



# City of Madison

## Conditional Use and Demolition

**Location**

5646 Lake Mendota Drive

**Project Name**

Cunningham & Robinson Demolition

**Applicant**

Tanya Cunningham and Neil Robinson /  
Mark Collin, Collin Building Design

**Existing Use**

Single Family Home

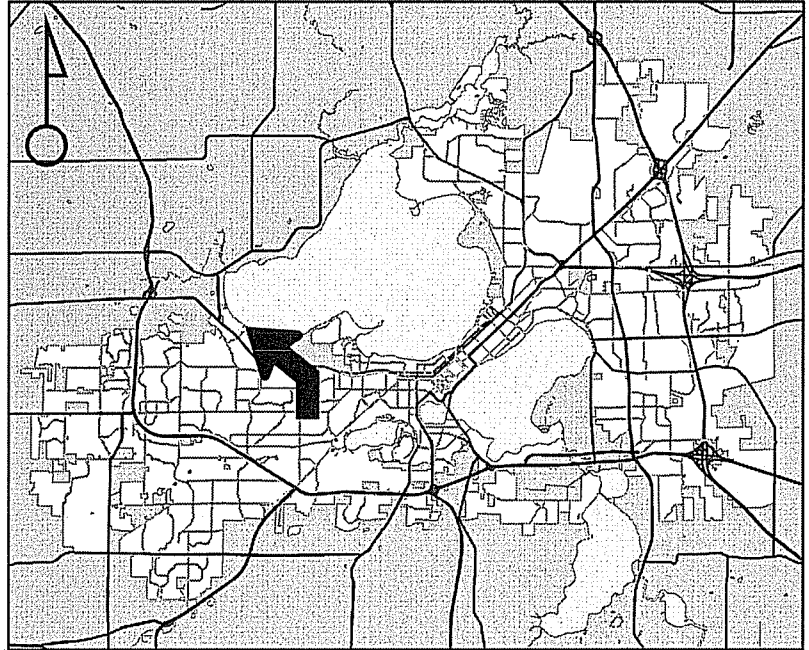
**Proposed Use**

Demolish single-family residence  
and construct new residence on  
lakefront parcel.

**Public Hearing Date**

Plan Commission

24 July 2017

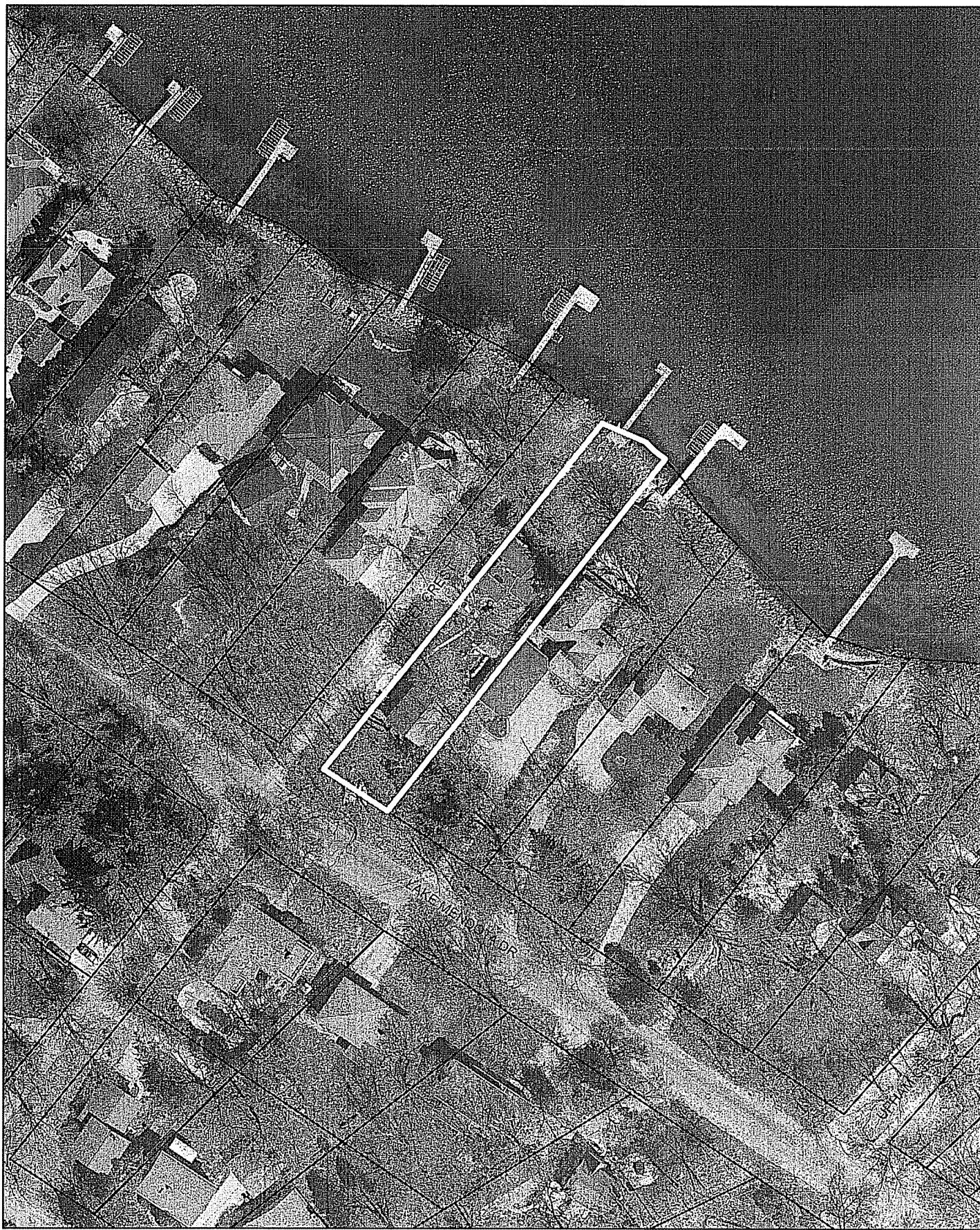


For Questions Contact: Chris Wells at: 261-9135 or [cwells@cityofmadison.com](mailto:cwells@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 17 July 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 # 029164-0001

Date received 4/19/17

Received by [Signature]

Parcel # 0709-182-0301-2

Aldermanic district 19 - Clea

Zoning district TR-C1

Special requirements Ex. CW, in designated flood plain, lakefront property

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: 5646 LAKE MENOTA DRIVE MADISON

Title: WHOLE HOUSE REMODEL WITH ADDITIONS/SUBTRACTIONS

### 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

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

Applicant name TANYA CUNNINGHAM Company PRIVATE OWNERS

Street address NEIL ROBINSON City/State/Zip WI 53705

Telephone 5646 LMD MADISON Email itmakesyousmile@gmail.com

(608) 238-4429

Project contact person MARK COLLIN Company COLLIN BLDG. DESIGN

Street address 6609 BOULDER LN City/State/Zip MIDDLETON WI 53562

Telephone (608) 824-0163 Email mcollin@tds.net

Property owner (if not applicant) N.A.

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

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

4. Project Description

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

WHOLE HOUSE REMODEL WITH ADDITIONS IN BUILDING ENVELOPE AND SUBTRACTIONS OF EXTERIOR MASS INSIDE LAUREL CREST SETBACK

Scheduled start date AUG '17 Planned completion date FEB '18

5. Required Submittal Materials

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

- Checklist of required materials including: 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 waiver, Electronic Submittal\* via email.

\*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.

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.

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 MATT TUCKER, JENNY KIRCHGATTER Date 3 TIMES IN MARCH ZONING:
Zoning staff PLANNING STAFF TWICE IN MARCH Date 2017

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.

MARK CLEAR ALDER PERSON 3/24/17
AARON CRANDALL PRESIDENT SPRING HARBOR NEIGHBORHOOD ASSC. 3/24/17

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.

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

Name of applicant Neil Robinson & Tanya Cunningham Relationship to property Owners
Authorizing signature of property owner Tanya M. Cunningham Date 14 April 2017

ID

## LETTER OF INTENT:

THIS HOUSE IS A WHOLE HOUSE REMODEL WITH PROPOSED ADDITIONS INSIDE THE BUILDING ENVELOPE AND SUBTRACTIONS OF MASS IN THE LAUREL CREST SETBACK: AT THIRD FLOOR, REDUCED SECOND FLOOR, AND SINGLE STORY REMOVALS AT ENTRY AND SHOP AREAS. A ZONING VARIANCE HAS BEEN GRANTED FOR ROOF ADDITIONS AT LOWER ELEVATIONS WHICH CAP OFF WHAT BULK IS LEFT INSIDE THE LAUREL CREST SETBACK.

THE REST OF THE TWO STORY EXTERIOR WALL LOCATIONS REMAIN AND ARE NOT OF THE SAME BUILDING TYPE. THE EXTERIOR WALLS AT LIVING ROOM ARE ARCHAIC CONCRETE BLOCK, CLAY TILE AND STUCCO CONSTRUCTION AND ARE PROPOSED TO BE MODERNIZED WITH 2 X 6 WALL STRUCTURE. ALL WALLS WILL BE RESIDED, REINSULATED AND DRYWALLED. INSIDE THE FLOORS ARE RAISED BY BALLOON FRAMED LEDGERS UTILIZING THE EXISTING WALL LOCATIONS. THE ORIGINAL BOX SILL REMAINS AT THE EXTERIORS OF THE FIRST FLOOR.

THE HOUSE EXHIBITS ROTTED AREAS AND CARPENTER ANT POPULATIONS. THE THIRD FLOOR, SECOND FLOOR ROOF, AND SINGLE STORY AREAS IN SETBACK ARE THE WORST AND ARE SLATED FOR REMOVAL AS PART AND PARCEL OF THE VARIANCE APPROVAL. HOWEVER ANTICIPATED THE DAMAGE IS, A CONDITION COULD OCCUR WHERE MORE THAN 50% OF A WALL AREA COULD REQUIRE REPAIR. THIS DEMOLITION PERMIT APPLICATION IS FOR THIS EVENT OF UNFORSEEN REPAIR. IN ADDITION THIS PERMIT APPLICATION ASKS FOR MODERNIZING THE LIVING ROOM WALLS BY REPLACING THEM AT THEIR EXISTING LOCATION.

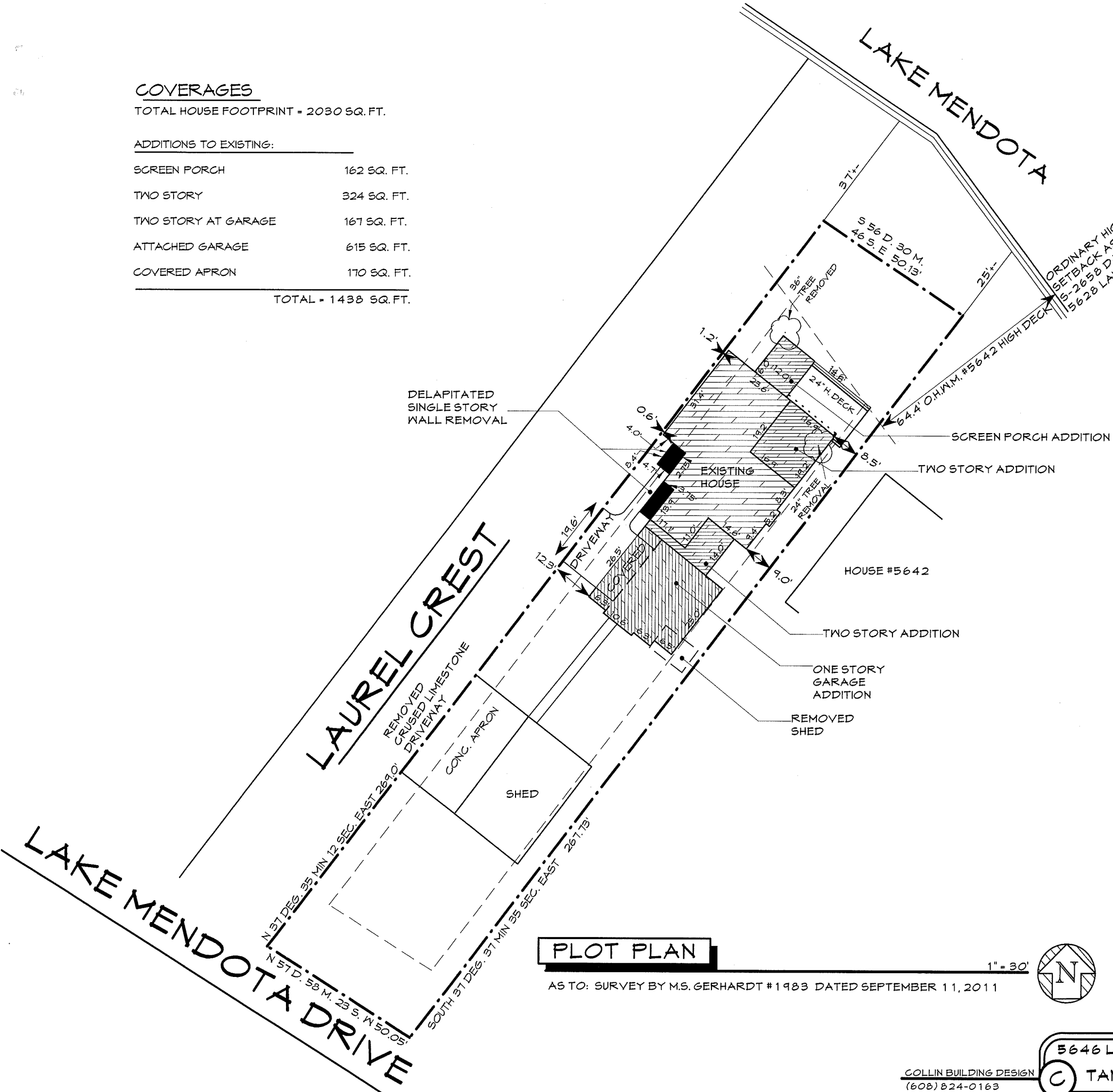
**COVERAGES**

TOTAL HOUSE FOOTPRINT = 2030 SQ. FT.

**ADDITIONS TO EXISTING:**

|                     |             |
|---------------------|-------------|
| SCREEN PORCH        | 162 SQ. FT. |
| TWO STORY           | 324 SQ. FT. |
| TWO STORY AT GARAGE | 167 SQ. FT. |
| ATTACHED GARAGE     | 615 SQ. FT. |
| COVERED APRON       | 170 SQ. FT. |

TOTAL = 1438 SQ. FT.



ORDINARY HIGH WATER MARK  
 SETBACK AS TO GARY BURSE LR  
 15-2658 DATED 1-21-10 FOR  
 15628 LAKE MENDOTA DRIVE

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**PLOT PLAN**

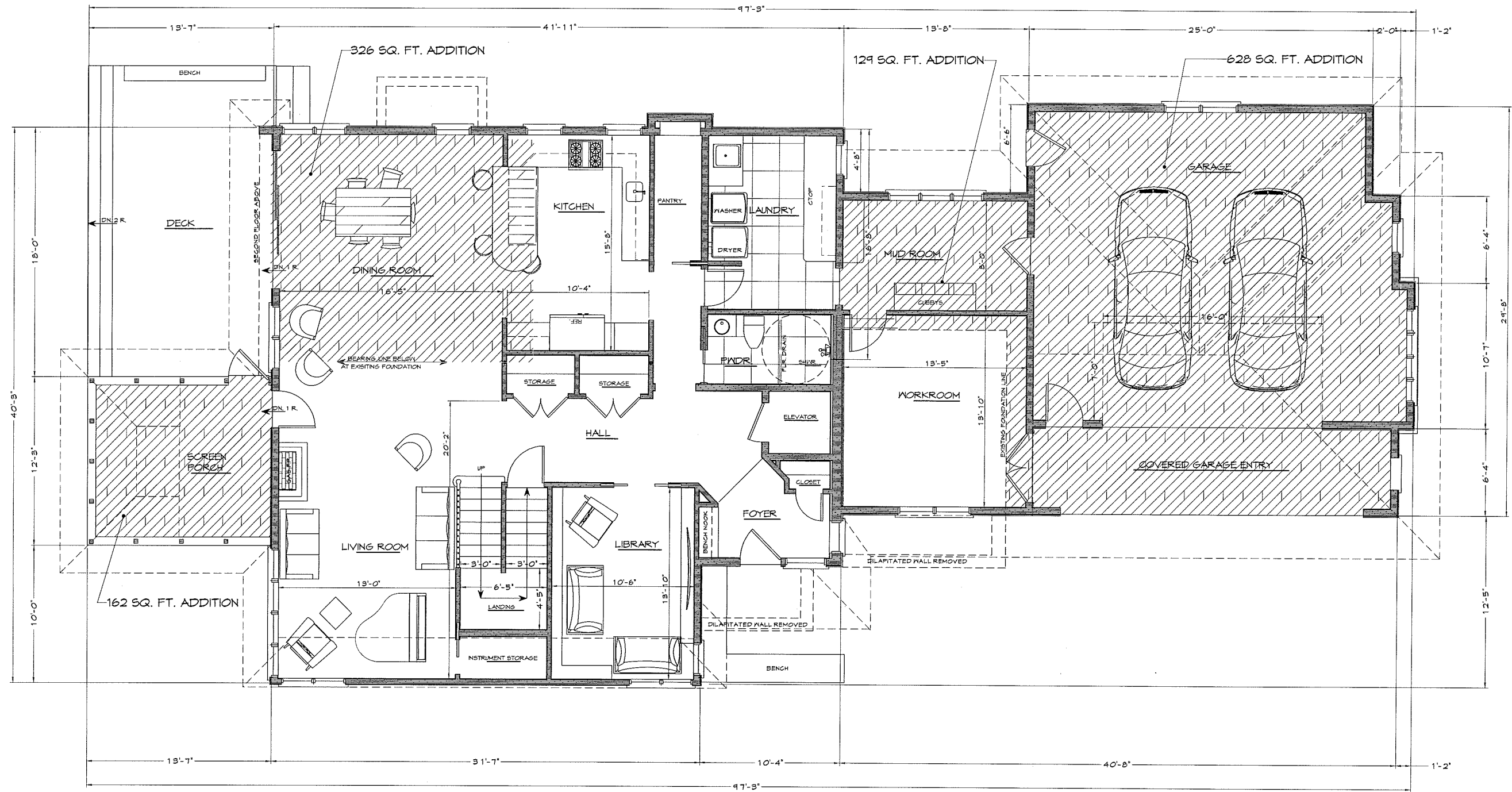
AS TO: SURVEY BY M.S. GERHARDT #1983 DATED SEPTEMBER 11, 2011

1" = 30'



COLLIN BUILDING DESIGN  
 (608) 824-0163  
 mcollin@ds.net

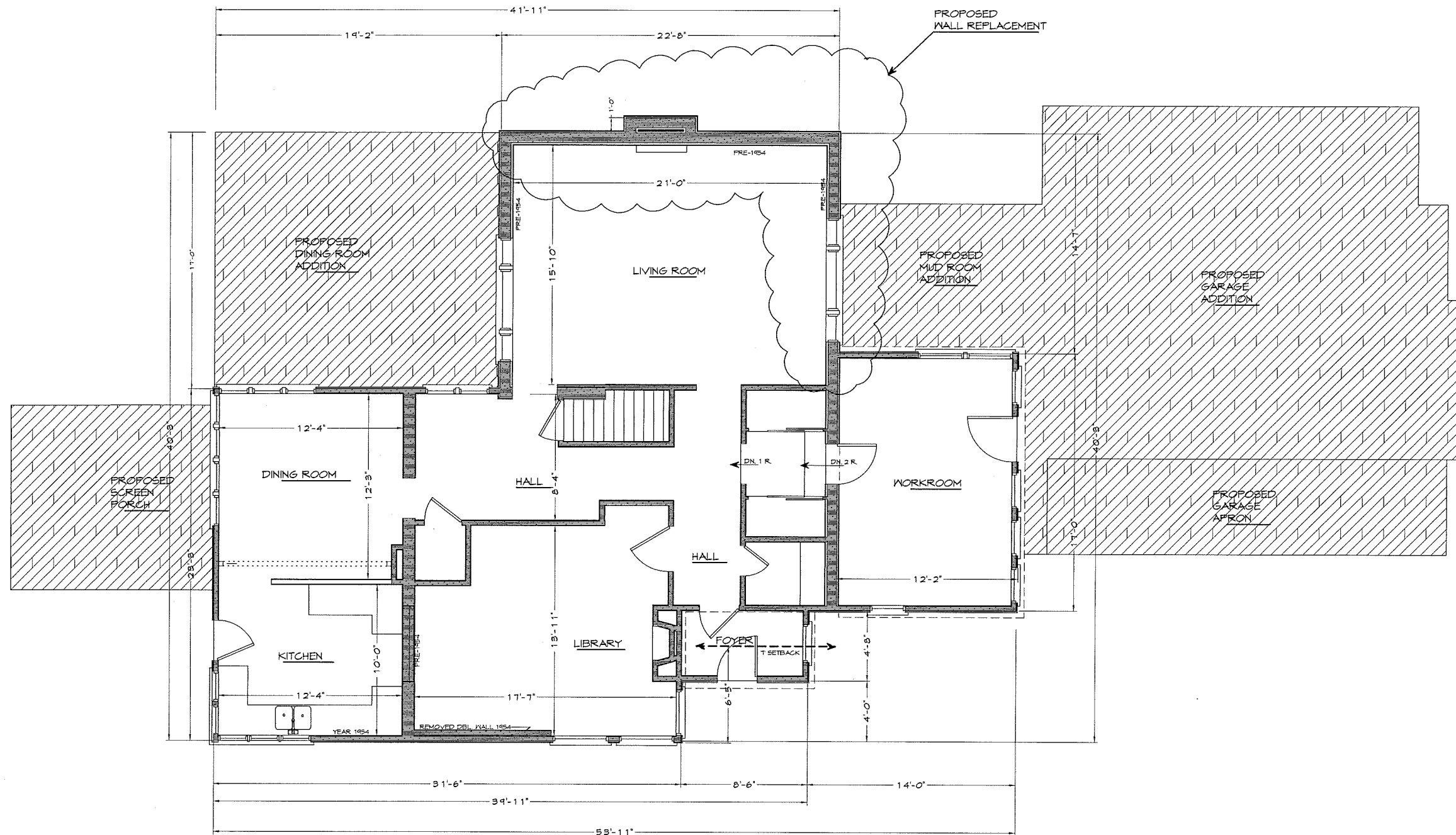
|  |  |                             |                    |
|--|--|-----------------------------|--------------------|
|  | 5646 LAKE MENDOTA DR MADISON WISCONSIN |                             |                    |
|  | TANYA CUNNINGHAM & NEIL ROBINSON       | PREVIOUS SET: MARCH 19 2017 | DATE: JUNE 14 2017 |



**PROPOSED FIRST FLOOR PLAN**

1551 SQ. FT.

1/8" = 1'-0"

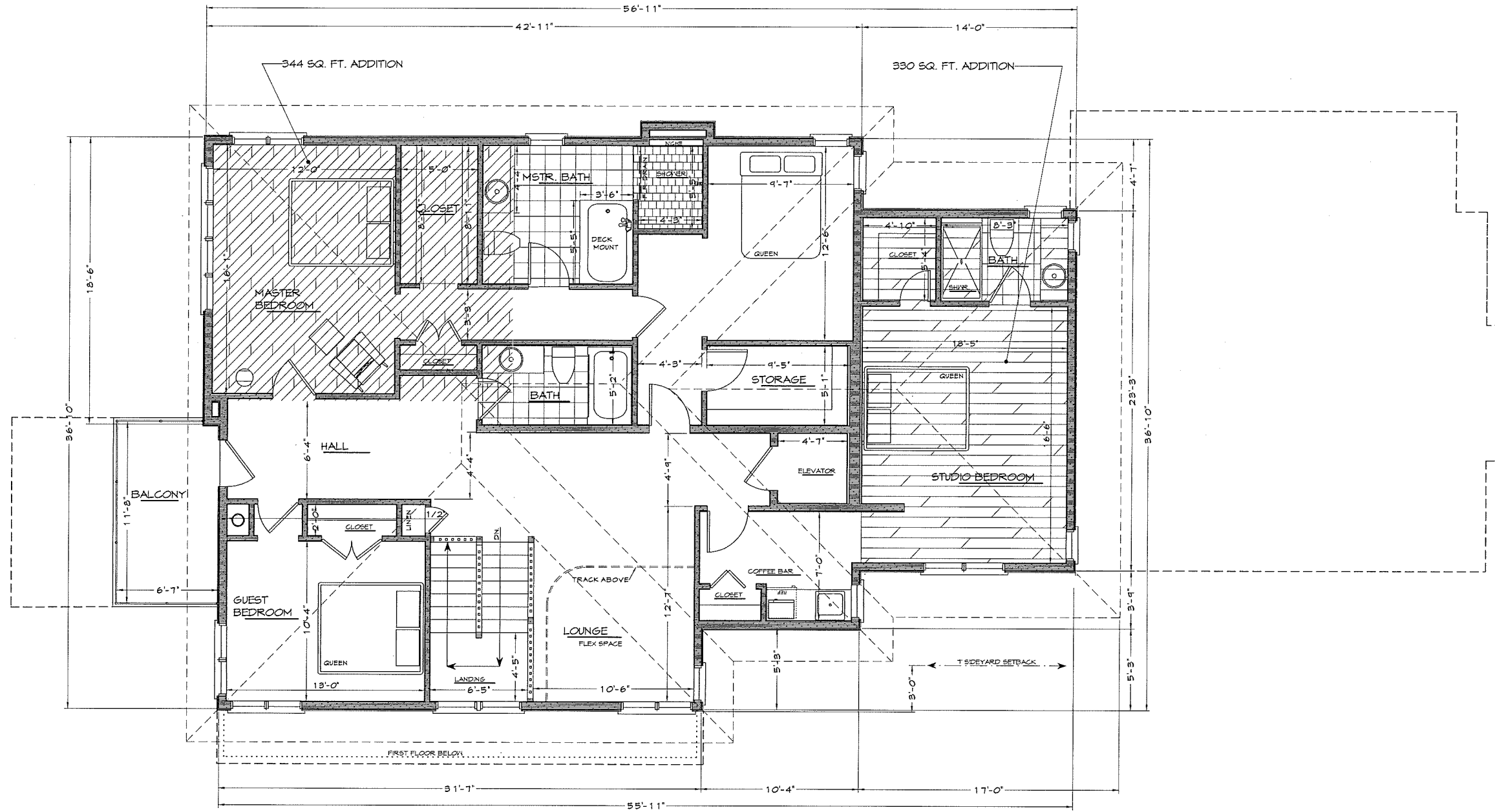


EXISTING FIRST FLOOR PLAN

1502 SQ. FT.

1/8" = 1'-0"

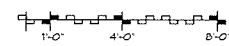




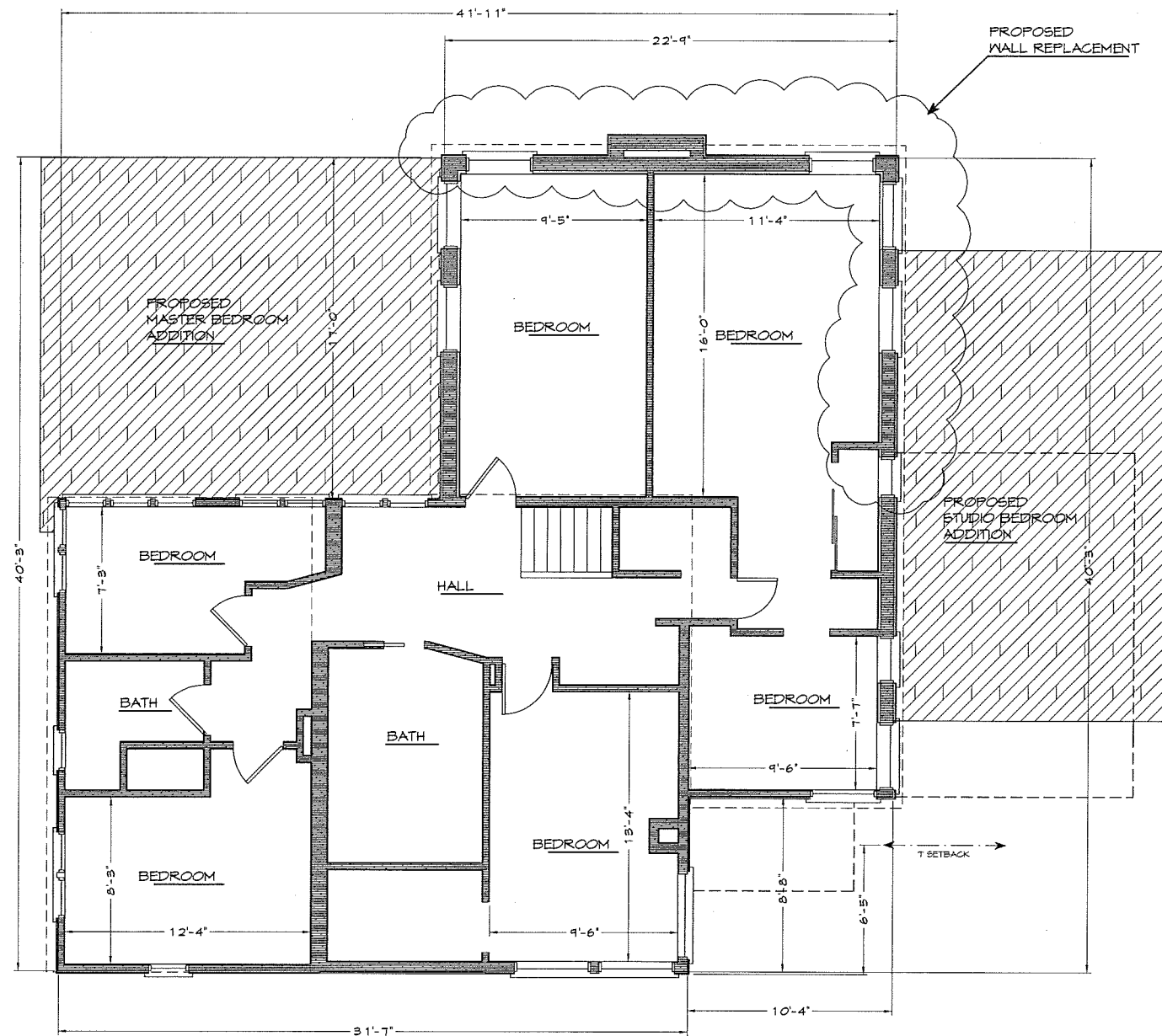
**PROPOSED SECOND FLOOR PLAN**

1,195 SQ. FT.

1/8" = 1'-0"



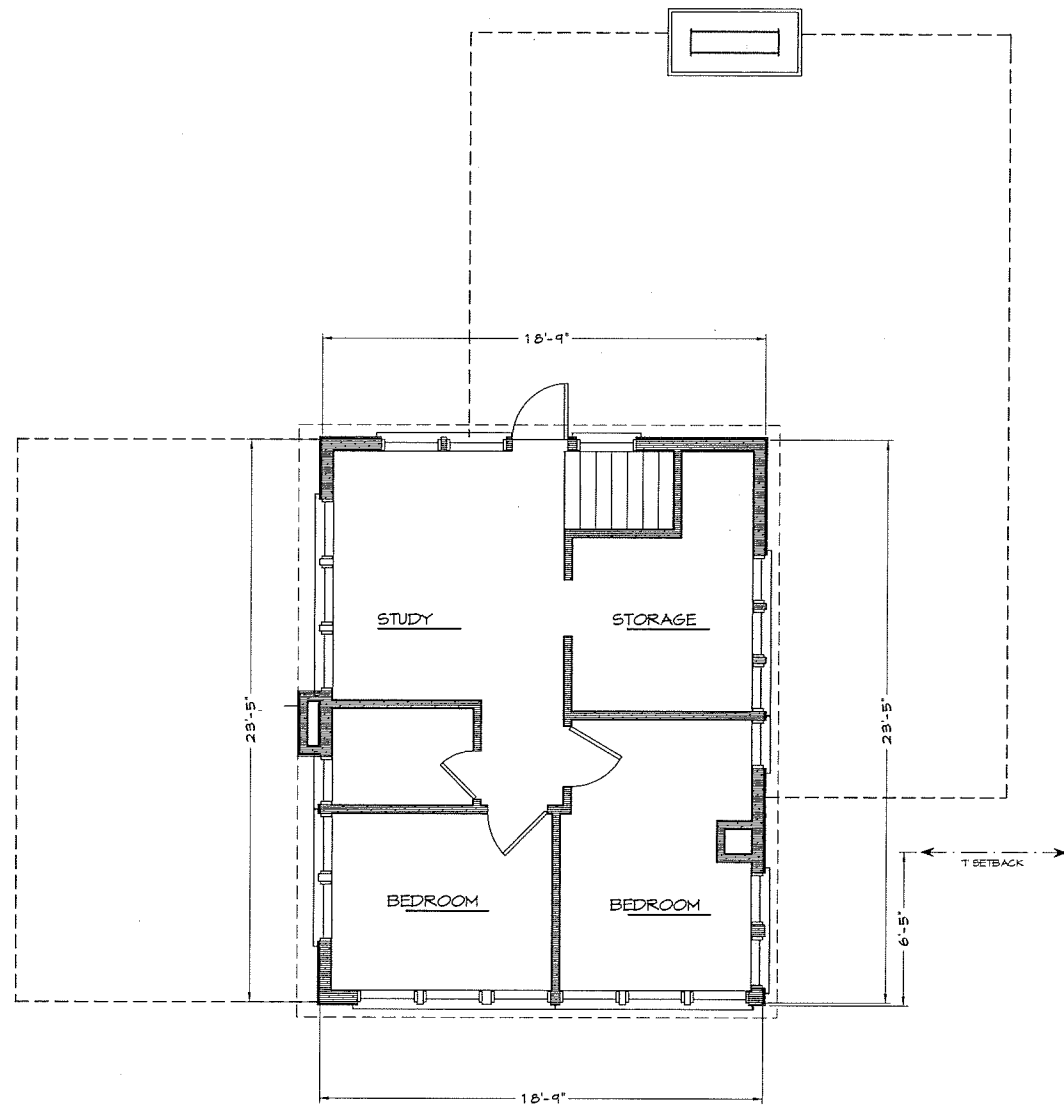
COLLIN BULLONS DESIGN  
16001824-0183  
mcol@metds.net



EXISTING SECOND FLOOR PLAN

1278 SQ. FT.

1/8" = 1'-0"



**EXISTING THIRD FLOOR PLAN**

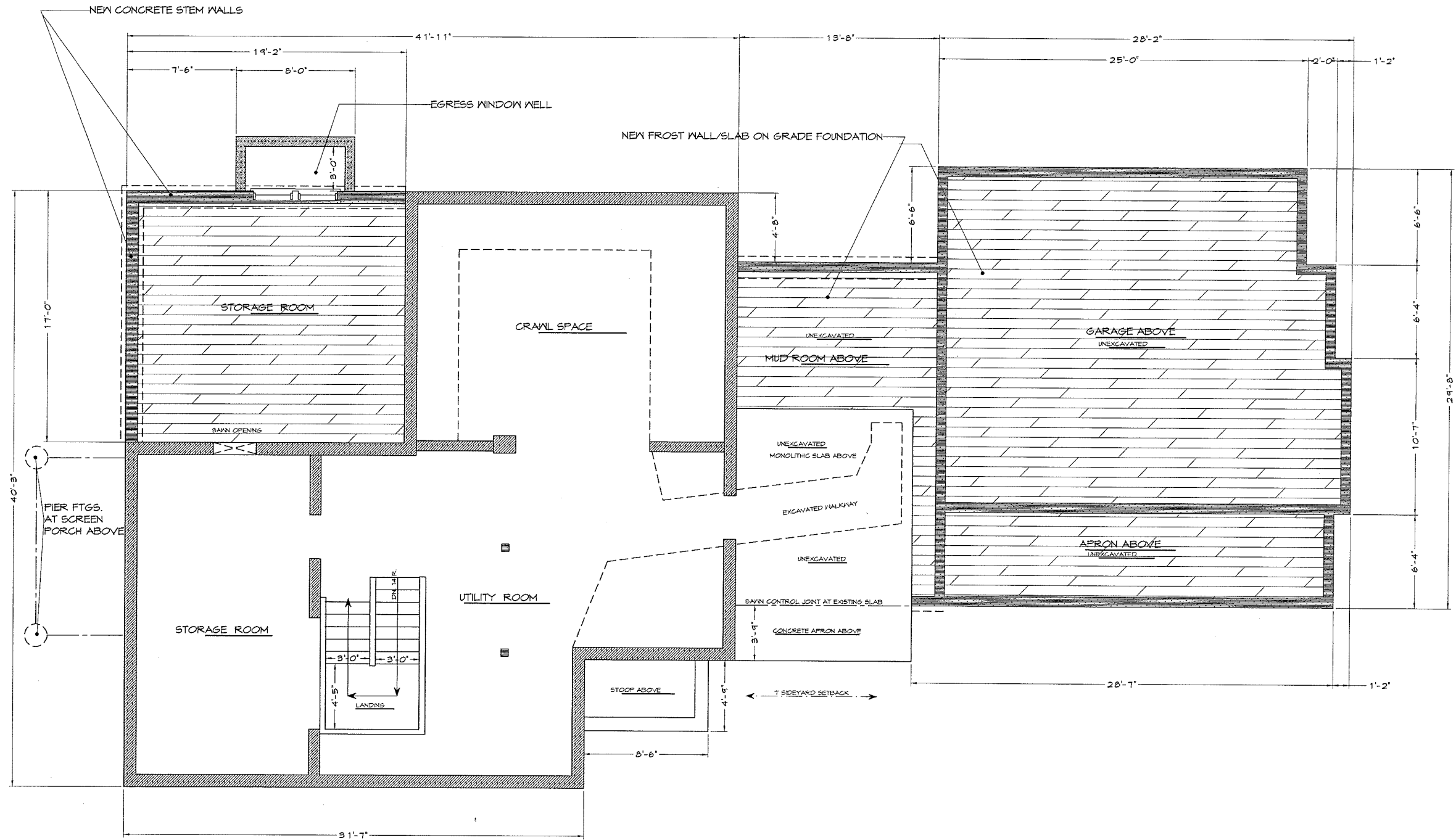
423 SQ. FT. 1/8" = 1'-0"

**EXISTING HEATED SQ. FT. TOTALS**

FIRST FLOOR 1785 SQ. FT.  
 SECOND FLOOR 1863 SQ. FT.  
 THIRD FLOOR 423 SQ. FT.  
 TOTAL 3198 SQ. FT.

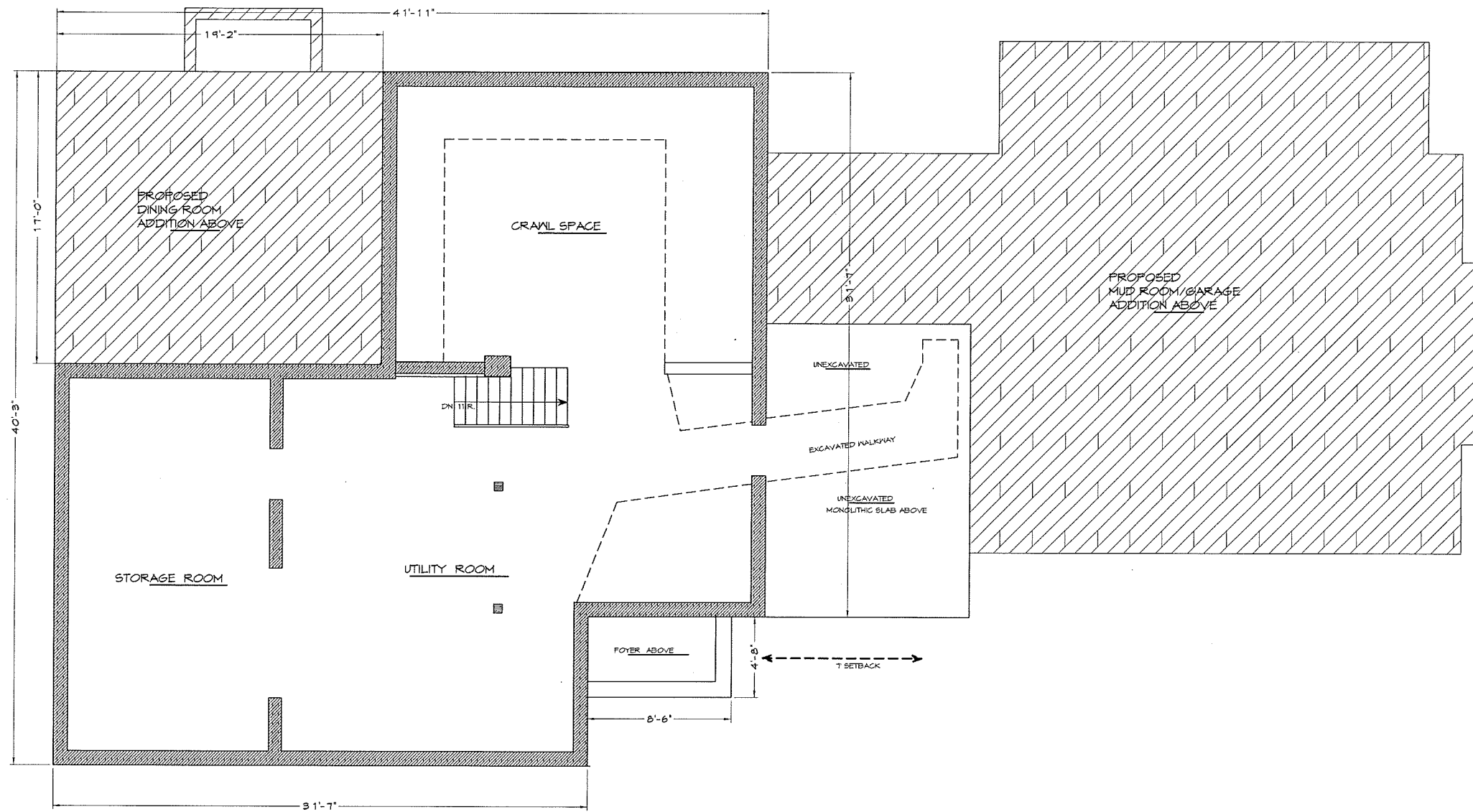
**PROPOSED HEATED SQ. FT. TOTALS**

PROPOSED FIRST FLOOR 1863 SQ. FT.  
 PROPOSED SECOND FLOOR 1785 SQ. FT.  
 TOTAL PROPOSED 3648 SQ. FT.  
 450 SQ. FT. INCREASE OVER EXISTING



**PROPOSED BASEMENT PLAN**

1/8" = 1'-0"

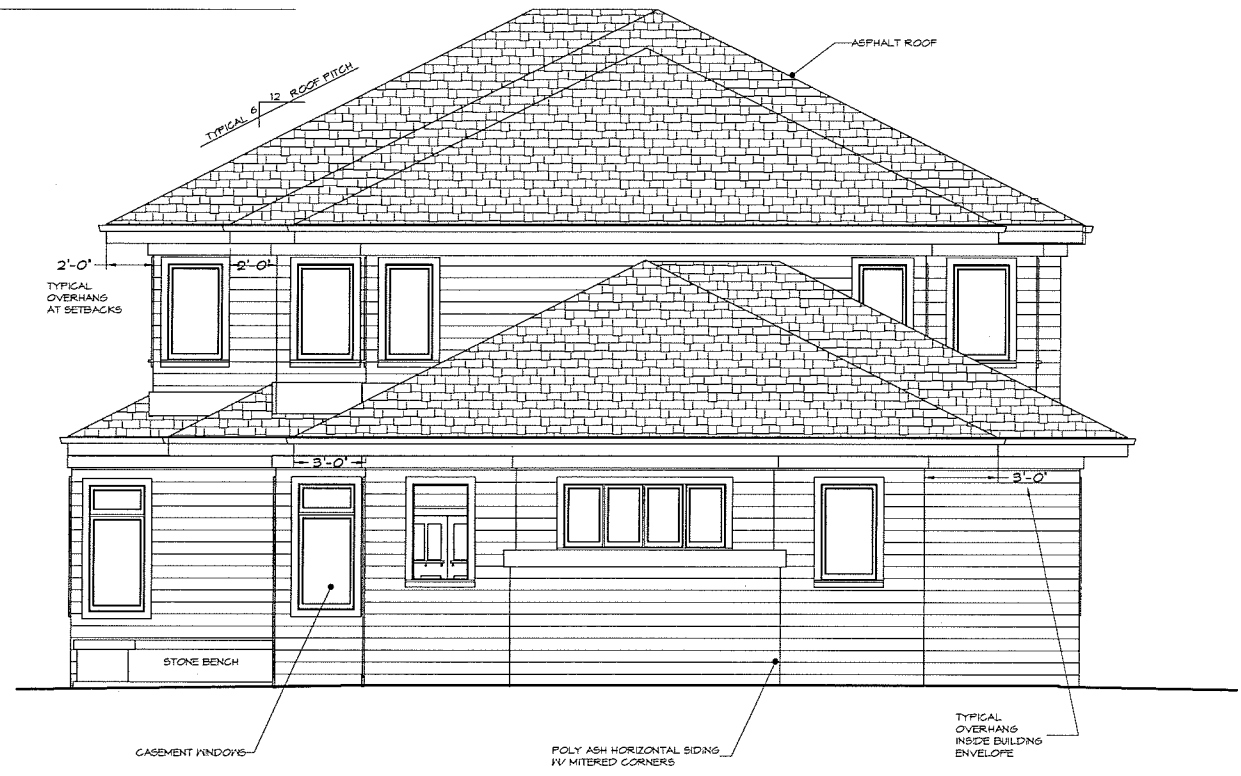


**EXISTING BASEMENT PLAN**  
 1/8" = 1'-0"



EXISTING LAKE MENDOTA DRIVE ELEVATION

1/8" = 1'-0"



PROPOSED LAKE MENDOTA DRIVE ELEVATION

1/8" = 1'-0"

FRONT YARD ELEVATIONS

LAKE MENDOTA DRIVE SOUTH





EXISTING LAKE MENDOTA ELEVATION

1/8" = 1'-0"

5838 LAKE MENDOTA DRIVE 34'-6" →



PROPOSED LAKE MENDOTA ELEVATION

1/8" = 1'-0"

FRONT YARD ELEVATIONS

LAKE MENDOTA

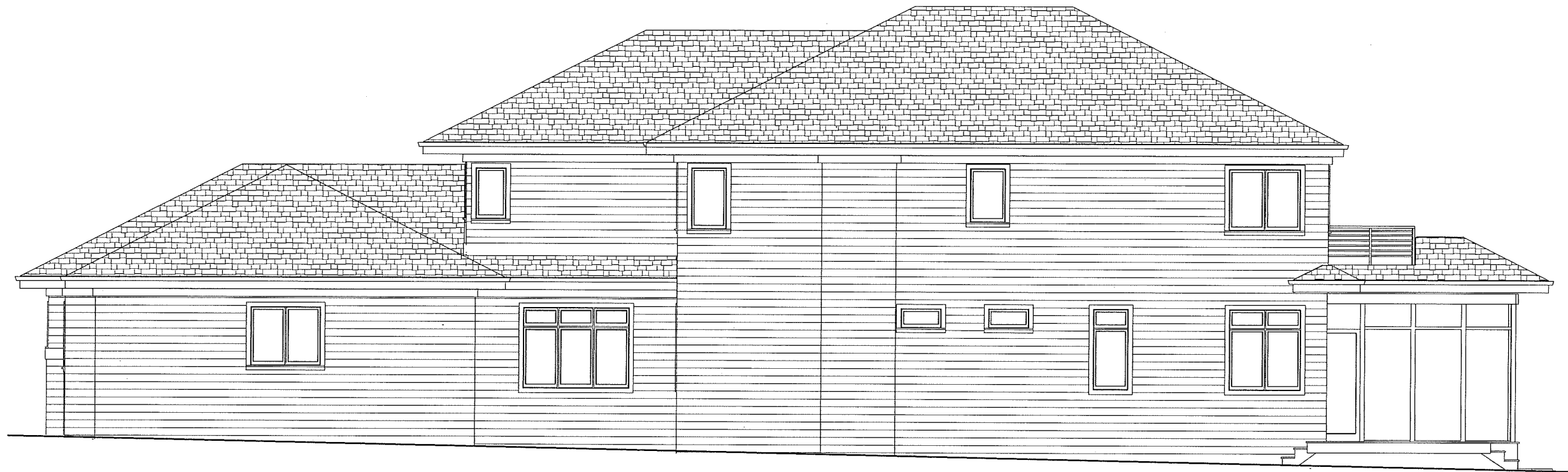
NORTH





**EAST SIDE YARD ELEVATION**

WEST SIDE HOUSE NUMBER 5642 LAKE MENDOTA DRIVE



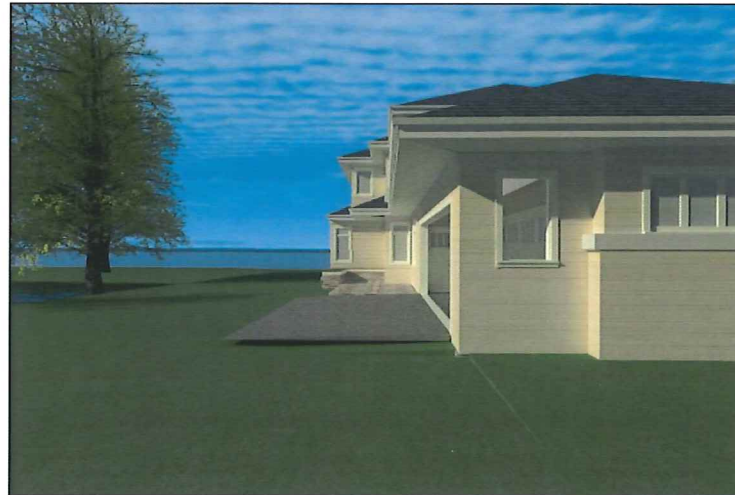
**PROPOSED EAST SIDE YARD ELEVATION**

**SIDE YARD ELEVATIONS**

EA57



PROPOSED LAKESIDE VIEW



PROPOSED ENTRY APPROACH VIEW



PROPOSED LAKESIDE VIEW



PROPOSED GARAGE VIEW



PROPOSED LAUREL CREST VIEW