

Madison Plan Commission
210 Martin Luther King, Jr. Blvd.
Room 201
Madison, WI 53703

February 17th, 2019

REVISED LETTER OF INTENT – Land Use Application
Project: Cox Residence 5454 Lake Mendota Drive

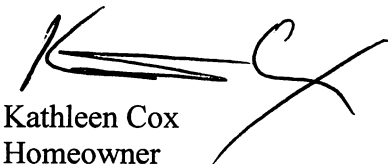
I, Kathleen Cox the homeowner, am seeking approval of a Land Use Application to obtain a Conditional Use Permit and a Demolition Permit to remove an existing single-family home and construct a new residence in its place at 5454 Lake Mendota Drive, Madison, WI 53705, in the R1 district. I plan to raze the existing residence and build a new single-family home per the enclosed plans. I have worked with Udvari-Solner Design Company, D'Onofrio Kottke and Associates, and Landscape Architecture, LLC to develop this comprehensive set of plans.

The new home design takes into consideration the current architectural integrity of the existing and surrounding homes and will complement the overall aesthetic of the neighborhood. I have notified the Alderperson of District 19, Keith Furman, and the Spring Harbor Neighborhood Association, and provided them with a copy of the plans.

Construction will commence in the spring of 2019, pending approval. The planned home features four bedrooms with 1,903 sq. ft on the ground floor, 2,254 sq. ft on the first floor, 2,497 sq. ft. on the second floor, 1,395 sq. ft. in the garage, and 2,878 sq. ft. on the gym floor, with a total of 10,927 sq. ft. finished space. The total lot coverage of the proposed final project (including the existing boathouse) is 6,928 square feet on the 17,127 square foot lot, which is a 40.45% lot coverage area. I am seeking a lakefront setback variance due to the unique feature of a wet boathouse on the property.

Please review the enclosed documents for further details and feel free to contact me with questions.

Sincerely,



Kathleen Cox
Homeowner

Contact Information

Kathleen Cox, Homeowner, (608) 848-8422
Mark Udvari-Solner, Udvari-Solner Design Company, (608) 233-1480
Ron Klaas, D'Onofrio Kottke & Associates, (608) 833-7530

January 6, 2019

Kathy Cox
5454 Lake Mendota Drive
Madison, WI. 53705

Dear Kathy,

I have an activity with one of my kids on the night of the neighborhood association meeting so I won't be able to attend. I am supportive of your proposal and would like to express that. Please feel free to use this letter to show my support.

You have verbally described your desire to remove your current home next door to me at 5454 Lake Mendota Drive. I appreciate you contacting me recently to see if I would be free to see your plans. It was nice to go over your plans last Saturday.

I like the design and support what what your proposing.

Respectfully,

Andrew Russell
5450 Lake Mendota Drive
Madison, WI. 53705





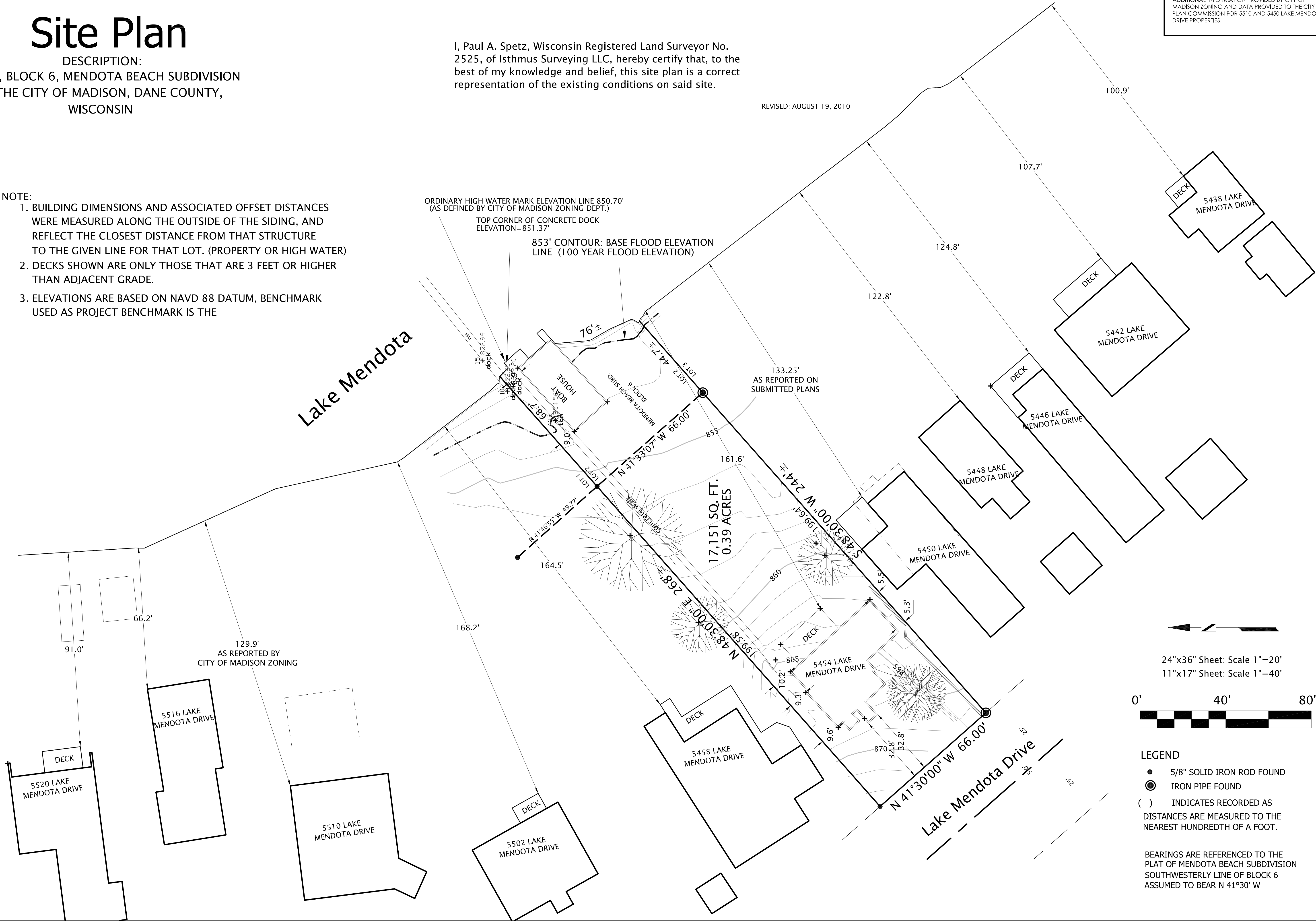
Site Plan

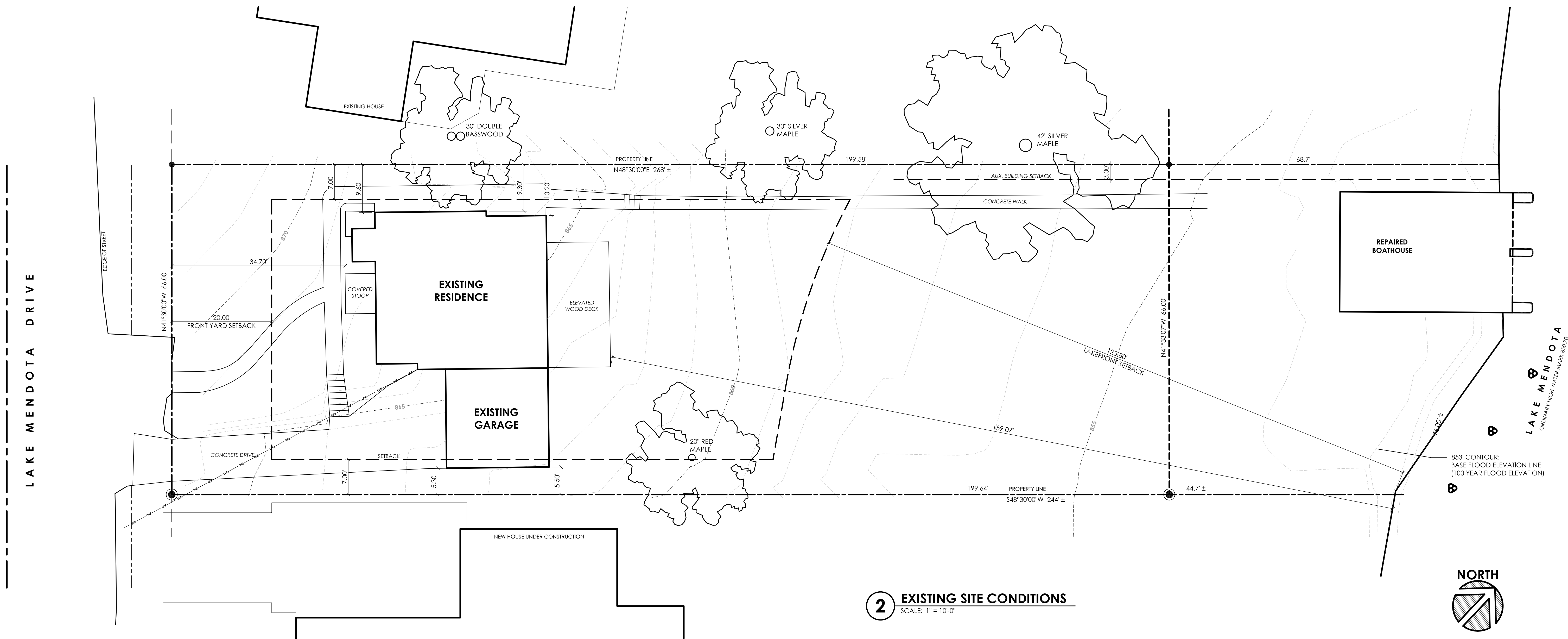
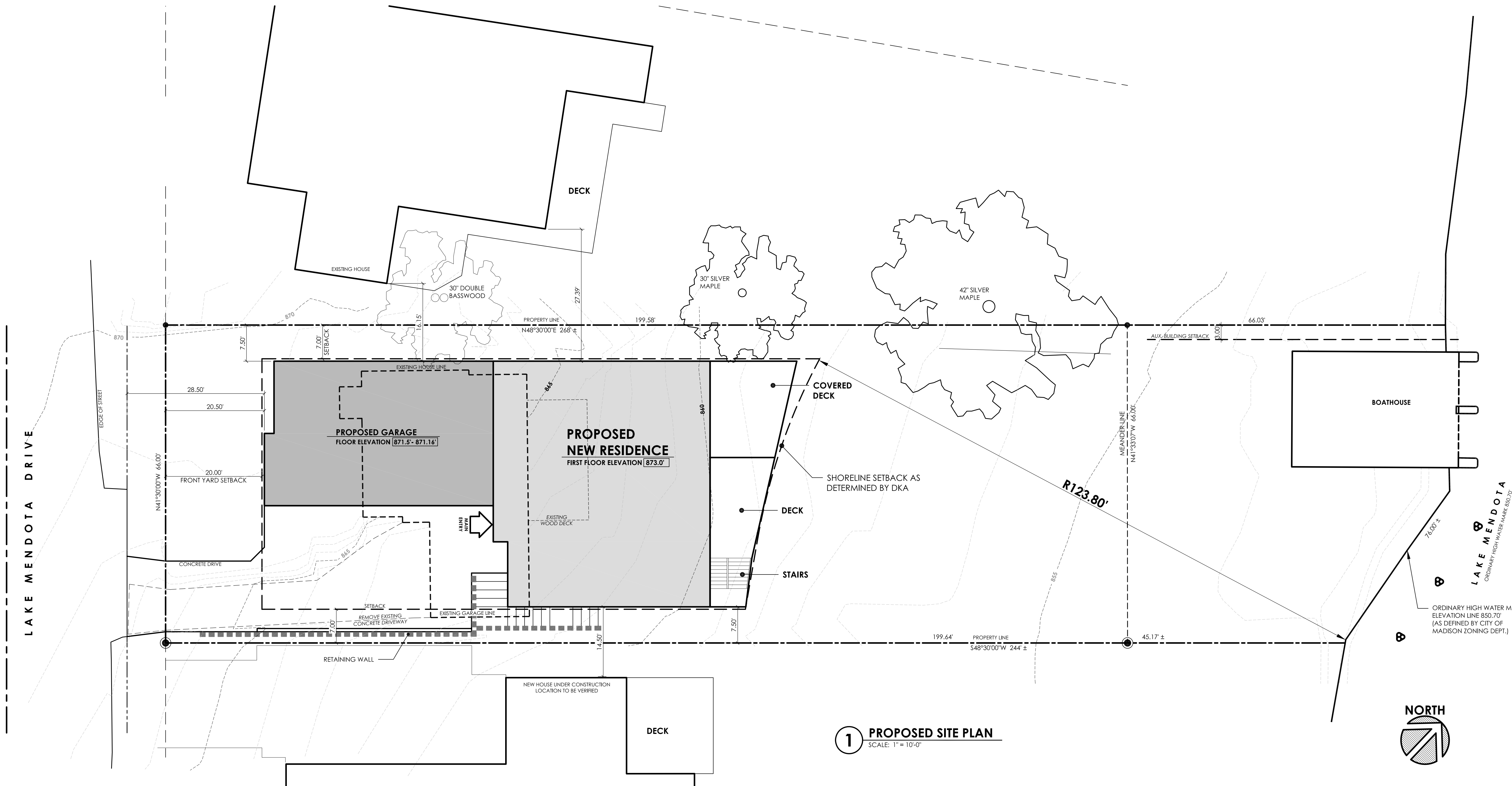
DESCRIPTION:
LOT 2, BLOCK 6, MENDOTA BEACH SUBDIVISION
IN THE CITY OF MADISON, DANE COUNTY,
WISCONSIN

I, Paul A. Spetz, Wisconsin Registered Land Surveyor No. 2525, of Isthmus Surveying LLC, hereby certify that, to the best of my knowledge and belief, this site plan is a correct representation of the existing conditions on said site.

THIS SITE PLAN WAS GENERATED BASED ON THE ORIGINAL SURVEY PROVIDED BY THE OWNER AND CREATED BY: ISTHMUS SURVEYING LLC
DATE: 08.19.2010
ADDITIONAL INFORMATION PROVIDED BY CITY OF MADISON ZONING AND DATA PROVIDED TO THE CITY PLAN COMMISSION FOR 5510 AND 5450 LAKE MENDOTA DRIVE PROPERTIES.

- NOTE:
1. BUILDING DIMENSIONS AND ASSOCIATED OFFSET DISTANCES WERE MEASURED ALONG THE OUTSIDE OF THE SIDING, AND REFLECT THE CLOSEST DISTANCE FROM THAT STRUCTURE TO THE GIVEN LINE FOR THAT LOT. (PROPERTY OR HIGH WATER)
 2. DECKS SHOWN ARE ONLY THOSE THAT ARE 3 FEET OR HIGHER THAN ADJACENT GRADE.
 3. ELEVATIONS ARE BASED ON NAVD 88 DATUM, BENCHMARK USED AS PROJECT BENCHMARK IS THE





GENERAL NOTES:
ALL CONSTRUCTION TO BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:
PLANS AND SPECIFICATIONS; STATE OF WISCONSIN UNIFORM DWELLING CODE; ALL OTHER
APPLICABLE CODES.

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madison, wi
608.233.1480
udvarl-solner.com

| | |
|--|---------------------|
| | KATHY COX RESIDENCE |
|--|---------------------|

CITY OF MADISON, DANE COUNTY, WI

SITE PLAN

THIS DOCUMENT IS THE PROPERTY OF UDVARISOLNER DESIGN COMPANY AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART NOR IN ANY MANNER WITHOUT EXPRESS WRITTEN AUTHORIZATION, AND ARE FOR BIDDING AND CONSTRUCTION PURPOSES ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION VARIATIONS FOR ALL CONTRACTS.

SQUARE FOOTAGE

| | |
|-------------------------------------|-------------|
| LOT AREA | 17,151 S.F. |
| LOT WIDTH | 66'-0" |
| FRONT YARD SETBACK (20' REQ'D) | 20'-6" |
| LAKEFRONT SETBACK (123'-9.6" REQ'D) | 123'-10" |
| SIDE YARD SETBACK (7'-0" REQ'D) | 7'-6" |
| 2 STORY HEIGHT (35'-0" MAX.) | 34'-4.5" |
| STRUCTURE FOOTPRINT | 3,964 S.F. |
| DECK | 231 S.F. |
| DRIVEWAY/SLOOP | 1,638 S.F. |
| BOATHOUSE | 830 S.F. |
| TOTAL COVERAGE | 6,663 S.F. |
| LOT COVERAGE (50% MAX.) | 38.8% |
| USABLE OPEN SPACE (1,000 S.F. MIN.) | 7,900 S.F. |

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PROPOSED NEW RESIDENCE FOR KATHY COX

5454 LAKE MENDOTA DRIVE
CITY OF MADISON
DANE COUNTY, WISCONSIN

udvari-solner design company

PLAN APPROVAL SIGNATURES:

| | |
|-------------|------|
| CLIENT NAME | DATE |
|-------------|------|

CLIENT NAME _____ DATE _____

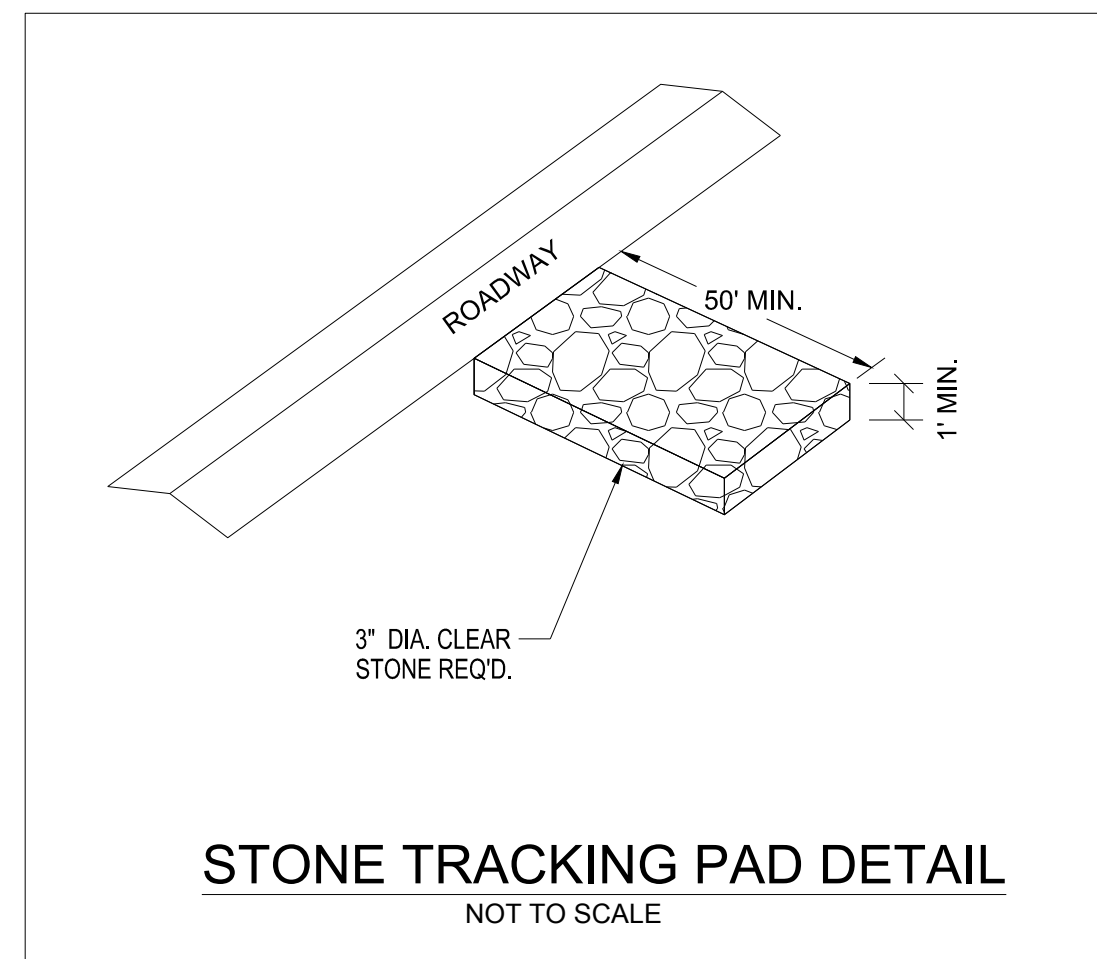
IMPORTANT NOTES:
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PRELIMINARY
PLAN COMMISSION SUBMITTAL

| |
|------------|
| 01.09.2019 |
| 01.31.2019 |

1.0

1. CONSTRUCTION SCHEDULE:
 - INSTALL EROSION CONTROL = 04/01/2019
 - GRADE AND CONSTRUCT DRIVEWAY = 04/01/2019 - 06/21/19
 - CONSTRUCT BUILDING = 04/01/19 - 04/01/20
 - PERMANENT RESTORATION (GRASS SEED) OF ALL DISTURBED AREAS = 04/01/20
2. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED PER CITY SPECIFICATIONS.
3. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE TO BE MAINTAINED UNLESS NOTED.
4. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1,000 SQ. FT. ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1½ POUNDS PER 1,000 SQ. FT. SHALL BE ADDED TO THE MIXTURE.
5. ANY SOIL STOCKPILE ON SITE FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH MULCH, VEGETATIVE COVER, TARP, OR OTHER MEANS APPROVED BY THE CITY INSPECTOR.
6. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THE PROJECT. EROSION CONTROL MEASURES SHOWN ON THE APPROVED PLAN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION CONTROL PROBLEMS THAT OCCUR AS A RESULT OF CONSTRUCTION ACTIVITIES.
7. INSPECTION & MAINTENANCE SCHEDULE:
 - ALL EROSION CONTROL MEASURES MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED.
 - ALL MAINTENANCE WILL FOLLOW THE INSPECTIONS WITHIN 24 HOURS.
8. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE CITY INSPECTOR, SHALL BE INSTALLED WITHIN 24 HOURS.



COX RESIDENCE

5454 LAKE MENDOTA DRIVE
MADISON, WI 53705



SCALE: 1"= 20'
(PAGE SIZE: 22x34)



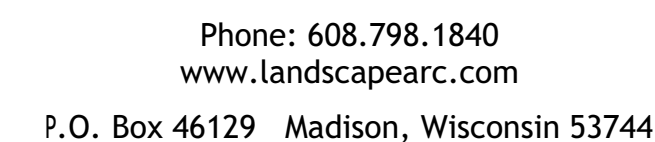
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REVISED:

DRAWN BY: NGO

FN: 18-05-179

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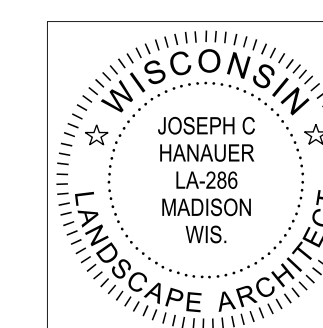
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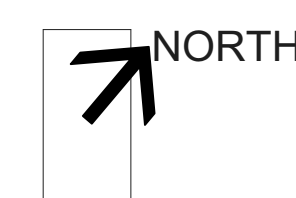
COX
RESIDENCE

5454 LAKE MENDOTA DRIVE
MADISON, WISCONSIN

| LOT COVERAGE - PERMEABLE | |
|---|--------------------|
| Area Name | Area |
| Walk to Boathouse | 906 Sq Ft |
| Lakeside Patio | 1,130 Sq Ft |
| Existing Permeable Walk West of Boathouse | 234 Sq Ft |
| Total | 2,270 Sq Ft |



Preliminary
not for construction


$$1'' = 10'-0''$$

JANUARY 3, 201

jch

L-1

LAKE MENDOTA DRIVE

EXISTING HOUSE

30" DOUBLE
BASSWOOD

30"
SILVER

42"
SILVER

RETAINING WALL

PERMEABLE WALK TO BOATHOUSE & PATTO

PERMEABLE WALK TO BOATHOUSE & PATIO

EXISTING PERMEABLE STONE WALK

EXTENDING BOATHOUSE

LAWN

GARAGE - 871' 6"

RESIDENCE

LAWN

LAW

LAWN

RETAINING WALL

NEW HOUSE UNDER CONSTRUCTION

REMO

Important Note:
These drawings are for bidding purposes only. Final details and measurements may vary according to site conditions during construction. The Landscape Plan and associated drawings and/or details are the property of Landscape Architecture, LLC and may not be reproduced in whole or in part, nor may they be utilized in any manner without express written authorization from Landscape Architecture, LLC. Unauthorized use of these documents subjects the user to liability for damages.

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MADISON, WISCONSIN

COX RESIDENCE

546 LAKE MENDOTA DRIVE

GYM. LEVEL FLOOR PLANS

PROJECT NO:
13-17

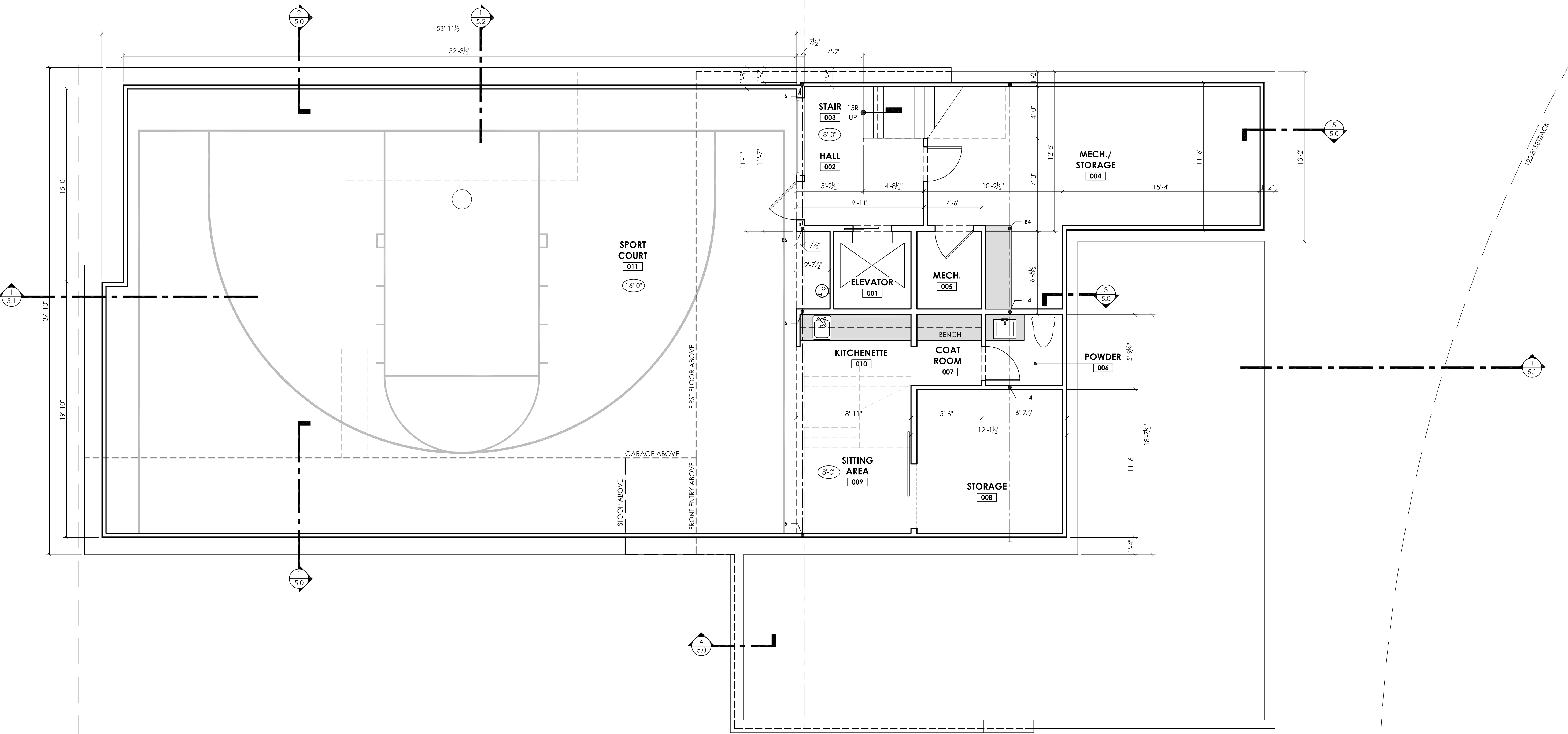
CAD TECH:
AAC

PLAN REVIEWER:
MUS

DOCUMENT
RELEASE DATES:

| | |
|---------------------------|------------|
| PLAN COMMISSION SUBMITTAL | 01.09.2019 |
| PRELIMINARY | 02.08.2019 |
| PLAN COMMISSION/TONING | 03.08.2019 |

4.0



PLAN SYMBOLS

C.O. CASED OPENING
S SINK
DW DISH WASHER
U.C. UNDER COUNTER
REF REFRIGERATOR
W WASHING MACHINE
D DRYER
WC WATER CLOSET
FD FLOOR DRAIN

100 DOOR NUMBER AND WIDTH

100 WINDOW NUMBER

8'-0" CEILING HEIGHT

ROOM
100 ROOM NAME AND NUMBER

2 4
DETAIL NUMBER
SHEET NUMBER

KEY NOTES

- CABINETS AND COUNTERTOPS BY OTHERS. SEE CABINET SUPPLIER'S DRAWINGS FOR DETAILS AND SPECIFICATIONS.
- 2 SOLID SHELVES AND POLES.
- 5 SOLID SHELVES.
- FIREPLACE SURROUND REQUIRED. SEE SPECIFICATIONS.
- CABINETS AND COUNTERTOPS BY GENERAL CONTRACTOR.



1 GYM. LEVEL FLOOR PLAN

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

ALL GYM. LEVEL SQUARE FEET

2,606.26

FINISHED GYM. LEVEL SQUARE FEET

2,551.49

EXCLUDES MECHANICAL ROOMS 004 & 005

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Cox Residence
Madison, Wisconsin

546 LAKE MENDOTA DRIVE

GROUND FLOOR PLAN

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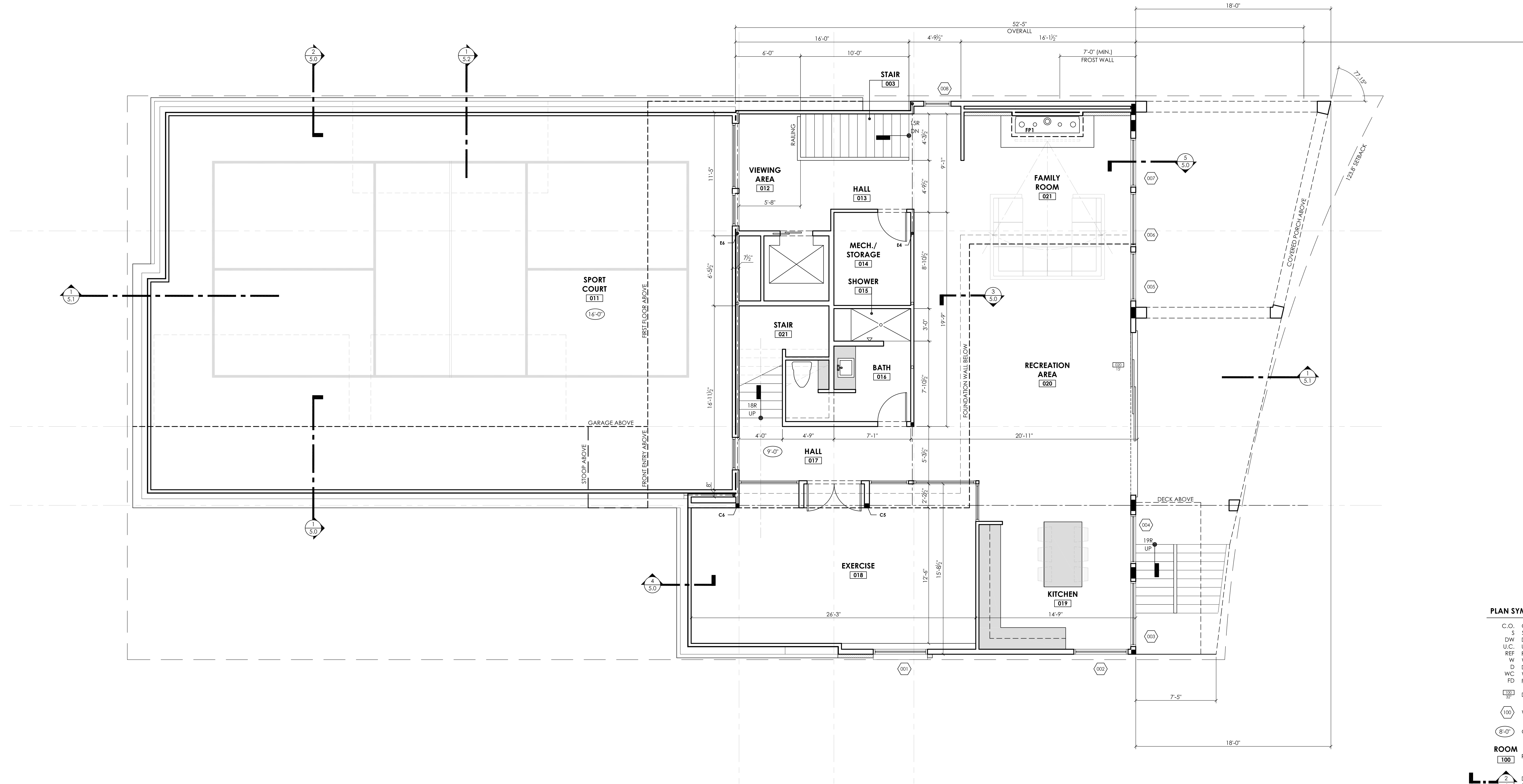
CAD TECH:
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PLAN REVIEWER:
MUS

DOCUMENT
RELEASE DATES:

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|---------------------------|------------|
| PLAN COMMISSION SUBMITTAL | 01.09.2019 |
| PRELIMINARY | 02.08.2019 |
| PLAN COMMISSION/TONING | 03.08.2019 |

4.1



PLAN SYMBOLS

C.O. CASED OPENING
S SINK
DW DISH WASHER
U.C. UNDER COUNTER
REF REFRIGERATOR
W WASHING MACHINE
D DRYER
WC WATER CLOSET
FD FLOOR DRAIN

DOOR NUMBER AND WIDTH

WINDOW NUMBER

CEILING HEIGHT

ROOM
ROOM NAME AND NUMBER

DETAIL NUMBER
SHEET NUMBER

KEY NOTES

- CABINETS AND COUNTERTOPS BY OTHERS. SEE CABINET SUPPLIER'S DRAWINGS FOR DETAILS AND SPECIFICATIONS.
- 2 SOLID SHELVES AND POLES.
- 5 SOLID SHELVES.
- FIREPLACE SURROUND REQUIRED. SEE SPECIFICATIONS.
- CABINETS AND COUNTERTOPS BY GENERAL CONTRACTOR.

1 GROUND FLOOR PLAN

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

FINISHED GROUND FLOOR LIVING SPACE SQUARE FEET
1,711.02 EXCLUDES GYM, LEVEL MECH., STORAGE,
ELEVATOR & STAIR 003



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COX RESIDENCE

MADISON, WISCONSIN

546 LAKE MENDOTA DRIVE

FIRST FLOOR PLAN

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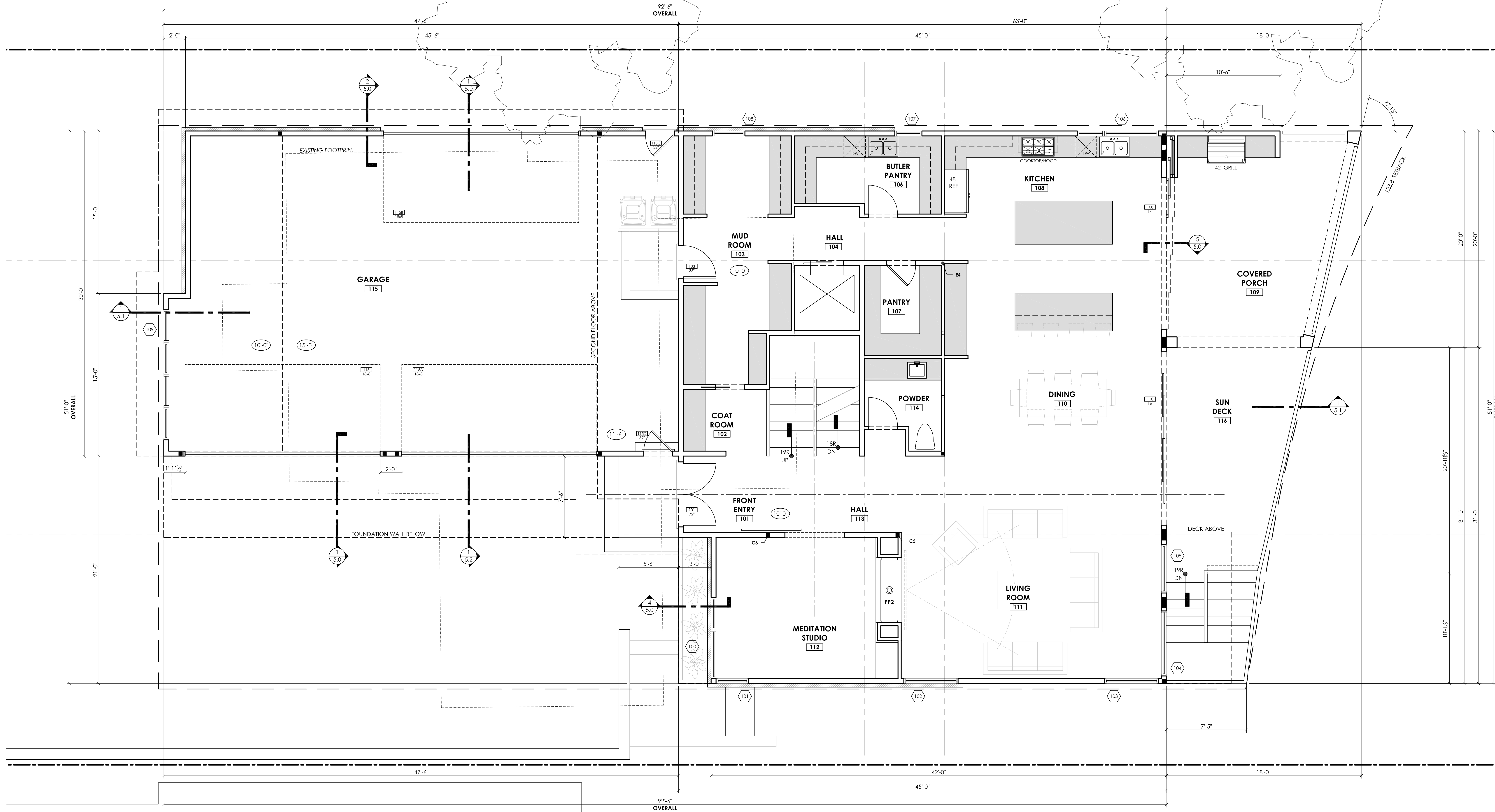
CAD TECH:
AAC

PLAN REVIEWER:
MUS

DOCUMENT
RELEASE DATES:

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|---------------------------|------------|------------|------------|
| PLAN COMMISSION SUBMITTAL | | | |
| PRELIMINARY | 01.09.2019 | 02.08.2019 | 02.21.2019 |
| VARIANCE | | | |
| PLAN COMMISSION/TZONING | | | 03.08.2019 |

4.2



PLAN SYMBOLS

C.O. CASED OPENING
S SINK
DW DISH WASHER
U.C. UNDER COUNTER
REF REFRIGERATOR
W WASHING MACHINE
D DRYER
WC WATER CLOSET
FD FLOOR DRAIN

100 DOOR NUMBER AND WIDTH

100 WINDOW NUMBER

8'-0" CEILING HEIGHT

ROOM
100 ROOM NAME AND NUMBER

2 4
DETAIL NUMBER
SHEET NUMBER

KEY NOTES

- CABINETS AND COUNTERTOPS BY OTHERS. SEE CABINET SUPPLIER'S DRAWINGS FOR DETAILS AND SPECIFICATIONS.
- 2 SOLID SHELVES AND POLES.
- 5 SOLID SHELVES.
- FIREPLACE SURROUND REQUIRED. SEE SPECIFICATIONS.
- CABINETS AND COUNTERTOPS BY GENERAL CONTRACTOR.

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FINISHED FIRST FLOOR LIVING SPACE SQUARE FEET
2,111.96 EXCLUDES STAIRS & ELEVATOR

COVERED PORCH SQUARE FEET
315.50



NEIGHBORING
POLE LINE BEYOND

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546 LAKE MENDOTA DRIVE

SECOND FLOOR PLAN

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|------------|--|
| 01.09.2019 | |
| 02.08.2019 | |
| 03.08.2019 | |

4.3

PLAN SYMBOLS

C.O. CASSED OPENING
S SINK
DW DISH WASHER
U.C. UNDER COUNTER
REF REFRIGERATOR
W WASHING MACHINE
D DRYER
WC WATER CLOSET
FD FLOOR DRAIN
100/36 DOOR NUMBER AND WIDTH
100 WINDOW NUMBER

8'-0" CEILING HEIGHT

ROOM
100 ROOM NAME AND NUMBER

2/4 DETAIL NUMBER
4 SHEET NUMBER

KEY NOTES

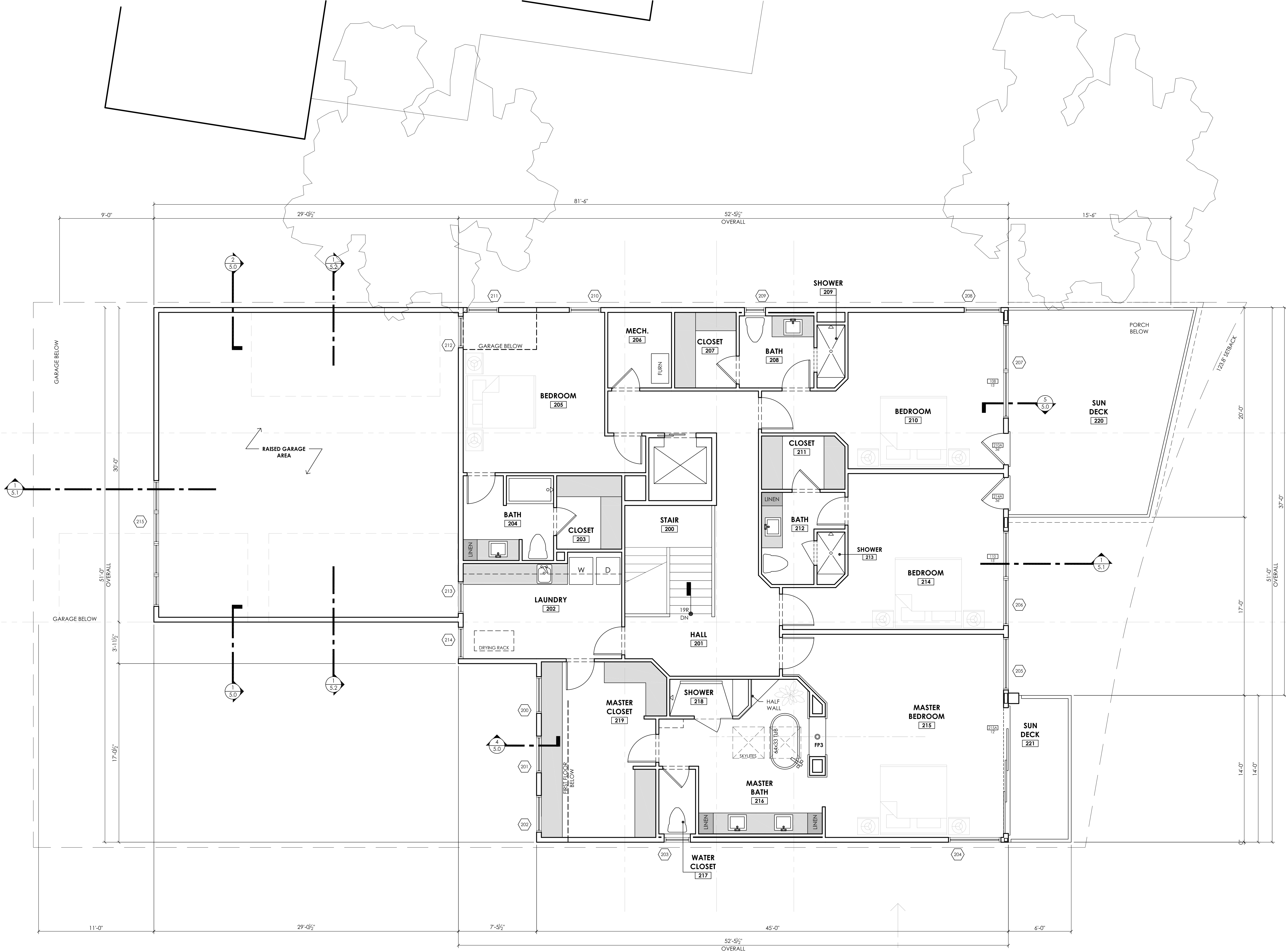
- CABINERY AND COUNTERTOPS BY OTHERS. SEE CABINET SUPPLIER'S DRAWINGS FOR DETAILS AND SPECIFICATIONS.
- SOLID SHELVES AND POLES.
- SOLID SHELVES.
- FIREPLACE SURROUND REQUIRED. SEE SPECIFICATIONS.
- CABINERY AND COUNTERTOPS BY GENERAL CONTRACTOR.



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FINISHED SECOND FLOOR LIVING SPACE SQUARE FEET
2,406.73 EXCLUDES ELEVATOR & MECH.

NEIGHBORING
HOUSE LINE BEYOND



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CAD TECH:
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PLAN REVIEWER:
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DOCUMENT
RELEASE DATES:

PLAN COMMISSION SUBMITTAL
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01.09.2019
02.08.2019
03.08.2019

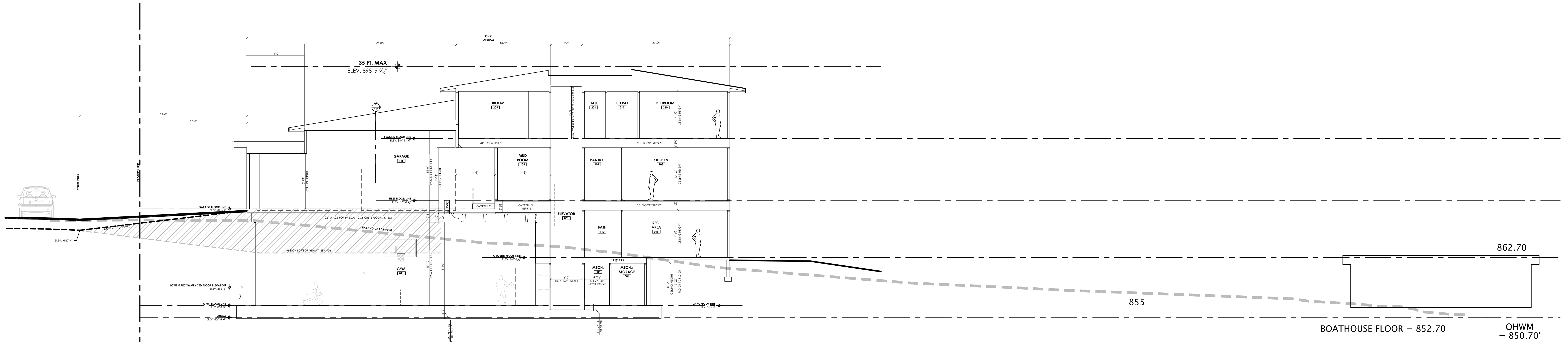
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SECTION

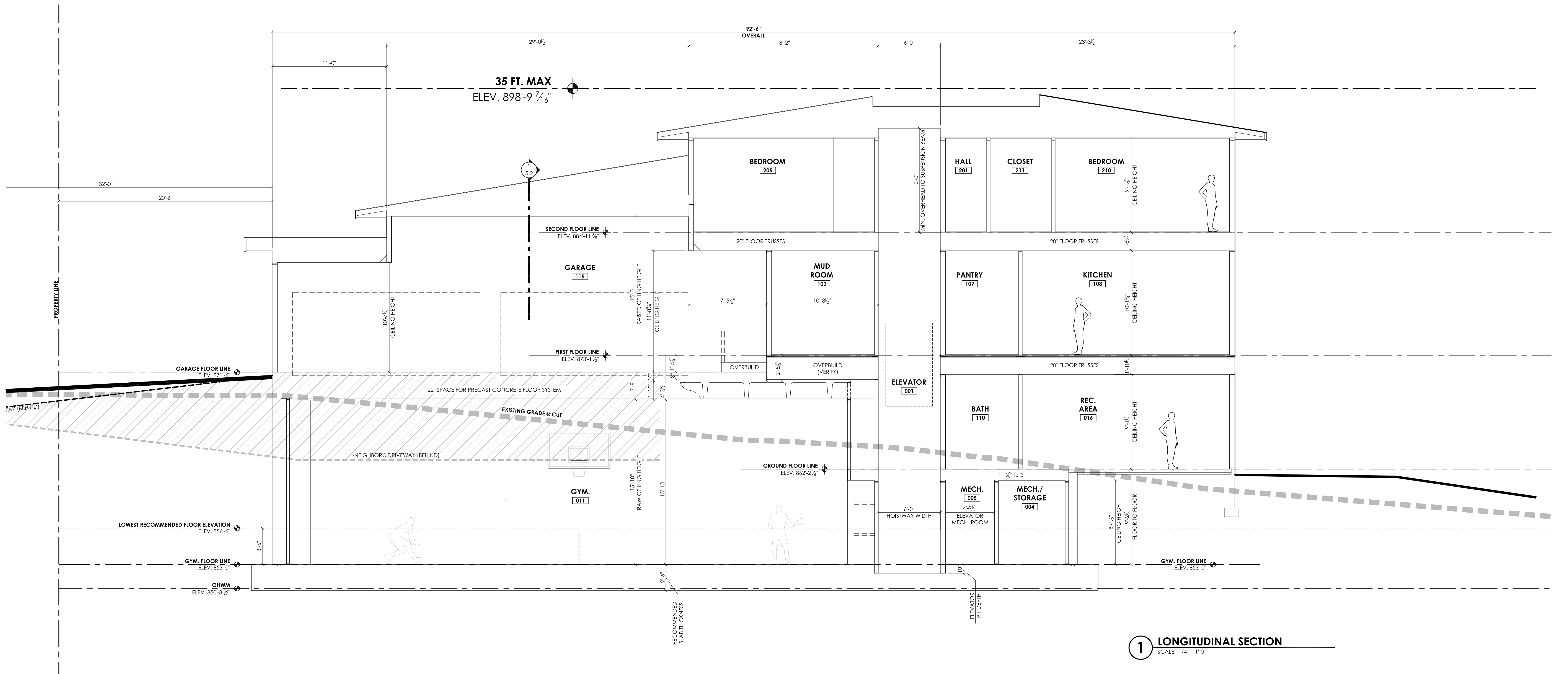
COX RESIDENCE

546 LAKE MENDOTA DRIVE
MADISON, WISCONSIN

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1 LONGITUDINAL SITE SECTION
SCALE: 1/8" = 1'-0"



1 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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SECTIONS

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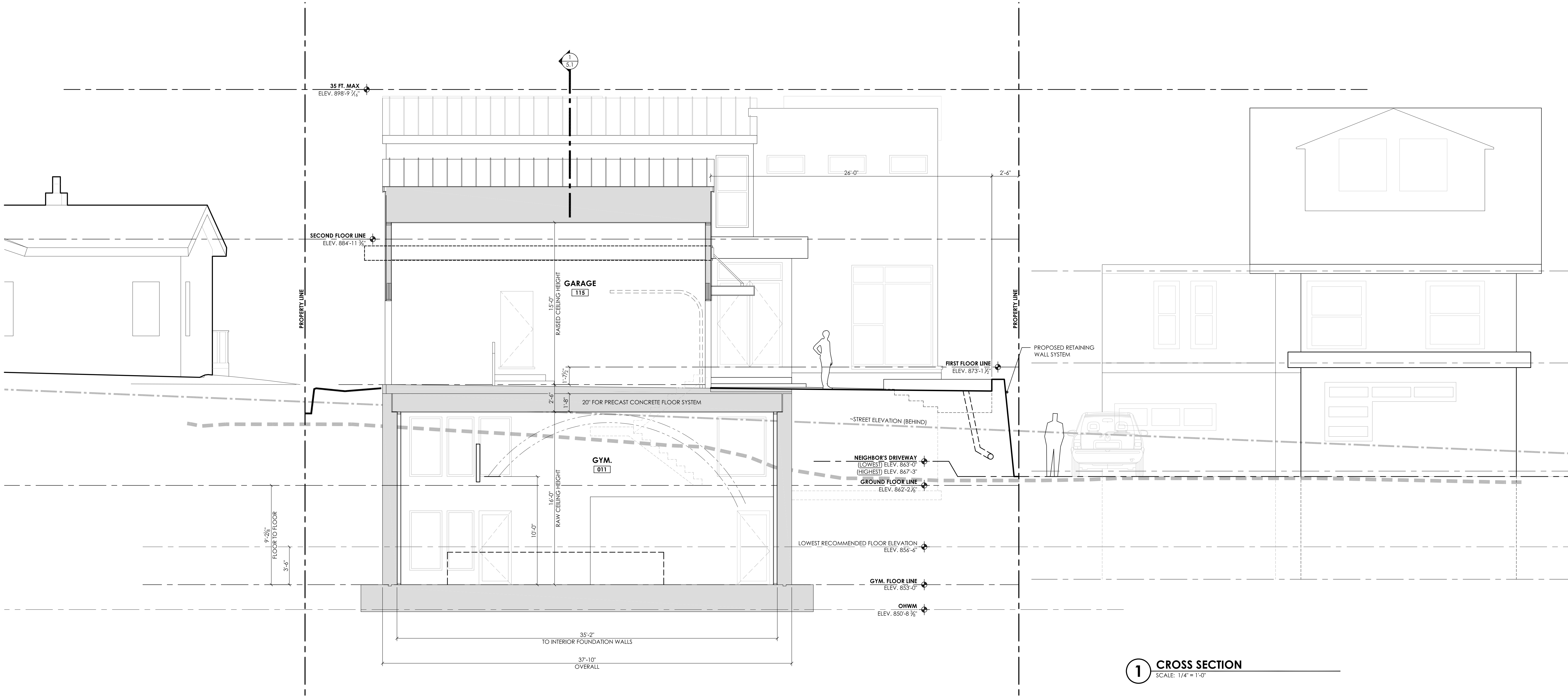
PLAN COMMISSION SUBMITTAL

PRELIMINARY
ZONING/PLAN COMMISSION

01.09.2019
02.08.2019
03.08.2019

5.2

1 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



1 CROSS SECTION
SCALE: 1/4" = 1'-0"

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udvarl-solner.com

MADISON, WISCONSIN

5454 LAKE MENDOTA DRIVE

ELEVATIONS

| | |
|-------------|-------|
| PROJECT NO: | 13-17 |
|-------------|-------|

CAD TECH:
AAC

| |
|---------------|
| PLAN REVIEWER |
| MUS |

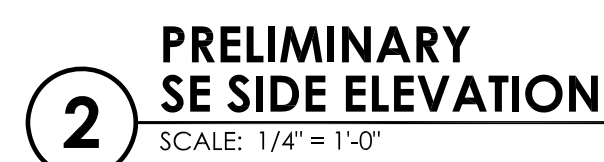
DOCUMENT
RELEASE DATES:

PLAN COMMISSION SUBMITTAL

PLAN COMMISSION

01.09.2019

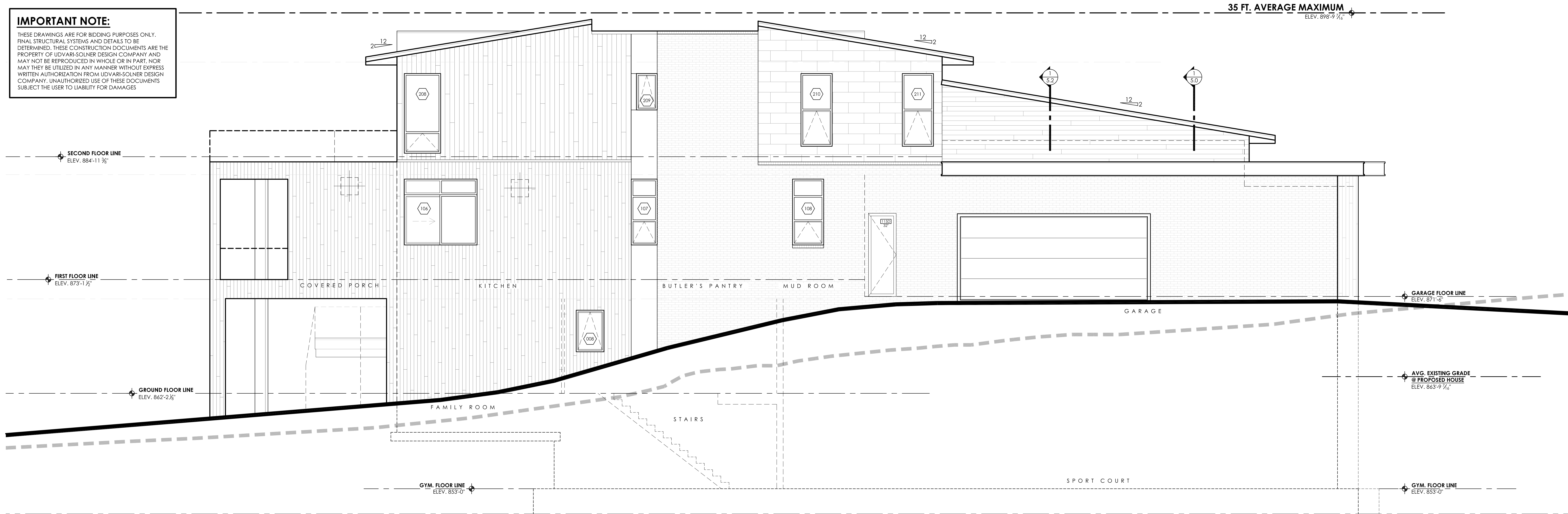
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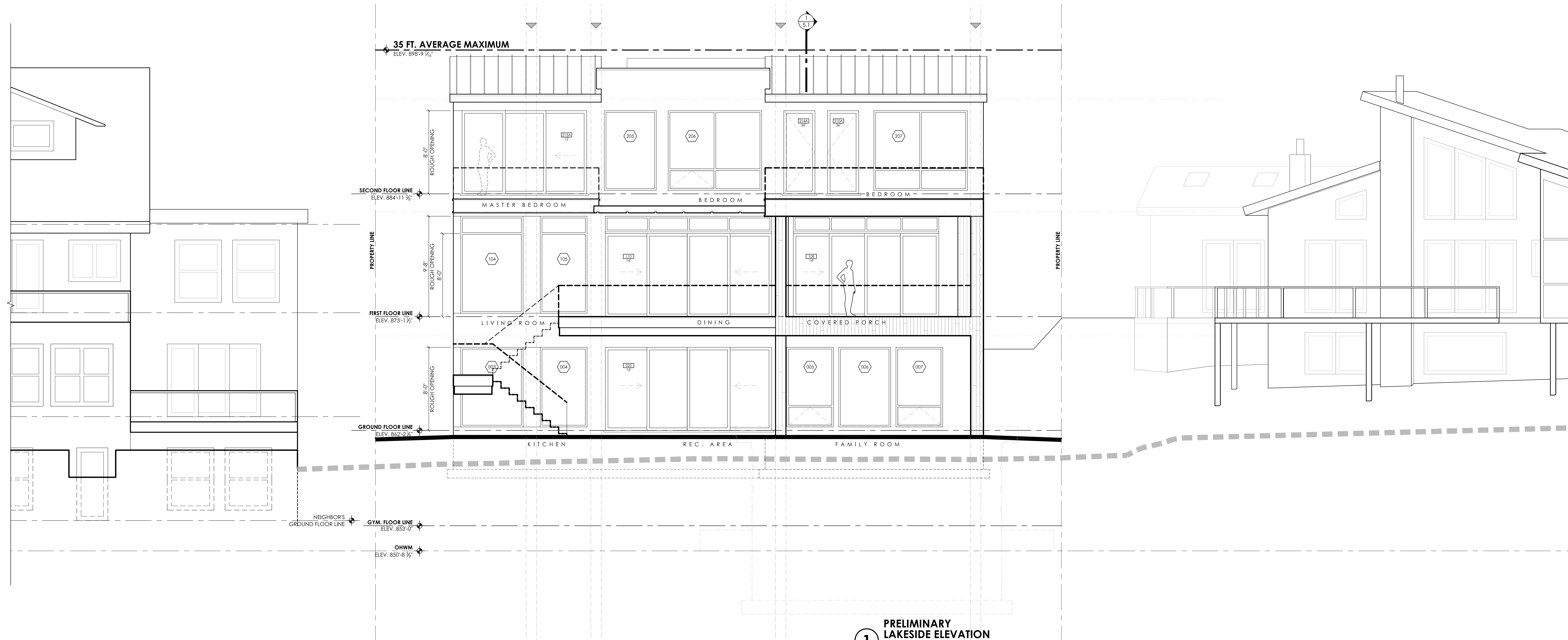
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2
PRELIMINARY
NW SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
PRELIMINARY
LAKESIDE ELEVATION
SCALE: 1/4" = 1'-0"

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COX RESIDENCE

MADISON, WISCONSIN

546 LANE MENDOTA DRIVE

ELEVATIONS

PROJECT NO:
13-17

CAD TECH:
AAC

PLAN REVIEWER:
MUS

DOCUMENT
RELEASE DATES:

| PLAN COMMISSION SUBMITTAL |
|---------------------------|
| PRELIMINARY |
| PLAN COMMISSION/NOTING |

| |
|------------|
| 01/09/2019 |
| 01/31/2019 |
| 03/08/2019 |

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