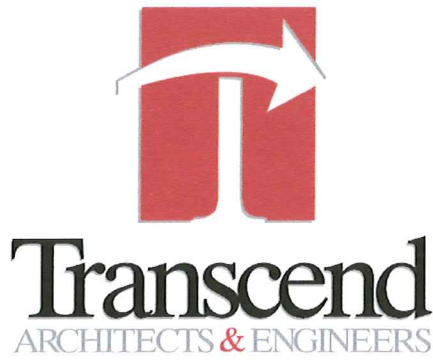


35096



August 4, 2014

Amy Loewenstein Scanlon, Registered Architect
 Preservation Planner
 Department of Planning & Economic Development
 Planning Division
 Madison Municipal Building, Suite LL 100
 215 Martin Luther King, Jr Blvd
 P.O. Box 2985
 Madison, WI 53701-2985

Re: 151-153 Lathrop, Madison, WI

Dear Amy:.

Please find enclosed our submittal information for the proposed alterations to the above property. The Owner, Matt Roggensack would like to enclose his existing small balconies on the back of the building. He would like to keep the construction as simple as possible and therefore requested that we do not have any windows in this infill since the space will be a storage area (pretty much is now).

Please note that the adjacent property to the North (1615 Summit Ave) requested that same thing and it was granted to them (photo enclosed, note the upper balconies have not been closed yet). The subject balconies face the back of the property and does not show on the street side, whereas the 1615 Summit Ave. Balconies are located on the Sideyard.



South Side, Subject Bldg



North Side 1615 Summit

North Side Subject Bldg



East Side, Subject Building



Rear Yard, Adjacent Building 147 Lathrop



Rear Yard, Subject Building



Front Yard Adjacent Building 147 Lathrop

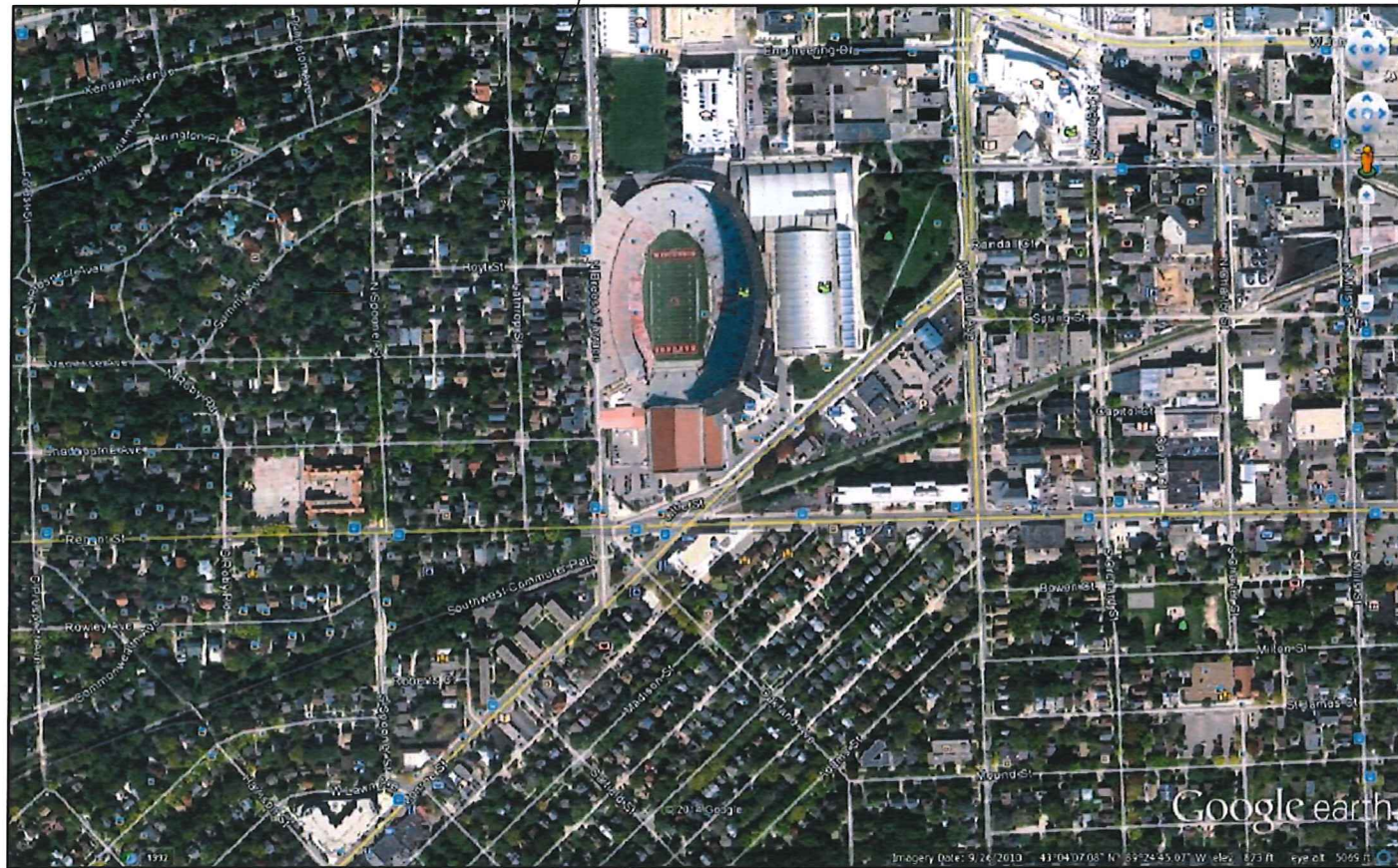
I've enclosed these photos of the subject property and the adjacent properties to see how things are in context.

With kindest regards,

A handwritten signature in black ink that reads "Knute".

Knute W. Villand, AIA

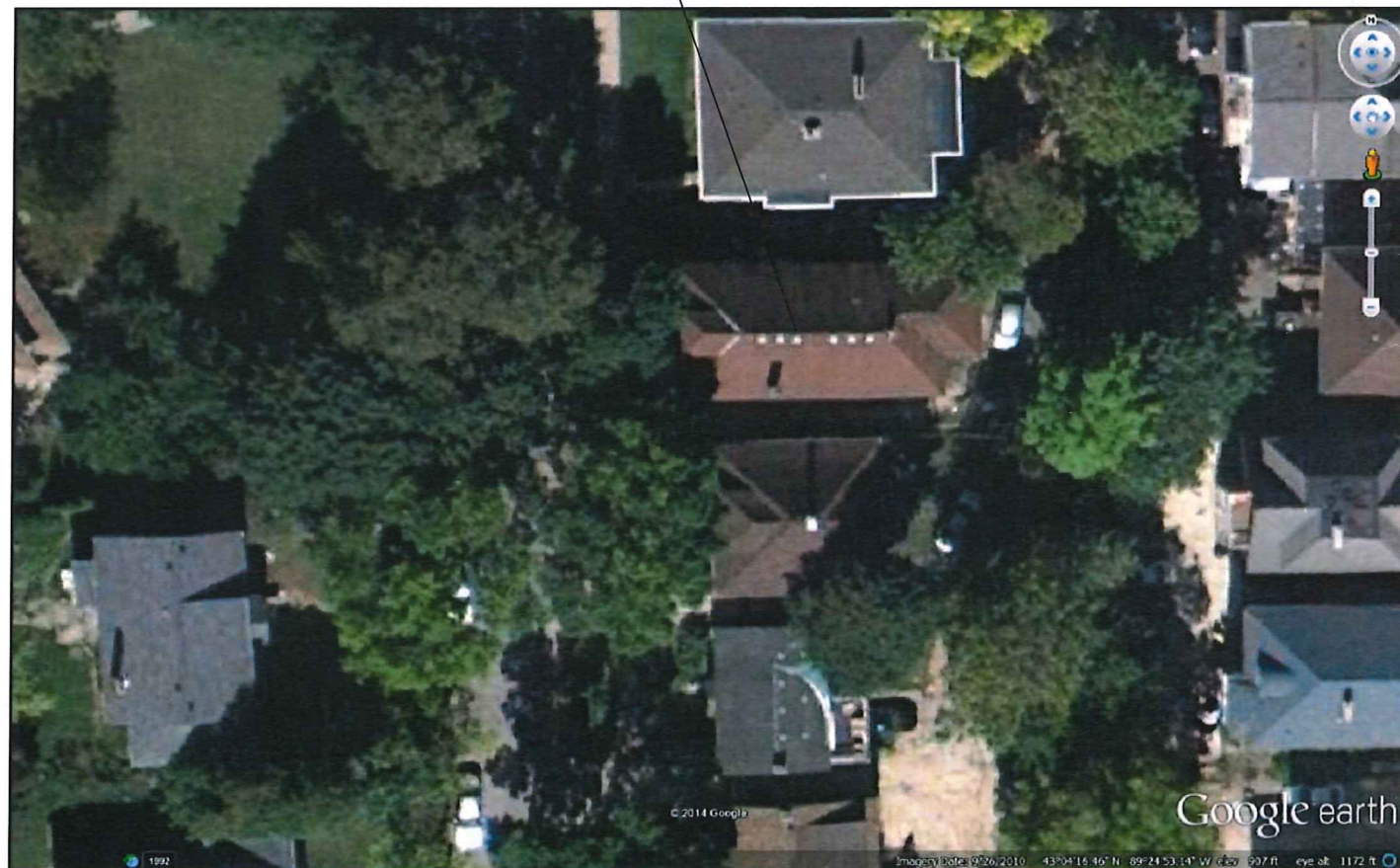
Subject Property



West Elevation; No Changes on Street Side

Vicinity Map

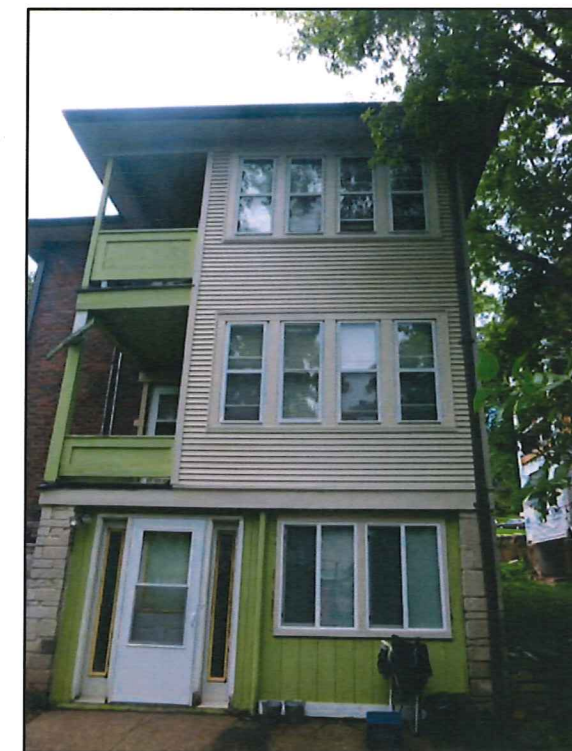
Subject Property



Site Map



South Elevation; Close-In Existing Open Balconies



East Elevation; Close-In Existing Open Balconies

Building Development Data:
 Building Occupancy: R2, Apartments (Three Total Units)
 Building Construction Classification: 5B
 Building Footprint Area: approx 1,633 sf
 Existing Lower Level Apartment Area: Approx 1,416 sf
 Existing Main Level Apartment Area: Approx. 1,170 sf
 Existing Upper Level Apartment Area: Approx. 1,279 sf
 Area of Infilled Balcony on Main Level: 44sf
 Area of Infilled Balcony on Upper Level: 44 sf

No Increase In Footprint
 No Increase In Roofed Area
 No Increase In Paved or Impervious Area

Index to Drawings:
 2.1 Title Sheet, General Building Information
 2.1A Site Plan
 2.2 Existing Overall Floor Plans
 6.1 Floor Plans Showing Enclosed Balconies

Balcony Enclosures for:
 Matt Roggensack
 Location:
 151 - 153 Lathrop
 Madison, WI



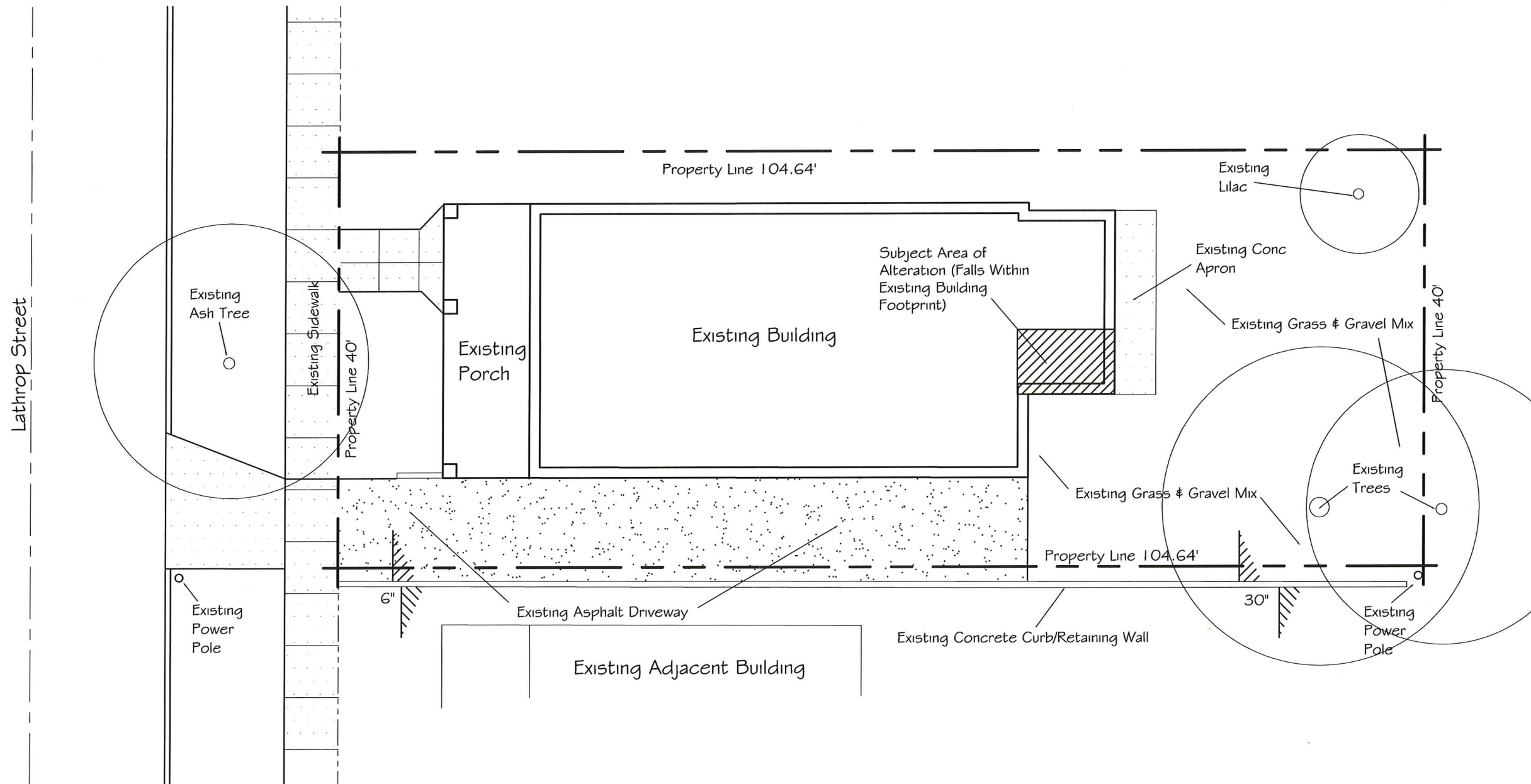
Title Sheet
 General Building
 Information

Scale As Noted

REVISIONS:
 Added Site Plan Sheet
 2.1A

KWW
 16 June 2014 | 2013-45

2.1



Building Development Data:
 Building Occupancy, R2, Apartments (Three Total Units)
 Building Construction Classification: 5B
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 Existing Lower Level Apartment Area: Approx 1,416 sf
 Existing Main Level Apartment Area: Approx. 1,170 sf
 Existing Upper Level Apartment Area: Approx. 1,279 sf
 Area of Infilled Balcony on Main Level: 44sf
 Area of Infilled Balcony on Upper Level: 44 sf

 Lot Area: 4,185 sf (Approx)
 Building Footprint Area: Approx 1,633 sf
 Existing Paved Surface Areas: 711 sf (Concrete & Asphalt)

 No Increase In Footprint
 No Increase In Roofed Area
 No Increase In Paved or Impervious Area

No Changes to Existing Impervious Area
 No Changes to Existing Building Footprint

Site Plan 3/16" = 1'-0"

Balcony Enclosures for:
 Matt Roggensack
 Location:
 151-153 Lathrop
 Madison, WI

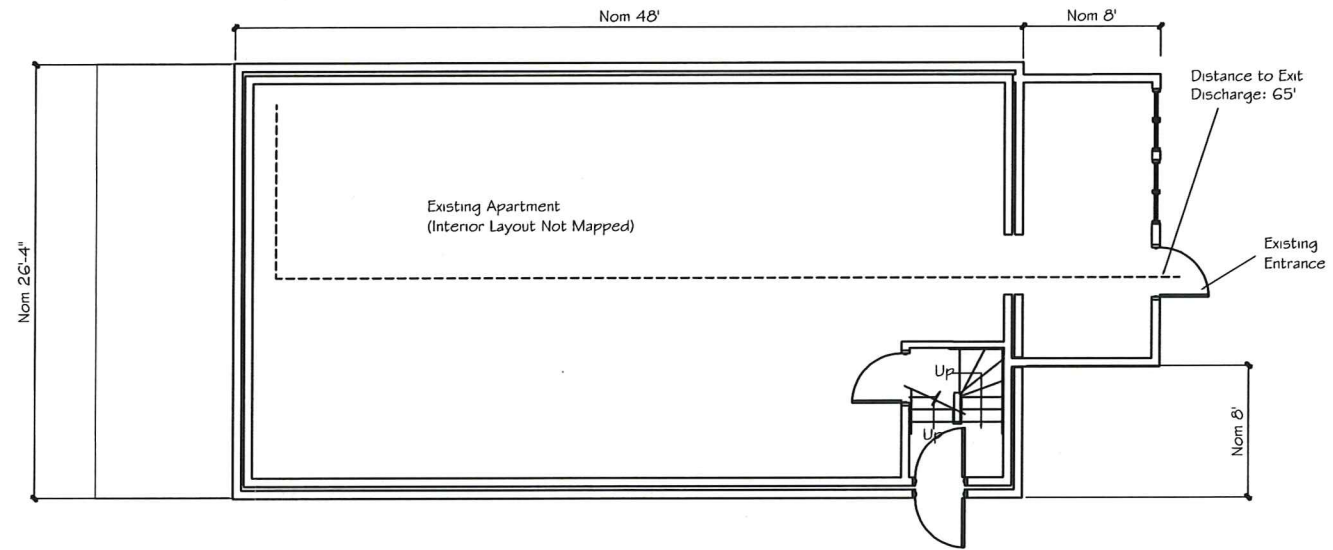


Site Plan
 Scale As Noted

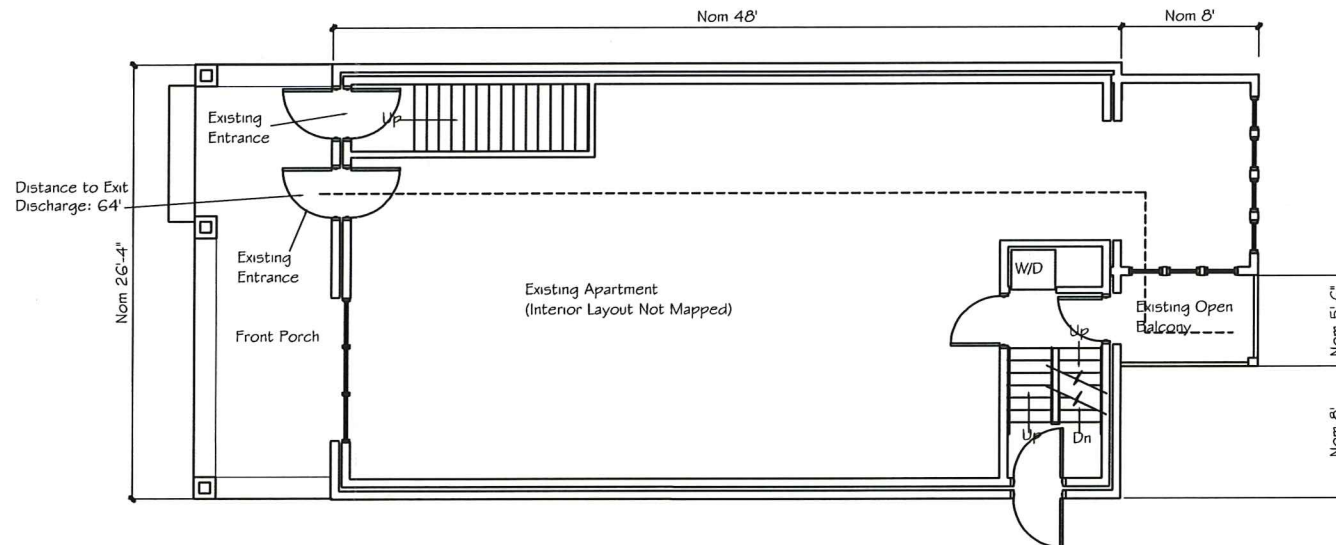
REVISIONS:
 Added Site Plan Sheet
 2.1A
 KVV
 16 June 2014 2013-45

2.1A

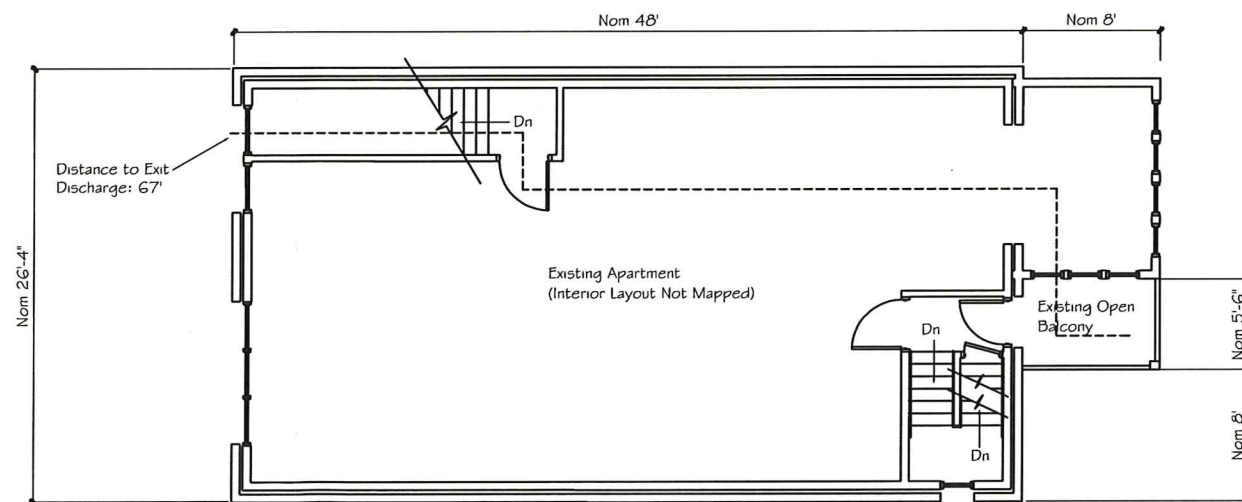
NO REPRODUCTION OF THESE PLANS OR THE DESIGN CONCEPTS HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS.



Existing Lower Level Floor Plan 3/16" = 1'-0"



Existing Main Level Floor Plan 3/16" = 1'-0"



Existing Upper Level Floor Plan 3/16" = 1'-0"

Balcony Enclosures (Addition) for:
 Matt Roggensack
 Location: 151-153 Lathrop
 Madison, WI



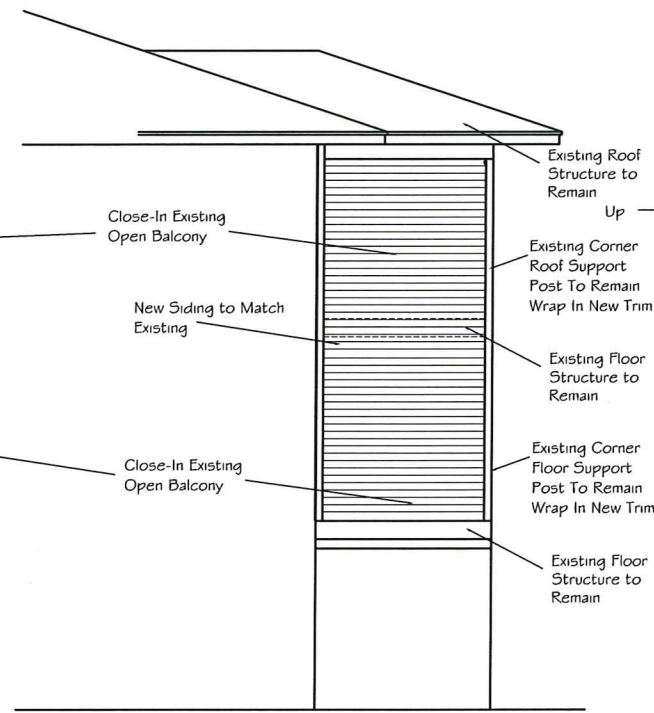
Existing Floor Plans

Scale As Noted

REVISIONS:

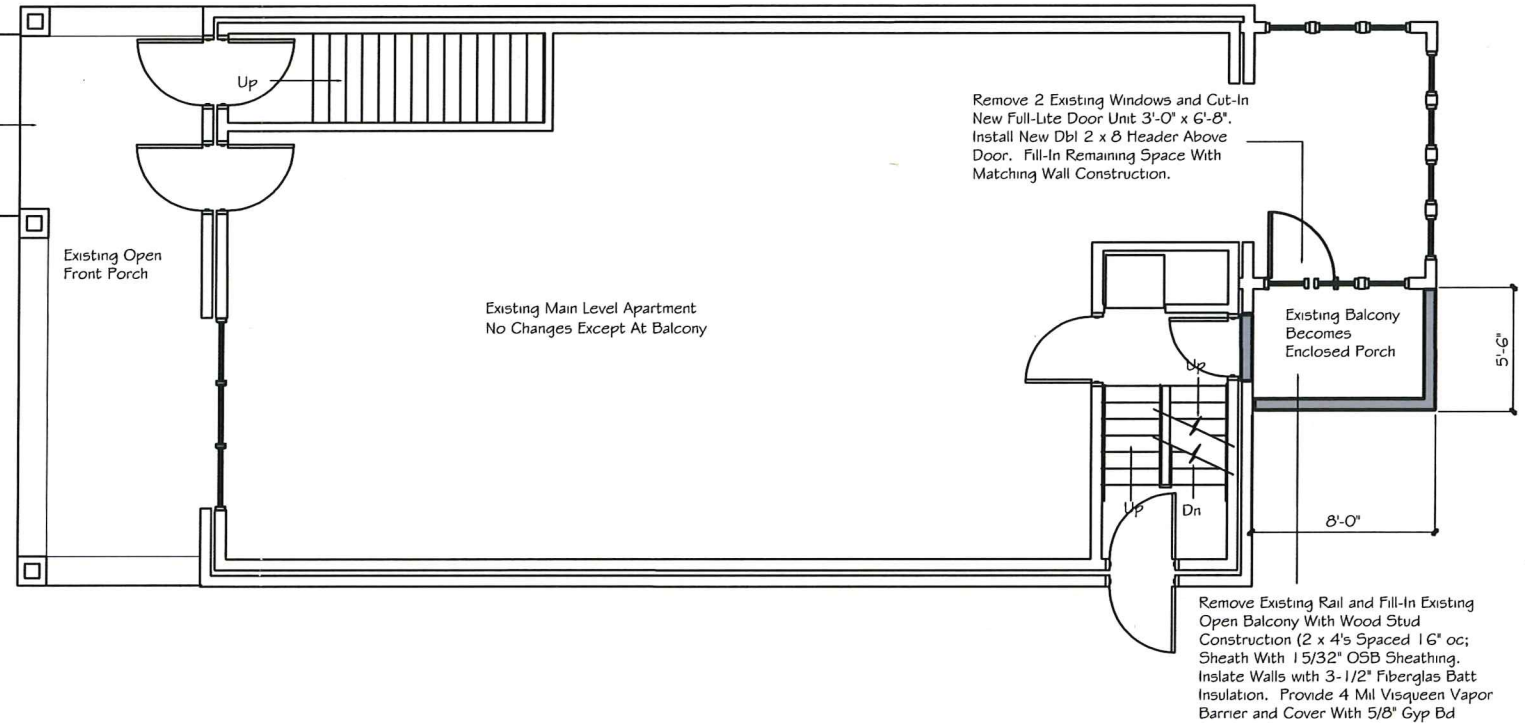
KWV
 16 June 2014 2013-45

2.2

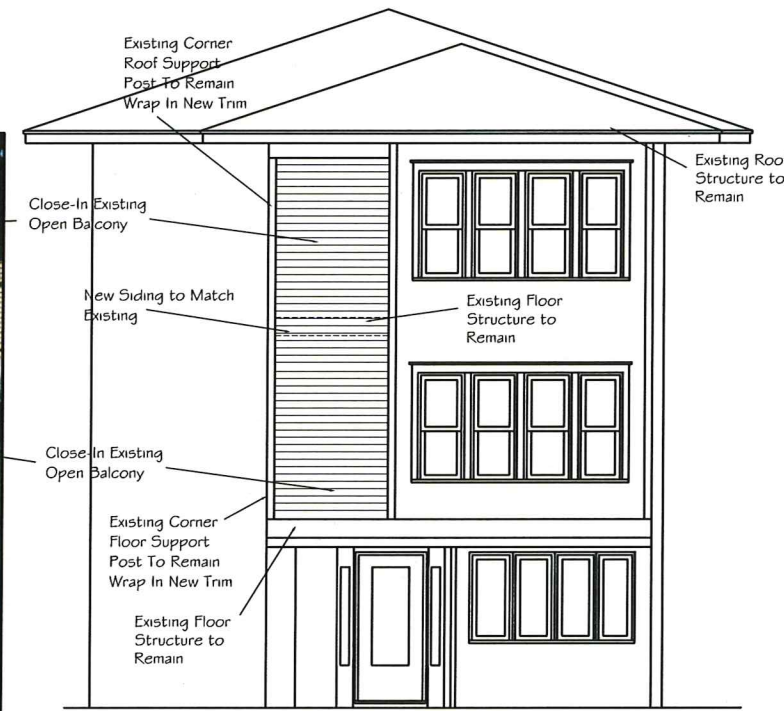


South Elevation
1/8" = 1'-0"

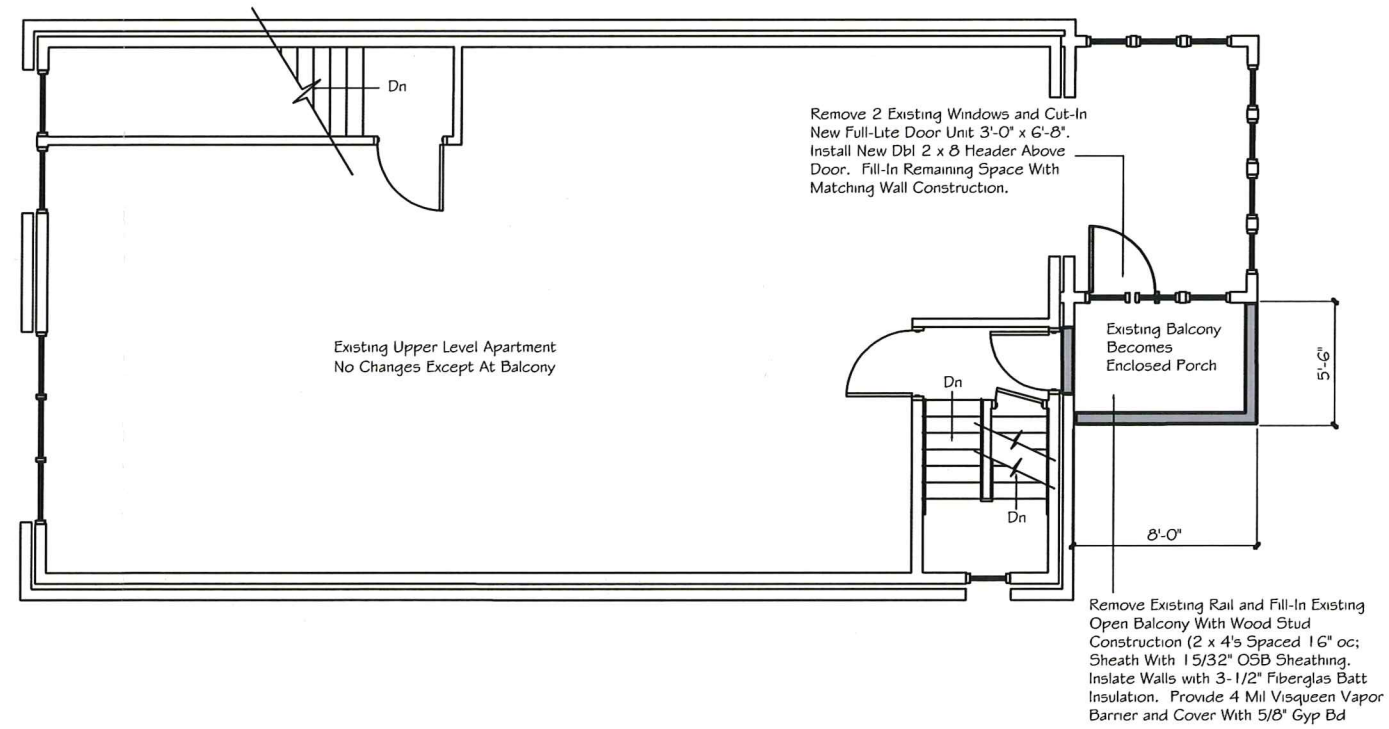
Note. When Removing Existing Rails and Trim in Preparation for Enclosing the Porches, Inspect the Existing Components (Structural Members and Deck) for Rot and Replace With New, Matching Materials. Provide Flashing and Flashing Pans at New Windows and Flashing at Juncture With Existing Brick.



Main Level Alterations Floor Plan
1/8" = 1'-0"

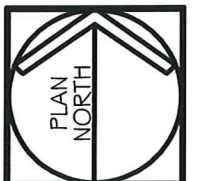


East Elevation
1/8" = 1'-0"



Upper Level Alterations Floor Plan
1/8" = 1'-0"

Balcony Enclosures (Addition) for:
Matt Roggensack
Location:
151 - 153 Lathrop
Madison, WI



Alteration Floor Plans

Scale As Noted

REVISIONS:

RWV
16 June 2014 | 2013-45

6.1