



Location
5412 Lake Mendota Drive

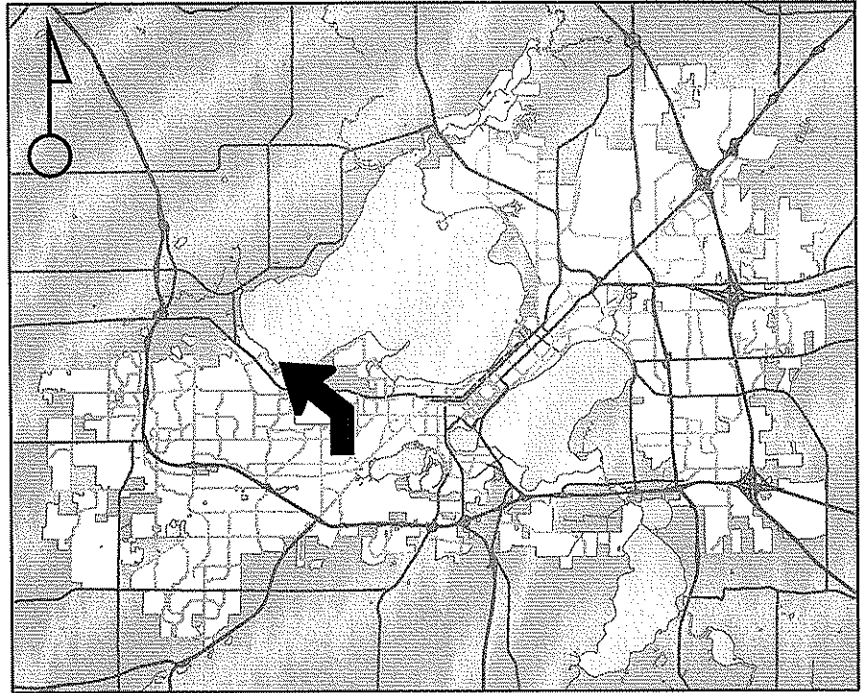
Project Name
Christensen Residence

Applicant
Dianne C. Christensen/
John Meyer – John Meyer, Architect

Existing Use
Single-Family Home

Proposed Use
Demolish Single-Family Residence to
Construct Single-Family Residence
on Lakefront Parcel

Public Hearing Date
Plan Commission
05 May 2008



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 : 22 April 2008

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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
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> Receipt No. <u>90464</u>
Date Received	<u>4/22/08</u>
Received By	<u>JSQ</u>
Parcel No.	<u>0709-181-0407-0</u>
Aldermanic District	<u>19-M. CLEAR</u>
GQ	<u>EXIST. GUP</u>
Zoning District	<u>R1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>04/22/08</u>

1. Project Address: 5412 LAKE MENOTA DR Project Area in Acres: 0.575

Project Title (if any): CHRISTENSEN RESIDENCE

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: DIANNE CHRISTENSEN Company: _____
Street Address: 1711 KENDALL AVE City/State: MADISON, WI Zip: 53726-4003
Telephone: (608) 238-1658 Fax: () Email: dianne@LRCA.com

Project Contact Person: JOHN MEYER Company: JOHN MEYER ARCHITECT
Street Address: 1615 CYPRESS TRAIL City/State: MIDDLETON, WI Zip: 53562
Telephone: (608) 238-0275 Fax: (608) 238-7861 Email: j.meyer.arch@charter.net

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

4. Project Information:

Provide a general description of the project and all proposed uses of the site: EXPANSION & REMODEL OF SINGLE FAMILY HOME

Development Schedule: Commencement MAY 2008 Completion OCT 2008

CONTINUE →

5. Required Submittals:

- Site 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:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials. *NA*
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

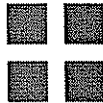
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: COMPREHENSIVE Plan, which recommends: LDR - LOW DENSITY RESIDENTIAL for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:
ALD. MARK CLEAR / SPRING HARBOR
 - 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 Counter and Planning Unit staff; note staff persons and date.

Planner KEVIN FIRCHOW Date 11/30/2007 | Zoning Staff MATT TUCKER Date 11/30/2007

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

Printed Name JOHN MEYER Date 4/22/2008
 Signature [Signature] Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner [Signature] Date 4/21/08

 **John Meyer, Architect**
1615 Cypress Trail
Middleton, WI 53562

Monday, April 22, 2008

City of Madison
Department of Planning and Development
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 5701-2984

Attn: Matt Tucker, Zoning Administrator

Re: 5412 Lake Mendota Drive

Dear Matt,

On behalf of the property owner, Ms Dianne Christensen, I am re-submitting an application for a Demolition Permit for the property at 5412 Lake Mendota Drive, Legal description:
The Southeast ½ of Lot 5 and all of Lot 6, Block 7, Mendota Subdivision, City of Madison, Dane County, Wisconsin.

The Owner received approval of the project as presented from both the Zoning Board of Appeals and the Madison Plan Commission on January 10th and February 25th, 2008, respectively. There is now a problem with issuing the building permit due to an acknowledged difference in what I presented as what would be the extent of demolition, and what actually has been demolished.

I stated in my original application letter for Zoning Variance, that our plans entailed *"..demolition of the current two story portion down to the top of the foundation wall, gutting and removing the roof of the one story portion..."* As is obvious now, we went beyond gutting and removing the roof. The reason is simple.

At the time I made presentations to the Spring Harbor Neighborhood Association and to the Zoning Board of Appeals, I had done only schematic design work and what I stated was in fact my intention to carry out. As I later began to develop the design and focus on construction details, I realized that once we removed the portions of the exterior wall for the new cantilevers and for the new entry, there would be very little of the old walls left. (See Exhibit A, attached).

I also realized that the amount of the existing roof that could be useful in the new design was limited to the area of the screen porch. I was also concerned about the structural integrity of the patched up old walls. And, from a construction standpoint it seemed to be adding cost with no real benefit. My focus was to keep the construction drawings and the final appearance of the new house consistent with what I had presented, and has been approved.

During demolition it was discovered that the posts for the screen porch were not pressure treated lumber, were not properly anchored at their base, which was an 8" thick, 18" high masonry wall, and that the condition of the wall was not structurally sound. The walls came down during the demolition of the roof.

The final drawings are a very consistent with the approved schematics. I made a few minor adjustments with windows and trim, added a skylight over the kitchen, and we are planning to add waterproofing to the basement walls. The building plan perimeter, foundation, the building height, and the site grading remain the same as originally filed. The original application did not change the existing grading.

The decision to remove the few standing walls does not have any impact on the final appearance, but does provide for a more solid and a more thermally efficient house.

Area Summary

	Existing	Proposed	Increase
Main Floor	1435 s.f.	2062 s.f.	627 s.f.
Upper Floor	975 s.f.	1247 s.f.	272 s.f.
Garage	580 s.f.	542 s.f.	-38 s.f.
Screen Porch	245 s.f.	245 s.f.	0 s.f.
Total	3235 s.f.	4096 s.f.	861 s.f.

Recycling of demolition materials

Materials have been donated to Habit for Humanity. Their team spent two days removing cabinets, fixtures, doors, hardwood flooring, and aluminum siding, soffit and fascia. Materials like ductwork and copper piping were separated from the rest of the debris for recycling.

Project Team

At this point only the architect and the builder have selected. The landscape architect and other subcontractors are pending.

Architect:

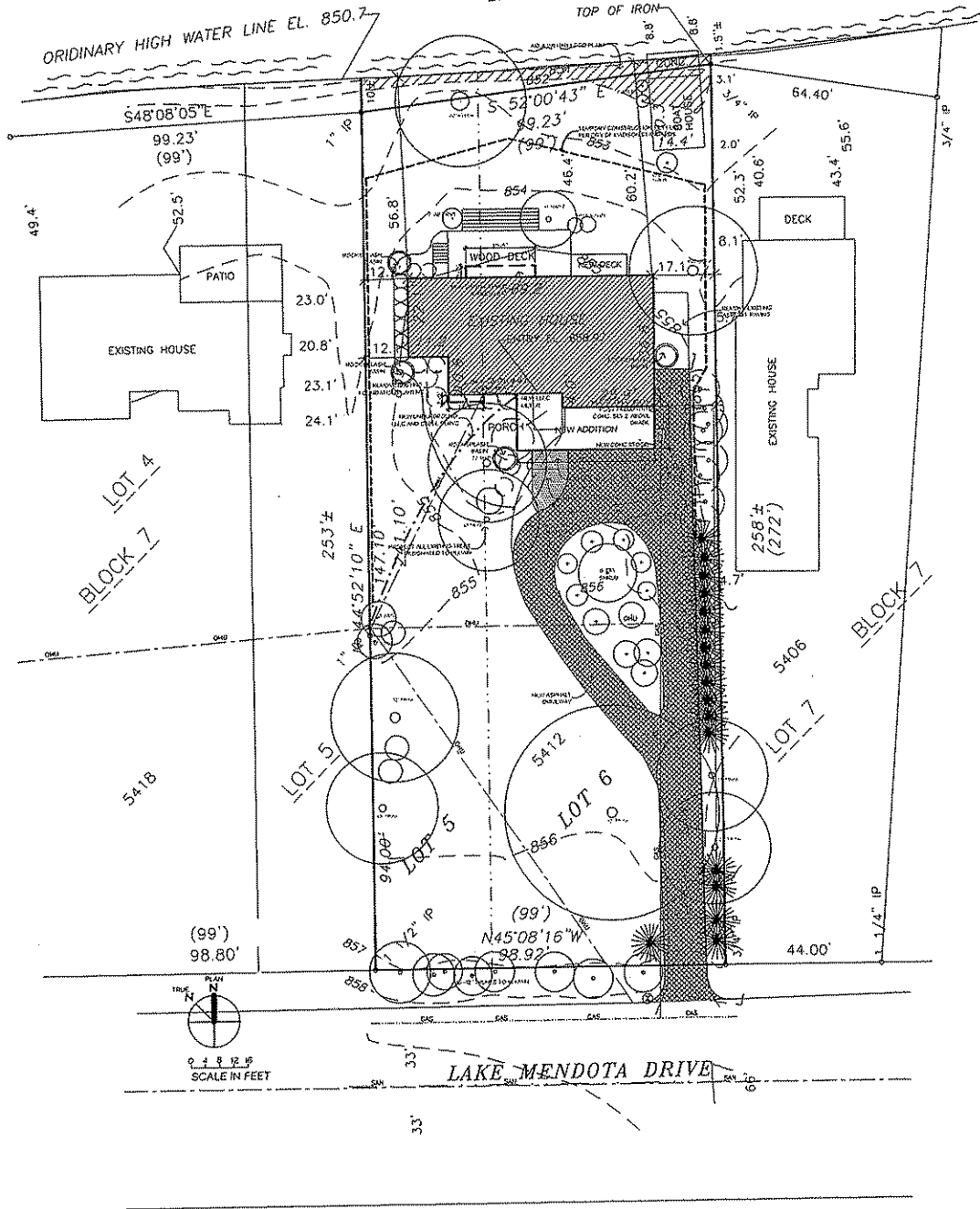
John Meyer
1615 Cypress Trail, Middleton, WI 53562

Builder:

Princeton Custom Homes
2985 Triverton Pike Dr., Suite 102,
Madison, WI 53711
James Roloff, Project Manager

LAKE MENDOTA

LAKE ELEVATION 11/29/2007
ELEV. = 849.23



PROPOSED SITE PLAN

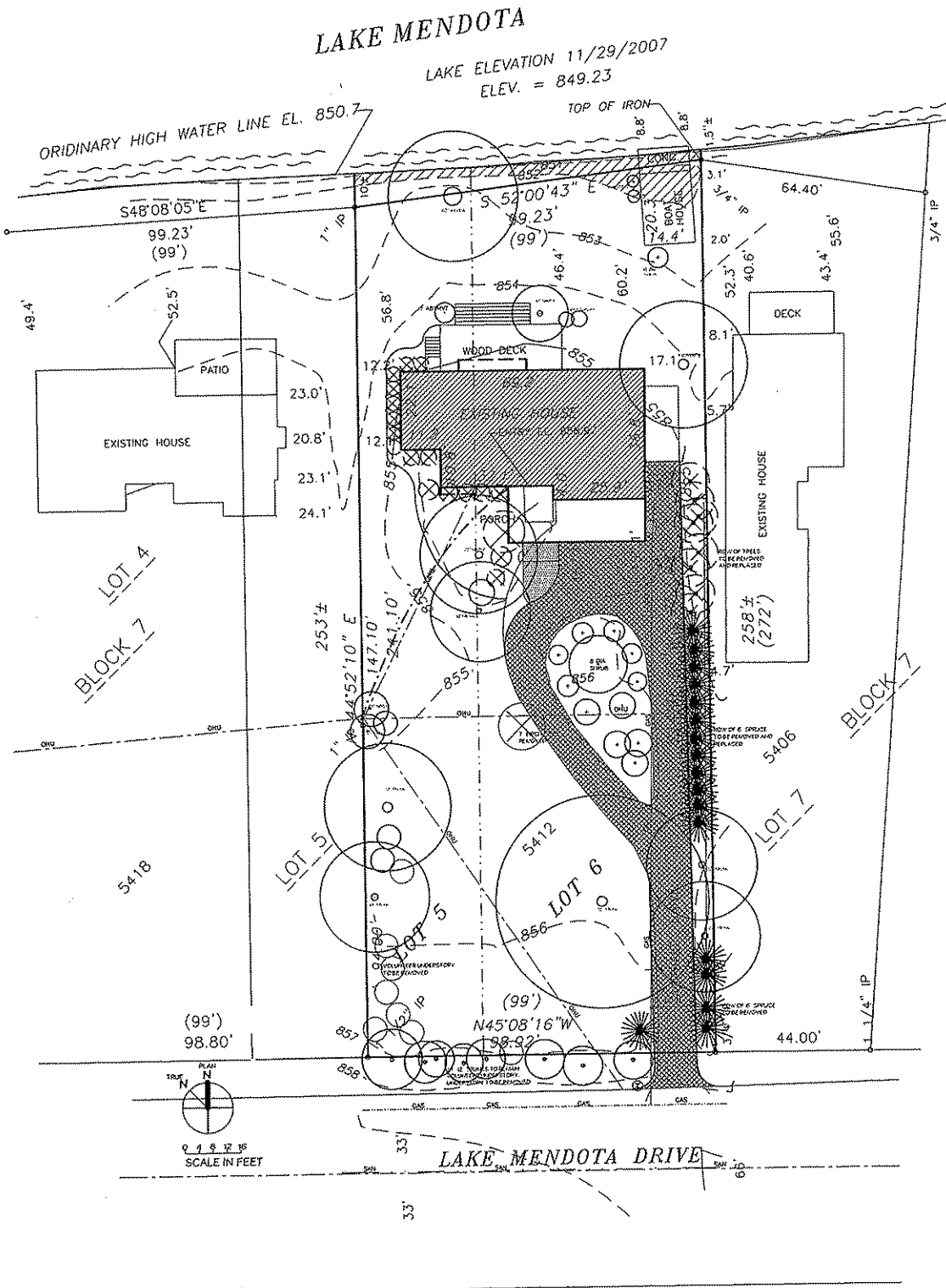
APRIL 22, 2008

RESIDENCE REMODELING AND ADDITION
FOR DIANNE CHRISTENSEN
5412 LAKE MENDOTA DRIVE
MADISON, WI

John Meyer, Architect
1615 Cypress Trail
Middleton, WI 53562
(608) 238-0275

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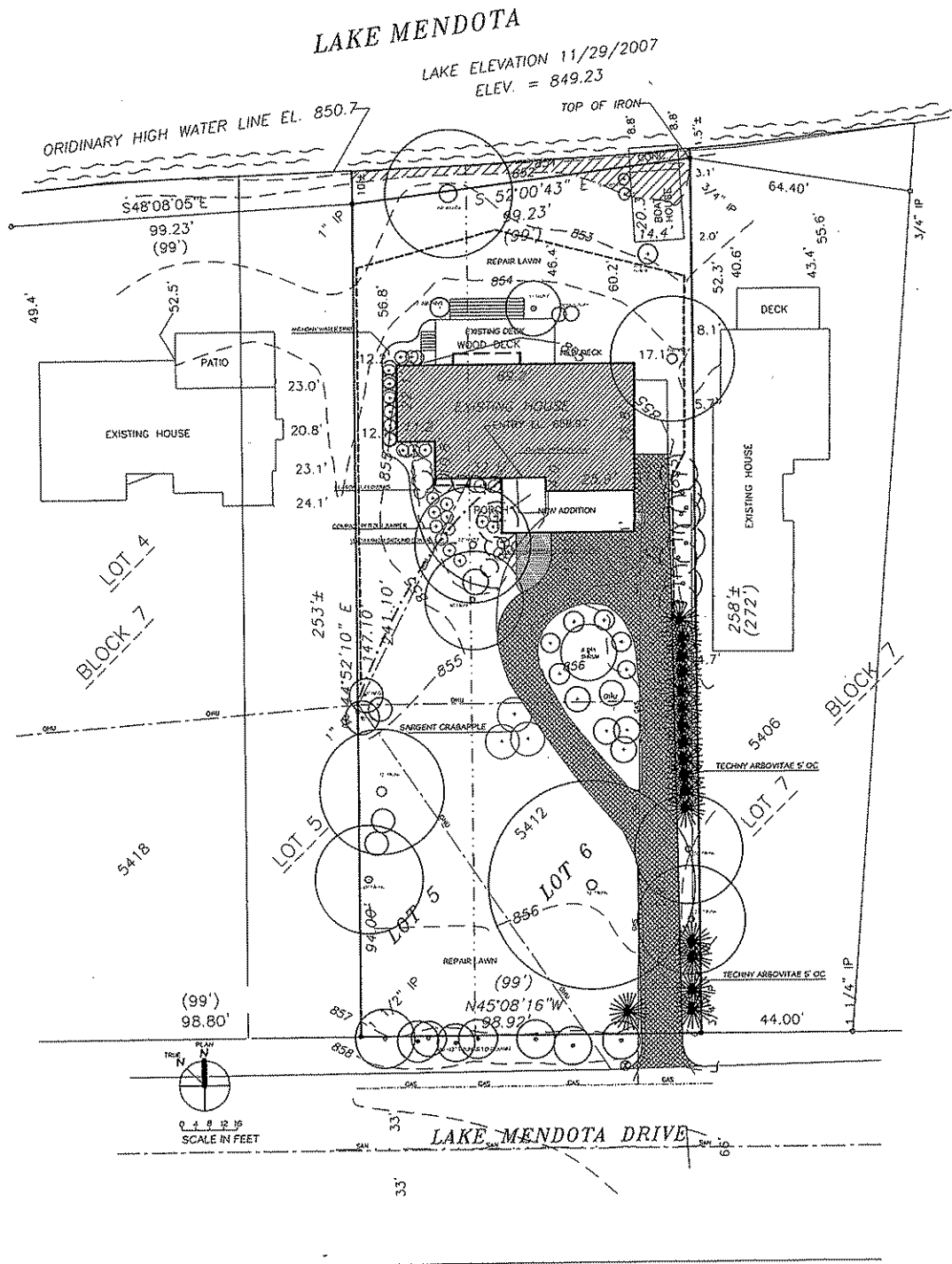


LANDSCAPE INVENTORY

John Meyer, Architect
 1615 Cypress Trail
 Middleton, WI 53562
 (608) 238-0275

DECEMBER 12, 2007
RESIDENCE REMODELING AND ADDITION
FOR DIANNE CHRISTENSEN
 5412 LAKE MENDOTA DRIVE
 MADISON, WI

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PROPOSED CONCEPTUAL PLANTING PLAN

APRIL 22, 2008

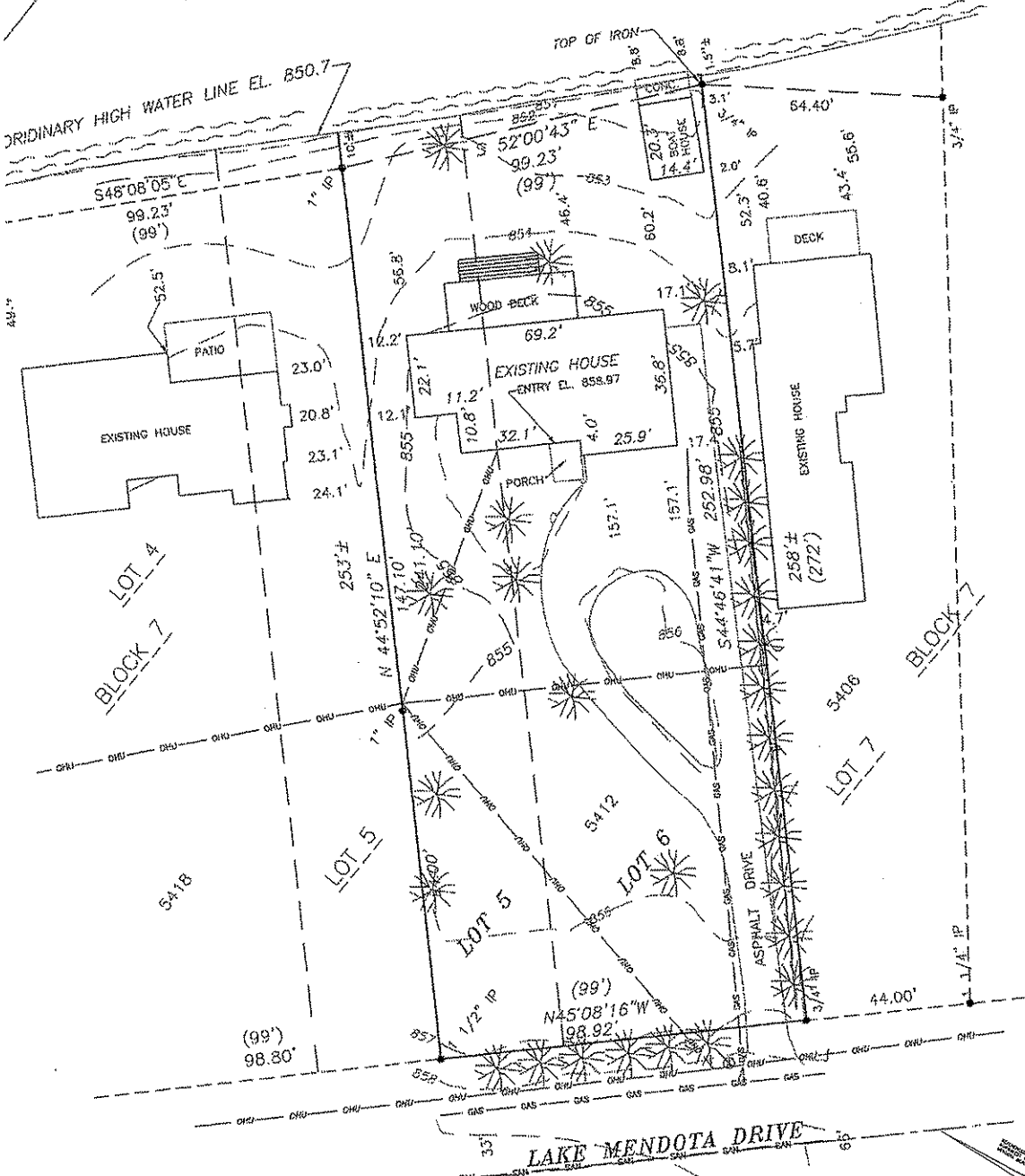
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 Middleton, WI 53562
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LAKE MENDOTA
 LAKE ELEVATION 11/29/2007
 ELEV. = 849.23



BIRRENKOTT SURVEYING INC.
 LAND SURVEYING & PERC TESTING
 P.O. BOX 237
 (608) 837-7463

SITE SURVEY

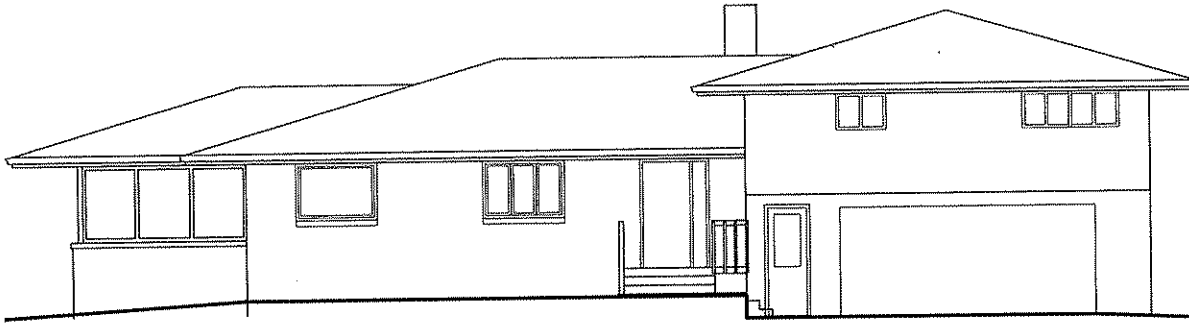
DECEMBER 12, 2007

John Meyer, Architect
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 Middleton, WI 53562
 (608) 238-0275

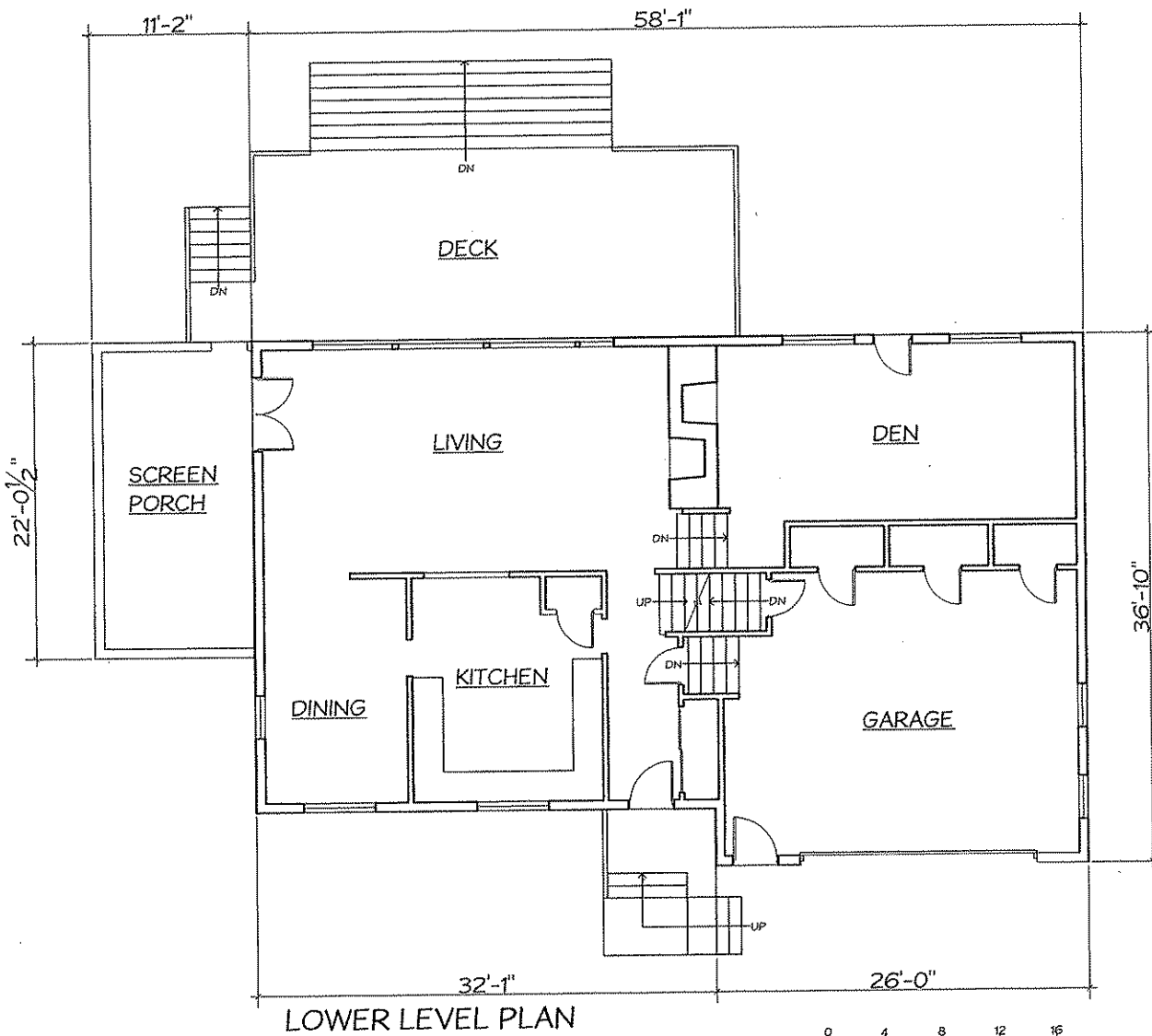
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 FOR DIANNE CHRISTENSEN
 5412 LAKE MENDOTA DRIVE
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FRONT ELEVATION



LOWER LEVEL PLAN

EXISTING HOUSE

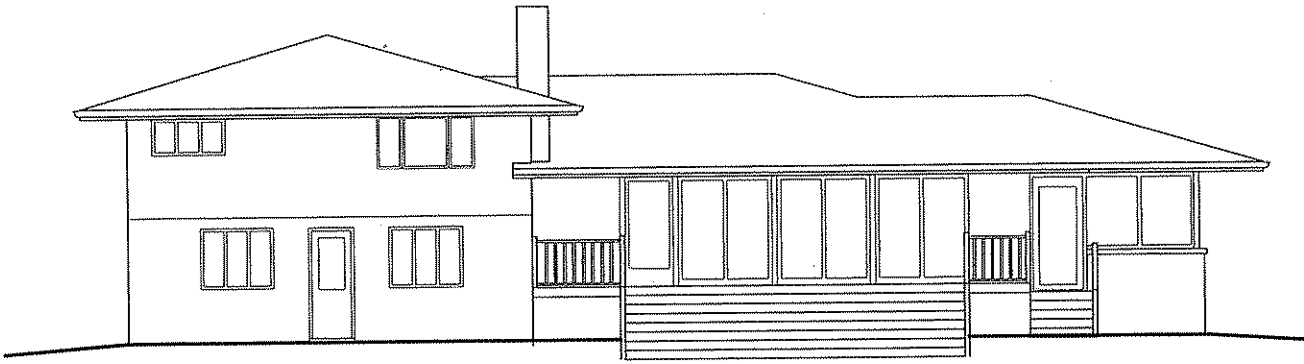
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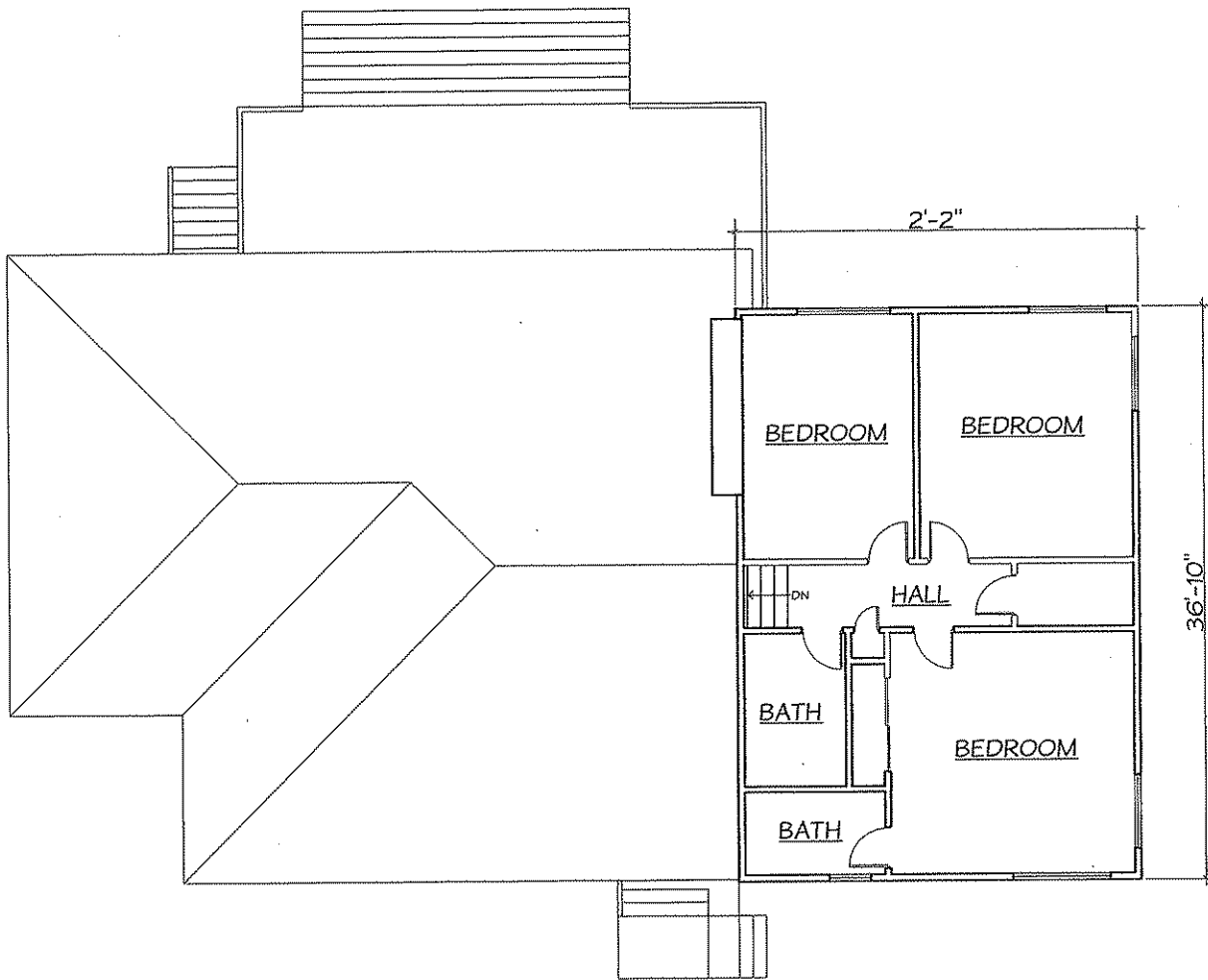
RESIDENCE REMODELING AND ADDITION
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LAKE ELEVATION



UPPER LEVEL PLAN

EXISTING HOUSE

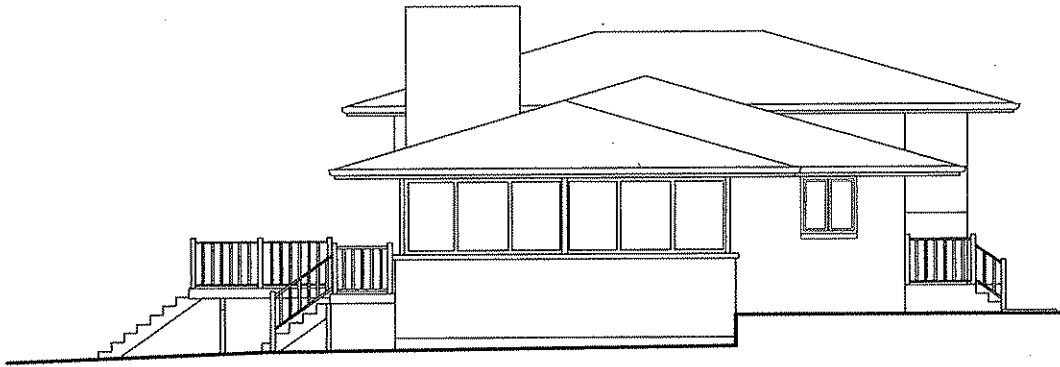
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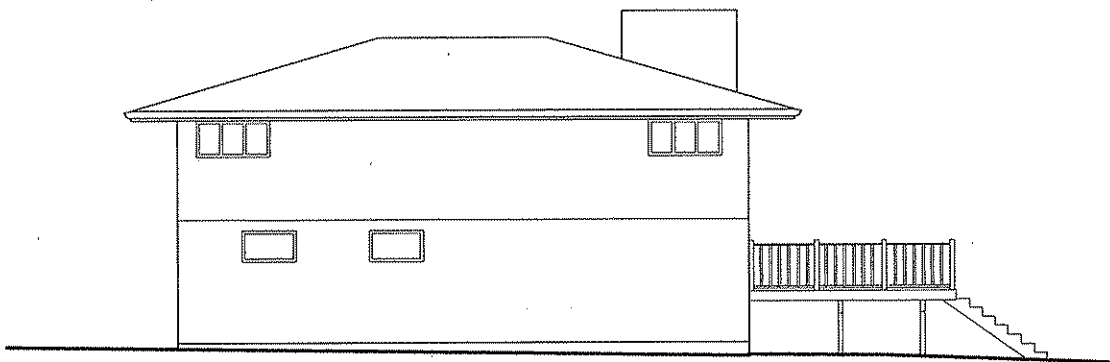
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LEFT SIDE ELEVATION




RIGHT SIDE ELEVATION

EXISTING HOUSE

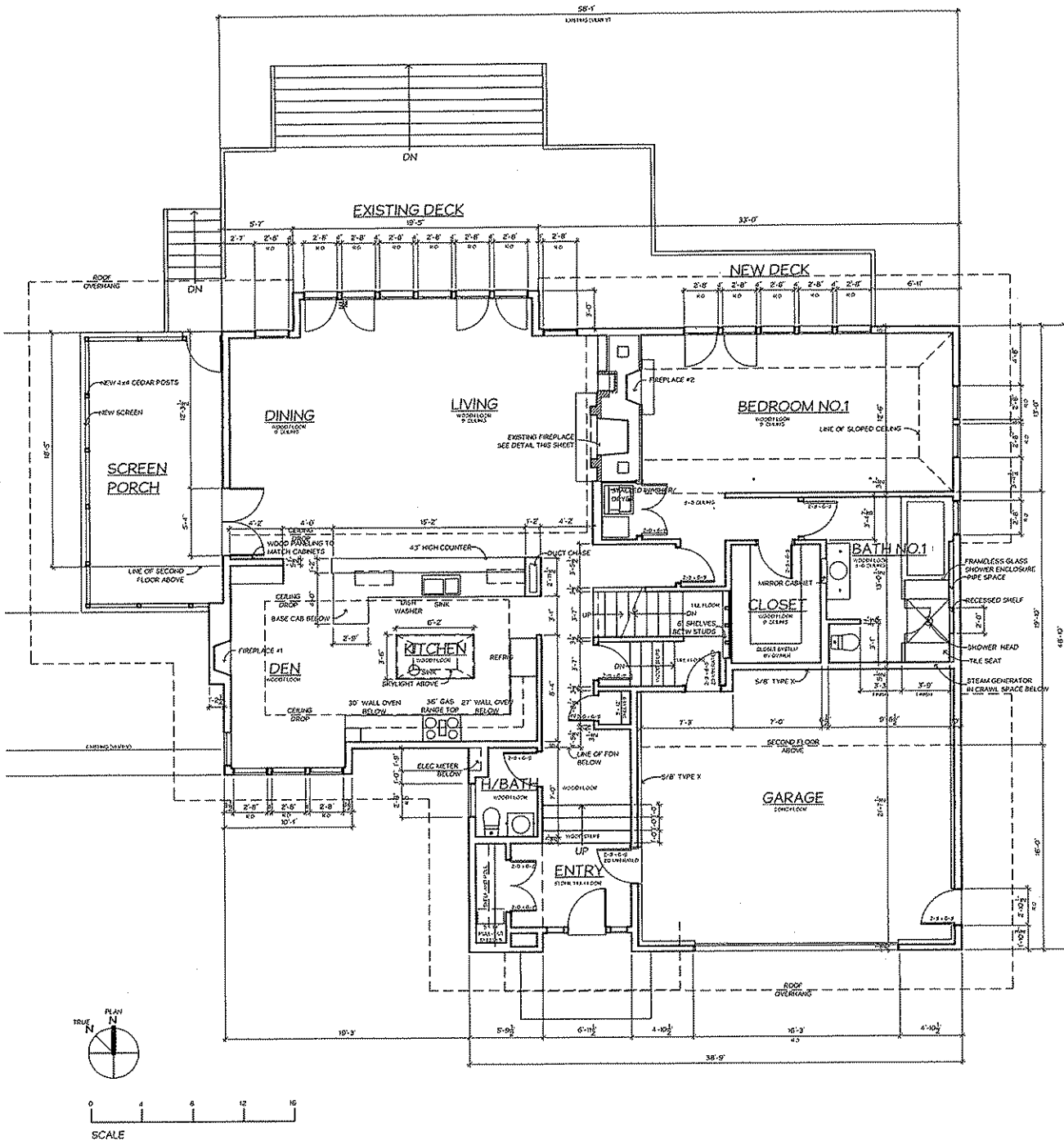
DECEMBER 12, 2007

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5412 LAKE MENDOTA DRIVE
MADISON, WI

 **John Meyer, Architect**
1615 Cypress Trail
Middleton, WI 53562
(608) 238-0275

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PROPOSED FIRST FLOOR PLAN

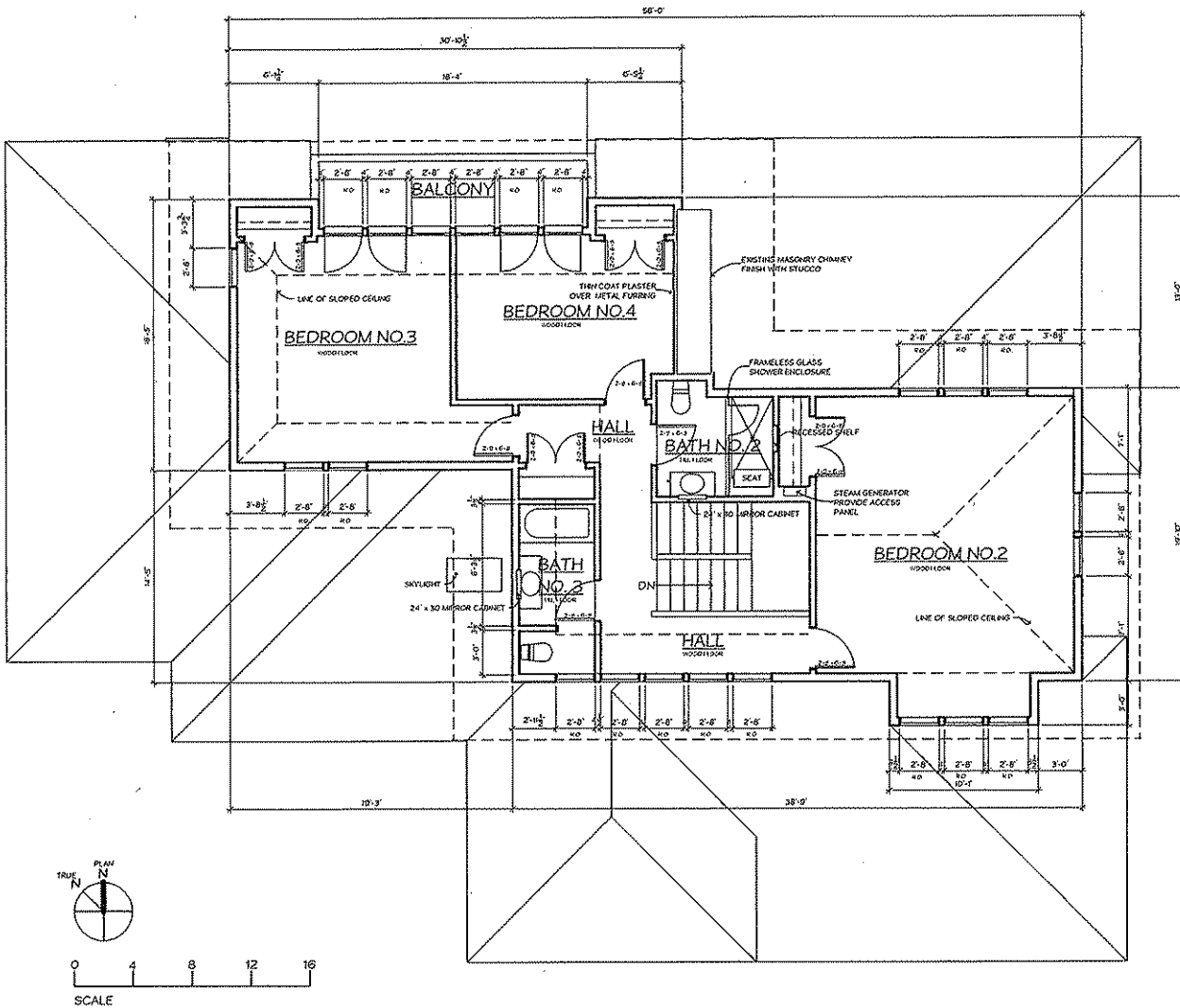
APRIL 22, 2008

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 (608) 238-0275

**RESIDENCE REMODELING AND ADDITION
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 5412 LAKE MENDOTA DRIVE
 MADISON, WI**

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PROPOSED SECOND FLOOR PLAN

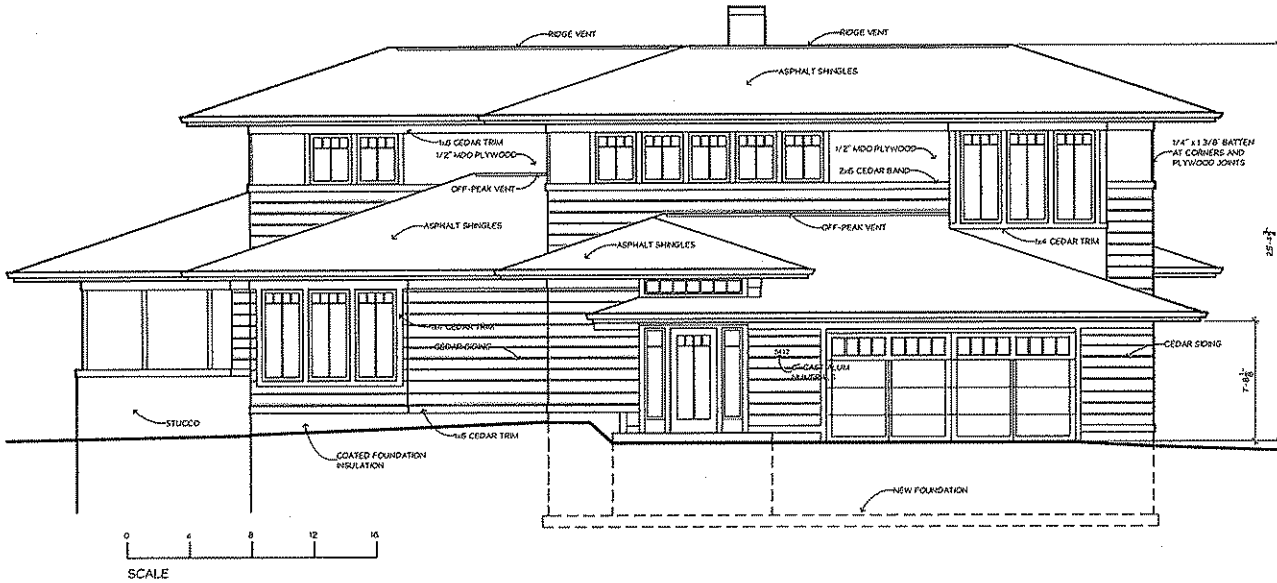
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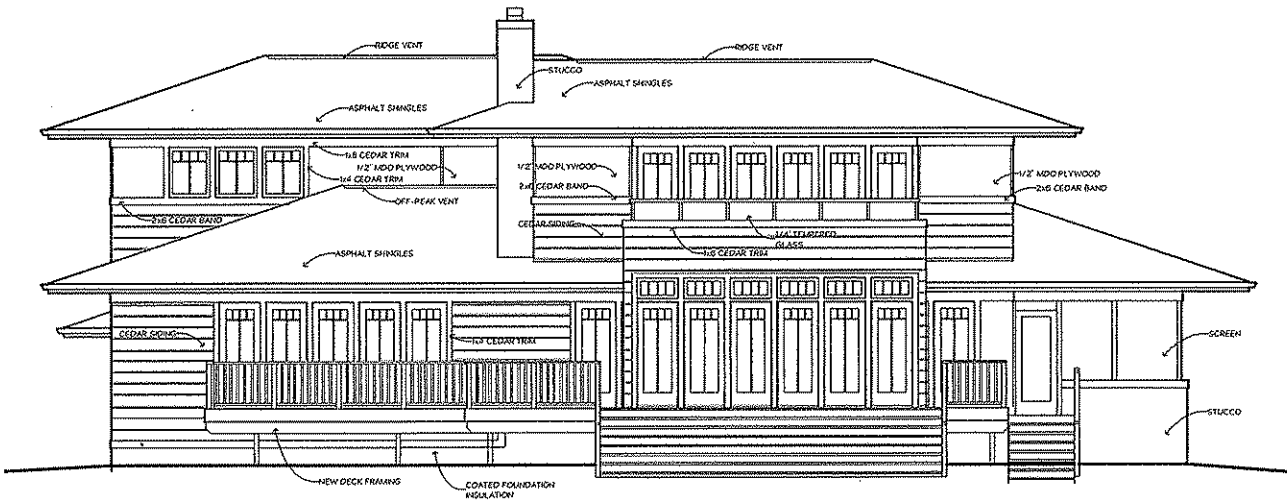
**RESIDENCE REMODELING AND ADDITION
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PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

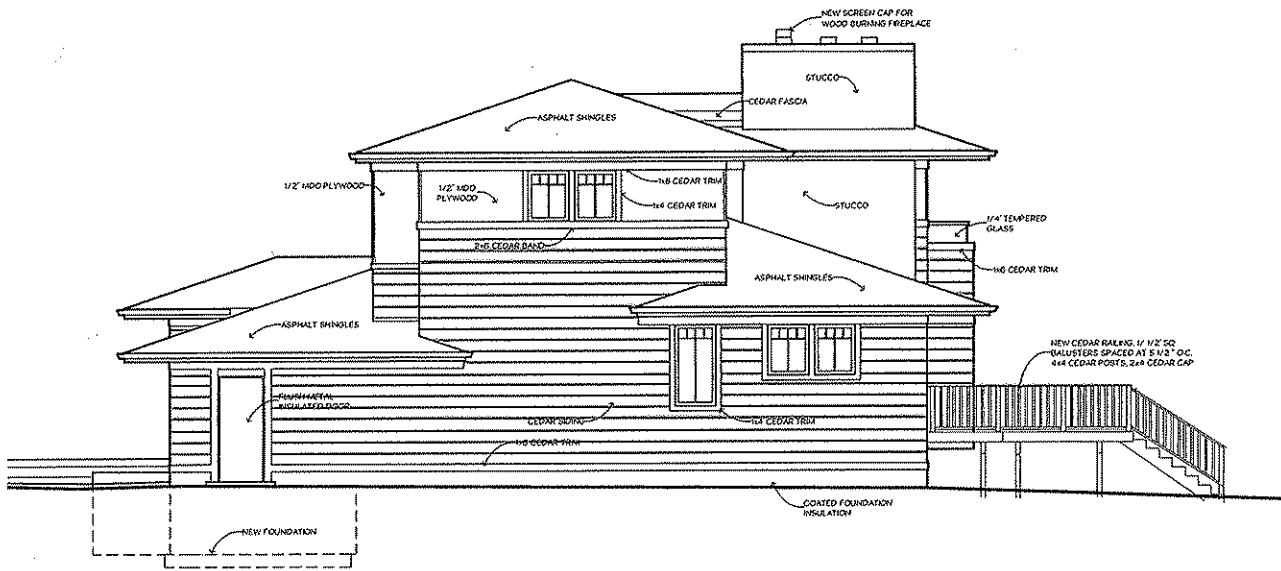
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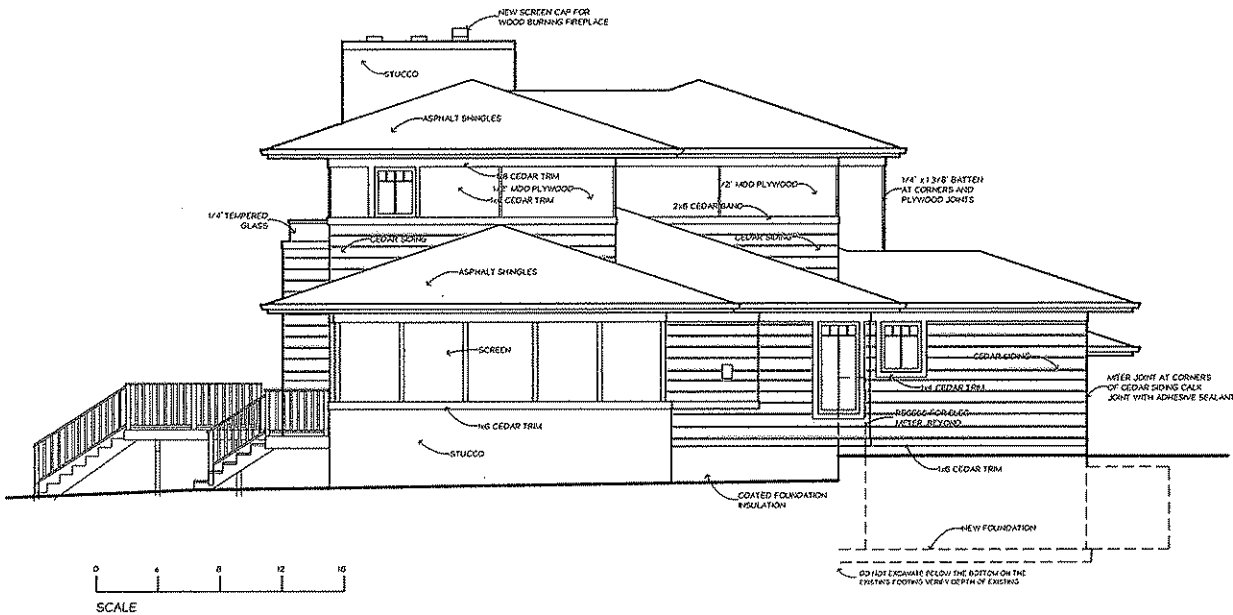
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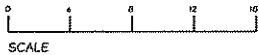
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PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



APRIL 22, 2008

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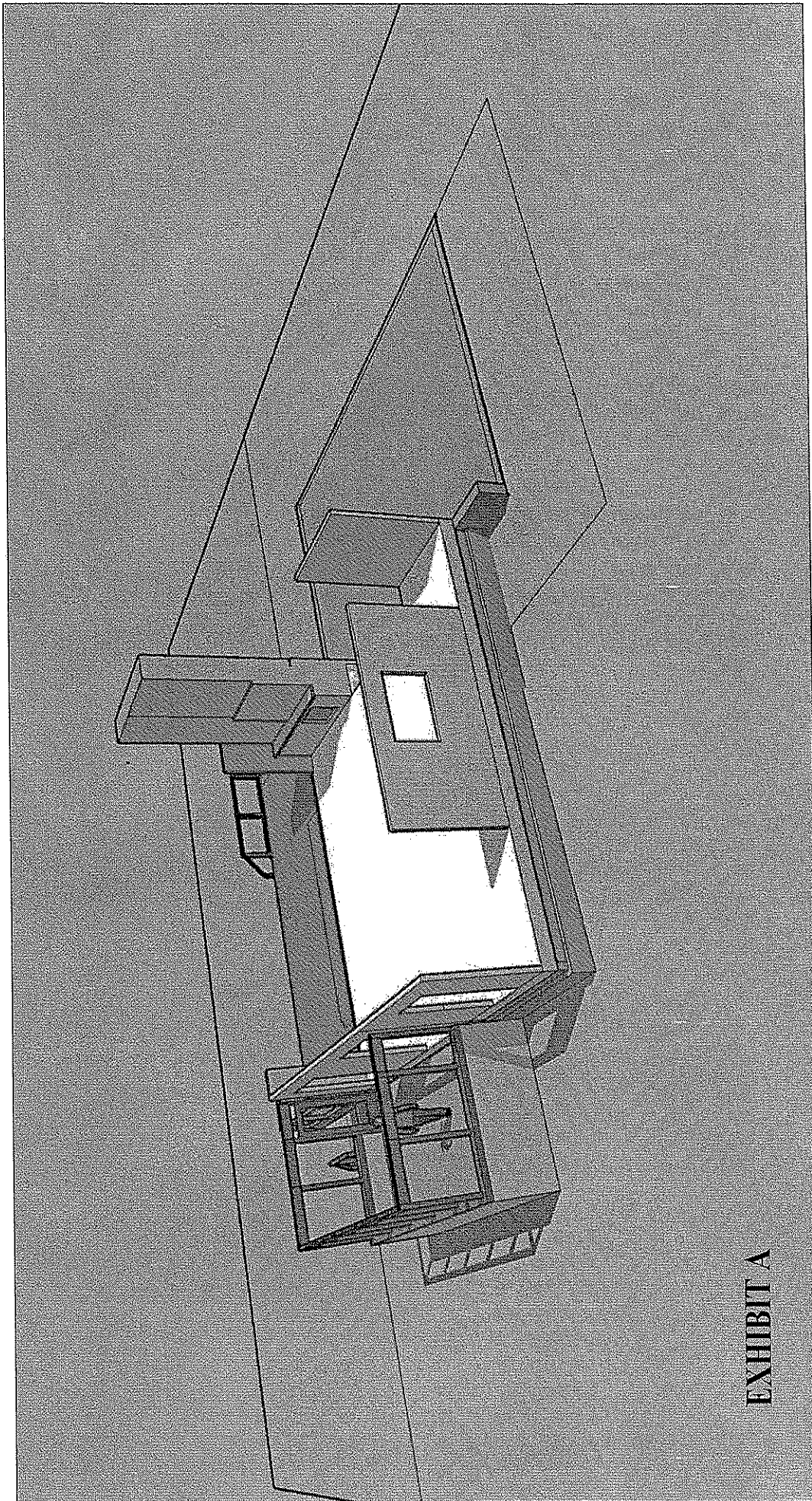


EXHIBIT A

**DIAGRAM OF EXISTING WALLS LEFT STANDING
AFTER GUTTING INTERIOR AND CREATING NEW OPENINGS**

APRIL 22, 2008

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