



Location  
5320 Lake Mendota Drive

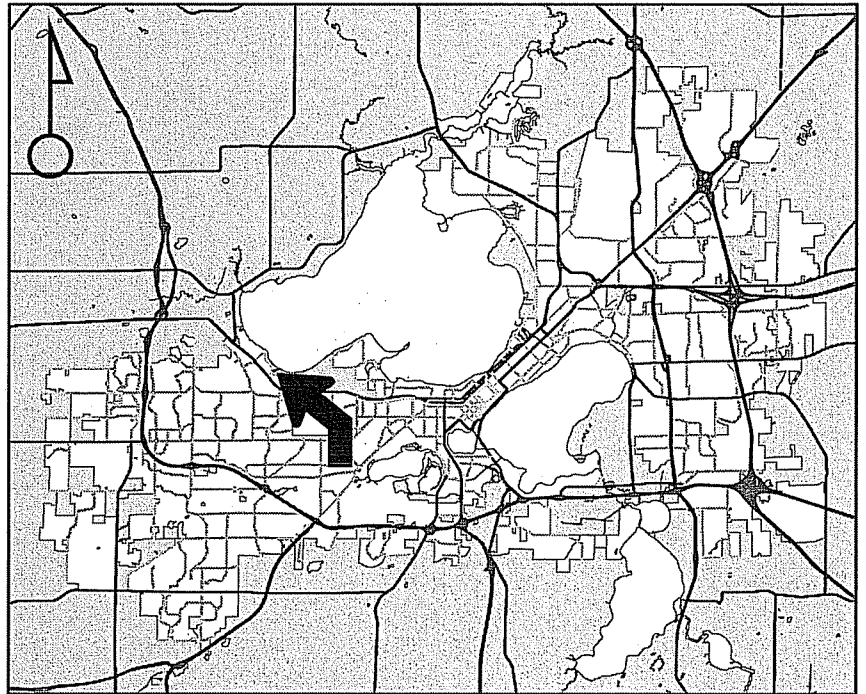
Project Name  
Lauffer House

Applicant  
Daniel Lauffer/Peter Rott

Existing Use  
Single-Family House

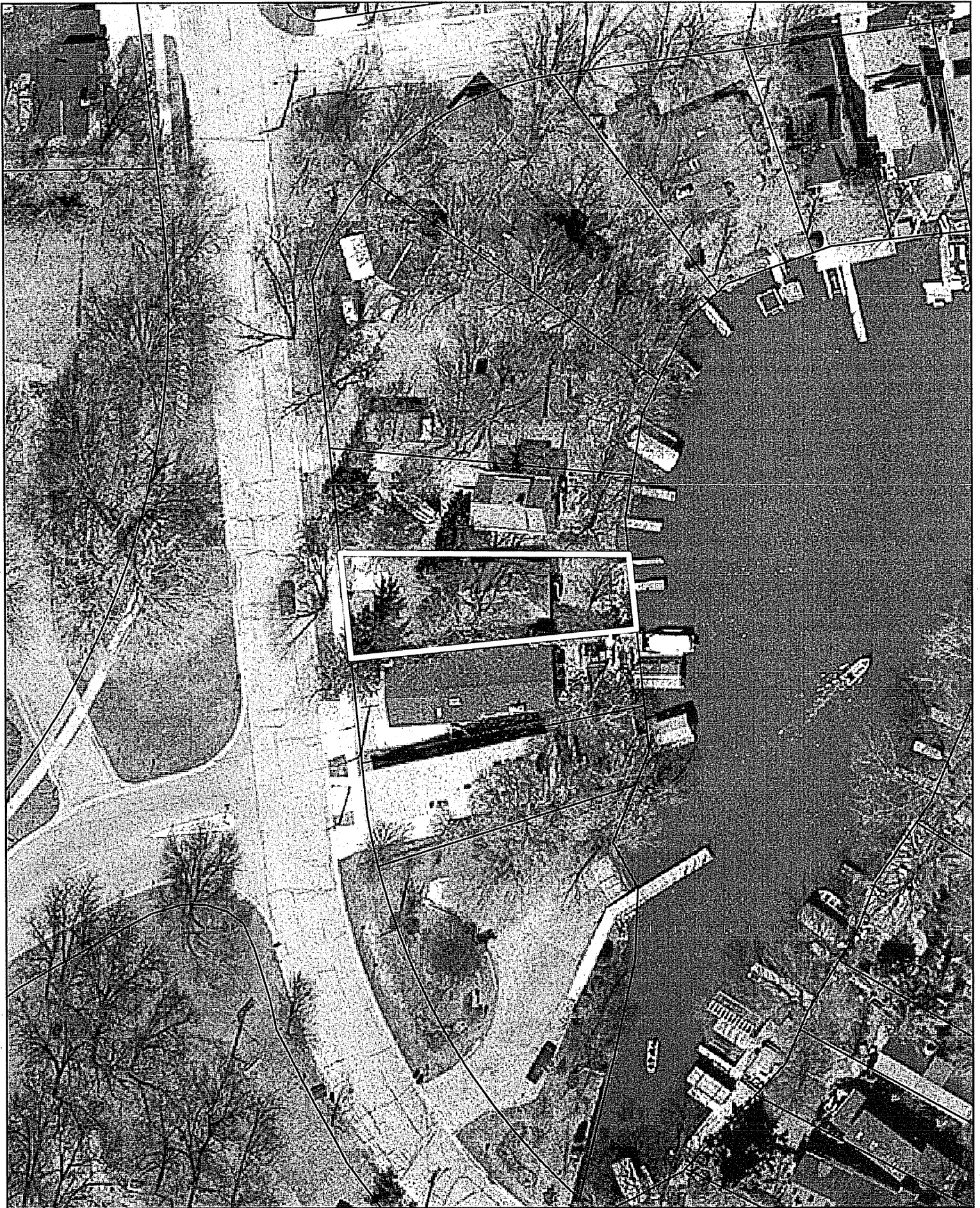
Proposed Use  
Demolish House and Build New Home on Waterfront Property

Public Hearing Date  
Plan Commission  
07 May 2007



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635





# 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.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \$550.00 Receipt No. 19582  
 Date Received 3-21-07  
 Received By KAW  
 Parcel No. 0709-184-0312-5  
 Aldermanic District 19- Noel Radomski  
 GQ Flood Plain  
 Zoning District R-2  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP N/A Legal Descript.   
 Plan Sets \_\_\_\_\_ Zoning Text \_\_\_\_\_  
 Alder Notification  Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not.  Waiver \_\_\_\_\_  
 Date Sign Issued 3-21-07

1. Project Address: 5320 LAKE MENDOTA DR. Project Area in Acres: 0.1314

Project Title (if any): \_\_\_\_\_

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

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

Conditional Use     Demolition Permit     Other Requests (Specify): \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: DANIEL LAUFFER Company: \_\_\_\_\_  
 Street Address: 5320 LAKE MENDOTA DR. City/State: MADISON, WI Zip: 53705  
 Telephone: (608) 843-4293 Fax: ( ) Email: dlauffer@wisc.edu

Project Contact Person: PETER ROTT Company: \_\_\_\_\_  
 Street Address: 710 EUGENIA AVE. City/State: MADISON, WI Zip: 53705  
 Telephone: (608) 335-9180 Fax: ( ) Email: rott@is-arch.com

Property Owner (if not applicant): see above  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: \_\_\_\_\_  
REQUESTING APPROVAL TO REMOVE EXISTING STRUCTURE AND  
ALLOW FOR NEW SINGLE FAMILY RESIDENCE CONSTRUCTION.

Development Schedule: Commencement SPRING 2007 Completion WINTER 2007-08

**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.

**Filing Fee:** \$ \_\_\_\_\_ 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 (principal) buildings, photos 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 to be approved by the City 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.

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 \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ 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:

NOEL RADOMSKI ALDER & <sup>SPRING HARBOR</sup> NEIGHBORHOOD ASSOC. ON 11/22/06

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 \_\_\_\_\_ Date \_\_\_\_\_ | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name DAVID LAUFFER Date 3/21/07

Signature [Signature] Relation to Property Owner owner

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_ //

Daniel W. Lauffer  
5320 Lake Mendota Drive  
Madison, WI 53705  
608-843-4293

20 March 2007

Mr. Bradley J. Murphy,  
Planning Unit Director  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

RE: Letter of Intent

Dear Mr. Murphy:

This letter is a request for a conditional use permit to allow for the proposed demolition of an existing single family residence to permit the proposed construction of a new single family residence project to be located on my property at 5320 Lake Mendota Drive, Madison, WI. This waterfront parcel in the Spring Harbor neighborhood is currently zoned R2 and is 5,726 square feet in area. The proposed building will encompass 3,147 gross square feet.

The existing single storey wood frame building is in poor condition. It was built in 1918 as a lake cabin. It has a wood post foundation that is failing, resulting in accelerated deterioration. It is my architect's professional opinion that this structure is not suitable for any additions and the cost to repair the structure now exceeds its value. Please refer to the attached photographs.

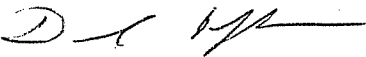
Additional information on the project is as follows:

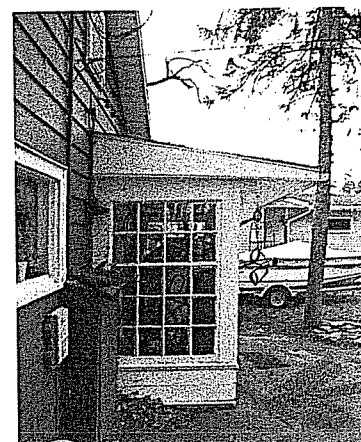
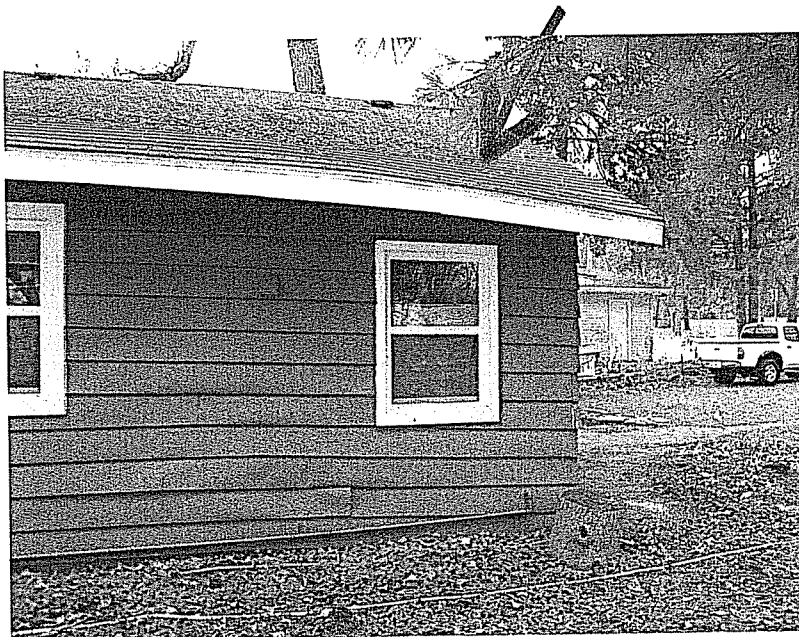
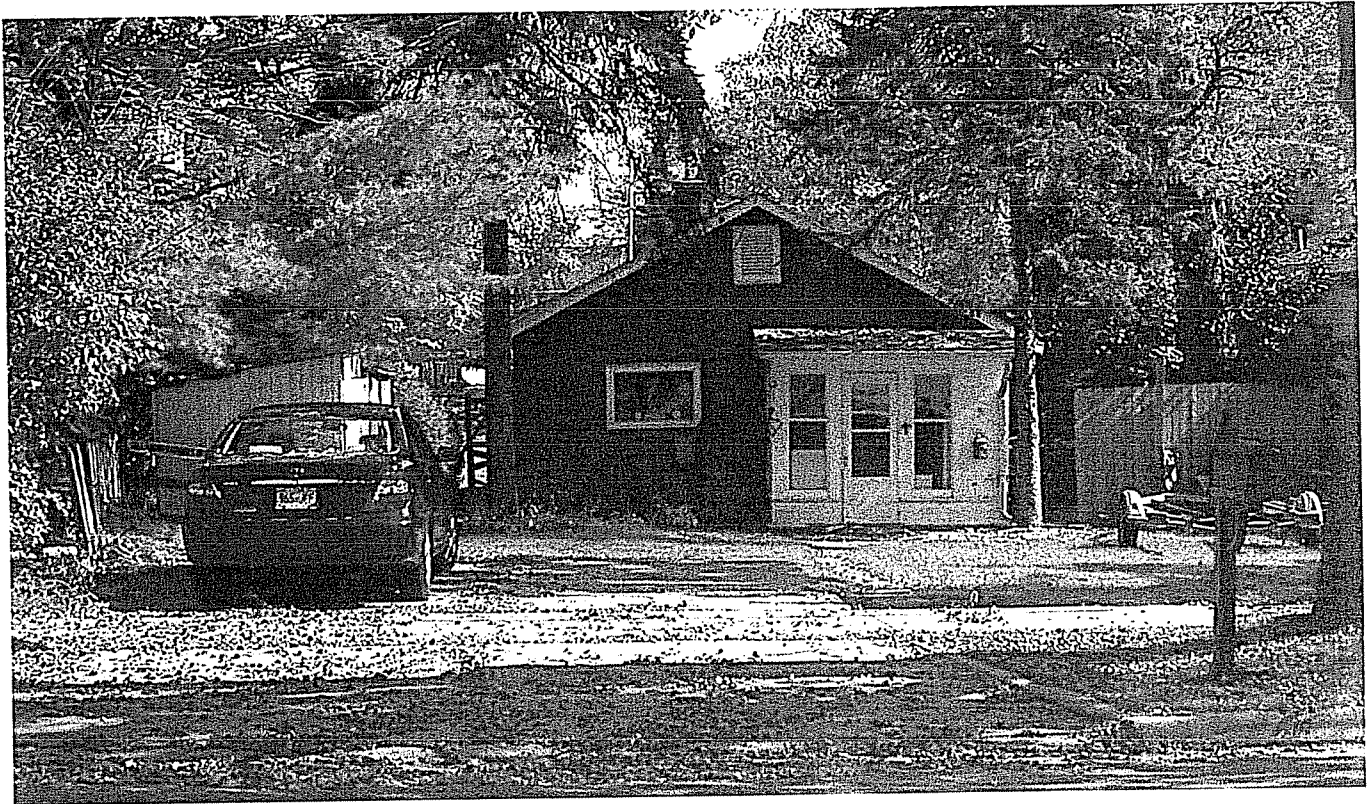
Architect: Peter R. Rött, AIA  
710 Eugenia Avenue  
Madison, WI 53705  
(608) 335-9180

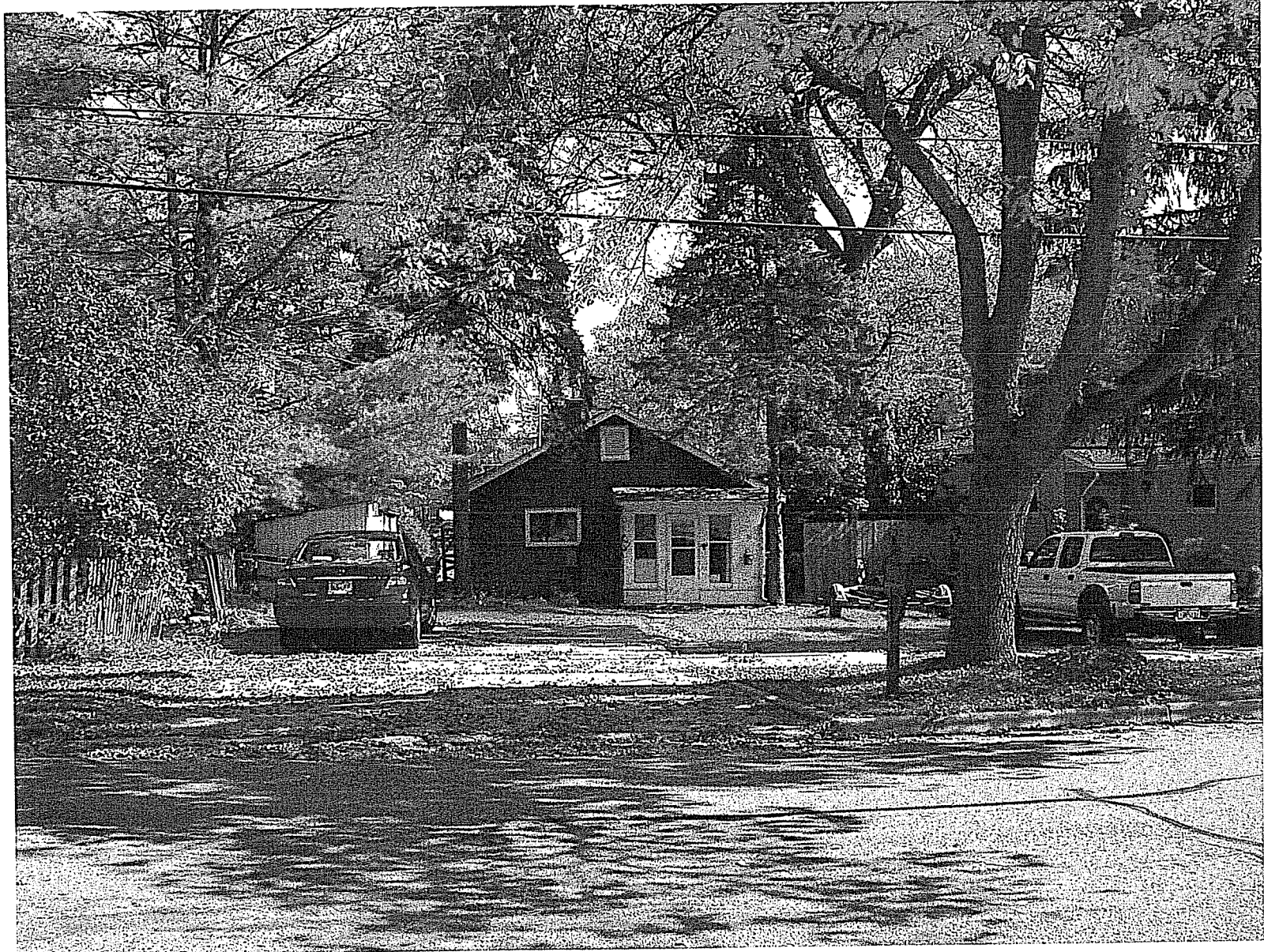
The anticipated development schedule is as follows:

Commencement: Spring 2007  
Completion: Spring 2008

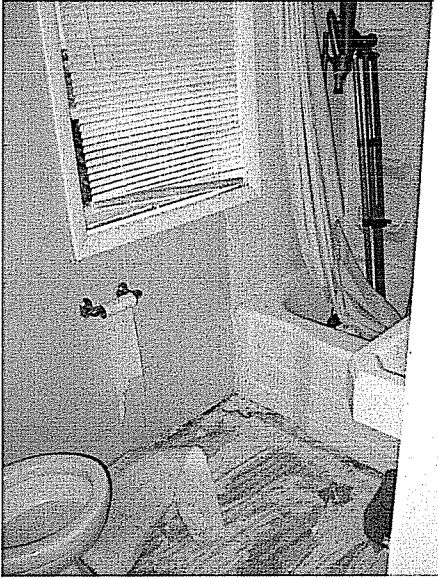
Sincerely,







SUBJECT PROPERTY  
3520  
LAKE MENDOTA DRIVE



Bathroom



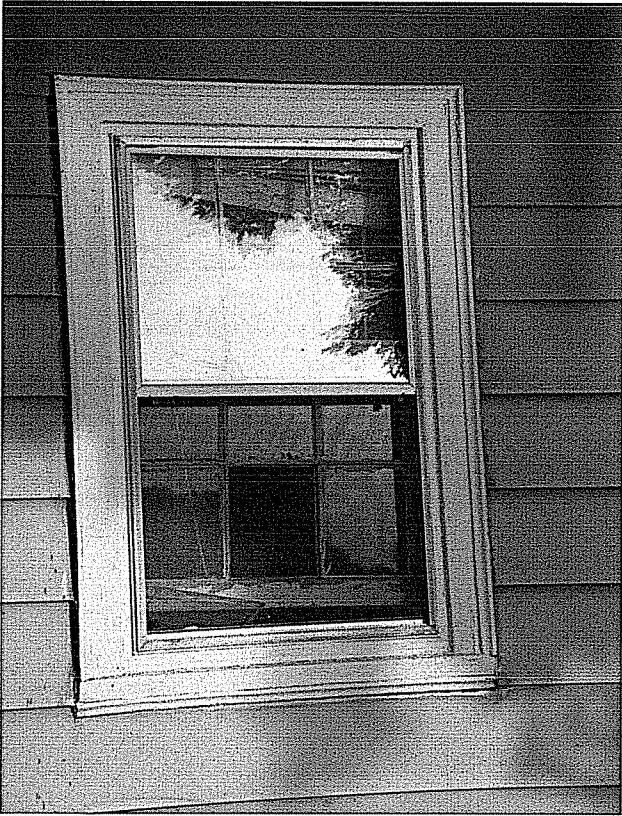
Kitchen



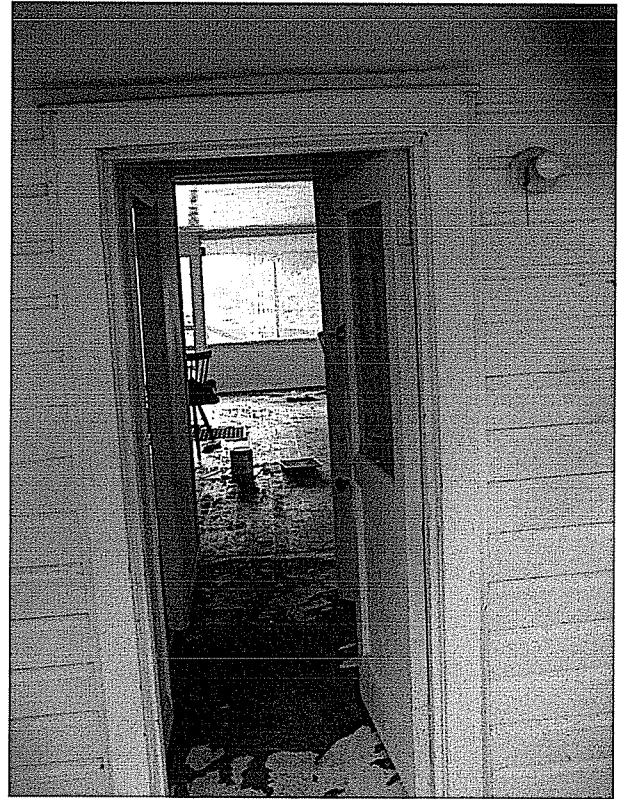
The floor joist down the center of the cabin separated by 2 inches the entire length of the structure

Images from Lauffer Residence—5320 Lake Mendota Drive, Madison WI 53705



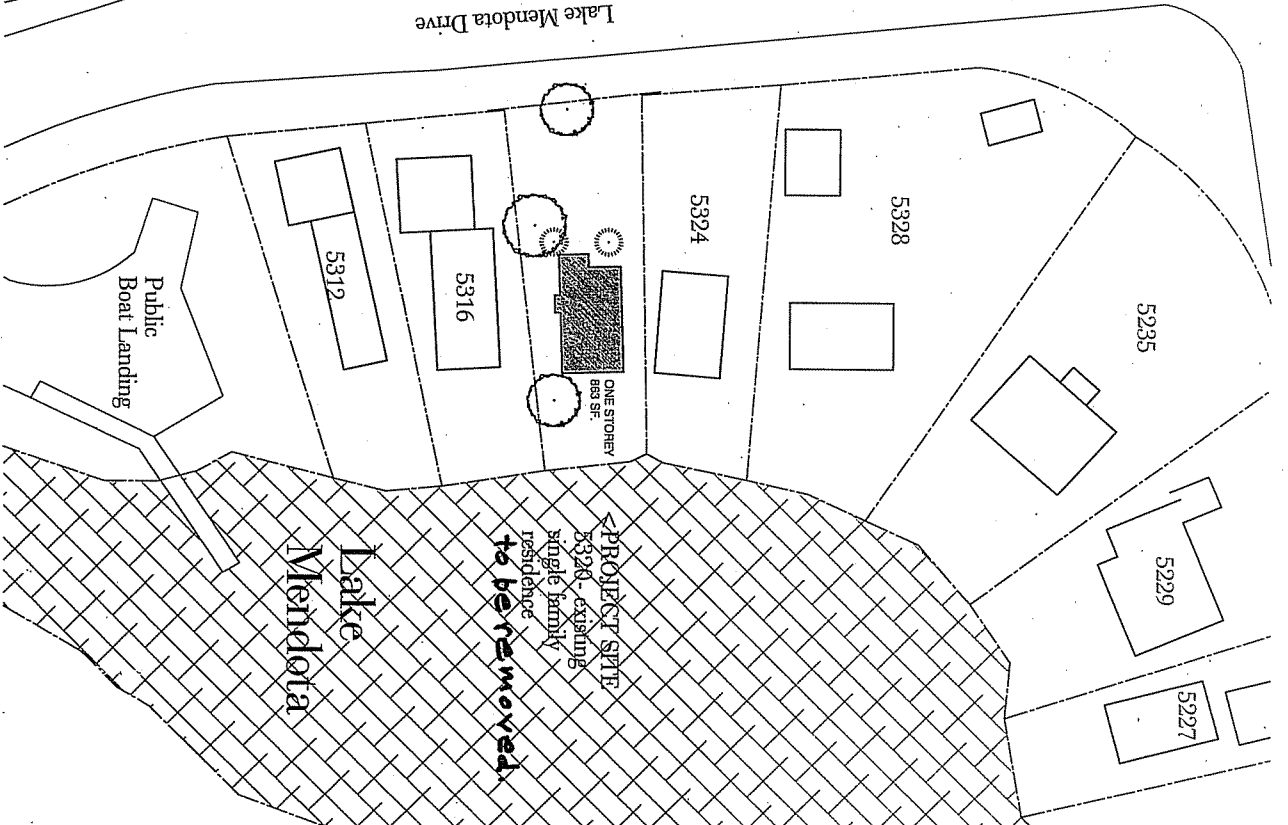


Broken Windows



View from the front door

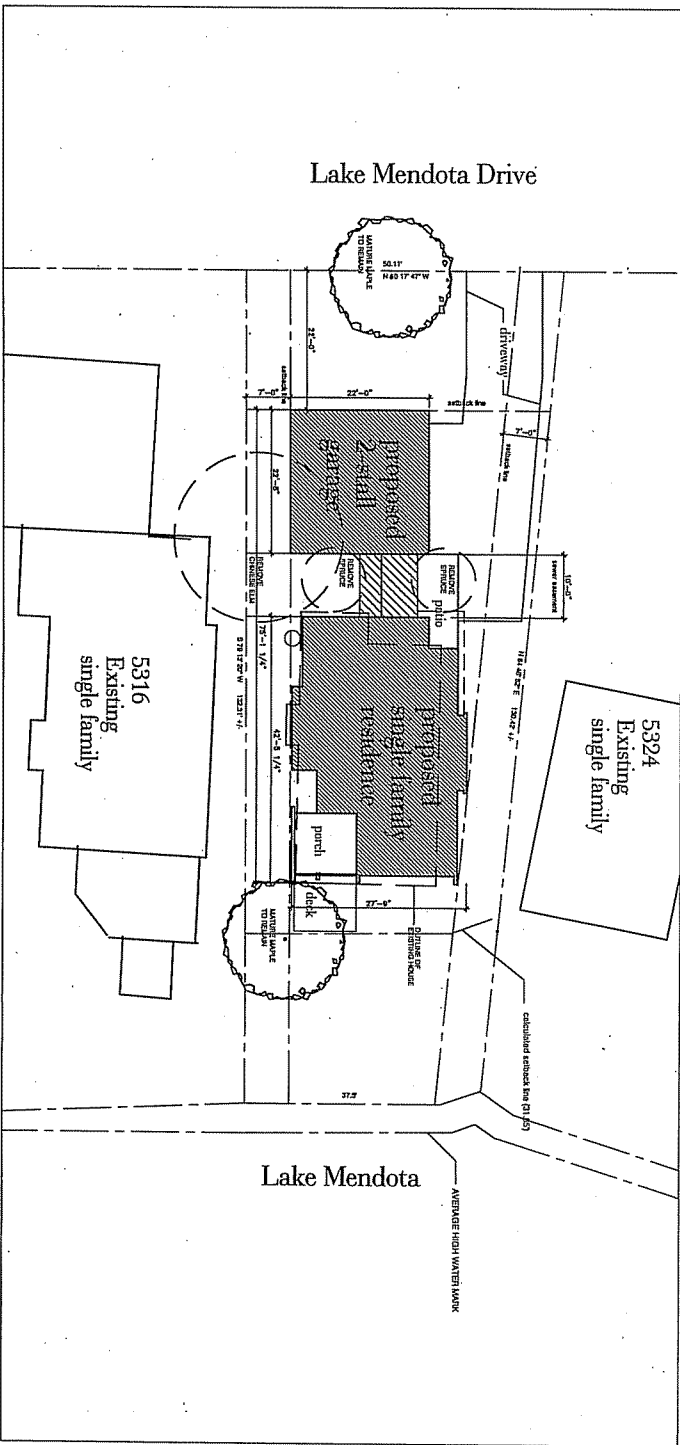
Images from Lauffer Residence—5320 Lake Mendota Drive, Madison WI 53705



Existing Conditions  
 Site Plan 1"=20'-0"  
**N.T.S.**

Barrett Laidler Architects  
 5320 Lake Mendota Drive  
 Madison, WI 53705  
 Date: 8 January 2007

David L. Hill, AIA  
 Architect



LAKE SETBACK CALCULATION

Address	exist. setback
5312	23.75'
5316	22.0'
5324	33.0'
5328	35.0'
5235	37.2'
5229	34.5'
5227	37.5'
This lot setback = 31.85' (average per MCO)	

PROJECT INFORMATION

Lot Area: 5,726 square feet  
 Zoning: R2  
 Proposed new construction:  
 First Floor Livable: 964 SF  
 Garage: 576 SF  
 Second Floor: 1107 SF  
 Unfinished loft: 500 SF

LEGAL DESCRIPTION

Parcel No. 070918403125  
 Block One Spring Harbor,  
 SLY 1/2 of LOT 16.



Site Plan 1" = 20'-0"

Peter R. Rett, AIA  
 Architect

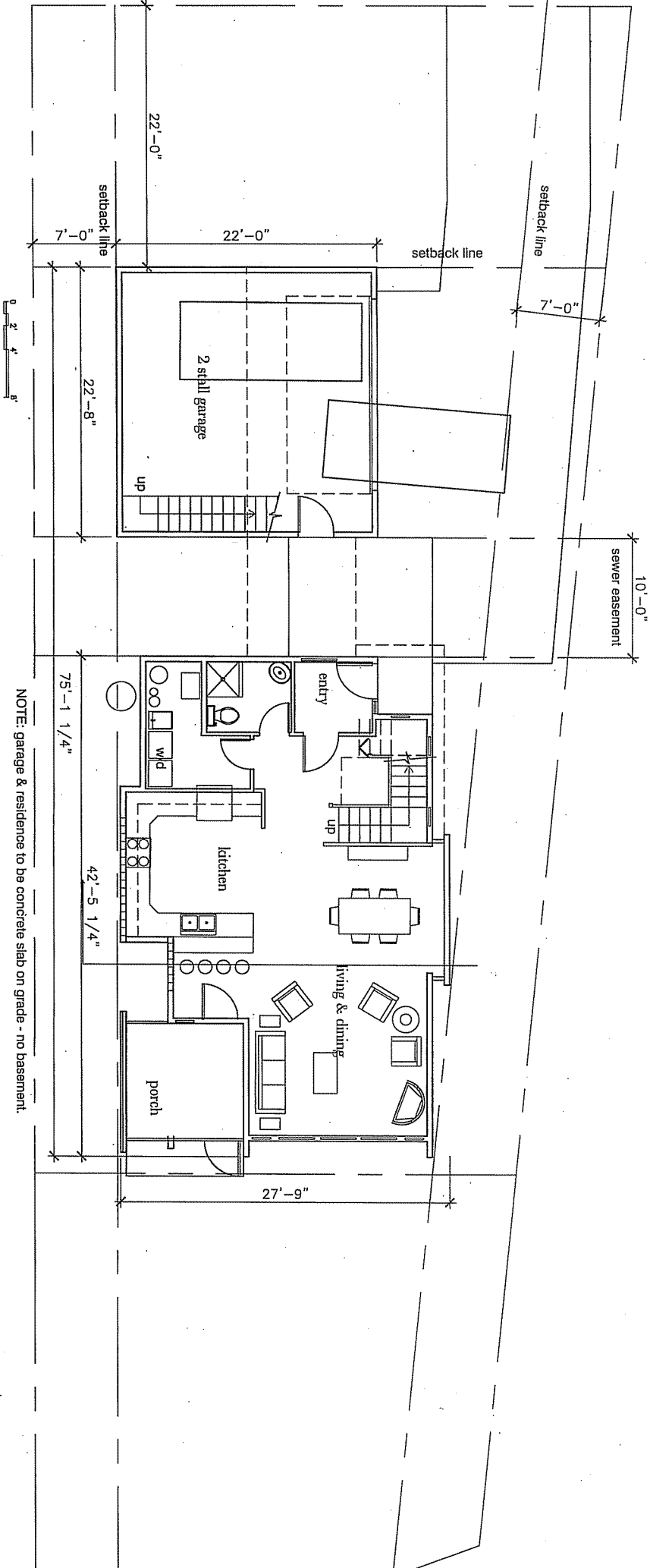
Baxter Laufer Residence

5320 Lake Mendota Drive  
 Madison, WI 53705

Date: 8 January 2007



First Floor Plan



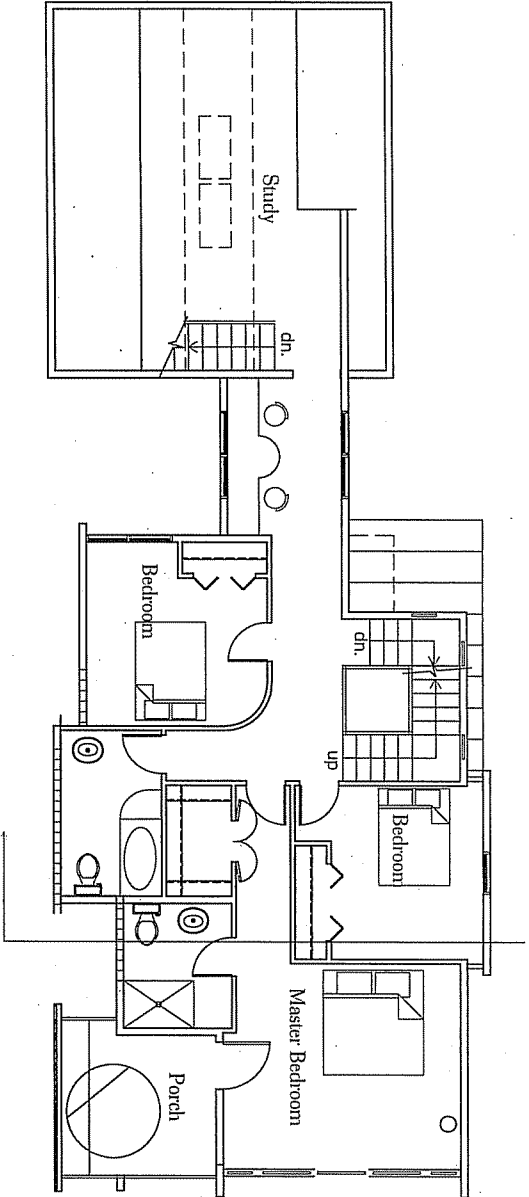
NOTE: garage & residence to be concrete slab on grade - no basement.

Peter R. Rott, AIA  
Architect

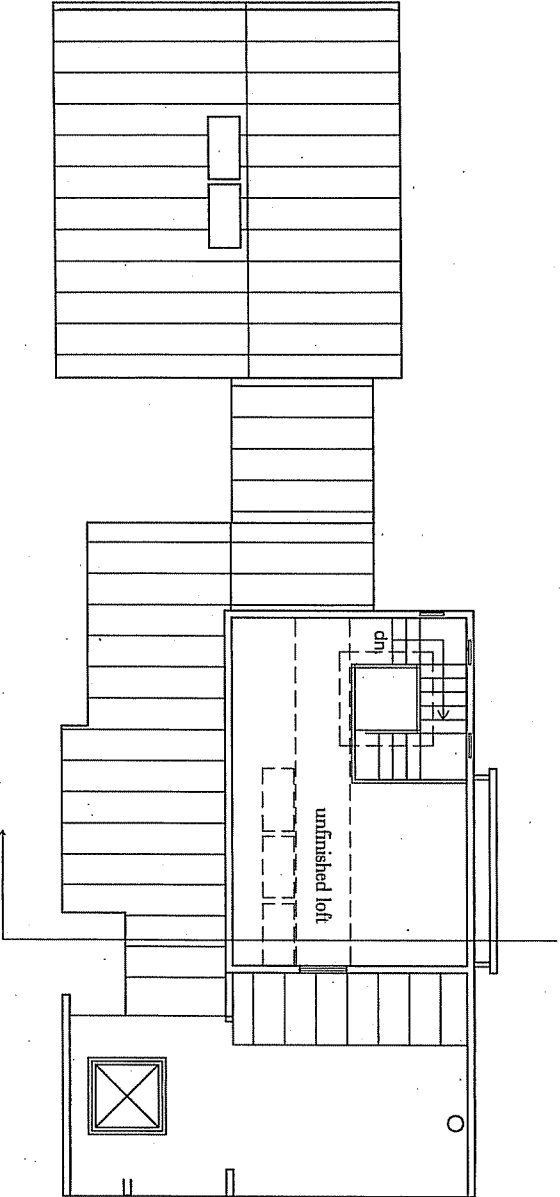
Baxter Lauffer Residence

5320 Lake Mendota Drive  
Madison, WI 53705

Date: 8 January 2007



Second Floor Plan



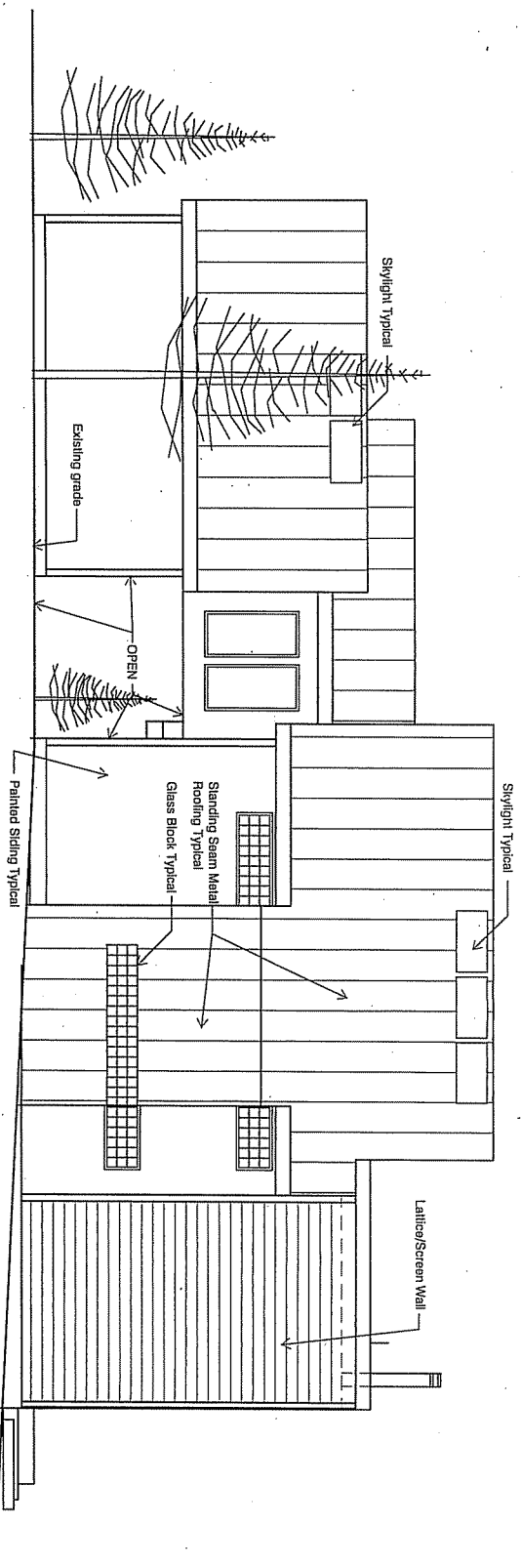
Attic Floor Plan



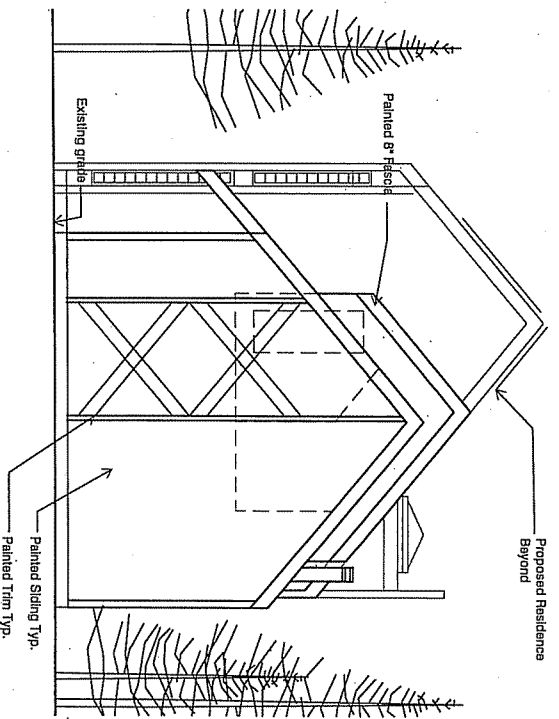
Peter R. Rott, AIA  
**Architect**

Baxter Lauffer Residence  
 3520 Lake Mendota Drive  
 Madison, WI 53705

Date: 8 January 2007



Eastside Elevation



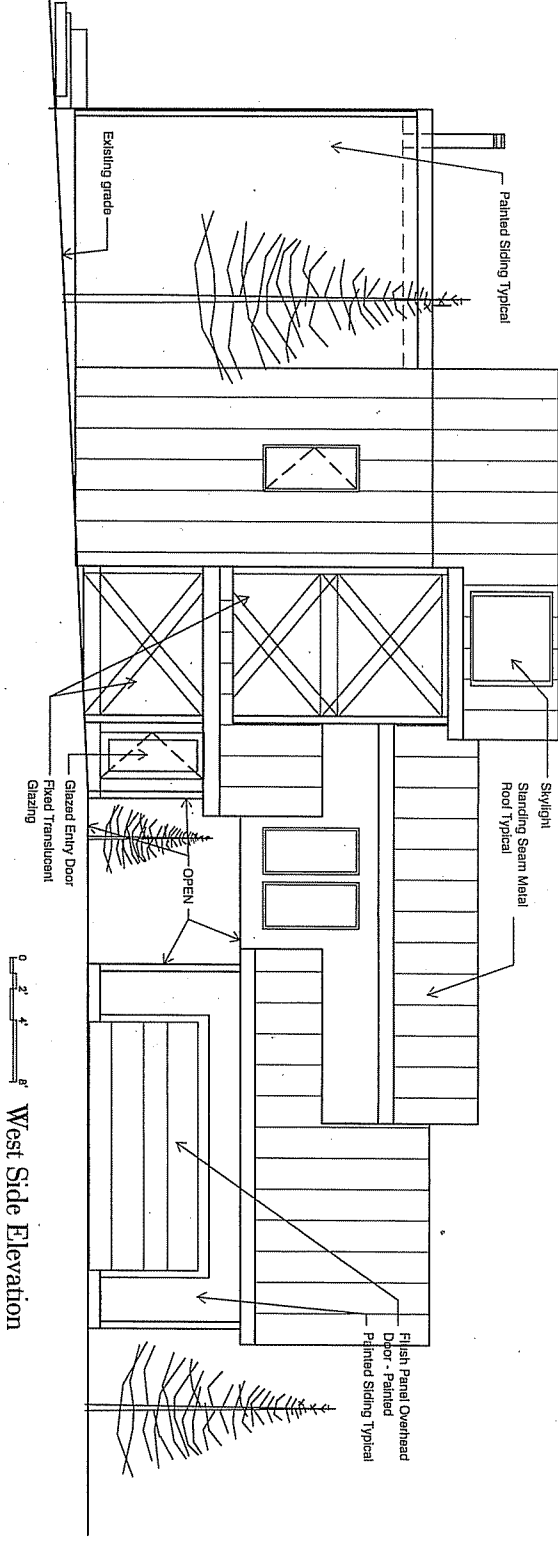
Street Elevation

Peter R. Rott, AIA  
 Architect

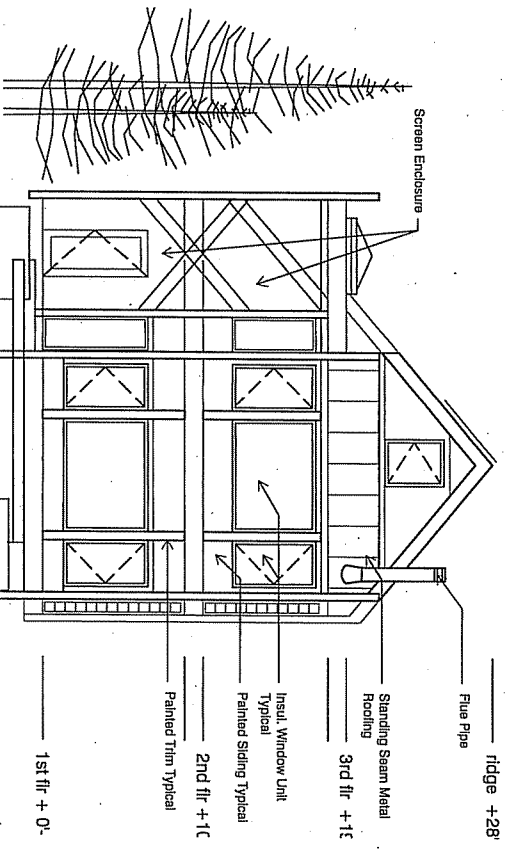
Baxter Lauffer Residence

5320 Lake Mendota Drive  
 Madison, WI 53705

Date: 8 January 2007



West Side Elevation



Waterside Elevation

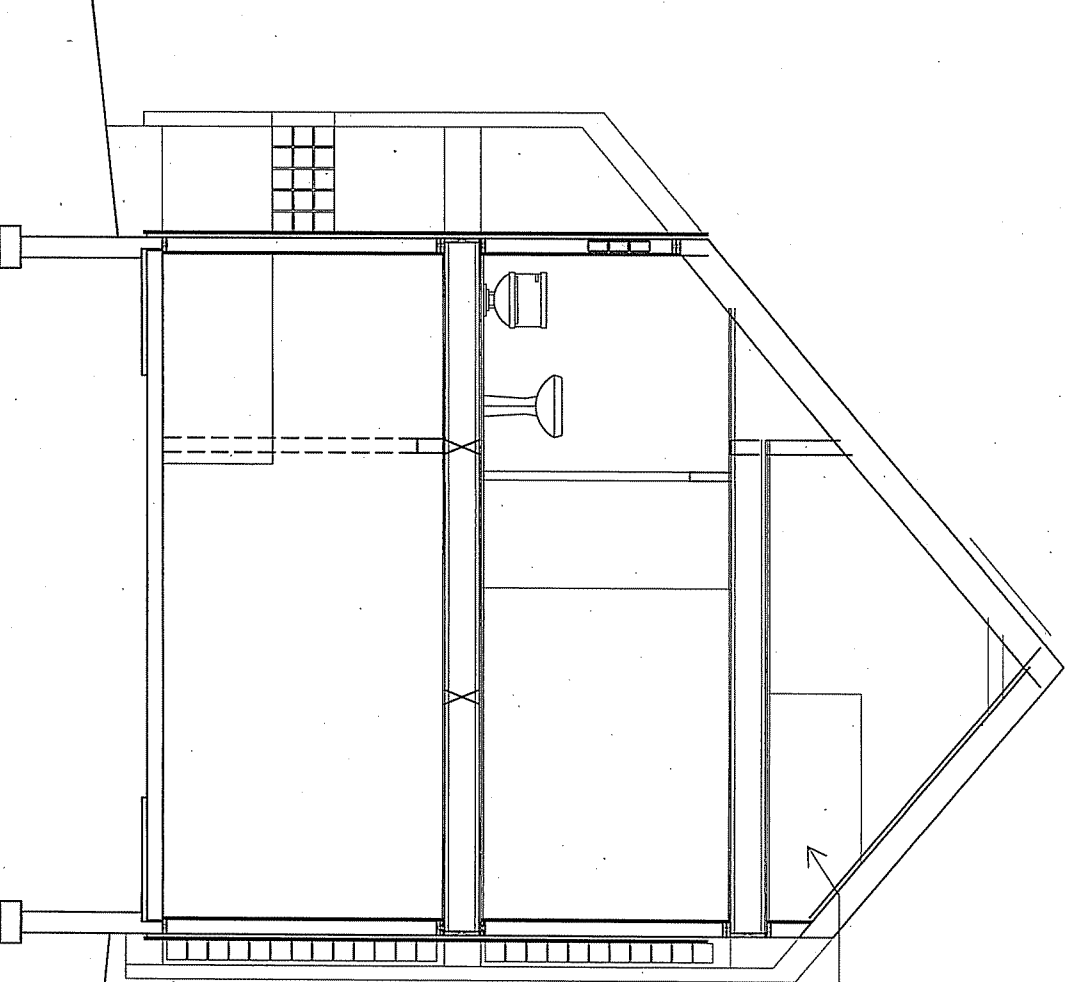
- ridge +28'
- Flue Pipe
- Standing Seam Metal Roofing
- 3rd flr +13'
- Insul. Window Unit Typical
- Painted Siding Typical
- 2nd flr +10'
- Painted Trim Typical
- 1st flr +0'

Peter R. Rort, AIA  
**Architect**

**Baxter Lauffer Residence**

5320 Lake Mendota Drive  
 Madison, WI 53705

Date: 8 January 2007



ridge +28'-9"

Flue Pipe

Standing Seam Metal Roofing

3rd flr +19'-4"

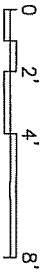
Insul. Window Unit Typical  
Painted Siding Typical

2nd flr +10'-2"

Painted Trim Typical

1st flr + 0'-0"

Site Section looking West



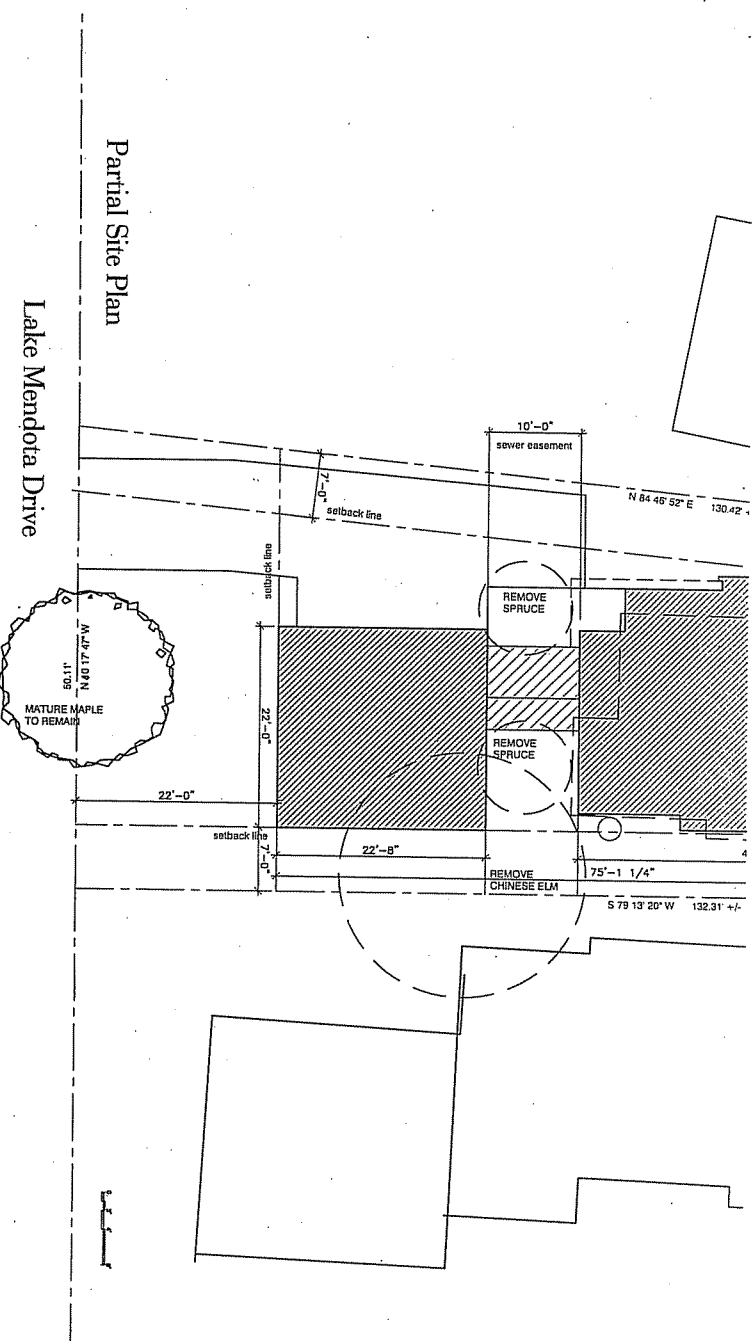
Peter R. Roth, AIA  
 Architect

Baxter Lauffer Residence

5320 Lake Mendota Drive  
 Madison, WI 53705

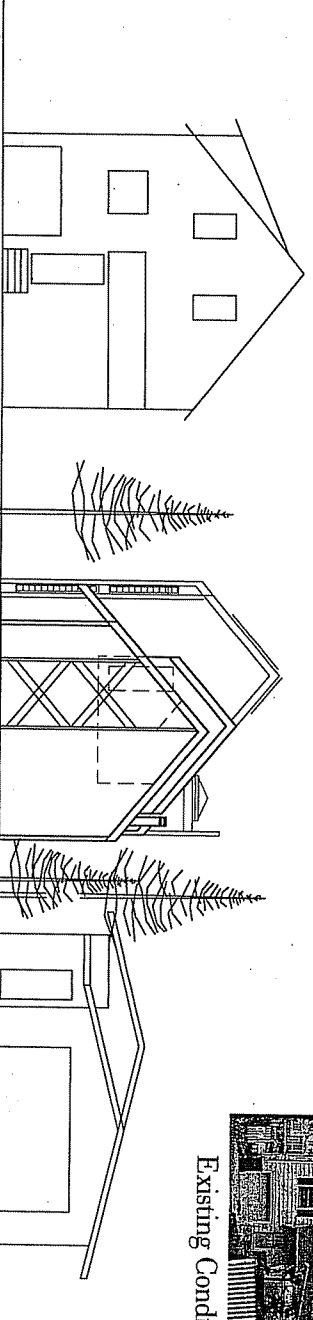
Date: 8 January 2007





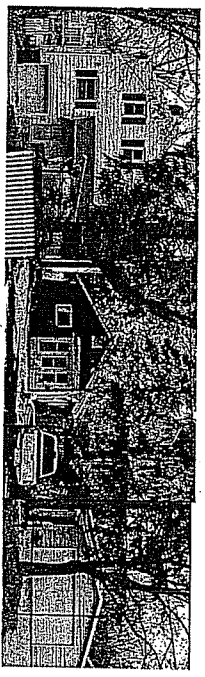
Partial Site Plan

Lake Mendota Drive



Elevation at Lake Mendota Drive

Existing Conditions



Peter R. Rott, AIA  
Architect

Baxter Lauffer Residence

5320 Lake Mendota Drive  
Madison, WI 53705

Date: 8 January 2007