



Location
2720 Waunona Way

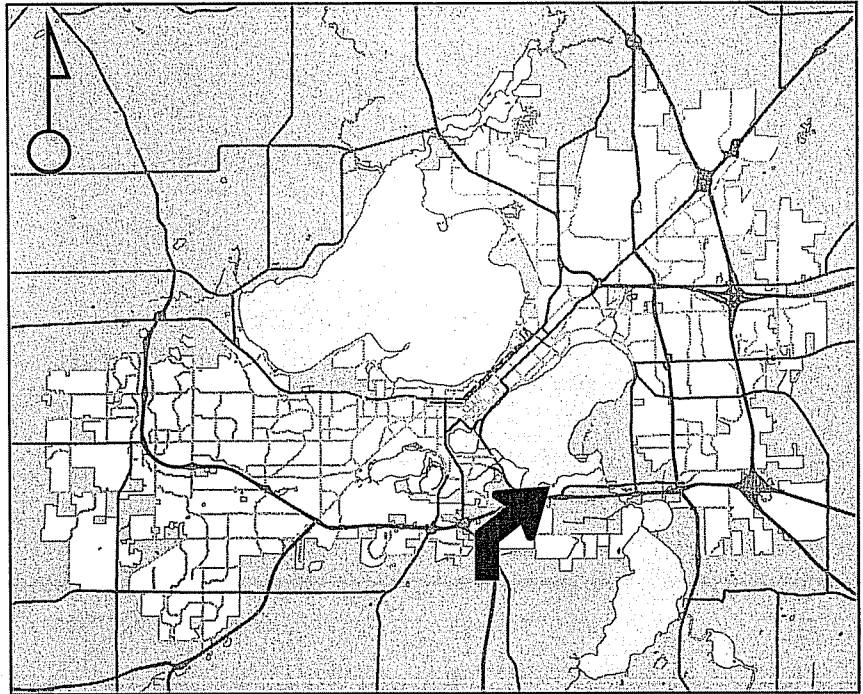
Project Name
Willmore's Boathouse

Applicant
Harold J Willmore/Scott Faust

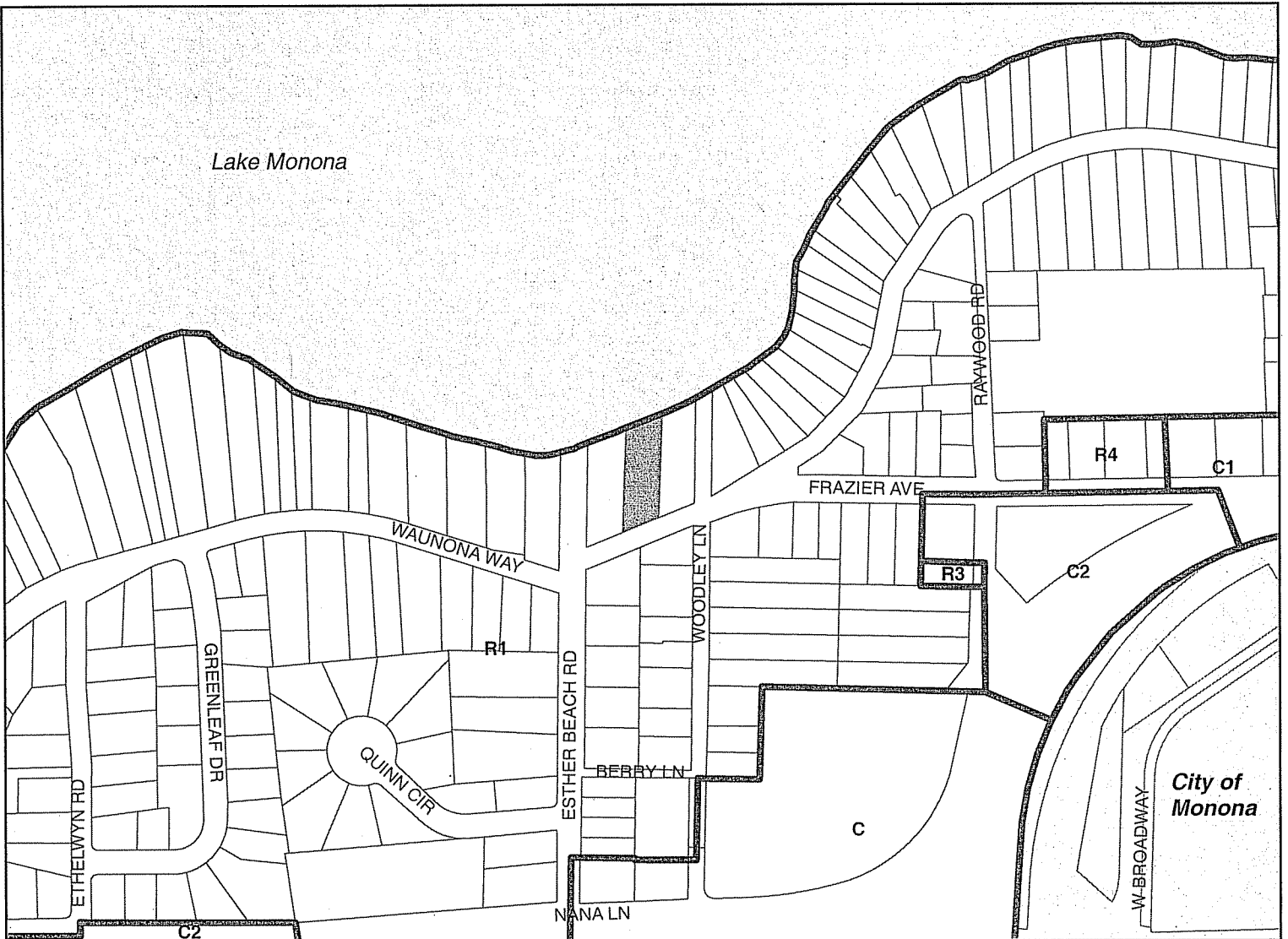
Existing Use
Boathouse on Waterfront Lot

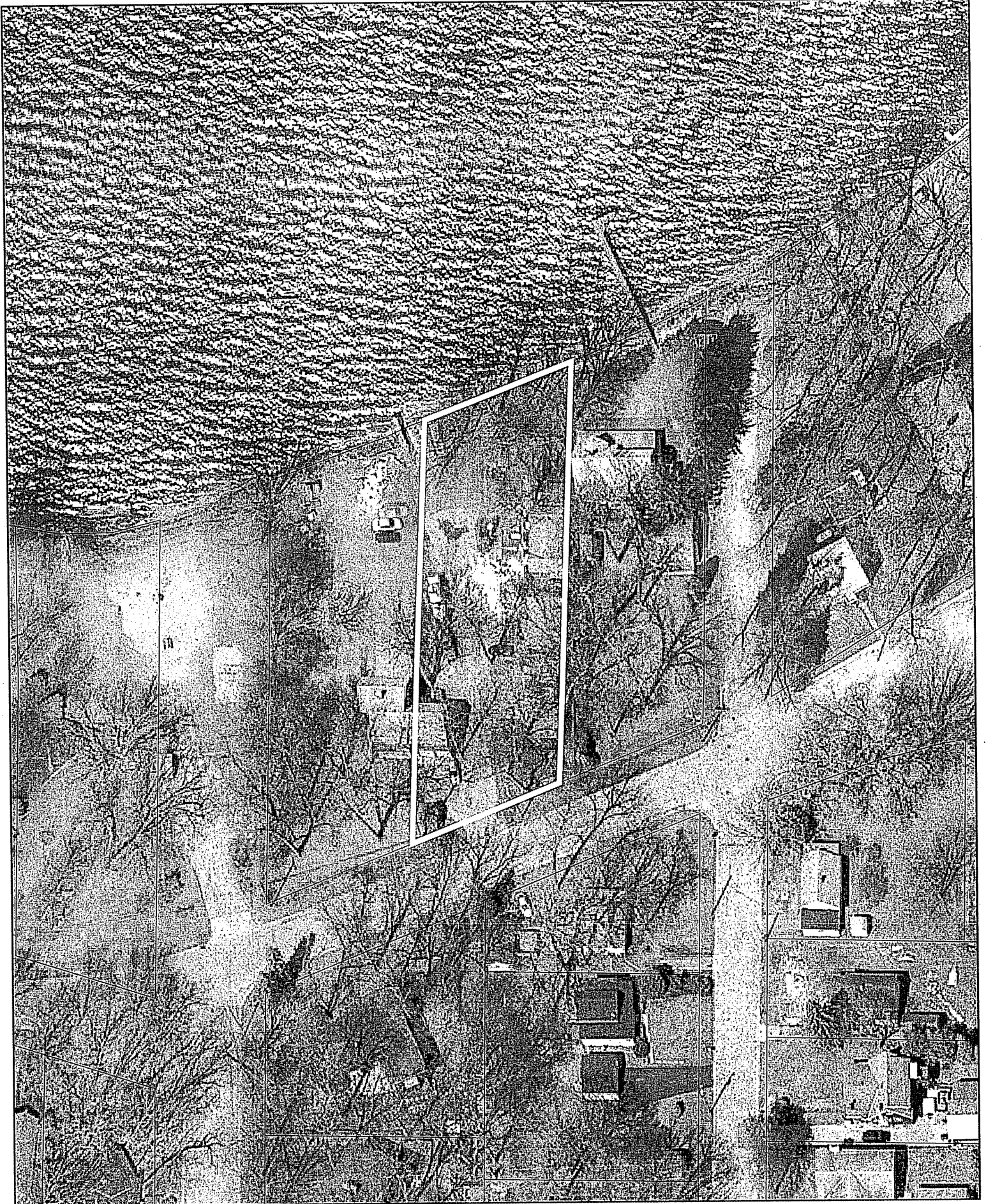
Proposed Use
Waterfront Lot with Single Family House

Public Hearing Date
Plan Commission
16 October 2006



For Questions Contact: Bill Roberts at: 266-5974 or wroberts@cityofmadison.com or City Planning at 266-4635





PLAN COMMISSION, CITY OF MADISON

LETTER OF INTENT

August 18, 2006

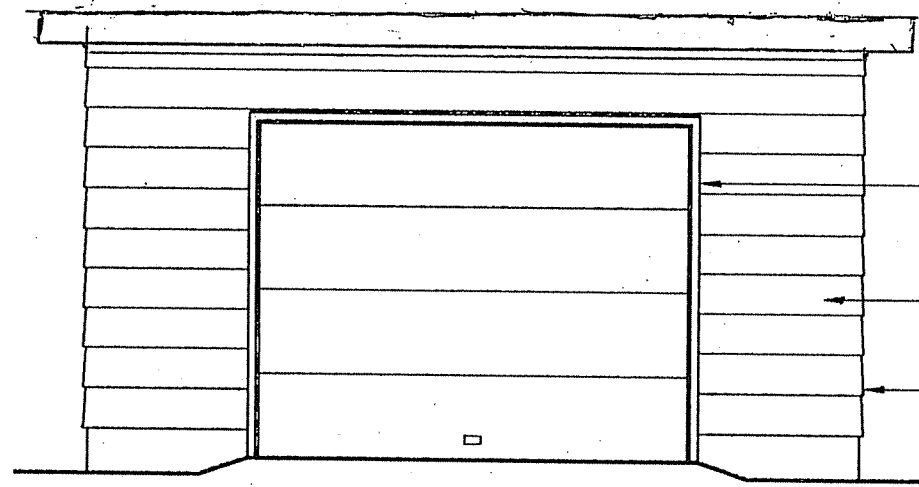
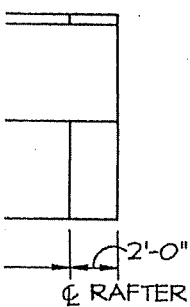
Jim and Betty Willmore
2720 Waunona Way
Madison, WI 53713
608-222-1052
jim_w@charter.net

Project: Willmore's Boathouse

We want to build a 16' x 28' boat house 9.5' from the east corner of our approx. 15000 foot lot. We would like to begin construction in September, 2006. Surveying has been done by Birrencot Surveyors and Scott Faust will be coordinator. The building will have 448 sq. ft. The boat house would use a floating concrete slab base and would be concrete and wood construction with a flat roof. Very little excavation of the ground should be necessary. The width was chosen to fit between existing trees so that we should not have to remove any mature trees. Electric would be supplied from the house service.

The only house that would be effected by this construction is 2716 Waunona Way and the owner has signed a letter that he has no objections to this project. In addition, a total of three households on each side of the project have signed letters that they have no objections. The alderman has been contacted and we were told he would send a 30 day waiver after we presented him with all pertinent copies of the project.

Sincerely,
Jim and Betty Willmore



BRICK MOULD
DOORS AND
TYPICAL

12" LAP SIDING
W/10" EXPOS

PREFORMED
CORNERS FOR
SIDING

← GRADE

TYPICAL FRONT ELEVATION

16'-0" WIDE
4/12 ROOF PITCH

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

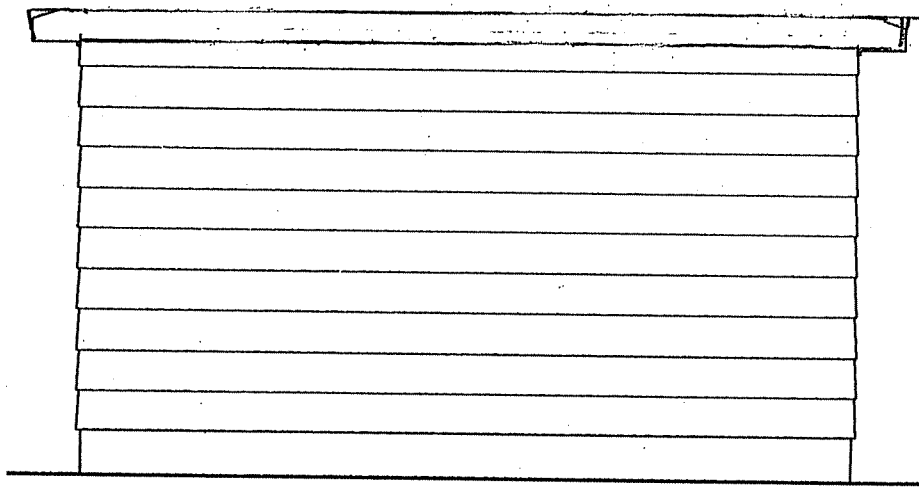
ALL DEPTH OPTIONS
ONE SINGLE DOOR

SEE FRONT FI
FOR EXACT I

ROOF SHEATHING FOR THE RIGHT
SIDE OF THE ROOF IS SHOWN.
ROOF SHEATHING FOR THE LEFT
SIDE WILL BE SIMILAR. GABLE
OVERHANGS NOT SHOWN.

1/8" = 1'-0"

OPTIONS

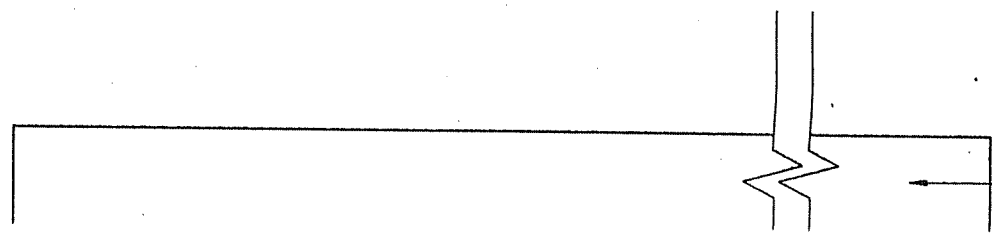


REAR ELEVATION

16'-0" WIDE
4/12 ROOF PITCH

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

ALL DEPTH OPTIONS



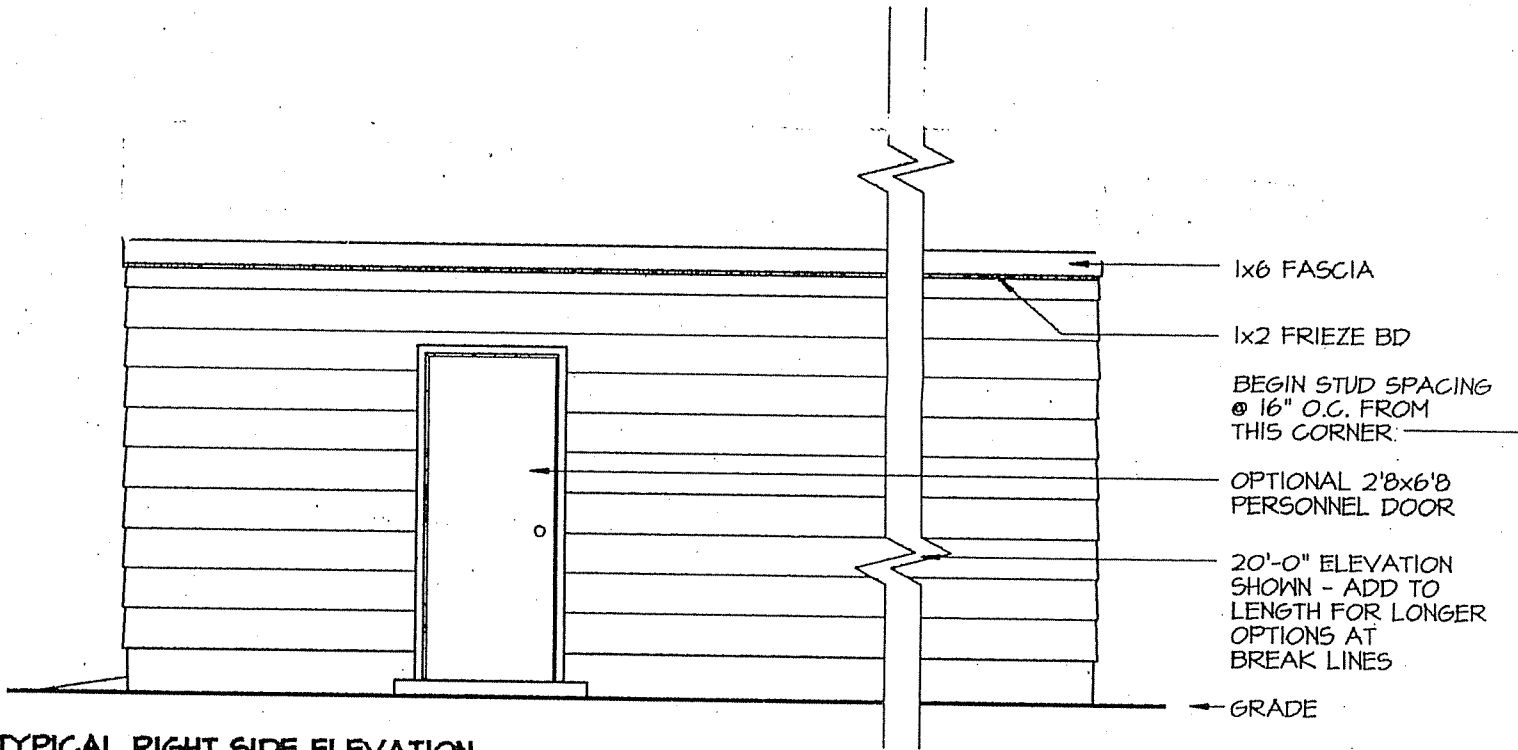
REAR ELEVATION

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

16'-0" WIDE

ALL DEPTH OPTIONS

4/12 ROOF PITCH



TYPICAL RIGHT SIDE ELEVATION

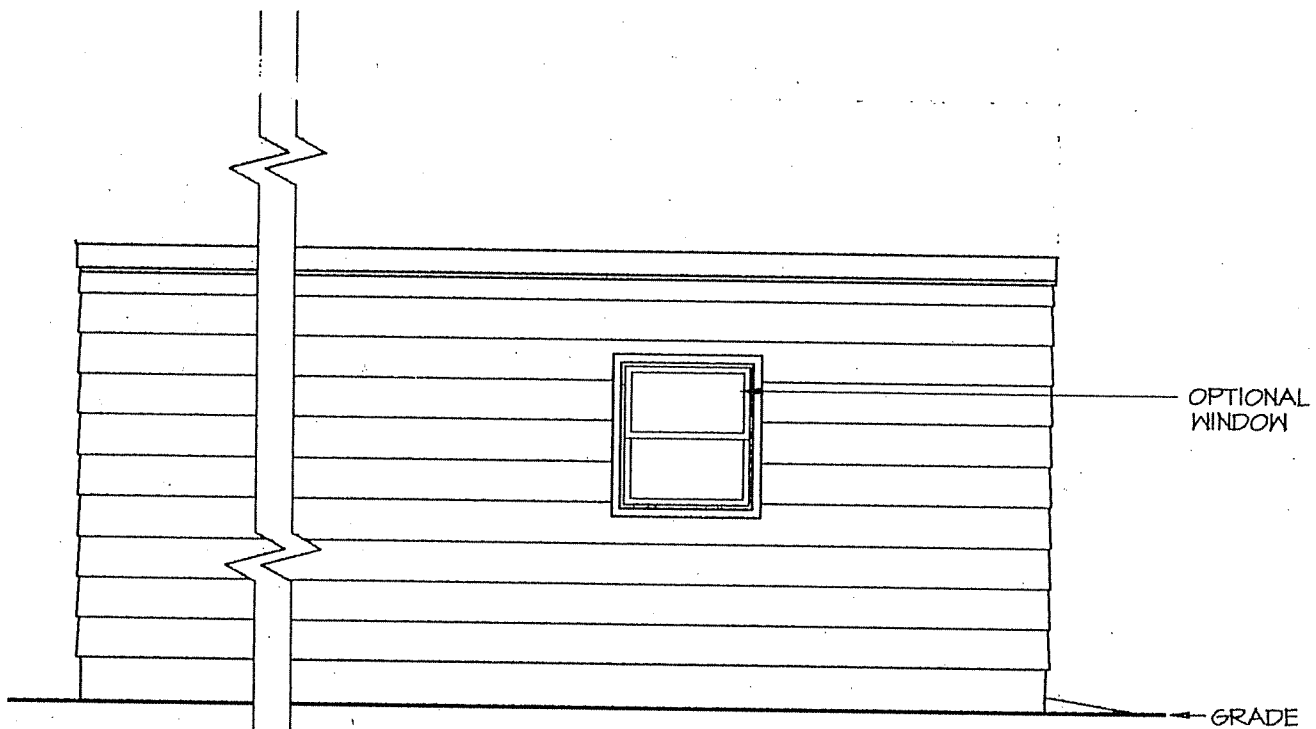
SCALE: 1/4" = 1'-0"

16'-0" WIDE

ALL DEPTH OPTIONS

4/12 ROOF PITCH

WITH OPTIONAL PERSONNEL DOOR



TYPICAL LEFT SIDE ELEVATION

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

16'-0" WIDE

ALL DEPTH OPTIONS

4/12 ROOF PITCH

WITH OPTIONAL WINDOW

2x8 RIDGE

2x6 COLLAR TIES
@ 48" O.C.
SEE DETAIL

2x6 RAFTERS
@ 16" O.C.



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI 53590
Phone (608) 837-7463
Fax (608) 837-1081

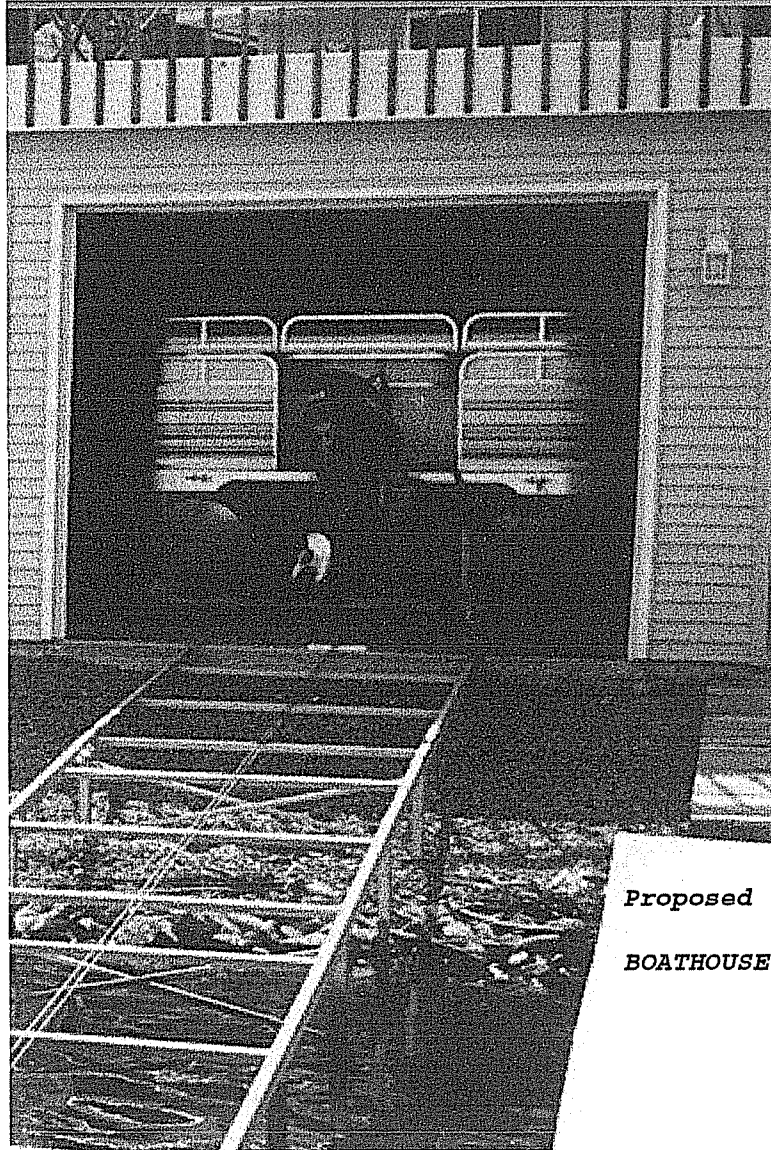
Project: Willmore's Boathouse

PARCEL B

PART OF LOT 2, BLOCK 1, RAYWOOD HEIGHTS, CITY OF MADISON, DANE COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, RAYWOOD HEIGHTS; THENCE ALONG THE NORTH LINE OF WAUNONA WAY, N66°40'00"E, 134.26 FEET TO THE POINT OF BEGINNING; THENCE N06°41'35"W, 39.29 FEET; THENCE N00°01'01"E, 169.03 FEET TO A MEANDER CORNER; THENCE CONTINUING N00°01'01"E, 41 FEET, MORE OR LESS, TO THE SHORE OF LAKE MONONA; THENCE S00°01'01"W, 41 FEET, MORE OR LESS, TO SAID MEANDER CORNER; THENCE ALONG A MEANDER LINE, N66°51'13"E, 70.70 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2 AND A MEANDER CORNER; THENCE N00°01'01"E, 43 FEET, MORE OR LESS, TO THE SHORE OF LAKE MONONA; THENCE S00°01'01"W, 43 FEET, MORE OR LESS, TO SAID MEANDER CORNER; THENCE CONTINUING S00°01'01"W, 209.78 FEET (RECORDED AS 210.0 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 2 AND A POINT ON THE NORTH LINE OF WAUNONA WAY; THENCE ALONG THE NORTH LINE OF SAID WAUNONA WAY, S66°40'00"W, 65.80 FEET TO THE POINT OF BEGINNING, INCLUDING ALL LANDS LYING BETWEEN THE EAST AND WEST DESCRIBED BOUNDARY LINES AND BETWEEN THE SHORE OF LAKE MONONA AND THE DESCRIBED MEANDER LINE.



[Handwritten Signature]
11-16-2005



Proposed
BOATHOUSE

To whom it may concern:

I have been informed that Harold J. Willmore and Betty F. Willmore at 2720 Waunona Way are proposing to build a boat house that would be approx. 9 ½ ft from the east property line of their property.

I have no objection to this proposal:

Print Name:

WILMA E TURK

Signature

Wilma E. Turk Date 8-18-2006

2810 Waunona Way Madison WI 53713

To whom it may concern:

I have been informed that Harold J. Willmore and Betty F. Willmore at 2720 Waunona Way are proposing to build a boat house that would be approx. 9 ½ ft from the east property line of their property.

I have no objection to this proposal:

Print Name:

Nanni Welter

Signature

[Handwritten Signature]

Date

8/18/06

2806 Waunona Way Madison WI 53713

To whom it may concern:

I have been informed that Harold J. Willmore and Betty F. Willmore at 2720 Waunona Way are proposing to build a boat house that would be approx. 9 ½ ft from the east property line of their property.

I have no objection to this proposal:

Print Name:

H.J. Willmore/Scott Faust *H.J. Willmore / Scott Faust*

Signature

Harold J. Willmore Date *8-18-06*

2724 Waunona Way Madison WI 53713

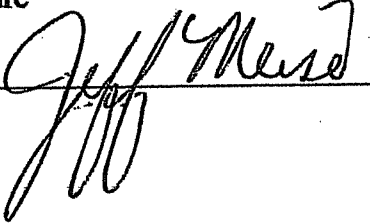
To whom it may concern:

I have been informed that Harold J. and Betty F. Willmore at 2720 Waunona Way are proposing to build a boat house that would be at least six feet from the east property line of their property:

I have no objection to this proposal:

Jeff Meise 2716 Waunona Way Madison WI 53713

Signature

 Date 8-11-06

To whom it may concern:

I have been informed that Harold J. Willmore and Betty F. Willmore at 2720 Waunona Way are proposing to build a boat house that would be approx. 9 ½ ft from the east property line of their property.

I have no objection to this proposal:

Print Name:

Sophie Rood

Signature

Sophie Rood Date Aug 20 - 2006

2710 Waunona Way Madison WI 53713

To whom it may concern:

I have been informed that Harold J. Willmore and Betty F. Willmore at 2720 Waunona Way are proposing to build a boat house that would be approx. 9 ½ ft from the east property line of their property.

I have no objection to this proposal:

Print Name:

EARL MYLREA

Signature

Earl Mylrea Date 8-18-06

2706 Waunona Way Madison WI 53713



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
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid \$ <u>550⁰⁰</u>	Receipt No. <u>73854</u>
Date Received <u>8-22-06</u>	
Received By <u>RT</u>	
Parcel No. <u>0710-302-0202-3</u>	
Aldermanic District <u>14, Tim Bruer</u>	
GQ <u>Waterfront, Exist. Cond. Use</u>	
Zoning District <u>R1</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. _____
Plan Sets <input checked="" type="checkbox"/>	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 2720 WAUNONA WAY Project Area in Acres: 0.01

Project Title (if any): Willmore's BOATHOUSE

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input checked="" type="checkbox"/> Other Requests (Specify): <u>build BOATHOUSE</u>	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: HAROLD J. Willmore Company: N/A
Street Address: 2720 WAUNONA WAY City/State: MADISON, WI Zip: 53713
Telephone: (608) 221-1052 Fax: () Email: JIM_W@CHARTER.NET

Project Contact Person: SCOTT FARST / Jim Willmore Company: _____
Street Address: 2720 WAUNONA WAY City/State: MADISON, WI Zip: 53713
Telephone: (608) 221-1052 Fax: () Email: _____

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

4. Project Information:

Provide a general description of the project and all proposed uses of the site: WE PROPOSE TO BUILD A 16X28 FT FLAT ROOF BOAT HOUSE AT 9 1/2 FT FROM OUR EAST PROPERTY LINE, ADJOINING NEIGHBORS ARE NOT OBJECTING.

Development Schedule: Commencement _____ Completion _____

CONTINUE →

5. Required Submittals:

- Site 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:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ _____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 the: _____ Plan, which recommends: _____ for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:
Alderperson Bruce Warr 30-Day (8-28-06)
 - 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 Counter and Planning Unit staff; note staff persons and date.
 Planner _____ Date _____ | Zoning Staff _____ Date _____

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

Printed Name HAROLD J. WILLMORE Date 8-25-06
 Signature [Handwritten Signature] Relation to Property Owner
 Authorizing Signature of Property Owner [Handwritten Signature] Date 8-25-06