

**Firchow, Kevin**

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**From:** Tucker, Matthew  
**Sent:** Monday, November 19, 2007 3:35 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Remodeling - building height and Madison Datum Elevations

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**From:** tierney100@aol.com [mailto:tierney100@aol.com]  
**Sent:** Monday, November 19, 2007 2:08 PM  
**To:** Tucker, Matthew  
**Cc:** mhouswerth@yahoo.com; jmtierney@wisc.edu  
**Subject:** Remodeling - building height and Madison Datum Elevations

Mr Tucker:

Per our phone conversation am clarifying the ground level elevations for the proposed construction at 5438 Lake Mendota Drive, Madison, WI.

From the 1st floor level of the house to ground is 25 inches at the front stoop. The 1st floor to peak is 30 ft 9 inches per plan so total is 32 ft. 9 inches ground to peak. The mid-gable height is 24 ft 11 inches to 1st floor plus 25 inches for a height of 27 ft. from ground level.

The surface of the 1st floor is 7 (0.58') inches above the Benchmark shown on the front stoop plat of survey as 12.31 ft per city of Madison Datum. This would make the peak elevation from the 12.31 ft. benchmark to the peak 30.75 ft plus 0.58 ft plus 12.31 ft. for a total Madison Datum elevation to to peak of 43.64 ft. The mid-gable Madison Datum elevation is then 24.9 ft plus 0.58 ft. plus 12.31 ft benchmark or 37.8 ft..

As discussed, the mid-gable height to ground level of 27 ft is well below the 35 ft required height. Why it was not applied in this instance, the survey site plan shows the curb height of Lake Mendota Drive is 16.28' which is the approved method that was applied in approving our easterly neighbors home. If this approved level had been applied in our case the mid-gable heights cited would be almost 4 feet less.

I hope this clarify's the actual building height and Madison Datum elevations. Please call if you have any questions or comments.

Mike and Jeanette Tierney  
5438 Lake Mendota Drive  
Madison, WI 53705

608-238-9084

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CITY OF MADISON  
**INTER-DEPARTMENTAL**  
CORRESPONDENCE

DATE: November 19, 2007

TO: Plan Commission

FROM: Kevin Firchow, Planning Division

SUBJECT: **Agenda Item 6- 5438 Lake Mendota Drive- Changes to Proposed Garage**

The applicant contacted Matt Tucker, Zoning Administrator, on Friday November 16, 2007 indicating that he wishes to increase the height of the proposed detached garage by approximately two (2) feet to allow a taller garage door for the parking of a wheel chair van. No new plans or elevation drawings have been submitted to or reviewed by staff. The Zoning Administrator indicates that he believes that the revised structure would continue to comply with applicable zoning standards for building height.

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**Murphy, Brad**

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**From:** JLoewi@aol.com  
**Sent:** Monday, November 19, 2007 8:06 AM  
**To:** Murphy, Brad  
**Cc:** Clear, Mark; sharybisgard@charter.net; ssmiley1@charter.net; k2berly2@hotmail.com; alicatraz@sbcglobal.net  
**Subject:** 5438 Lake Mendota Drive Conditional Use Permit request for 11/19/07

Dear Brad,

re: 5438 Lake Mendota Drive, Tierney house addition and new garage Conditional Use Permit request

Please distribute this to Plan Commission members at the meeting on Monday November 19, 2007.

Dear Plan Commission Members:

We are writing to state our opposition to the Conditional Use Permit for the new garage requested to be built at 5438 Lake Mendota Drive. We feel this would be too many sizeable structures on this lakefront property. As mentioned in the request, there are two residences, a boat house and a storage shed already. We would hate to see this project set a precedent for others to ask to follow.

Also, we strongly encourage the City to look at changing the zoning code to limit the number of structures on all Madison properties, as we're told this has been a problem elsewhere where the conditional use process provides no protection.

Another concern is with the lack of detail in this and other plans that have been submitted recently. We don't see a height specified for the house addition, a topographic map showing a runoff plan or the required measurements on the setbacks of the 5 houses on each side along with elevations of this house in relation to its neighbors that have been included in other lake front requests we've seen. We're also surprised that planned sewer and water in the garage is not specified in the application/drawings. We feel these things should be specified prior to the applicant asking approval of their neighbors as well as the Plan Commission. This, again, is a concern as to setting a precedent for future applicants.

In closing, we would liked to bring up a point that has been made at previous Planning Commission and Zoning Board meetings. It's important for the city to step up and monitor unreasonable development it falls upon the neighbors. Requiring neighbors to testify against these proposals rips neighborhoods apart. We've been told that the planning process is neutral; that no one should take personal offense and we should be encouraged to come publicly speak. However, this is far from the reality going on in our Spring Harbor neighborhood. The city needs to look at development and enact rules on which they can base fair decisions and thus bypass the neighborhood strife. Spring Harbor neighborhood will continue to be a high development region in the future and it will be a series of endless battles and neighbor feuds unless the city helps monitor this.

Sincerely,

**Janet P. Loewi**

5642 Lake Mendota Drive, Madison WI 53705

**Sally Miley**

11/19/2007

# 6

5400 Lake Mendota Drive, Madison WI 53705

**Kim McBride**

5114 Lake Mendota Drive, Madison WI 53705

**Shary Bisgard**

1 Julia Circle, Madison WI 53705

**Alice Erickson**

5109 Spring Ct, Madison WI 53705

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