



Location
5404 Lake Mendota Drive

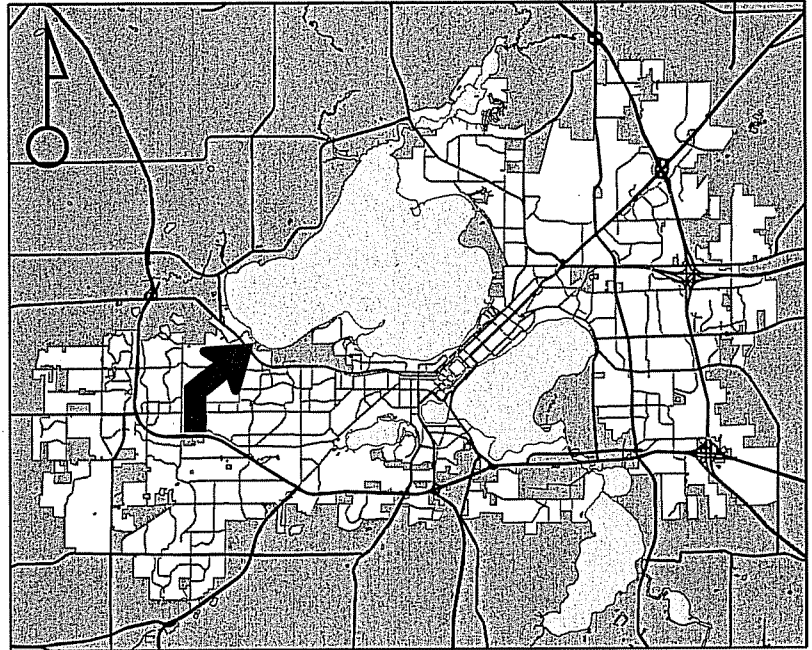
Project Name
Sheriff/Morgan Home

Applicant
David Sheriff and Mary Morgan/
Justin Temple-Temple Builders

Existing Use
Single-family residence

Proposed Use
Demolish single-family residence and
construct new single-family residence
exceeding 10,000 square feet of floor
area on a lakefront lot

Public Hearing Date
Plan Commission
18 May 2015

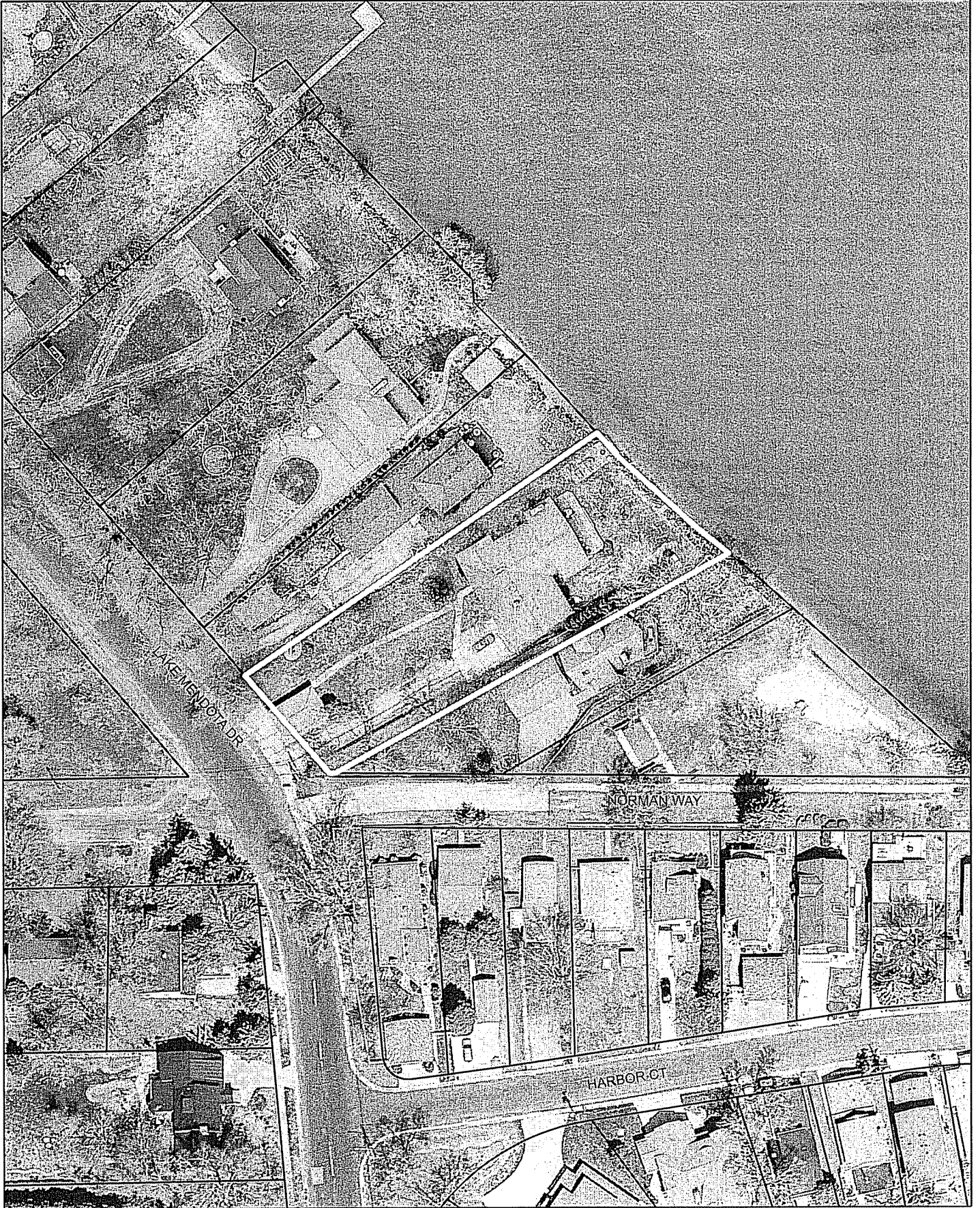


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 May 2015





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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 5404 Lake Mendota Drive, Madison, WI
Project Title (if any): Sheriff/Morgan Single Family Home

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: Justin Temple Company: Temple Builders, LLC
Street Address: 2501 W. Bellline Highway City/State: Madison, WI Zip: 53713
Telephone: (608) 729-3990 Fax: () Email: jtemple@templebuilds.com

Project Contact Person: Same as above Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____

Property Owner (if not applicant): David Sheriff and Mary Morgan
Street Address: 1213 High Point Road City/State: Middleton, WI Zip: 53562

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolish existing single family home and construct new single family home

Development Schedule: Commencement 4/20/2015 Completion 12/20/2015

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 Clean District 19 1/20/15, Spring Harbor Neighborhood Association 1/20/15

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

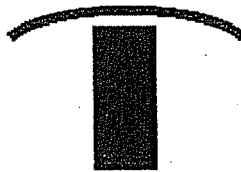
Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Date: 11/26/14 Zoning Staff: Pat Anderson Date: 11/26/14

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

Name of Applicant Justin Temple Relationship to Property: Builder/Designer

Authorizing Signature of Property Owner  Date 2/15/15



T E M P L E

TO: City Of Madison Planning Commission

DATE: Revised 5-13-15

RE: Letter Of Intent

PROJECT: David Sheriff and Mary Morgan
5404 Lake Mendota Drive
Madison, WI 53705

APPLICANT: Justin Temple
TEMPLE BUILDERS LLC
2501 W Beltline Hwy, Suite 113
Madison, WI 53713

TO WHOM IT MAY CONCERN:

Temple Builders LLC representing the property owners, David Sheriff and Mary Morgan, propose to raze the existing home and detached garage at 5404 Lake Mendota Drive, Madison, WI 53705. The homeowners want to construct a new single family residence per the enclosed blueprints. The existing structure does not provide the needed space for the owners and their six children. The home lacks the features and function that a new home will provide.

The existing home is a two bedroom ranch style. All interior walls and ceilings are covered with knotty vertical wood. The structure would require an extensive amount of work to bring it up to today's standards and lacks the ability to add on enough space for a family of eight people.

The total livable square footage of the home including garages is 9,900.. The home will be a slab on grade without a basement. There will be solar panels mounted on the flat roof and underground storage tanks to collect roof water, which will be utilized for the lawn irrigation system. The storage tanks will drastically reduce the amount of ground water entering the lake.

A tremendous amount of time has been spent making this one of the most energy efficient homes in the area. This home will feature a solar panel system that will be mounted on the flat roofing system. We will be installing a well based geo-thermal system with approximately 6-8 wells. We will be installing a complete green roof on the home to help facilitate and capture rain water. The leftover rain water will be funneled to an underground storage tank which we will use for the irrigation system of the home.

TO: City Of Madison Planning Commission

DATE: Revised 5-13-15

RE: Letter Of Intent, page 2

The lot has an area is 21,944 square feet. There will be virtually no impervious surface on this lot once we are finished with construction and landscaping. We have modified the driveway to be pervious pavers in lieu of concrete. We will also have a engineered rain garden installed in the front yard of the home to help collect storm water. The area that is 35 feet from the high water mark will remain as is other than just some surface clean up.


We have met with the Spring Harbor Neighborhood Association on two occasions. After the first meeting and collecting comments from the neighborhood, we went back to the drawing board and made numerous changes to the design, which are

1. Reduced the overall square footage of the livable area by just over 20%
2. Reduced the overall height of the building by approximately 3 feet.
3. Changed our 3 car attached garage to a 2 car detached garage.
4. Removed the finish square footage over the once attached 3 car garage to help reduce the 2 story height from the street side

We then met again with the SHNA to present our changes and collect feedback. Since then we have added pervious pavers to our driveway as it was requested at the meeting to help storm water.

We plan to start construction as soon as the project has the required approvals from the City of Madison. The lot has an approximate value of \$600,000 and the cost of construction is not known yet but will probably be approximately \$1.5 million.

Thank you for your consideration,

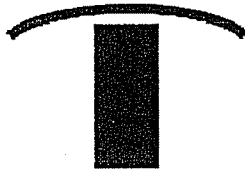


Justin Temple

President, Temple Builders LLC

JT: rf

Enclosures



T E M P L E

TO: City Of Madison Planning Commission

DATE: 5-13-15

RE: Supplemental material

PROJECT: David Sheriff and Mary Morgan
5404 Lake Mendota Drive
Madison, WI 53705

APPLICANT: Justin Temple
TEMPLE BUILDERS LLC
2501 W Beltline Hwy, Suite 113
Madison, WI 53713

TO WHOM IT MAY CONCERN:

Attached are some pictures for reference for our presentation on Monday May 18th.

Pictures detail:

- A. Shows the current view from the street on the right side of the house. One concern that has been brought up is our new home will block the view from the street. As you can see by the photo, there is currently no view from the street.
- B. Shows the current view from the street on the left side of the house. One concern that has been brought up is our new home will block the view from the street. As you can see by the photo, there is currently a very obstructed view to the lake.
- C. Shows the height of the neighbor to the right of the subject property. The approximate height of the house is 24'. The home we are trying to obtain approval for is 26.5 feet tall
- D. Shows the height of the neighbor to the left of the subject property. The approximate height of the house is 25'. The home we are trying to obtain approval for is 26.5 feet tall
- E. Photo shows a recently built home. This shows that different style homes have been approved in the neighborhood.
- F. Recently completed large scale new home on Lake Mendota Drive
- G. Photo shows a home on the lake in the Spring Harbor Neighborhood. This home is much more modern than the home we are proposing, but it has been approved and built in the neighborhood.
- H. Picture shows a newer very wide home on the lake in Spring Harbor

- I. Picture shows a newer very long home that is on the lake on Spring Court. This home is two storys tall, from front to back, very similar to what we have proposed.

I ask that you take a look at these as many of these pictures show that a precedent has been set in the Spring Harbor neighborhood to allow for wide, tall and long properties on the lake.

Thank you in advance for your time on Monday night,

A handwritten signature in black ink, appearing to read "Justin Temple", with a long horizontal line extending to the right.

Justin Temple
President
Temple Builders LLC

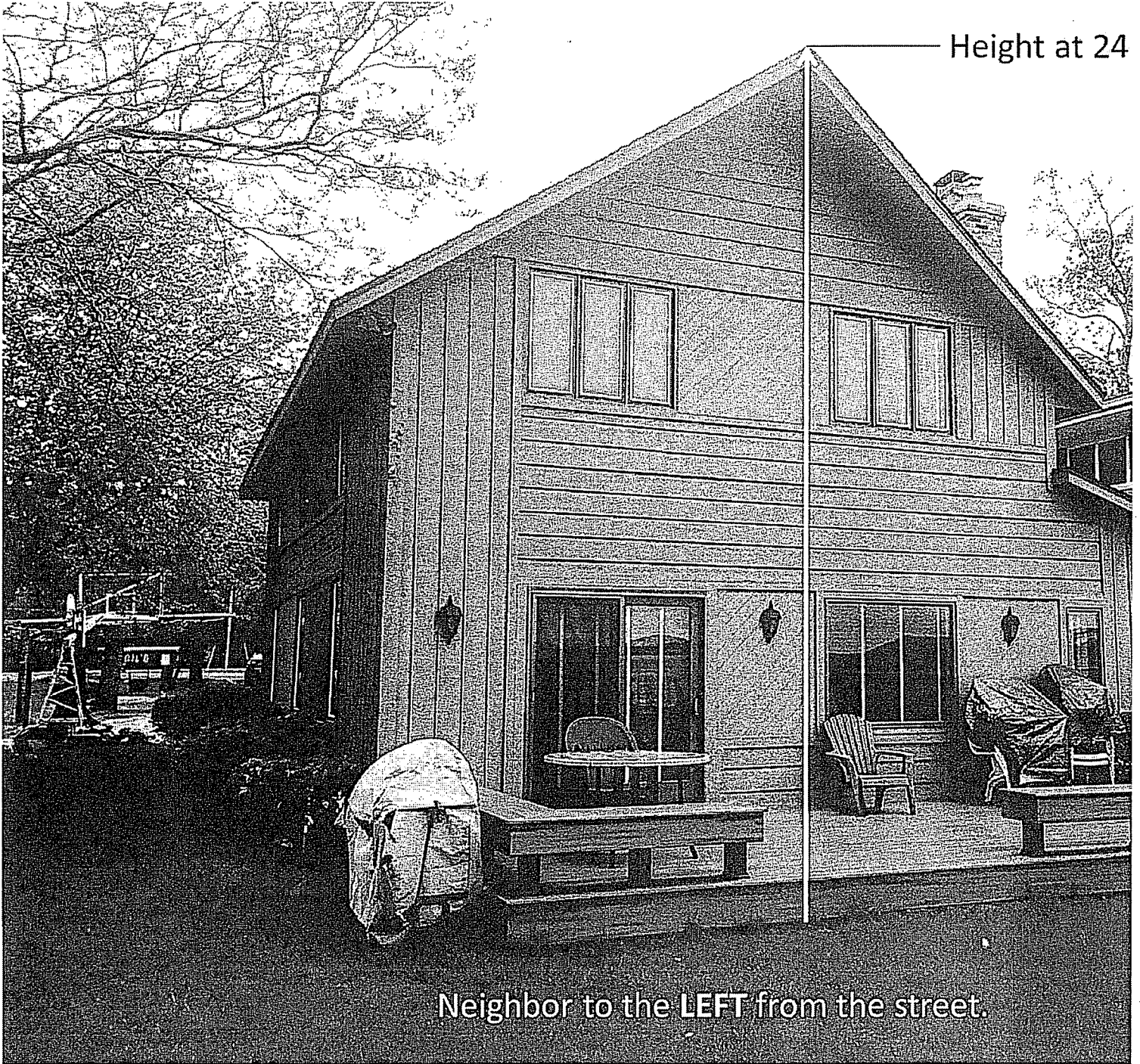




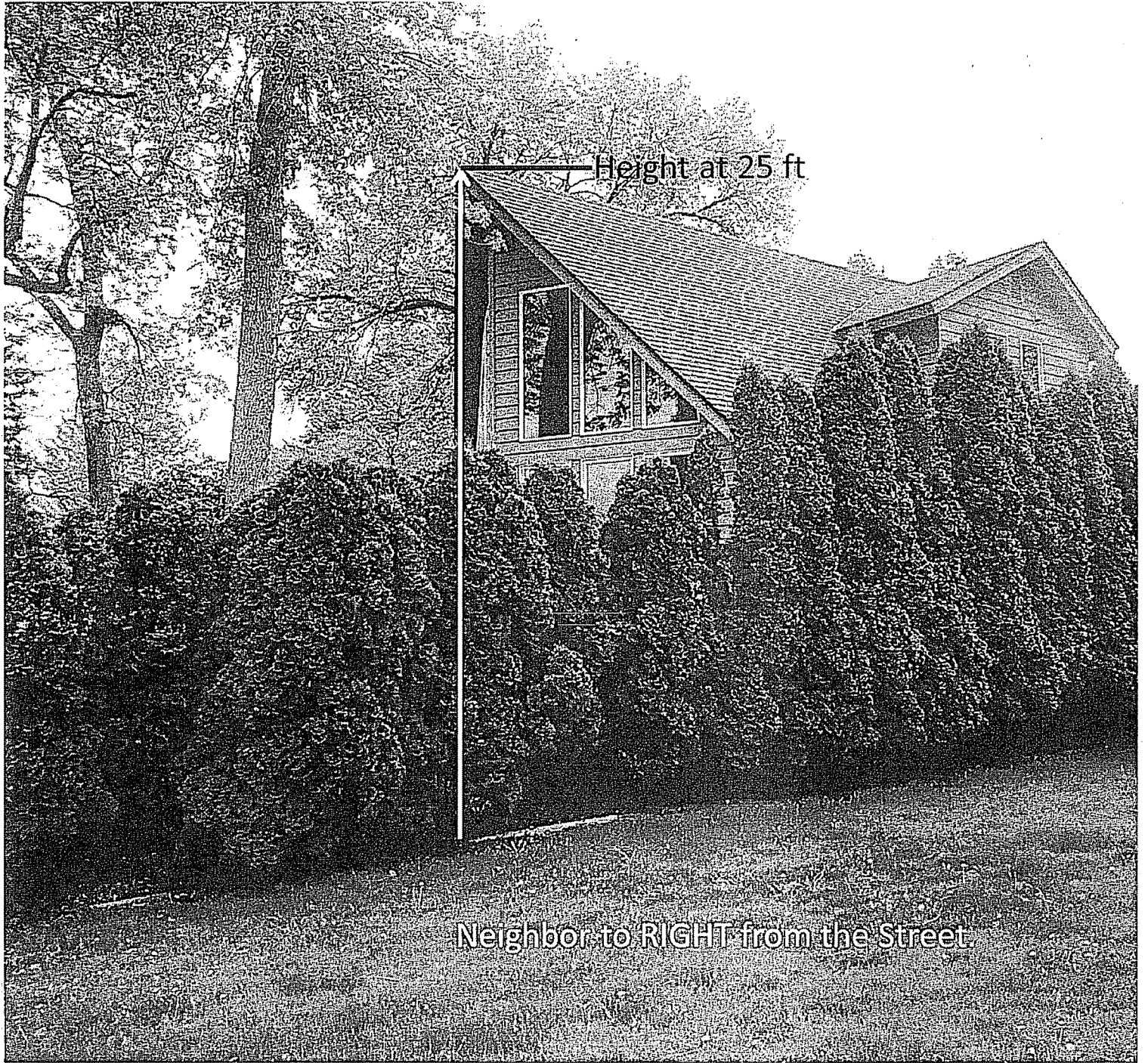
5404 Lake Mendota Dr

Current view on
LEFT side

Height at 24



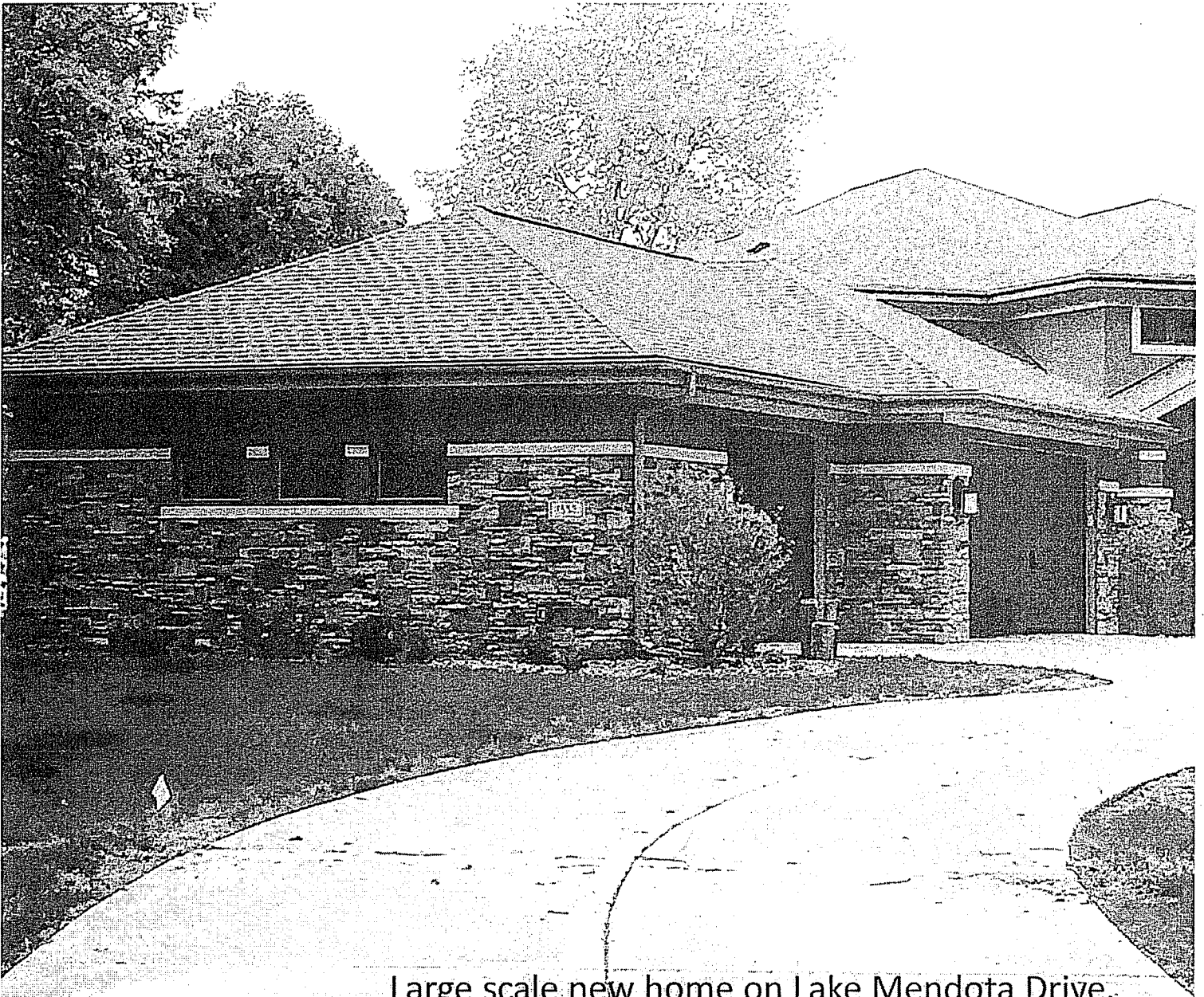
Neighbor to the LEFT from the street.



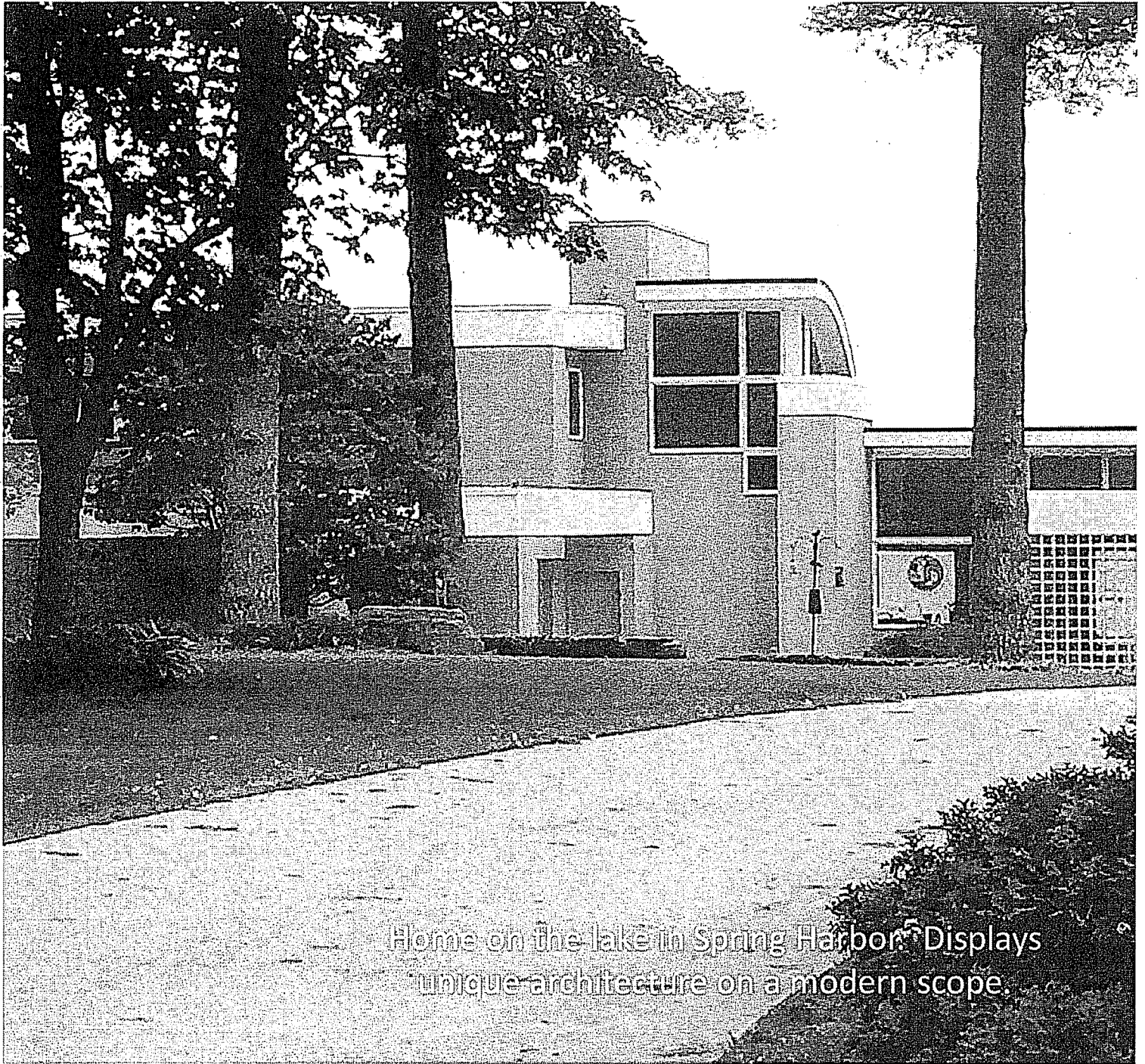
Neighbor to RIGHT from the Street



Newer home on Lake Mendota Drive displays approval of unique architecture



Large scale new home on Lake Mendota Drive.



Home on the lake in Spring Harbor Displays
unique architecture on a modern scope.



Shows wide house on Lake Mendota.



Long house plan on Spring Court on Lake Mendota.

LEGAL DESCRIPTION AS FURNISHED

Parcel A:
Part of Lot 8, Block 7, Mendota Beach Subdivision, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the southwest corner of said Lot 8; thence northerly along the westerly line of said Lot 8 22 feet; thence easterly to a point on Lake Mendota 33 feet northerly of the southeast corner thereof; thence southerly 33 feet to the said southeast corner; thence westerly 295 feet to the point of beginning.

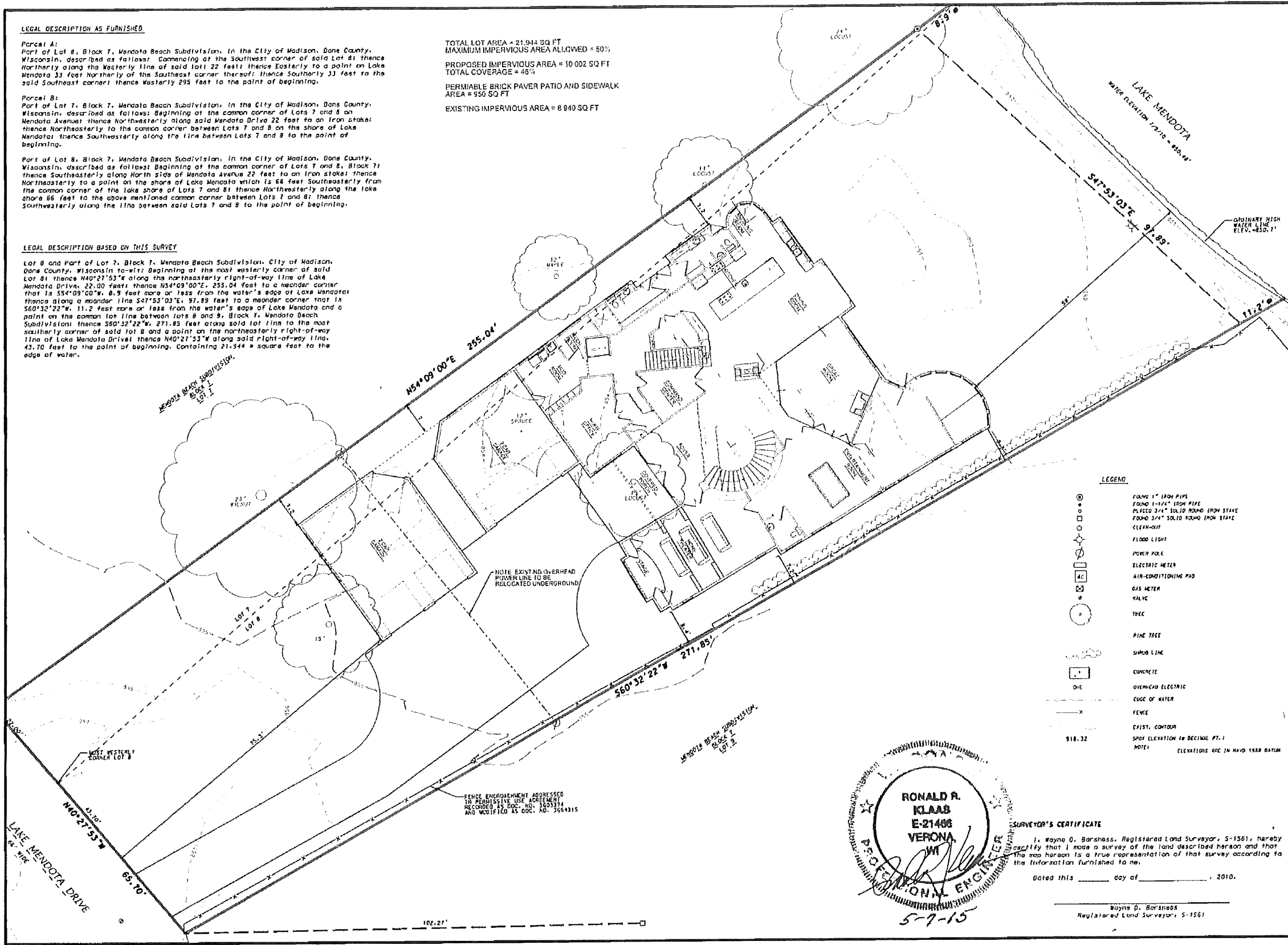
Parcel B:
Part of Lot 7, Block 7, Mendota Beach Subdivision, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the common corner of Lots 7 and 8 on Mendota Avenue; thence northeasterly along said Mendota Drive 22 feet to an iron stake; thence northeasterly to the common corner between Lots 7 and 8 on the shore of Lake Mendota; thence southeasterly along the line between Lots 7 and 8 to the point of beginning.

Part of Lot 8, Block 7, Mendota Beach Subdivision, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the common corner of Lots 7 and 8, Block 7; thence southeasterly along North side of Mendota Avenue 22 feet to an iron stake; thence northeasterly to a point on the shore of Lake Mendota which is 66 feet southeasterly from the common corner of the lake shore of Lots 7 and 8; thence northeasterly along the lake shore 66 feet to the above mentioned common corner between Lots 7 and 8; thence southeasterly along the line between said Lots 7 and 8 to the point of beginning.

LEGAL DESCRIPTION BASED ON THIS SURVEY

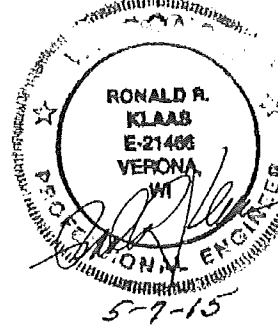
Lot 8 and Part of Lot 7, Block 7, Mendota Beach Subdivision, City of Madison, Dane County, Wisconsin to-wit: Beginning at the most westerly corner of said Lot 8; thence N40°27'53"W along the northeasterly right-of-way line of Lake Mendota Drive, 22.50 feet; thence N54°09'00"E, 255.04 feet to a meander corner that is 554°09'00"W, 8.9 feet more or less from the water's edge of Lake Mendota; thence along a meander line S47°53'03"E, 97.89 feet to a meander corner that is S60°32'22"W, 11.2 feet more or less from the water's edge of Lake Mendota and a point on the common lot line between Lots 7 and 8, Block 7, Mendota Beach Subdivision; thence S50°32'22"W, 271.85 feet along said lot line to the most southerly corner of said Lot 8 and a point on the northeasterly right-of-way line of Lake Mendota Drive; thence N40°27'53"W along said right-of-way line, 43.70 feet to the point of beginning. Containing 21,944 square feet to the edge of water.

TOTAL LOT AREA = 21,944 SQ FT
MAXIMUM IMPERVIOUS AREA ALLOWED = 50%
PROPOSED IMPERVIOUS AREA = 10,002 SQ FT
TOTAL COVERAGE = 46%
PERMIABLE BRICK PAVER PATIO AND SIDEWALK AREA = 950 SQ FT
EXISTING IMPERVIOUS AREA = 6,940 SQ FT



LEGEND

- FOUND 1" IRON PIPE
- FOUND 1-1/4" IRON PIPE
- PLACED 3/4" SOLID ROUND IRON STAKE
- FOUND 3/4" SOLID ROUND IRON STAKE
- CLEAN-OUT
- FLOOD LIGHT
- POWER POLE
- ELECTRIC METER
- AIR-CONDITIONING PAD
- GAS METER
- VALVE
- TRUCK
- PINE TREE
- SHRUB LINE
- CONCRETE
- OIL
- OVERHEAD ELECTRIC
- EDGE OF WATER
- FENCE
- EXIST. CONTOUR
- SPOT ELEVATION (in DECIMAL FT.)
- NOTE: ELEVATIONS ARE IN NAVD 1988 DATUM



SURVEYOR'S CERTIFICATE
I, Wayne O. Baranoss, Registered Land Surveyor, S-1561, hereby certify that I made a survey of the land described herein and that the map hereon is a true representation of that survey according to the information furnished to me.
Dated this _____ day of _____, 2010.

Wayne O. Baranoss
Registered Land Surveyor, S-1561

PONDRIED KOTHE AND ASSOCIATES, INC.
7530 Wisconsin Ave., Madison, WI 53719
Phone: 608.833.7500 • Fax: 608.833.1099
YOUR MUTUAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN
5404 LAKE MENDOTA DRIVE
LOT 8 AND PART OF LOT 7, BLOCK 7, MENDOTA BEACH SUBDIVISION
CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE
NORTHWESTERLY LINE OF
THIS PARCEL PER
PLACED IRON STAKE SURVEY
NO. 1481 DATED 12/16/74
BEARING N54°09'00"E

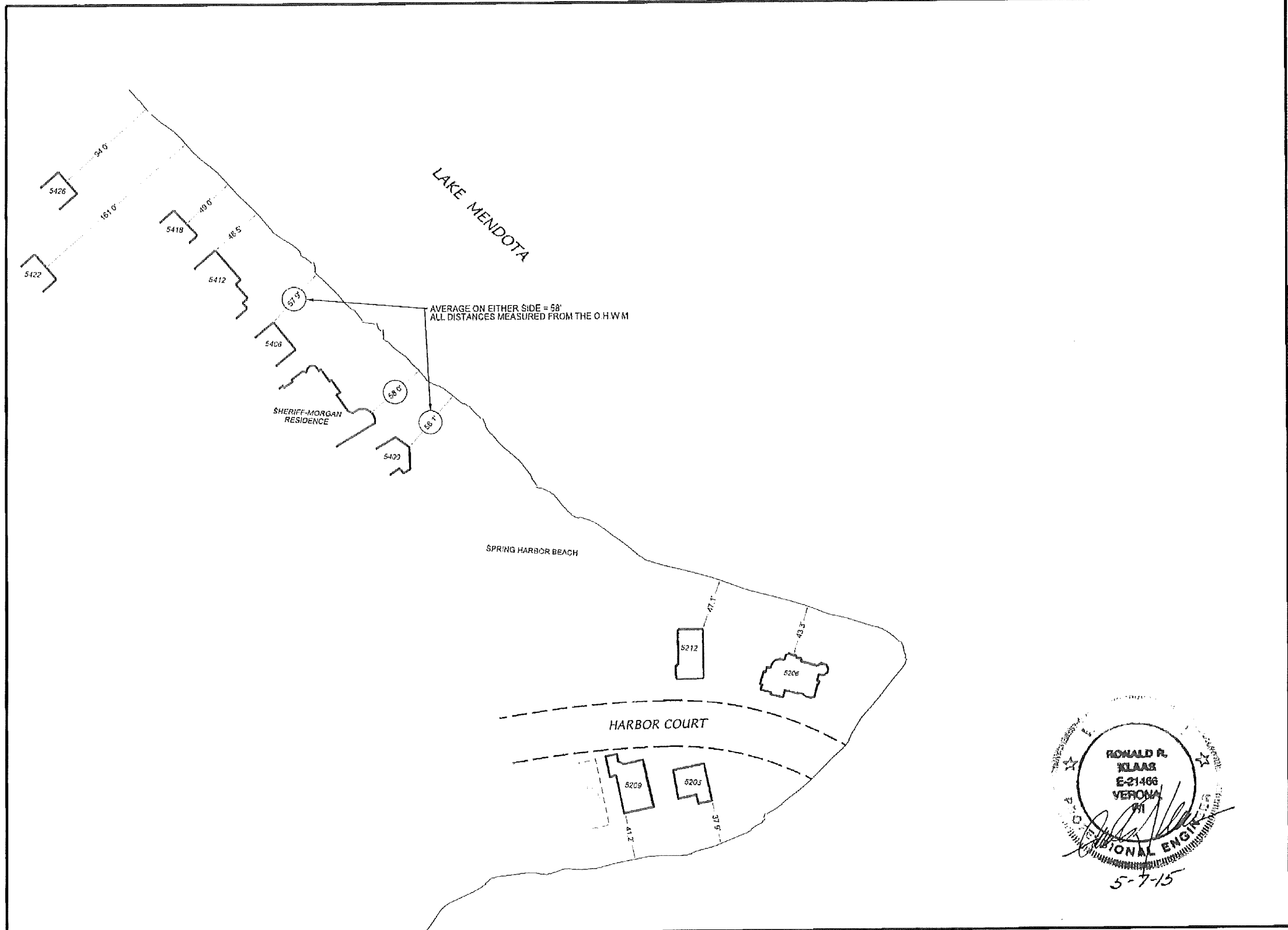
SCALE: 1" = 20'

DATE: 02-18-13
KEYSET:

EXAMINER'S

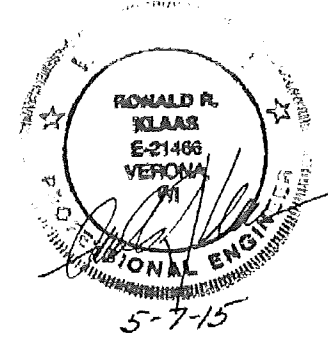
FN: 15 02 106

Sheet Number
1 of 1



D'AMORIS NOTTIE AND ASSOCIATES, INC.
 7510 Wisconsin Ave., Madison, WI 53717
 Phone: (608) 261-7300 • Fax: (608) 261-1680
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SETBACK PLAN
MORGAN RESIDENCE
 5404 LAKE MENDOTA DRIVE
 CITY OF MADISON, DANE COUNTY, WISCONSIN



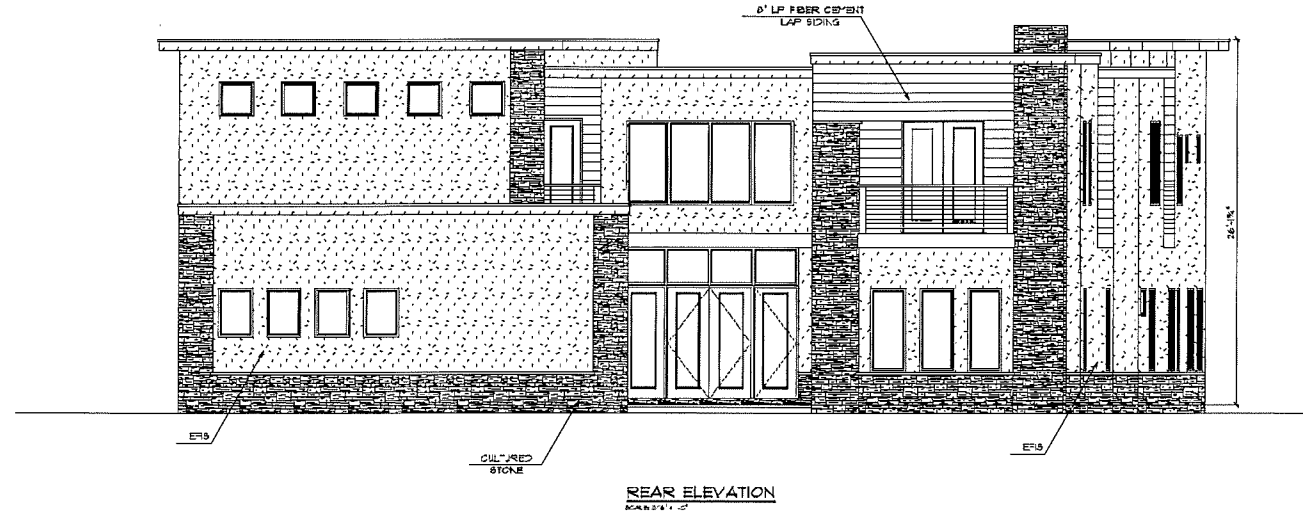
SCALE: 1" = 80'

DATE: 02-18-15
 REVISION:
 03-07-15

OWNER: CTT

FN: 15-02-106

Sheet Number
 1 of 1



REAR ELEVATION
SCALE: 3/16" = 1'



LAKE ELEVATION
SCALE: 3/16" = 1'

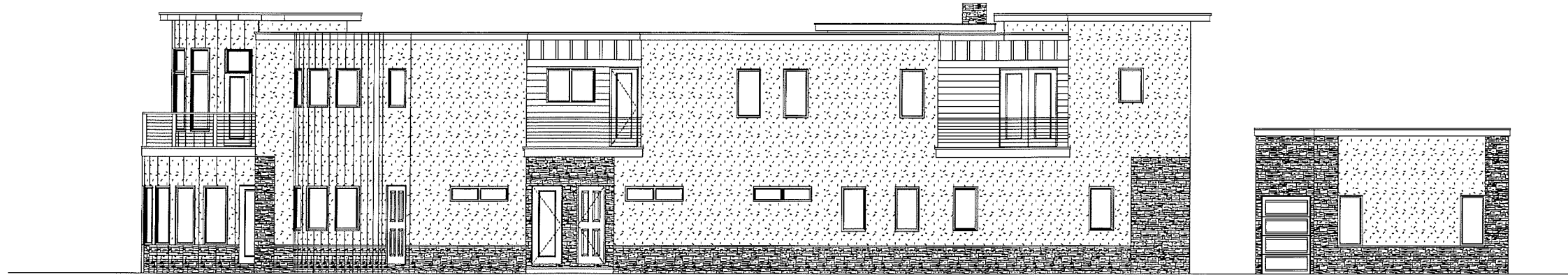
THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.
ALL WALL THICKNESSES GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

ELEVATIONS
SCALE: 3/16" = 1'

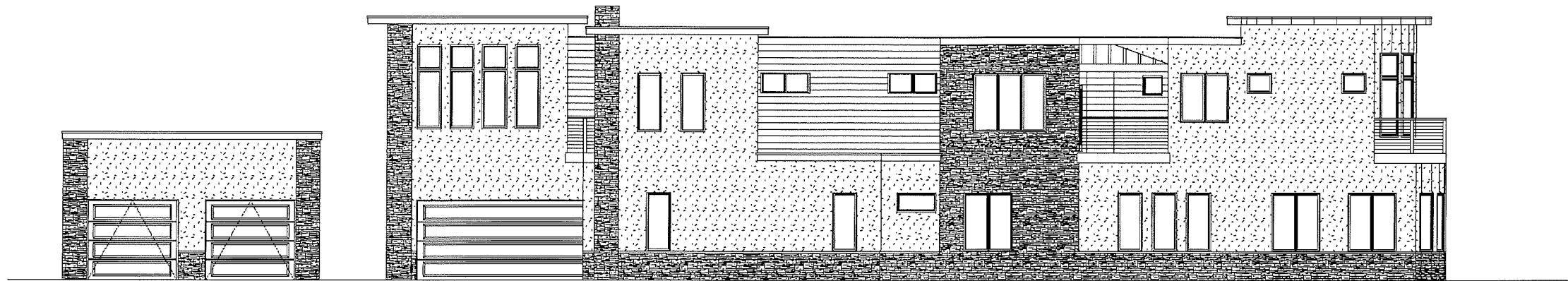
PLAN START DATE 1/22/14	REVISED 02/11/14	REVISED 04/03/14
REVISED 02/11/14	REVISED 02/25/14	REVISED 01/02/15

AMERICAN DESIGN CONCEPTS
TEMPLE CONSTRUCTION
SHERIFF / MORGAN RESIDENCE

AMERICAN DESIGN CONCEPTS
1334 APPLEGATE
MADISON
DESIGNED BY (608) 278-0110
ALL RIGHTS RESERVED
© AMERICAN DESIGN CONCEPTS



LEFT ELEVATION
SCALE: 3/16" = 1'



RIGHT ELEVATION
SCALE: 3/16" = 1'

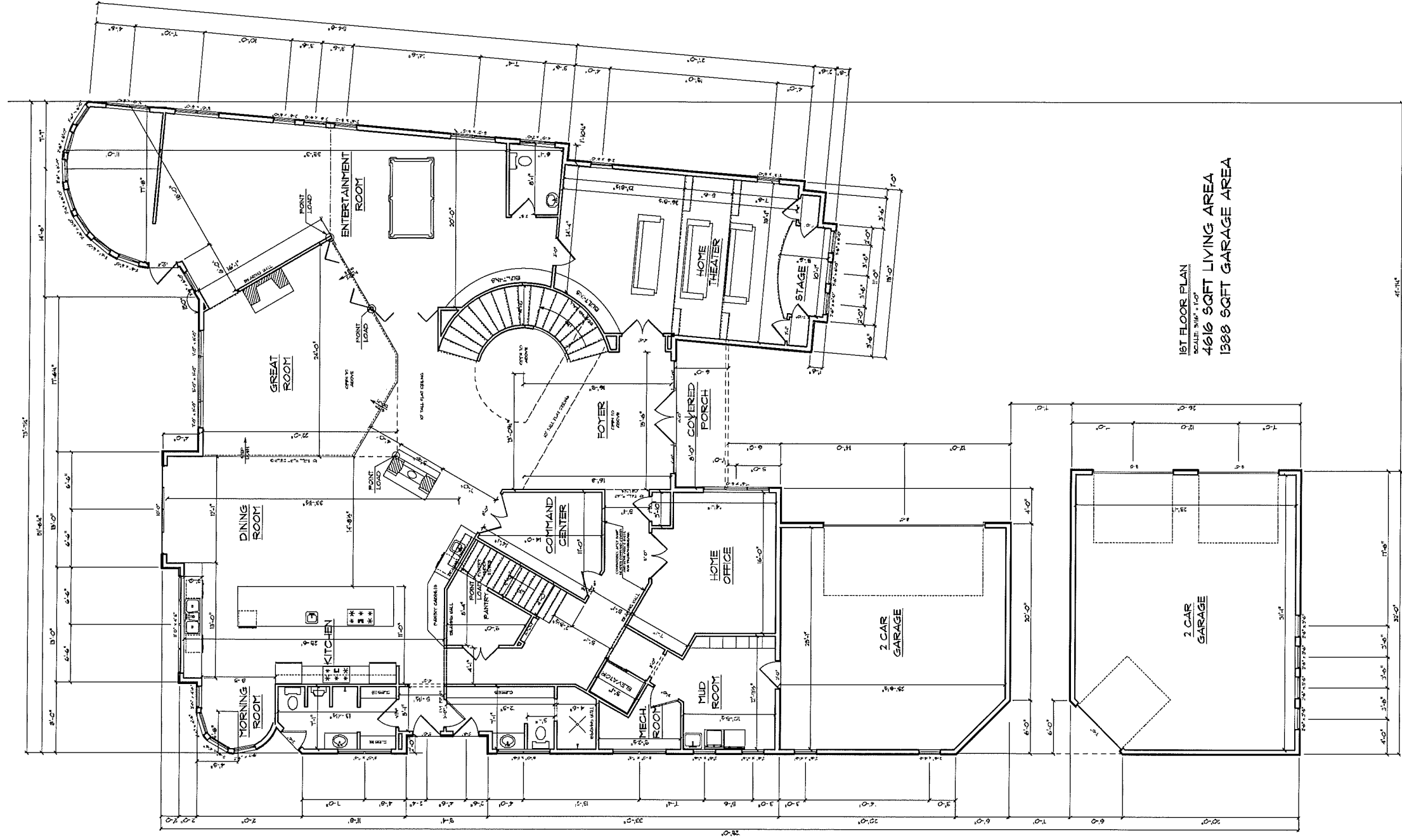
THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.
ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER

ELEVATIONS
SCALE: 3/16" = 1'

PLAN START DATE 11.20.14	REVISED 05/17/15
REVISED 01/05/14	REVISED 04/09/15
REVISED 10/21/14	
REVISED 01/02/15	

AMERICAN DESIGN CONCEPTS
TEMPLE CONSTRUCTION
SHERIFF / MORGAN RESIDENCE

AMERICAN DESIGN CONCEPTS
1934 APPLEGATE
MADISON
DESIGNED BY (608) 713-0110
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1ST FLOOR PLAN
 SCALE: 3/16" = 1'
 4616 SQFT LIVING AREA
 1388 SQFT GARAGE AREA

THIS PLAN WAS CREATED AS A DRAFTING SERVICE AND DOES NOT CONSTITUTE A CONTRACT OR ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS. ALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

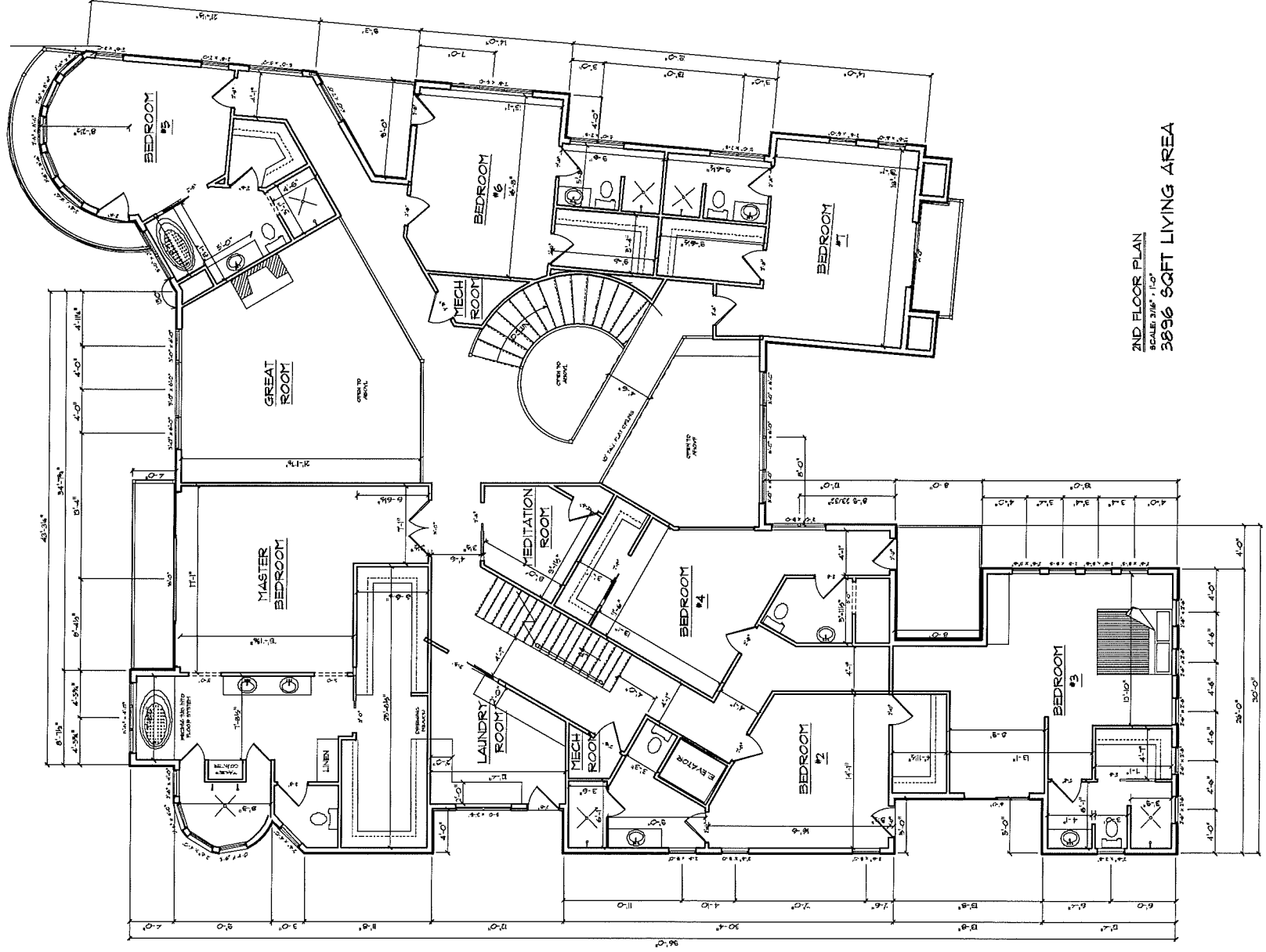
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FIRST FLOOR, FLOOR PLAN
 4998 SQFT LIVING AREA
 SCALE: 3/16" = 1'

PLAN START DATE 10/20/14	REVISED 02/11/15
REVISED 02/14/14	REVISED 02/27/15
REVISED 11/27/14	REVISED 04/02/15
REVISED 01/02/15	



2ND FLOOR PLAN
SCALE 3/16" = 1'-0"
3896 SQFT LIVING AREA

THIS PLAN WAS CREATED AS A DRAFTING
SERVICE AND DOES NOT REPRESENT A
DESIGN OR ASSUME ANY RESPONSIBILITY FOR THE
ACCURACY OR COMPLIANCE OF THESE PLANS.
ALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER.

A4

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TEMPLE CONSTRUCTION
SHERIFF / MORGAN RESIDENCE

SECOND FLOOR, FLOOR PLAN
5123 SQFT LIVING AREA
SCALE: 3/16" = 1'

PLAN START DATE 11/28/14	REVISED 04/15/16
REVISED 2/18/14	REVISED 05/26/16
REVISED 1/22/14	REVISED 04/02/15
REVISED 01/02/15	