



# City of Madison

## Proposed Demolition and Conditional Use

Location  
5510 Lake Mendota Drive

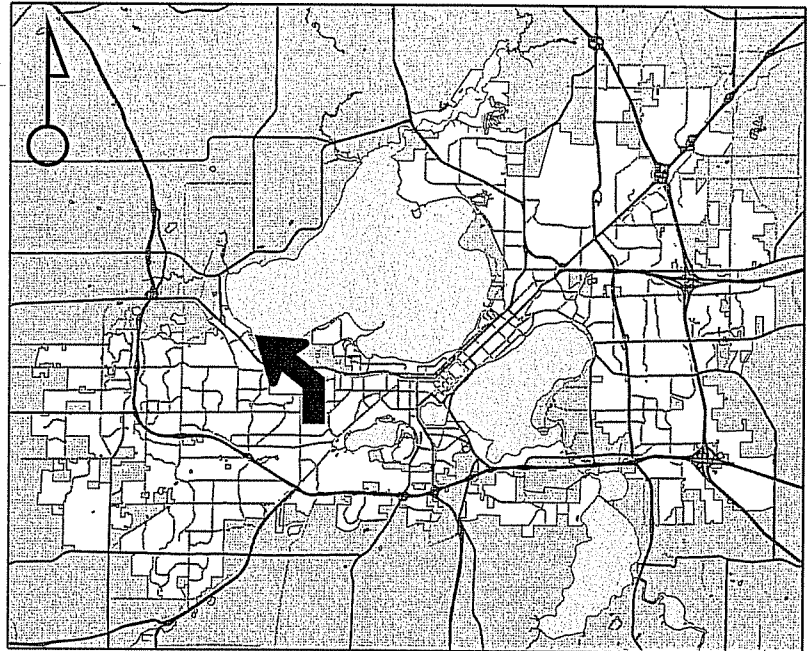
Project Name  
Spencer Demolition

Applicant  
Sarah Spencer/  
Charlie Lazor – Flat Pak

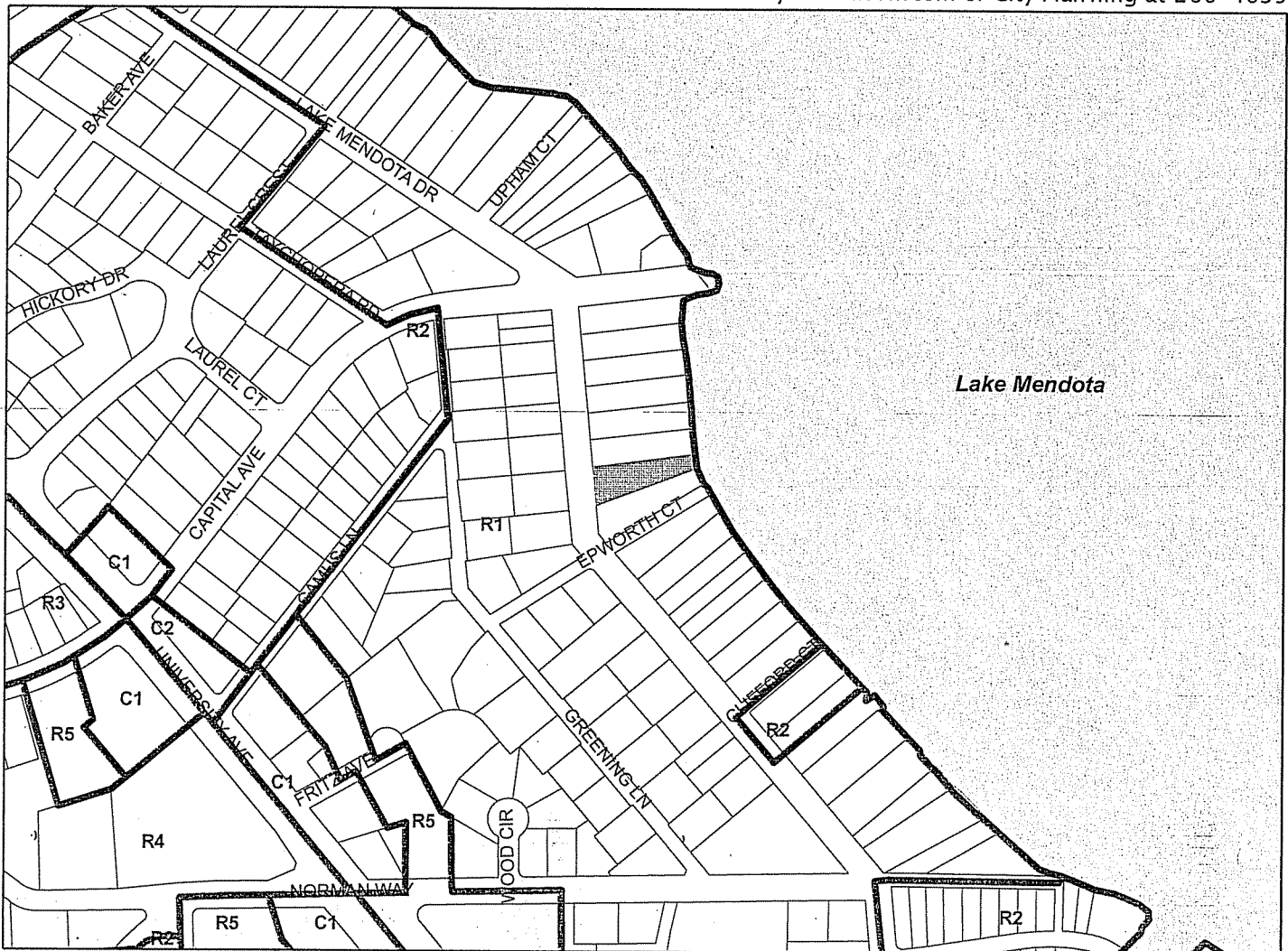
Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence and  
construct new residence on lakefront lot

Public Hearing Date  
Plan Commission  
21 May 2012



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 May 2012





# 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](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amnt. Paid	\$550.00 Receipt No. 130264
Date Received	4/4/12
Received By	JLK
Parcel No.	0709-181-0207-4
Aldermanic District	19 - Mark Clear
GQ	waterfront prop / flood plain
Zoning District	R1
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngrbrhd. Assn Not.	Waiver
Date Sign Issued	4/4/12

1. Project Address: 5510 LAKE MENDOTA DRIVE Project Area in Acres: .37  
Project Title (if any): \_\_\_\_\_

2. This is an application for: DEMOLITION

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

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

Applicant's Name: SARAH E. SPENCER Company: \_\_\_\_\_  
Street Address: 3100 LAKE MENDOTA DR #305 City/State: MADISON WI Zip: 53705  
Telephone: (608) 231-2567 Fax: ( ) Email: SESSASMS@aol.com

Project Contact Person: CHARLIE LAZOR Company: FLAT PAK  
Street Address: 2537 BURNHAM RD City/State: MINNEAPOLIS, MN Zip: 55401  
Telephone: (612) 788-812-3548 Fax: ( ) Email: charlie@lazoroffice.com

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: OLD DWELLING TO BE TORN DOWN & NEW HOME BUILT ("GREEN" HOME)  
Development Schedule: Commencement JUNE 2012 Completion OCT./NOV. 2012

**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent** (<sup>14</sup>~~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;~~ <sup>Site Plan Packet Grading Elevation Etc.</sup> 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. Habitat - after permit -
- Zoning Text (12 copies):** must accompany 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 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 Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

MARK CLEAR, ALDERPERSON DS. 19 & SPRING HARBOR NEIGHBORHOOD ASSOC. CONTACTED  
 NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form. 2-16-12

**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 Stouder Date: 2-29-12 Zoning Staff: PAI ANDERSON Date: 2/29/12

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 SARAH E. SPENCER Date APRIL 4, 2012

Signature Sarah E. Spencer Relation to Property Owner SELF

Authorizing Signature of Property Owner Sarah E. Spencer Date APRIL 4, 2012

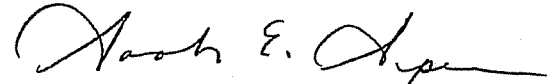
Letter of Intent

April 4, 2012

From: Sarah Spencer  
Property Address- 5510 Lake Mendota Drive

#### Existing Conditions and Usage of Property

I purchased this property in October 2011. At this time a rundown cottage sits on the property. Photos are enclosed. Added to this is the unhealthy smell of the interior. I want to demolish this cottage and build a new home. Habitat for Humanity will come in to take what they can use. Kim Sopha of A&A Environmental, INC. inspected property last November and the only thing that needs to be removed before demo is flooring in small bathroom. ---The new house will be a "green" build with materials consisting of mostly wood, plus stone, glass, and some dark metal. The house will be set back on the property (see plans). I also plan to landscape so the house is pleasing from all sides, including the planting of mature trees. I spent some time with my neighbors Don and Doreen Stewart, showed them the plan and they are fine with it. Don has lived there for 83 Years. My alderperson, Mark Clear, signed off on waiting period and also the board of Spring Harbor Neighborhood Association --- There are two plans (Alt 1 and 2) for grading for you to look at. On these are some of the new trees to be planted as well. With thanks, Sarah Spencer  
231-2567



#### Development Schedule

1. All paperwork turned in to the City of Madison 4/4/12.
2. After permit, Habitat, then demolition in June.
3. After building permit, foundation and begin house.
4. Build will take approx. six months.
5. Extensive landscaping summer into fall.
6. Hopefully, move in before the snow flies!

#### Names of Persons Involved

Contractor- Brian Mast  
Architect- Charlie Lazor of Flat Pak Homes, Minneapolis, MN  
Landscape- Charlie Lazor plus Madison landscaper  
Business Manager- Charlie Lazor

Acreage- .37

Gross sq. footage of building- 2,827

Interior sq. footage- 1,998

**NOTES:**

- 1) SUBJECT TO A REPORT OF THE BUREAU OF THE SUBJECT PREPARED BY THE ORDINARY HIGH WATER MARK OF LAKE MENDOTA AND RIGHTS OF THE GOVERNMENT TO REGULATE THE USE OF THE SHORE AND RIVERINE RIGHTS. THIS GOVERNMENT / PUBLIC USES MAY INSURE THE EXACT LOCATION OF ANY PART OF THE SHORE AND RIVERINE RIGHTS. THE GOVERNMENT / PUBLIC USES MAY INSURE THE EXACT LOCATION OF ANY PART OF THE SHORE AND RIVERINE RIGHTS. THE GOVERNMENT / PUBLIC USES MAY INSURE THE EXACT LOCATION OF ANY PART OF THE SHORE AND RIVERINE RIGHTS.
- 2) BEFORE CONSTRUCTION SHALL DIGGERS HIGHLIGHT FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-842-9311 ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN GROUND TO THE LOCATION OF UTILITIES AS PROVIDED BY UTILITIES COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN GROUND TO THE LOCATION OF UTILITIES AS PROVIDED BY UTILITIES COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN GROUND TO THE LOCATION OF UTILITIES AS PROVIDED BY UTILITIES COMPANIES OR CITY ENGINEERS.

- 3) THE PROPERTY IS LOCATED AT 5310 LAKE MENDOTA DRIVE, MADISON, WI 53719. THE PROPERTY IS LOCATED AT 5310 LAKE MENDOTA DRIVE, MADISON, WI 53719. THE PROPERTY IS LOCATED AT 5310 LAKE MENDOTA DRIVE, MADISON, WI 53719.
- 4) THE ZONING IS R1 SINGLE-FAMILY RESIDENCE DISTRICT. THE ZONING IS R1 SINGLE-FAMILY RESIDENCE DISTRICT. THE ZONING IS R1 SINGLE-FAMILY RESIDENCE DISTRICT.
- 5) ELEVATIONS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. ELEVATIONS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. ELEVATIONS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

- LEGEND:**
- = FOUND 3/4" CEMENT
  - = FOUND 1" PIPE
  - ⊕ = POWER POLE
  - \* = LIGHT POLE
  - = SANITARY CLEAN OUT
  - ⊞ = CONCRETE WALK
  - ⊞ = GRAVEL DRIVEWAY
  - G = UNDERGROUND GAS MAIN
  - DHJ = OVER-HEAD UTILITIES
  - SAN = SANITARY SEWER MAIN
  - T = UNDERGROUND TELEPHONE
  - E = UNDERGROUND ELECTRIC
  - ⊞ = TREE SIZE LISTED

**PREPARED FOR:**  
 TRISH LAMBERT  
 3100 LAKE MENDOTA DRIVE #205  
 MADISON, WI 53719

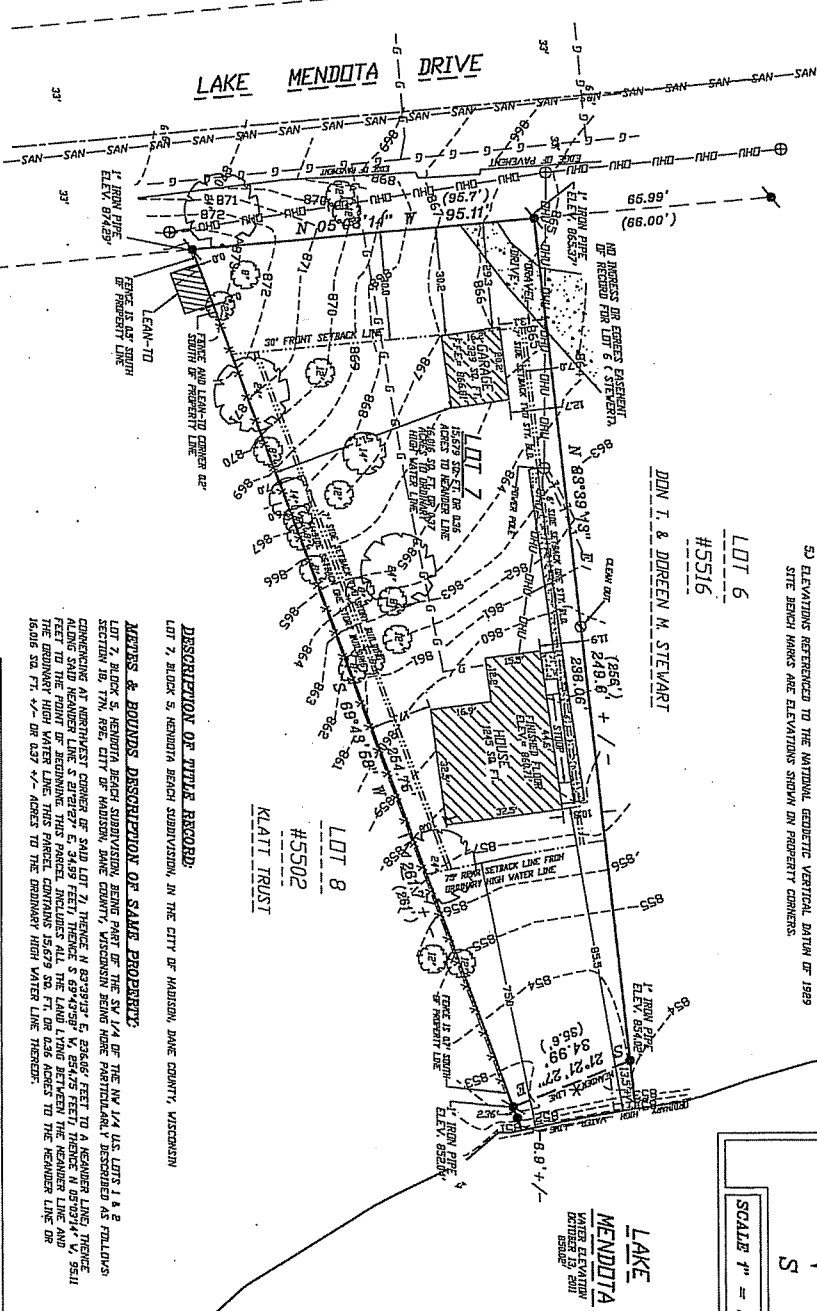
**SURVEYOR'S CERTIFICATE:**

This plat and survey were performed under my supervision and was surveyed, divided, and mapped according to the official records of the property described and plotted herein. This plat is a true and correct representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC  
 By Don T. Forester & Charles W. Adams

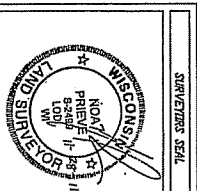
Date: 11-28-11

Don T. Forester - S-24289  
 Registered Land Surveyor



**DESCRIPTION OF TITLE RECORD:**

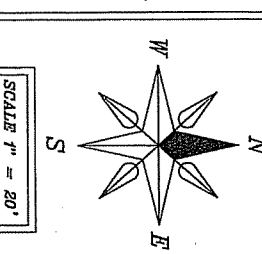
LOT 7, BLOCK 5, MENDOTA BEACH SUBDIVISION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN  
 METES & BOUNDS DESCRIPTION OF SAME PROBABLY:  
 LOT 7, BLOCK 5, MENDOTA BEACH SUBDIVISION, BEING PART OF THE SW 1/4 OF THE NW 1/4 LOTS 1 & 2 SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT NORTHWEST CORNER OF SAID LOT 7, THENCE N 83°39'18" E, 288.06 FEET TO A NEIGHBOR LINE THEREOF;  
 THENCE S 89°48'18" W, 138.00 FEET TO A NEIGHBOR LINE THEREOF;  
 THENCE S 89°48'18" W, 138.00 FEET TO THE POINT OF BEGINNING THIS PARCEL, INCLUDING ALL THE LAND LING BETWEEN THE NEIGHBOR LINE AND THE ORDINARY HIGH WATER LINE; THIS PARCEL CONTAINS 15,679 SQ. FT. OR 0.36 ACRES TO THE NEIGHBOR LINE AND 16,016 SQ. FT. +/- OR 0.37 +/- ACRES TO THE ORDINARY HIGH WATER LINE THEREOF.

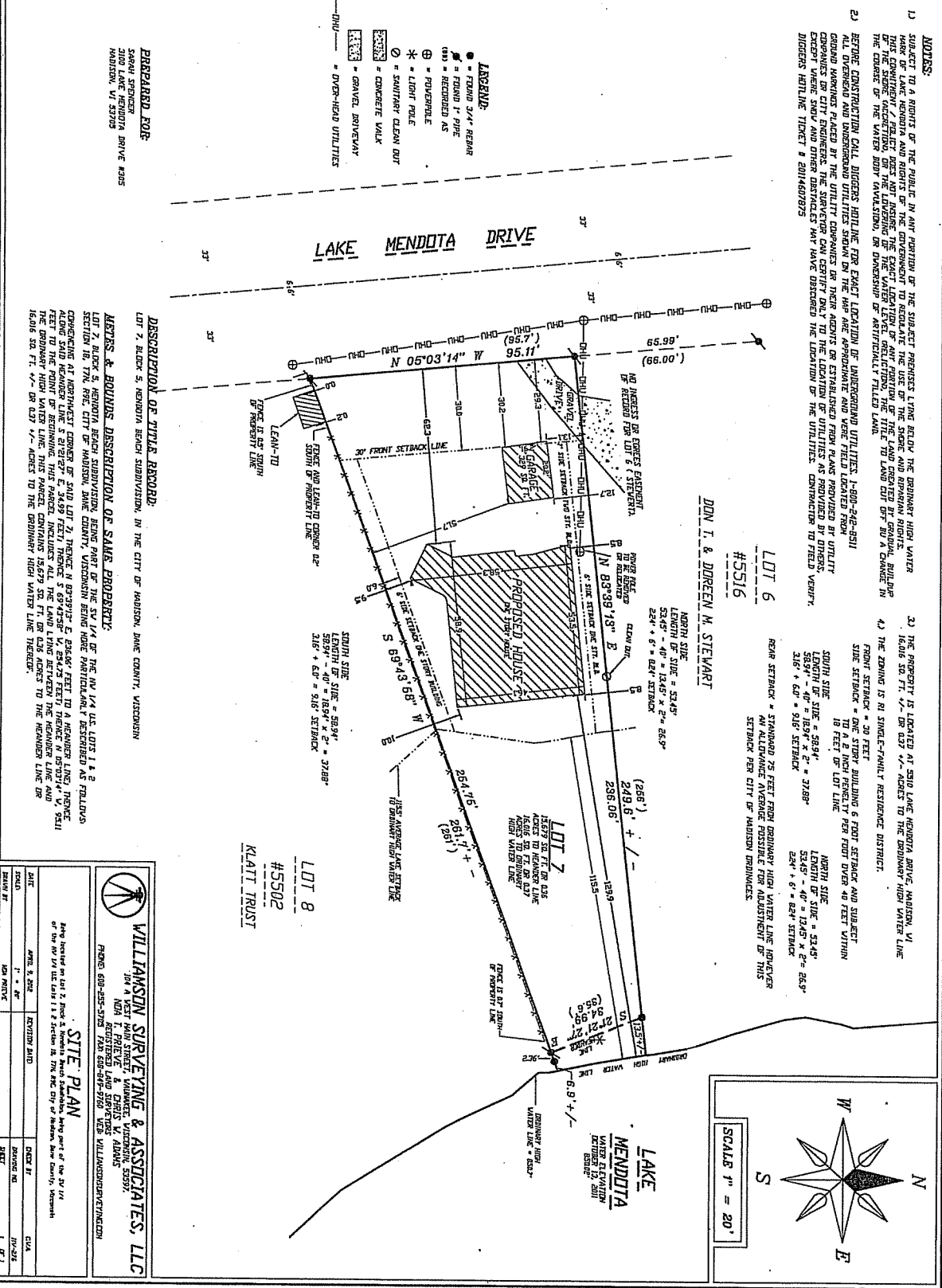


**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 114 A WEST BOND STREET, VANHORNES, WISCONSIN, 53597.  
 DON T. FORESTER & CHARLES W. ADAMS  
 PHONE: 608-835-5285 FAX: 608-835-5286  
 CELL: 608-949-3760 WEB: WILLIAMSONSURVEYING.COM

**TOPOGRAPHIC SURVEY**  
 Being located on Lot 7, Block 5, Mendota Beach Subdivision, being part of the SW 1/4 of the NW 1/4 of the Lots 1 & 2 Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin

DATE	BY	REVISION	BY	DATE
11-28-11	DF	1	DF	11-28-11





**LEGEND:**  
● = FOUND 3/4" REBAR  
○ = FOUND 1" PIPE  
— = RECORDED AS  
⊕ = FUDGEABLE  
\* = LIGHT POLE  
⊙ = SANITARY CLEAN OUT  
▭ = CONCRETE WALK  
▭ = GRAVEL DRIVEWAY  
- - - = OVERHEAD UTILITIES

**PREPARED FOR:**  
SAMR SPEWNER  
3100 LAKE MENDOTA DRIVE #305  
MADISON, WI 53705

**DESCRIPTION OF TITLE RECORD:**  
LOT 2, BLOCK 5, MENDOTA BEACH SUBDIVISION, IN THE CITY OF MADISON, JANE COUNTY, WISCONSIN

**ACCESS & BOUNDS DESCRIPTION OF SAME PROPERTY:**  
LOT 7, BLOCK 5, MENDOTA BEACH SUBDIVISION, BEING PART OF THE SW 1/4 OF THE NW 1/4 U.S. LOTS 1 & 2 BEING IN THE 17th REG. CDT OF MADISON, SAME COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

ADJOINING AT INTERSECT CORNER OF SAID LOT 7, THENCE N 82°39'54" E, 62.86' FEET TO A NEARER LINE, THENCE S 82°39'54" E, 62.86' FEET TO A NEARER LINE, THENCE S 82°39'54" E, 62.86' FEET TO THE POINT OF BEGINNING, THIS PARCEL INCLUDES ALL THE LAND LIES BEING 82.34' W. 32.11' TO 16.06' SQ. FT. +/- ACRES TO THE BOUNDARY HIGH WATER LINE THEREOF.

**TABLE**

DATE	BY	DATE	BY	DATE	BY
APRIL 5, 2012	DAVID REITZ	NOVEMBER 2010			

**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
1914 WEST MAIN STREET, MADISON, WISCONSIN 53703  
NOMI T. POLYVE & CHRIS W. ADAMS  
REGISTERED LAND SURVEYORS  
PHONE 608-255-3000 FAX 608-255-3100  
WWW.WILLIAMSONSURVEYING.COM

**SITE PLAN**  
This is the portion of the SD, P.U. of the NW 1/4 U.S. LOTS 1 & 2 Section 18, 7th REG. CDT of Madison, Jane County, Wisconsin

**NOTES:**

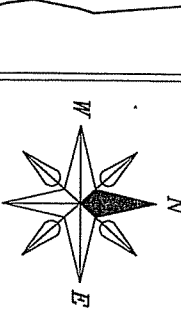
1) SUBJECT TO A REPORT OF THE PUBLIC IN ANY PORTION OF THE SUBJECT PROPERTY LIVING BELOW THE BOUNDARY HIGH WATER THIS SUBDIVISION / PROJECT MUST NOT VIOLATE THE EXISTING DEVIATION OF ANY PORTION OF THE LAND CONTROLLED BY DU A CHANGE IN THE SURFACE ELEVATION OF THE WATER LEVEL, INCLUDING, BUT NOT LIMITED TO, THE TITLE TO LAND OWNED BY DU A CHANGE IN THE CURVE OF THE WATER BODY (WINDSTON, OR DIMENSION OF ARTIFICIALLY FILLED LAND.

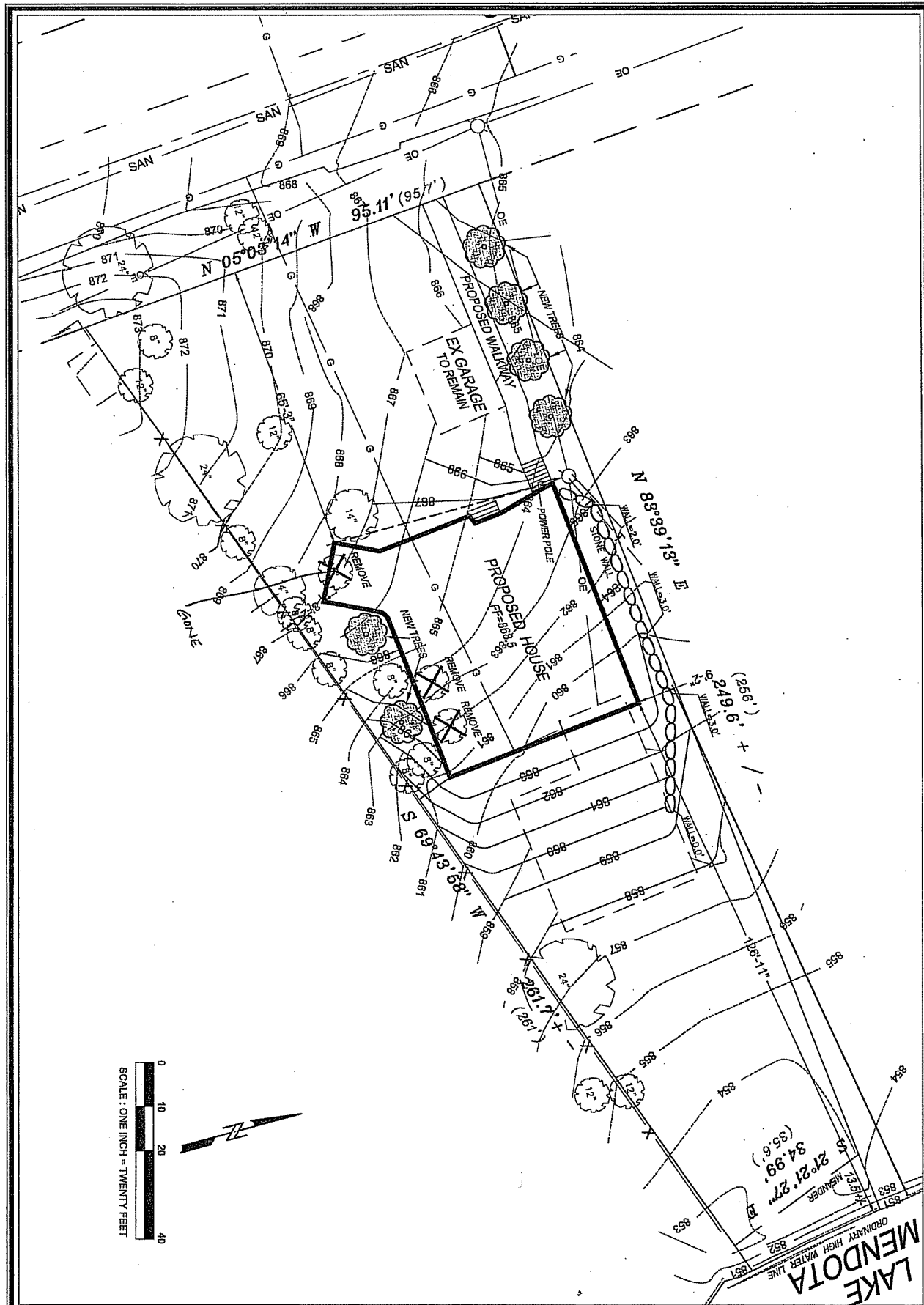
2) BEFORE CONSTRUCTION CALL BIGGERS HORNLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES, 1-800-282-2511 ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND VERT FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES CONSTRUCTED BY BIGGERS HORNLINE. THE SURVEYOR HAS NO KNOWLEDGE OF THE LOCATION OF THE UTILITIES CONSTRUCTED BY OTHER BIGGERS HORNLINE TICKET # 2014609875

3) THE PROPERTY IS LOCATED AT 3100 LAKE MENDOTA DRIVE, MADISON, WI 53706. THE PROPERTY IS BEING DIVIDED INTO TWO PARCELS, ONE 16.06 SQ. FT. +/- ACRES TO THE BOUNDARY HIGH WATER LINE AND THE OTHER IS BEING CONVEYED TO THE BOUNDARY HIGH WATER LINE.

4) THE DEWINE IS IN SINGLE-FAMILY RESIDENCE DISTRICT.

FRONT SETBACK = 30 FEET  
SIDE SETBACK = ONE STORY BUILDING 6 FOOT SETBACK AND SUBJECT TO A 6 INCH PENETRATION PER FOOT OVER 40 FEET WITHIN 18 FEET OF LOT LINE  
REAR SETBACK = 20 FEET  
SIDE SETBACK = 18 FEET  
REAR SETBACK = 30 FEET FROM BOUNDARY HIGH WATER LINE HOWEVER SETBACK PER CITY OF MADISON ORDINANCES





Sheet 1 of 1

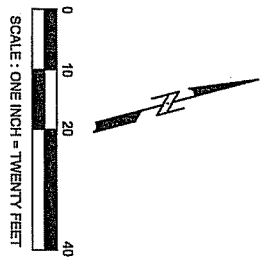
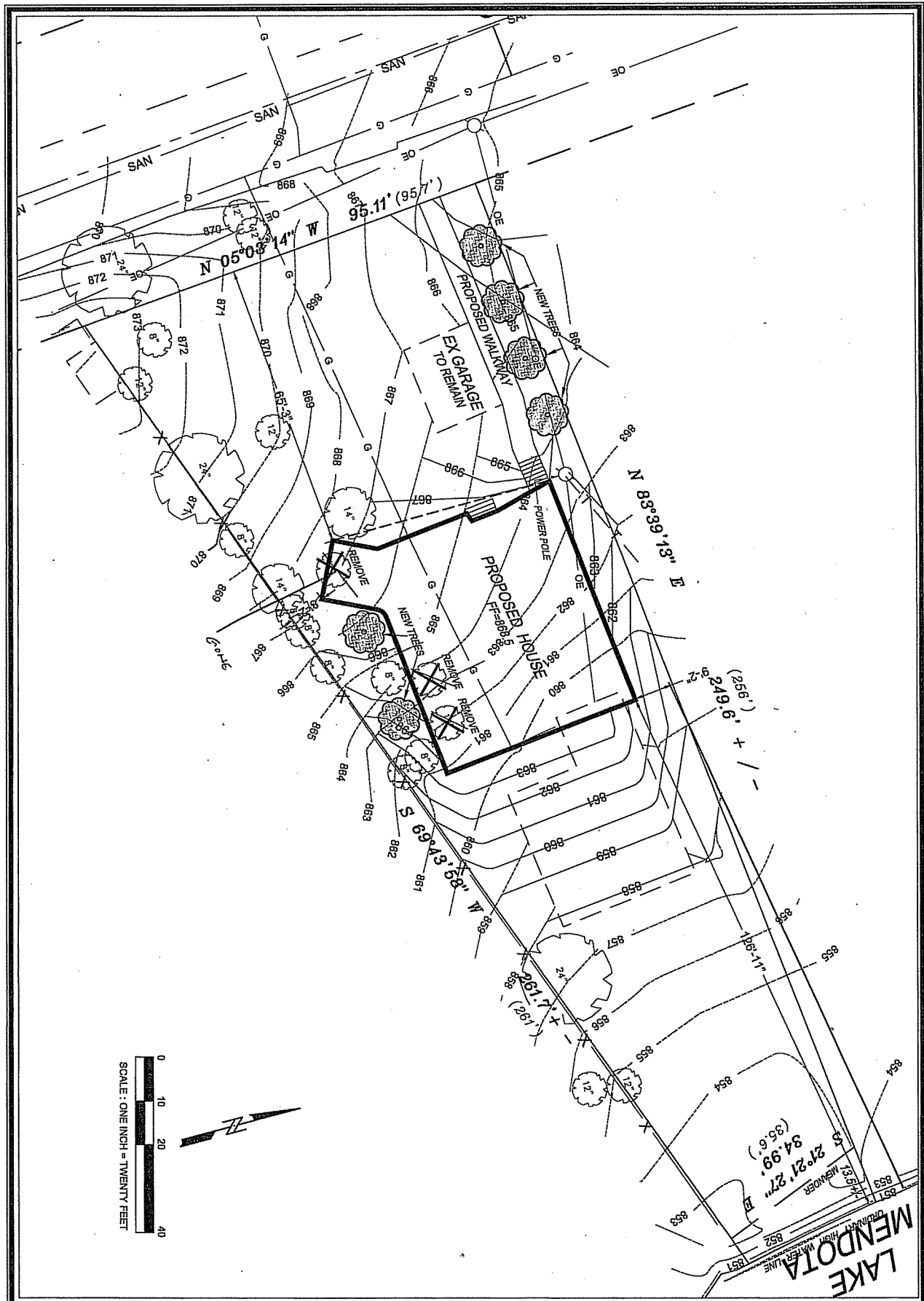


**SPENCER PROPERTY - ALTERNATE 1**  
**GRADING AND EROSION CONTROL PLAN**  
 CITY MADISON, WI  
**SNYDER & ASSOCIATES, INC.**  
 6010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: L.A.G.	Checked By:	Scale: 1"=20'	
Technician:	Date: 04-02-12	Field Etc: P/P	
Project No: 100000	Sheet 1 of 1		

12



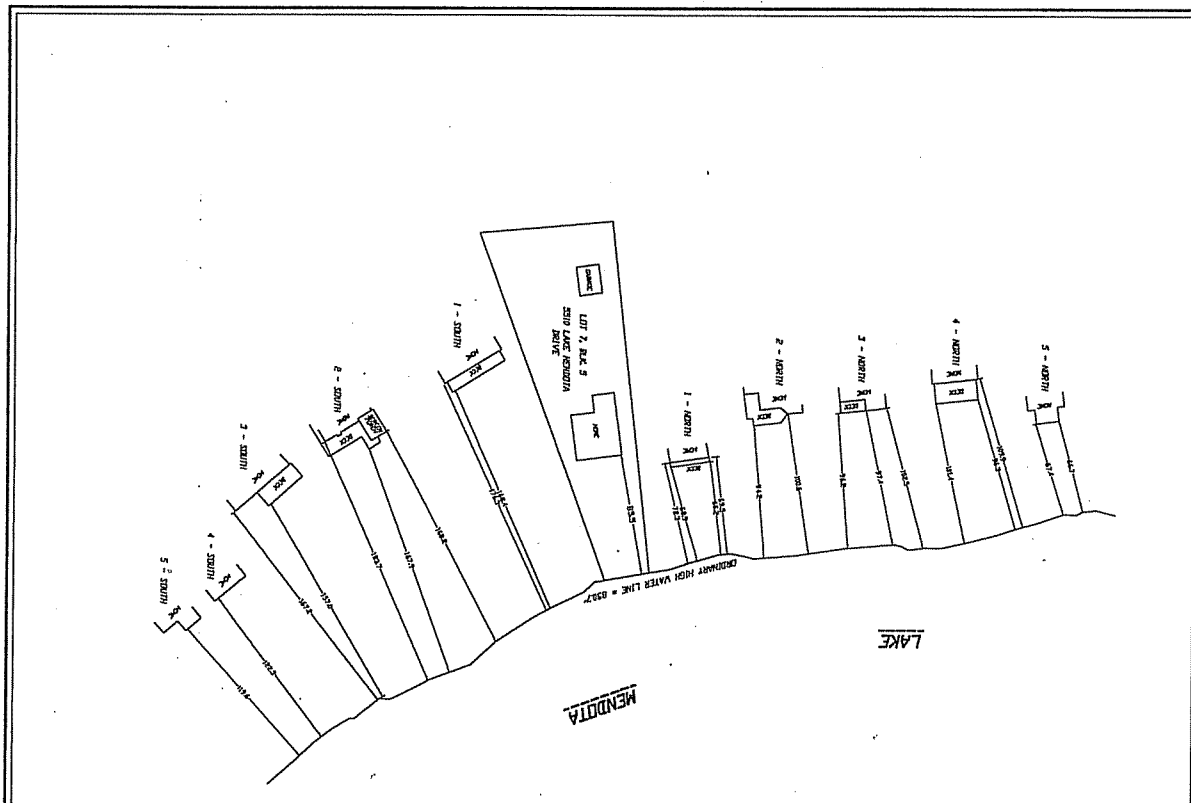


Project No: 1100000  
 Sheet 1 of 1

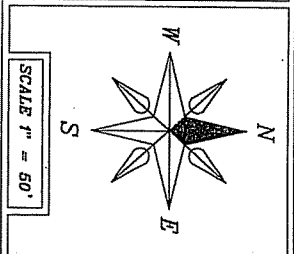
**SPENCER PROPERTY - ALTERNATE 2**  
 GRADING AND EROSION CONTROL PLAN  
 CITY MADISON, WI  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com

NO.	REVISION	DATE	BY

Engineer: L.A.O. Checked By: \_\_\_\_\_ Scale: 1"=20'  
 Technician: \_\_\_\_\_ Date: 04-02-12 Field Dr: Pp  
 Project No: 1100000 Sheet 1 of 1



LOCATION	MEASURED CORNER DISTANCE TO HIGH VAYER	DEED CORNER 3 FT ABOVE GROUND DISTANCE TO HIGH VAYER	MEASURED CORNER MARK 250 FT
5 - NORTH	64.7	54.6	64.7
4 - NORTH	96.2	103.9	96.2
3 - NORTH	92.4	96.8	96.2
2 - NORTH	103.6	112.2	91.2
1 - NORTH	63.5	64.8	64.2
SUBJ. LANE MENDOTA DRIVE			
1 - SOUTH	176.2	168.4	168.1
2 - SOUTH	164.2	162.2	162.3
3 - SOUTH	157.2	162.2	157.2
4 - SOUTH	162.3	162.3	162.3
5 - SOUTH	118.4	118.4	118.4
TOTALS	NORTH DISTANCE = 418.4' NORTH AVERAGE = 83.6'	SOUTH DISTANCE = 725.2' SOUTH AVERAGE = 145.0'	TOTAL AVE. = 115.4'



**SURVEYORS SEAL**

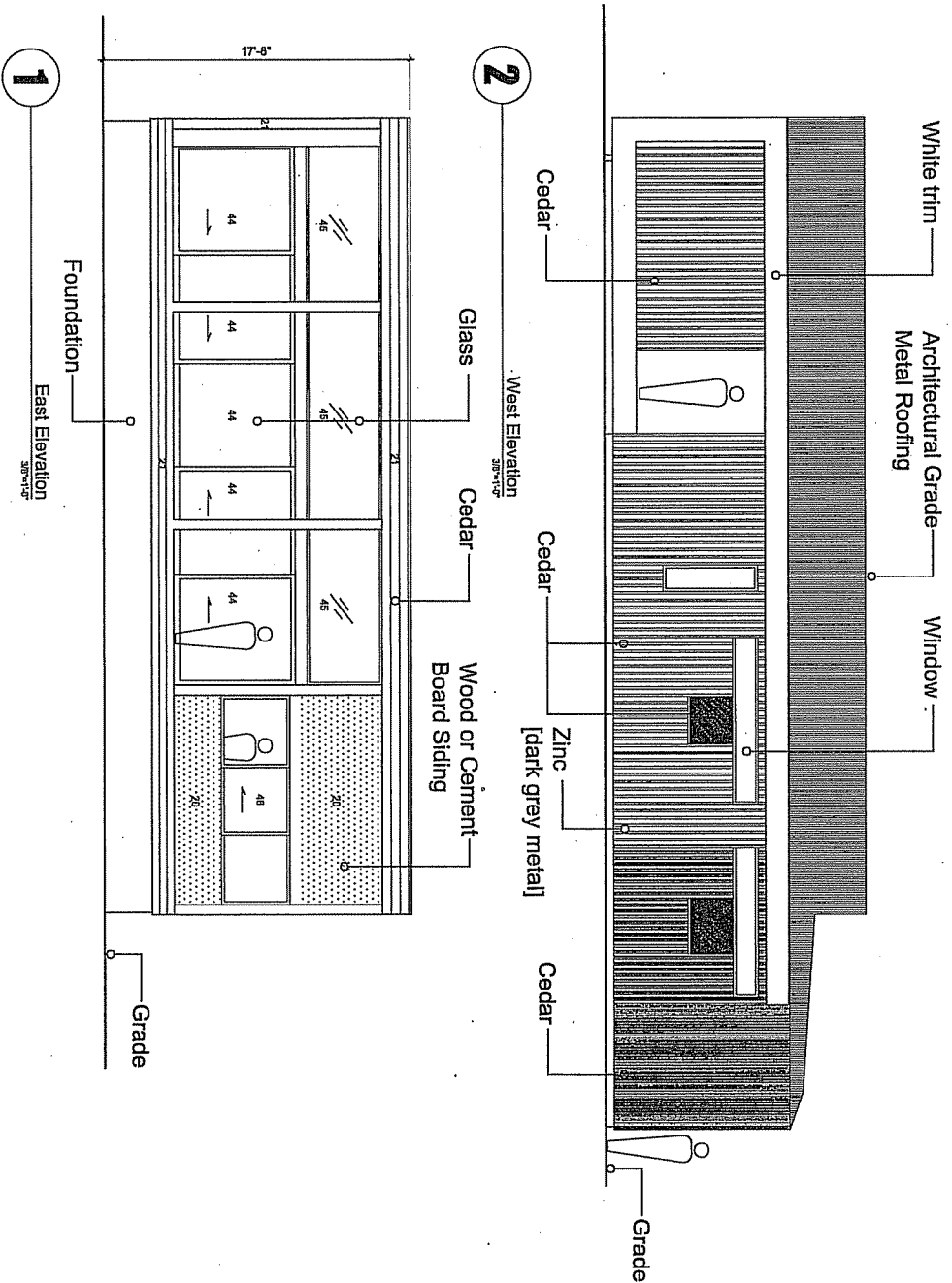
**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 104 WEST MAIN STREET, SUITE 200  
 MADISON, WISCONSIN 53703  
 PHONE: 608-255-2525 / FAX: 608-255-2525  
 WWW.WILLIAMSONSURVEYING.COM

**AVERAGE SETBACK SURVEY**

Any location on this survey is shown as a true and correct location of the survey unless otherwise noted.

DATE: NOVEMBER 24, 2011  
 TIME: 11:00 AM  
 DRAWN BY: JIM PEREY

CHECK BY: APRIL B. REED  
 DATE: DECEMBER 27, 2011  
 SHEET: 2 OF 2



Designer

**FlatPak LLC**

2637 Burnham Rd  
 Minneapolis MN 55418  
 Cherille Lazor T 612 812 3648  
 chlarille@lazoroffice.com

Client

**Sarah Spencer**

5510 Lake Mendota Drive  
 Madison WI 53705

Structural Engineer

**Siroh Engineering**

Civil Engineer

**Snyder & Assoc**

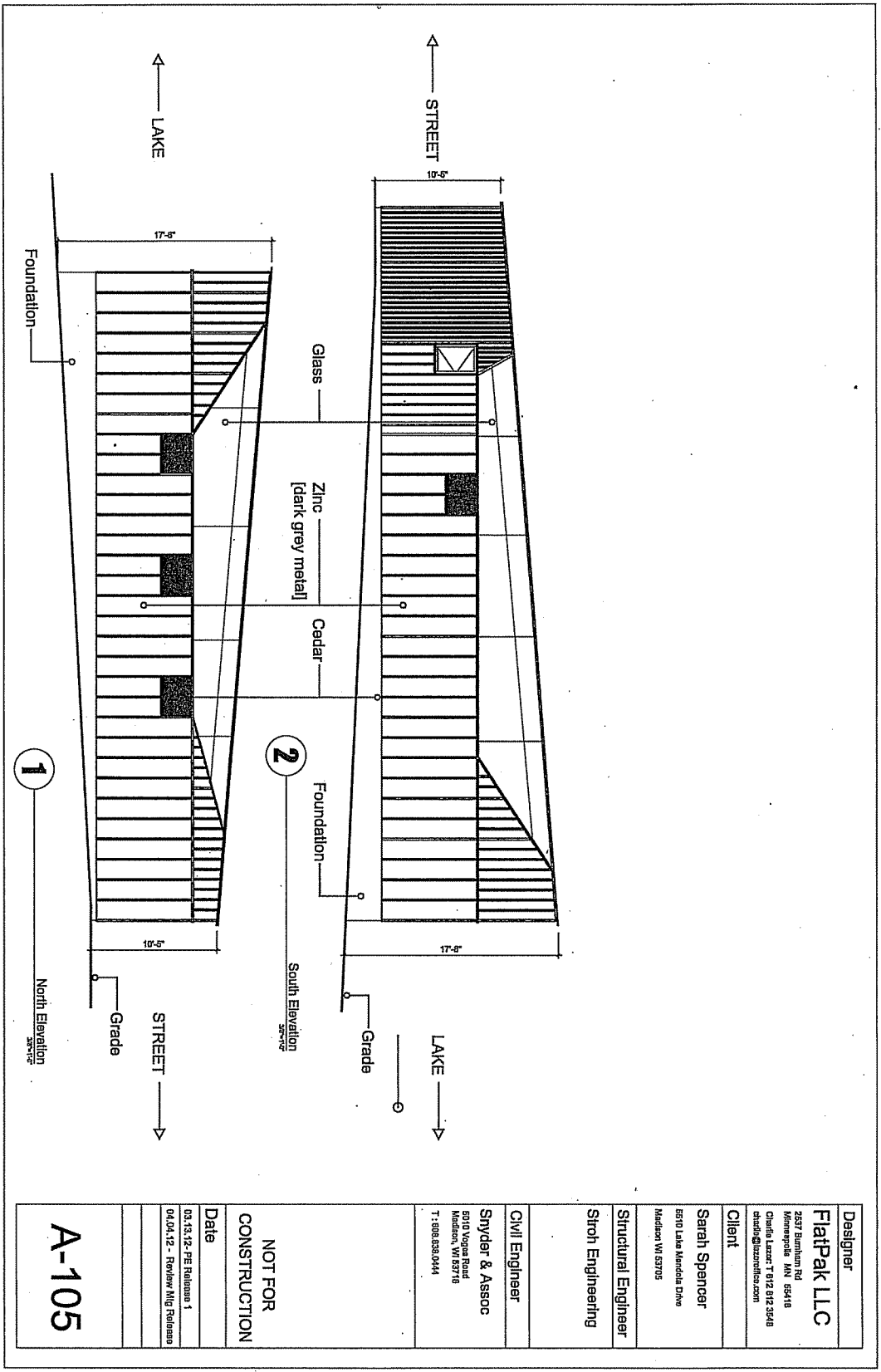
6010 Vogels Road  
 Madison, WI 53718  
 T : 608.839.0444

**NOT FOR  
 CONSTRUCTION**

Date

03.13.12 - PE Release 1  
 04.04.12 - Review Mtg Release

**A-104**



Designer

**FlatPak LLC**

2327 Burnham Rd  
 Appleton WI 54918  
 Cheryl Lancer T 912 612 3548  
 cheryl@flatpak.com

Client

Sarah Spencer  
 6510 Lake Mendota Drive  
 Madison WI 53705

Structural Engineer

Stroh Engineering

Civil Engineer

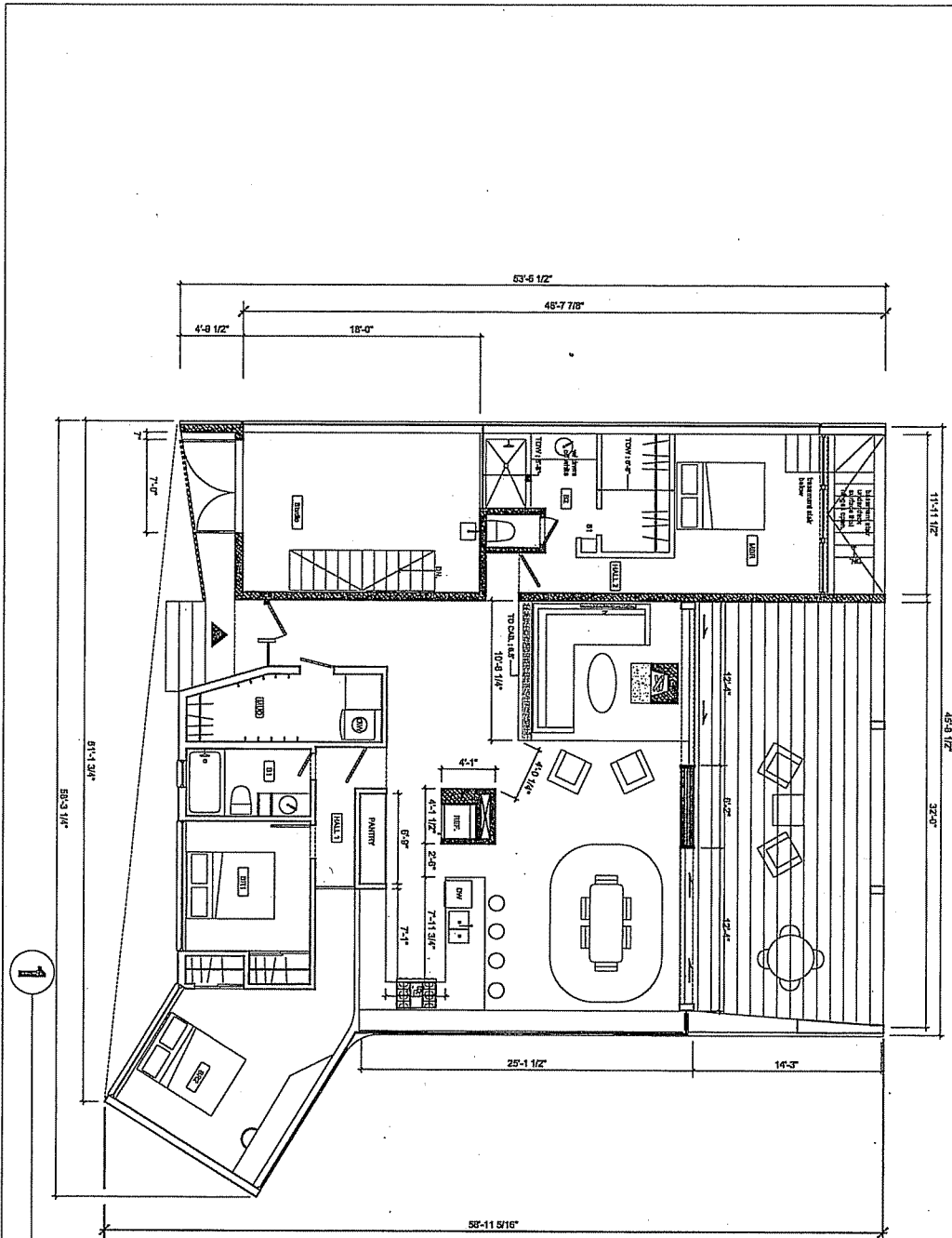
Snyder & Assoc  
 6010 Verona Road  
 Madison WI 53718  
 T: 608.438.0444

**NOT FOR  
 CONSTRUCTION**

Date

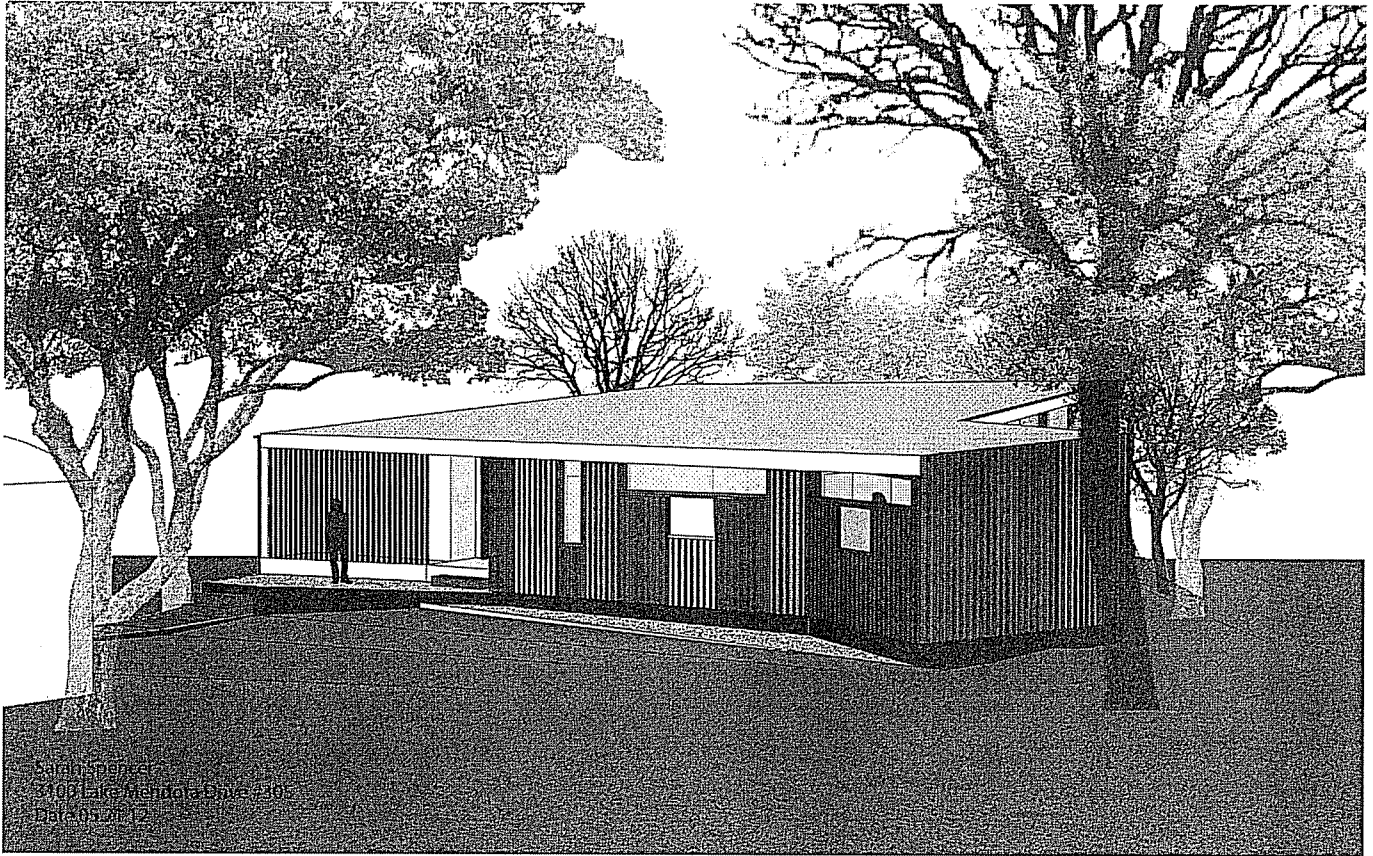
03.13.12 - PE Release 1  
 04.04.12 - Review Mfg Release

**A-105**

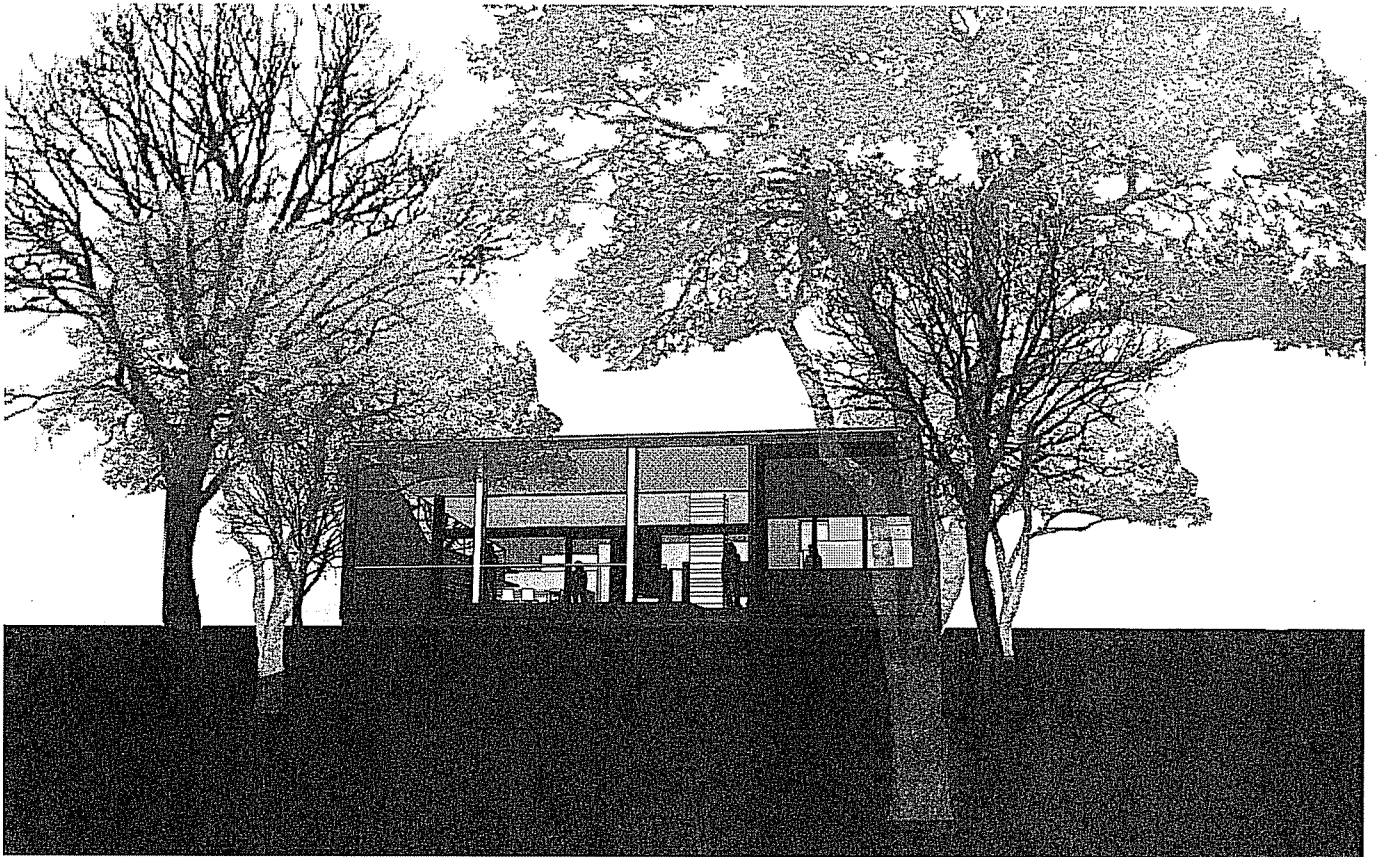


Plan  
Sheet

<b>Designer</b>	<b>FlatPak LLC</b> 2837 Barnhart Rd Marrsville, MN 55418 Cheryl Lezer, T 612 812 3348 chelle@flatpak.com
<b>Client</b>	<b>Sarah Spencer</b> 8310 Lake Marcella Drive Madison, WI 53705
<b>Structural Engineer</b>	<b>Siroh Engineering</b>
<b>Civil Engineer</b>	<b>Snyder &amp; Assoc</b> 6910 Vogue Road Madison, WI 53719 T: 608.338.0444
<b>NOT FOR CONSTRUCTION</b>	
<b>Date</b>	03.13.12 - PE Release 1
	04.04.12 - Review Mfg Release
<b>A-102</b>	



View from street (Lake Mendota Drive)



View from lake

