



# City of Madison

## Conditional Use and Demolition

Location  
5450 Lake Mendota Drive

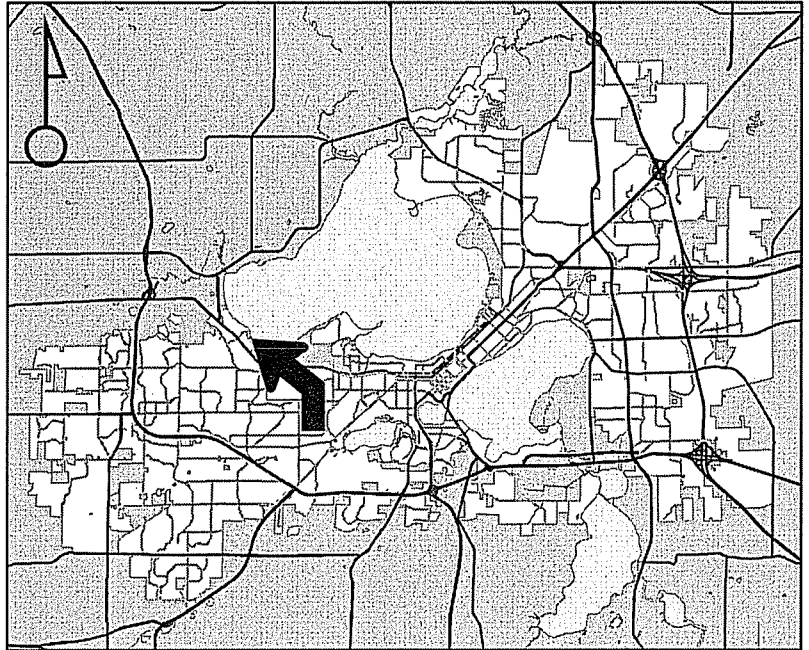
Project Name  
Russell House

Applicant  
Andrew Russell, arlessur@gmail.com

Existing Use  
Single Family Home

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

Public Hearing Date  
Plan Commission  
14 August 2017

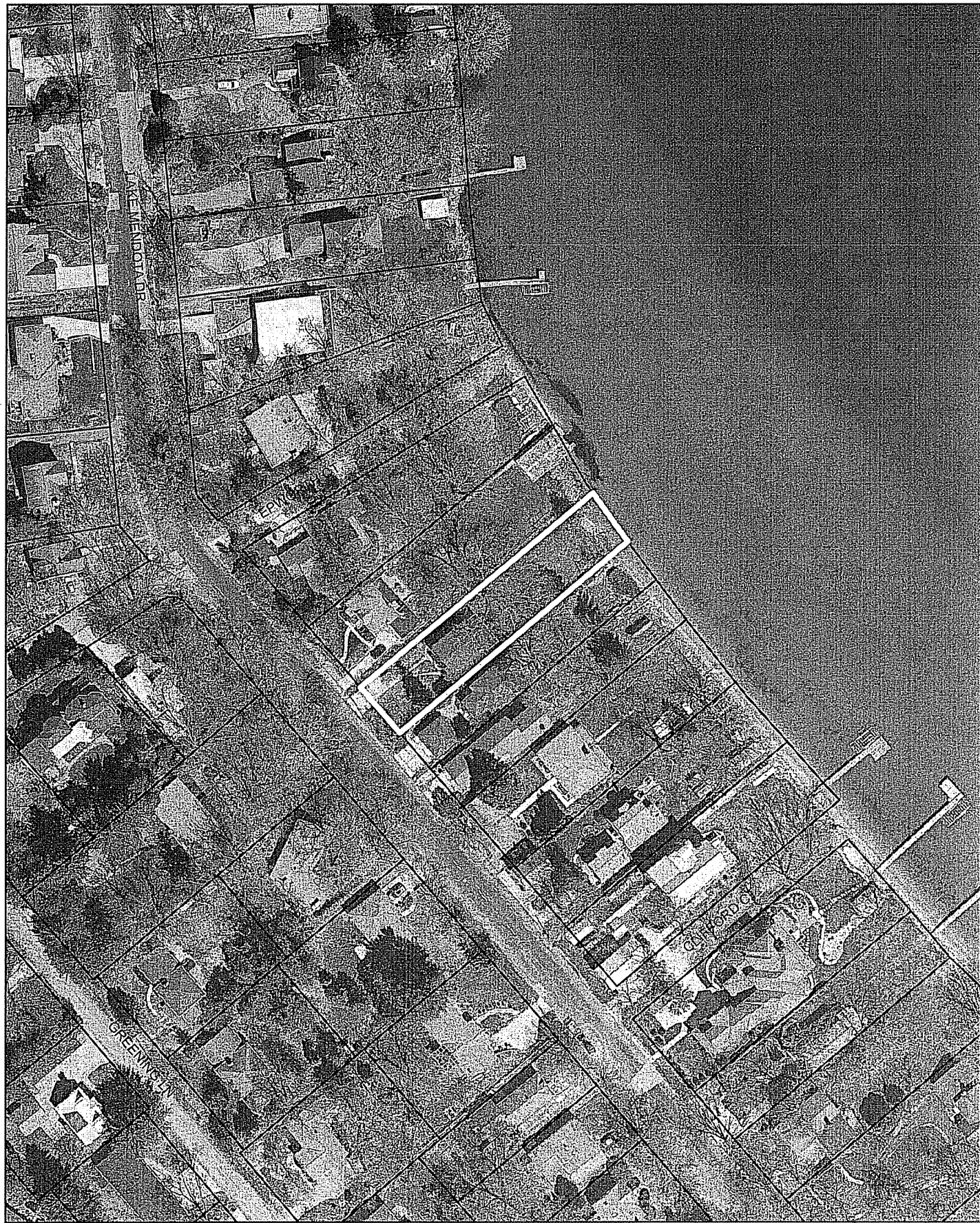


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 7 August 2017



# LAND USE APPLICATION

# LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



### FOR OFFICE USE ONLY:

Paid \$ 600 Receipt # \_\_\_\_\_  
Date received 6/28/17  
Received by PDA.  
Parcel # 0709-181-0303-0  
Aldermanic district 19 MARK LEAR  
Zoning district TR-C1  
Special requirements LAKEFRONT  
Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

### 1. Project Information

Address: 5450 LAKE MENDOTA DRIVE

Title: RUSSELL HOUSE

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests LAKEFRONT DEVELOPMENT

### 3. Applicant, Agent and Property Owner Information

Applicant name ANDREW RUSSELL Company \_\_\_\_\_

Street address 503 SHELDON STREET City/State/Zip MADISON/WI/53711

Telephone 608.556.2344 Email ARLESSUR@GMAIL.COM

Project contact person SAME Company \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Property owner (if not applicant) SAME

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

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**4. Project Description**

Provide a brief description of the project and all proposed uses of the site:

DEMOLITION OF EXISTING HOUSE/CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE

Scheduled start date 09.17

Planned completion date 04.18

**5. Required Submittal Materials**

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee
- Land Use Application
- Letter of intent
- Legal description
- Pre-application notification
- Vicinity map
- Survey or existing conditions site plan
- Development plans
- Land Use Application Checklist (LND-C)
- Supplemental Requirements
- Electronic Submittal\*

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**For concurrent UDC applications** a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

**6. Applicant Declarations**

- Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff KEVIN FIRCHOW

Date 05.19.17

Zoning staff JENNY KIRCHGATTER

Date 05.19.17

- Demolition Listserv
- Public subsidy is being requested (indicate in letter of intent)
- 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), business association(s), AND the dates you sent the notices:

ALDER MARK CLEAR NOTIFIED: 04.27.17, 2 SUBSEQUENT TIMES AFTER THAT DATE

SPRING HARBOR ASSOCIATION PRESIDENT- AARON CRANDALL: 05.03.17

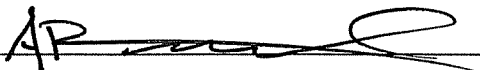
The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant ANDREW RUSSELL

Relationship to property OWNER

Authorizing signature of property owner



Date 06.28.17

15

5450 Lake Mendota Drive – Plan Commission Letter of Intent

Heather Stouder, Director  
City of Madison– Department of Planning  
Department of Planning and Economic Development  
215 Martin Luther King Jr. Blvd., Suite LL100  
Madison, WI 53703

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Andy and Ann are the current owner of the property located at 5450 Lake Mendota Drive, in the City of Madison. The only existing structure on the property is a 1 1/2 story house. There had been a garage on the property but there is not garage on the property at this time. The property owners intend to make improvements to the property as detailed below.

**Existing House:** To be demolished and removed. Useable materials to be salvaged through Habitat for Humanity or to be reused by the property owners. Years of neglect has made the current home uninhabitable and unsafe. Problems with the home are too many to list. A few examples of problems are mold, damaged roof, damaged foundation, animal urine soaked through hardwood floors and carpet throughout the house. The water to the house has had to be shut off due to major plumbing problems.

A new home would be built on the property that will be between 2,700 sqft - 3,100 sqft above grade. An attached three car garage would also be included. The property owners intend to utilize solar energy as well as energy saving materials.

The scheduled date for demolition is for the end of August or early part of September. The expected completion date for all the work is April, 2018.

Andy Russell

**RE-USE AND RECYLING PLAN**  
**5450 LAKE MENDOTA DRIVE**

**Project Description**

We intend to demolish the existing single-family residence, concrete driveway, concrete walk, broken slabs of concrete on shoreline (to be replaced with rip rap) and concrete apron. New construction includes a two-story single-family home with an attached garage

**Materials to be salvaged**

A walk-through was performed on June 1, 2017 to identify materials to salvage. Much of the house is in such disrepair or affected by mold or urine stains that reusing salvaged materials will be difficult.

Salvage  
Knotty Pine Paneling not affected by mold or urine staining

Salvage  
(3) Pine Doors

Salvage  
Miscellaneous wood baseboard

Salvage  
Miscellaneous wood flooring not affected by mold or urine staining

It is anticipated that selective demolition (to salvage the identified items) will be performed prior to general demolition activities. All items salvaged by Habitat for Humanity will be immediately removed from the premises. All salvaged items to be turned over to the Owner will be stored off-site.

**Appliance Recycling**

Appliances will be recycled through the City's large-item curb pickup service.

**Mercury Recycling**

None found

**General Demolition and New Construction Recycling**

Demolished materials and construction waste will be removed as separated or mixed loads for off-site separation and recycling. The general contractor will be responsible for contracting a City Certified Construction and Demolition Material Recycler.

**Documentation and Reporting**

All materials hauled off-site for recycling, whether demolition materials or new construction waste, will be documented using either the WasteCapTRACE program or by submitting written documentation to the Recycling Coordinator



# CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 5450 LAKE MENDOTA DRIVE

Name of Project RUSSELL HOUSE

Owner / Contact ANDREW RUSSELL

Contact Phone 608.556.2344 Contact Email ARLESSUR@GMAIL.COM

**\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. \*\***

### Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

### Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 3272 S.F.

Total landscape points required 55

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area \_\_\_\_\_

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

- (c) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

**Tabulation of Points and Credits**

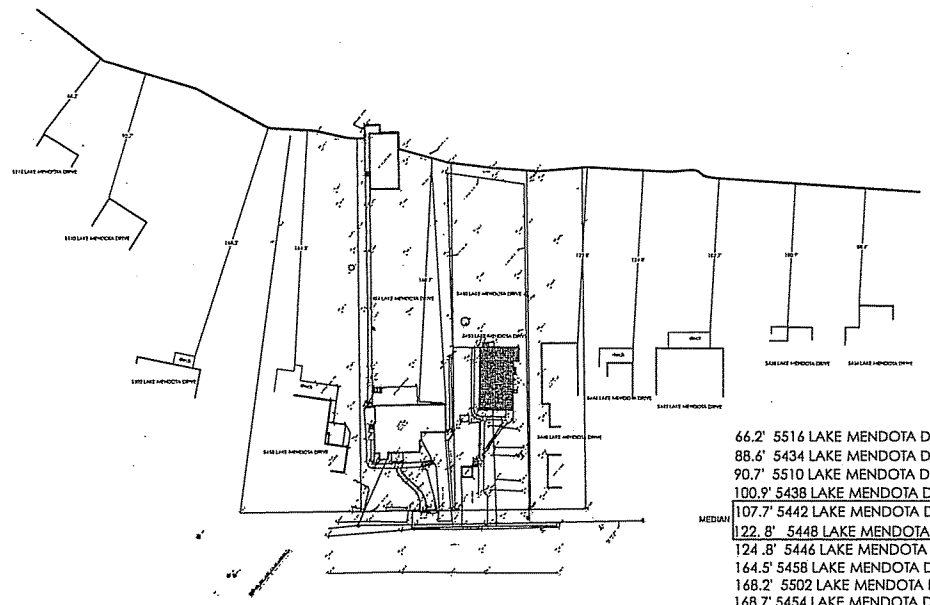
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3				
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			7	28
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2			7	14
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200	1 (EXISTING BURR OAK)	14		
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
<b>Sub Totals</b>				14		42

**Total Number of Points Provided** 56

\* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.





PREPARED FOR:  
Andrew Russell  
503 SHELDON STREET  
MADISON, WI  
PREPARED BY:  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1050  
www.isthmussurveying.com

- 66.2' 5516 LAKE MENDOTA DRIVE
  - 88.6' 5434 LAKE MENDOTA DRIVE
  - 90.7' 5510 LAKE MENDOTA DRIVE
  - 100.9' 5438 LAKE MENDOTA DRIVE
  - 107.7' 5442 LAKE MENDOTA DRIVE
  - 122.8' 5448 LAKE MENDOTA DRIVE
  - 124.8' 5446 LAKE MENDOTA DRIVE
  - 164.5' 5458 LAKE MENDOTA DRIVE
  - 168.2' 5502 LAKE MENDOTA DRIVE
  - 168.7' 5454 LAKE MENDOTA DRIVE
- MEAN = 115.25'  
PROPOSED = 143.8'

- Notes:
1. Building dimensions and associated offset distances were measured along the outside of the siding.
  2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.

**SURVEYOR'S CERTIFICATE**

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 21 Day of May, 2017: Paul A. Spetz, S 2525

**GENERAL NOTES**

**DRAWING NOTES**

**CODE NOTES**

DATE	DESCRIPTION

**PLAN COMMISSION SUBMITTAL**

<b>RUSSELL HOUSE</b> 6486 LAKE MENDOTA DRIVE MADISON, WI	REVISED 08.08.17
	DATE 08.28.17
EXISTING REAR YARD SETBACKS	C101 <small>ANDREW RUSSELL 503 SHELDON STREET MADISON, WI 53711</small>

UPDATED LAKEFRONT SETBACK ANALYSIS (8/9/17)

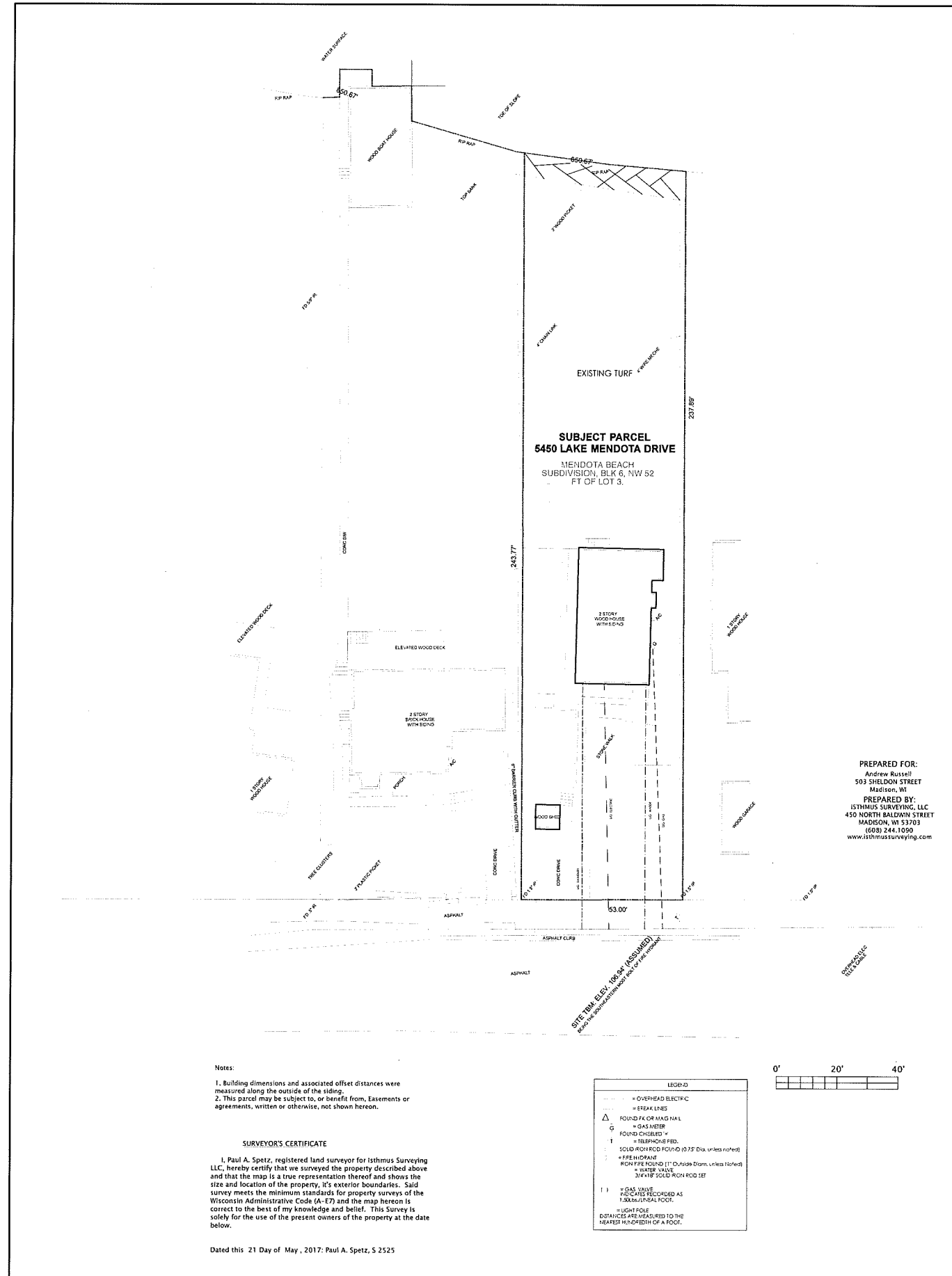


SITE LOCATION

SHEET INDEX

- C100: SITE SURVEY
- C101: ADJACENT LOTS SURVEY
- C102: ZONING NOTES AND NEW CONSTRUCTION
- C103: SITE PICTURES
- C104: SITE PICTURES
- C105: SITE DEMO
- C106: GRADING AND UTILITIES
- C107: LANDSCAPE PLAN

- A100: FLOORPLANS
- A200: ELEVATIONS
- A201: ELEVATIONS



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION

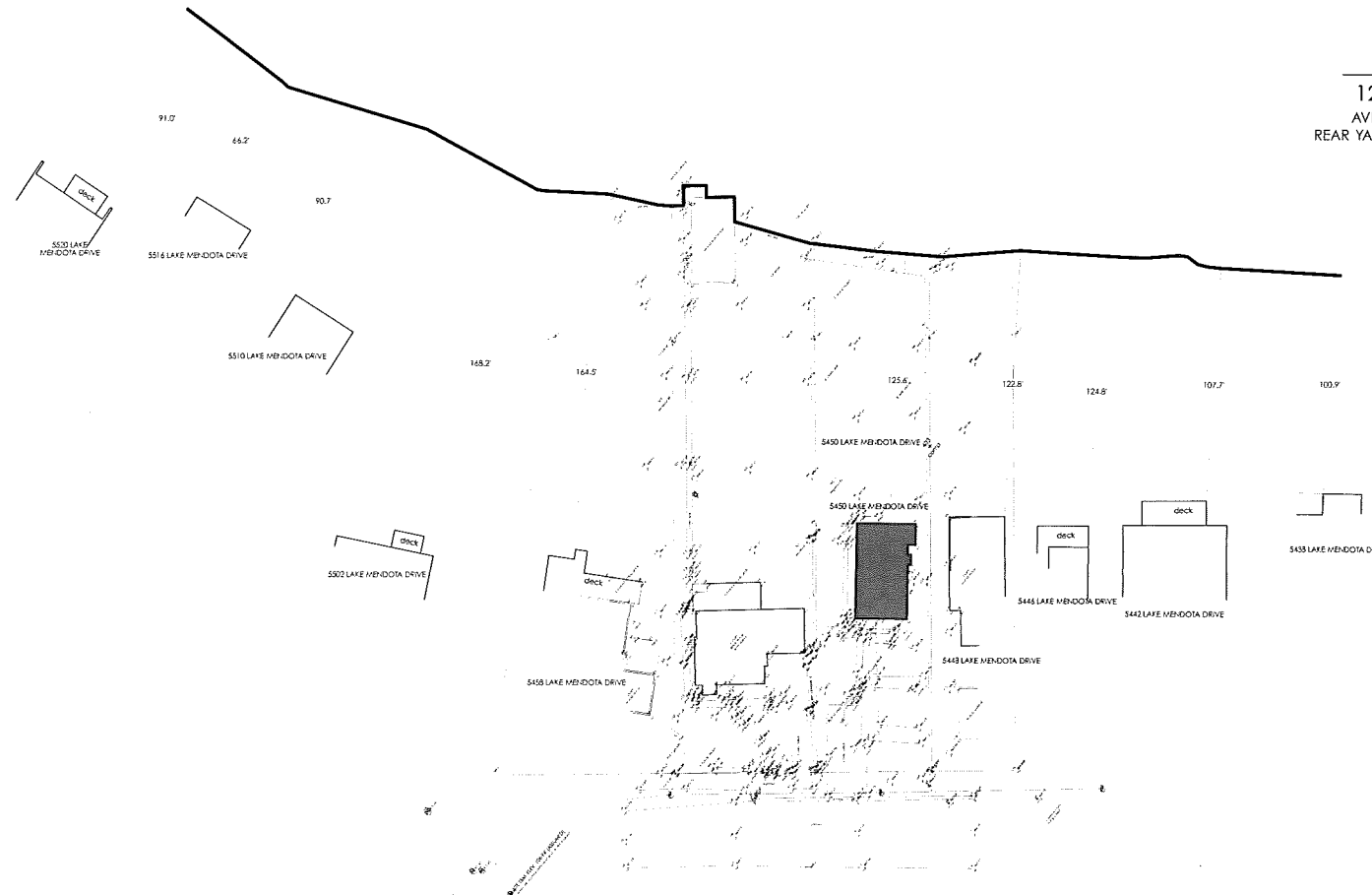
**PLAN COMMISSION SUBMITTAL**

**RUSSELL HOUSE**  
5450 LAKE MENDOTA DRIVE  
MADISON, WI

DATE  
06.26.17

**SITE SURVEY**  
ANDREW RUSSELL  
503 SHELDON STREET  
MADISON, WI 53711

**C100**



PREPARED FOR:  
 Andrew Russell  
 503 SHELDON STREET  
 Madison, WI

PREPARED BY:  
 ISTHMUS SURVEYING, LLC  
 450 NORTH BALDWIN STREET  
 MADISON, WI 53703  
 (608) 244.1090  
 www.isthmussurveying.com

- Notes:
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  2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.

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**RUSSELL HOUSE**  
 5450 LAKE MENDOTA DRIVE  
 MADISON, WI

EXISTING REAR YARD SETBACKS

ANDREW RUSSELL  
 503 SHELDON STREET  
 MADISON, WI 53711

DATE  
 06.26.17

C101

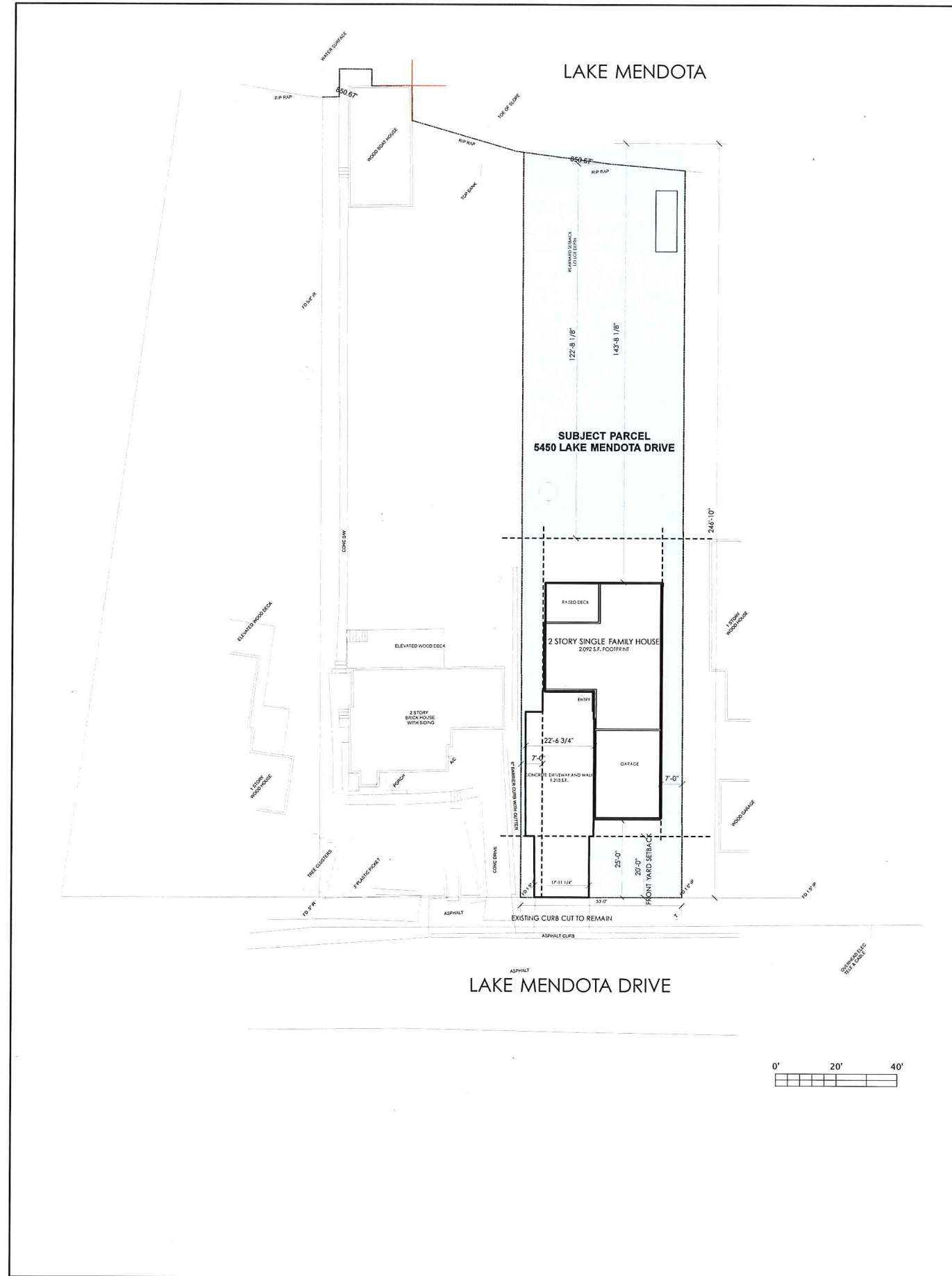
CURRENT ZONING: TR-C1

**28.042 TR-C1 DISTRICT.**

- (1) Permitted and Conditional Uses.  
See Table 28C-1 for a complete list of allowed uses within the residential districts.
- (2) Dimensional Requirements, Permitted and Conditional Uses.  
Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

<b>TR-C1 District</b>		
	Single-family detached	Nonresidential
Lot Area (sq. ft.)	6,000	6,000
Lot Width	50	50
Front Yard Setback	20	20
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	n/a
Side Yard Setback	One-story: 6 Two-story: 7	10
Reversed Corner Side Yard Setback	15	15
Rear Yard Setback	30% lot depth but at least 35 See (a) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	35
Maximum lot coverage	50%	65%
Usable open space (sq. ft. per d.u.)	1,000	n/a
Maximum building coverage	n/a	50%

LOT AREA: 12,341 S.F. >= 6000 S.F. OK  
 LOT WIDTH: 53'-0" >= 50'-0" OK  
 FRONT YARD SETBACK:  
 REQUIRED: 20'-0"  
 PROVIDED: 25'-0"  
 SIDE YARD SETBACK:  
 REQUIRED: 7'-0"  
 PROVIDED: 7'-0"  
 REAR YARD SETBACK:  
 SEE SHEET C101  
 MAX. HEIGHT: 2 STORIES/33'-10" > 35'-0" OK  
 STRUCTURE FOOTPRINT: 2,092 S.F.  
 MAX. LOT COVERAGE: 17% >= 50% OK  
 USABLE OPEN SPACE: 9,069 S.F. >= 1000 S.F. OK  
 IMPERVIOUS SURFACE: 3,272 S.F.



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**RUSSELL HOUSE**  
 5450 LAKE MENDOTA DRIVE  
 MADISON, WI

DATE  
 06.26.17

**ZONING INFORMATION**  
 ANDREW RUSSELL  
 503 SHELDON STREET  
 MADISON, WI 53711

**C102**





GENERAL NOTES

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SUBMITTAL**

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MADISON, WI

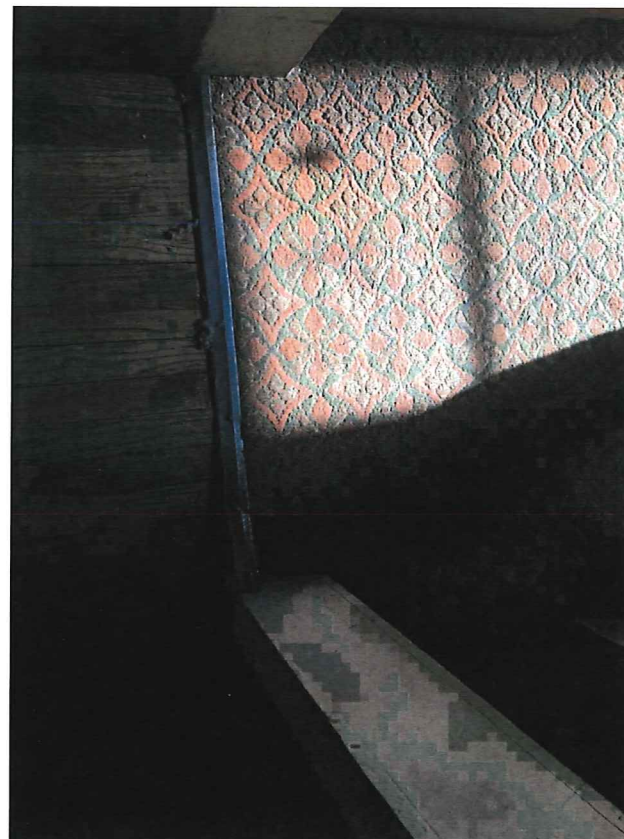
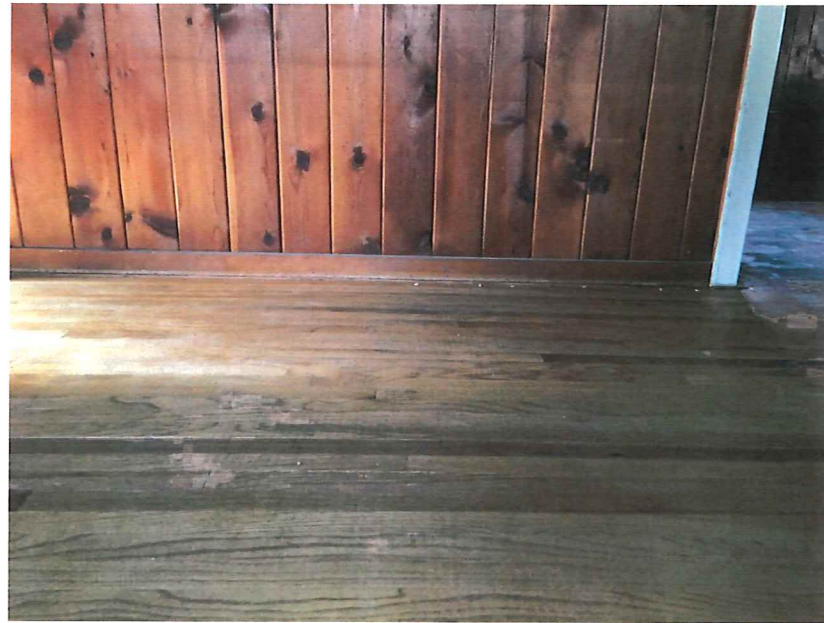
DATE  
06.26.17

**SITE AND BUILDING  
PHOTOS**

ANDREW RUSSELL  
503 SHELDON STREET  
MADISON, WI 53711

**C103**





GENERAL NOTES

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5450 LAKE MENDOTA DRIVE  
MADISON, WI

DATE  
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**SITE AND BUILDING PHOTOS**

ANDREW RUSSELL  
503 SHELDON STREET  
MADISON, WI 53711

**C104**



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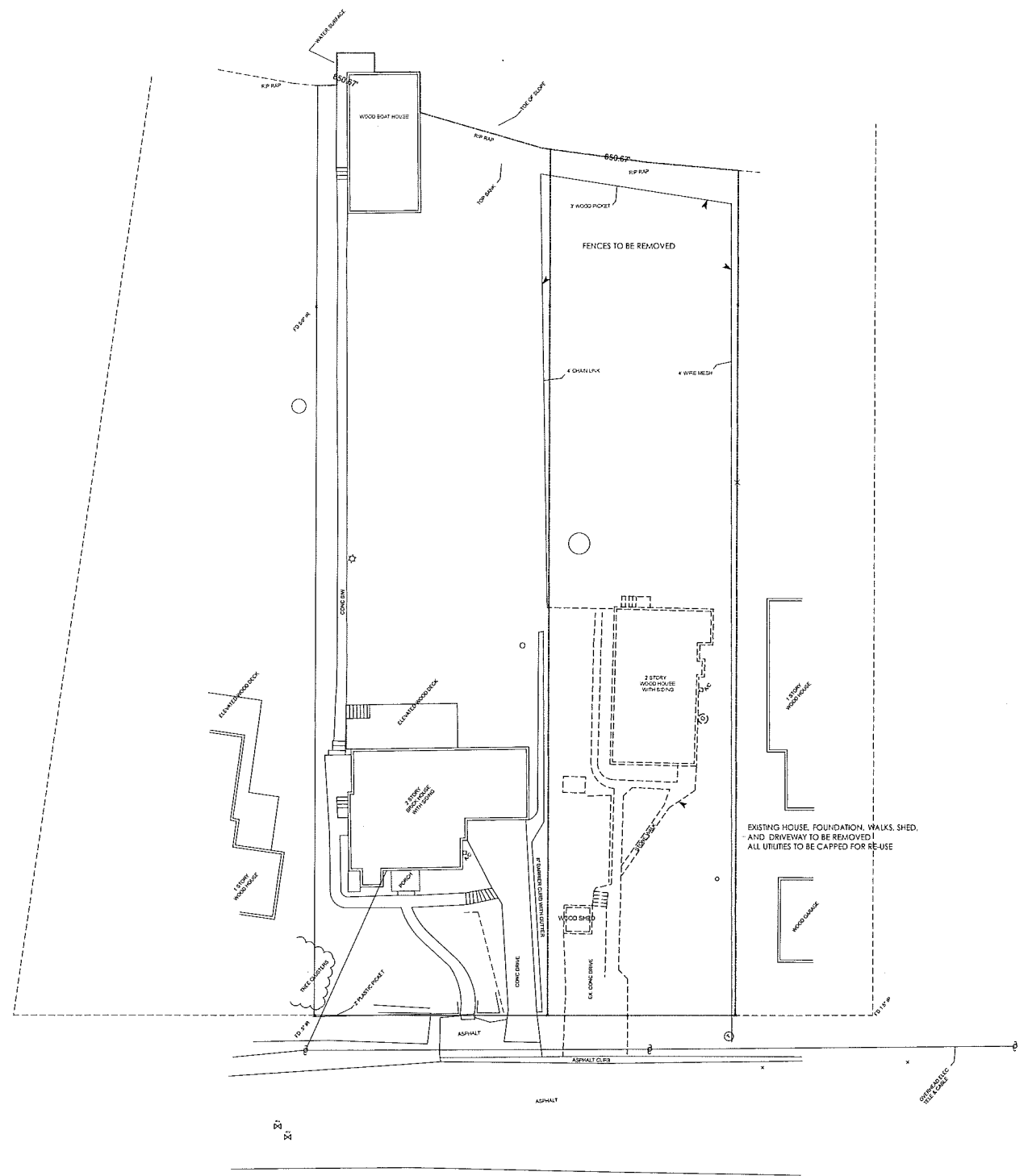
**RUSSELL HOUSE**  
5450 LAKE MENDOTA DRIVE  
MADISON, WI

DATE  
06.26.17

**SITE DEMO**

ANDREW RUSSELL  
503 SHELDON STREET  
MADISON, WI 53711

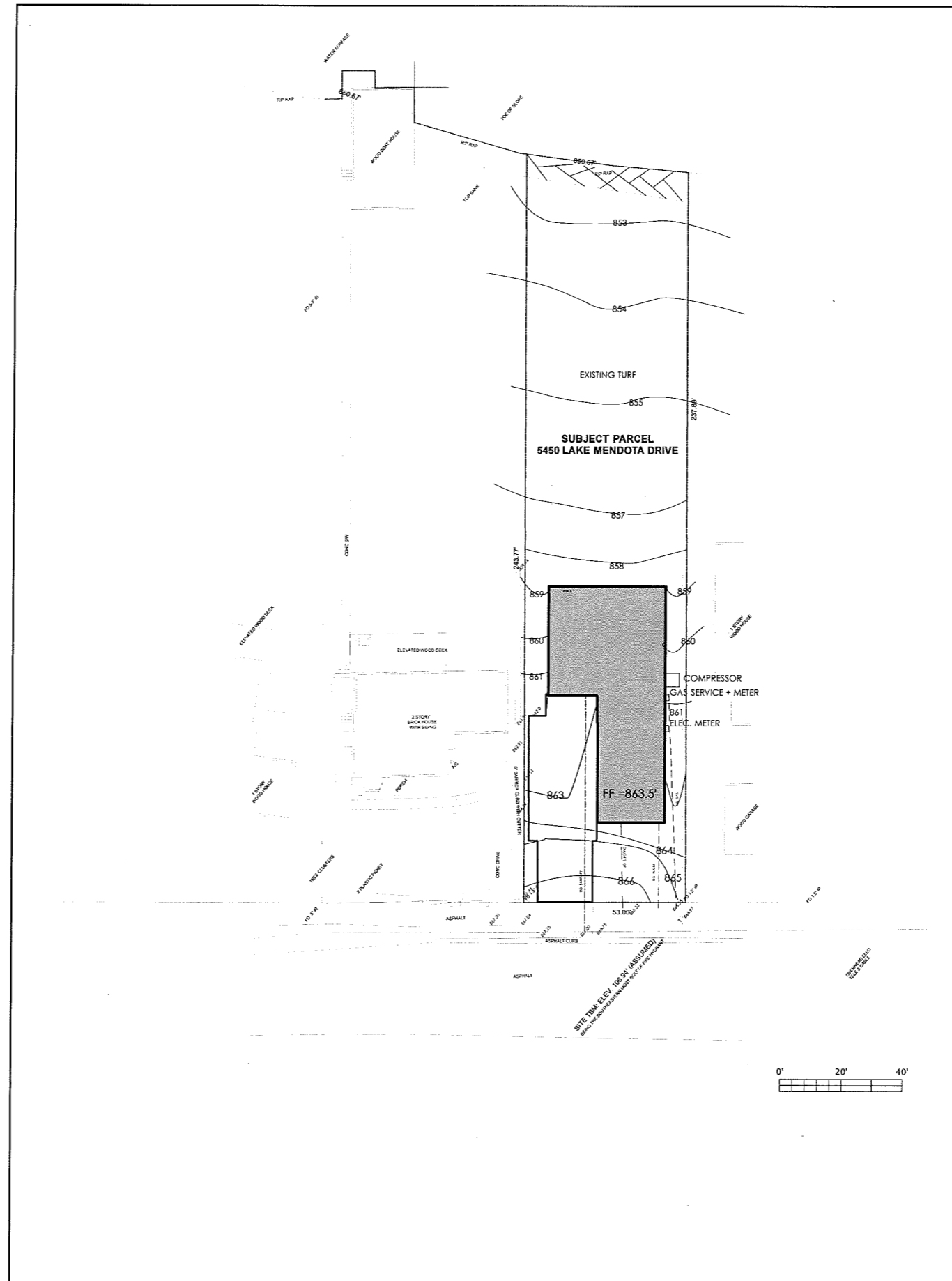
**C105**



⊕ SITE TBM. ELEV. 106.94' (ASSUMED)  
BEING THE SOUTH-EASTERN MOST BOLT OF FIRE HYDRANT

- LEGEND**
- ○ — OVERHEAD ELECTRIC
  - - - - BREAK LINES
  - ⊕ GAS METER
  - ⊗ TELEPHONE FID
  - ⊘ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ FURNACE
  - ⊕ GAS VALVE
  - ⊕ LIGHT POLE

NOTE ASPHALT CURBS ARE 6" WIDE L.V. & SPEED HUMP



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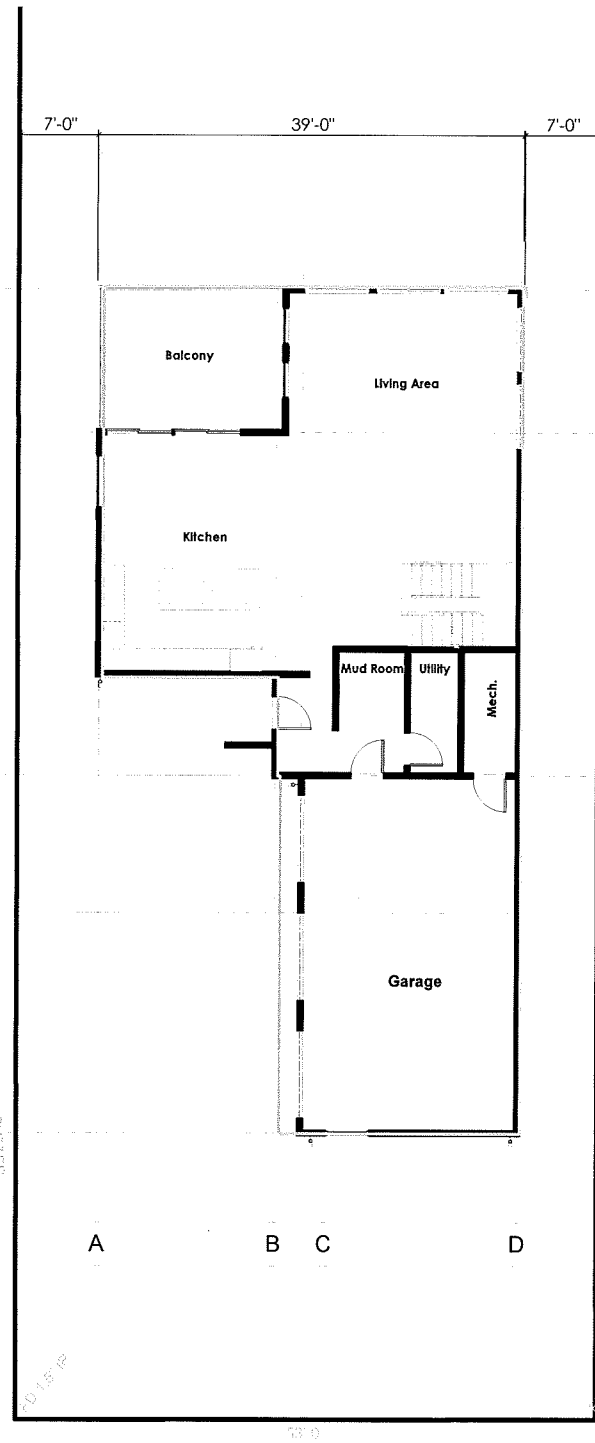
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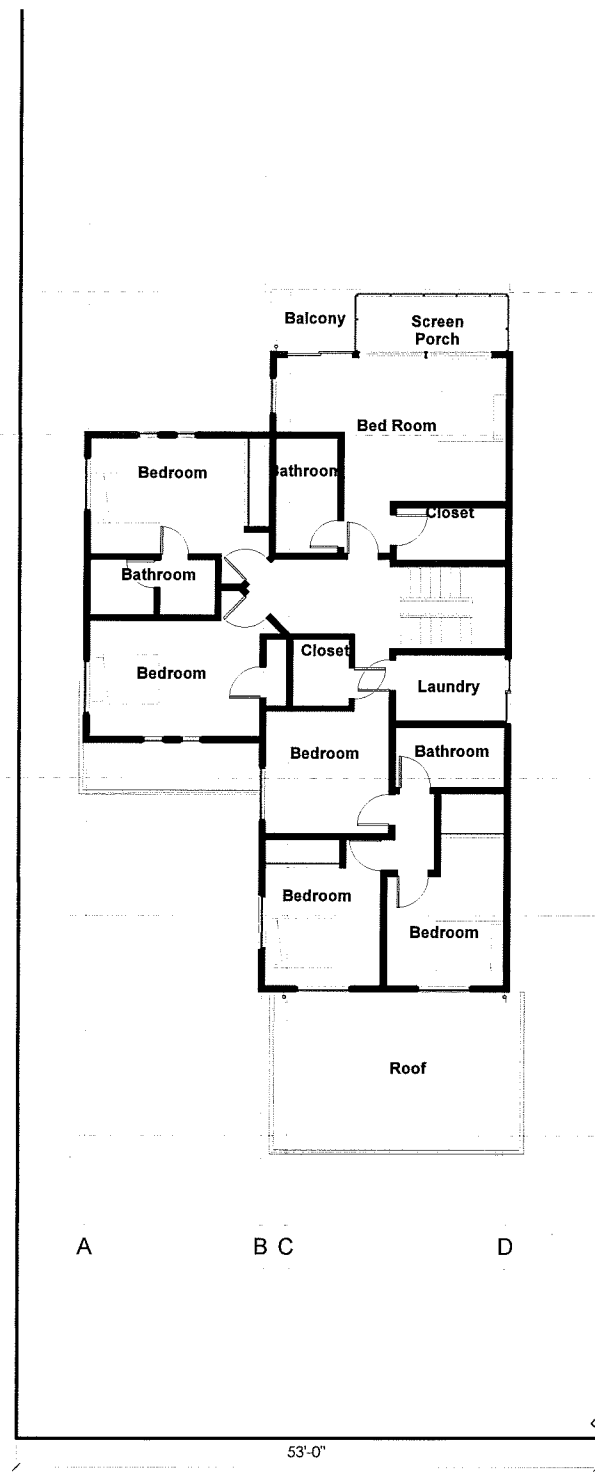
DATE  
06.26.17

**GRADING AND  
UTILITIES**  
ANDREW RUSSELL  
503 SHELDON STREET  
MADISON, WI 53711

**C106**



FIRST FLOOR PLAN



SECOND FLOOR PLAN

GENERAL NOTES

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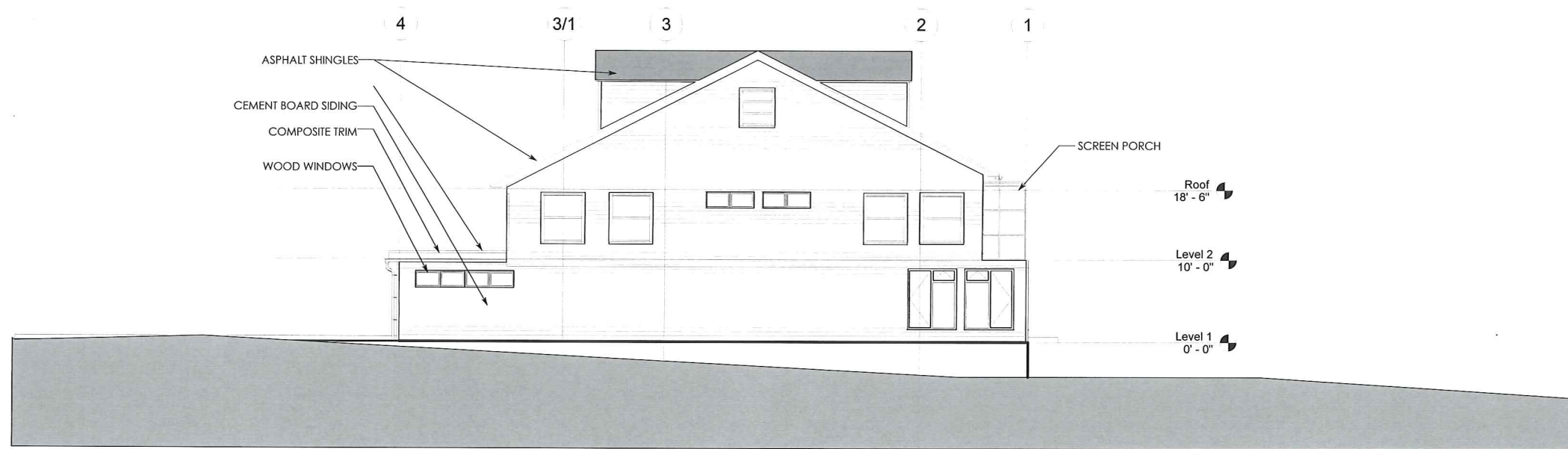
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MADISON, WI

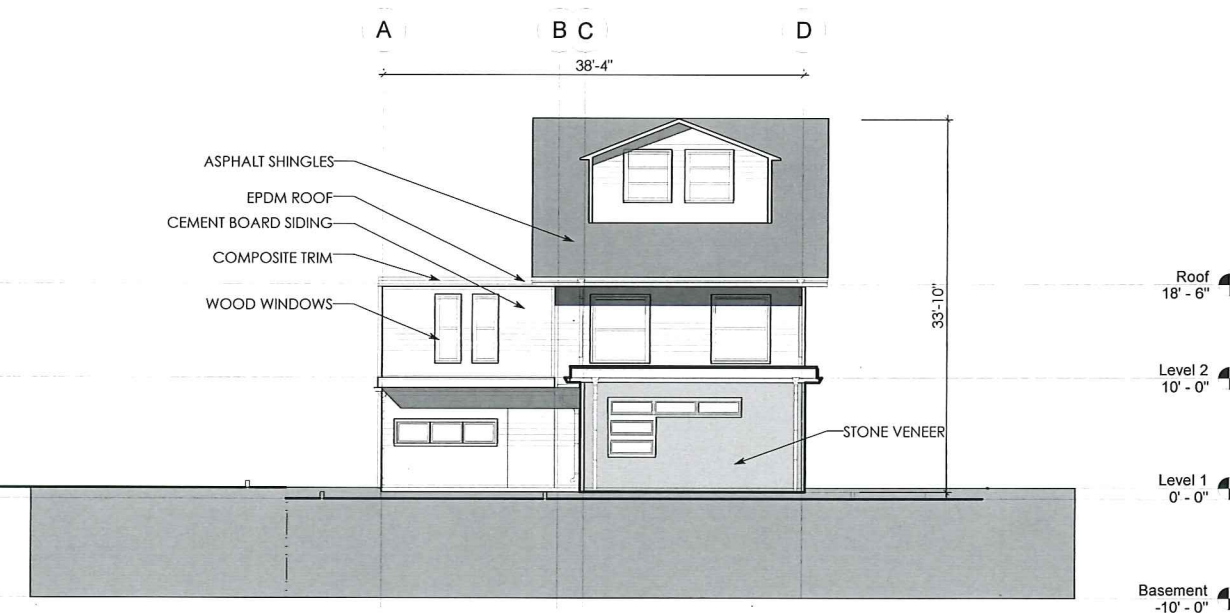
DATE  
06.26.17

**FLOORPLANS**  
ANDREW RUSSELL  
503 SHELDON STREET  
MADISON, WI 53711

**A101**



SOUTH ELEVATION



SOUTH ELEVATION

GENERAL NOTES

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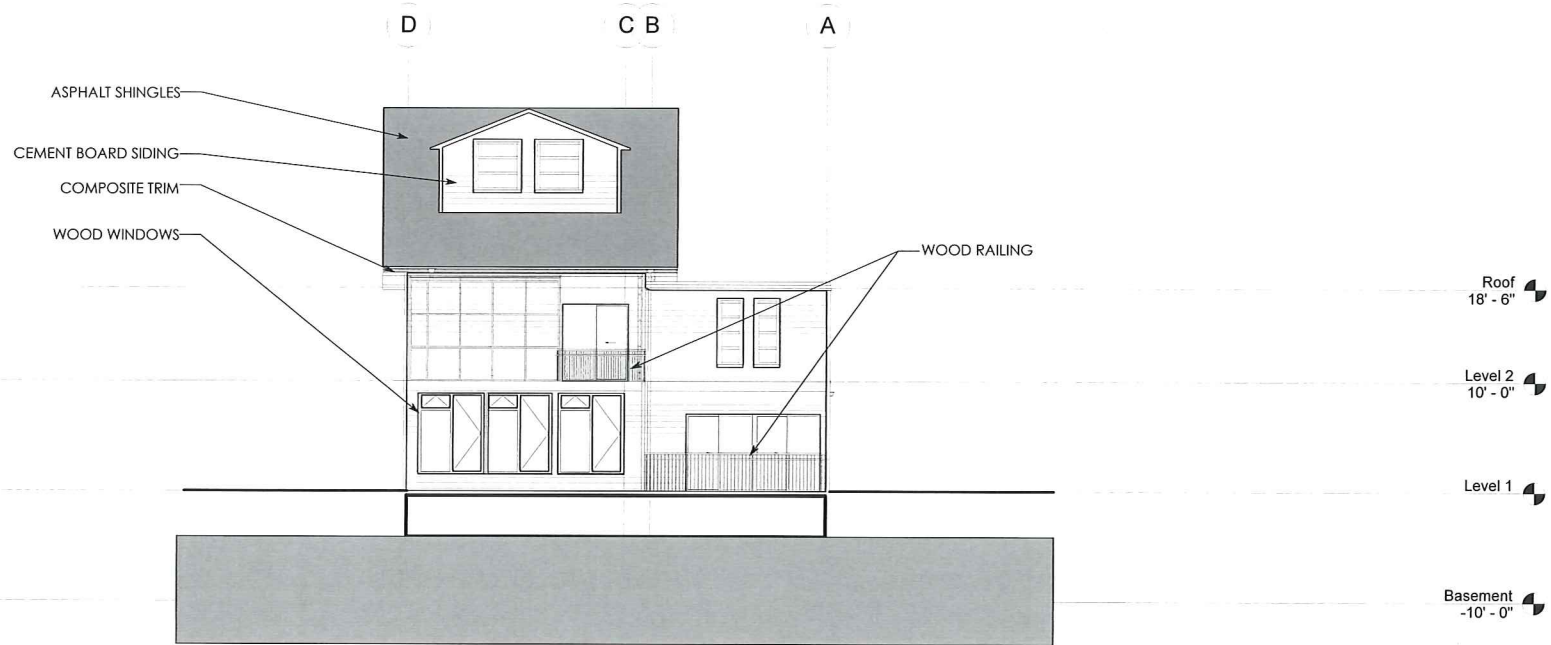
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**ELEVATIONS**

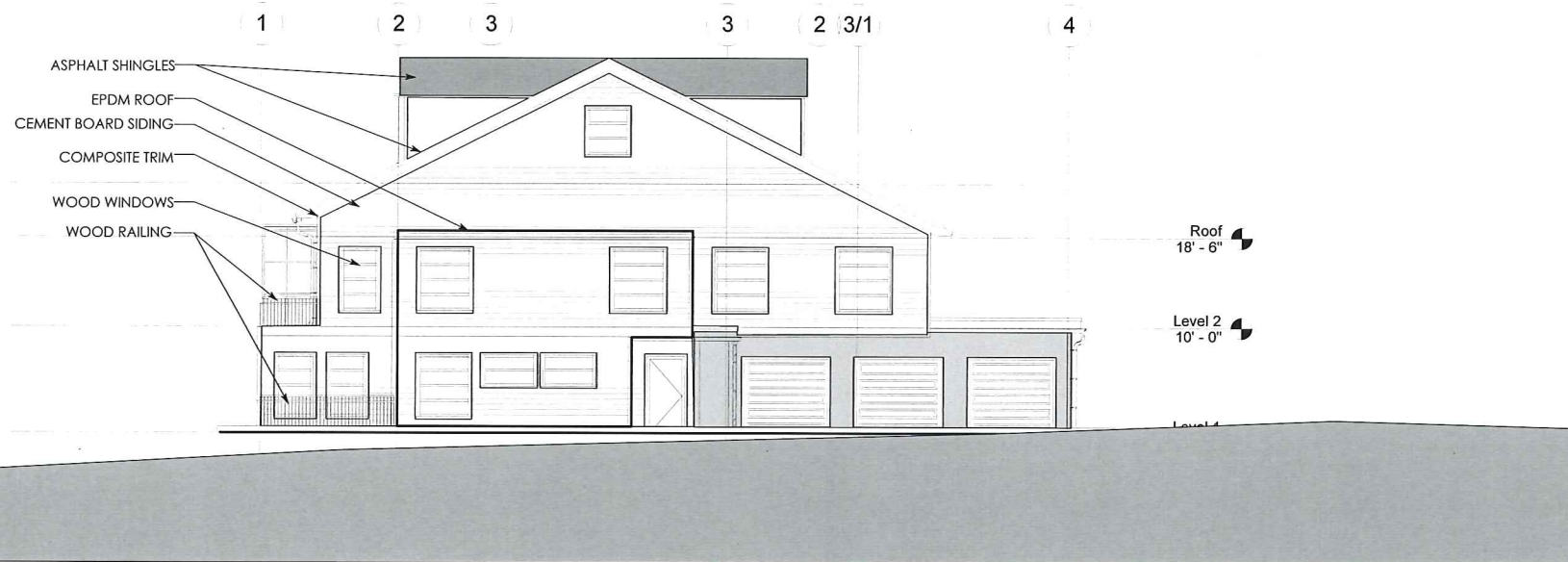
ANDREW RUSSELL  
 503 SHELDON STREET  
 MADISON, WI 53711

**A102**





NORTH ELEVATION



WEST ELEVATION



GENERAL NOTES

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**RUSSELL HOUSE**  
5450 LAKE MENDOTA DRIVE  
MADISON, WI

DATE  
06.26.17



ELEVATIONS

ANDREW RUSSELL  
503 SHELDON STREET  
MADISON, WI 53711

A103