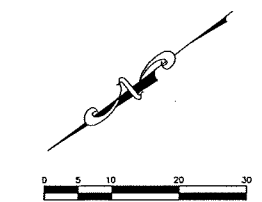


DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

LEGEND

-  REMOVE PAVEMENT
-  REMOVE BUILDING



DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

**SEDER-ROSEN
RESIDENCE**

5628 LAKE MENDOTA DRIVE
MADISON, WI 53705

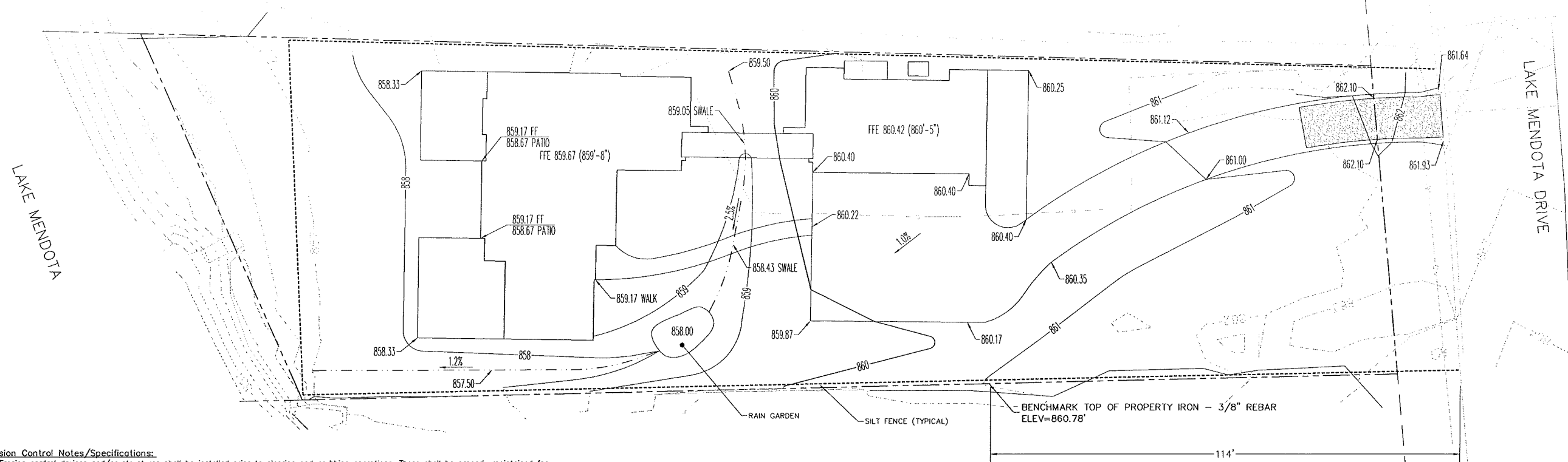
Burse
Surveying and Engineering, Inc.
2601 International Lane, Suite 107
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9268
email: lib_burse@Burse-INC.com
www.burseinc.com

Issue Date	Issue Date	Issue Date
		LAND USE APPLICATION 05-25-10

RobbinsArchitecture
976 Green Bay Rd Wauwatika, Illinois 60093
Tel 847 446 8001 Fax 847 446 8005
www.robblns-architecture.com

Sheet Title
DEMOLITION PLAN
Scale
SCALE: 1" = 10'

Sheet Number
C2.00



Erosion Control Notes/Specifications:

- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
- Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours. Inspection schedule and record keeping shall comply with NR 216.46(9), Wis. Adm. Code.
- Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. The Tracking Pad must be maintained in a condition that prevents the tracking of material onto the public street.
- Soil Stockpiles - A row of silt fence placed downslope and at least 10 feet away from the stockpile shall protect all stockpiles. Soil stockpiles that are inactive for more than 14 consecutive days shall be stabilized with seed & mulch, erosion mat, polymer, or covered with torps or similar material. No stockpile shall be placed within 20 feet of a drainage way.
- Dewatering - Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin, geotextile bag, or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Devices shall comply with WDNR Technical Standard 1061 found at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
- Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(6m).
- No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
- Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- All building and waste material shall be handled properly to prevent runoff of these materials off of the site.
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixtures shall be selected appropriate to the intended function. A qualified Landscaping Contractor, Landscape Architect or Nursery can be consulted for recommendations. Seeding rates shall be based on pounds or ounces of Pure Live Seed per acre and shall be provided by the seed supplier. Fertilizer can be applied to help promote growth, but a soil test is recommended to determine the type and amount of fertilizer to be applied. All seeding and restoration shall be in conformance to WDNR Technical Standard 1059 found at http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
- For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact
 Anu Srinivasan
 Robbins Architecture
 976 Green Bay Road
 Winnetka, IL 60093
 (847) 446-8001
 anu@robbins-architecture.com

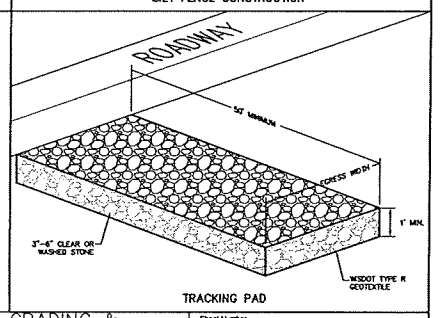
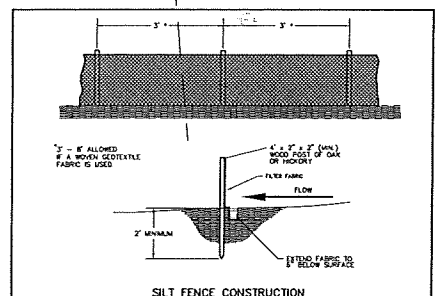
UTILITY NOTES:

- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FOR ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

LEGEND

--- 864 ---	EXISTING MINOR CONTOUR
--- 865 ---	EXISTING MAJOR CONTOUR
--- 864 ---	PROPOSED MINOR CONTOUR
--- 865 ---	PROPOSED MAJOR CONTOUR
-----	STORM SEWER
[Pattern]	TRACKING PAD
-----	SILT FENCE
---	SWALE FLOWLINE
860.00	FINISH GRADE



SEDER-ROSEN RESIDENCE

5628 LAKE MENDOTA DRIVE
 MADISON, WI 53705

Burse
 Surveying and Engineering, Inc.
 2601 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9203
 Fax: 608-250-9206
 e-mail: lb@burse-inc.com
 www.burseinc.com

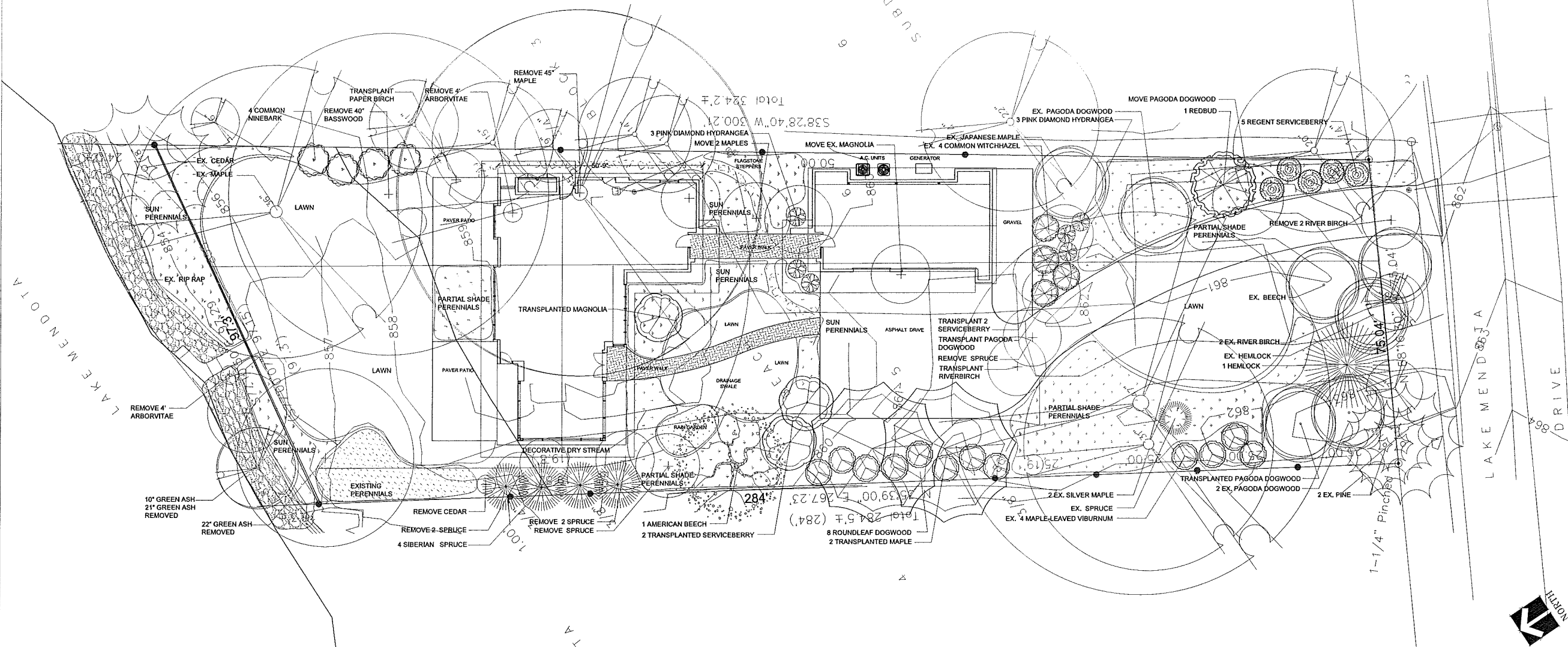
Issue Date	Issue Date	Issue Date

RobbinsArchitecture
 976 Green Bay Rd Winnetka, Illinois 60093
 Tel 847 446 8001 Fax 847 446 8005
 www.robbins-architecture.com

Sheet Title: **GRADING & EROSION CONTROL PLAN**
 Scale: 1" = 10'

Sheet Number: **C3.00**

Item	Description	Size	Quantity
1-10	Remove 4' Arborvitae	4'	4
1-11	Remove 40' Basswood	40'	1
1-12	Remove 45' Maple	45'	1
1-13	Remove 4' Cedar	4'	4
1-14	Remove 2' Spruce	2'	2
1-15	Remove 2' Spruce	2'	2
1-16	Remove 2' Spruce	2'	2
1-17	Remove 2' Spruce	2'	2
1-18	Remove 2' Spruce	2'	2
1-19	Remove 2' Spruce	2'	2
1-20	Remove 2' Spruce	2'	2
1-21	Remove 2' Spruce	2'	2
1-22	Remove 2' Spruce	2'	2
1-23	Remove 2' Spruce	2'	2
1-24	Remove 2' Spruce	2'	2
1-25	Remove 2' Spruce	2'	2
1-26	Remove 2' Spruce	2'	2
1-27	Remove 2' Spruce	2'	2
1-28	Remove 2' Spruce	2'	2
1-29	Remove 2' Spruce	2'	2
1-30	Remove 2' Spruce	2'	2
1-31	Remove 2' Spruce	2'	2
1-32	Remove 2' Spruce	2'	2
1-33	Remove 2' Spruce	2'	2
1-34	Remove 2' Spruce	2'	2
1-35	Remove 2' Spruce	2'	2
1-36	Remove 2' Spruce	2'	2
1-37	Remove 2' Spruce	2'	2
1-38	Remove 2' Spruce	2'	2
1-39	Remove 2' Spruce	2'	2
1-40	Remove 2' Spruce	2'	2
1-41	Remove 2' Spruce	2'	2
1-42	Remove 2' Spruce	2'	2
1-43	Remove 2' Spruce	2'	2
1-44	Remove 2' Spruce	2'	2
1-45	Remove 2' Spruce	2'	2
1-46	Remove 2' Spruce	2'	2
1-47	Remove 2' Spruce	2'	2
1-48	Remove 2' Spruce	2'	2
1-49	Remove 2' Spruce	2'	2
1-50	Remove 2' Spruce	2'	2
1-51	Remove 2' Spruce	2'	2
1-52	Remove 2' Spruce	2'	2
1-53	Remove 2' Spruce	2'	2
1-54	Remove 2' Spruce	2'	2
1-55	Remove 2' Spruce	2'	2
1-56	Remove 2' Spruce	2'	2
1-57	Remove 2' Spruce	2'	2
1-58	Remove 2' Spruce	2'	2
1-59	Remove 2' Spruce	2'	2
1-60	Remove 2' Spruce	2'	2
1-61	Remove 2' Spruce	2'	2
1-62	Remove 2' Spruce	2'	2
1-63	Remove 2' Spruce	2'	2
1-64	Remove 2' Spruce	2'	2
1-65	Remove 2' Spruce	2'	2
1-66	Remove 2' Spruce	2'	2
1-67	Remove 2' Spruce	2'	2
1-68	Remove 2' Spruce	2'	2
1-69	Remove 2' Spruce	2'	2
1-70	Remove 2' Spruce	2'	2
1-71	Remove 2' Spruce	2'	2
1-72	Remove 2' Spruce	2'	2
1-73	Remove 2' Spruce	2'	2
1-74	Remove 2' Spruce	2'	2
1-75	Remove 2' Spruce	2'	2
1-76	Remove 2' Spruce	2'	2
1-77	Remove 2' Spruce	2'	2
1-78	Remove 2' Spruce	2'	2
1-79	Remove 2' Spruce	2'	2
1-80	Remove 2' Spruce	2'	2
1-81	Remove 2' Spruce	2'	2
1-82	Remove 2' Spruce	2'	2
1-83	Remove 2' Spruce	2'	2
1-84	Remove 2' Spruce	2'	2
1-85	Remove 2' Spruce	2'	2
1-86	Remove 2' Spruce	2'	2
1-87	Remove 2' Spruce	2'	2
1-88	Remove 2' Spruce	2'	2
1-89	Remove 2' Spruce	2'	2
1-90	Remove 2' Spruce	2'	2
1-91	Remove 2' Spruce	2'	2
1-92	Remove 2' Spruce	2'	2
1-93	Remove 2' Spruce	2'	2
1-94	Remove 2' Spruce	2'	2
1-95	Remove 2' Spruce	2'	2
1-96	Remove 2' Spruce	2'	2
1-97	Remove 2' Spruce	2'	2
1-98	Remove 2' Spruce	2'	2
1-99	Remove 2' Spruce	2'	2
1-100	Remove 2' Spruce	2'	2



SEDER-ROSEN RESIDENCE
 5628 LAKE MENDOTA DRIVE
 MADISON, WI 53705



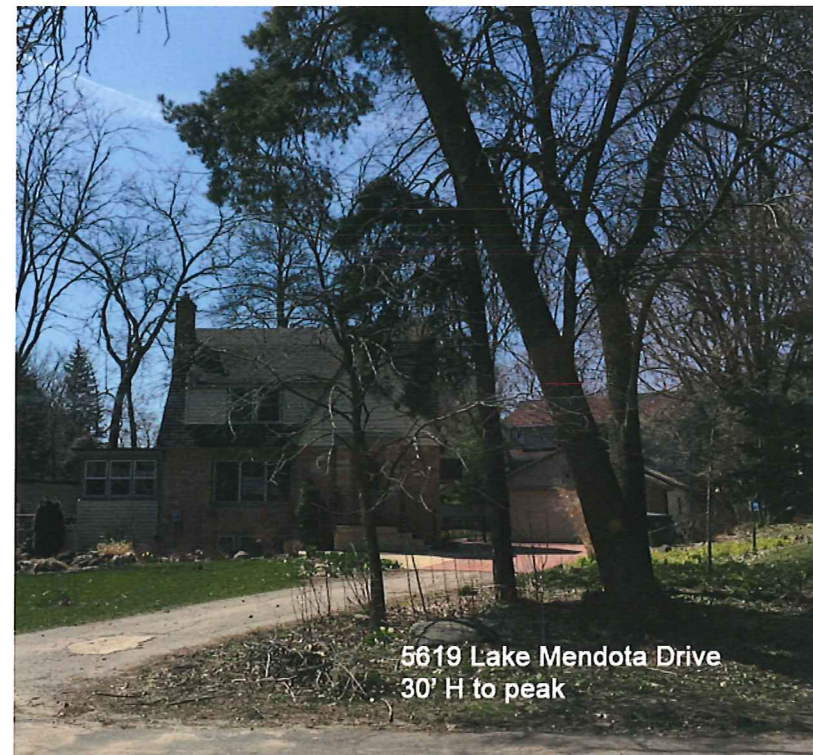
Issue Date	Issue Date	Issue Date
		05-25-16
		LAND USE APPLICATION

RobbinsArchitecture
 976 Green Bay Rd. Winnetka, Illinois 60093
 Tel 847 446 8001 Fax 847 446 8005
 www.robbsin-architecture.com

Sheet Title
Landscape Plan
 Scale
1"=10'-0"

Sheet Number
L 0.00





Contextual Information of 7 Surrounding Homes

Project Address: 5628 Lake Mendota Drive Madison, WI

Submitted for Land Use Application

Date: May 25, 2016



South Elevation



North Elevation



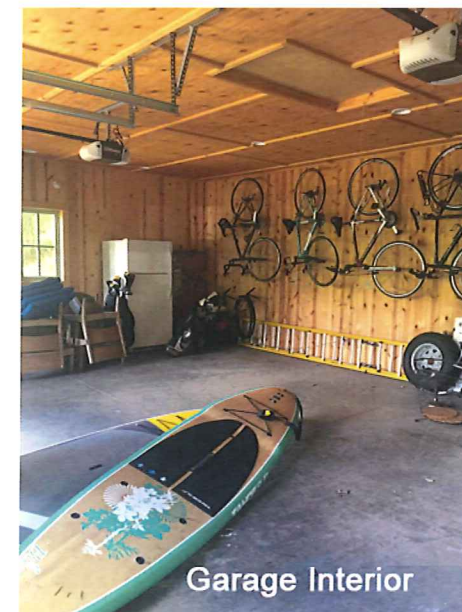
Interior



Interior



Garage West Elevation



Garage Interior

Photos of Exterior and Interior Existing Home & Garage

Project Address: 5628 Lake Mendota Drive Madison, WI
Submitted for Land Use Application
Date: May 25, 2016