

From: **Roger Smith** roger@designcoalition.org
Subject: 5438 Lake Mendota Drive Plans for new house
Date: June 5, 2018 at 4:40 PM
To: district19@cityofmadison.com, aaron.crandall@yahoo.com
Cc: Mark Fucinato mfucinato@gmail.com, Nancy Fucinato luci6@yahoo.com



Alder Clear and Mr. Crandall,
I am an architect who is working with a family who has recently purchased the property at 5438 Lake Mendota Drive. Mark and Nancy Fucinato plan to build a new 3400sf, 5 bedroom home (and garage) on the site, which will involve demolition of the existing house and garage. Of course, because of the demolition, and as it is a lakefront property, it will require Plan Commission approval. I just met with Jenny and Sidney from Zoning and Planning earlier today, who reviewed our plans, directed our application, and also pointed out that we need to notify you folks before application can be accepted.

Attached are current preliminary drawings that will be submitted for application. The existing house is small, poorly designed, and has issues with the crawl space. Note there is also an existing accessory structure on the property that is currently rented as a one bedroom apartment. Zoning sees it as an existing non-conforming accessory structure, and we have agreed with zoning that this existing structure can remain as part of the new house proposal if the owner agrees to modify the interior to comply with floor area standards for an ADU. The necessary remodeling will take place on the interior only (removing some 2nd floor space to create a loft) and the outside of the building will remain unchanged. This will be part of the Development Plan submitted with the application.

Also as part of the development plan will be the removal of a large maple tree which is only 20' from the shore, (as well as a spruce tree that is 60' back). The owner has consulted with an arborist who has determined the maple tree to be a hazard. Zoning requested that removal of this tree be presented as part of the Development Plan as it is less than 35' from the shore. The owner and his arborist would of course coordinate with the DNR in the actual removal of this tree.

The owner also plans to rebuild/replace the existing boathouse per Zoning and DNR ordinances.

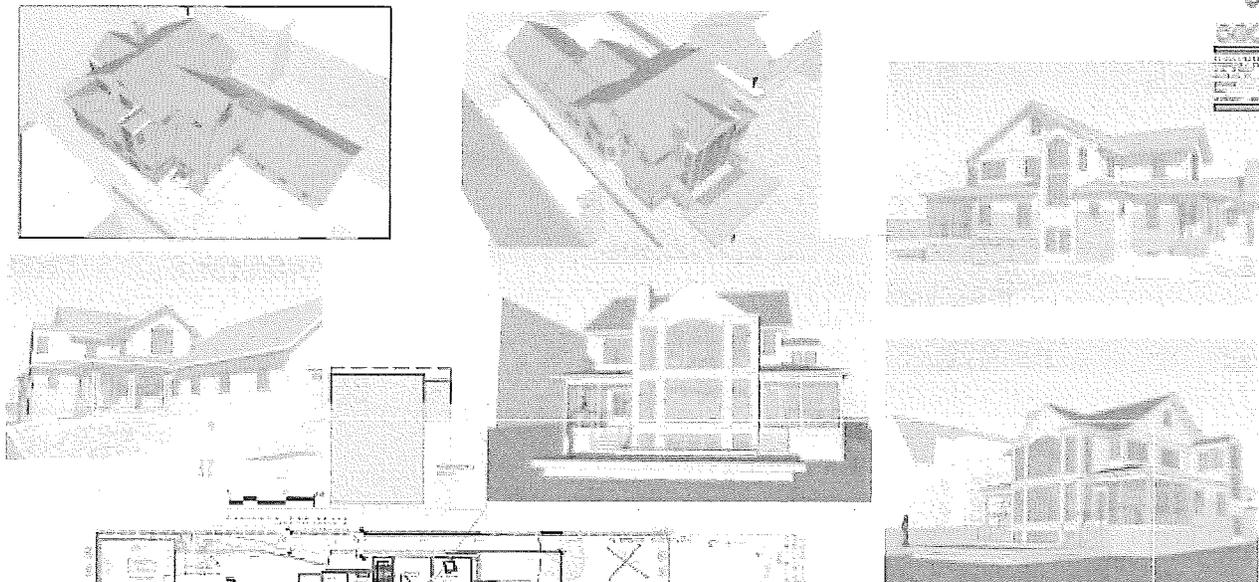
Please have a look at the attached drawings and contact me if you have any questions or concerns, or if you feel a neighborhood meeting is necessary. We were hoping to make application by the June 20 deadline, so if you feel you can provide us with a waiver that would be great. The owner has already been reaching out to immediate neighbors to let them know of the project plans. We will look forward to hearing what you have to say, and thanks for your consideration.

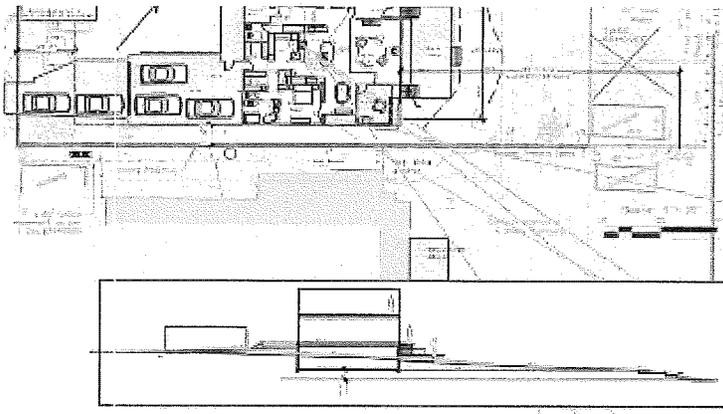
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FUCINATO RESIDENCE
 3438 LAKE MENDO
 03.23.16 RPV



WESTERN ARCHITECTURE

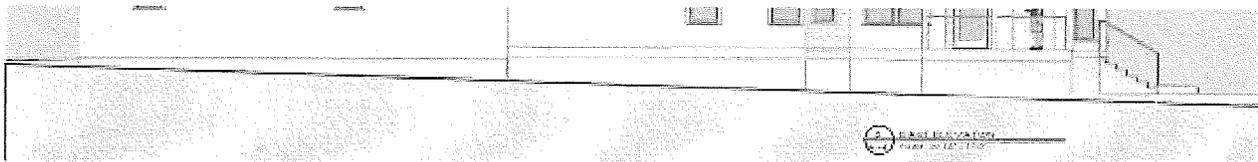


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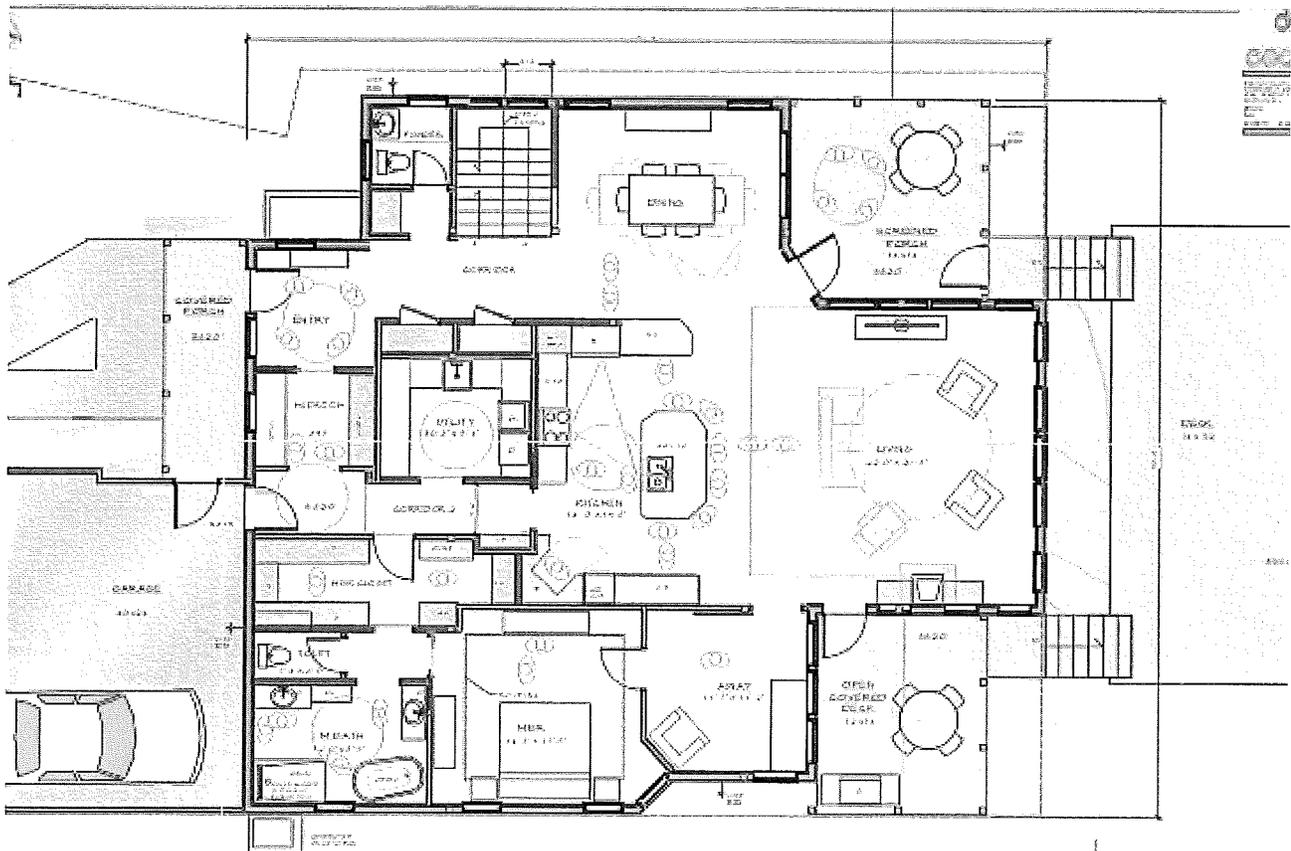


1. ELEVATION
 2. 12/12/12



1. ELEVATION
 2. 12/12/12

FUCINATO RESIDE
 3432 LAKE MONDO
 04.03.12 RP



1. FLOOR PLAN
 2. 12/12/12

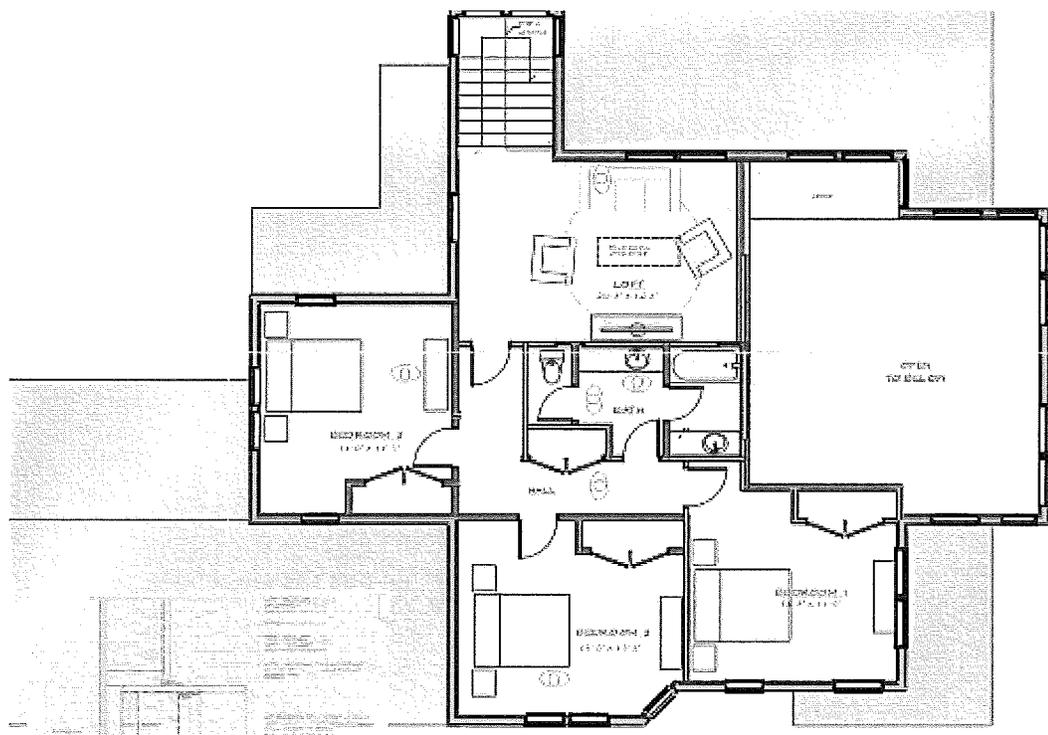
2222 sqft



FUCINATO RESIDE
 3432 LAKE MONDO
 04.03.12 RP

1. FLOOR PLAN
 2. 12/12/12

Scale
1/8" = 1'-0"



NO.	DESCRIPTION	QTY	UNIT
1	CEILING	1	SQ. FT.
2	FLOOR	1	SQ. FT.
3	WALL	1	SQ. FT.
4	DOOR	1	EA.
5	WINDOW	1	EA.
6	STAIR	1	EA.
7	BATH	1	EA.
8	BEDROOM	1	EA.
9	HALL	1	EA.
10	LOBBY	1	EA.
11	REFRIG.	1	EA.
12	STAIR	1	EA.
13	WALL	1	SQ. FT.
14	FLOOR	1	SQ. FT.
15	CEILING	1	SQ. FT.
16	DOOR	1	EA.
17	WINDOW	1	EA.
18	BATH	1	EA.
19	BEDROOM	1	EA.
20	HALL	1	EA.
21	LOBBY	1	EA.
22	REFRIG.	1	EA.
23	STAIR	1	EA.
24	WALL	1	SQ. FT.
25	FLOOR	1	SQ. FT.
26	CEILING	1	SQ. FT.
27	DOOR	1	EA.
28	WINDOW	1	EA.
29	BATH	1	EA.
30	BEDROOM	1	EA.
31	HALL	1	EA.
32	LOBBY	1	EA.
33	REFRIG.	1	EA.
34	STAIR	1	EA.
35	WALL	1	SQ. FT.
36	FLOOR	1	SQ. FT.
37	CEILING	1	SQ. FT.
38	DOOR	1	EA.
39	WINDOW	1	EA.
40	BATH	1	EA.
41	BEDROOM	1	EA.
42	HALL	1	EA.
43	LOBBY	1	EA.
44	REFRIG.	1	EA.
45	STAIR	1	EA.
46	WALL	1	SQ. FT.
47	FLOOR	1	SQ. FT.
48	CEILING	1	SQ. FT.
49	DOOR	1	EA.
50	WINDOW	1	EA.
51	BATH	1	EA.
52	BEDROOM	1	EA.
53	HALL	1	EA.
54	LOBBY	1	EA.
55	REFRIG.	1	EA.
56	STAIR	1	EA.
57	WALL	1	SQ. FT.
58	FLOOR	1	SQ. FT.
59	CEILING	1	SQ. FT.
60	DOOR	1	EA.
61	WINDOW	1	EA.
62	BATH	1	EA.
63	BEDROOM	1	EA.
64	HALL	1	EA.
65	LOBBY	1	EA.
66	REFRIG.	1	EA.
67	STAIR	1	EA.
68	WALL	1	SQ. FT.
69	FLOOR	1	SQ. FT.
70	CEILING	1	SQ. FT.
71	DOOR	1	EA.
72	WINDOW	1	EA.
73	BATH	1	EA.
74	BEDROOM	1	EA.
75	HALL	1	EA.
76	LOBBY	1	EA.
77	REFRIG.	1	EA.
78	STAIR	1	EA.
79	WALL	1	SQ. FT.
80	FLOOR	1	SQ. FT.
81	CEILING	1	SQ. FT.
82	DOOR	1	EA.
83	WINDOW	1	EA.
84	BATH	1	EA.
85	BEDROOM	1	EA.
86	HALL	1	EA.
87	LOBBY	1	EA.
88	REFRIG.	1	EA.
89	STAIR	1	EA.
90	WALL	1	SQ. FT.
91	FLOOR	1	SQ. FT.
92	CEILING	1	SQ. FT.
93	DOOR	1	EA.
94	WINDOW	1	EA.
95	BATH	1	EA.
96	BEDROOM	1	EA.
97	HALL	1	EA.
98	LOBBY	1	EA.
99	REFRIG.	1	EA.
100	STAIR	1	EA.

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
1,104 sqft

NO SEALING @ 3ND FLOOR JOIST BEAMS
SCALE: 1/8" = 1'-0"
THIS IS A REVISION TO THE 1ST FLOOR PLAN

PUGNAC RESIDE
3482 LAKE HENCO
08/05/12 N.P.