

# MICHAEL BEST

& FRIEDRICH LLP

**Michael Best & Friedrich LLP**  
**Attorneys at Law**

One South Pinckney Street  
Suite 700  
Madison, WI 53703

P.O. Box 1806  
Madison, WI 53701-1806

Phone 608.257.3501

Fax 608.283.2275

**William F. White**

Direct 608.283.2246

Email [wfwhite@michaelbest.com](mailto:wfwhite@michaelbest.com)

## BY HAND DELIVERY

December 3, 2015

City of Madison Plan Commission  
215 Martin Luther King Jr. Blvd.  
Suite LL100  
Madison, WI 53703

Re: 5404 Lake Mendota Drive  
Demolition and Conditional Use Permit  
Legistar File No. 37368

Dear Friends:

This letter is send on behalf of David Sheriff and Mary Morgan who are the owners of 5404 Lake Mendota Drive. Mary and David are proposing to combine their families which will total six children to construct a home on the Lake Mendota Drive property. Under City of Madison Ordinances, MGO § 28.138, including the Traditional Residential-Consistent 1 (TR-C1) District, any home of over 500 square feet constructed on the lake front must be subject to a conditional use permit. For the reasons in this letter, we believe that the proposal made by David and Mary is consistent with the standards for home construction on lake fronts and we would ask that this item be approved at the Plan Commission meeting on December 7, 2015.

By way of background and, as noted above, Dave and Mary are combining two families and propose to create a single family home. Through a series of meetings, including three neighborhood association meetings, the project itself has been changed considerably to reduce its bulk and size. The current size is proposed not only to accommodate their new family, but also to justify the high price of purchasing the property on Lake Mendota Drive. For example, a basement has been added which will allow some of the home to be underground. In addition, the garages have been made smaller and one space has been removed to allow less density. It is important to note that on the South side of the lot, there is an existing fence owned by the neighbors to the South which is actually constructed on the Sheriff/Morgan property, but which has been allowed to remain there by David and Mary. This existing fence will shield visual impacts resulting from the construction of the new home. The homeowner to the North is fully supportive of the Sheriff/Morgan project.

There have been many changes and additions made to the project. As noted above, the basement has been created to reduce the building mass. In addition, at the suggestion of the Fire Department (which is not mandatory) a fire sprinkler system has been created throughout the house. While David and Mary wished to create a green roof, pursuant to neighborhood suggestions, the green roof has been abandoned in favor of a more traditional looking home. In addition, water being shed from the South is being handled by the Sheriff/Morgan family.

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Staff has recommended placing this on file, but has also vastly underestimated the width of the property which causes the home to be relatively larger. The proposed home is actually smaller. Size is subjective, not objective and so the project, as amended, should be approved.

The conversations with the neighbors have resulted in a project which we believe is approvable and should be approved on Monday evening. Please do not hesitate to write or give me a call if there are any questions on the proposal prior to Monday evening. My home phone number is 244-6690 and my cell number is 695-4946. We look forward to seeing you Monday evening and happy holidays.

Sincerely,

**MICHAEL BEST & FRIEDRICH LLP**



William F. White

cc: Mayor Paul Soglin  
Alder Mark Clear  
Natalie Erdman  
Katherine Cornwell  
Heather Stouder  
Jay Wendt  
Nathan Wautier  
Mary Morgan and David Sheriff  
Justin Temple

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