



City of Madison

Conditional Use and Demolition

Location
5200 Lake Mendota Drive

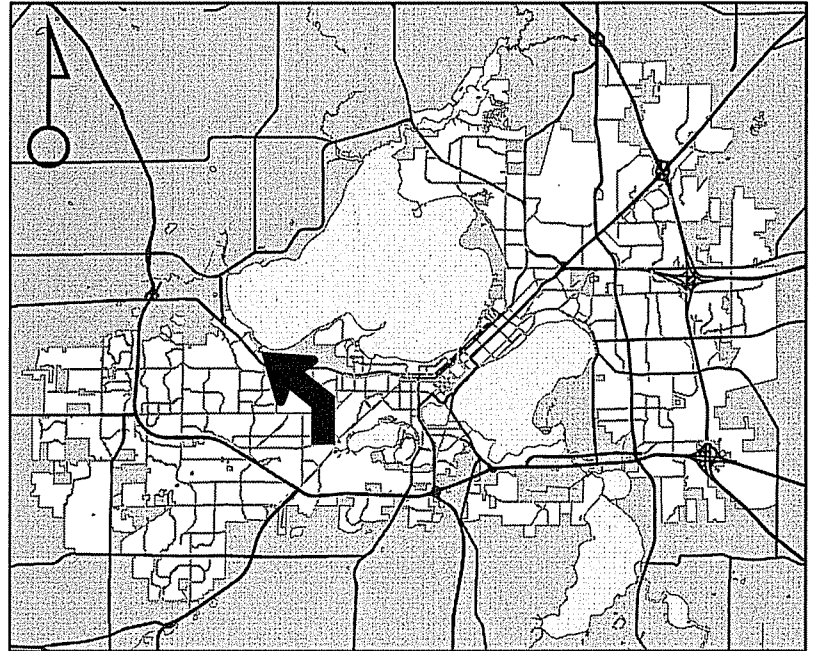
Project Name
Parnell Demolition

Applicant
Matt Parnell; Vintage Homes, LLC

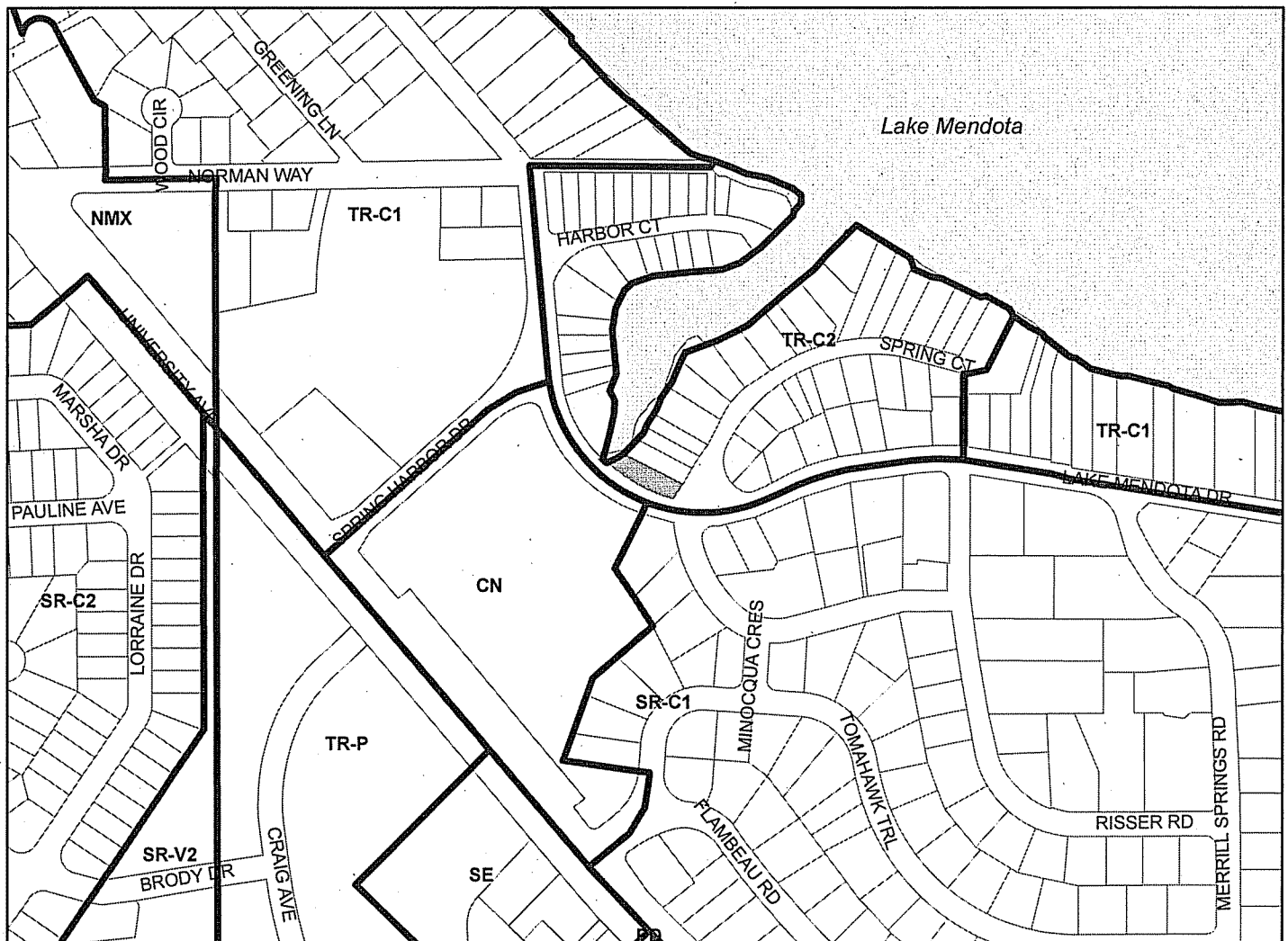
Existing Use
Single Family Home

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

Public Hearing Date
Plan Commission
22 May 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 : 16 May 2017



5

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 # 28532-0001
Date received 4/5/17
Received by JUL
Parcel # 0709-184-0101-2
Aldermanic district 19-Mark Cleaver
Zoning district TR-C2 *wp-14*
Special requirements CU, flood plains, water front
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: 5200 LAKE MENDOTA DR.
Title: _____

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 MATT PARNELL Company VINTAGE HOMES LLC
Street address 1605 TIERNEY DR. City/State/Zip WAUNAKEE, WI 53597
Telephone 608-849-9876 Email VINTAGEBUILT@GMAIL.COM
Project contact person MATT PARNELL Company VINTAGE HOMES LLC
Street address 1605 TIERNEY DR City/State/Zip WAUNAKEE, WI 53597
Telephone 608-575-4330 Email VINTAGEBUILT@GMAIL.COM
Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

4. Project Description

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

DEMOLISH EXISTING 1925 COTTAGE TO CONSTRUCT A NEW 3 BED 2.5 BATH SINGLE FAMILY HOME

Scheduled start date 06-17 Planned completion date 10-17

5. Required Submittal Materials

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

- Checkboxes for 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.

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 Chris Wells Date 3/27/2017
Zoning staff Jenny Kirchgatter Date 3/27/17

- 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:

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 MATTHEW R. PARWELL Relationship to property OWNER/CONTRACTOR
Authorizing signature of property owner [Signature] Date 4-4-17

INTENT OF USE FOR 5200 LAKE MENDOTA DR.

4/3/2017

SUBJECT:

The existing structure is an 1138 square foot cabin on block foundation with crawl space. Originally constructed in 1925. It has 1.5 stories, 2 bedroom, 1 bath with 2x4 constructed walls and field framed roof. The house is nonconforming as it is 3.3 feet from the northern property line encroaching on a 4.5 foot setback. It has been most recently used as a vacation rental property.

PROPOSAL:

Raze the existing house in favor of a similarly sized, 3 bedroom 2.5 bath, newly constructed, energy efficient, single family dwelling. The new home is going to be moved slightly towards Lake Mendota Dr. to conform to the City setback. The plan was developed with the idea of having minimal impact to the existing lot. The key feature of this plan was to preserve the mature trees, and not substantially increasing impervious area. Overall increase to the footprint is 367 square feet. Lot coverage of the new structure will be 20.73%. The existing 2 car garage will remain. The garage was granted a variance in 2004.

The home will be aesthetically pleasing and fit with the neighborhood. It will blend well and not overpower the setting

ELEVATIONS
SCALE: 1/4" = 1'

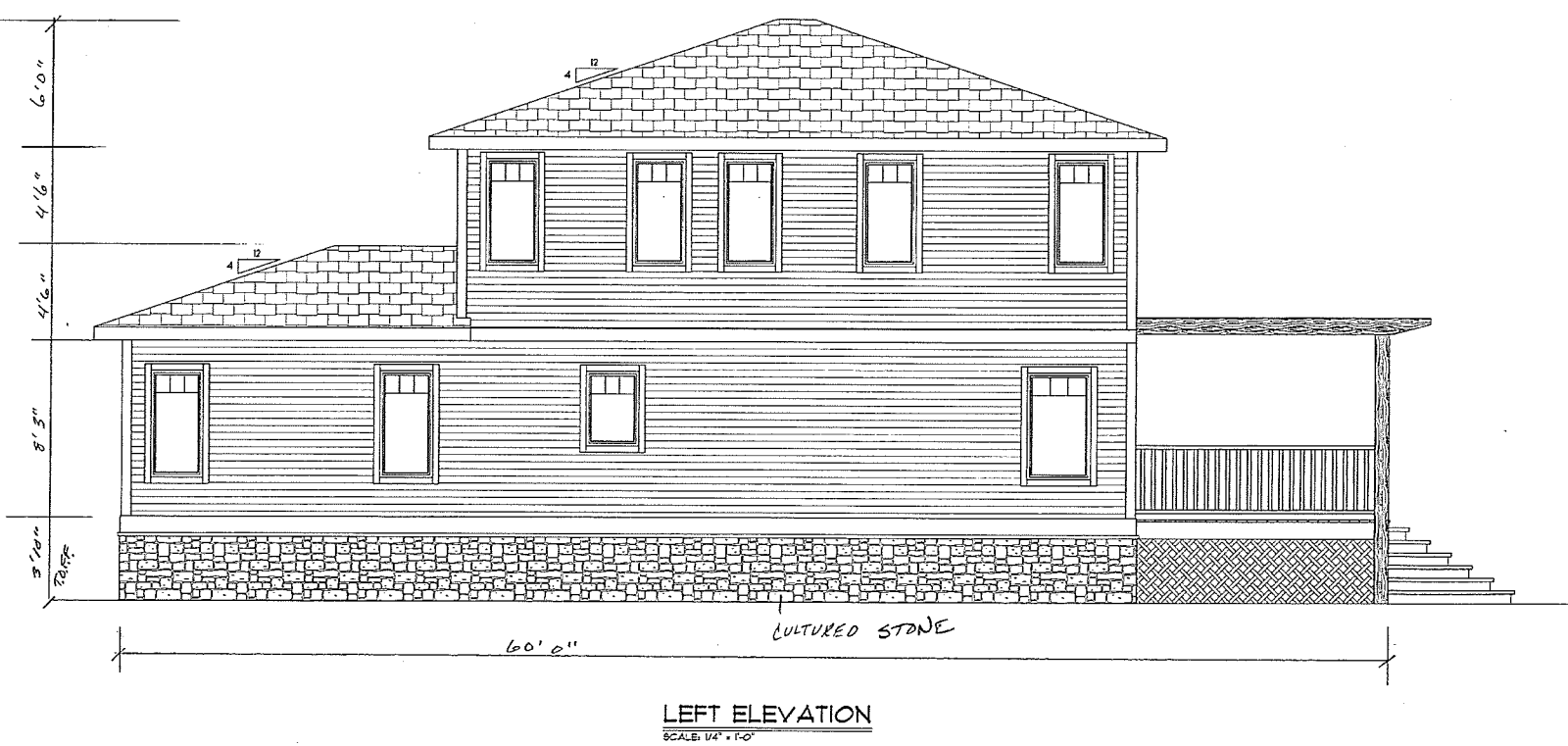
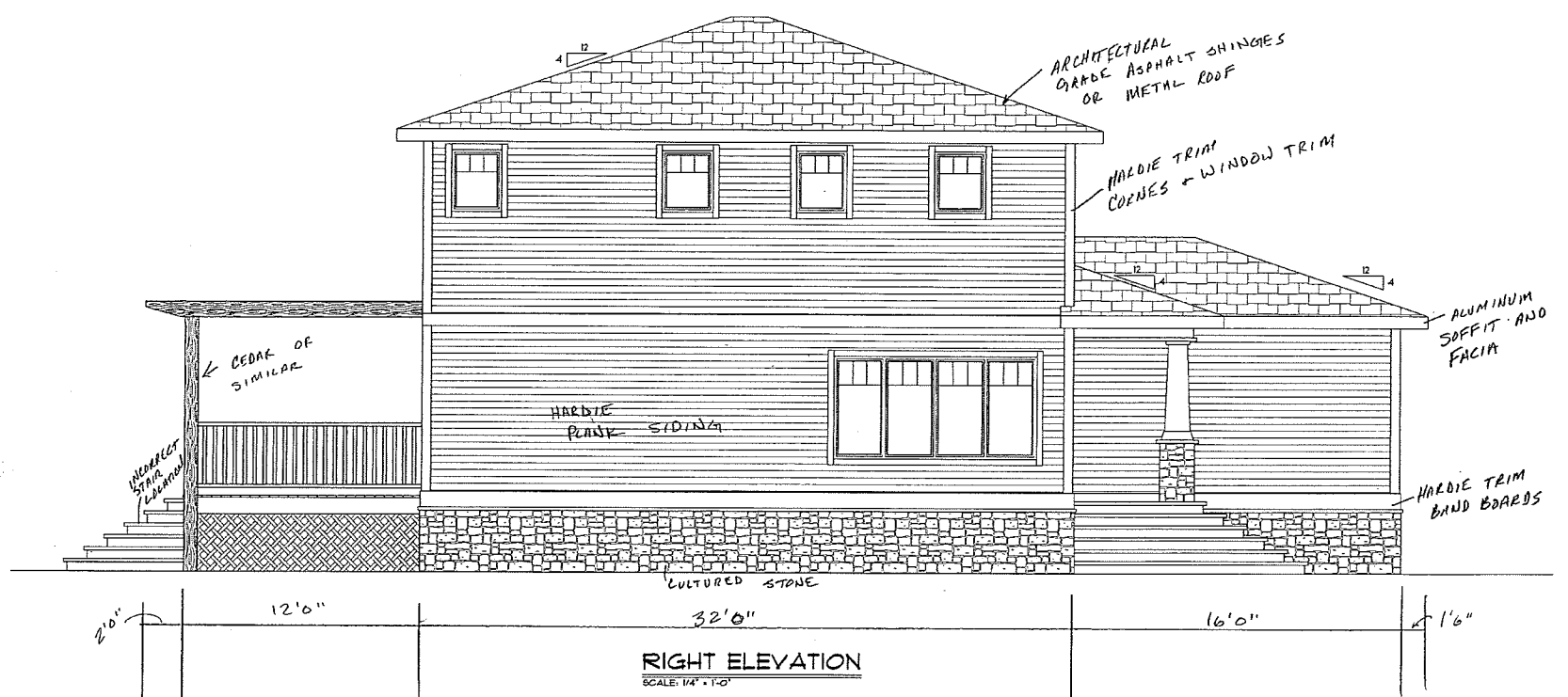
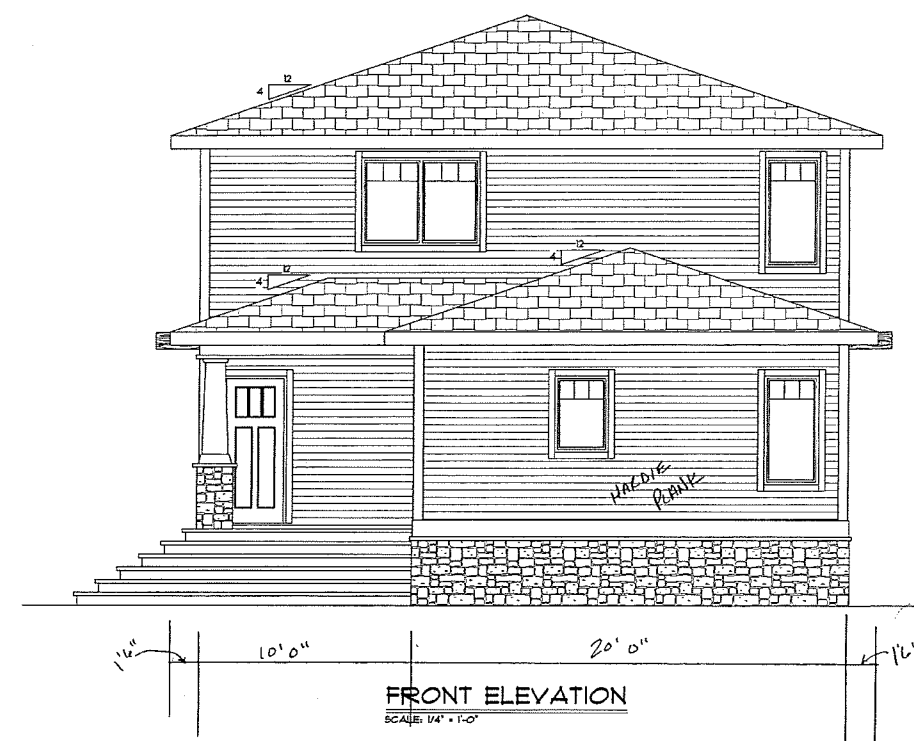
PLAN START DATE 09/26/16
REVISED 03/30/17

AMERICAN DESIGN CONCEPTS
VINTAGE HOMES
5200 LAKE MENDOTA

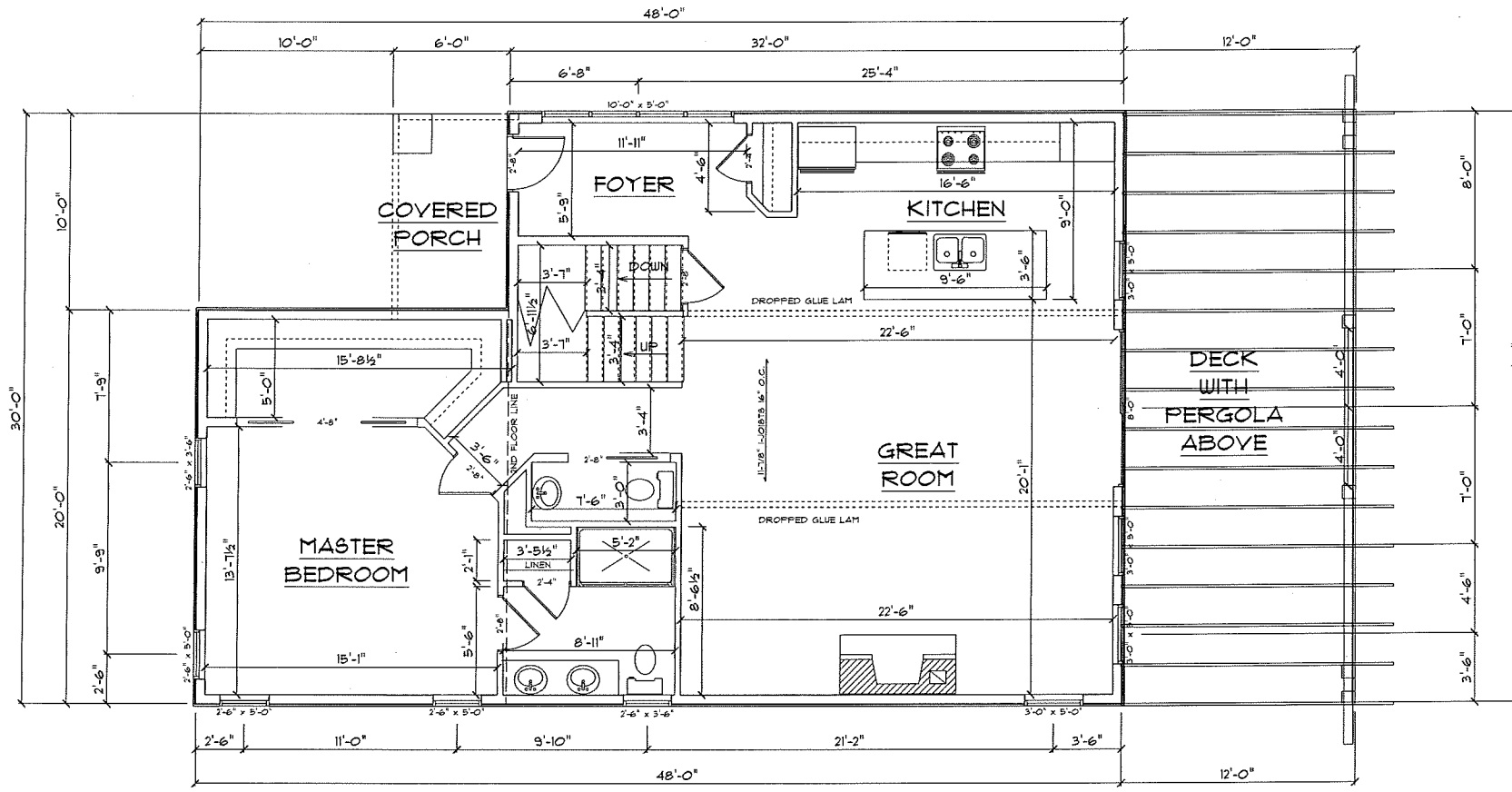
AMERICAN DESIGN CONCEPTS LLC.
DESIGNED BY 1934 APRLEGATE
MADISON
(608) 219-0110
ALL RIGHTS RESERVED
© AMERICAN DESIGN CONCEPTS

41

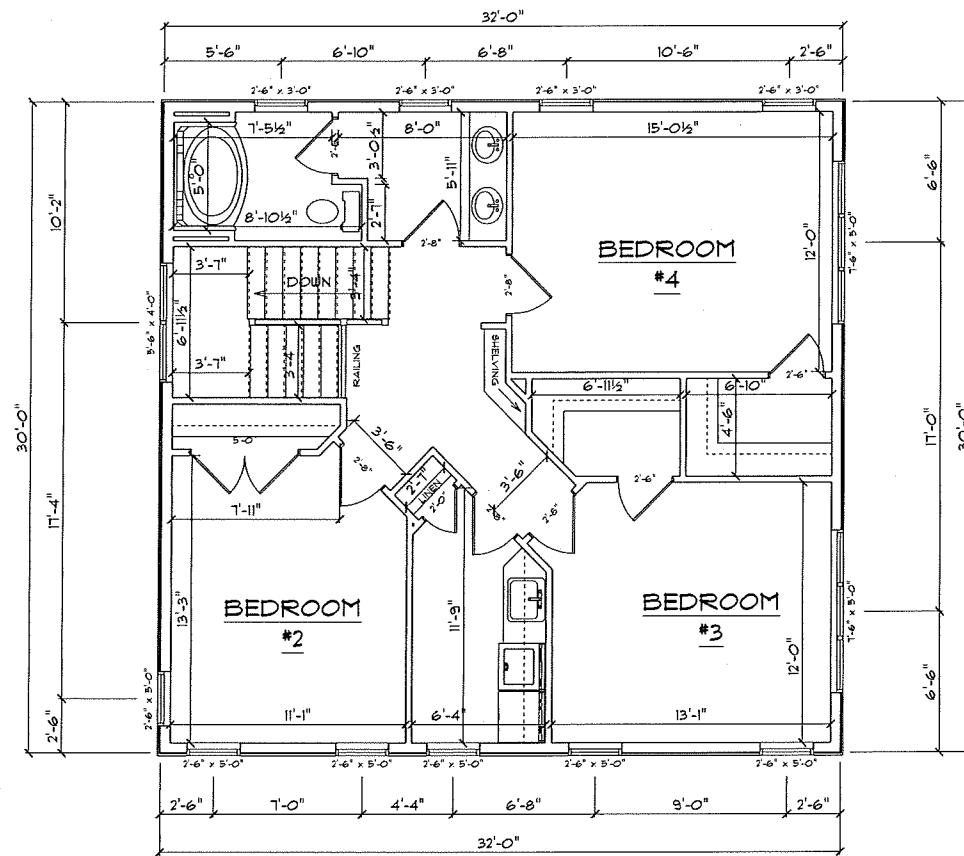
26



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.



1ST FLOOR LAYOUT
SCALE: 1/4" = 1'-0"
1240 SQFT LIVING AREA



2ND FLOOR LAYOUT
SCALE: 1/4" = 1'-0"
884 SQFT LIVING AREA

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.

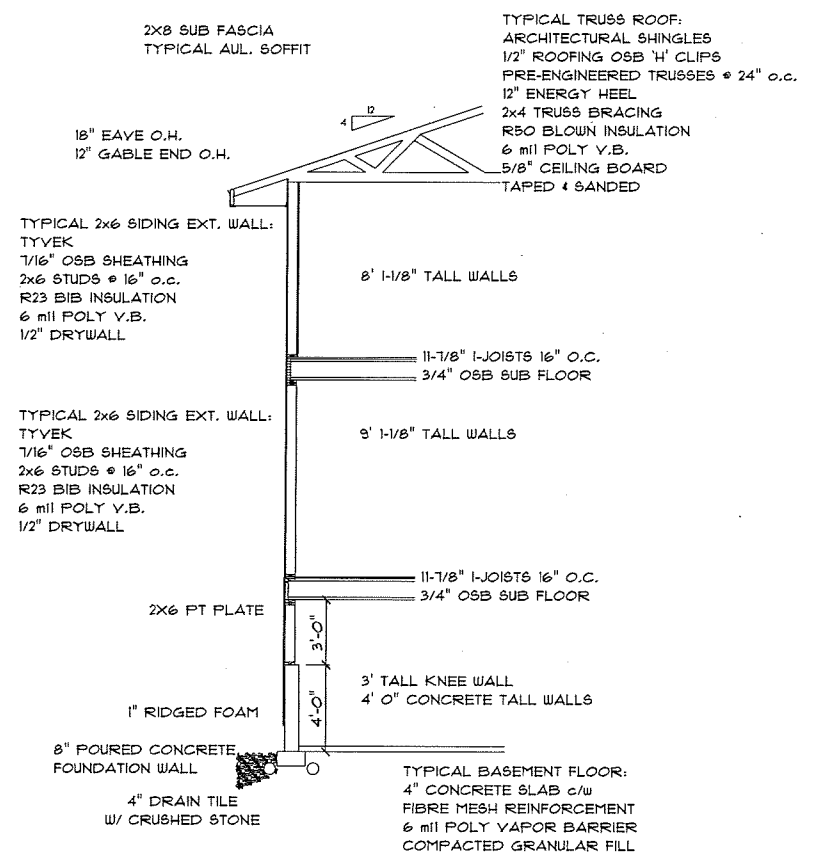
FLOOR PLANS
2124 SQFT FINISHED AREA
SCALE: 1/4" = 1'

PLAN START DATE 12/08/16
REVISED 03/2017

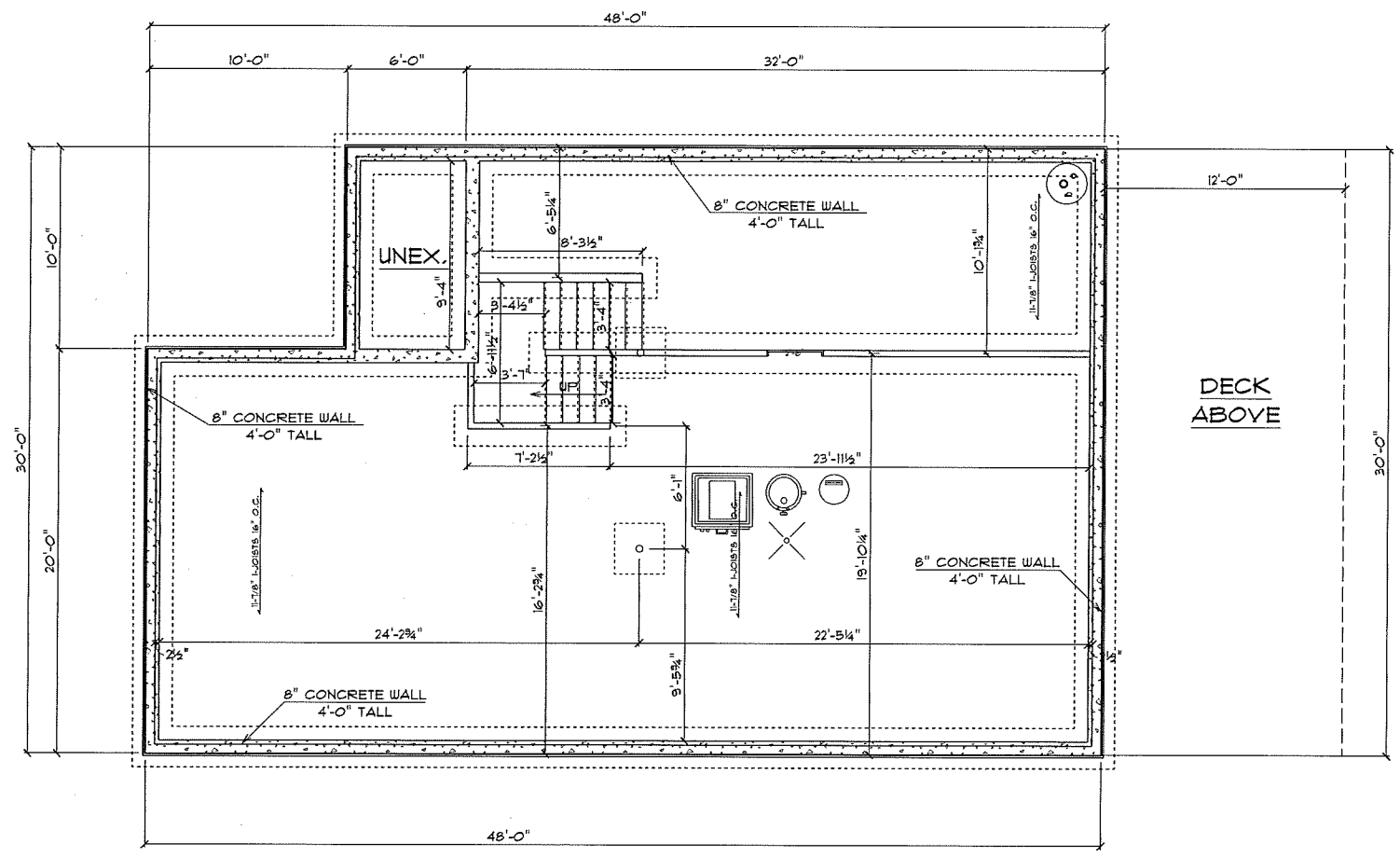
AMERICAN DESIGN CONCEPTS

VINTAGE HOMES
5200 LAKE MENDOTA

AMERICAN DESIGN CONCEPTS LLC.
DESIGNED BY 1334 APPLIGATE
MADISON
(608) 213-0710
ALL RIGHTS RESERVED
© AMERICAN DESIGN CONCEPTS



SECTION THROUGH
TYPICAL



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

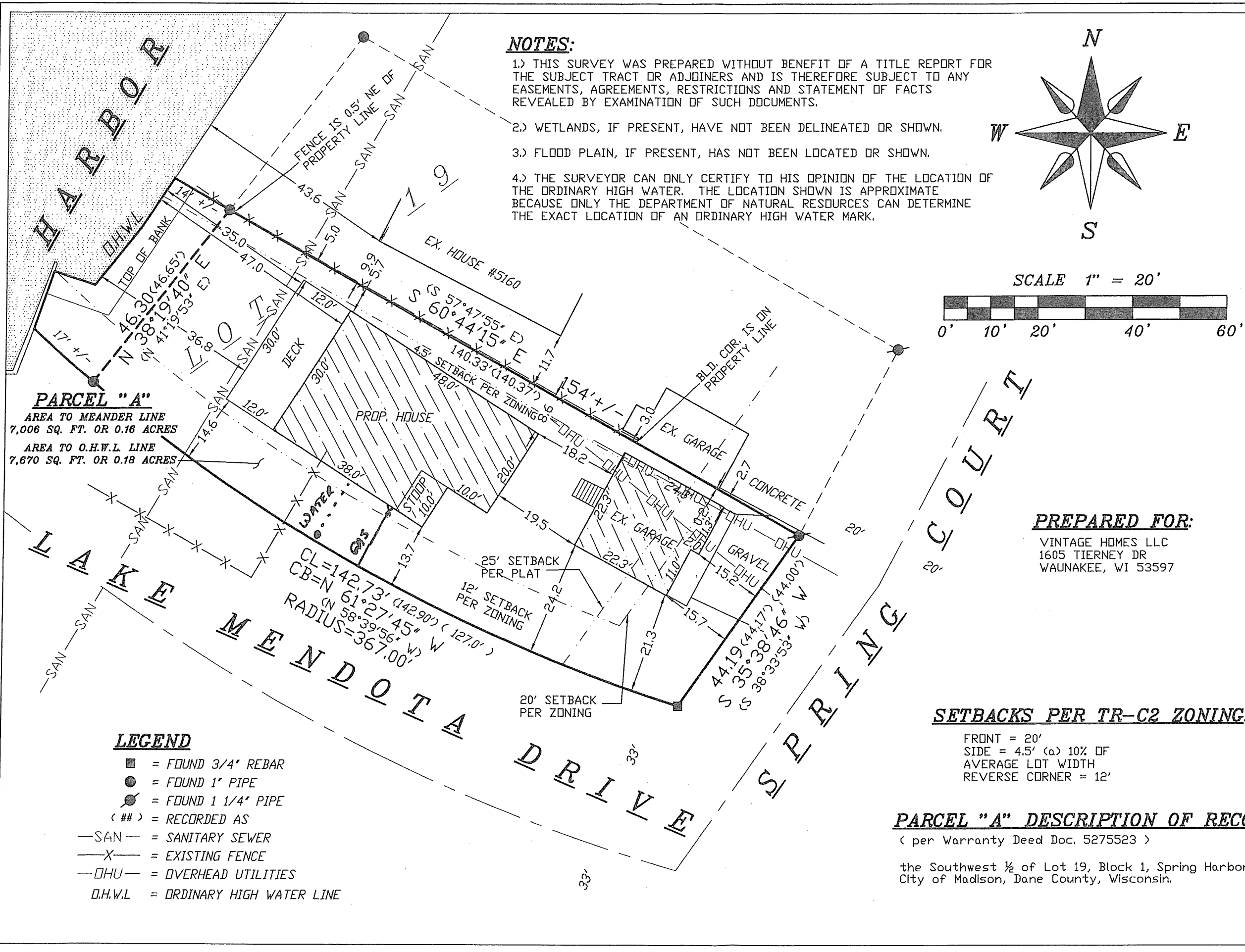
THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM
ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER

FOUNDATION PLAN
SCALE: 1/4" = 1'

PLAN START DATE 10/28/16
REVISED 03/20/17

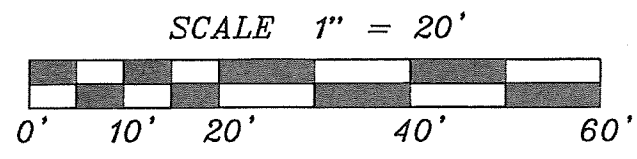
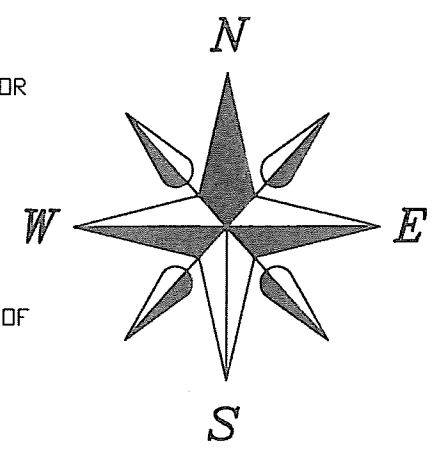
AMERICAN DESIGN CONCEPTS
VINTAGE HOMES
5200 LAKE MENDOTA

AMERICAN DESIGN CONCEPTS LLC.
DESIGNED BY 1334 APPLEGATE
MADISON
(608) 713-0110
© AMERICAN DESIGN CONCEPTS



NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.



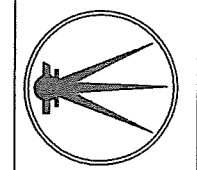
PARCEL "A"
 AREA TO MEANDER LINE
 7,008 SQ. FT. OR 0.16 ACRES
 AREA TO O.H.W.L. LINE
 7,670 SQ. FT. OR 0.18 ACRES

PREPARED FOR:
 VINTAGE HOMES LLC
 1605 TIERNEY DR
 WAUNAKEE, WI 53597

SITE PLAN

A parcel of land located in part of Lot 19, Block 1 of Spring Harbor Plat in the City of Madison, Dane County, Wisconsin.

DATE	DECEMBER 15, 2016	REVISION DATE	APRIL 3, 2017	CHECK BY	N.T.P.
SCALE	1" = 20'	DRAWING NO.	16W-364	SHEET	1 OF 1
DRAWN BY	BRAD RODSWA				



WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NDA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

LEGEND

- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- = FOUND 1 1/4" PIPE
- (##) = RECORDED AS
- SAN- = SANITARY SEWER
- X- = EXISTING FENCE
- DHU- = OVERHEAD UTILITIES
- D.H.W.L. = ORDINARY HIGH WATER LINE

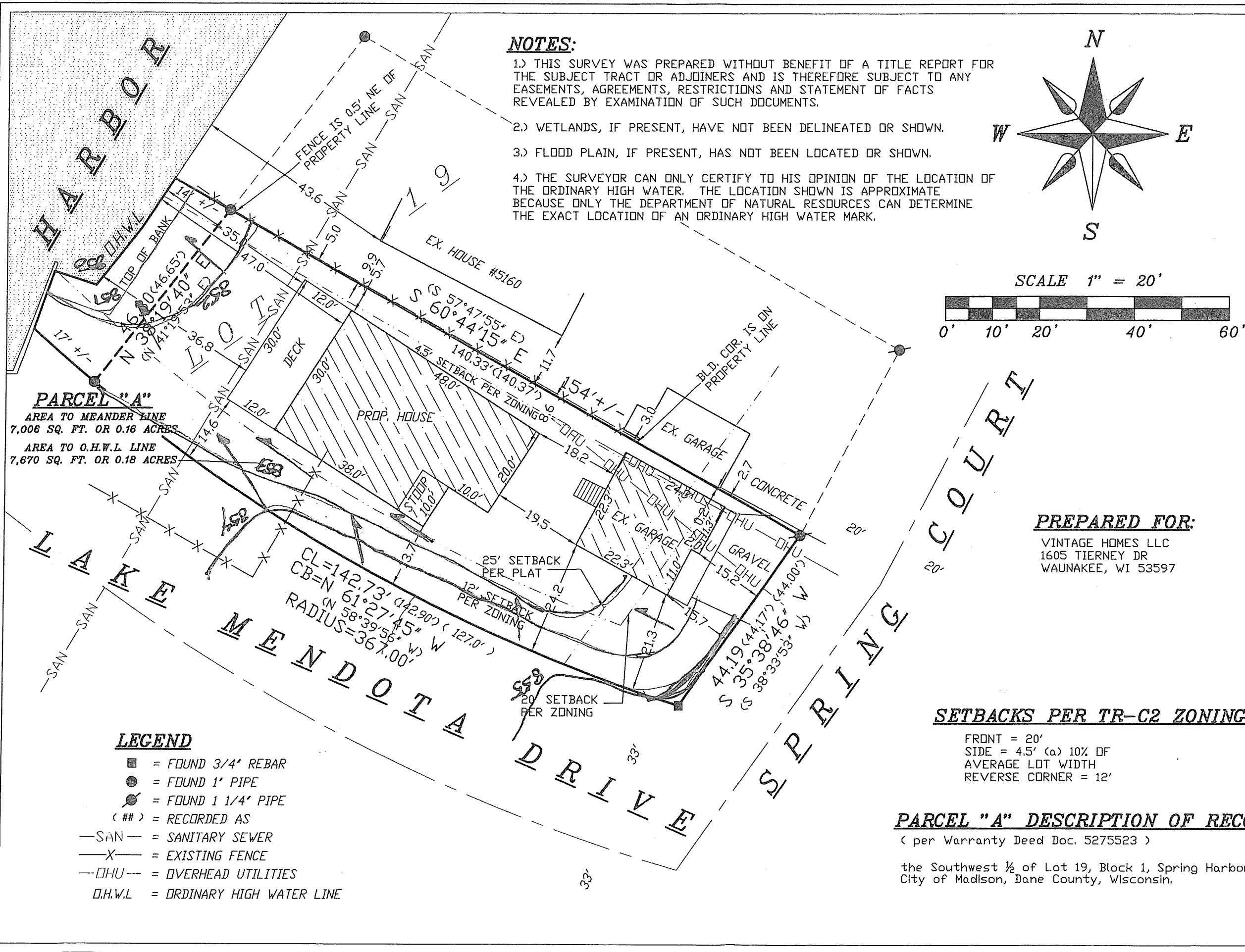
SETBACKS PER TR-C2 ZONING:

- FRONT = 20'
- SIDE = 4.5' (a) 10% OF AVERAGE LOT WIDTH
- REVERSE CORNER = 12'

PARCEL "A" DESCRIPTION OF RECORD:

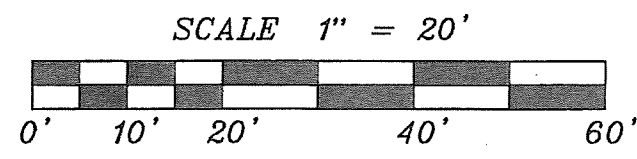
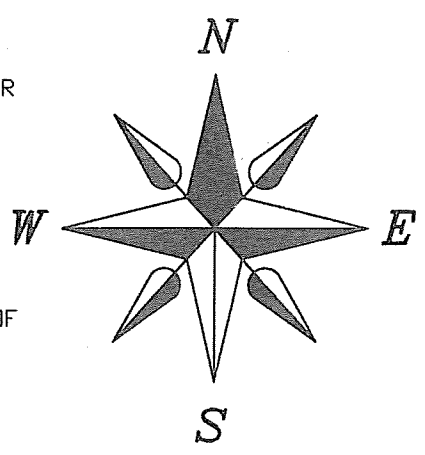
(per Warranty Deed Doc. 5275523)

the Southwest 1/2 of Lot 19, Block 1, Spring Harbor, in the City of Madison, Dane County, Wisconsin.



NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.



PARCEL "A"
 AREA TO MEANDER LINE
 7,006 SQ. FT. OR 0.16 ACRES
 AREA TO O.H.W.L. LINE
 7,670 SQ. FT. OR 0.18 ACRES

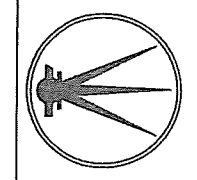
PREPARED FOR:

VINTAGE HOMES LLC
 1605 TIERNEY DR
 WAUNAKEE, WI 53597

SITE PLAN

A parcel of land located in part of Lot 19, Block 1 of Spring Harbor Plat in the City of Madison, Dane County, Wisconsin.

DATE	DECEMBER 15, 2016	REVISION DATE	APRIL 3, 2017	CHECK BY	N.T.P.
SCALE	1" = 20'	DRAWING NO.	16W-364	SHEET	1 OF 1
DRAWN BY	BRAD ROOSMA				



WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

LEGEND

- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- = FOUND 1 1/4" PIPE
- (##) = RECORDED AS
- SAN- = SANITARY SEWER
- X- = EXISTING FENCE
- DHU- = OVERHEAD UTILITIES
- D.H.W.L. = ORDINARY HIGH WATER LINE

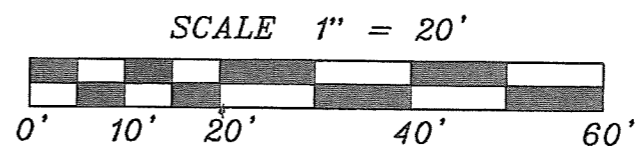
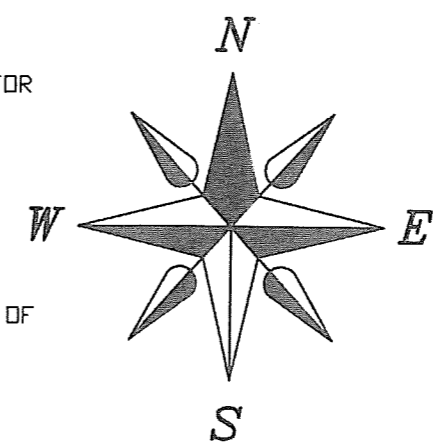
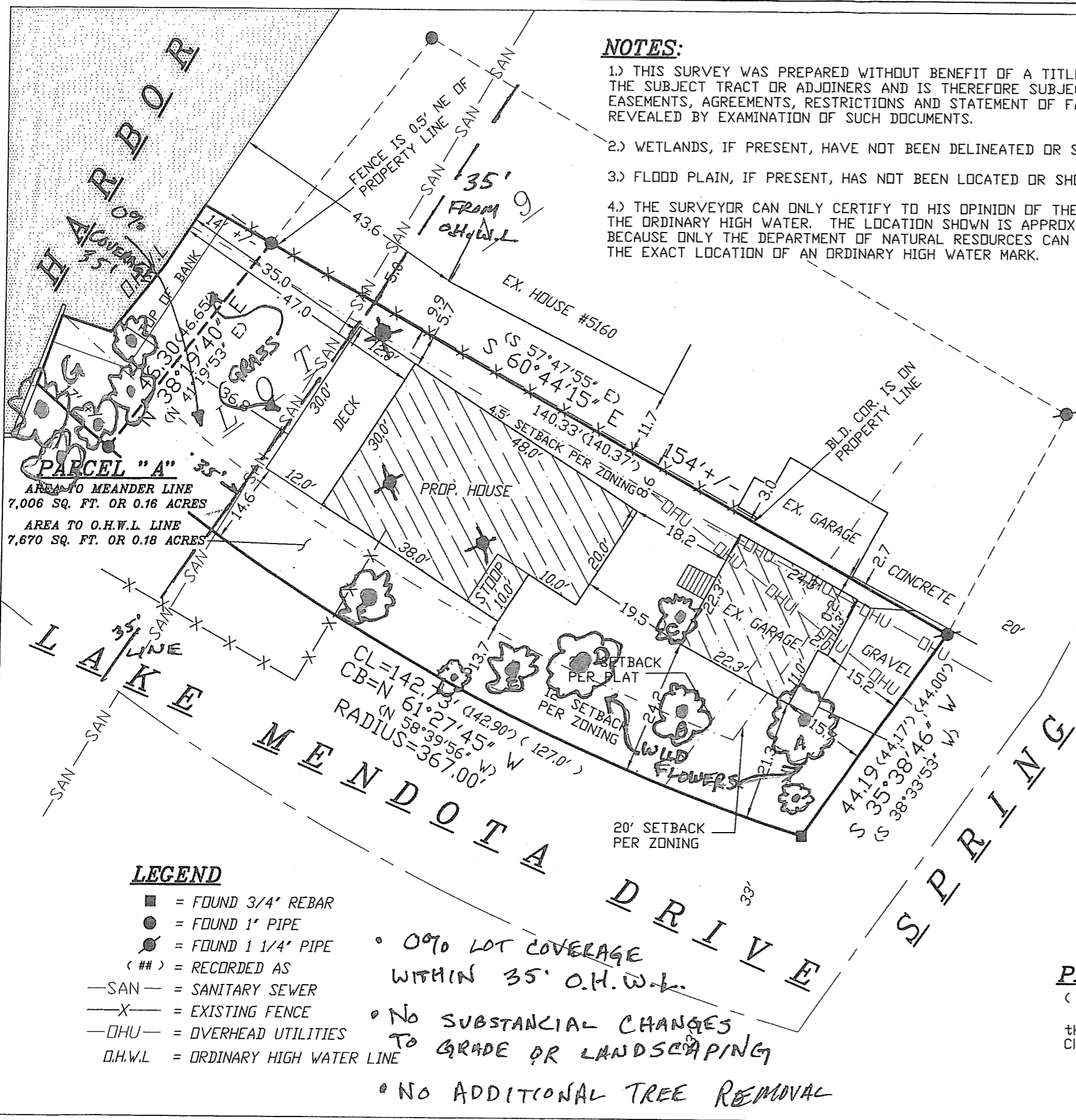
SETBACKS PER TR-C2 ZONING:

- FRONT = 20'
- SIDE = 4.5' (a) 10% OF AVERAGE LOT WIDTH
- REVERSE CORNER = 12'

PARCEL "A" DESCRIPTION OF RECORD:

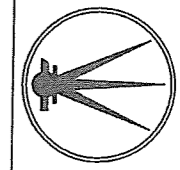
(per Warranty Deed Doc. 5275523)

the Southwest 1/2 of Lot 19, Block 1, Spring Harbor, in the City of Madison, Dane County, Wisconsin.



- PREPARED FOR:**
- A. 32" LOCUST
 - B. 24" MAPLE
 - C. 18" PINE
 - D. 32" LOCUST
 - E. 15" PINE
 - F. 17" PINE
 - G. CLUMP OF ASSORTED
- UNMARKED:**
- 2 SMALL CEDARS
- PREVIOUSLY REMOVED:**
- 2-10" CEDARS
 - 1-24" HACKBERRY PER INSURANCE COVERAGE

SITE PLAN		DATE	DECEMBER 15, 2016	REVISION DATE	APRIL 3, 2017
		SCALE	1" = 20'	DRAWN BY	BRAD RIOSMA
A parcel of land located in part of Lot 19, Block 1 of Spring Harbor Plat in the City of Madison, Dane County, Wisconsin.		CHECK BY	N.T.P.	DRAWING NO.	16V-364
		SHEET	1	OF	1



WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NDA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM