



# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid <u>550</u>	Receipt No. <u>104635</u>
Date Received <u>10/14/09</u>	
Received By <u>APF</u>	
Parcel No. <u>0710-302-0205.7</u>	
Aldermanic District <u>14-Briar</u>	
GQ <u>Waterfront</u>	
Zoning District <u>R1</u>	
<b>For Complete Submittal</b>	
Application <u>/</u>	Letter of Intent <u>/</u>
IDUP	Legal Descript. <u>/</u>
Plan Sets <u>/</u>	Zoning Text
Alder Notification <u>/</u>	Waiver
Ngrhd. Assn Not.	Waiver
Date Sign Issued <u>10/14/09</u>	

1. Project Address: 2708 Waunona Way Project Area in Acres: .43  
Project Title (if any): Henderson Residence

2. This is an application for:

**Zoning Map Amendment** (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b> <input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Douglas Henderson Company: \_\_\_\_\_  
Street Address: 2921 Richardson City/State: Madison Zip: 53711  
Telephone: (608) 277-9190 Fax: ( ) \_\_\_\_\_ Email: henderson@engr.wisc.edu

Project Contact Person: William J. Flanagan Company: Holtz Builders Inc.  
Street Address: 2560 East Main St. City/State: Reedsburg W. Zip: 53959  
Telephone: (608) 444-5020 Fax: (608) 524-3211 Email: flanj@flanc.com

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolish an existing structure - build a new single family home w/attached garage

Development Schedule: Commencement Dec 2009 Completion June 2010

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 500 + 50 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
 → The site is located within the limits of Comprehensive Plan, which recommends:  
LDR for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:  
 → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Tim Bruer Aug 5, 09  
 NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: PATRICK ANDERSON Date: 8/5/09

**Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name William J. Flanagan Date Oct 13, 09  
 Signature William J. Flanagan Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner Douglas Anderson Date 10/13/09

City of Madison Planning Commission  
Letter of Intent  
Property located at 2708 Waunona Way

Dear Plan Commission Members:

Holtz Builders Inc. on behalf of Douglas and Felicitas Henderson, the owners of the property located at 2708 Waunona Way Madison WI, is preparing this Letter of Intent. The Hendersons wish to demolish the existing house and build a new structure. The present structure is about 900 square feet and in disrepair (See enclosed photo). The proposed home is a ranch with an attached garage--the approximate foot print of the home including the garage being 3100 square feet with the square footage of the living area being approximately 3000 square feet. The exterior will be a combination of stucco/stone/ maintenance free siding.

The lot is almost 19000 square feet with a somewhat irregular shape with the lake frontage being about 50 feet and the street frontage being about 144 feet. The surveyor created a building envelope using criterion stated by the City of Madison (See enclosed). There are at least 7 trees that will have to be removed within the building envelope and several have to be professionally trimmed. There are another 4-5 trees within 50 feet of the lake that have to be trimmed. A professional has looked at these and has made recommendations. The Hendersons are going to add landscaping that will be compatible to the style and setting of the home. (See attached vegetation site map)

The proposed elevations are:

- - Basement Slab - 851.1
- - First Floor - 861.1
- - Garage Floor - 858.1
- - Highest Ridge - 882.3

These elevations were in consideration of the 100 year High Water Line - (See attached copy of Lake Level Data)

Mr. Frank Byrne of Habitat for Humanity Restore viewed the home and listed the following as salvageable:

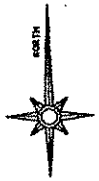
- The exterior metal hand rails
- The front entry door
- Storm doors (2)
- Some light fixtures and glass shades
- Oak flooring
- Floor grates
- Newer windows (3)
- Possibly a vanity cabinet
- Mirrors
- Interior hand rails
- Work sink
- Miscellaneous copper
- Any appliances less than 10 years old

We would like to proceed with preparing the lot during the month of February/March 2010 and anticipate a completion of the project by mid-summer 2010. Selections of all sub-contractors have not been made at this time.

William J Flanagan  
Holtz Builders Inc.

**PLAT OF SURVEY**  
**WALKER SURVEYING INC.**  
 5964 LINDA CT. MAZOMANIE WI. 53560

LOT 1, BLOCK 2, OF THE PLAT OF RAYWOOD HEIGHTS, CITY OF MADISON, DANE COUNTY, WISCONSIN.



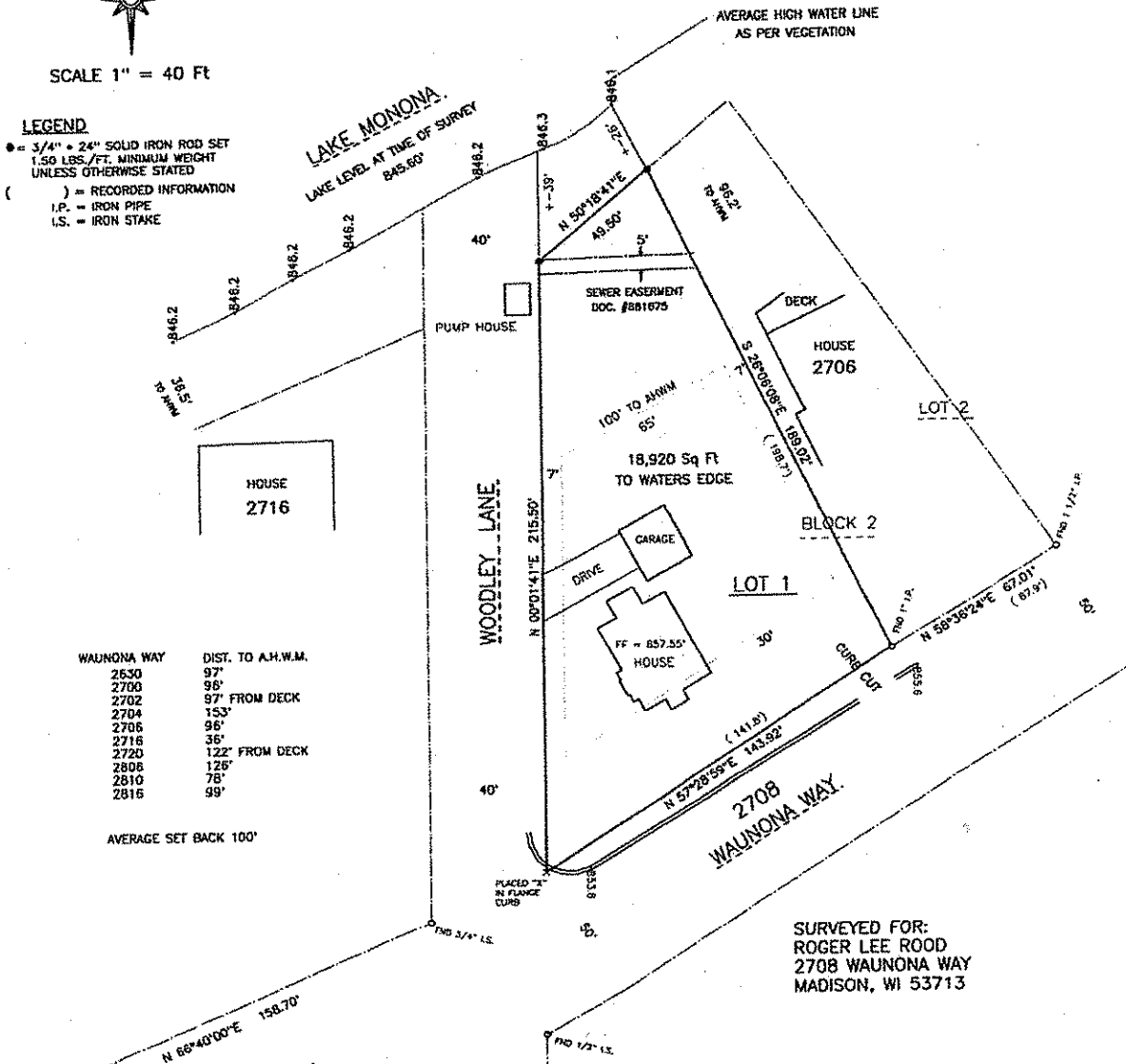
SCALE 1" = 40 Ft

**LEGEND**

- = 3/4" x 24" SOLID IRON ROD SET  
1.50 LBS./FT. MINIMUM WEIGHT  
UNLESS OTHERWISE STATED
- ( ) = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE

WAUNONA WAY	DIST. TO A.H.W.M.
2630	97'
2700	98'
2702	97' FROM DECK
2704	153'
2706	96'
2716	36'
2720	122' FROM DECK
2806	126'
2810	78'
2816	99'

AVERAGE SET BACK 100'

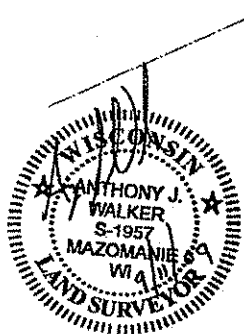


SURVEYED FOR:  
 ROGER LEE ROOD  
 2708 WAUNONA WAY  
 MADISON, WI 53713

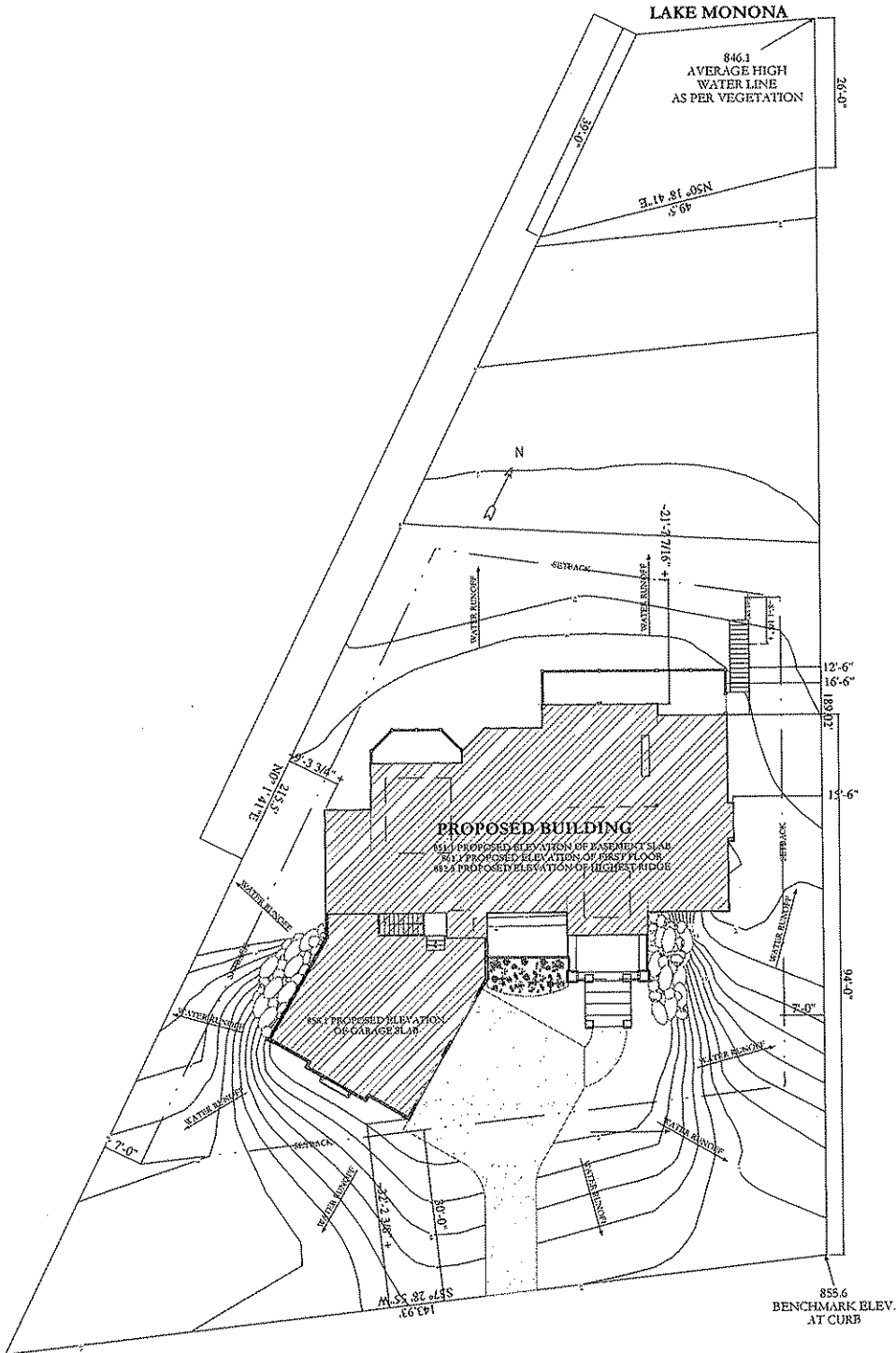
SURVEYOR'S CERTIFICATE: I, Anthony J. Walker, hereby certify that this survey is in compliance of Wisconsin Administrative code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Anthony J. Walker Registered Land Surveyor NO. 1957

Dated This 11th Day of SEPT, 2009



SCALE: 1"=30'



CLIENT:

**Douglass & Felicitas Henderson**  
2708 Waunona Way - Madison, WI 53713

SHEET TITLE:

**PLOT PLAN & GENERAL NOTES**

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

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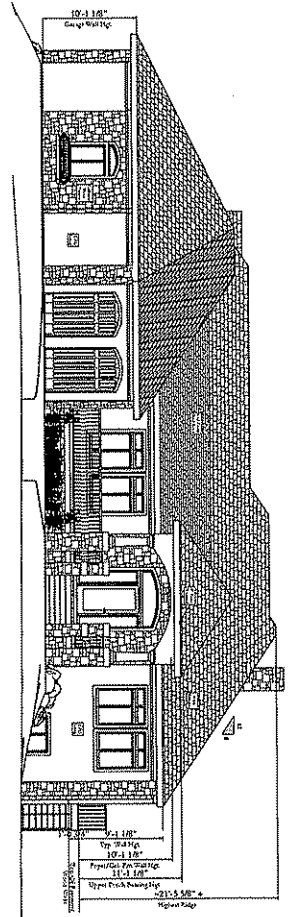
DATE	DESCRIPTION

DATE	DESCRIPTION

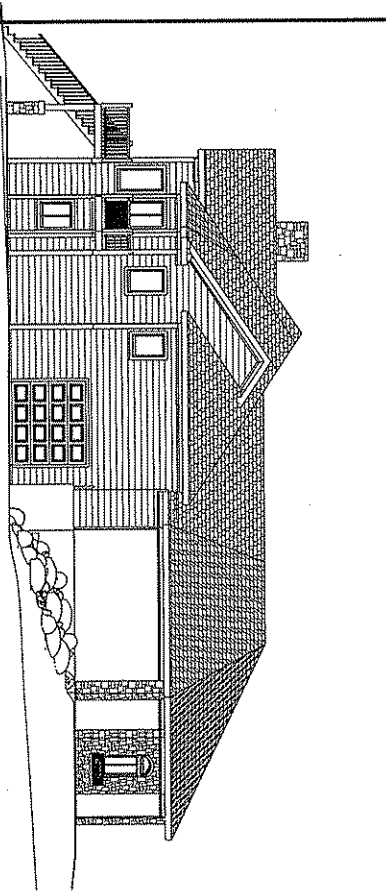
DATE	DESCRIPTION

DATE	DESCRIPTION

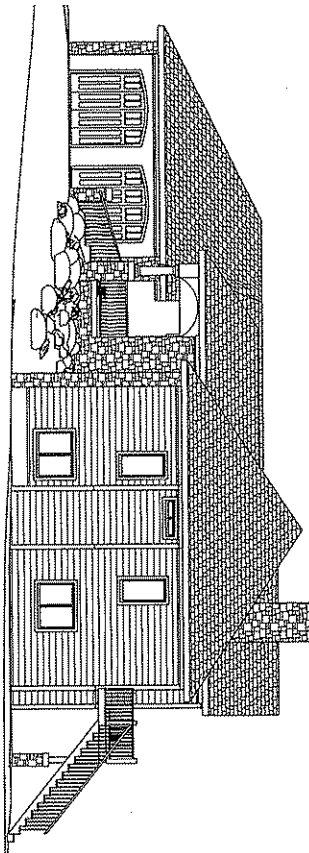
DATE	DESCRIPTION



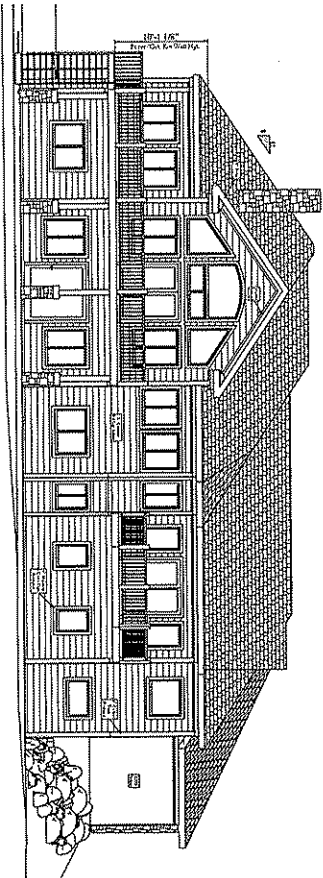
**FRONT ELEVATION**  
Scale: 1/8"=1'-0"



**LEFT ELEVATION**  
Scale: 1/8"=1'-0"



**RIGHT ELEVATION**  
Scale: 1/8"=1'-0"



**REAR ELEVATION**  
Scale: 1/8"=1'-0"



**Holz Builders, Inc.**  
General Contractor  
2459 East Main - Suite B  
Keshonau, WI 53589  
Phone: 608-534-5311  
Fax: 608-534-5311  
www.holzbuilders.com

Develop - Design - Build  
Project Manager

Architect - Engineer - Surveyor



CLIENT:  
**Douglass & Felicitas Henderson**  
2708 Waunona Way - Madison, WI 53713

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

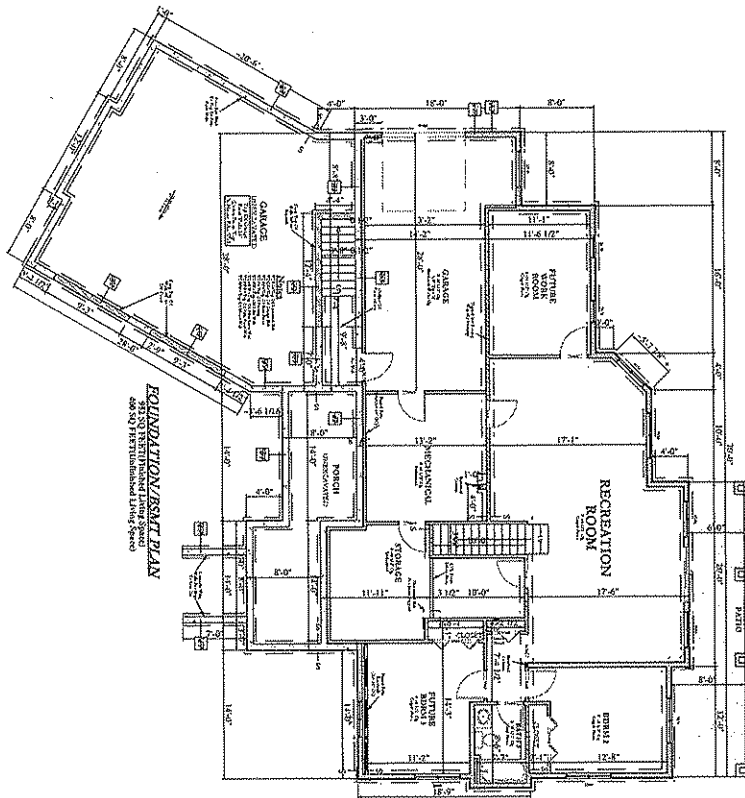


DATE	BY	REVISION

DRAWN BY: GJC

DATE: 10/20/08  
SCALE: AS SHOWN  
SHEET: A-7  
PROJECT: PRELIMINARY PLANS SET OUT FOR CONSTRUCTION

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**FOUNDATION/BASMT PLAN**  
 31200 INVESTMENT LIVING SPACE  
 200 SQ FT PERMITTED LIVING SPACE

SCALE: 1" = 20'



**Holtz Builders, Inc.**  
 General Contractor  
 2440 Kaul Mann - Suite B  
 Rockwood, WI 53959  
 Phone: 408-524-3111  
 Fax: 408-524-3111  
 www.holtzbuilders.com  
 Develop - Design - Build  
 Project Manager

Architect: *Empire* - Supervisor



CLIENT:  
**Douglss & Felicitas Henderson**  
 2708 Waunona Way - Madison, WI 53713

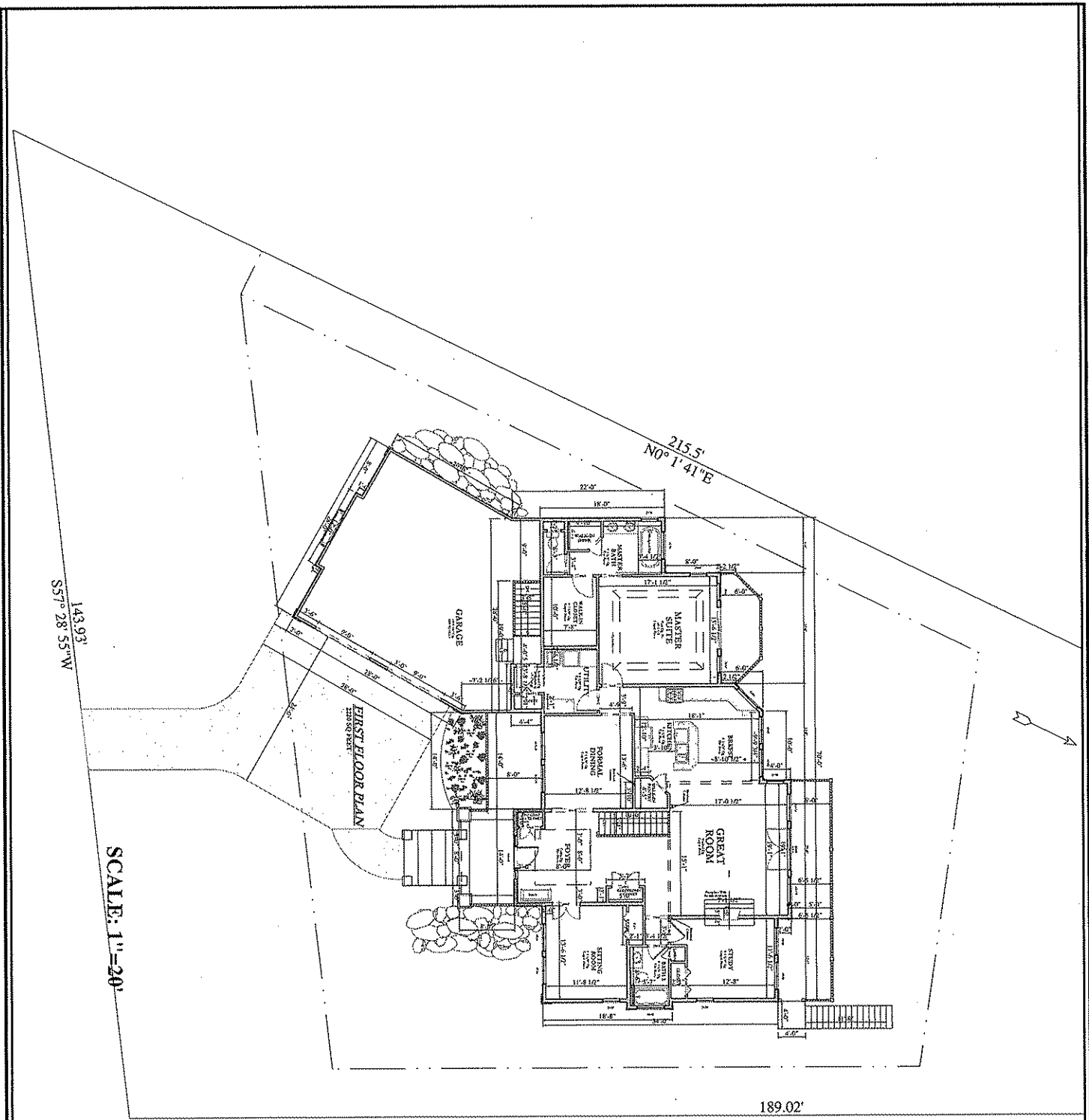
SHEET TITLE:  
**FOUNDATION/BASEMENT PLAN**

DATE: 02/08/01  
 DRAWN BY: [Signature]


REVISIONS:

NO.	DATE	DESCRIPTION

PREPARED BY: PRELIMINARY PLAN SET FOR CONSTRUCTION  
 A-4



SCALE: 1"=20'

		<b>Folz Builders, Inc.</b> General Contractor 2569 East White - Suite B Madison, WI 53713 Phone: 608-524-1111 Fax: 608-524-1111 www.folzbuilders.com Develop ~ Design ~ Build	
CLIENT: <b>Douglass &amp; Felicitas Henderson</b> 2708 Waunona Way - Madison, WI 53713		Architect: Engineer-Surveyor	
SHEET TITLE: <b>FIRST FLOOR PLAN</b>		Project Manager	
DATE: 10/20/00	DATE: 10/20/00	DATE: 10/20/00	DATE: 10/20/00
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
DESIGNED BY: [Signature]	DESIGNED BY: [Signature]	DESIGNED BY: [Signature]	DESIGNED BY: [Signature]
DATE: 10/20/00	DATE: 10/20/00	DATE: 10/20/00	DATE: 10/20/00
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
DESIGNED BY: [Signature]	DESIGNED BY: [Signature]	DESIGNED BY: [Signature]	DESIGNED BY: [Signature]
DATE: 10/20/00	DATE: 10/20/00	DATE: 10/20/00	DATE: 10/20/00
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
DESIGNED BY: [Signature]	DESIGNED BY: [Signature]	DESIGNED BY: [Signature]	DESIGNED BY: [Signature]

OWNERSHIP OF DOCUMENTS: This document, and the ideas and design incorporated herein, are an instrument of professional service, is the sole property of Folz Builders, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of HBI, Inc.



Patrick Anderson and Kevin Firchow  
Planning and Zoning Departments  
215 Martin Luther King Jr. Blvd., Rm LL-100  
P.O. Box 2985  
Madison, WI 53701-2985

December 23, 2009

Re: Vegetation Site map, 2708 Waunona Way

Dear Patrick Anderson and Kevin Firchow

The property has a grass lawn and many mature trees. Tree types are a hickory, a maple, ash, oak, bass wood, cedar, and pines and a mulberry bush. At the first submission we did our best to identify the tree types but, as many of them had lost their leaves, it was a bit difficult for us to determine the types. Since then we have had a professional tree expert from Stephenson Tree Care Company look over the trees. In the process of determining their health, he corrected a few of the names. As he mentioned and the neighbors had previously stated, the previous owner did very little pruning and there are many dead branches on the trees. With proper pruning, the look and health of the trees can be improved. From neighbors we were informed that the previous owner had to remove two trees during the past year, as they were diseased. The tree expert determined there was one diseased tree and two others are suspect (to be determined at a later date). These trees are not within

There are three maps; the first is a shoreline vegetation map, which depicts the trees within approximately 55 feet of the water line. This map was drawn to indicate changes within the 35-foot shoreline ordinance. The second sites the approximate tree locations on the remainder of the property with the current home. The third sites the proposed home and remaining trees relative to the new structures. The maps are not to scale but give a good indication of tree locations relative to major site marks such as the line of rocks near the beach, property lines, the brick fireplace, sitting pier, and building structure.

#### Maps and Plan

##### Shoreline site map

Figure 1 shows the vegetation site map within approximately 55 feet of the water line or 42 feet from the line of rocks, which borders the small sand beach. Grass lawn and mature trees make up the vegetation within this area of the property. Note, the tree designated as Oak 3 sits on the border of the property with the neighbor to the east. Most of the tree is on the neighbor's lot.

If pruning does not improve matters then we plan to remove Oak 1 and the Maple tree near the lifting station. All remaining trees will be pruned to remove dead and broken branches.

Remaining property site map

Referencing the map with the current home structure Figure 2, the trees impacted by the new structures (home and garage) are Bass Wood 1, Oak 2, and Ash 8. There is a possibility that the roots from Ash 3, Ash 7, Ash 9, Oak 3, the Hickory as well as Bass Wood 2 might be disturbed and damaged. If this should occur, it is possible that we may lose the tree(s). Oak 1 is diseased and will be removed. Stephenson Tree Care or a like company will be consulted during tree removal to determine other diseased trees. The cedar trees are not in good shape as is Pine 2 and the small pine and they will be removed. Depending on the exact proximity of the mulberry bush to the lower driveway, it will be relocated elsewhere on site if possible.

We want to assure the City of Madison, planning and zoning department, the neighborhood association and neighbors that we will do our best to preserve as many of the mature trees as possible. As mentioned previously, there are many dead braches on the trees. During the first large snowstorm of the season, a large and a few small branches broke off the trees with one just missing a power line. The last thing we want to happen is having a branch or tree fall onto the new home, garage or onto a person. In addition to landscaping, we plan to plant a few trees to replace those that were removed because of construction.

Sincerely,

Douglass and Felicitas Henderson  
2708 Waunona Way  
Madison, WI 53713

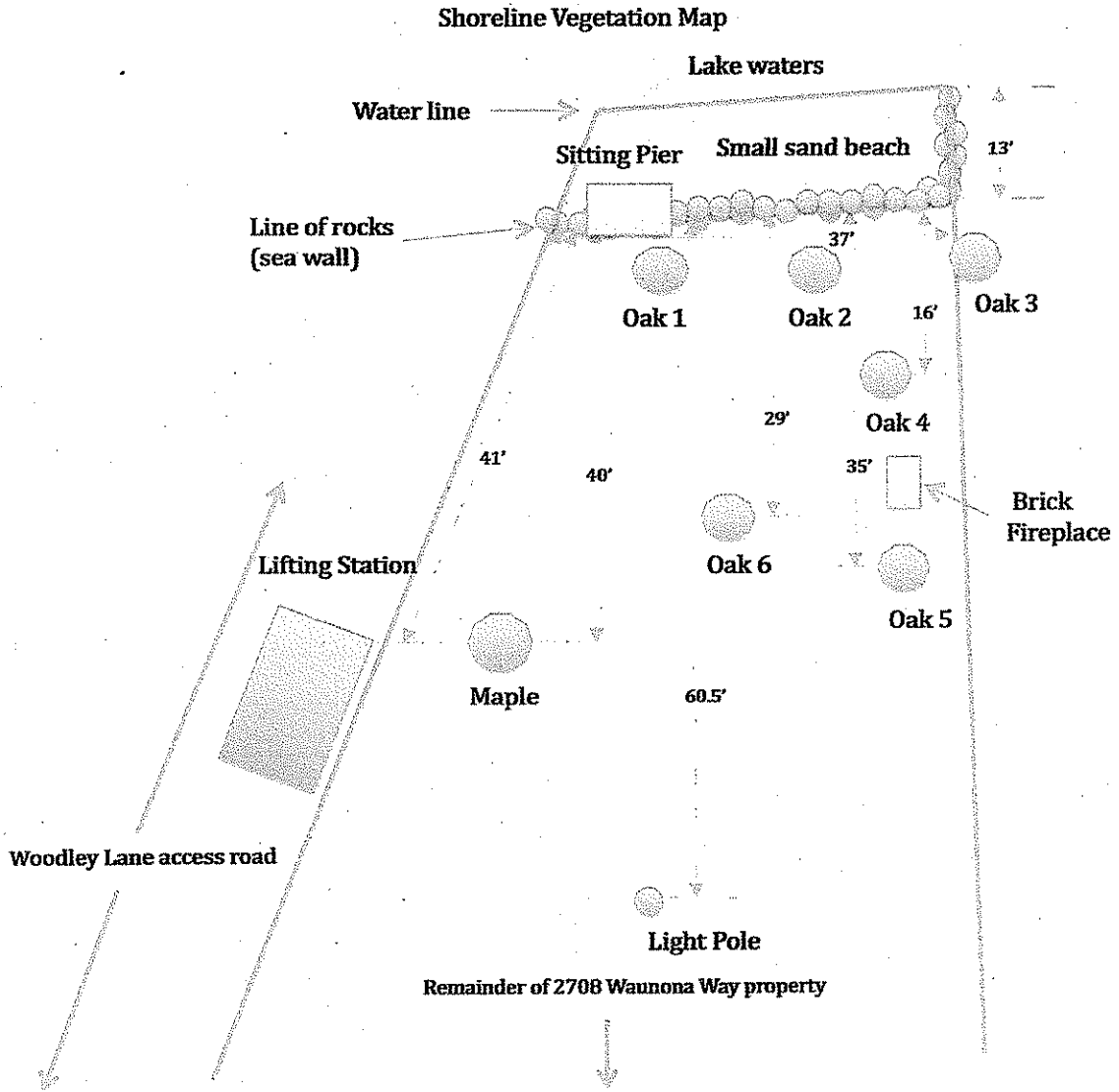


Figure 1: Shoreline Vegetation Map

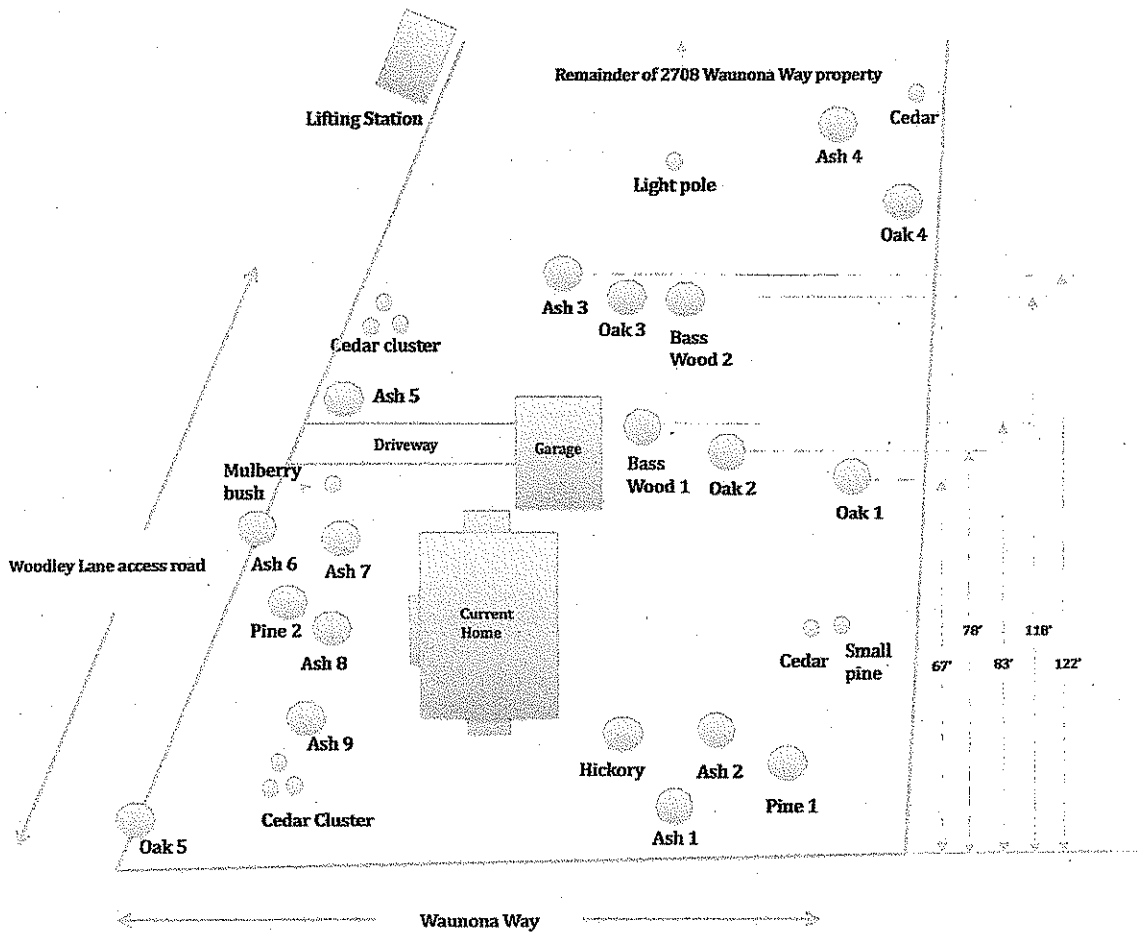


Figure 2: Current structure and vegetation map.

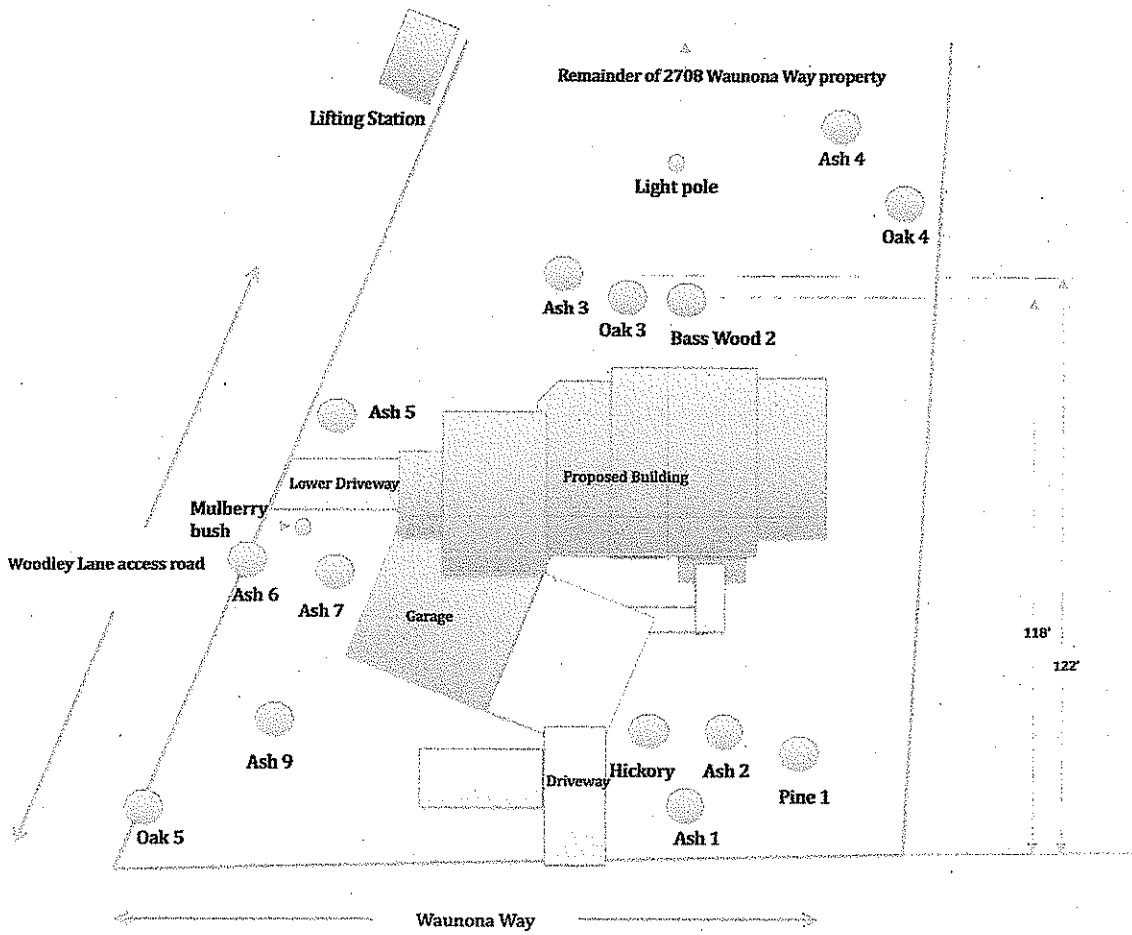
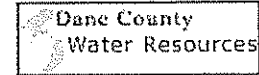


Figure 3: Proposed structure and vegetation map.



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- [Programs](#)
- [Erosion & Stormwater](#)
- [Manure Management](#)
- [Publications / Papers](#)
- [GIS / Mapping Info](#)
- [Lake Level Data](#)
- [Related Web Sites](#)
- [Dane County Home](#)

## Lake Level Data



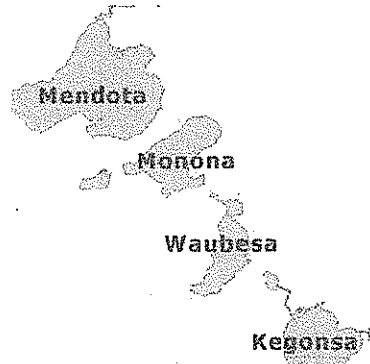
The Land & Water Resources Department is responsible for maintaining lake levels for the four major lakes. For additional information, please visit the Dane County Water Resources page.

Please see the slow-no-wake page for information and updates regarding slow-no-wake requirements.

Temporary Kegonsa Dam Water Levels Order Amendment effective April 2, 2009 (1.3 MB PDF)

Lake Level Management on the Yahara Chain of Lakes (7.3 MB PDF)

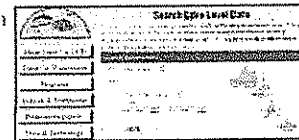
### Lake Locations and Current and Target Lake Levels



				[Lake Info]
Mendota	12/22/2009	Target min	Target max	100-Year*
	848.58	848.20	N/A	852
Monona	12/22/2009	Target min	Target max	100-Year*
	845.16	842.20	N/A	848
Waubesa	12/22/2009	Target min	Target max	100-Year*
	844.79	842.00	N/A	847
Kegonsa	12/22/2009	Target min	Target max	100-Year*
	843.36	841.85	N/A	845

Readings are updated daily from the United States Geological Survey (USGS) and are expressed in feet above sea level. For additional information, see the USGS web site Real-Time Data for Wisconsin: Yahara River and Lakes or the Wisconsin Department of Natural Resources booklet Understanding Lake Data.

To view more lake level readings, check out our Lake Level Search Page.



\* 100-Year Flood Elevation: the 100-year flood elevation establishes the extent of the 100-year floodplain. The 100-year floodplain is the area that has a 1% probability of flooding every year, and where predicted flood water elevations above mean sea level have been established. Properties in the floodplain are considered to be at high risk of flooding under the National Flood Insurance Program (NFIP). Construction in these areas must meet local floodplain zoning ordinance requirements, including evidence that principle structures are above the 100-year flood elevation as shown on the adopted floodplain maps.

Questions or comments about the lake level readings or this website may be sent to:  
 lwrd@co.dane.wi.us

Revised: May 15, 2009

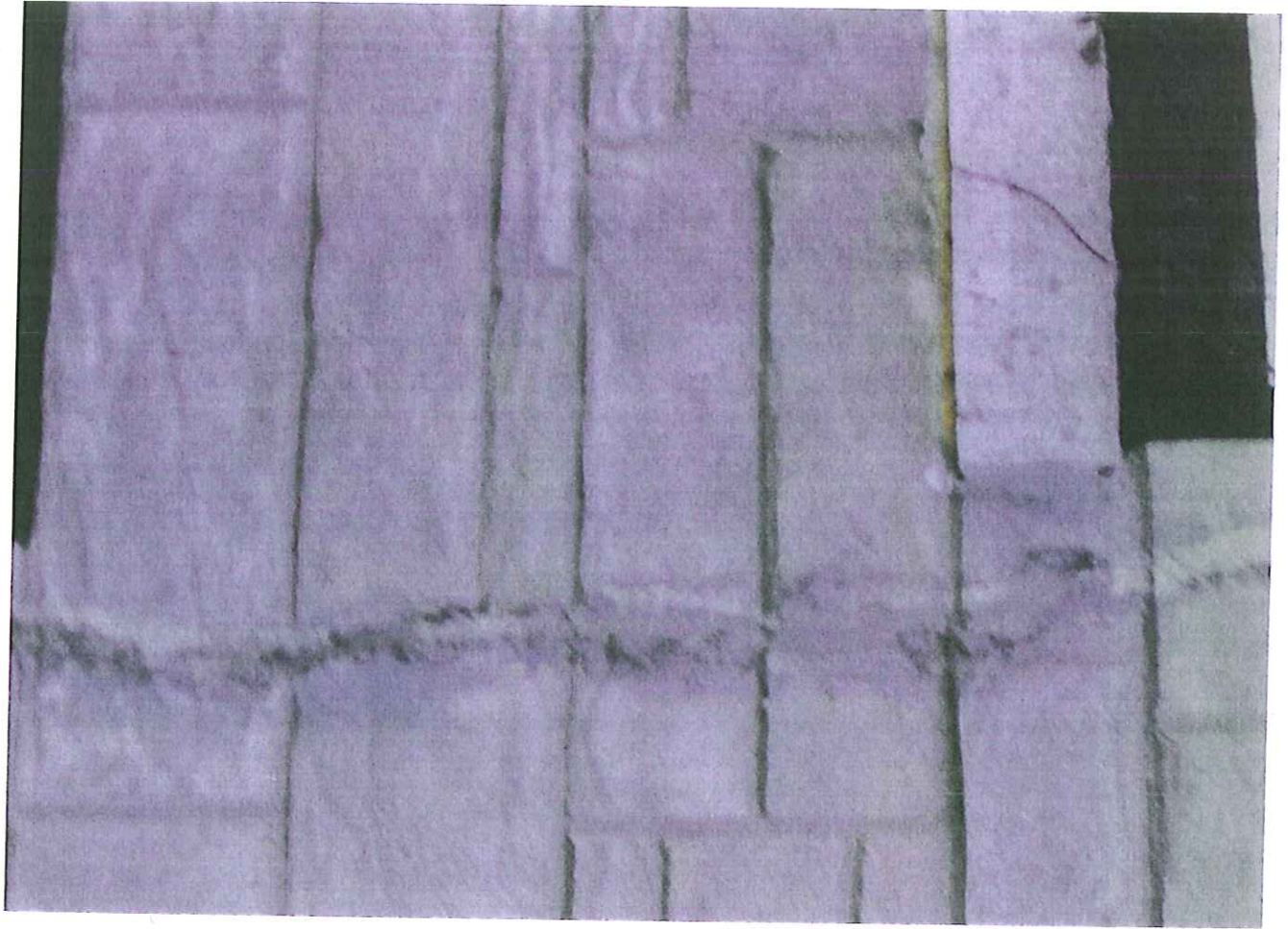
//

PHOTOS  
OF  
EXISTING  
STRUCTURE



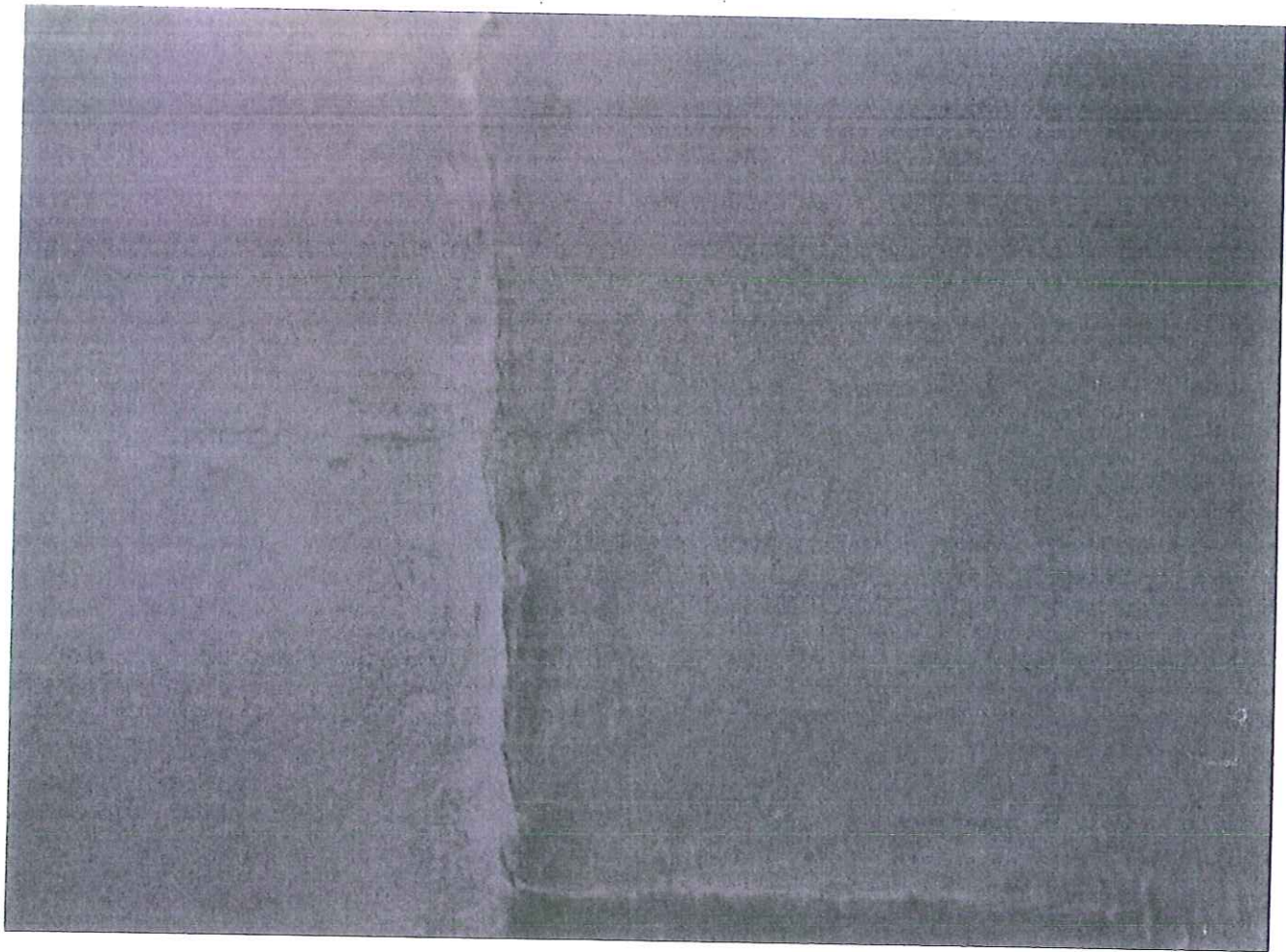












11

