

CITY OF MADISON

Proposed Conditional Use

Location: 2400 Waunona Way

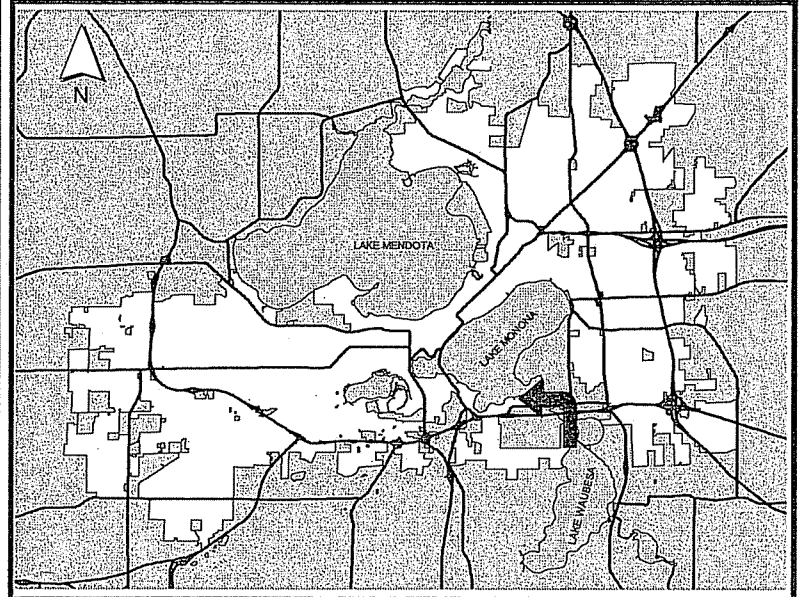
Project Name: Nicaise Addition

Applicant: Molly and Chris Nicaise

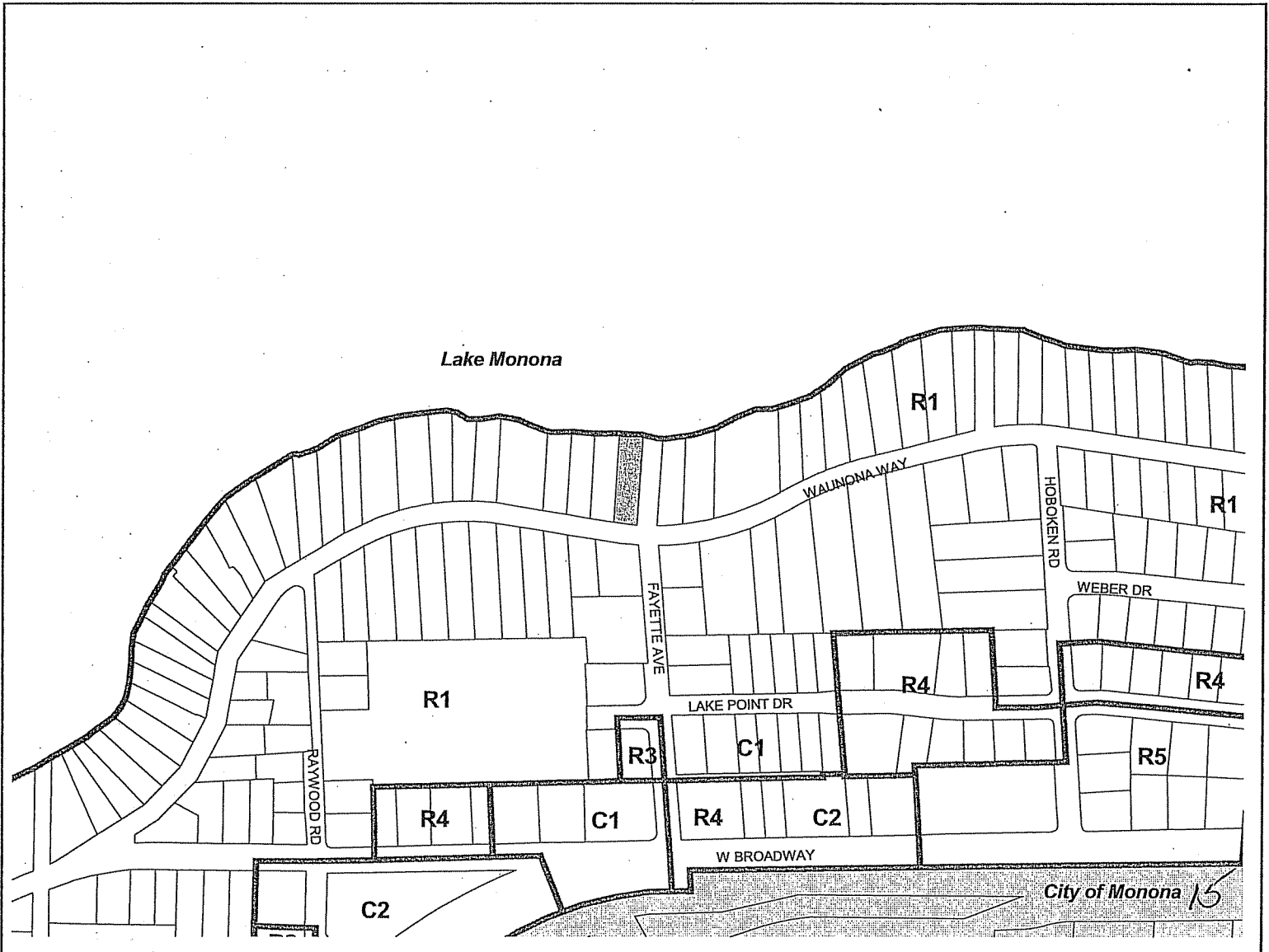
Existing Use: Single Story, Single Family House

Proposed Use: 2nd Floor Addition to Waterfront Home

Public Hearing Date:
Plan Commission 10 October 2005

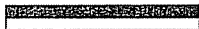


For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

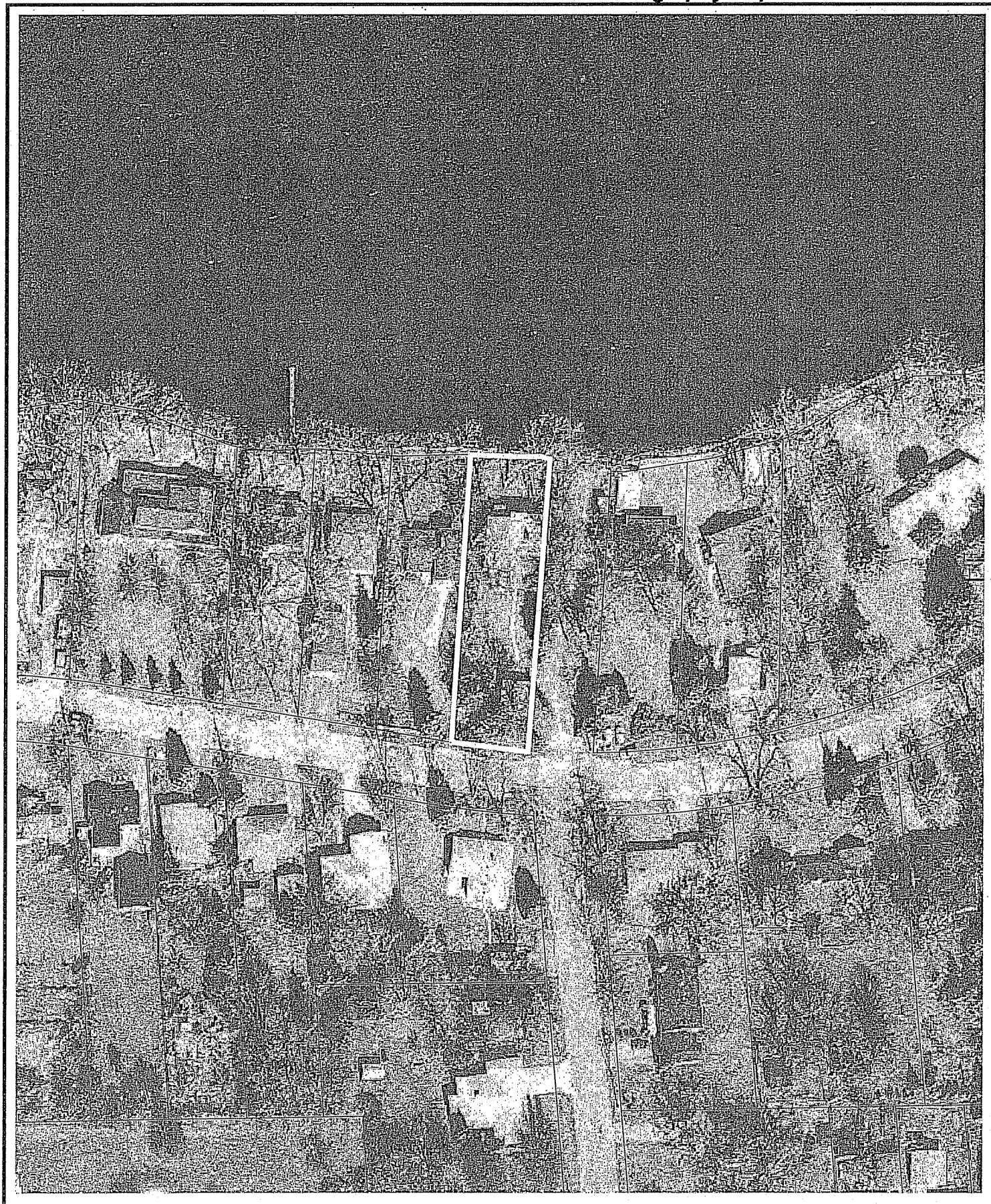


2400 Waunona Way

0 100 Feet



Date of Aerial Photography - April 2000



15

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

11:35

FOR OFFICE USE ONLY:

Amt. Paid \$550 Receipt No. _____
 Date Received 7-27-05
 Received By KW
 Parcel No. 0710-194-0313-9
 Aldermanic District 14 - Tim Brewer
 GQ waterfront
 Zoning District R-1
For Complete Submittal
 Application Letter of Intent
 IDUP _____ Legal Descript.
 Plan Sets _____ Zoning Text NA
 Alder Notification 7-27-05 Waiver _____
 Ngrhd. Assn Not. Waiver _____
 Date Sign Issued _____

- The following information is required for all applications for Plan Commission review.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

1. Project Address: 2400 WAUNONA WAY, MADISON Project Area in Acres: _____

Project Title (if any): 2nd Story Addition with new Staircase

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 type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: MOLLY & CHRIS NICATSE Company: _____

Street Address: 2400 WAUNONA WAY City/State: MADISON, WI Zip: 53713

Telephone: (608) 223-9728 Fax: () SAME Email: molly@fgcat.com

Project Contact Person: SAME Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ 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: Currently, our single-family home is a one-story walkout. We desire to add a 2nd story and new staircase to the existing structure.

Development Schedule: Commencement _____ Completion _____ 13

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: \$ 550.⁰⁰** 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 (principal) buildings, photos 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 to be approved by the City 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 City of Madison 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 Tim Bruer 6/27/05 ; Robert Pfefferkorn, Wauwona Assoc. 6/27/05

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 Tim Parks Date 7/11/05 | Zoning Staff Kathy Vreck Date 7/26/05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Molly Nicarse Date July 27, 2005

Signature Molly Nicarse Relation to Property Owner Owner

Authorizing Signature of Property Owner _____ Date _____

2400 Waunona Way
Madison WI 53713

July 27, 2005

Madison Plan Commission
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, WI 53701-2985

Dear Madison Plan Commission:

Per the City of Madison's Planning and Development application procedures, I am writing this letter to apply for conditional use to add a second story and stairwell to our home at 2400 Waunona Way. Our lot number is 14, Block 1, Hoboken Beach, P.I.N.: 251/0710-194-0313-9, and the total square footage of our lot is 12,996.

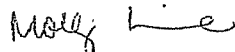
Currently, our single-family home is a one-story walk out with 2,368 square feet of living space. We have 3 bedrooms, 2 baths, and a very flat roof, which was the style of the time when the house was built in 1951. We are waterfront property and are situated next to a public access on the east side of the property.

We desire to add a second story and new stairwell to our home. The second story would consist of a bedroom, bath and nursery with a total area of 936 square feet. Bob Bouril of Bouril Design Studio is the architect [he's familiar with the neighborhood & has designed other houses on our street].

Regarding the schedule, we'd like to pour concrete for the new staircase before frost this year. We'd like to continue with construction as weather permits over the winter.

We have notified our immediate neighbors of our plans and have sent letters of notification to our Neighborhood Association president, Robert Pfefferkorn, and to our Alder Person, Timothy Bruer. In addition, we have reviewed our application materials with Tim Parks on July 11th.

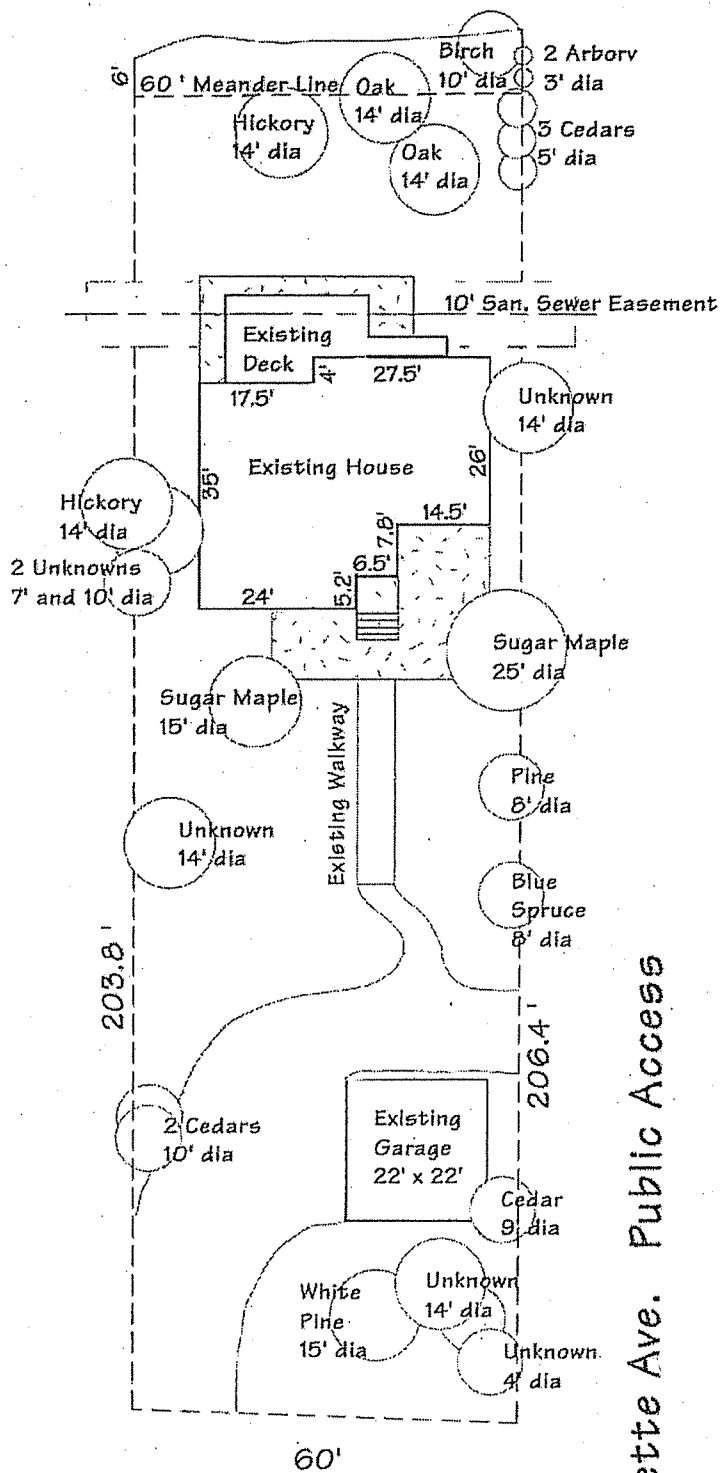
Sincerely,



Molly Nicaise

Lake Monona

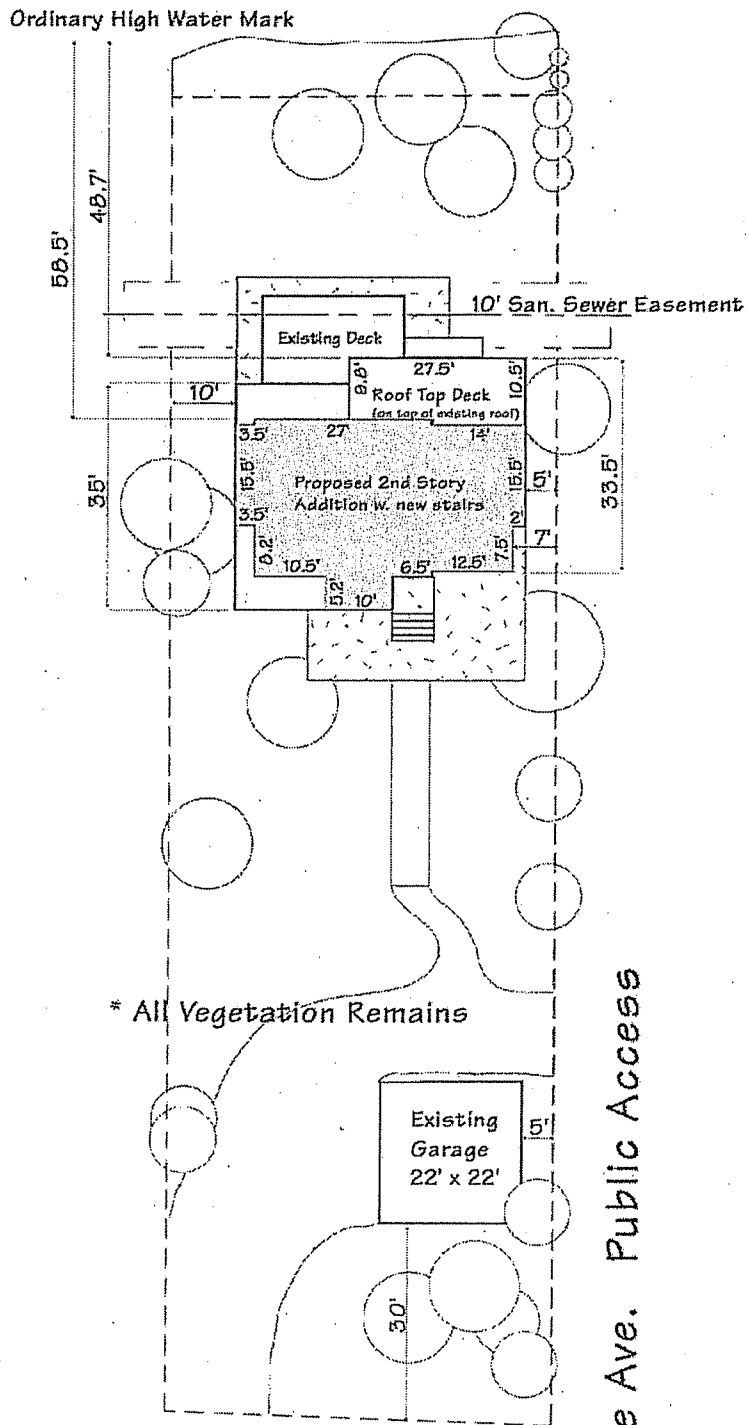
Pre-Existing House



Waunona Way

Fayette Ave. Public Access

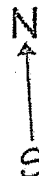
Proposed Addition



Waunona Way

Fayette Ave. Public Access

Project: 2nd Story Addition with new stairs
 Lot #: 14, Block 1
 Development: Hoboken Beach
 Address: 2400 Waunona Way
 City: Madison, WI



Site Plan

Scale: 1" = 30'

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2400 Waunona Way, Madison, WI 53713
Lot 14, Block 1, Hoboken Beach

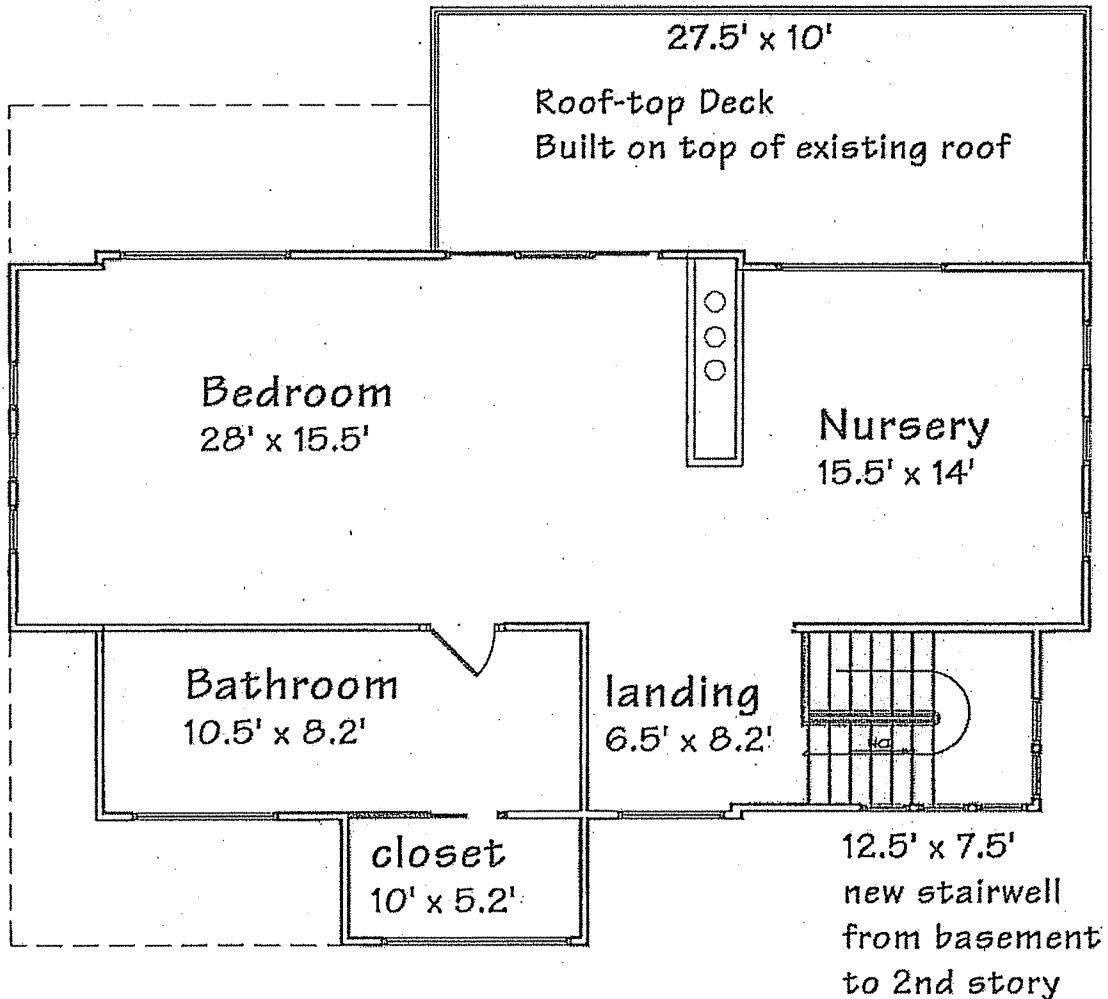


Lake Monona

New Addition: 2nd Floor w/ new staircase

Total New Square Footage: 936 s.f.

Scale 1" = 8'



Waunona Way

Project: 2nd Story Addition with new staircase

Lot #: 14, Block 1

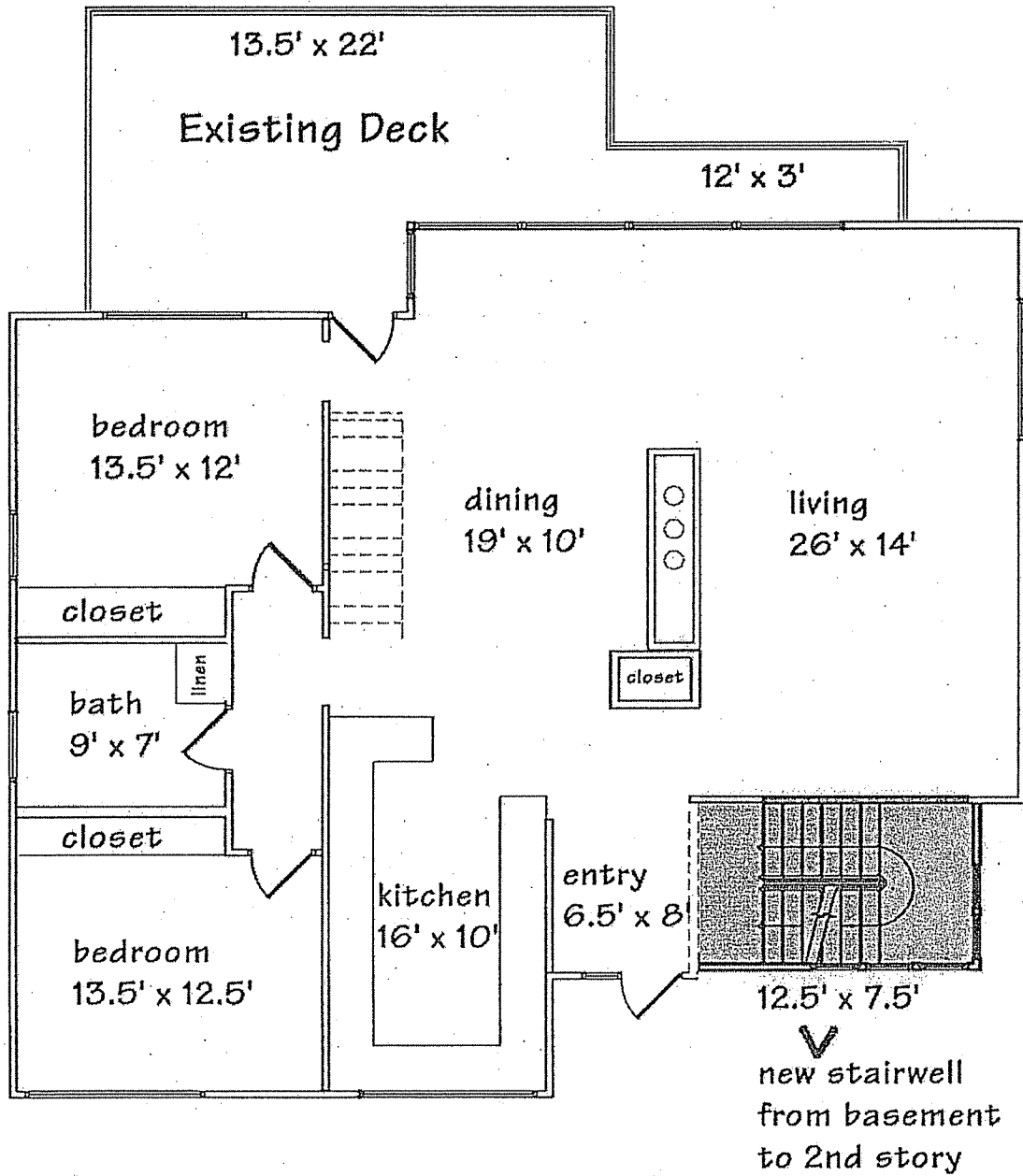
Development: Hoboken Beach

Address: 2400 Waunona Way

City: Madison, WI

Lake Monona

First Floor
Scale 1" = 8'



Waunona Way

Project: 2nd Story Addition with new staircase

Lot #: 14, Block 1

Development: Hoboken Beach

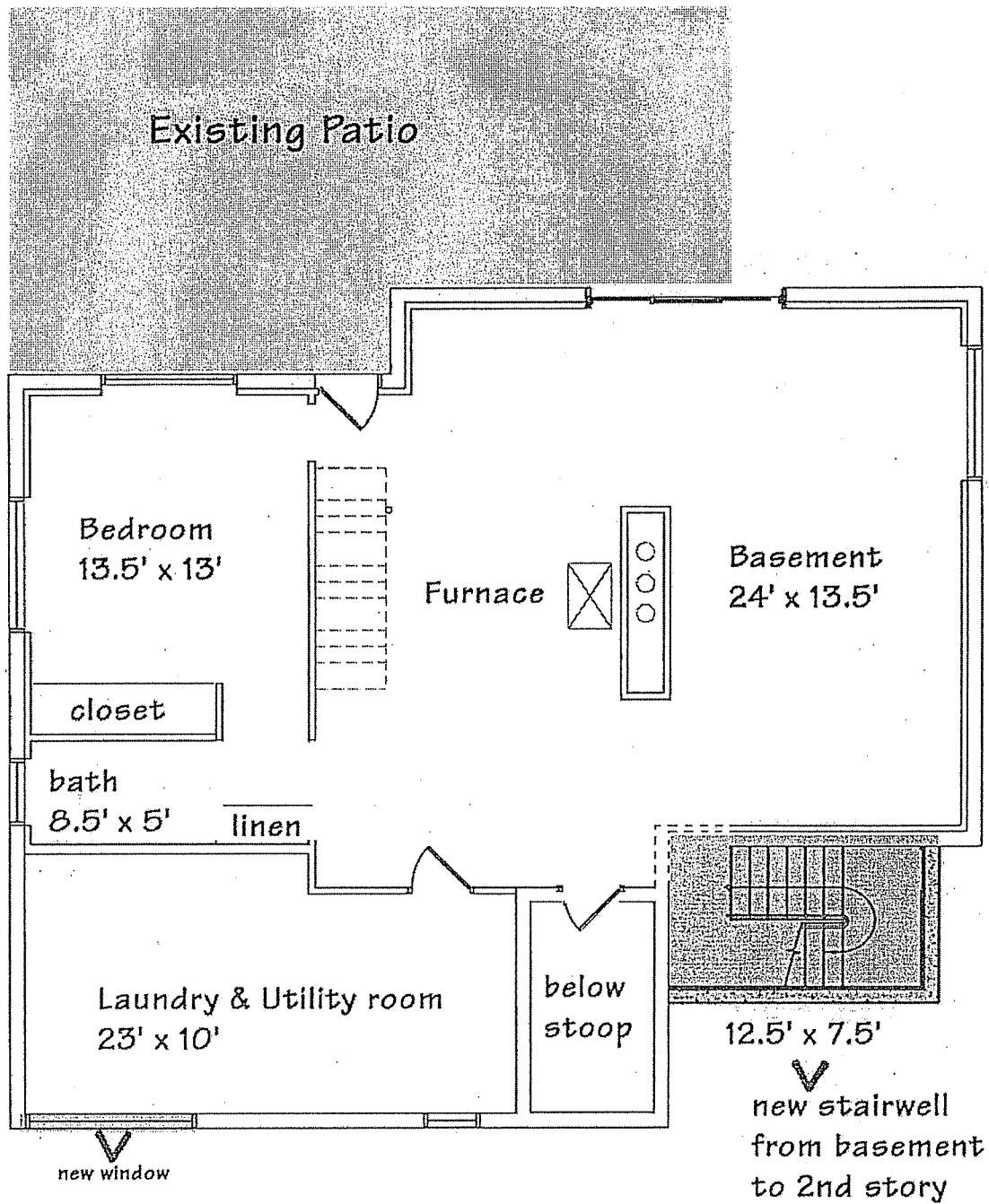
Address: 2400 Waunona Way

City: Madison, WI

Lake Monona

Walk-out Basement

Scale 1" = 8'



Waunona Way

Project: 2nd Story Addition with new staircase

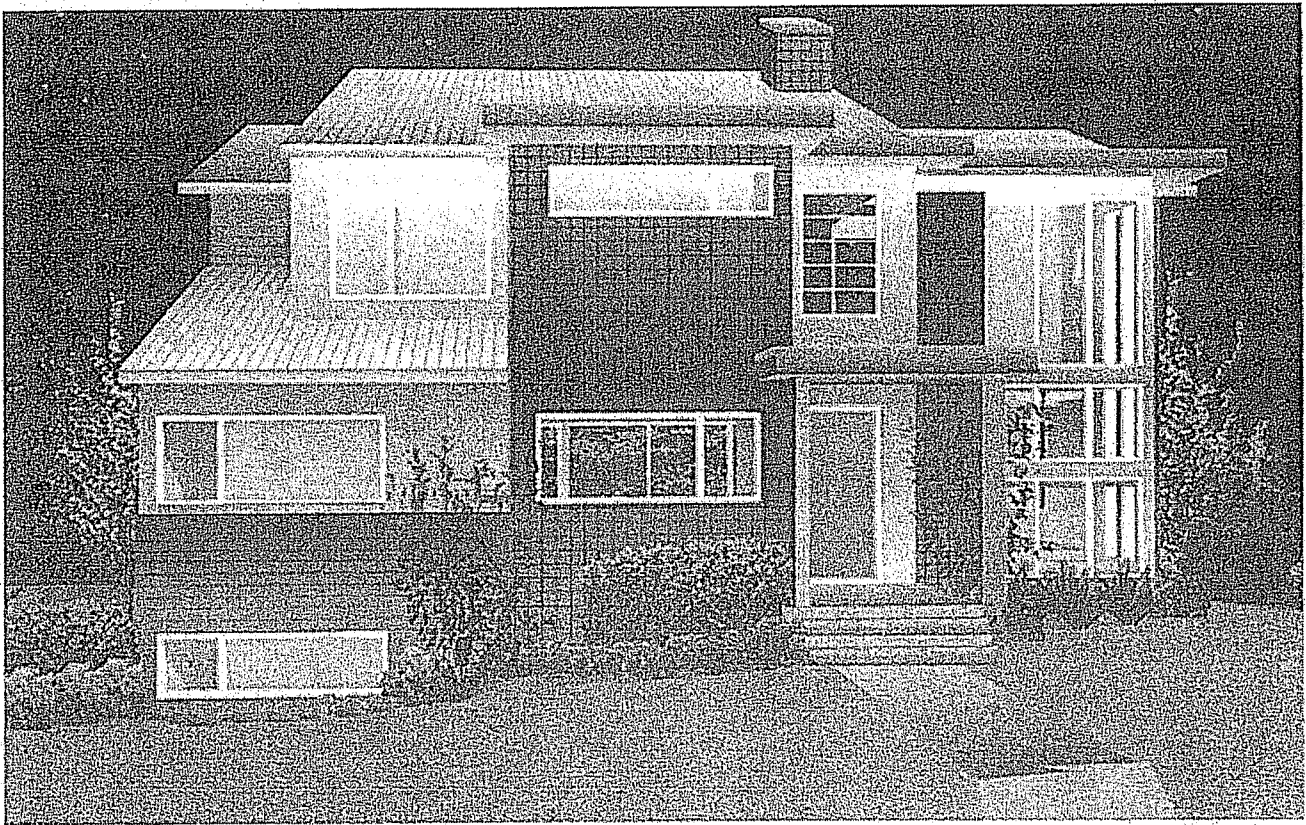
Lot #: 14, Block 1

Development: Hoboken Beach

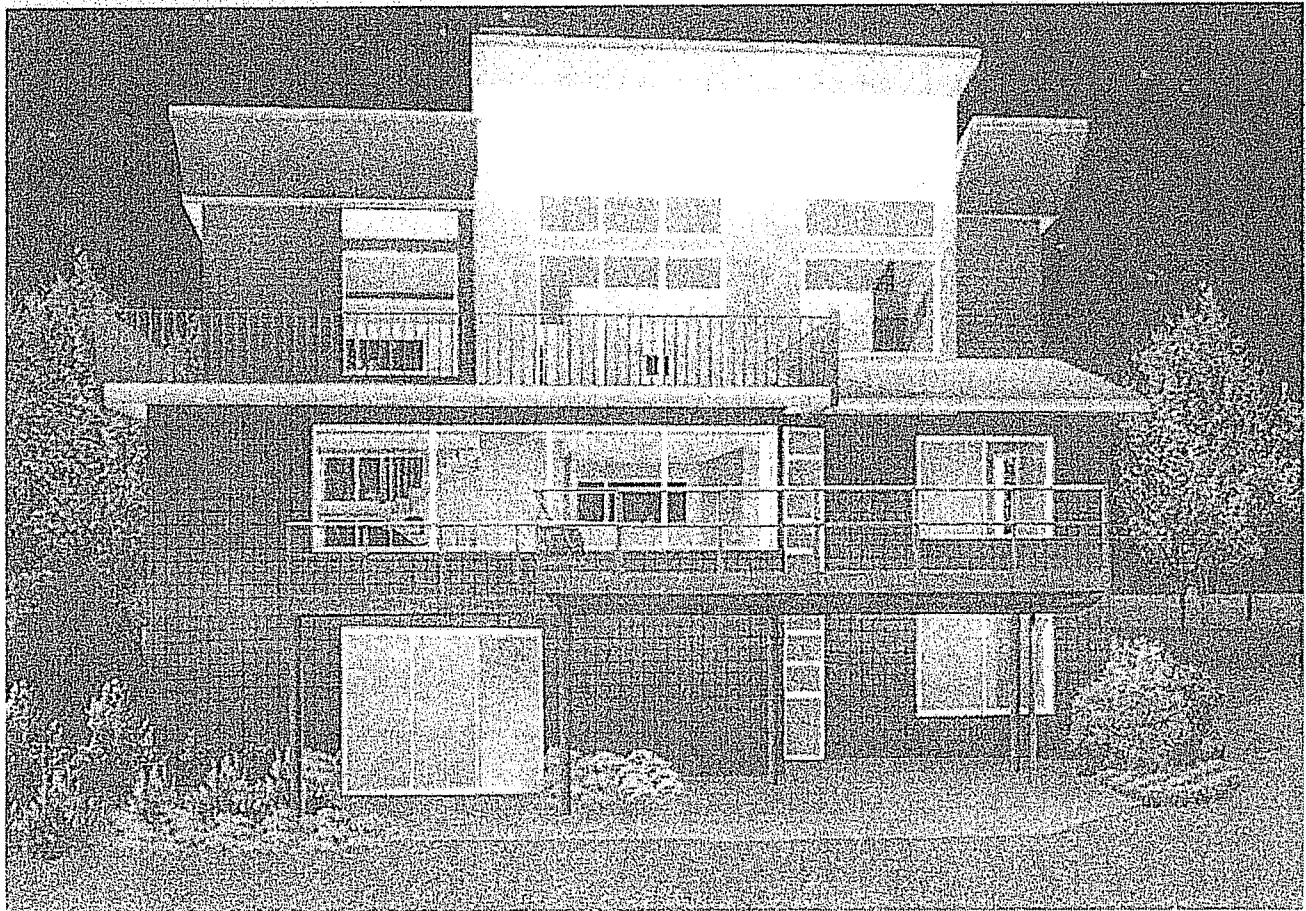
Address: 2400 Waunona Way

City: Madison, WI

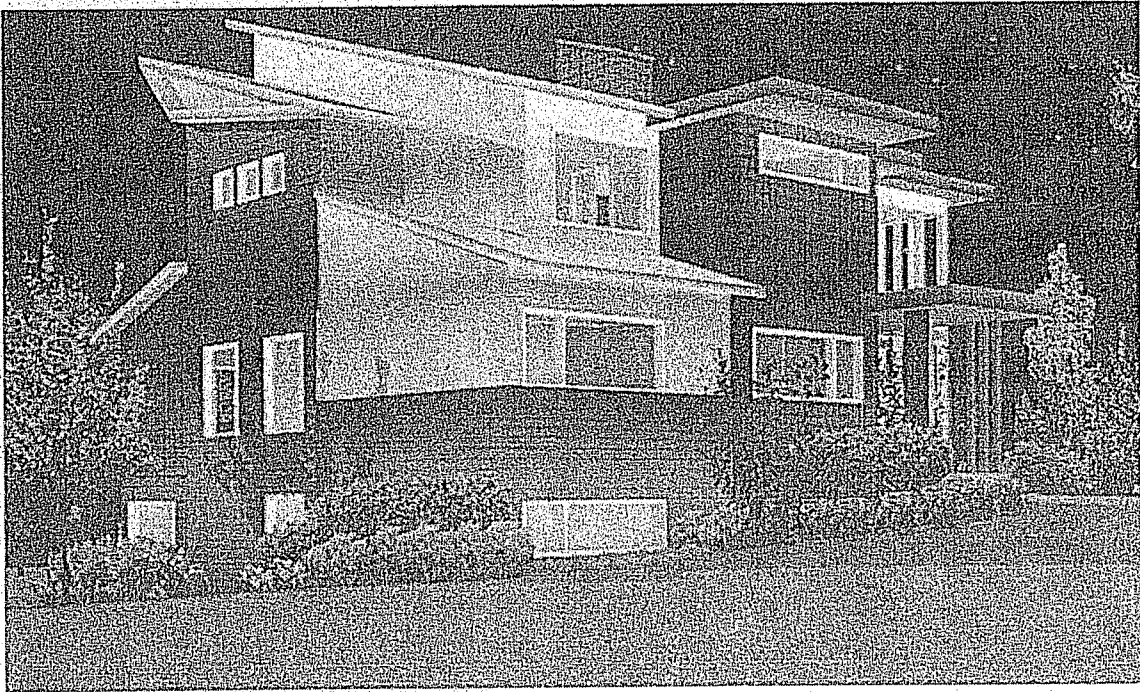
View of House from South [Street View from Waunona Way]



View of House from North [Lake View from Lake Monona]



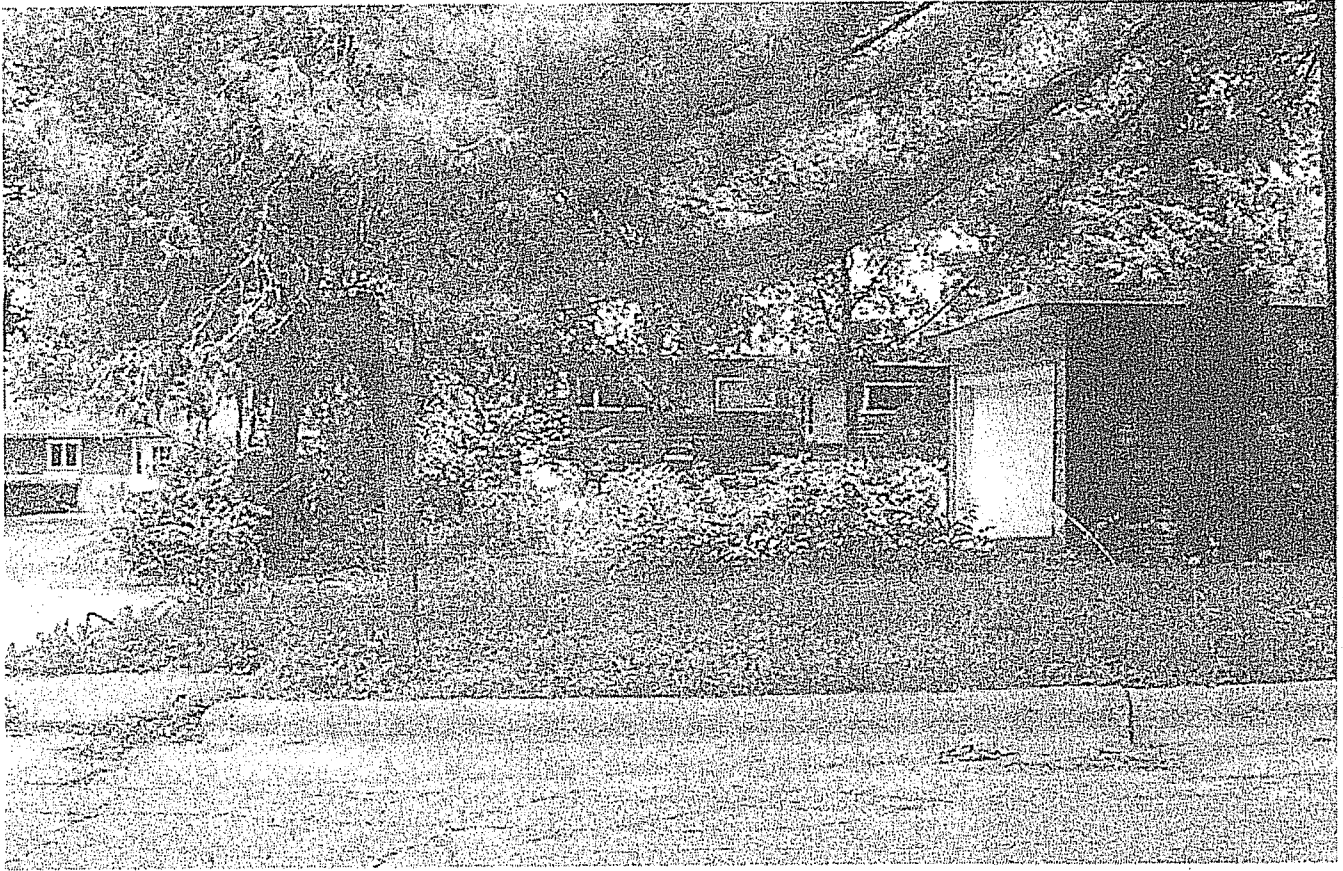
View of House: Southwest Corner



View of House: Northeast Corner



Existing Elevation From South [Street View from Wauhona Way]



Proposed Elevation From the Street



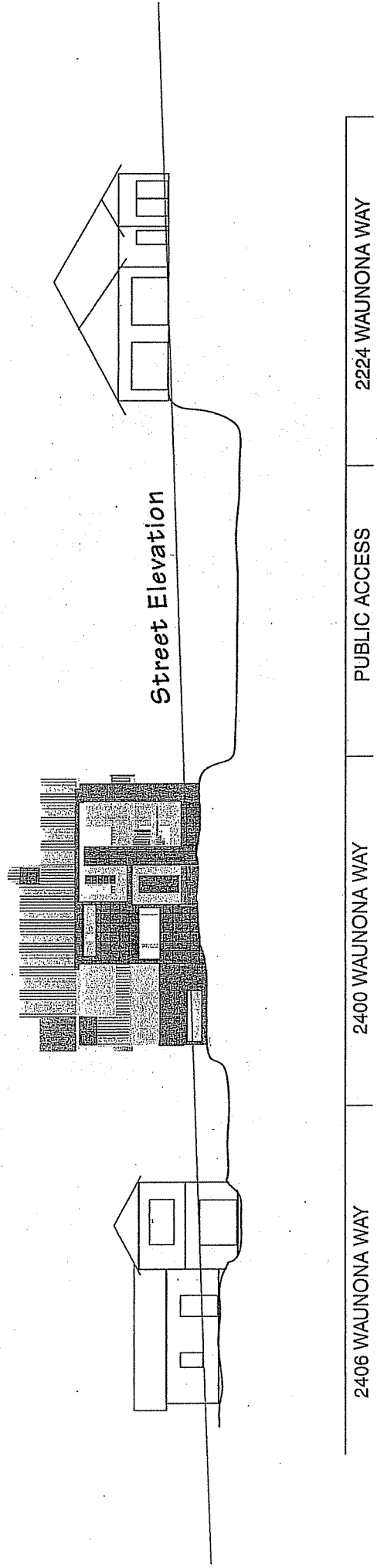
Existing Elevation from the North
From Lake Monona



Proposed 2nd Story Elevation



Street Side Elevation showing Adjacent Properties



Project: 2nd Story Addition with new stairs
Lot #: 14, Block 1
Development: Hoboken Beach
Address: 2400 Waunona Way
City: Madison, WI

Scale: 1" = 30'