



Location
5324 Lake Mendota Drive

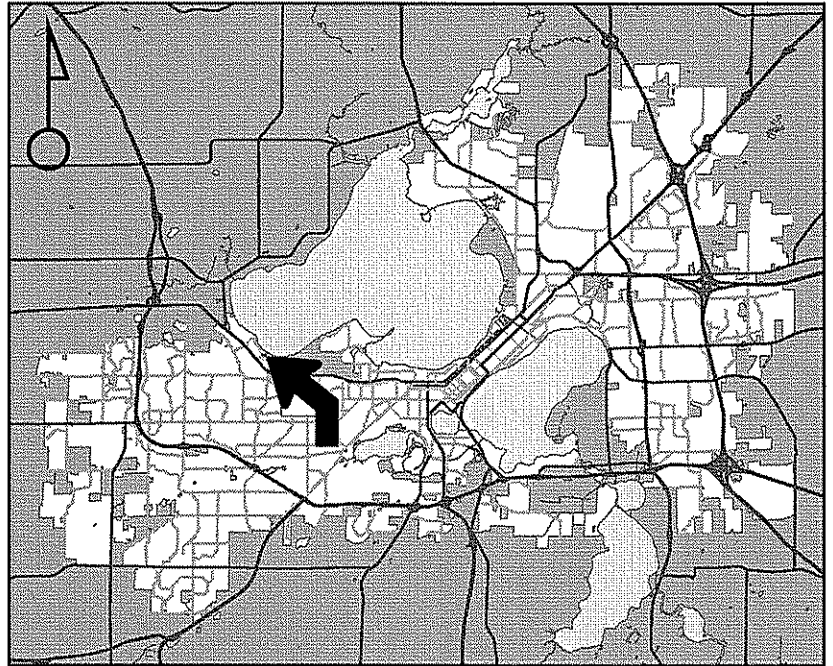
Project Name
Laufer Residence

Applicant
Don and Susan Laufer/Randy
Bruce - Knothe & Bruce Architects

Existing Use
Single-Family Residence

Proposed Use
Addition & Renovation of Existing Single-
Family Residence on Lake Front Lot

Public Hearing Date
Plan Commission
04 May 2009



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 : 20 April 2009



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
- 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 <u>\$550</u>	Receipt No. <u>98761</u>
Date Received <u>3/18/09</u>	
Received By <u>APF</u>	
Parcel No. <u>070918403117</u>	
Aldermanic District <u>19 - Clear</u>	
GQ <u>Waterfront</u>	
Zoning District <u>R2</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 type="checkbox"/>	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

1. Project Address: 5324 Lake Mendota Drive **Project Area in Acres:** .13
Project Title (if any): N/A

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 checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Don & Susan Lauffer Company: N/A
 Street Address: 1806 Moonlight Dr. City/State: Bartlesville, OK Zip: 74006
 Telephone: (918) 335-1887 Fax: () Email: dlauffer@cablone.net

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Avenue, Suite 201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

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: remodeling of single family home

Development Schedule: Commencement Spring 2009 Completion Summer/Fall 2009

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:** \$ 550.00 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* Spring Harbor Neighborhood *Plan, which recommends:*
 - R2 *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:*
 - Mark Clear- Alderperson-District #19/ Spring Harbor Neighborhood/ Feb. 17, 2009
 - 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* 2/20/09 | *Zoning Staff* Matt Tucker *Date* 2/20/09

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

Printed Name Randy Bruce Date 3-18-09

Signature _____ Relation to Property Owner Architect

Authorizing Signature of Property Owner Donald E. Janz Date 3/17/2009
Brian W. Lauken 3/17/09

March 18, 2009

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701

Re: Letter of Intent
Conditional Use
5324 Lake Mendota Drive

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff & Plan Commission consideration of approval.

Organizational structure:

Owner: Don & Susan Lauffer
1806 Moonlight Drive
Bartlesville, OK 74006
918-335-1887

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Calkins Engineering
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax
Contact: Dave Glusick

Project Description:

This conditional use application is made to allow for a modest addition to an existing 1942 1½ story cape cod home located at 5324 Lake Mendota Drive. The addition consists of an expansion of the existing second floor and the construction of a new garage. The room above the garage is built into the attic with sloping ceilings to keep the bulk of the addition to a minimum. The floor plan provides "offsets" in the length of the building so that the form of the building is well articulated from all sides.

Letter of Intent
Condition Use
5324 Lake Mendota Drive
March 18, 2009

Besides updating the home to current construction standards, the proposal solves a long standing storm water problem with the existing garage. As it currently exists, the garage is in the basement with the driveway sloping down into the garage which often floods.

The home with the new addition will be consistent in size and floor area ratio with other homes in the immediate neighborhood. When completed the home will have 2200 square feet of finished space, with 3 bedrooms and 2 ½ baths. The "cottage style" design fits well with the lakeside location.

This project was presented to the neighborhood association and alderperson and has been adjusted to address their comments regarding the roof height. The Zoning Board of Appeals will review the zoning variance and area exception requests at the public hearing on March 19, 2009.

Site Development Data:

Lot Area 5,951.09 S.F.
Proposed F.A.R. .37


	<u>Existing</u>	<u>Proposed</u>
Building Footprint Area	849 S.F.	1,547 S.F.
Floor Area	1,476 S.F.	2,202 S.F.
Stories	1.5	2
Garage Parking Stall	1	2
Bedrooms	2	3

Project Schedule:

It is anticipated that construction will start in the summer of 2009 and be completed by year end.

Thank you for your time in reviewing our proposal.

Sincerely,


J. Randy Bruce, AIA
Managing Member

Consultant:

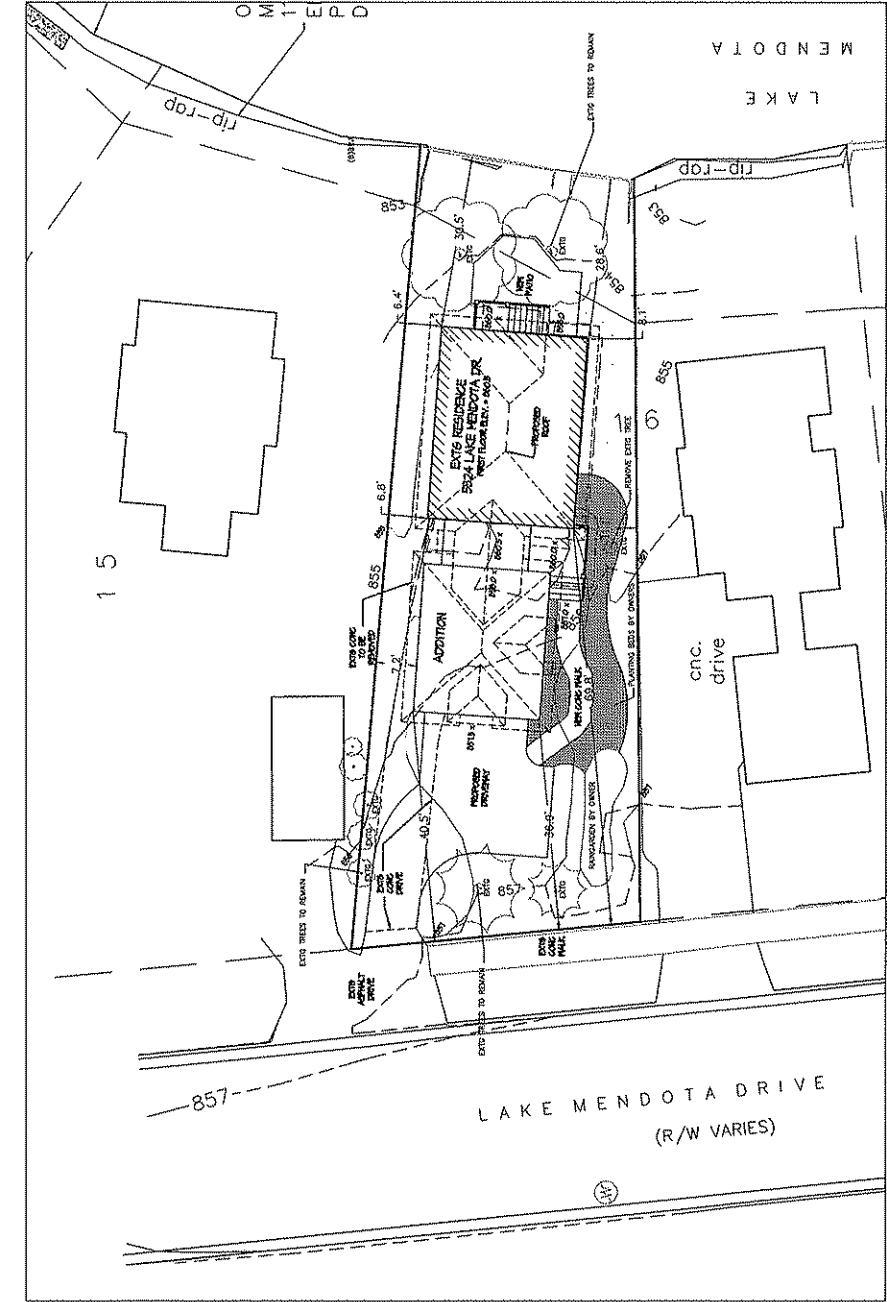
Name:
Date:

Revised:
Checked by: [signature] - Nov 18, 2004

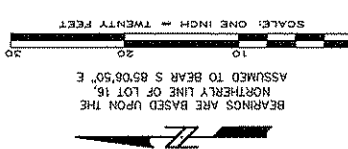
Project File:
The Lauffer Residence

3924 Lake Mendota Drive
Madison, WI
**Site, Grading
& Landscape Plan**

Project No.: 0001
Drawing No.: C-11



SITE, GRADING & LANDSCAPE PLAN
1-12

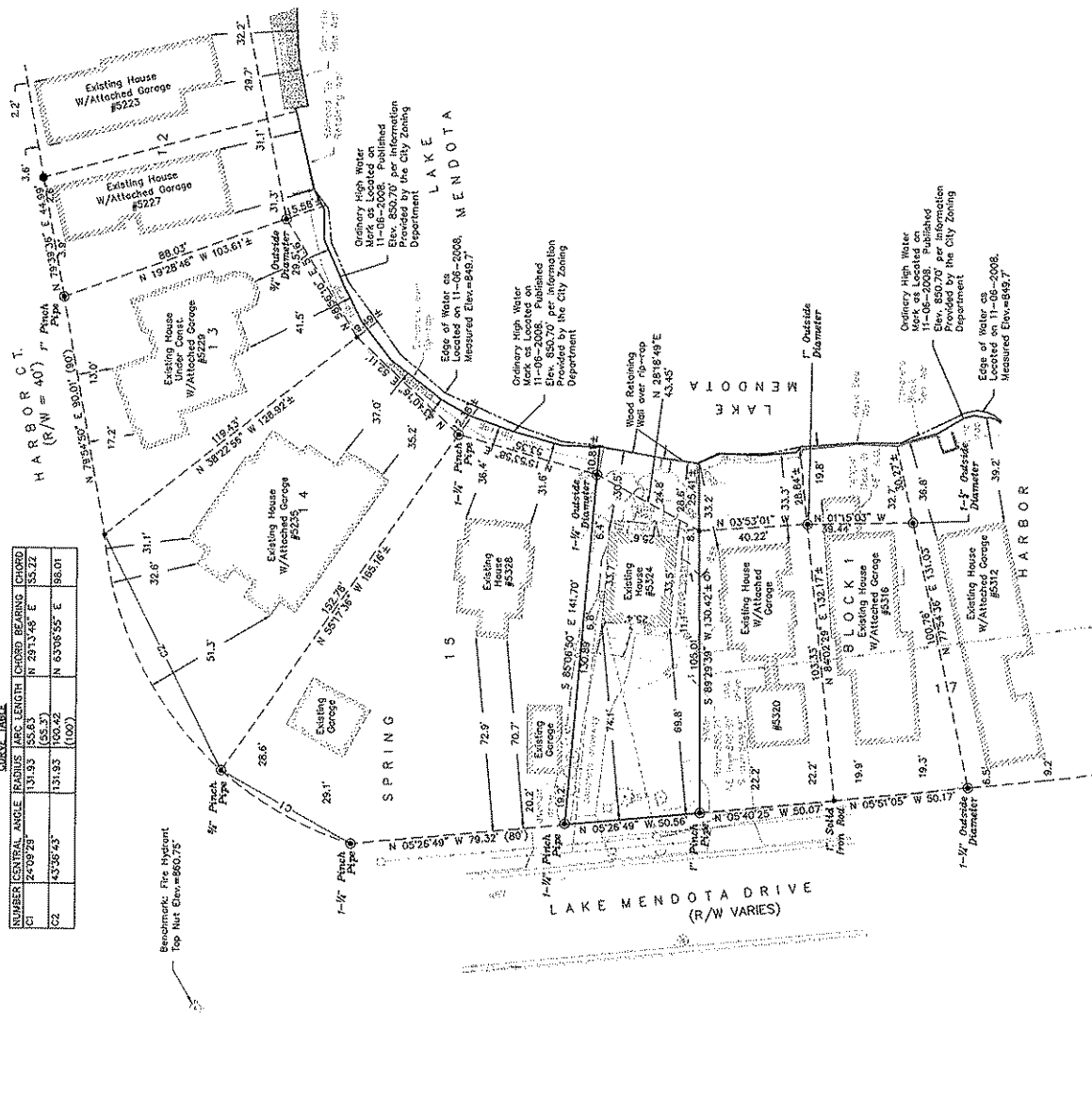


DATE: 11-12-2008
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
PROJECT NO.: [Number]
JOB NO.: [Number]
SHEET NO.: [Number]

- LEGEND**
- 3/4" SOLID IRON ROD FOUND
 - 1-1/4" SOLID IRON ROD FOUND
 - ⊙ IRON PIPE FOUND (TYPE & SIZE NOTED)
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
- OVERHEAD UTILITY LINE
 - BURIED GAS LINE
 - WATER MAIN
 - SANITARY SEWER
 - BURIED TELEPHONE LINE
 - WIRE FENCE
 - SANITARY MANHOLE
 - CISTERN MANHOLE
 - WATER VALVE
 - GAS VALVE
 - UTILITY POLE
 - GUY WIRE
 - SIGN
 - MAILBOX
 - ELECTRIC PEDESTAL
 - TV PEDESTAL
 - TELEPHONE PEDESTAL
 - HYDRANT

NOTES:

1. Description: Furnished The North 1/2 of Lot 16, Block 1, SPRING LANE, ON P. 51-51A, 51-51B, 51-51C, 51-51D, 51-51E, 51-51F, 51-51G, 51-51H, 51-51I, 51-51J, 51-51K, 51-51L, 51-51M, 51-51N, 51-51O, 51-51P, 51-51Q, 51-51R, 51-51S, 51-51T, 51-51U, 51-51V, 51-51W, 51-51X, 51-51Y, 51-51Z, 51-51AA, 51-51AB, 51-51AC, 51-51AD, 51-51AE, 51-51AF, 51-51AG, 51-51AH, 51-51AI, 51-51AJ, 51-51AK, 51-51AL, 51-51AM, 51-51AN, 51-51AO, 51-51AP, 51-51AQ, 51-51AR, 51-51AS, 51-51AT, 51-51AU, 51-51AV, 51-51AW, 51-51AX, 51-51AY, 51-51AZ, 51-51BA, 51-51BB, 51-51BC, 51-51BD, 51-51BE, 51-51BF, 51-51BG, 51-51BH, 51-51BI, 51-51BJ, 51-51BK, 51-51BL, 51-51BM, 51-51BN, 51-51BO, 51-51BP, 51-51BQ, 51-51BR, 51-51BS, 51-51BT, 51-51BU, 51-51BV, 51-51BW, 51-51BX, 51-51BY, 51-51BZ, 51-51CA, 51-51CB, 51-51CC, 51-51CD, 51-51CE, 51-51CF, 51-51CG, 51-51CH, 51-51CI, 51-51CJ, 51-51CK, 51-51CL, 51-51CM, 51-51CN, 51-51CO, 51-51CP, 51-51CQ, 51-51CR, 51-51CS, 51-51CT, 51-51CU, 51-51CV, 51-51CW, 51-51CX, 51-51CY, 51-51CZ, 51-51DA, 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CURVE TABLE

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
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C2	43°26'43"	131.93	100.42	N 63°08'55" E	98.01

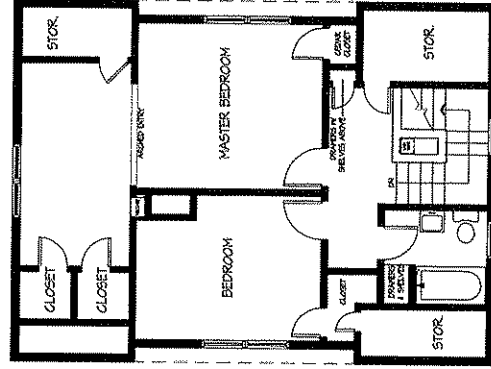
BEARINGS ARE BASED UPON THE NORTHERLY LINE OF LOT 16, ASSUMED TO BEAR S 85°06'50" E

SCALE: ONE INCH = FORTY FEET

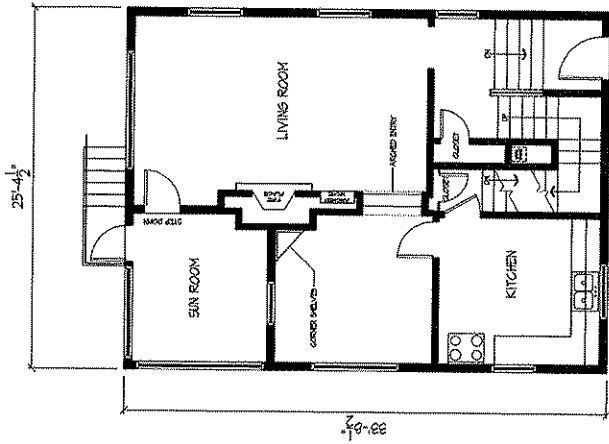
Dated this ____ day of _____, 200__.

Surveyed: _____

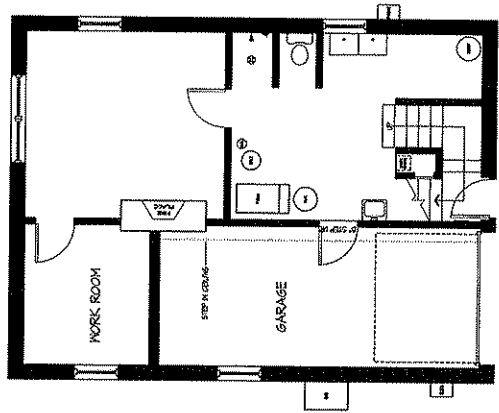
Richard S. Mervin, P.L.S. No. 2452



○ SECOND FLOOR PLAN
10/27/17



○ FIRST FLOOR PLAN
10/27/17



○ BASEMENT FLOOR PLAN
10/27/17

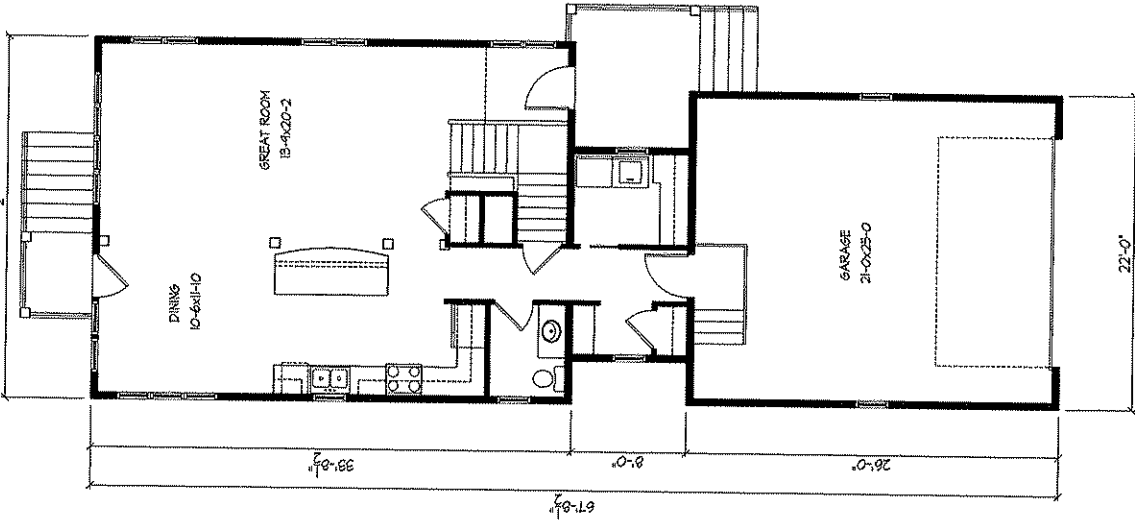
CONTACT

NO. _____

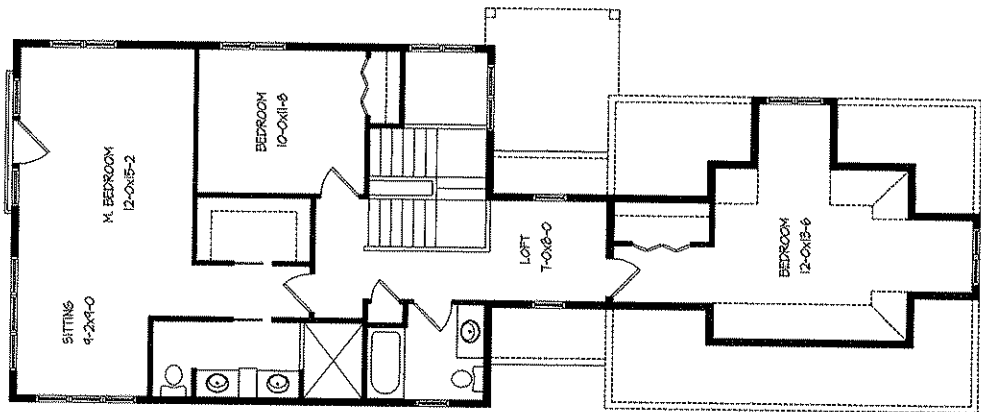
PROJECT NO. 0897
 DATE: FEB. 4, 2009
 DRAWN BY: J. BRUCE
 CHECKED BY: J. BRUCE
 PROJECT: LAUFFER RESIDENCE

PROJECT NO. 0897
 LAUFFER RESIDENCE

5224 Lake Mendota Drive
 Middleton, WI 53552
New Floor Plans
 Project No. 0897
 Drawing No. A-11

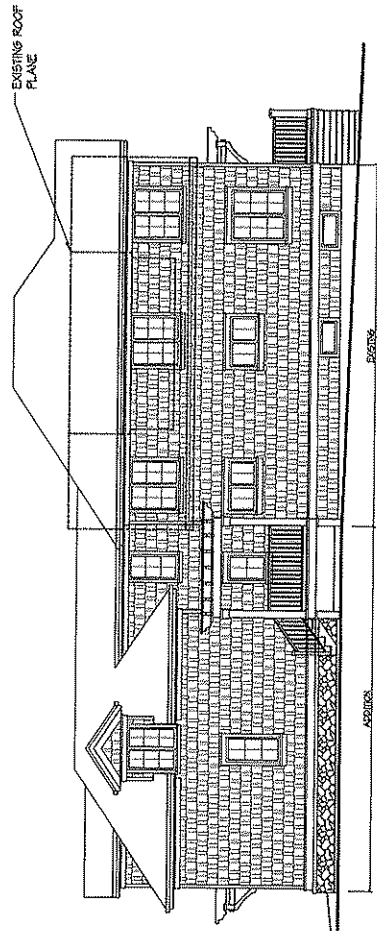


FIRST FLOOR PLAN
 1/8" = 1'-0"

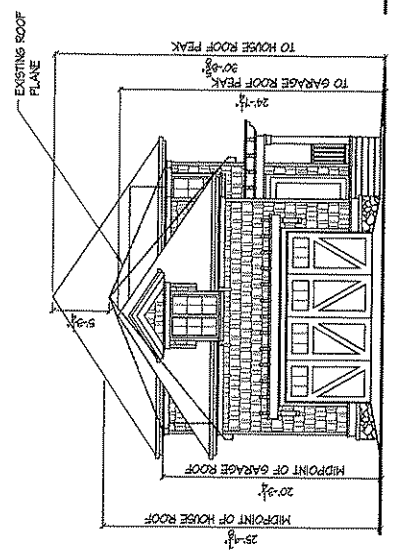


SECOND FLOOR PLAN
 1/8" = 1'-0"

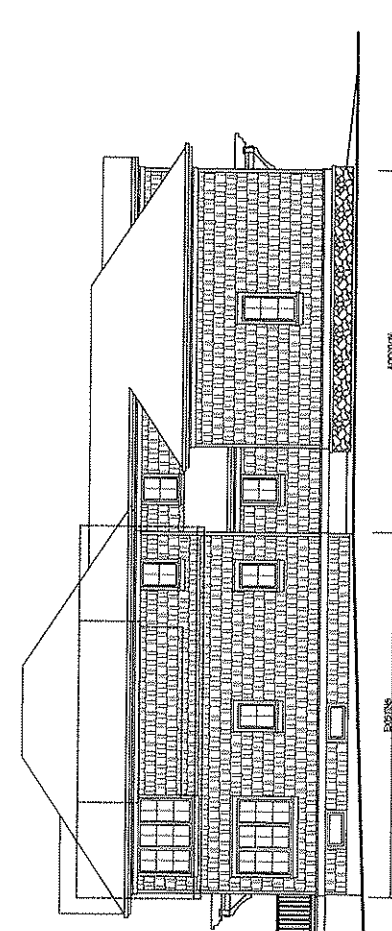
CONTRACT



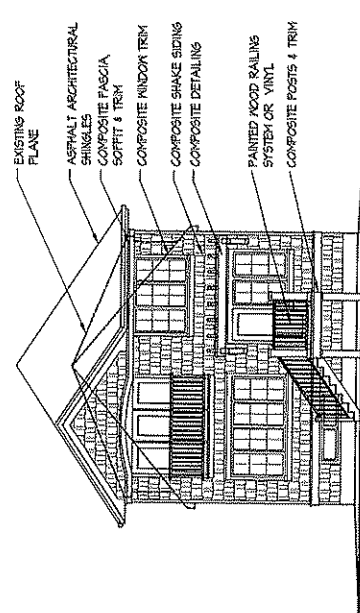
SOUTH ELEVATION
 SW-100



WEST ELEVATION
 SW-100



NORTH ELEVATION
 SW-100



EAST ELEVATION
 SW-100

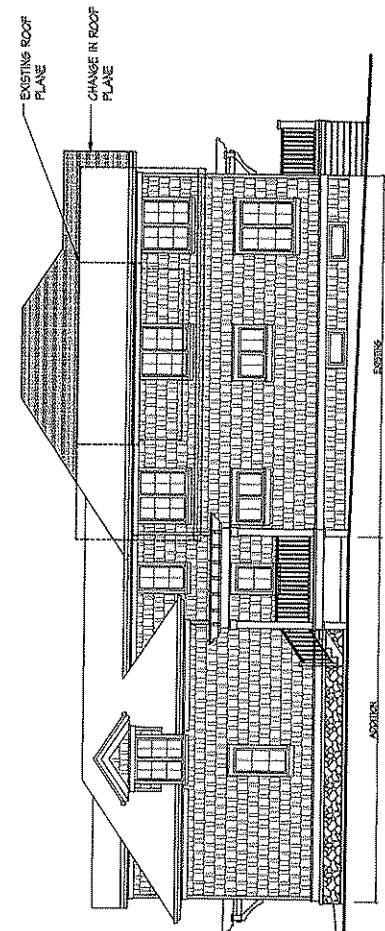
PROJECT NO. 0887
 DATE: FEB. 8, 2007
 DRAWN BY: J. BRUCE
 CHECKED BY: J. BRUCE
 APPROVED BY: J. BRUCE

PROJECT NAME
Lauffer Residence

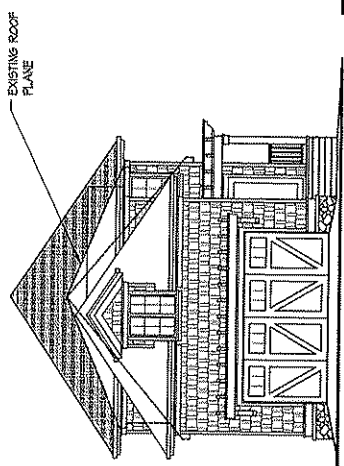
5824 Lake Mendota Drive
 Madison, WI
New Elevations

PROJECT NO. 0887
 DRAWING NO. A-2.1

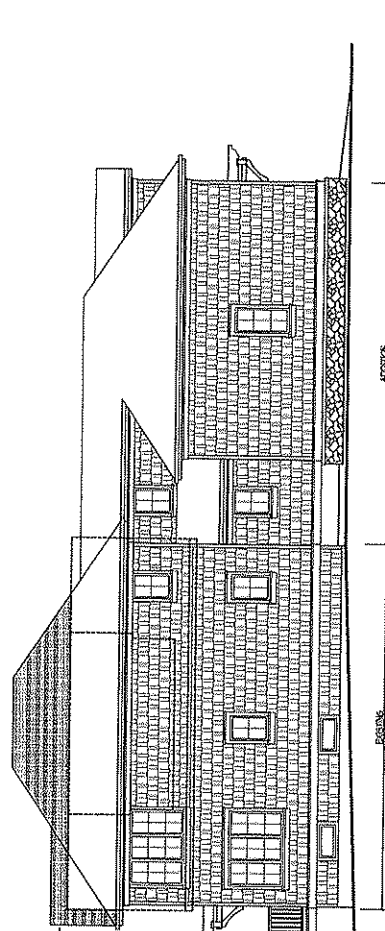
DATE: FEB. 8, 2007
 DRAWN BY: J. BRUCE
 CHECKED BY: J. BRUCE
 APPROVED BY: J. BRUCE



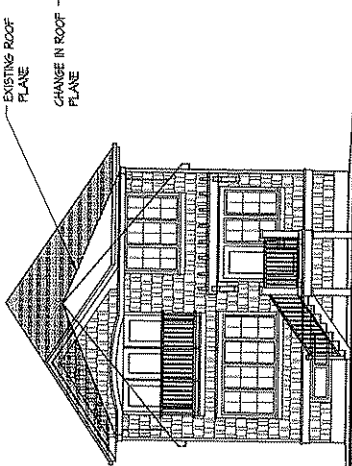
SOUTH ELEVATION
 SW-107



WEST ELEVATION
 SW-108



NORTH ELEVATION
 SW-109



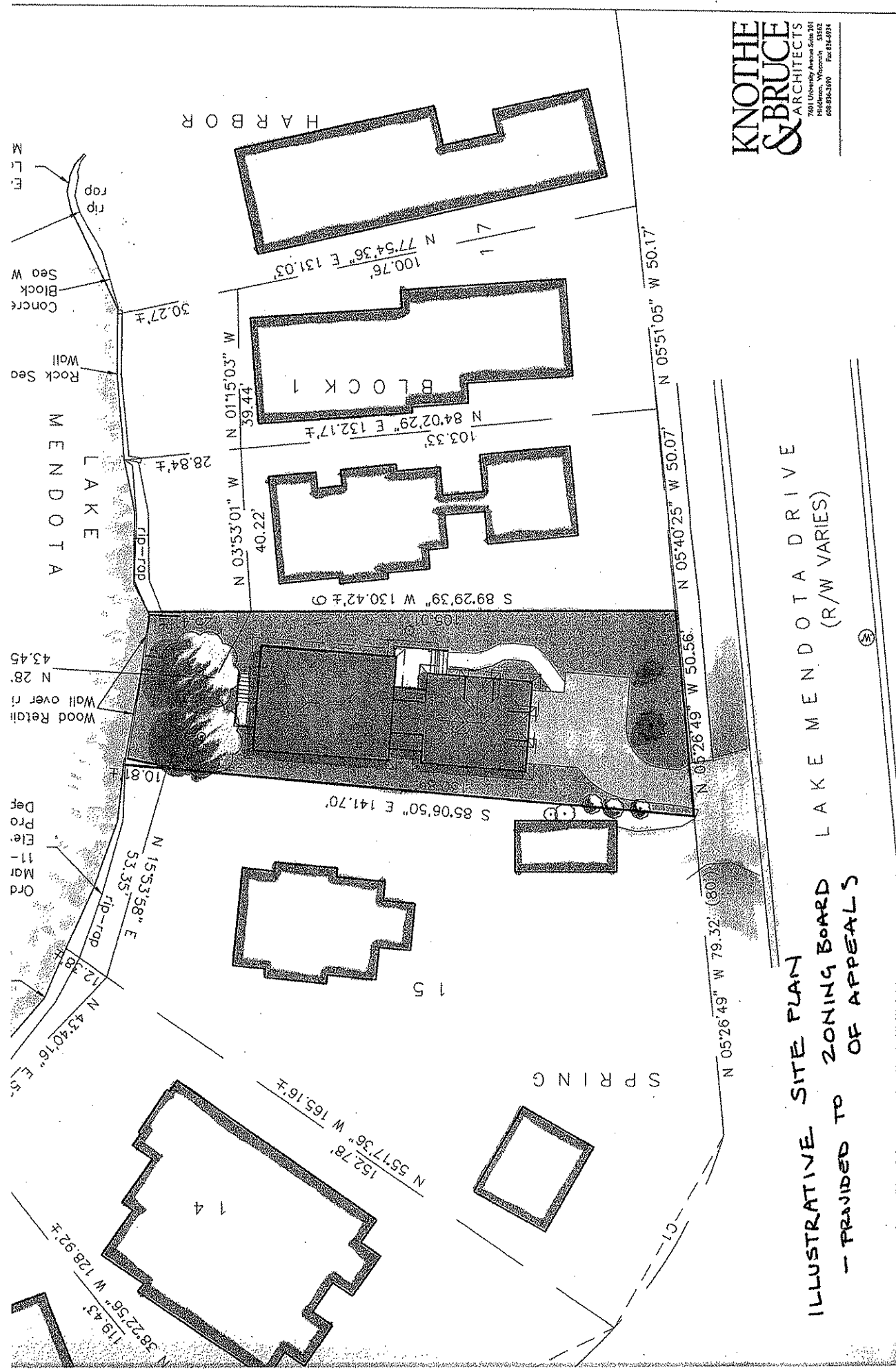
EAST ELEVATION
 SW-110

PERIODIC
 BOARD - FEB. 4, 2009
 ARCHITECTS - KNOEHL, HALL & SONS
 CONTRACTOR - J.E. BERTAL - HONOLULU, HI

Project No.
Lauffer Residence

5224 Lake Mendota Drive
 Wauwatosa, WI
New Elevations

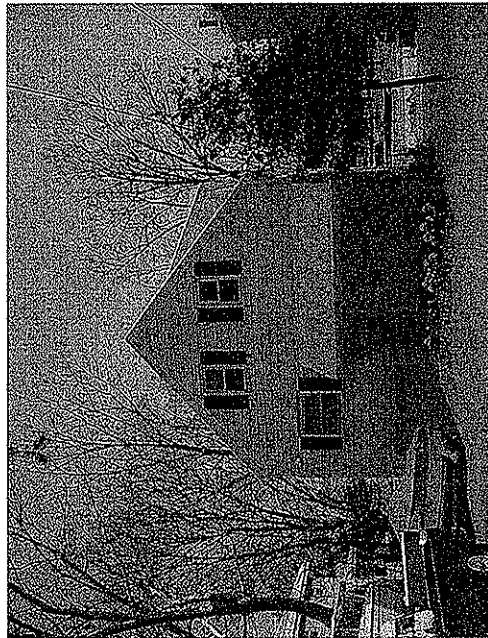
Project No.
0887
 Drawing No.
A-2.2



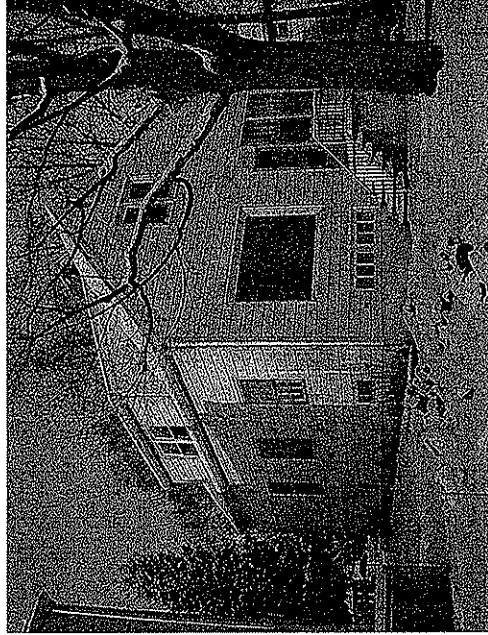
ILLUSTRATIVE SITE PLAN
 — PROVIDED TO ZONING BOARD LAKE MENDOTA DRIVE (R/W VARIES) OF APPEALS

5324 Lake Mendota Drive - Existing Elevations

February 13, 2009



West Elevation



South and East Elevation



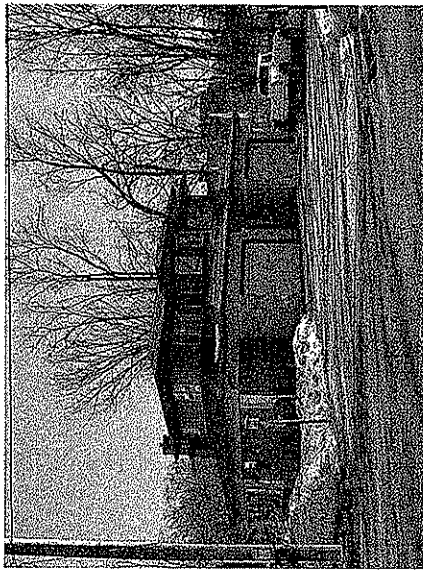
North Elevation

CONTEXT PHOTOS PROVIDED
TO ZONING BOARD OF APPEALS

8

5235 - 5320 Lake Mendota Drive Residences

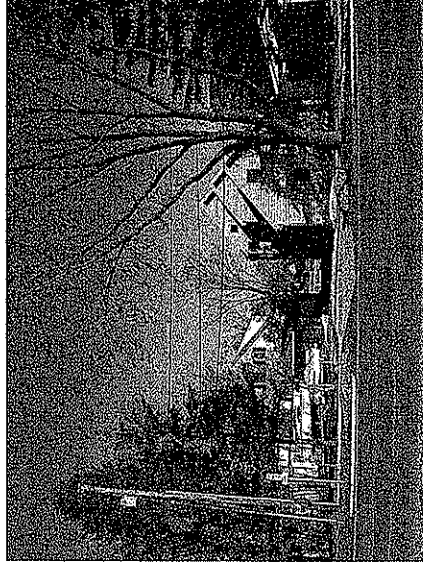
February 13, 2009



5235 Lake Mendota Drive



5328 Lake Mendota Drive



5324 & 5320 Lake Mendota Drive

CONTEXT PHOTOS PROVIDED
TO ZONING BOARD OF APPEALS