



Location

4942 Lake Mendota Drive

Project Name

Baumann & Schwichtenberg Residence

Applicant

Herman Baumann & Kay Schwichtenberg/
Daniel Wanke - Capital Builders, Inc.

Existing Use

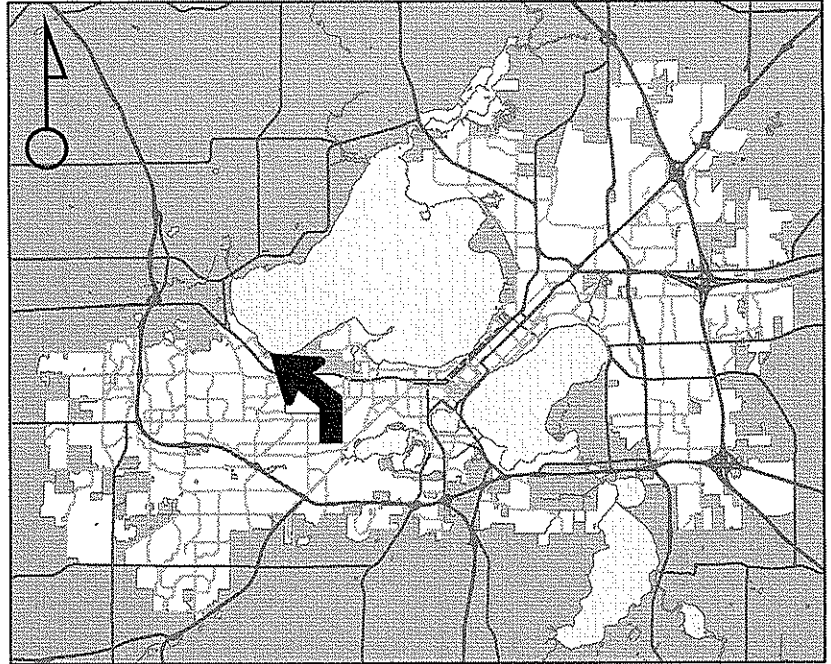
Single-Family Residence

Proposed Use

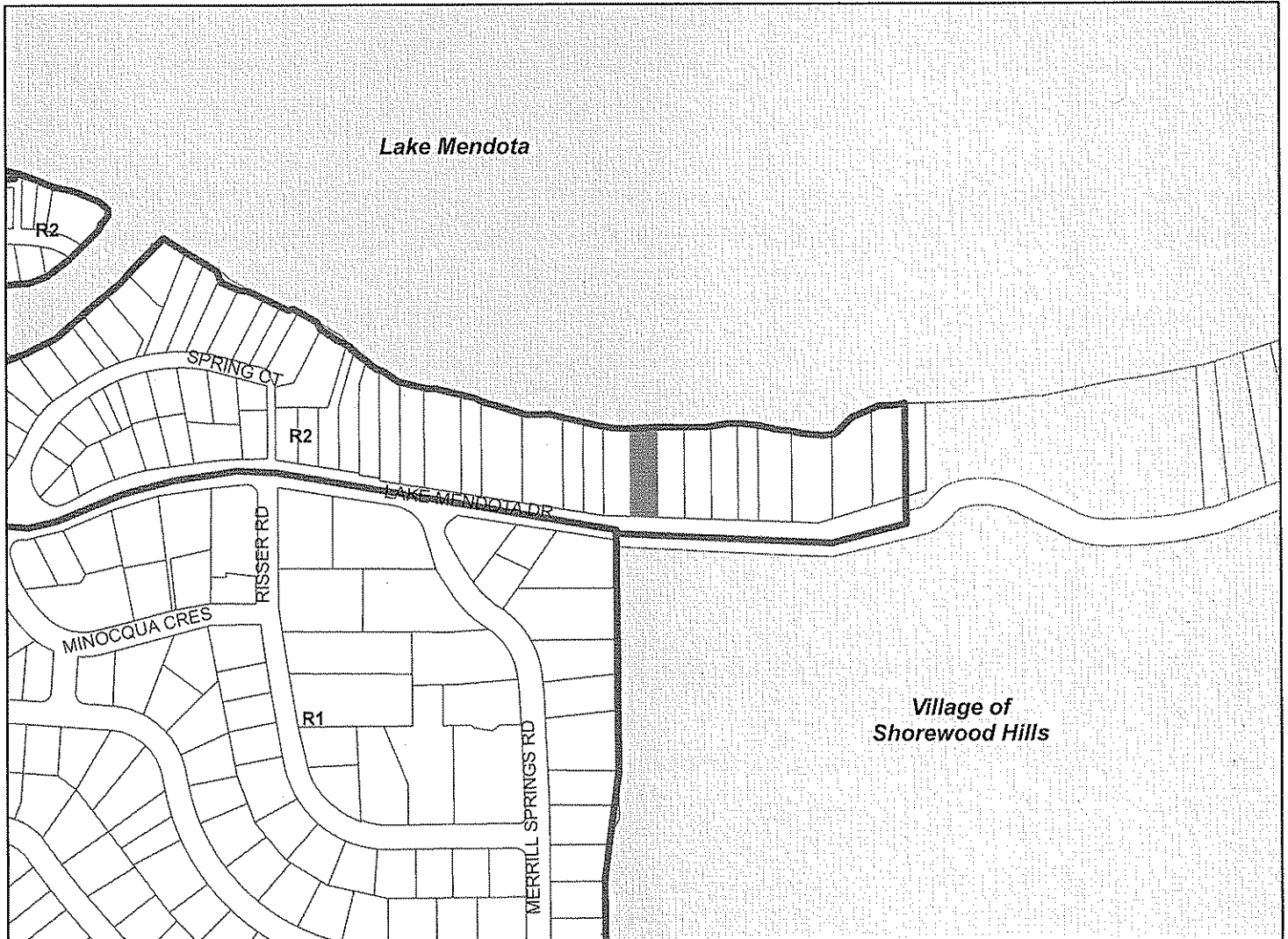
Demolish Single-Family Residence
and Construct New Residence and
Boathouse on Lakefront Lot

Public Hearing Date

Plan Commission
23 August 2010



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 : 10 August 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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> Receipt No. <u>11802</u>
Date Received	<u>7/14/10</u>
Received By	<u>ADP</u>
Parcel No.	<u>0709-173-0102-3</u>
Aldermanic District	<u>19-CLEAR</u>
GO	<u>FLOOD PLAIN</u>
Zoning District	<u>R 2</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>7/14/10</u>

1. Project Address: 4942 LAKE MENDOTA DR. Project Area in Acres: .30

Project Title (if any): _____

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
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. Plan	<input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" 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: Herman Baumann + Kay Schwichtenberg Company: _____
Street Address: 4942 Lake Mendota Drive City/State: Madison, WI Zip: 53705
Telephone: (847) 421-9782 Fax: (847) 202-0721 Email: _____

Project Contact Person: DANIEL WANKE Company: CAPITAL BUILDERS INC.
Street Address: 6400 GISHOLT DR., STE. 105 City/State: MADISON, WI Zip: 53713
Telephone: (608) 222-9480 Fax: (608) 222-9481 Email: djwankse@charter.net

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

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: REMOVAL OF EXISTING BOATHOUSE, DETACHED GARAGE, AND TWO-STORY HOME, AND REBUILDING OF NEW BOATHOUSE AND TWO-STORY HOUSE WITH ATTACHED GARAGE

Development Schedule: Commencement SEPTEMBER 2010 Completion SEPTEMBER 2011

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 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. 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.
- A **Zoning Text** must accompany **all** 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 the: COMPREHENSIVE PLAN 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 Aldersperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
ALDER MARK CLEAR - MAY 19, 2010; SPRING HARBOR NEIGHBORHOOD ASSOC. - JUNE 1, 2010
 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 FIKROW Date: 6/2/10 Zoning Staff: PATRICK ANDERSON Date: 6/2/10
- 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 DANIEL J. WANKE Date 7-14-10
 Signature [Signature] Relation to Property Owner AGENT/CONTRACTOR

Authorizing Signature of Property Owner [Signature] Date 7-14-10

**CAPITAL BUILDERS INC.
6400 Gisholt Drive, Suite 105
Madison, WI 53713
(608) 222-9480**

July 14, 2010

Letter of Intent for Baumann/Schwichtenberg Residence, 4942 Lake Mendota Drive

Herman Baumann and Kay Schwichtenberg are the current owners of the property located at 4942 Lake Mendota Drive, in the City of Madison. The existing structures on the property include a two-story house built in 1938, a detached two-car garage, and a boathouse. The property owners intend to make improvements to the property as detailed below.

Following is a summary of the proposed improvements to the property:

Existing garage - To be demolished and removed

Existing boathouse - To be demolished and removed. New boathouse per plans to be constructed in location as shown on site plan to meet the minimum sideyard setback of 3 feet. The existing boathouse does not comply with sideyard setback requirement and has concrete walls that are cracking. The new boathouse will have exterior roofing and siding materials to match new home.

Existing house - To be demolished and removed. Materials including wood flooring, cabinets, and doors to be salvaged and incorporated for use in the new home. Other useable materials to be salvaged through Habitat for Humanity Restore. New two-story home with attached garage to be constructed per location on site plan which was approved by Zoning Board of Appeals on July 8, 2010. Exterior materials to include stone accents on south and north elevations and chimney, with fiber cement siding in a shake pattern and composition corner and window trim boards. Roofing to be high profile fiberglass shingles. Colors are yet to be determined.

The existing shoreline area will have weeds and overgrowth removed and new terraced area with plantings per landscape plans.

The scheduled date for the start of work would be the beginning of September for the boathouse demolition and reconstruction, and the shoreline work. The proposed start date for the demolition of the garage and house, and reconstruction would be early spring of 2011. The expected completion date for all of the work would be late summer of 2011.

Designer and Building Contractor

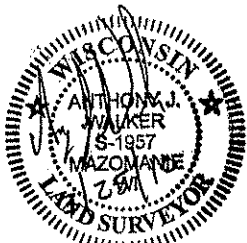
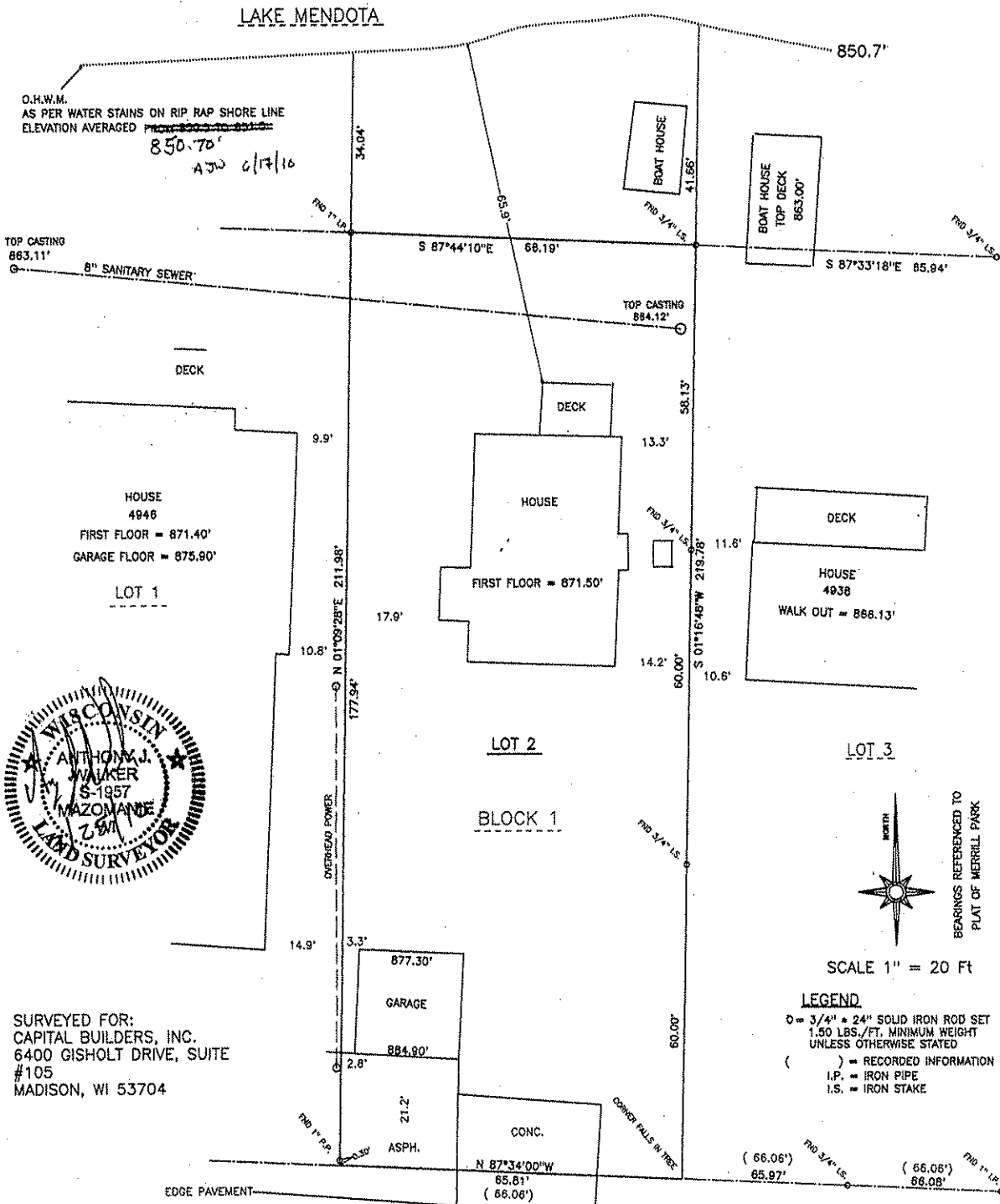
Capital Builders Inc.
6400 Gisholt Drive, Ste. 105
Madison, WI 53713
Contact Person: Dan Wanke
222-9480

Landscape Design and Contractor

Watts Landscape
3570 Pioneer Rd.
Verona, WI 53593
Contact Person: Dave Watts
833-3535

PLAT OF SURVEY
WALKER SURVEYING INC.
 5964 LINDA CT. MAZOMANIE WI. 53560

LOT 2, BLOCK 1, MERRILL PARK, LOCATED IN THE SW 1/4 OF SECTION 17, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SURVEYED FOR:
 CAPITAL BUILDERS, INC.
 6400 GISHOLT DRIVE, SUITE
 #105
 MADISON, WI 53704

NORTH
 BEARINGS REFERENCED TO
 PLAT OF MERRILL PARK

SCALE 1" = 20 Ft

LEGEND
 ○ = 3/4" x 24" SOLID IRON ROD SET
 1.50 LBS./FT. MINIMUM WEIGHT
 UNLESS OTHERWISE STATED
 () = RECORDED INFORMATION
 I.P. = IRON PIPE
 I.S. = IRON STAKE

LAKE MENDOTA DRIVE
 R.O.W. = 33'

SURVEYOR'S CERTIFICATE: I, Anthony J. Walker, hereby certify that this survey is in compliance of Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Anthony J. Walker
 Anthony J. Walker Registered Land Surveyor NO. 1957

Dated This 25TH Day of MARCH, 2010

7

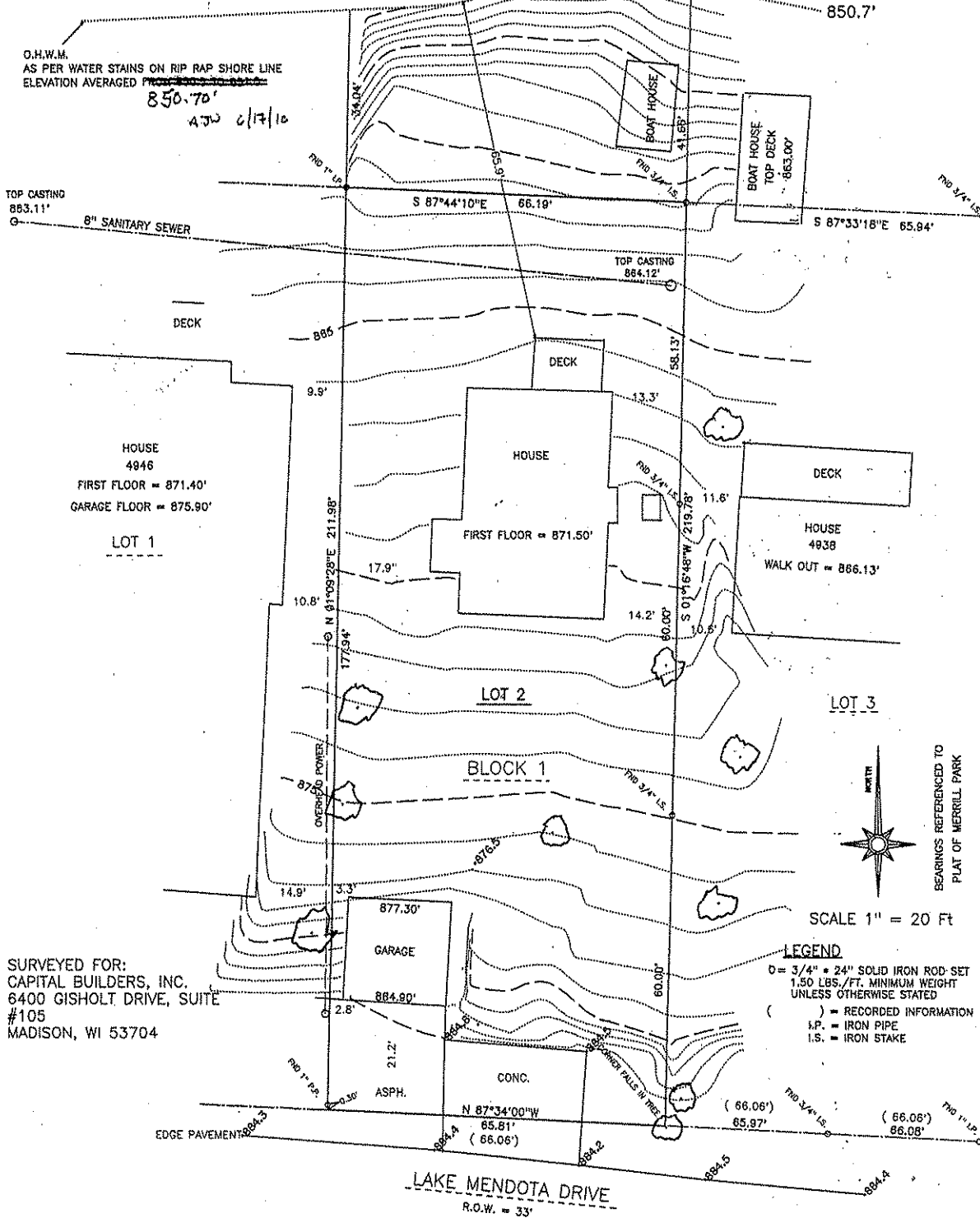
WALLER SURVEYING INC.
5964 LINDA CT. MAZOMANIE, WI. 53560

TOPOGRAPHIC MAP

LOT 2, BLOCK 1, MERRILL PARK, LOCATED IN THE SW 1/4 OF SECTION 17, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LAKE MENDOTA

O.H.W.M.
AS PER WATER STAINS ON RIP RAP SHORE LINE
ELEVATION AVERAGED FROM 850.70 TO 853.00
850.70'
AJW 6/17/10



SURVEYED FOR:
CAPITAL BUILDERS, INC.
6400 GISHOLT DRIVE, SUITE
#105
MADISON, WI 53704

SCALE 1" = 20 Ft
LEGEND
O = 3/4" x 24" SOLID IRON ROD SET
1.50 LBS./FT. MINIMUM WEIGHT
UNLESS OTHERWISE STATED
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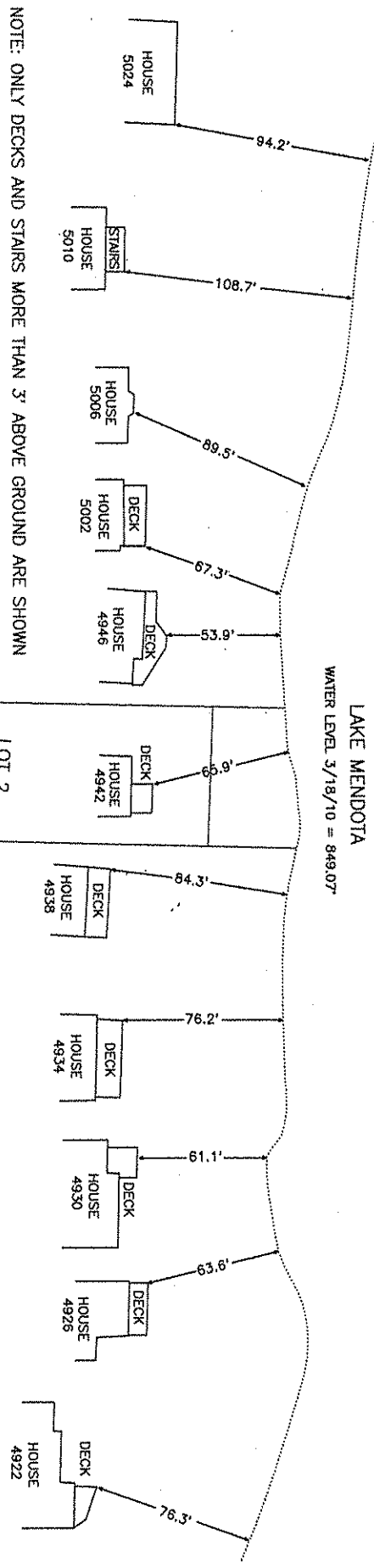
WALKER SURVEYING INC.
 5964 LINDA CT. MAZOMANIE, WI. 53560

LOT 2, BLOCK 1, MERRILL PARK, CITY OF
 MADISON, DANE COUNTY, WISCONSIN.

O.H.W.M.
 AS PER WATER STAINS ON RIP RAP SHORE LINE
 ELEVATION AVERAGED 850.70'
 433 2/11/10

LAKE MENDOTA
 WATER LEVEL 3/18/10 = 849.07'

SCALE 1" = 50 FT



NOTE: ONLY DECKS AND STAIRS MORE THAN 3' ABOVE GROUND ARE SHOWN

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LAKE MENDOTA DRIVE

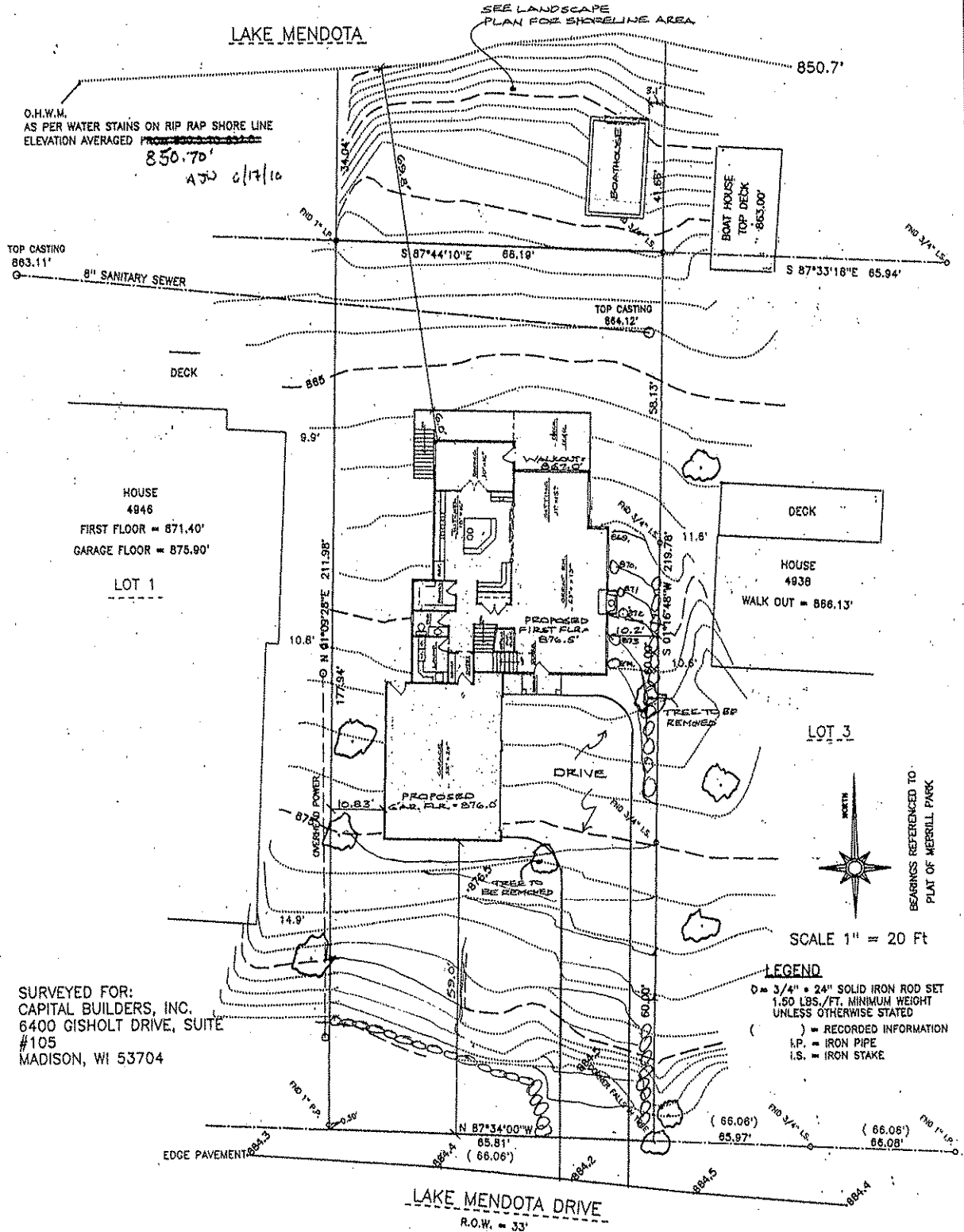
LOT 2
 BLOCK 1
 MERRILL
 PARK

* PROPOSED *

WALKER SURVEYING INC.
5964 LINDA CT. MAZOMANIE, WI. 53560

TOPOGRAPHIC MAP

LOT 2, BLOCK 1, MERRILL PARK, LOCATED IN THE SW 1/4 OF SECTION 17, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

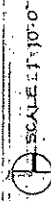


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BALMANN/SCHWICHTENBERG RESIDENCE
1142 MENDOTA DR.
MADISON, WI

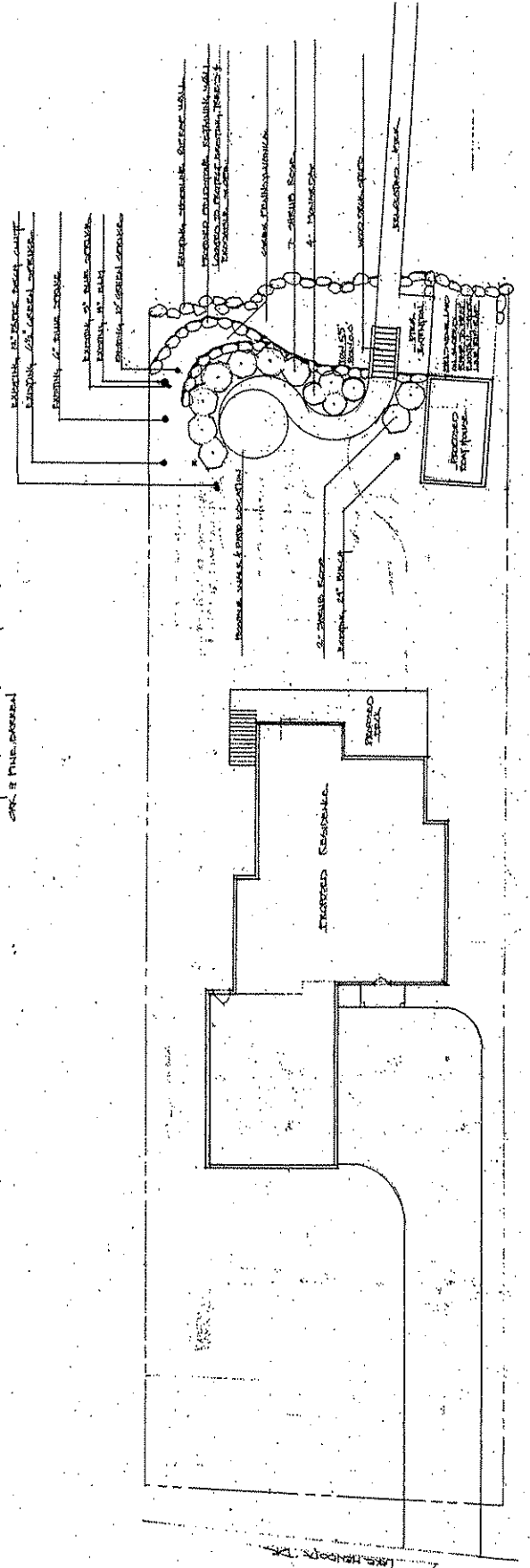
CAPITAL BUILDERS, INC.
6400 GISHOLT DRIVE, SUITE 105
MADISON, WI

WATTS LANDSCAPE SERVICE
3570 FIDLER DR.
VERONA, WI

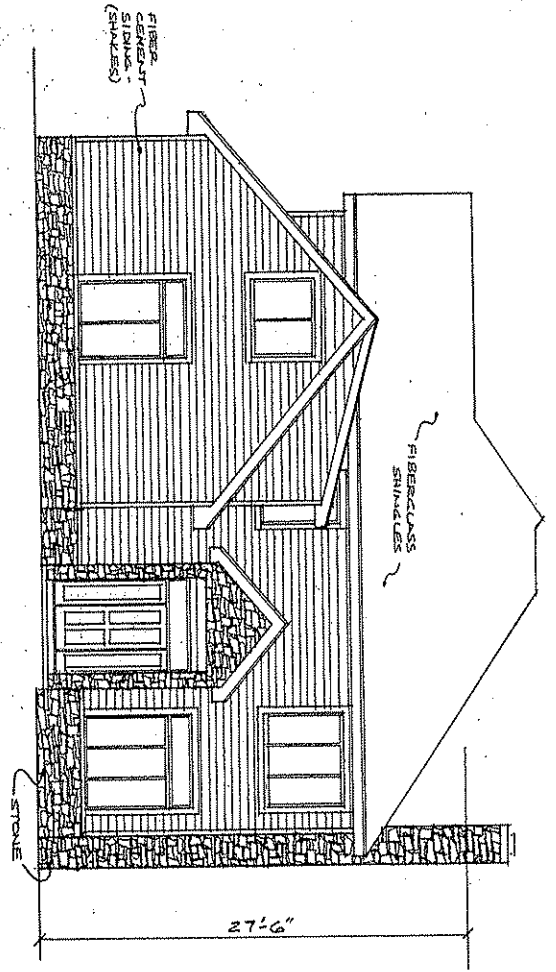


PROVIDE A SEPARATE PLANT LIST FOR EACH AREA.
ALL PLANTS TO BE PLANTED IN THE
LANDSCAPE SHALL BE IN THE
LANDSCAPE.

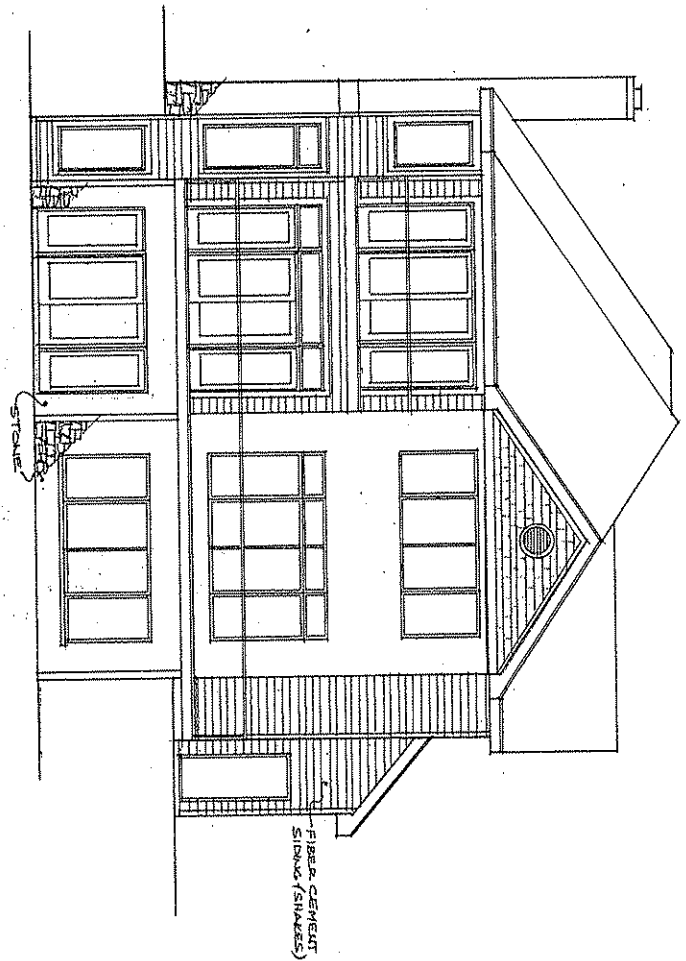
NOTE:
EXISTING PLANT MATERIAL IN 99' X 100' IS COMPROMISED
OR THE PLANT TREES REMOVED ON PLAN &
GROUNDWORK TO REMOVE EXISTING TREES/SHRUBS
ALL EXISTING TREES TO BE PROTECTED &
AREAS PERMANENTLY MARKED TO BE REPLANTED
WITH NATIVE PLANT MATERIAL OR EQUIVALENT
SPECIES IN THIS AREA.



SOUTH ELEVATION



NORTH ELEVATION

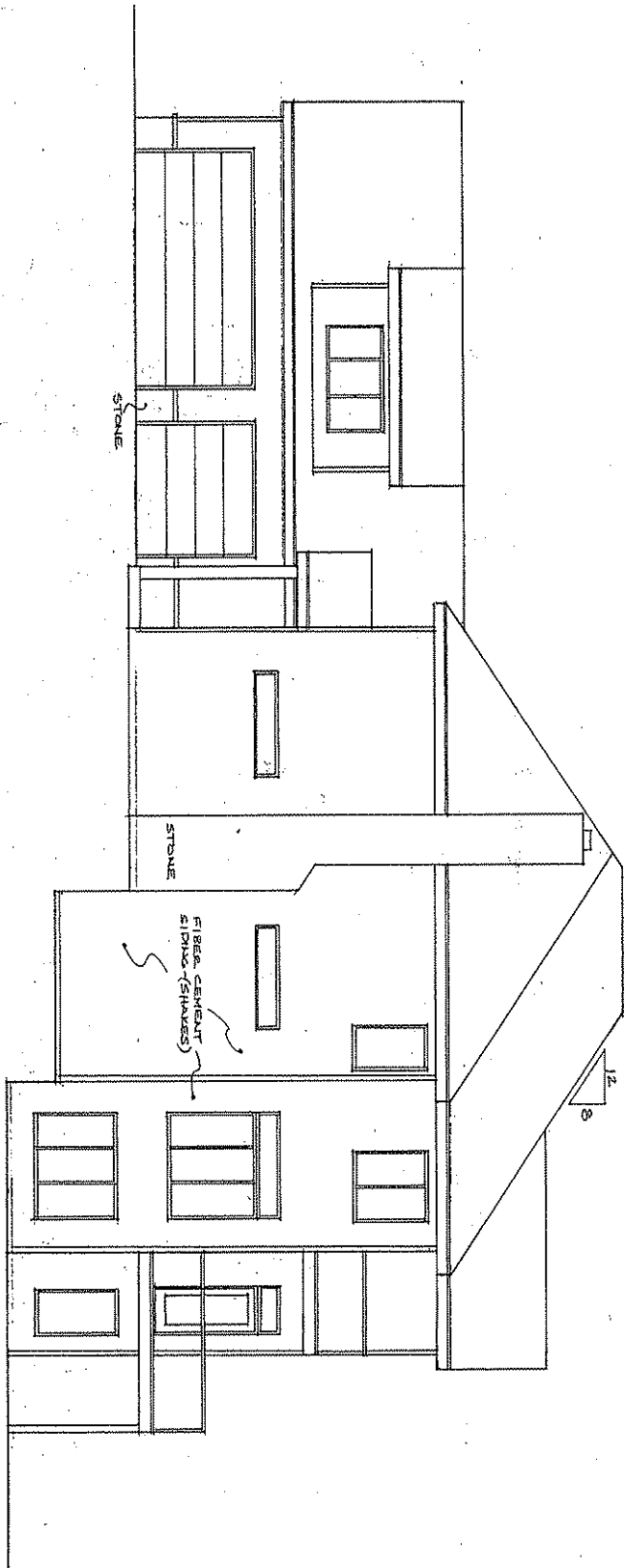


BAUMANN/SCHWICHTENBERG RESIDENCE

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

4942 LAKE MENDOTA DR.

CAPITAL BUILDERS INC.
MADISON, WI
S-26-10
REVISED 2-1-10



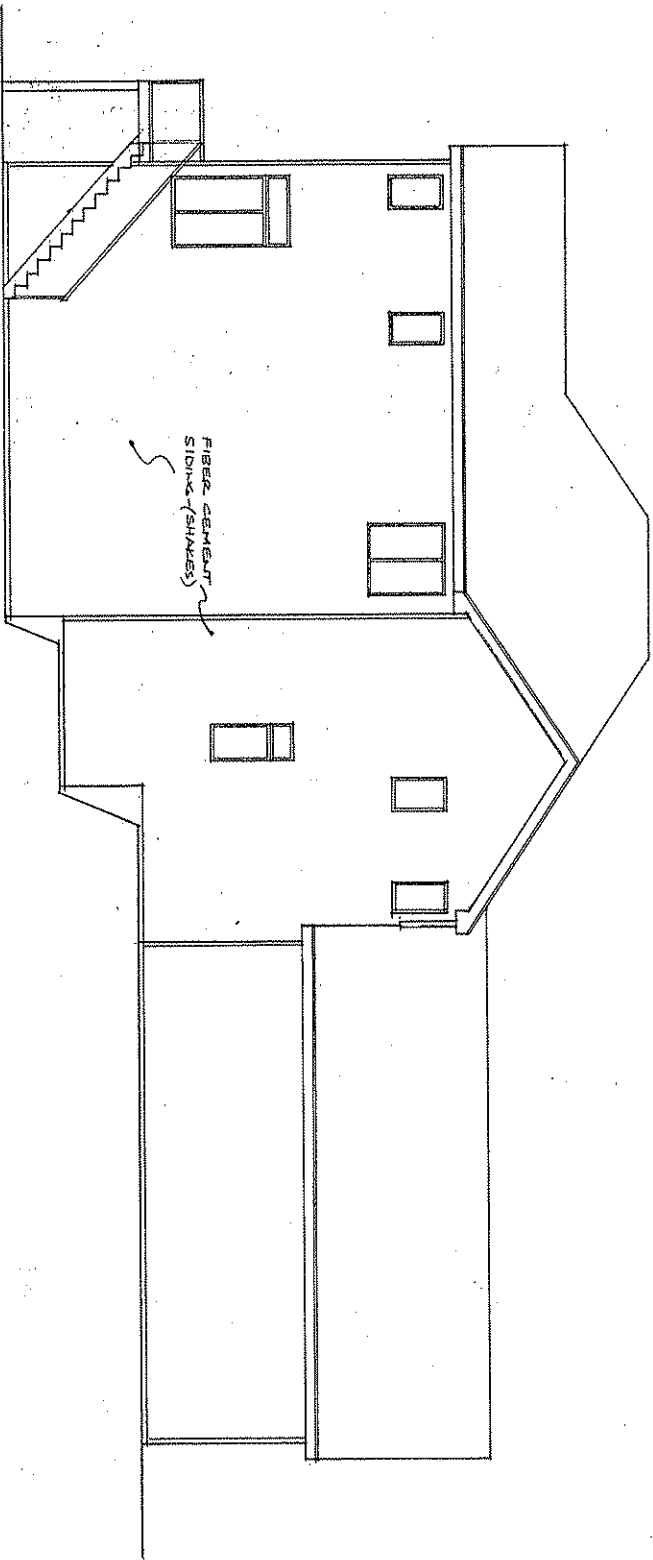
EAST ELEVATION

BAUMANN/SCHWICHTENBERG RESIDENCE

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

4942 LAKE MENDOTA DR.

CAPITAL BUILDERS INC.
 MADISON, WI
 5-26-10
 REVISED 6-1-10

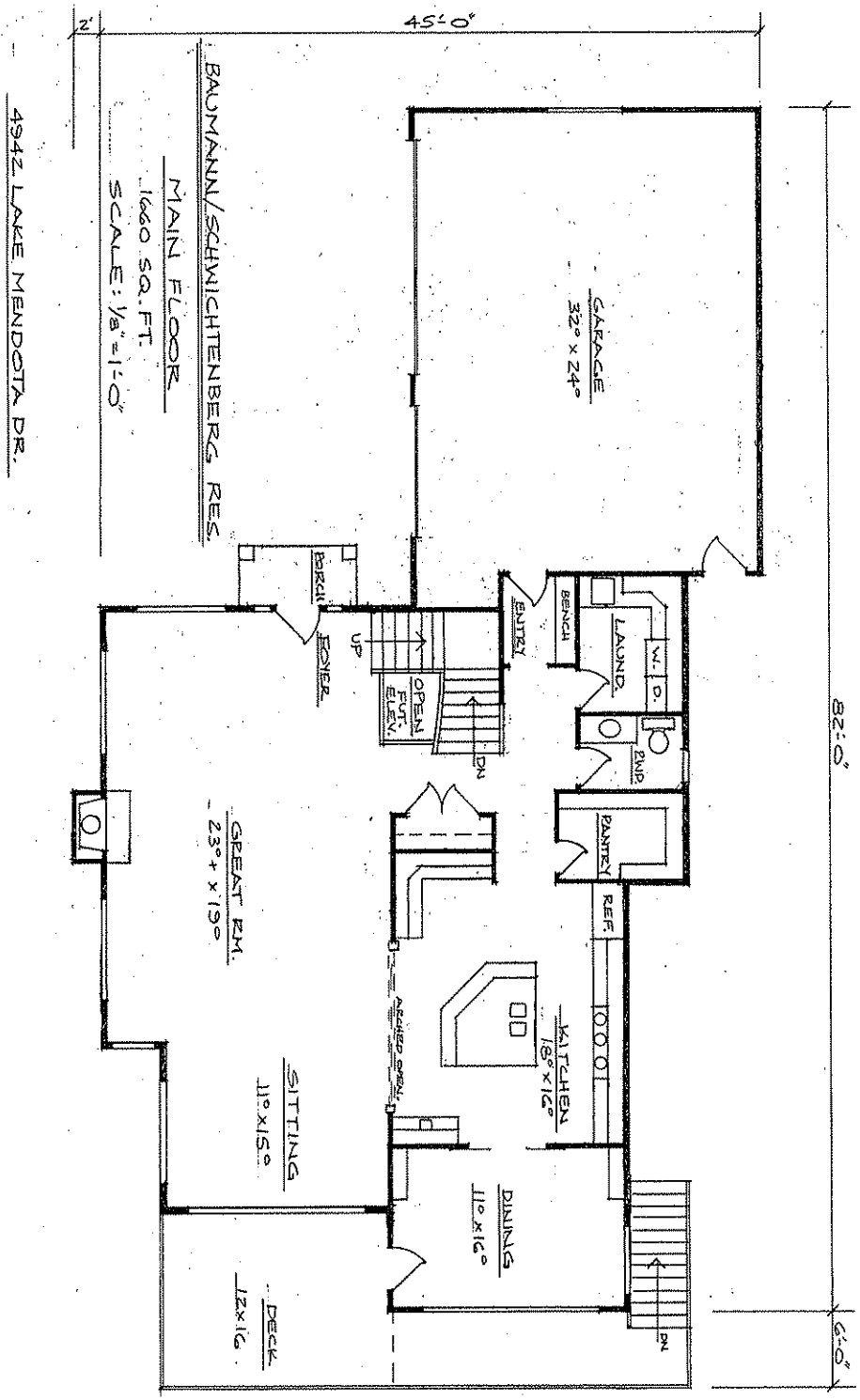


WEST ELEVATION

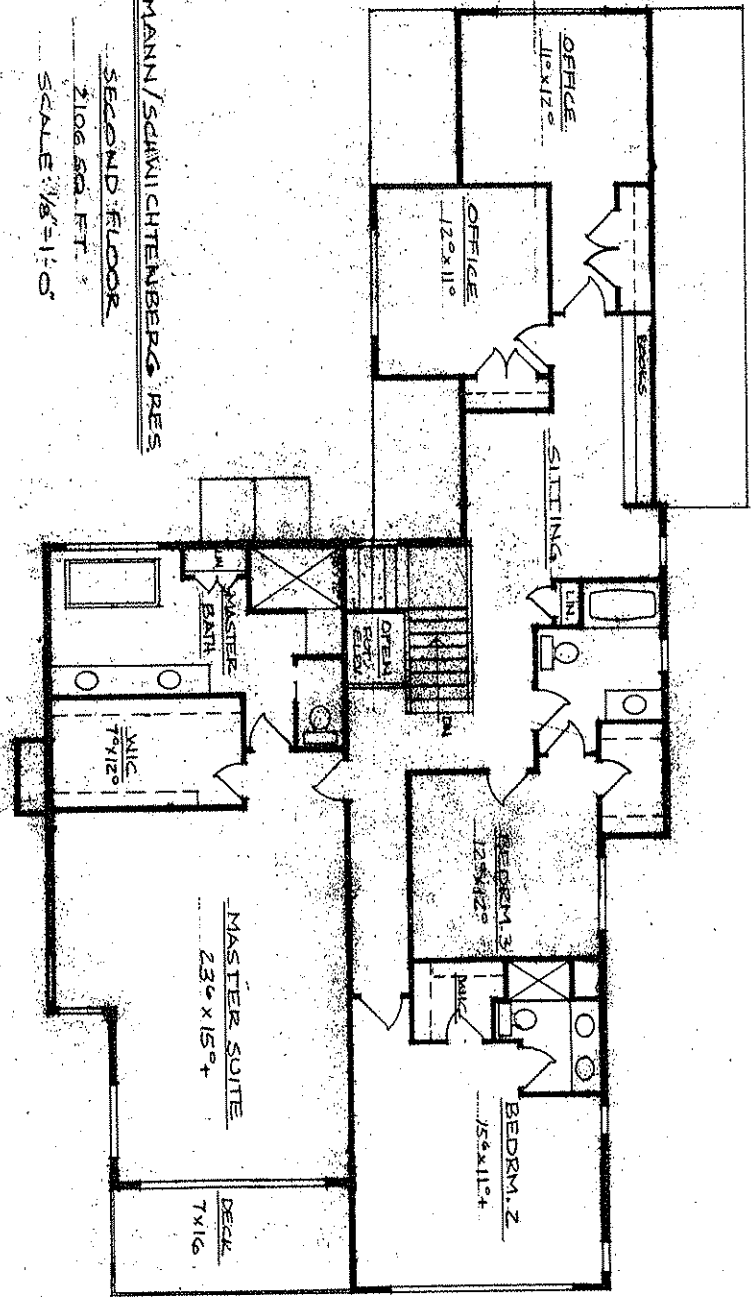
BAUMANN/SCHWICHTENBERG RESIDENCE
SCALE: 1/8" = 1'-0"

4942 LAKE MENDOTA DR.

CAPITAL BUILDERS INC.
MADISON, WI
5-Z6-10
REVISED 2-1-10



CAPITAL BUILDERS INC.
MADISON, WI
3-10-2010
REVISED 6-1-10



BAUMANN / SCHWICHTENBERG RES

SECOND FLOOR

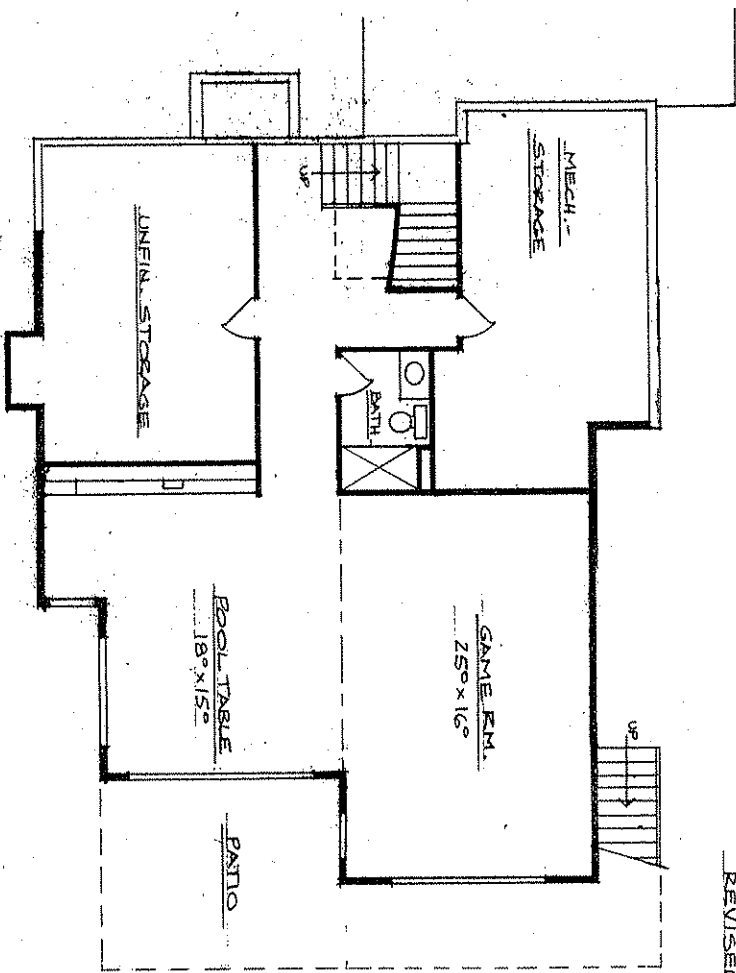
2106 SQ. FT.

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

4942 LAKE MENDOTA DR.

CAPITAL BUILDERS INC.
 MADISON, WI
 3-10-2010
 REVISED 6-1-10

CAPITAL BUILDERS INC.
MADISON, WI
3-10-2010
REVISED 6-1-10

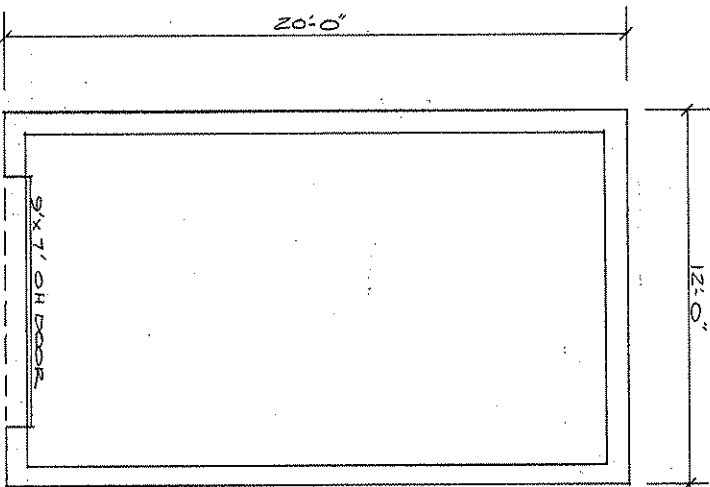


BAUMANN/SCHWICHTENBERG RESIDENCE

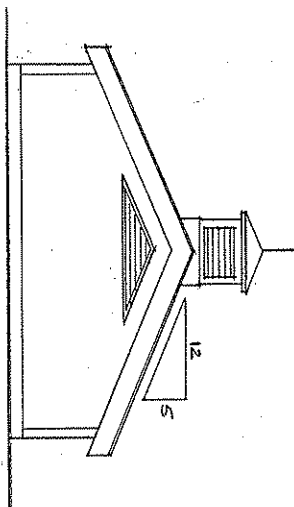
LOWER LEVEL

900 SQ. FT.

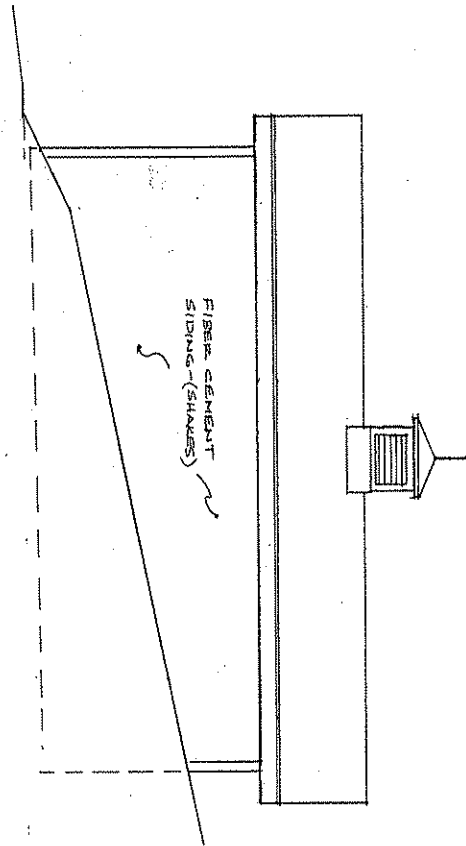
SCALE: 1/8" = 1'-0"



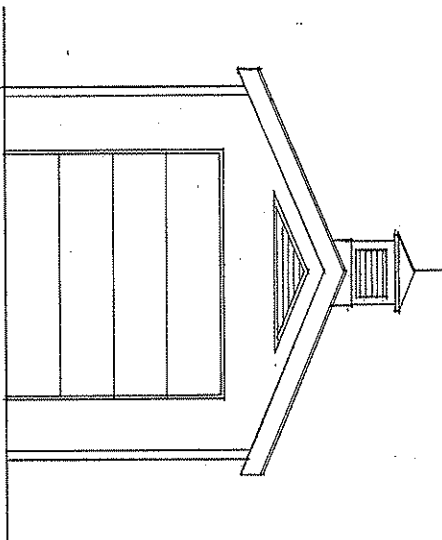
BOATHOUSE PLAN



SOUTH ELEVATION



WEST ELEVATION

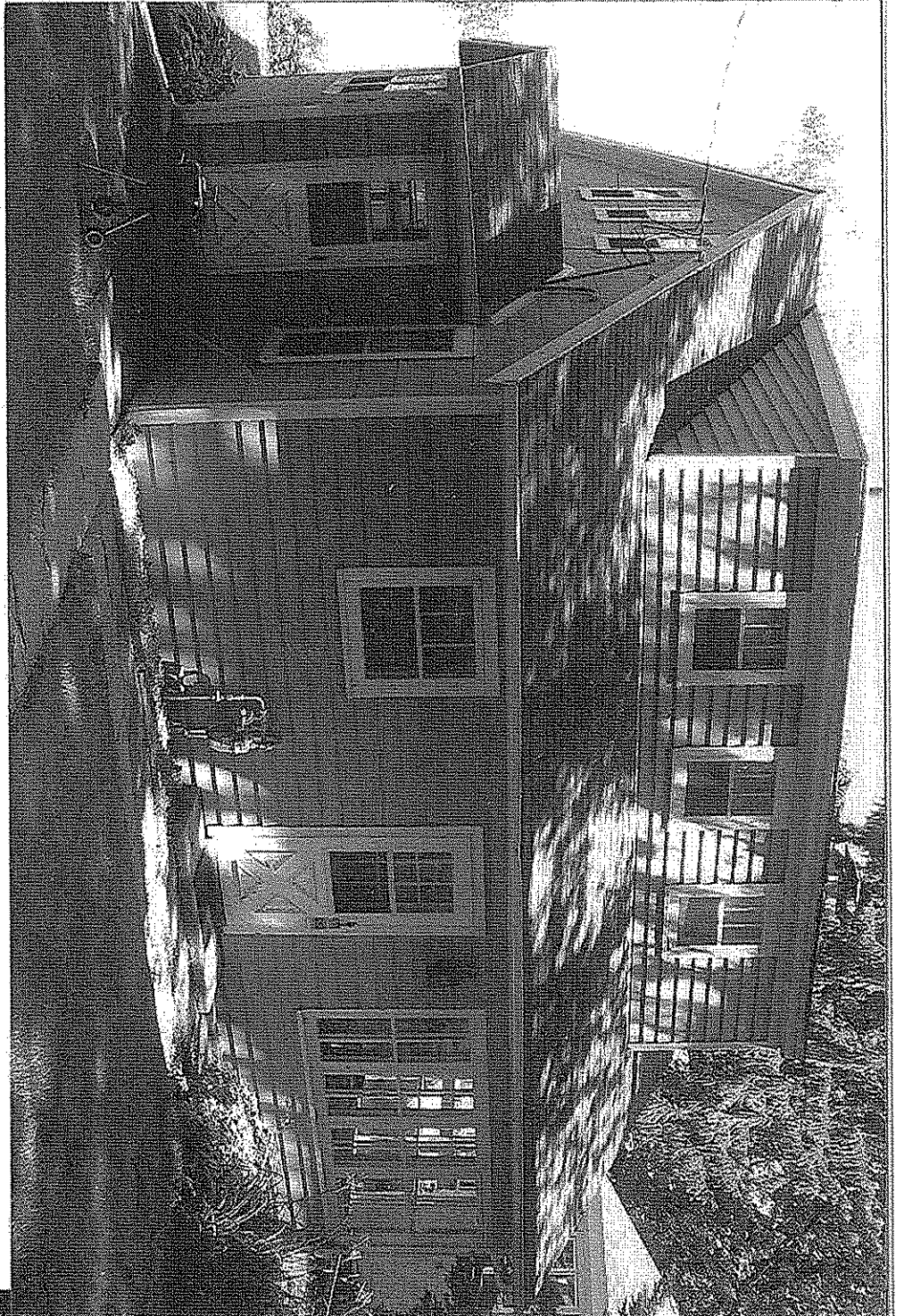


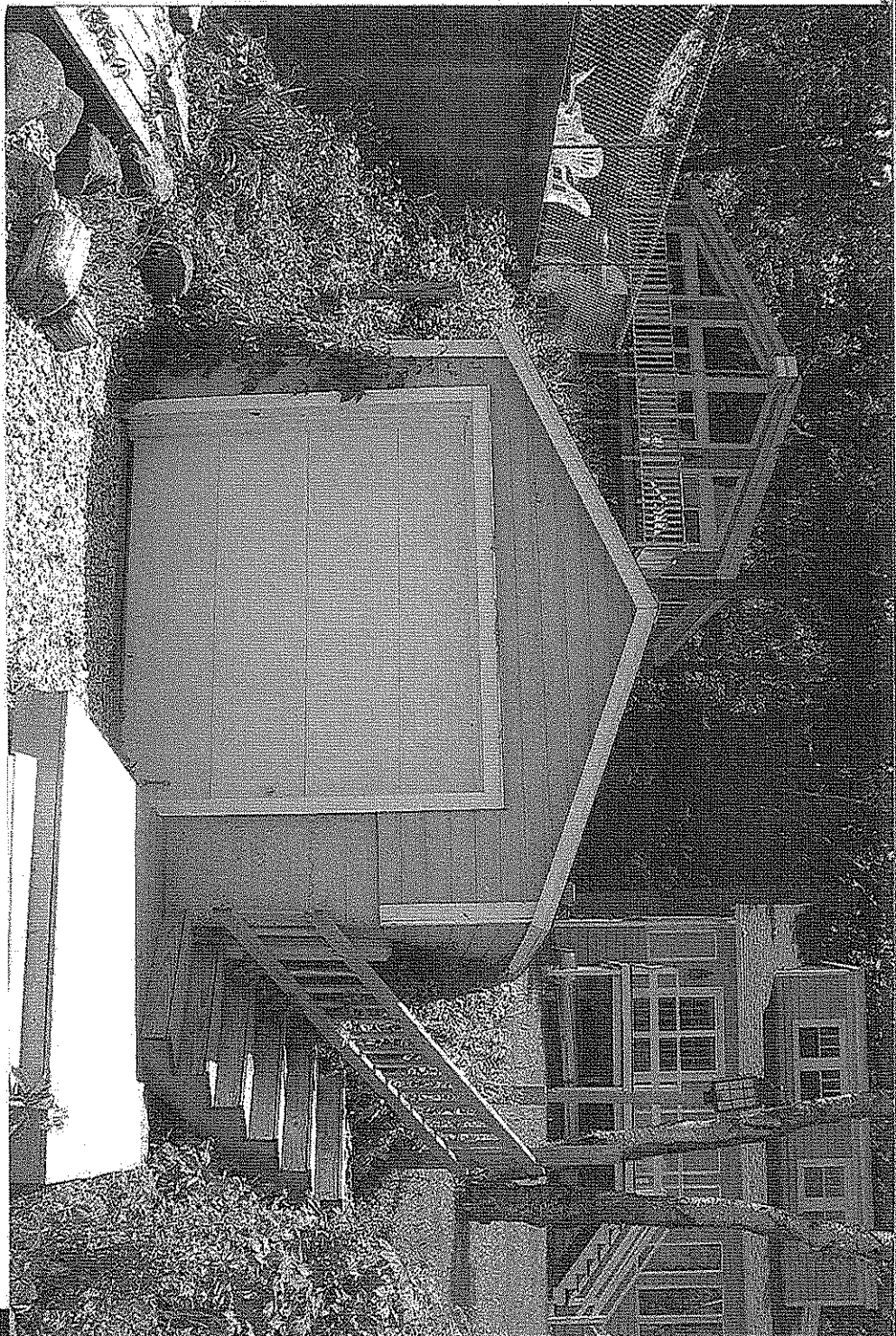
NORTH ELEVATION

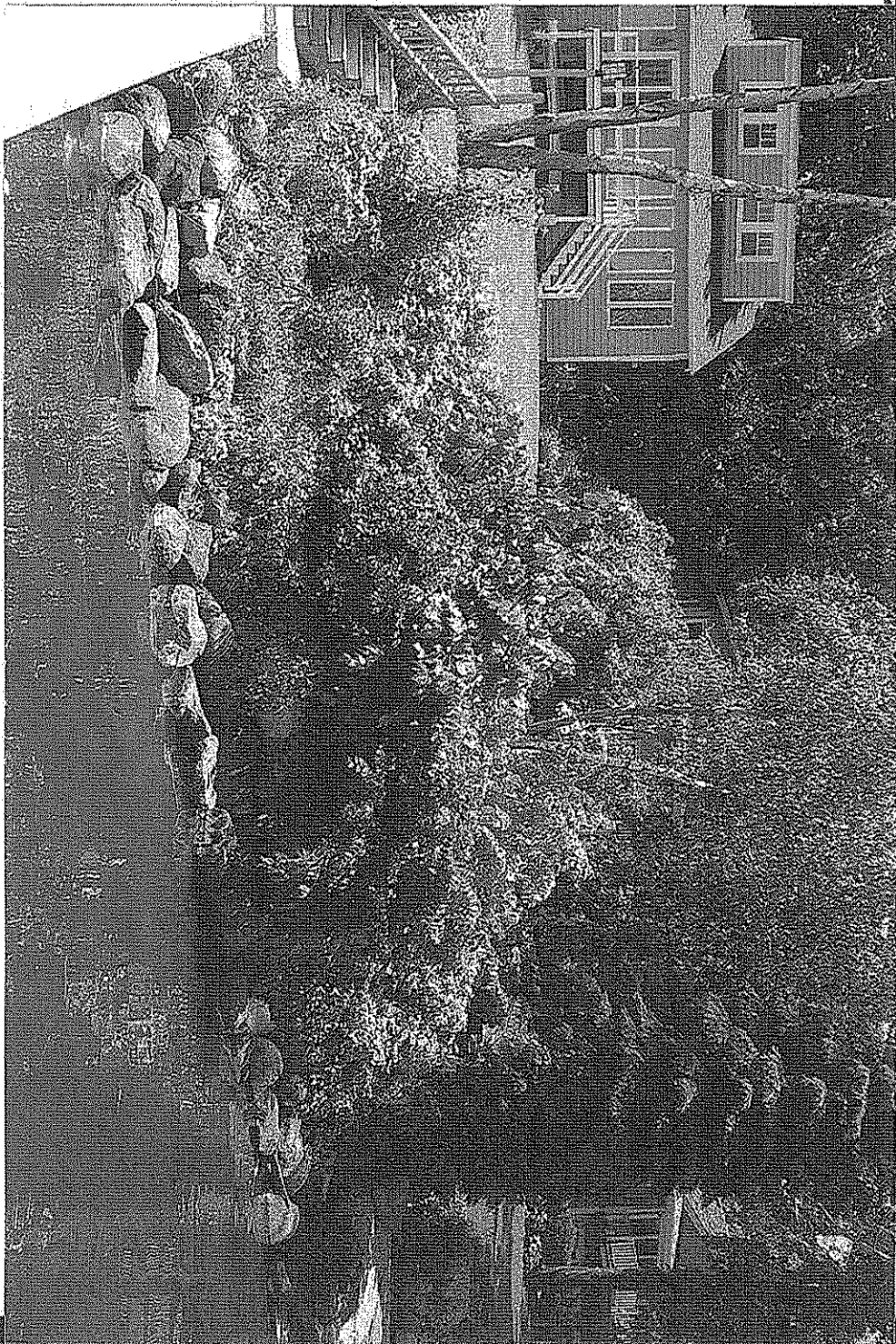
BAUMANN/SCHWICHTENBERG RESIDENCE
 SCALE: 1/4" = 1'-0"

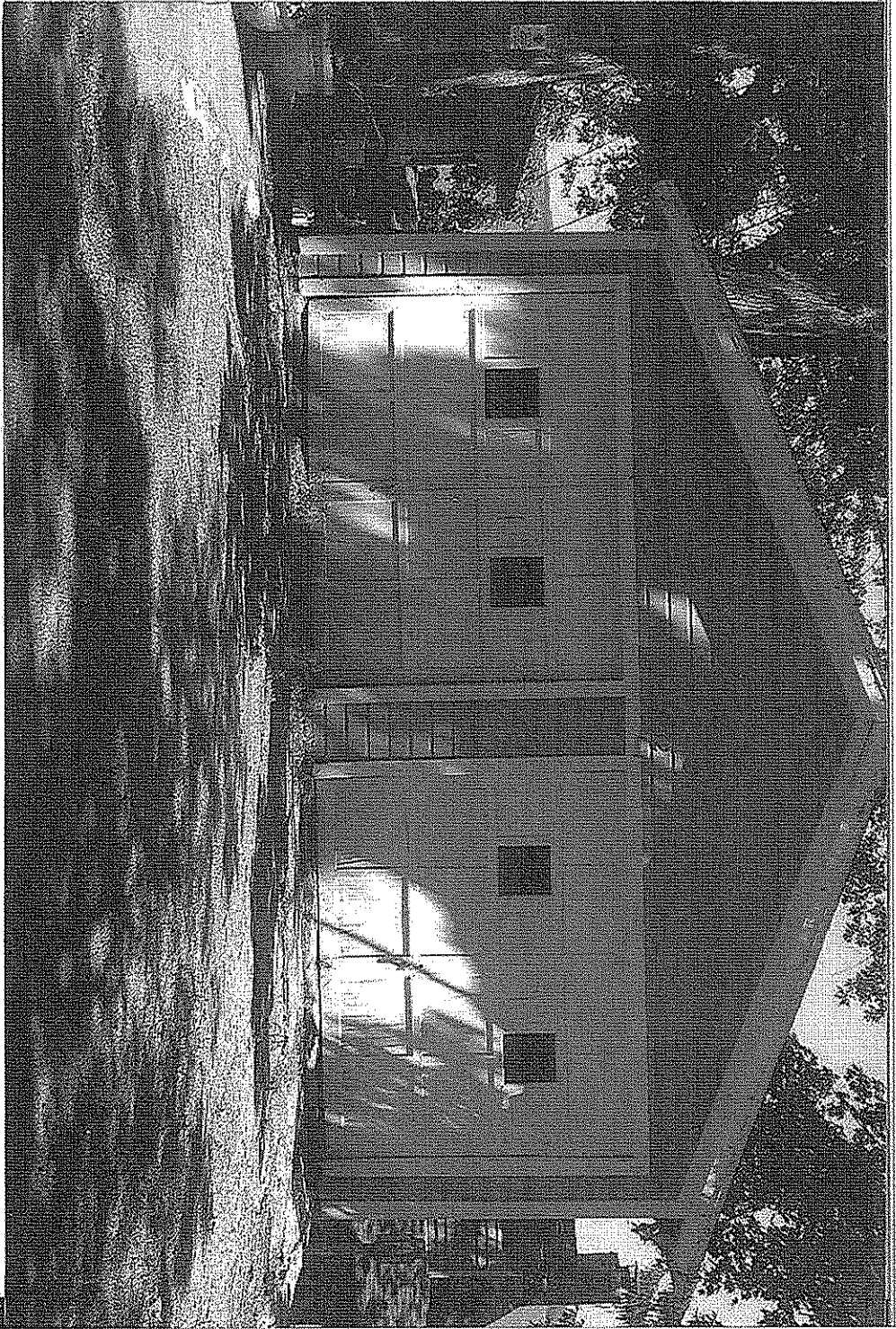
4942 LAKE MENDOTA DR.

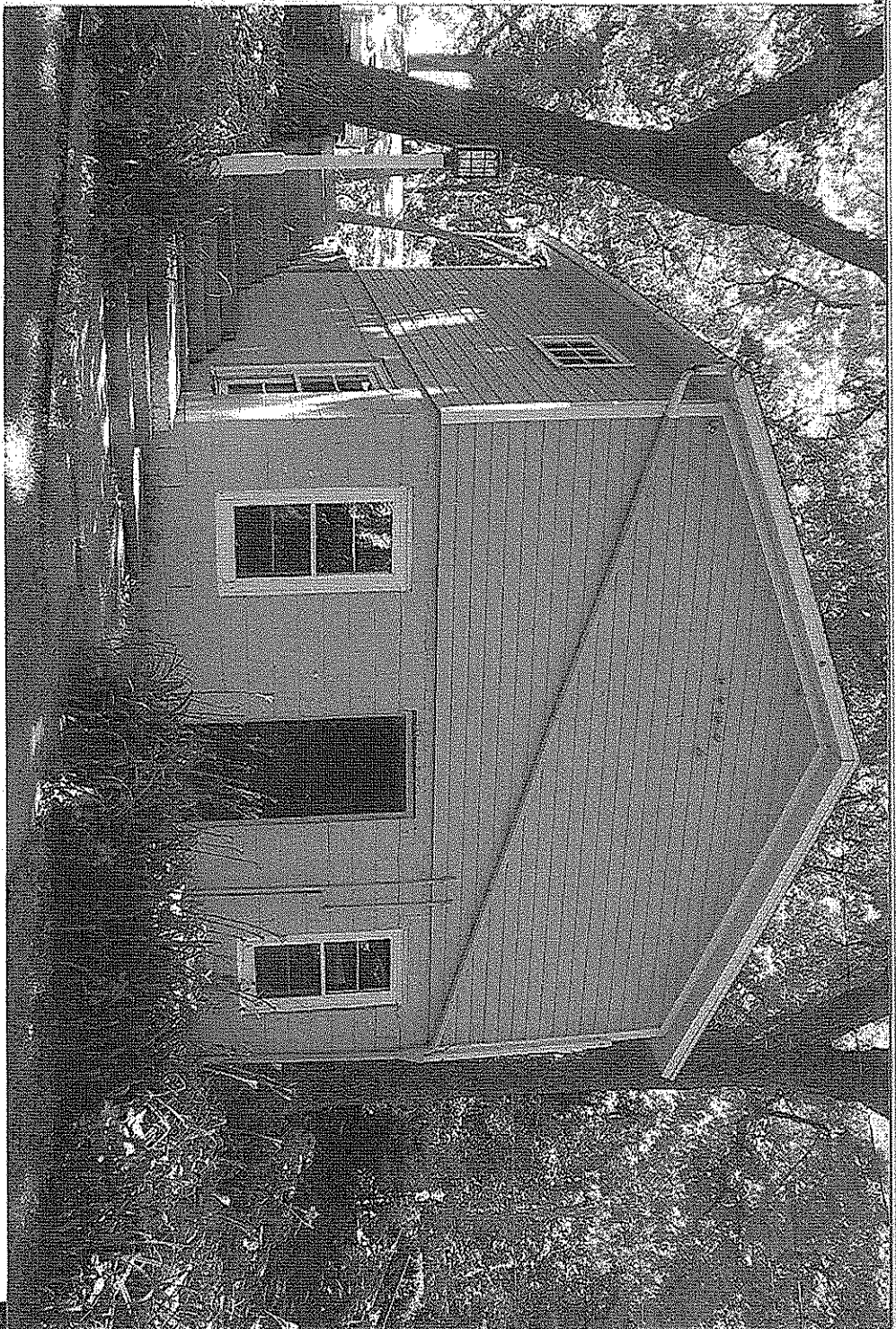
CAPITAL BUILDERS INC.
MADISON, WI

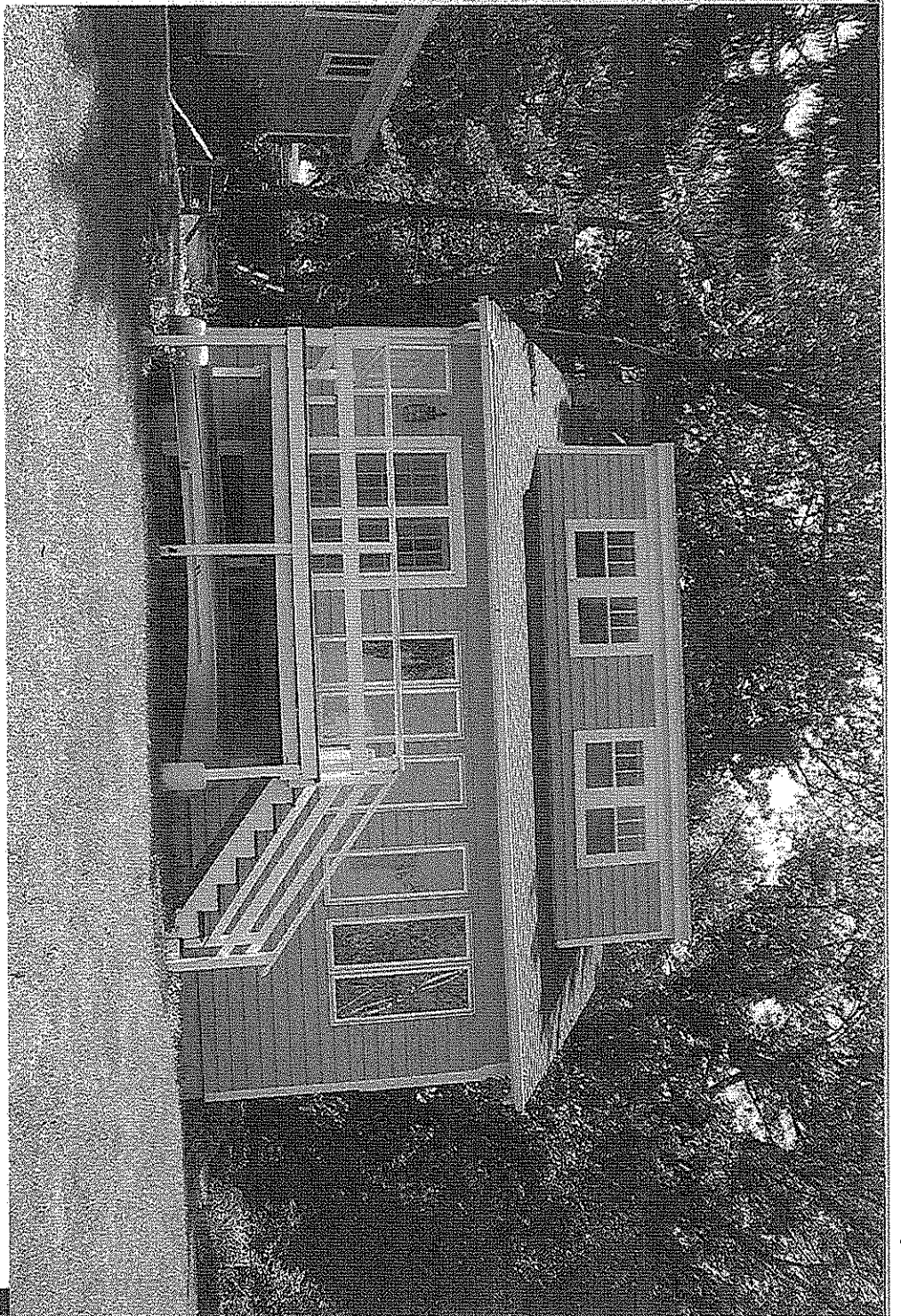












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