



Location
2918 Waunona Way

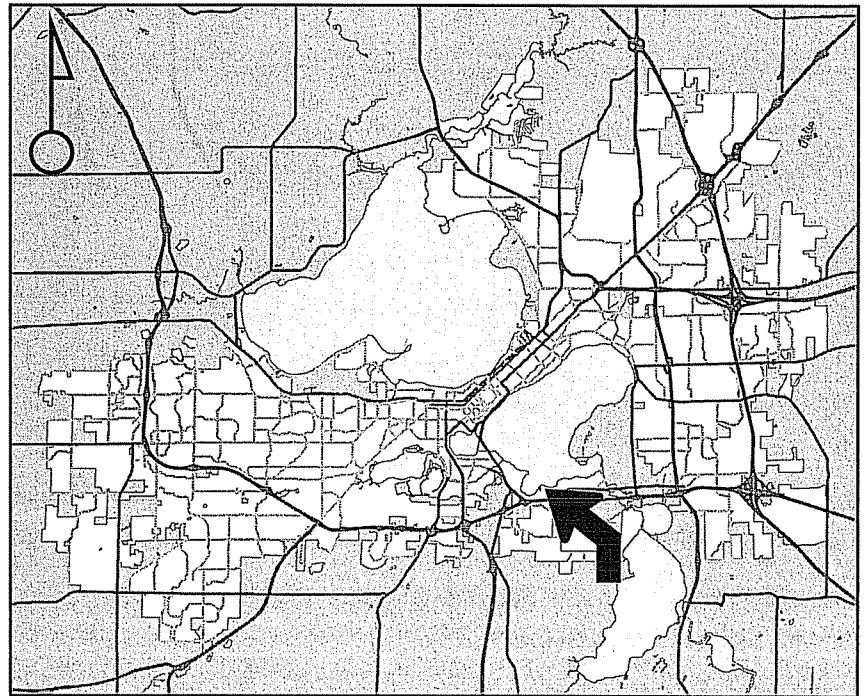
Project Name
Rogerson Addition

Applicant
John & Cynthia Rogerson/Andrew
Braman - Architectural Building Arts

Existing Use
Single-Family House

Proposed Use
Second Floor Addition to
Existing Lakefront Residence

Public Hearing Date
Plan Commission
01 October 2007



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 September 2007





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.

JR OFFICE USE ONLY:	
Amt. Paid	550 - Receipt No. 84446
Date Received	8/15/07
Received By	DSG
Parcel No.	0710-302-0117-4
Aldermanic District	14-Tim Bruer
GQ	ZBA, EXISTING CUP, WETLAND, WATERBROW
Zoning District	R1
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA Legal Descript. ON SITE PLAN
Plan Sets	<input checked="" type="checkbox"/> Zoning Text NA
Alder Notification	7/13/07 Waiver
Ngrbrhd. Assn Not.	7/20/07 Waiver 7/20/07
Date Sign Issued	

1. Project Address: 2918 WAUNONA WAY Project Area in Acres: _____
Project Title (if any): 2ND STORY ADDITION

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: ANDREW BRAMAN-WANEK Company: ARCHITECTURAL BUILDING ARTS
Street Address: 720 Hill St City/State: MADISON, WI Zip: 53705
Telephone: (608) 233-2106 Fax: (608) 233-2146 Email: ANDY@DESIGNBUILDMADISON.COM
Project Contact Person: ANDREW BRAMAN-WANEK Company: SAME
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____
Property Owner (if not applicant): JOHN AND CYNTHIA ROGERSON
Street Address: 2918 WAUNONA WAY City/State: MADISON WI Zip: 53713

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 2ND STORY ADDITION TO AN EXISTING 1 STORY HOUSE

Development Schedule: Commencement SEPT 2007 Completion DEC 2007

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 500 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:

7/13/07 BRUER 7/20/07 NEIGHBORHOOD

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 KEVIN FIRCHOW Date 7/16/07 | Zoning Staff MATT TUCKER Date 7/16/07

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

Printed Name ANDREW BRAMAN-WANER Date 7/11/07
 Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 8/13/07

August 14, 2007

To: City of Madison Plan Commission

**Re: Statement of Intent for a Single Family Residential Addition at
2918 Waunona Way**

To Whom It May Concern:

Architectural Building Arts, Inc., on behalf of our clients John and Cynthia Rogerson, propose the following changes to their property at 2918 Waunona Way. The purpose of the change is to add the needed space and functions in order to make the house viable for their retirement.

Current Conditions: The house is a 1970s single story ranch style. Most of the lake front homes in that area are 2 story, including both adjacent homes. The house is screened by 20' tamarack trees on the street side of the house and 18' arborvitae to the east. A sewer line runs immediately adjacent to the street side of the house which precludes expansion in that direction (see site plan). The existing house is 2300sf with 2 small bedrooms and an office.

Design Summary: The proposed second story addition uses the part of the existing footprint of the home. No additional impervious areas shall be added. The architectural style was chosen to reduce massing by bringing roof lines to the first story and dividing the mass with dormers. The scale of the home is further reduced on the west end by lowering the ridge line and using smaller dormers.

The total area of the addition (excluding open air deck) is 2100 sf. The open air deck in lieu of existing gable roof is 230sf. The addition includes a master suite, a workout room, 2 additional bedrooms/office/studio. The addition incorporates an elevator and accommodates a wheelchair which is an anticipated requirement of the clients.

Exterior materials are stone and painted cedar siding and trim. No trees shall be removed. Existing trees shall be protected from damage. The estimated start of construction is October 2007. The estimated completion is February 2008. The designer and contractor is Architectural Building Arts, Inc.

**Architectural Building Arts, Inc.
Contact: Andrew Braman-Wanek, AIA
720 Hill Street
Madison, WI 53705**

SITE PLAN 1"=50'

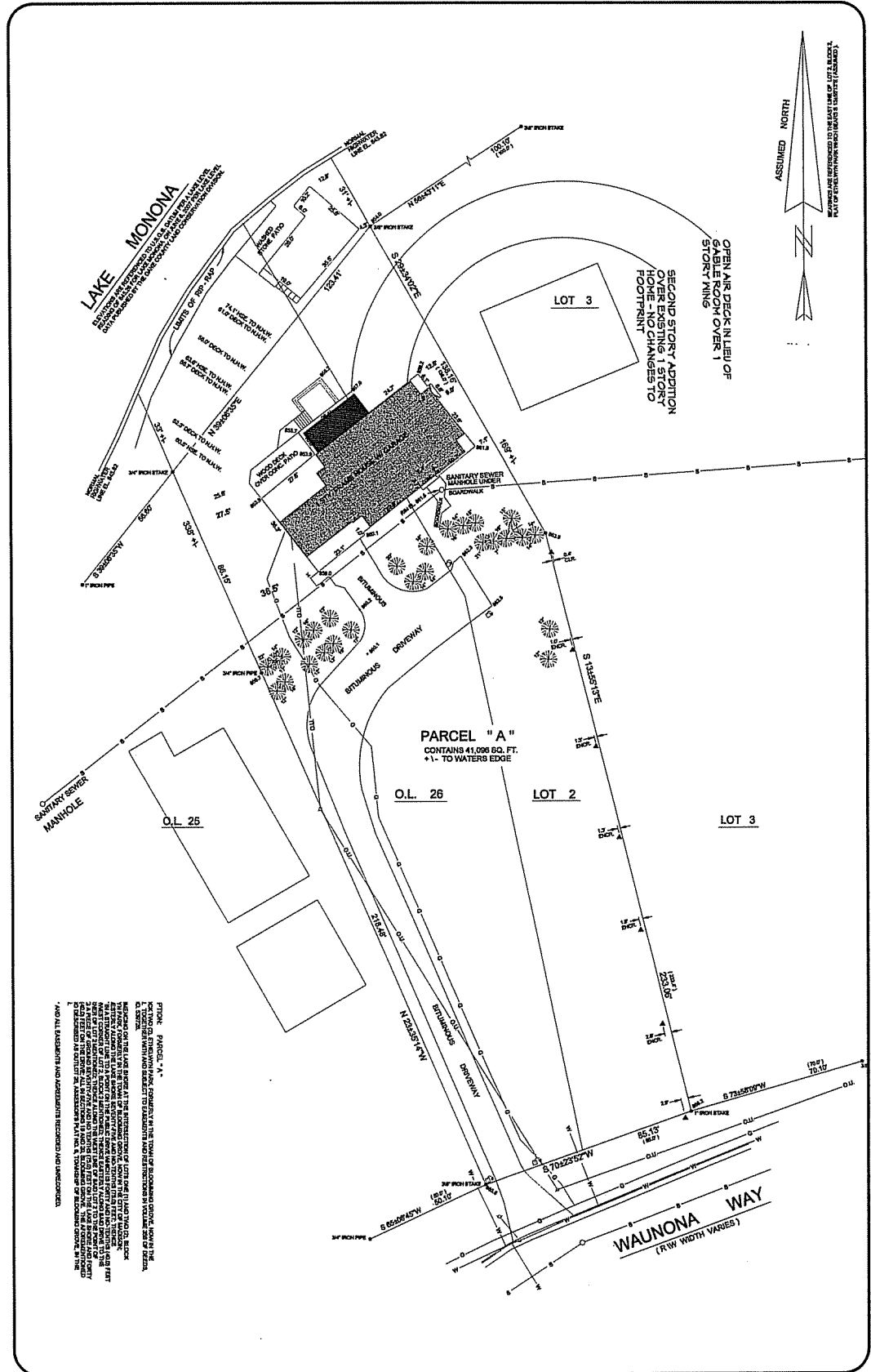
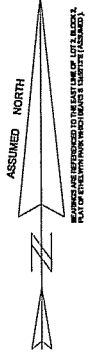


FIGURE PARCEL "A"
 THIS PLAN IS A PRELIMINARY PLAN OF RECORD AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL OFFICIALS.
 THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER AND INTERESTS OF THE AREA.
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Andrew Braman-Wanek, AIA

725 H Street
 Madison, Wisconsin 53704
 608.231.1100
 DESIGN@ANDREWBRAMAN.COM

Architectura
 Building
 Arts

Rogerson Residence

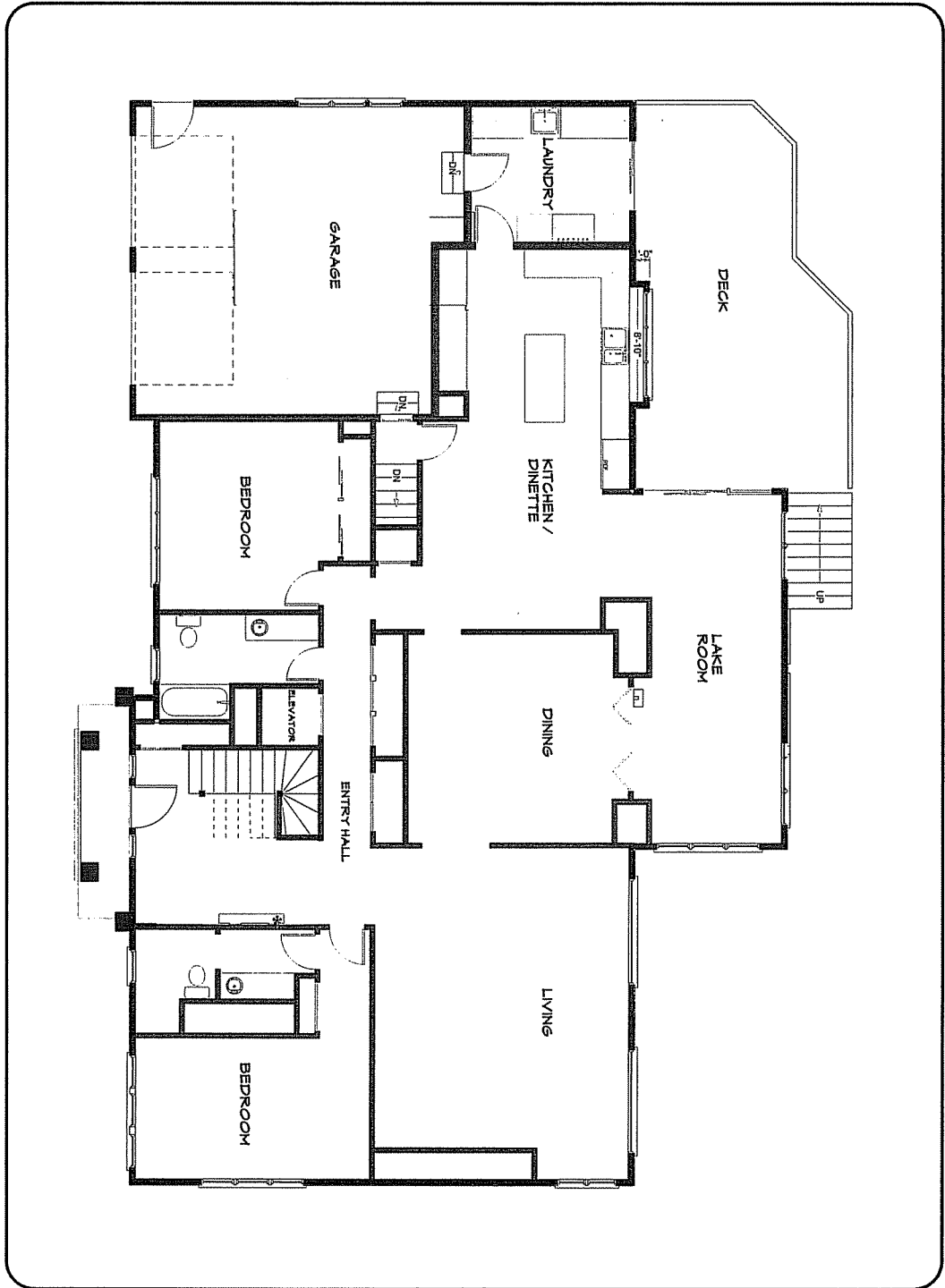
A Second Story Addition for:

JOHN AND CINDY ROGERSON
 2918 WAUNONA WAY
 MADISON, WISCONSIN

08.07.07

13

First Floor Plan



1/8" = 1'-0"

Andrew Braman-Wanek, AIA

220 1st Street
 Madison, Wisconsin 53704
 608.233.2100
 P@ARCHITECTURE.DIVISION.COM

Architecture
 Building
 Arts

Rogerson Residence

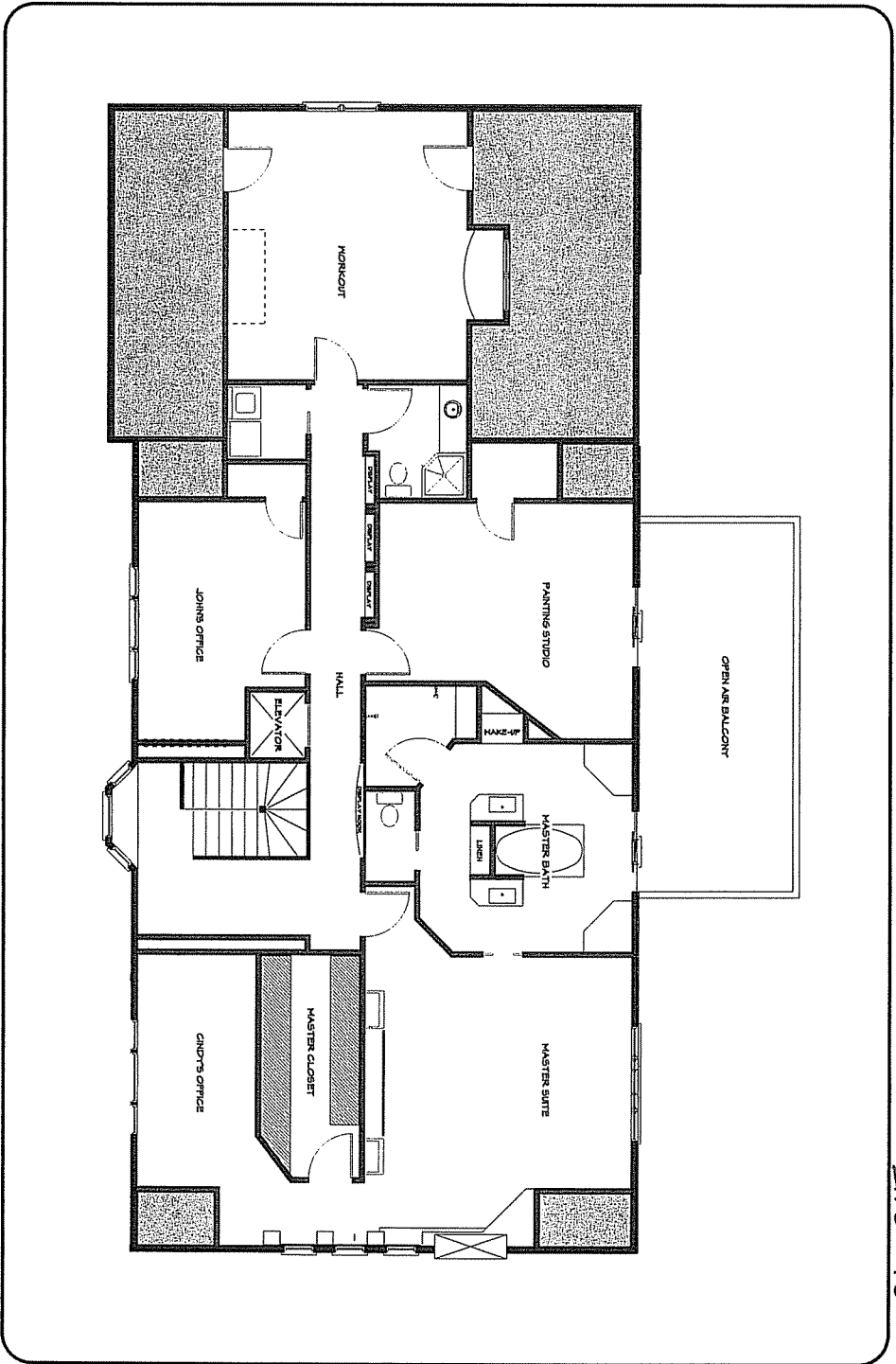
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 2918 WAUNONA WAY
 MADISON, WISCONSIN

08.01.07

13

Second Floor Plan



1/8" = 1'-0"

Andrew Braman-Wanek, AIA

720 1st Street
 Madison, Wisconsin 53704
 608.233.1108
 DESIGN@BRAMAN-WANEK.COM

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 Building
 Arts

Rogerson Residence

A Second Story Addition for:

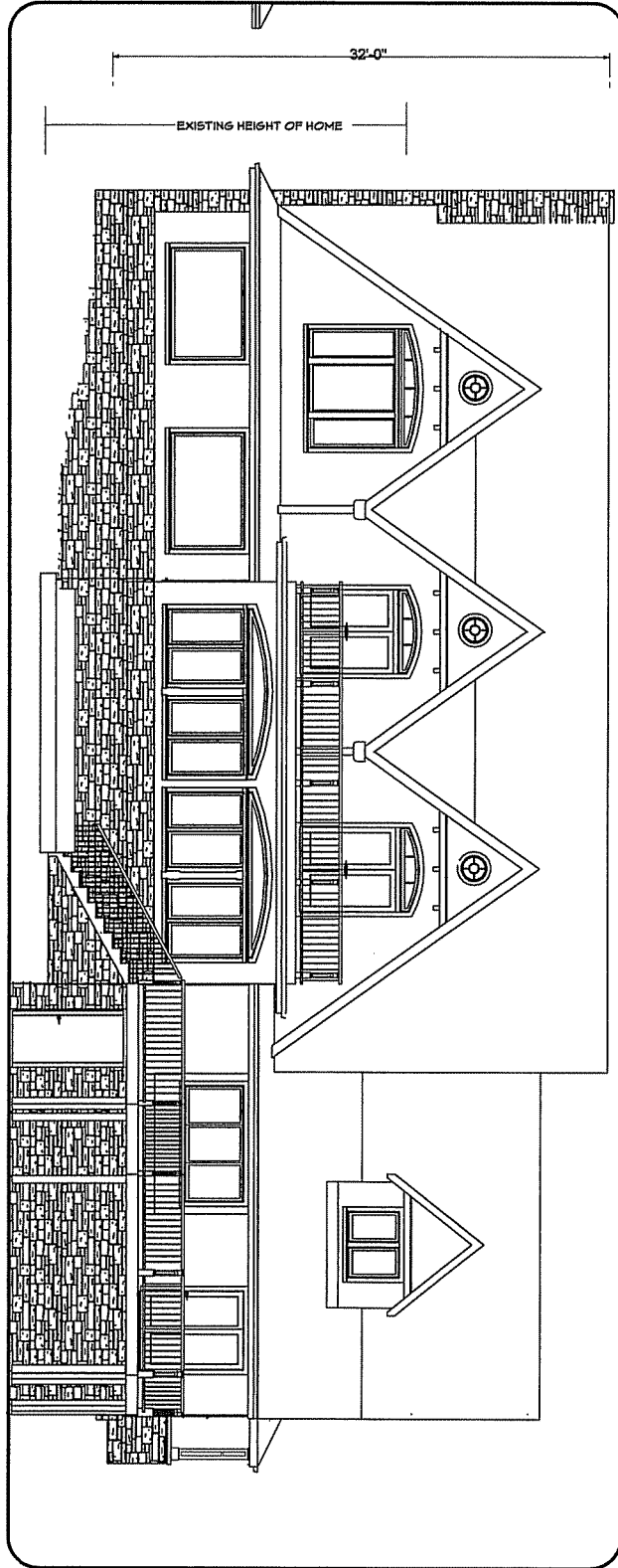
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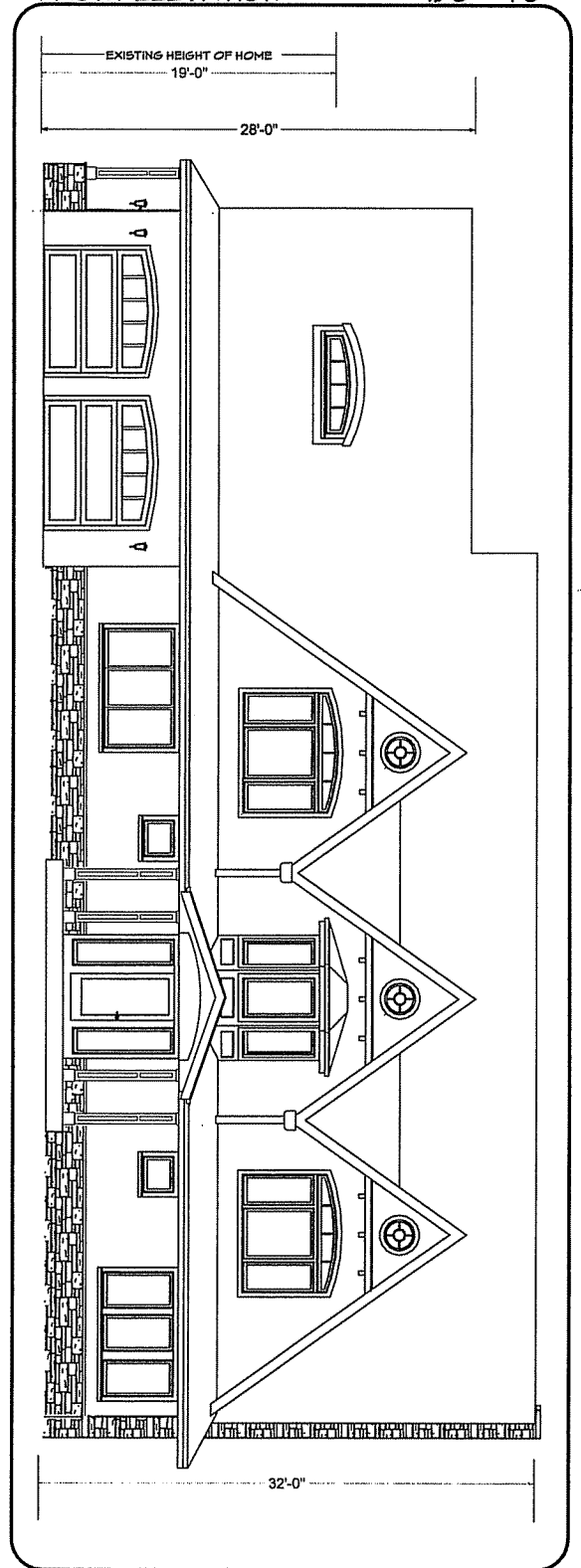
LAKE SIDE ELEVATION

1/8" = 10'



FRONT ELEVATION

1/8" = 10'



Andrew Braman-Wanek, AIA

72118 Street
 Madison, Wisconsin 53704
 608.233.2108
 andrew@braman-wanek.com

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 Art

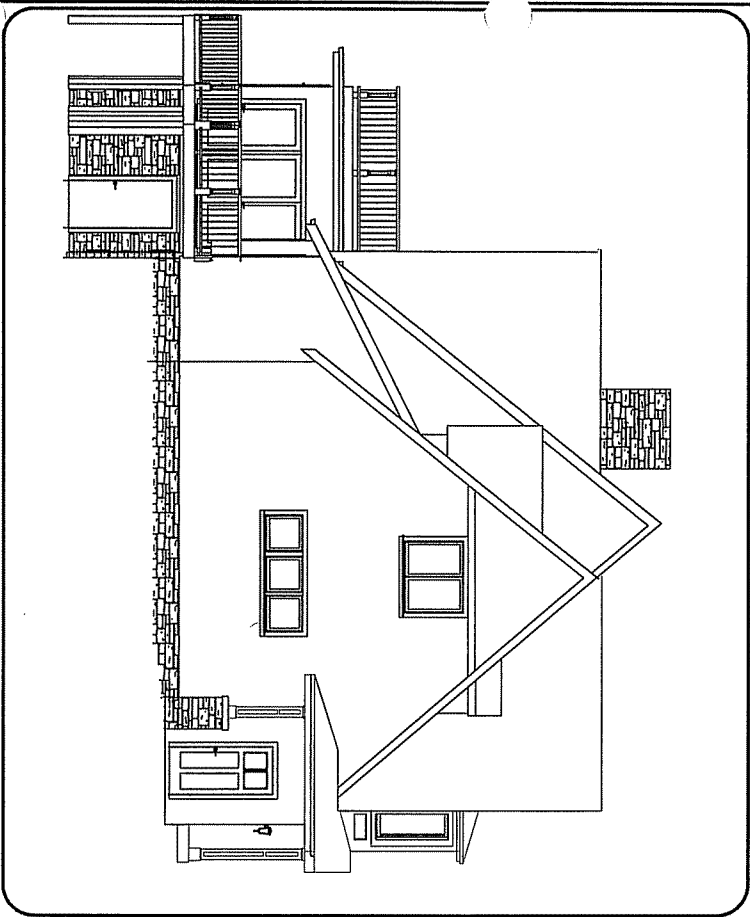
Rogerson Residence

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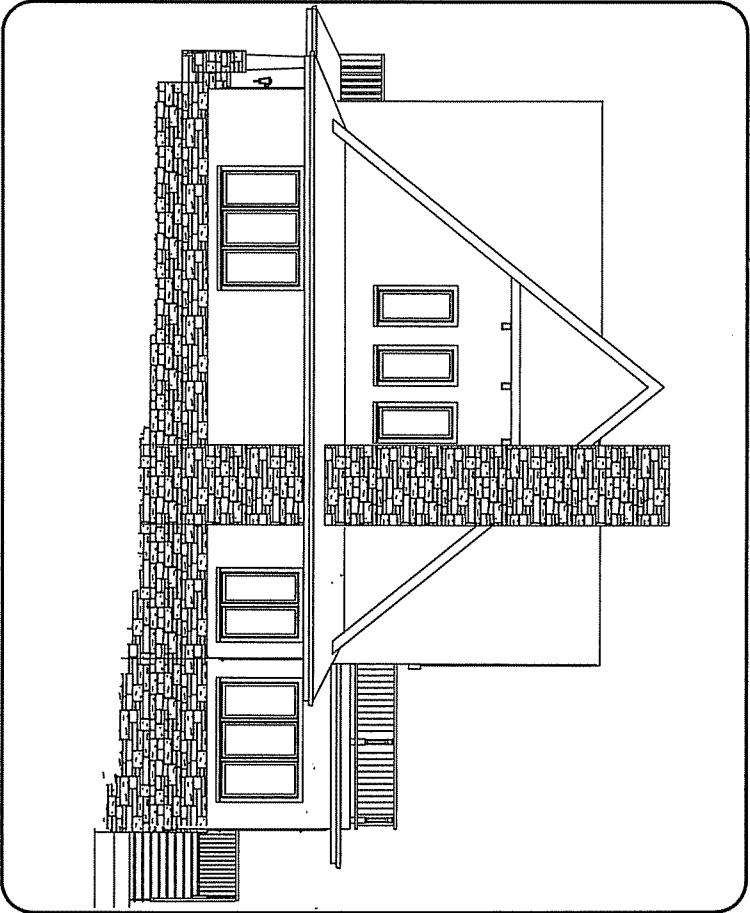
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08.01.07

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WEST ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"

Andrew Braman-Wanek, AIA

720 1st Street
Madison, Wisconsin 53704
608.233.1100
DESIGN@BRAMANWANEK.COM

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Art

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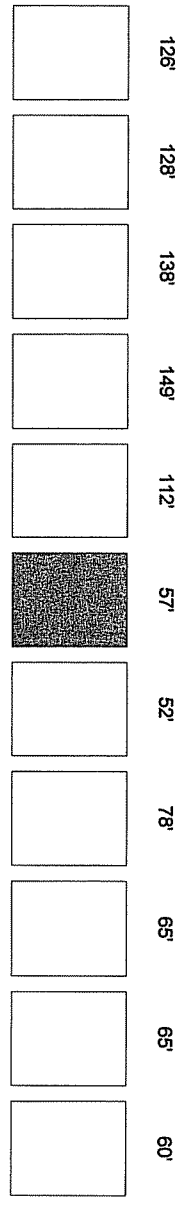
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2918 WAUNONA WAY
MADISON, WISCONSIN

08.07.07

LAKE SET-BACK DIAGRAM

AVERAGE DISTANCE TO LAKE = 93'



2918 Waunona Way

SETBACK TO PROPOSED OPEN AIR DECK TO REPLACE EXISTING GABLE ROOF = 64'

SETBACK TO PROPOSED SECOND STORY ADDITION = 74.5'

Rogerson Residence

A Second Story Addition for:

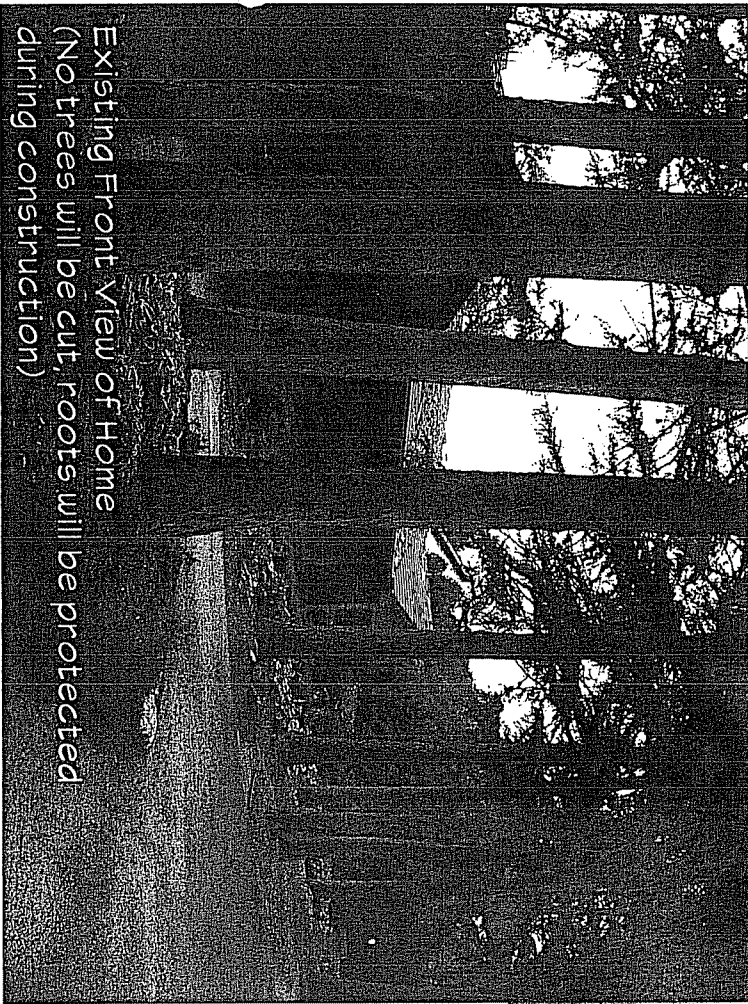
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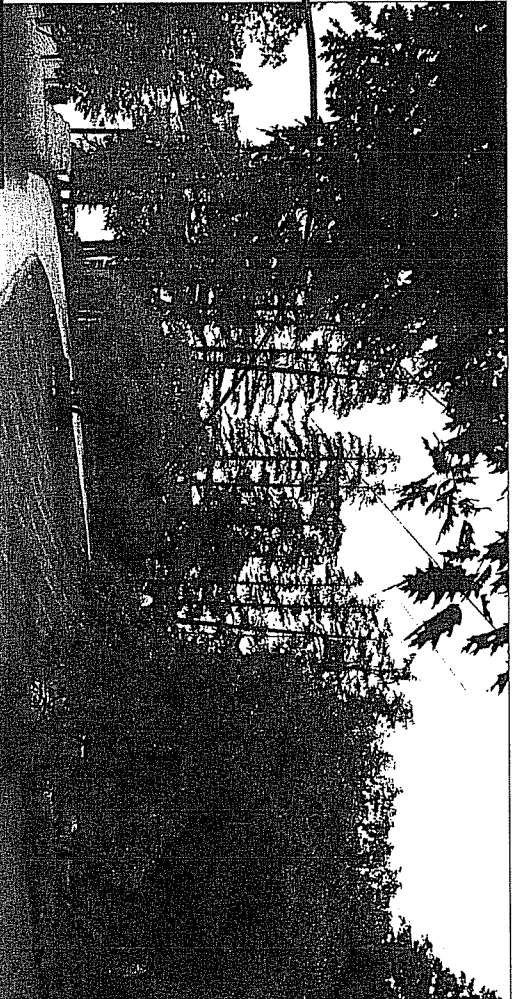
Andrew Braman-Wanek, AIA

72018 Street
 Madison, Wisconsin 53704
 608.233.1106
 ANDREW@BRAMANWANEK.COM

EXISTING
HOUSE



Existing Front View of Home
(No trees will be cut, roots will be protected
during construction)



Existing View From
Maunona Way



Rogerson Residence

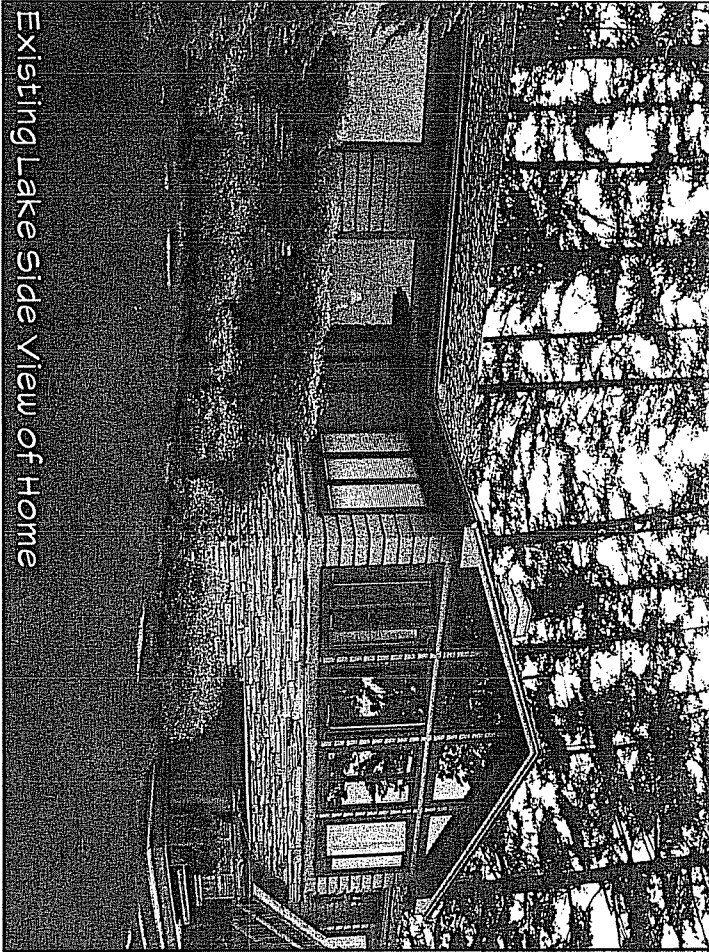
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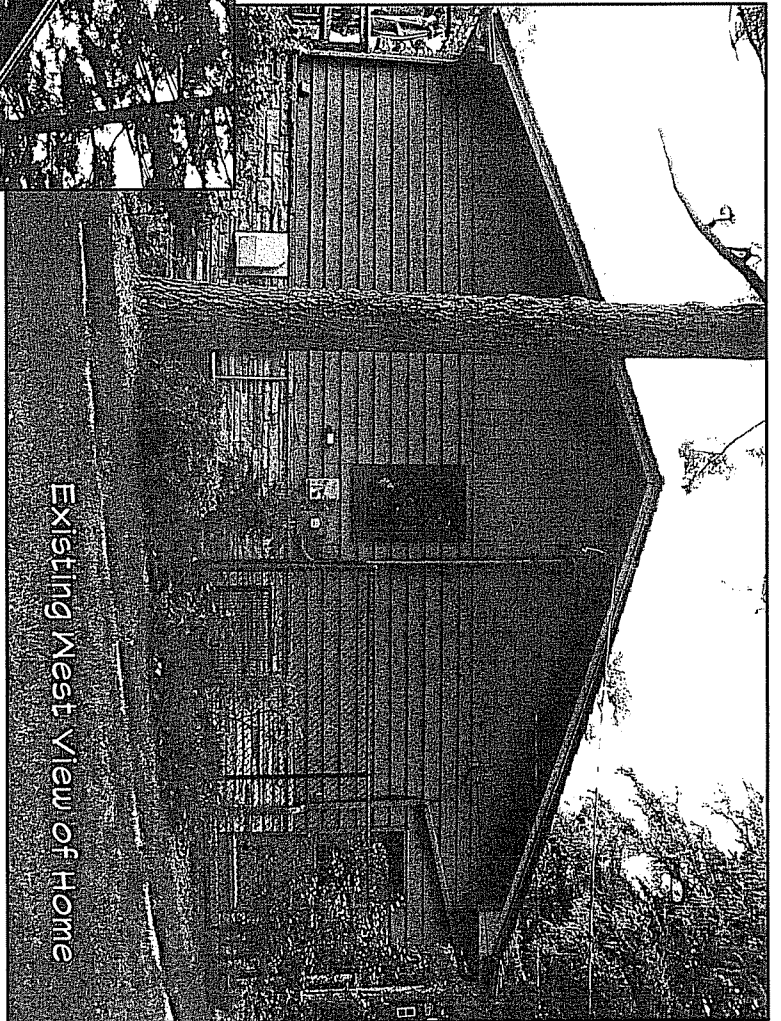
Architectura
Building
Art

Andrew Braman-Wanek, AIA

720 14th Street
Madison, Wisconsin 53704
608.233.2100
DESIGN@ULDLANDROGERSON.COM



Existing Lake Side View of Home



Existing Front View of Home

(NOTE: KENNEL TO BE REMOVED, NO TREES WILL BE CUT)

Andrew Braman-Wanek, AIA

1701 18th Street
Madison, Wisconsin 53704
608.233.1100
DESIGN@ULMADISON.COM

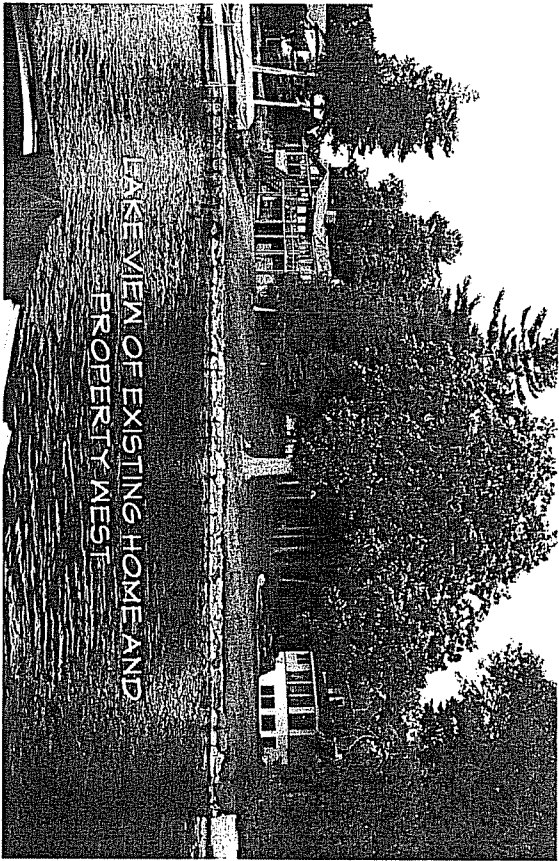
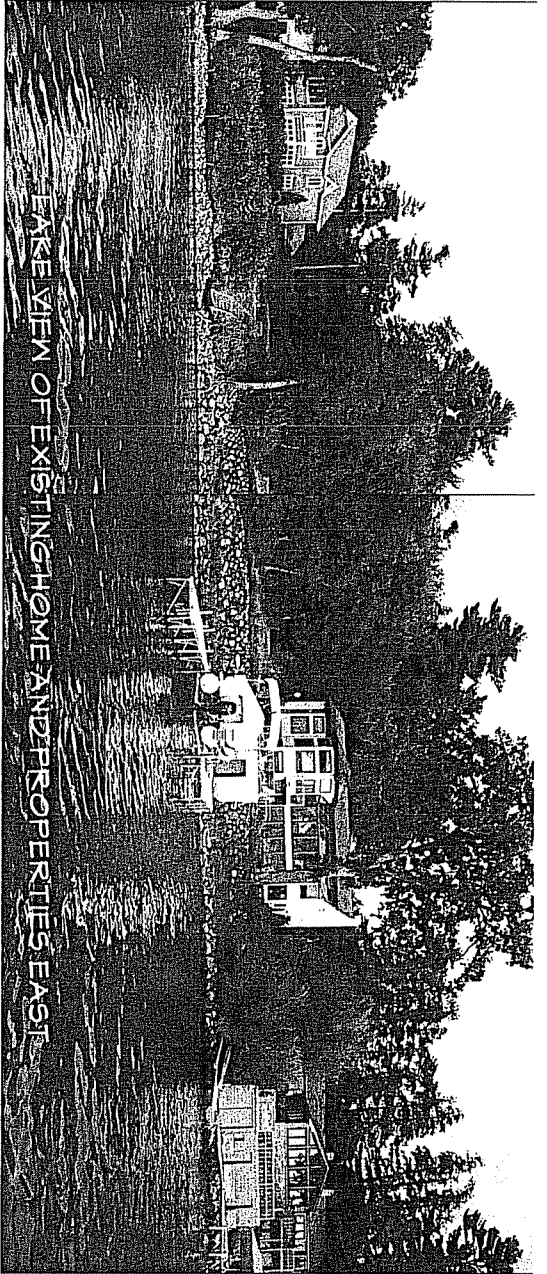
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09.01.07



08.01.07
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Rogerson Residence

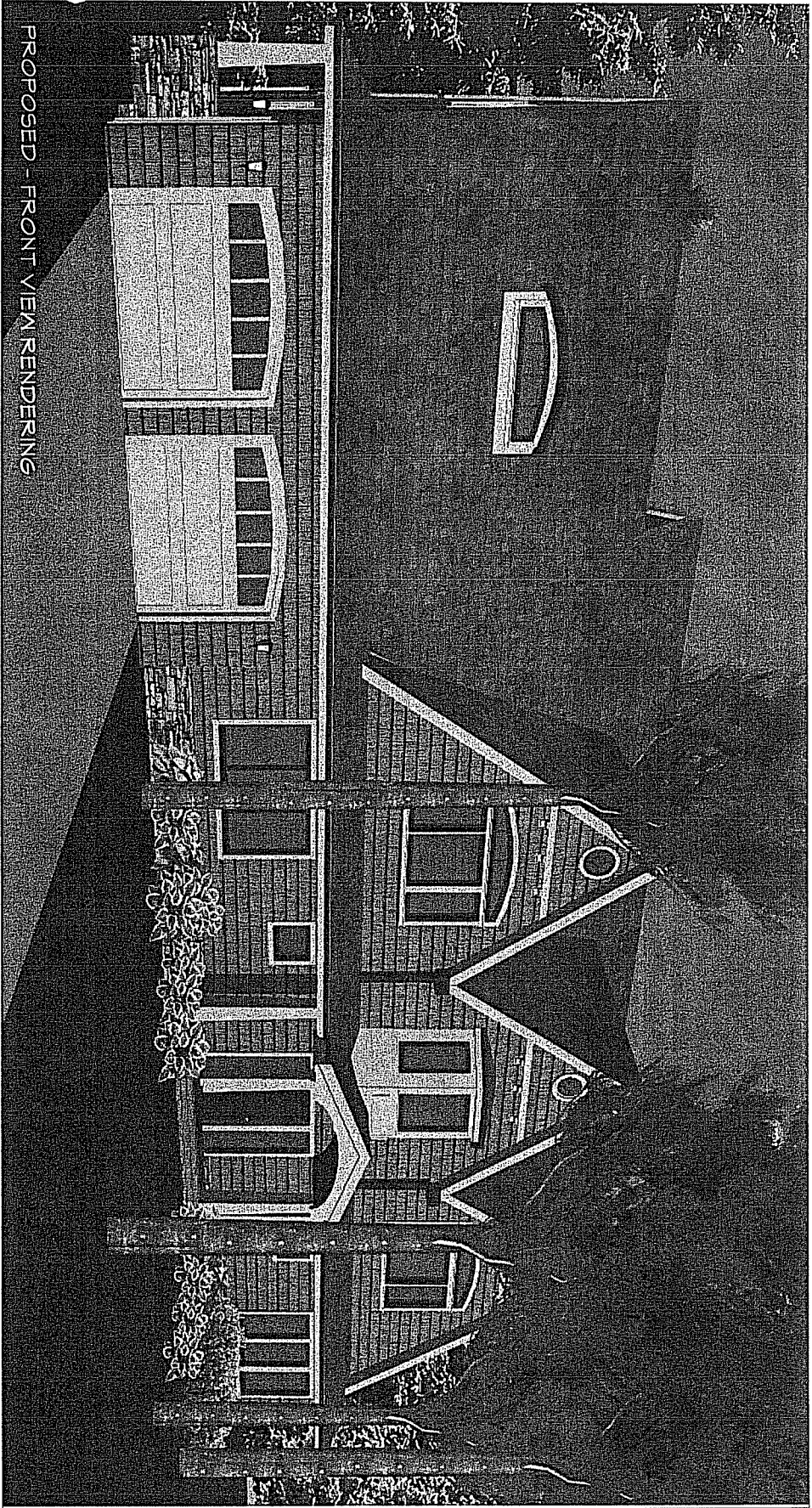
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MADISON, WISCONSIN

Architectura
Building
Art

Andrew Braman-Wanek, AIA

70118 Street
Madison, Wisconsin 53704
608.233.2105
FESIGN@AIAADVISOR.COM



PROPOSED - FRONT VIEW RENDERING

(NOTE: NO TREES WILL BE REMOVED, EXISTING TREES WILL BE PROTECTED DURING CONSTRUCTION.)

Andrew Braman-Wanek, AIA

720 1st Street
Madison, Wisconsin 53704
608.233.2100
KBR@BURLINGHAMSON.COM

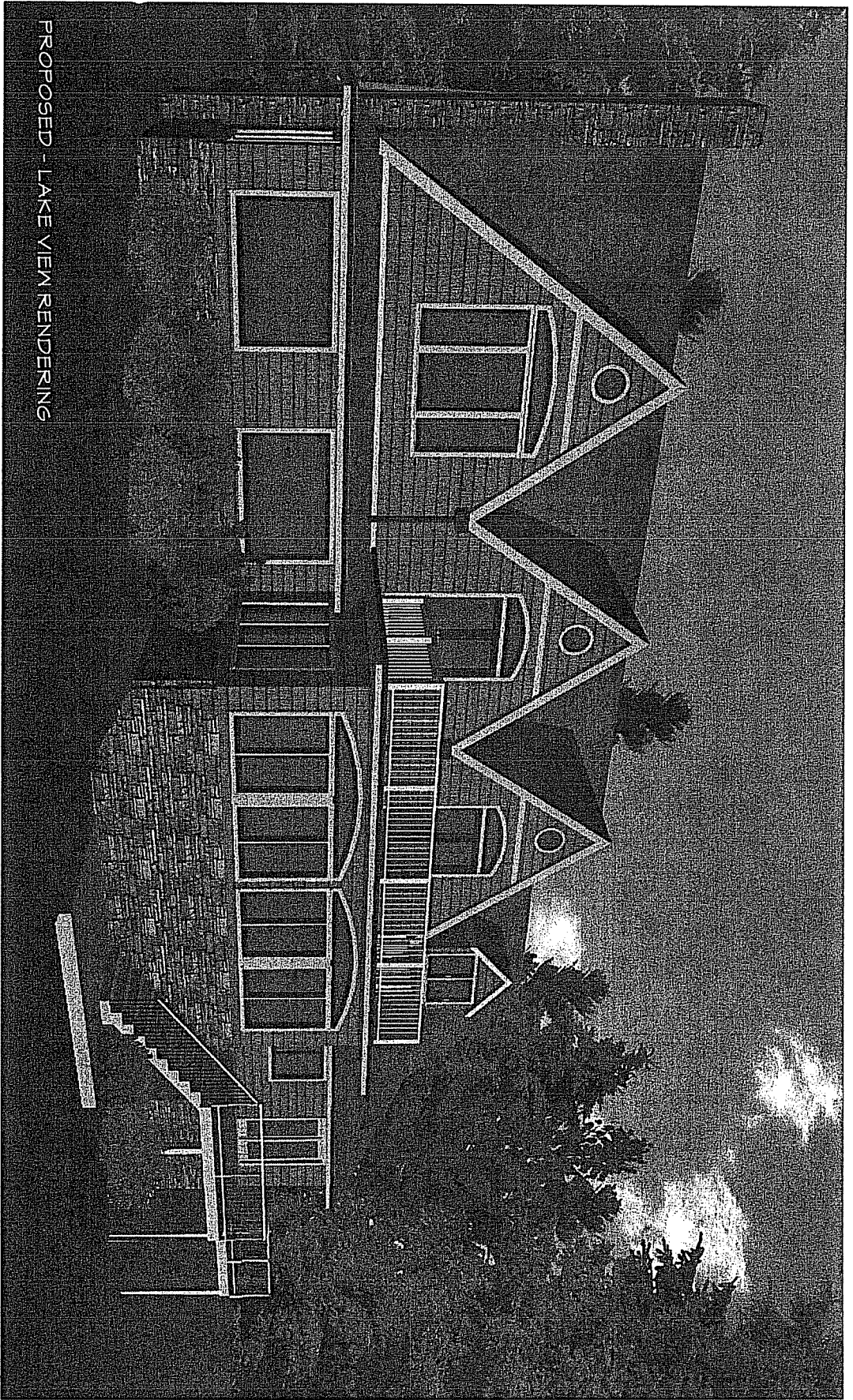
Architectura
Building
Art

Rogerson Residence

A Second Story Addition for:

JOHN AND CINDY ROGERSON
2918 WAUNONA WAY
MADISON, WISCONSIN

08.01.07



PROPOSED - LAKE VIEW RENDERING

Andrew Braman-Wanek, AIA

2018 E. SHAW
MADISON, WISCONSIN 53704
608.233.1100
ABRAMAN@ANDRSON.COM

Architectura
Building
Art

Rogerson Residence

A Second Story Addition for:

JOHN AND CINDY ROGERSON
2918 WAUNONA WAY
MADISON, WISCONSIN

08.07.07