



Location
4922 Lake Mendota Drive

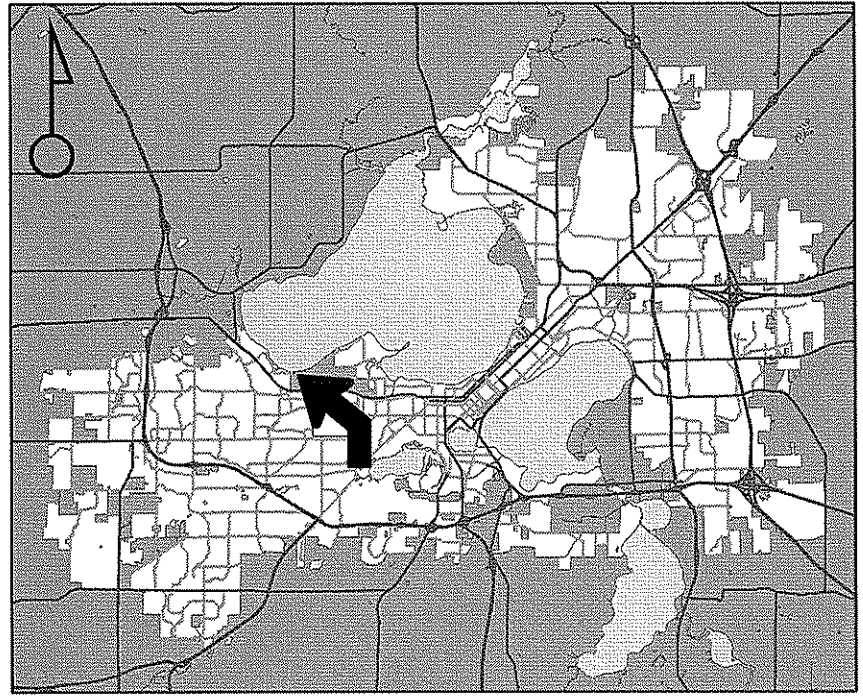
Project Name
Pancake Boathouse

Applicant
Pancake Properties, LLC/
Gabriel Achten - Solid State Construction

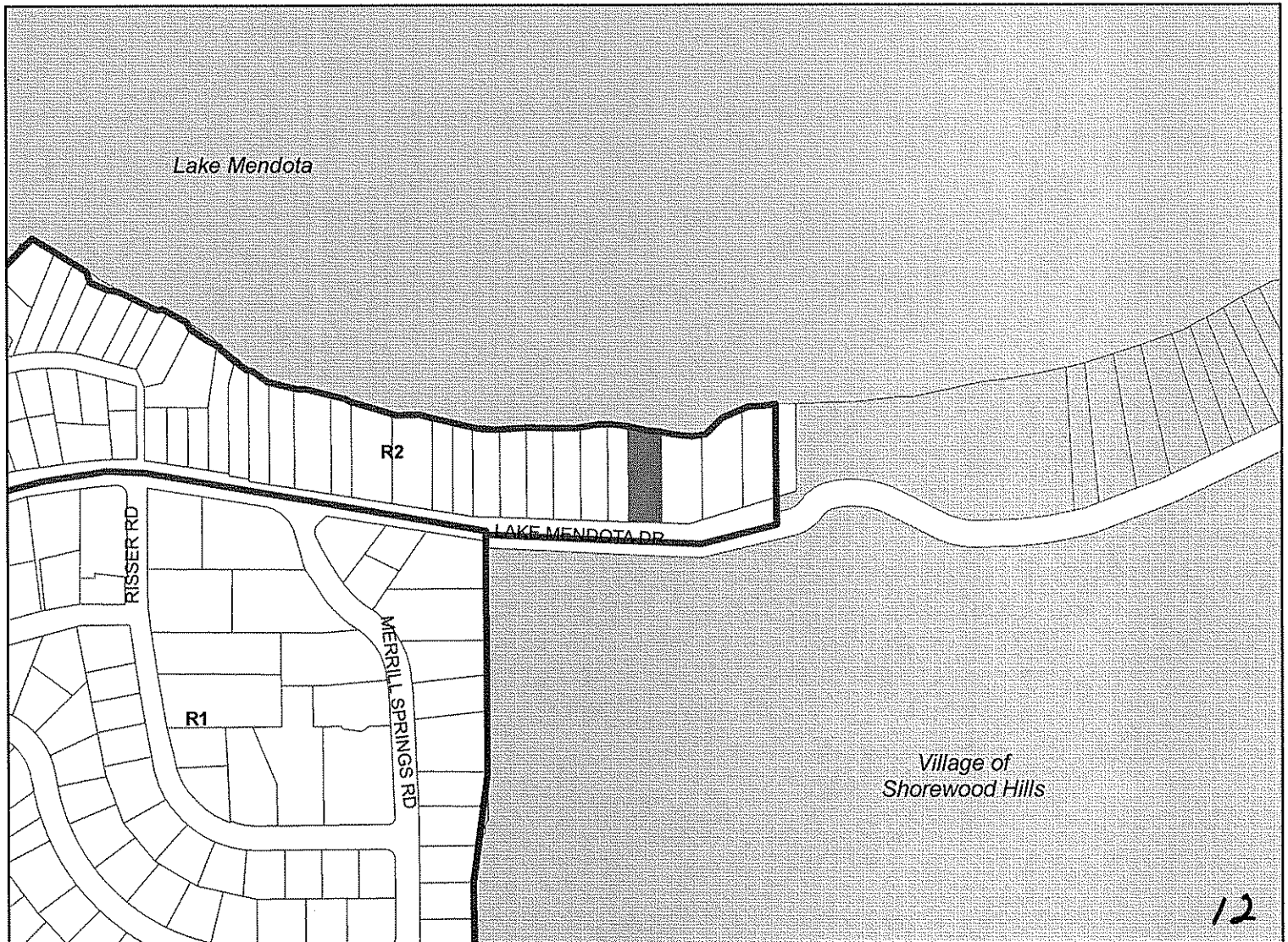
Existing Use
Single-Family House

Proposed Use
Major Alteration to Conditional Use
To Demolish & Rebuild Boathouse

Public Hearing Date
Plan Commission
15 September 2008



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 September 2008



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.
- 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.

FOR OFFICE USE ONLY:

Amt. Paid \$550.00 Receipt No. 93202
 Date Received 7/24/08
 Received By SLK
 Parcel No. 0709 173 0107 3
 Aldermanic District 19 Mark Cleary
 GQ Waterfront, CU, Flood Plain
 Zoning District R2
For Complete Submittal
 Application Letter of Intent
 IDUP NA Legal Descript.
 Plan Sets Zoning Text NA
 Alder Notification _____ Waiver 7/17
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 7/24/08

1. **Project Address:** 4922 Lake Mendota Dr **Project Area in Acres:** .41 acres
Project Title (if any): Boat House

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Gabriel Achten Company: Solid State Construction
 Street Address: 1802 Winchester St. City/State: Madison, WI Zip: 53704
 Telephone: (608) 712-5938 Fax: (608) 442-6605 Email: sldstate@hotmail.com

Project Contact Person: Gabriel Achten Company: Solid State Construction
 Street Address: 1802 Winchester St. City/State: Madison, WI Zip: 53704
 Telephone: (608) 712-5938 Fax: (608) 442-6605 Email: sldstate@hotmail.com

Property Owner (if not applicant): Pancake Properties LLC
 Street Address: PO BOX 930130 City/State: Verona, WI Zip: 53593-0000

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Demolish an existing boat house and rebuild similar shape and size with an added patio on top of roof. The building will be used for storage and seasonal leisure.

Development Schedule: Commencement N/A Completion N/A

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 ½ 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: \$ 5,500 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 (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 GENERAL PLAN Plan, which recommends:

Low DENSITY RESIDENTIAL 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:

Mark Clear, Alderperson, Spring Harbor Neighborhood Association, Sally Miley President

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 MATT TUCKER Date 4/22/08
PAT ANDERSON

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

Printed Name Solid State Construction Gabriel Achten Date 7/21/08

Signature [Signature] Relation to Property Owner General Contractor

Authorizing Signature of Property Owner [Signature] Date 7/21/08



Address: 1802 Winchester St Madison, WI 53704
Office (608) 442-6606 Fax (608) 442-6605
Email: gabe@solidstateicf.com

Hello neighbors of 4922 Lake Mendota Dr,

It is our intention to demolish and rebuild the boat house at 4922 Lake Mendota Dr. The project will start upon completion of the conditional use permit approximately in the middle of September. Solid State Construction has provided plans and will do the work with it's employees and licensed trades. Solid State Construction has 5 employees and works on projects from 7:00 A.M. to 5:00 P.M. The building site is on roughly ½ acre lot and the building foot print will be 171 square feet. There is a dwelling already located on site. The structure is in too bad of a condition to remodel or repair. We would like to remove the framing off of the foundation and recycle or reuse any materials if possible. We will rebuild the boat house to similar size with the addition of railings and a deck on top. The intended use of this structure is for water recreation storage and seasonal leisure. This building will not have plumbing, so it will not be used as a dwelling. Please see the attached documents. We invite you to voice your concerns to us at Solid State Construction and encourage an open door policy. You may contact us at the telephone number and email listed at the top of the page.

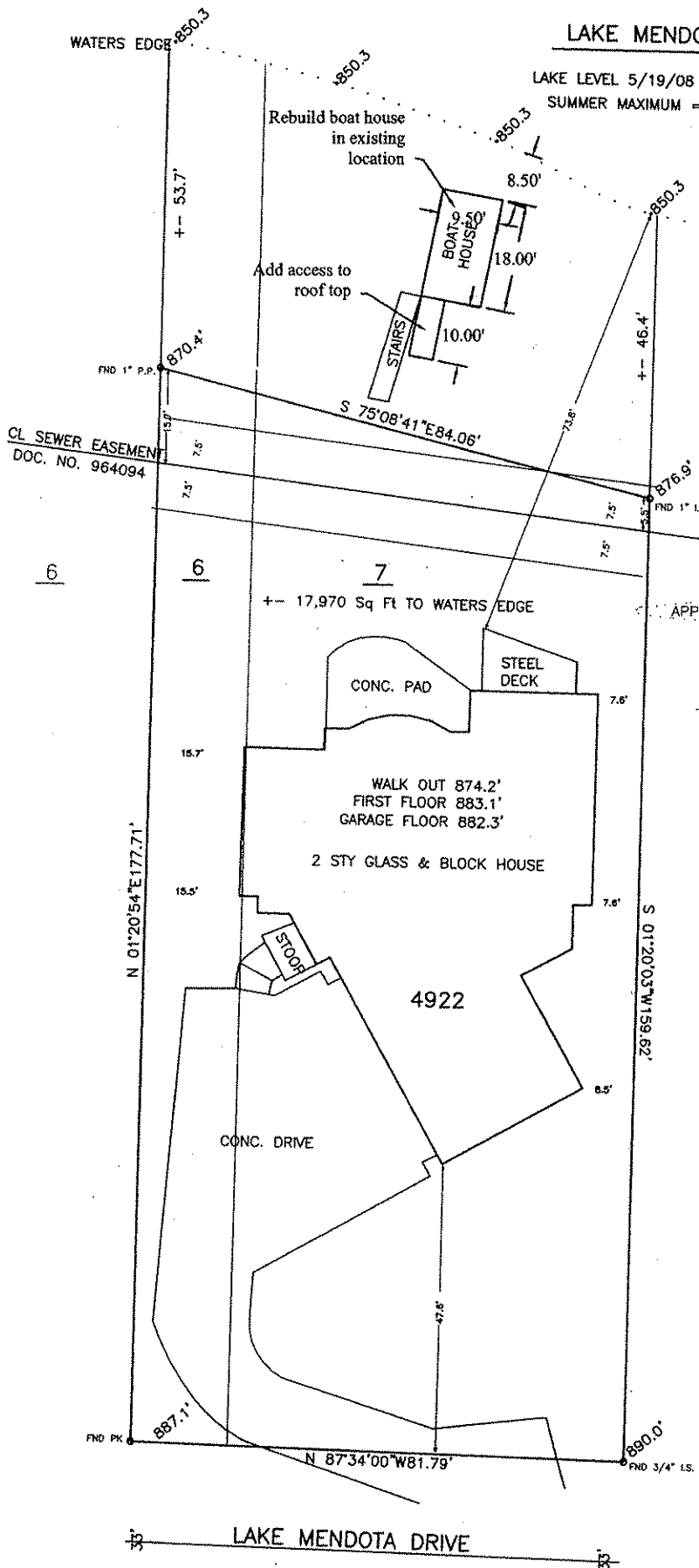
Thank You for your consideration,
Gabe Achten
President, Solid State Construction Inc.

LOT 7, AND LOT 6, EXCEPT WESTERLY 50 FEET OF SAID LOT 6, ALL IN BLOCK 1, MERRILL PARK, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LAKE MENDOTA

LAKE LEVEL 5/19/08 = 850.33'
SUMMER MAXIMUM = 850.10'

NOTE: CATALOGED INDIAN MOUND CONTACT DEIRDE MARCH @ THE STATE HISTORICAL SOCIETY OF WISCONSIN - HISTORIC PRESERVATION 816 STATE STREET, MADISON, WI 53706. PHONE (608) 264-6502 FOR SPECIFIC INSTRUCTIONS PRIOR TO ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.



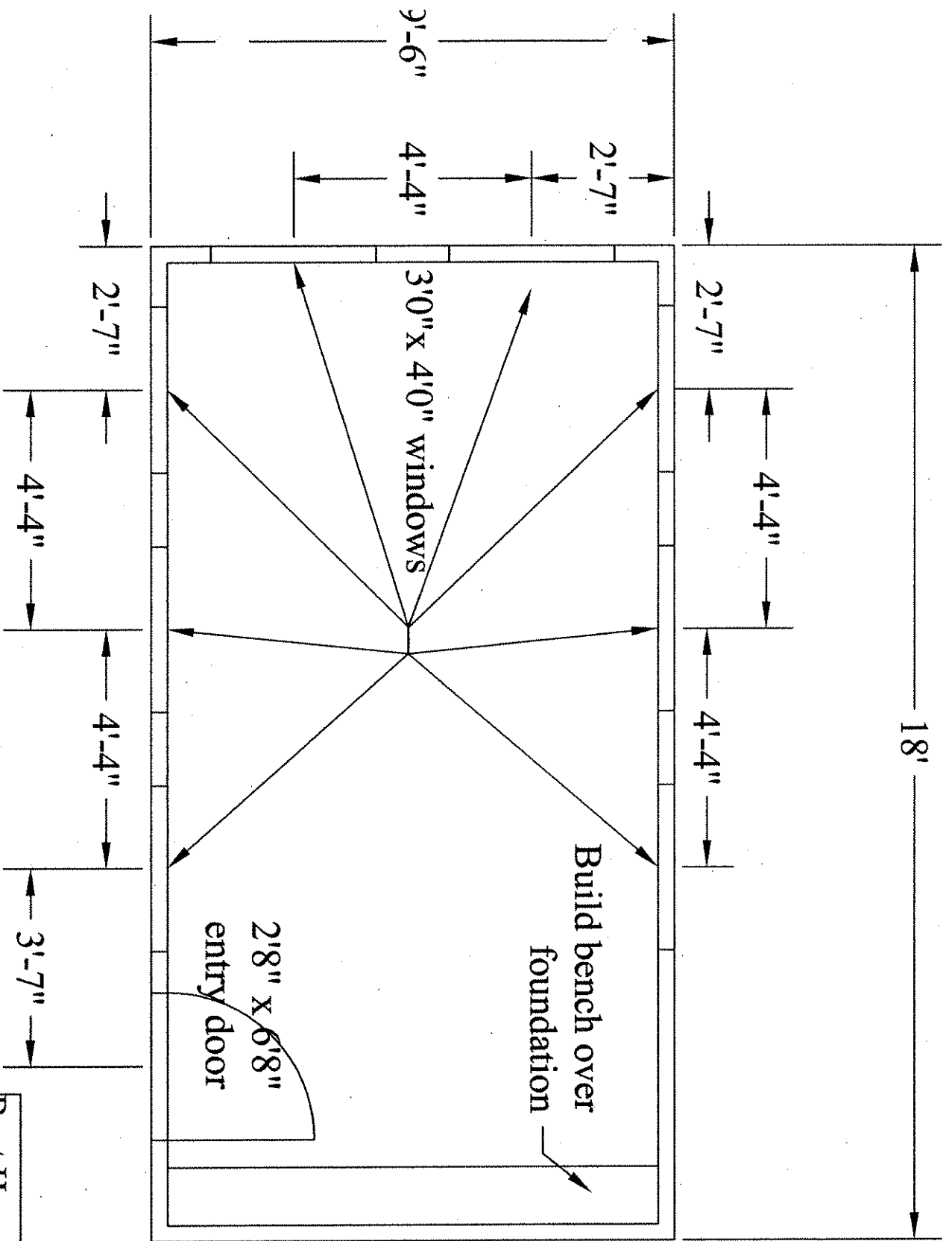
SCALE 1" = 40 Ft

LEGEND

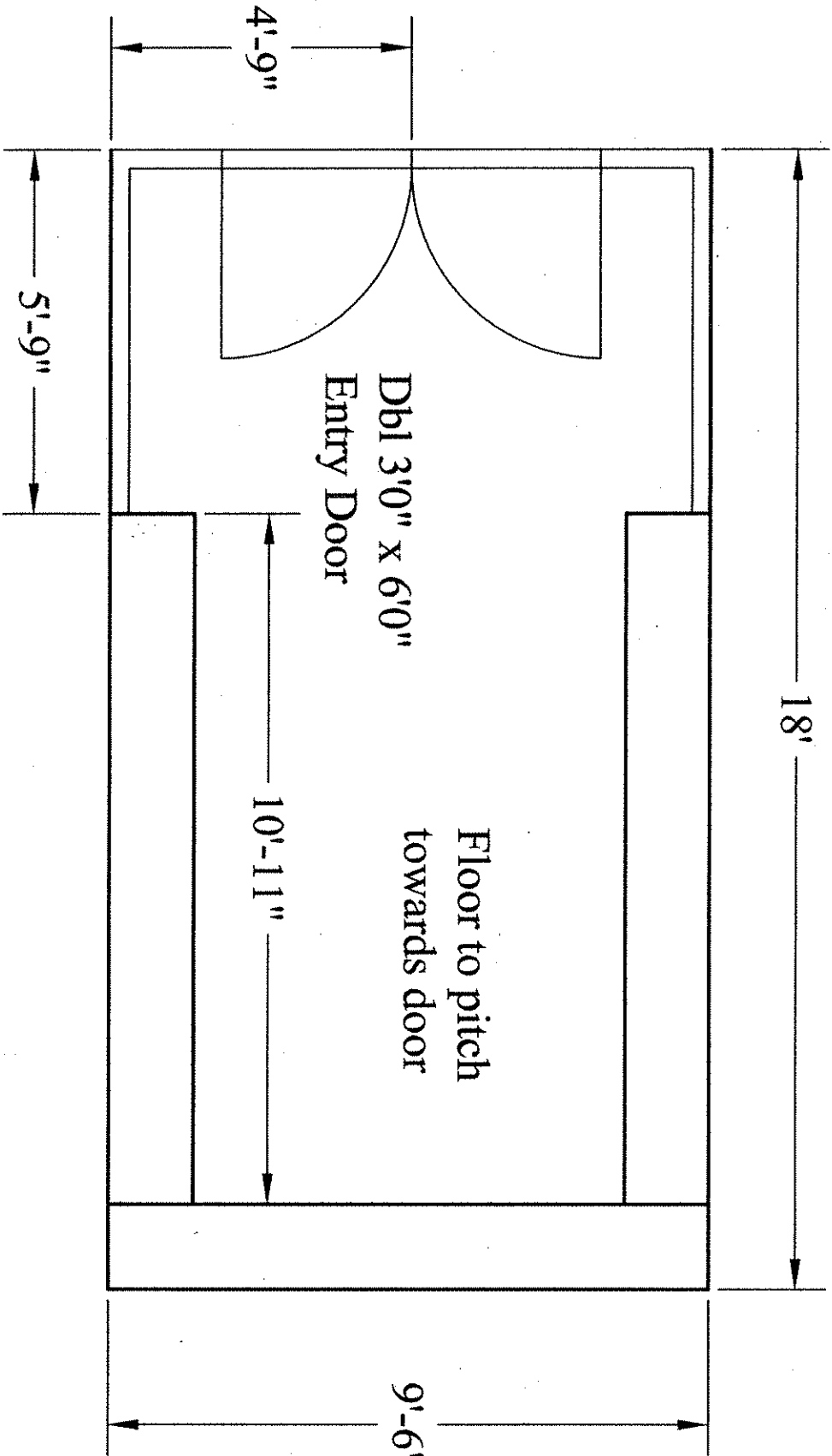
- 0 = 3/4" x 24" SOLID IRON ROD SET
- 1.50 LBS./FT. MINIMUM WEIGHT
- UNLESS OTHERWISE STATED
- () = RECORDED INFORMATION

SURVEYED FOR: SOLID STATE CONSTRUCTION
1802 WINCHESTER ST. MADISON, WI 53704

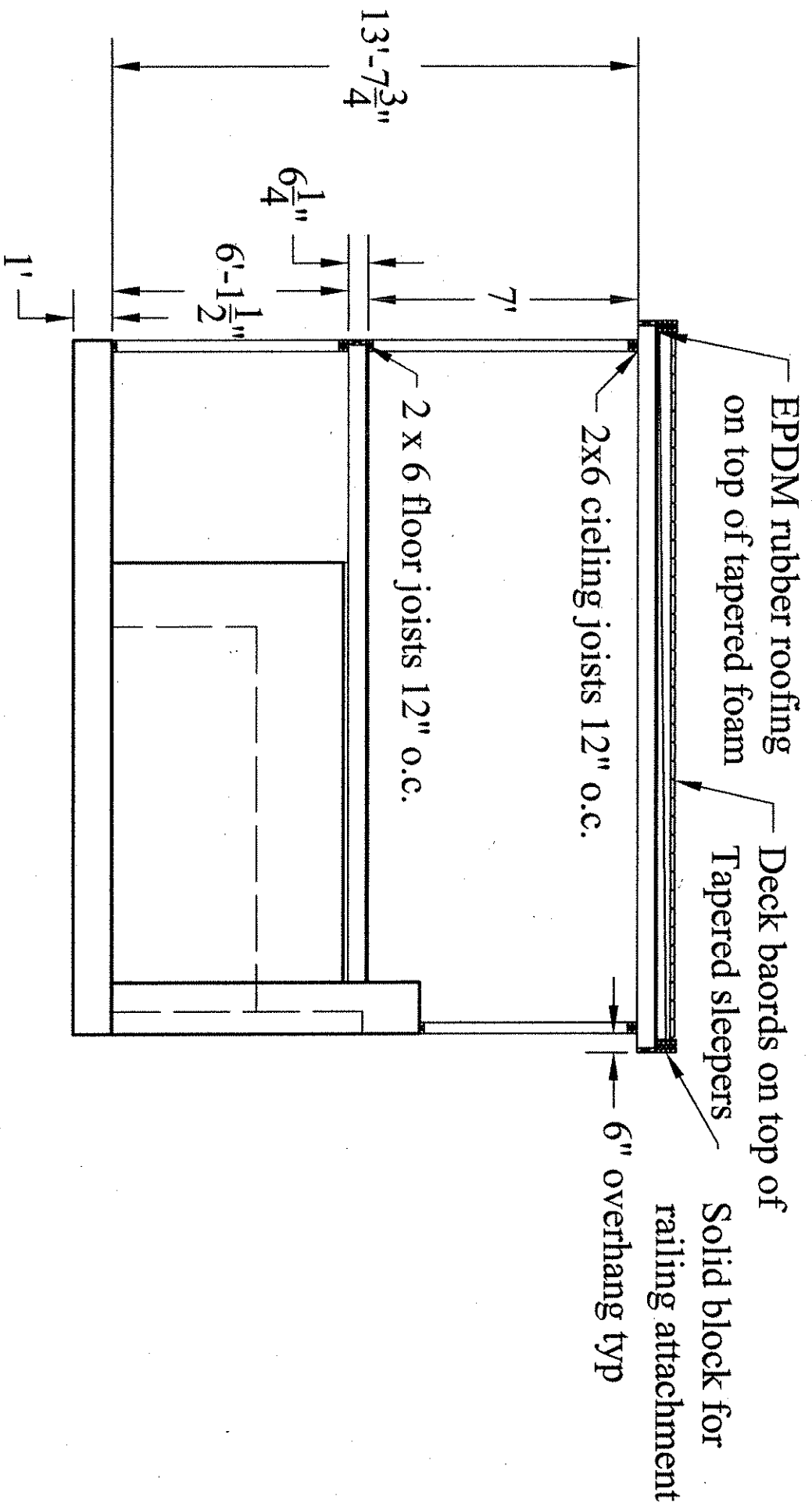
Boat House	Sheet: Site Plan
Address: 4922 Lake Mendota Dr.	
Madison, WI 53705	
Date: 7/1/08	Drawn by: Gabe
Solid State Construction Inc.	
Tel: 608-442-6606	12



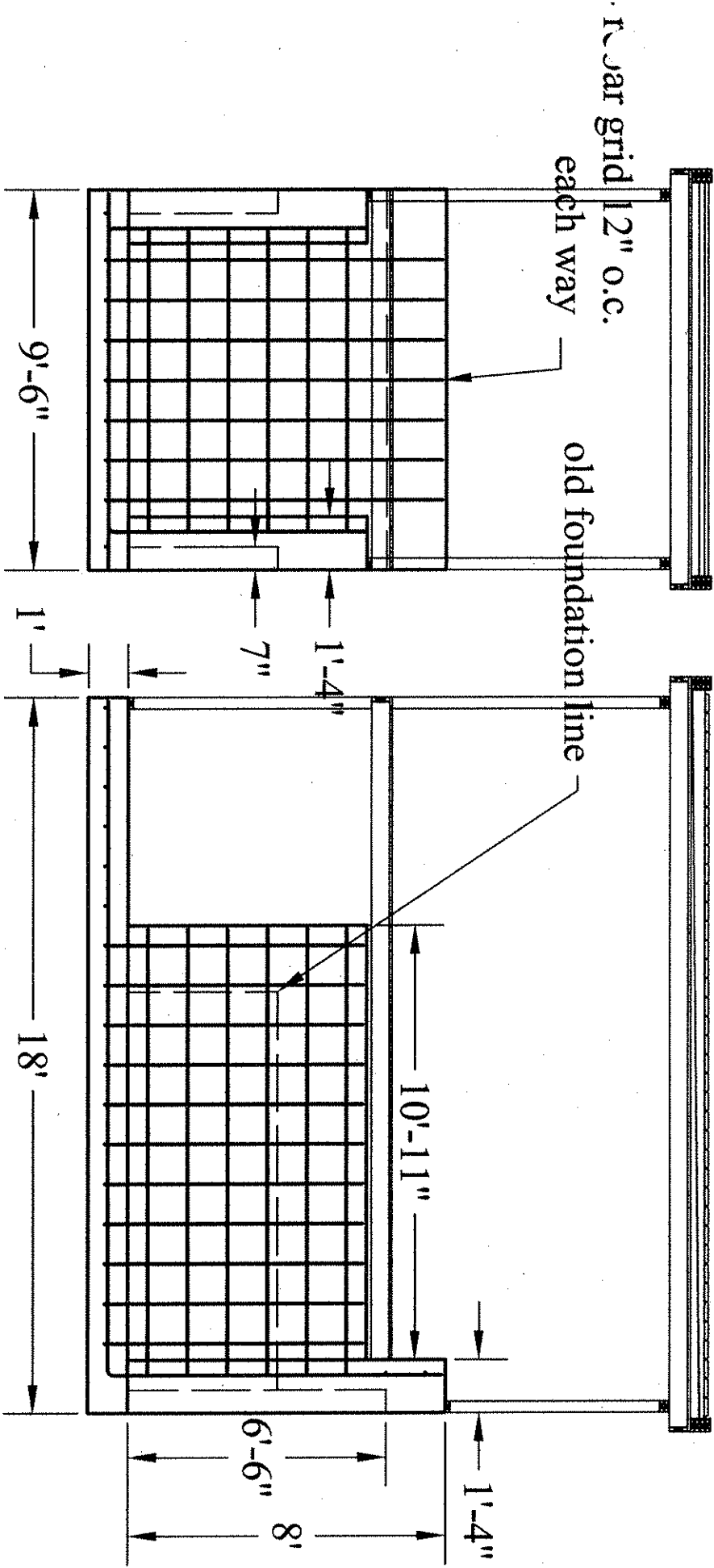
Boat House	Sheet: 1st floor
Address: 4922 Lake Mendota Dr	
Madison, WI 53705	
Date: 7/1/08	Scale: 3/8" = 1'
Solid State Construction Inc.	



Boat House	Sheet: Basement
Address: 4922 Lake Mendota D	
Madison, WI 53705	
Date: 7/1/08	Scale: 3/8"=1'
Solid State Construction Inc.	

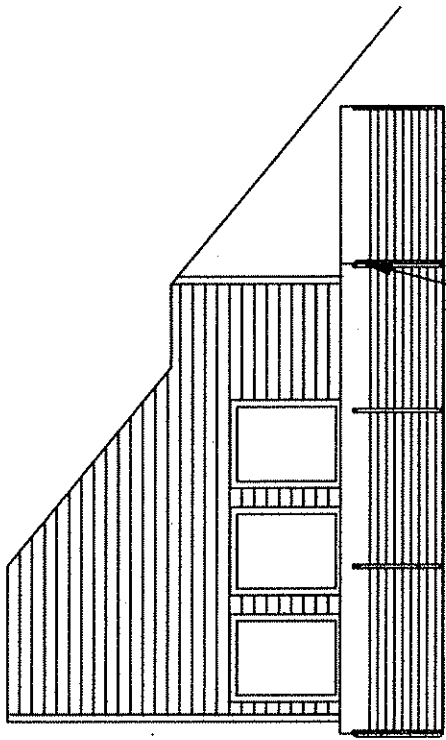


Boat House	Sheet: cross section
Address: 4922 Lake Mendota Dr	
Madison, WI 53705	
Date: 7/1/08	Scale: 1/4"=1'
Solid State Construction Inc.	

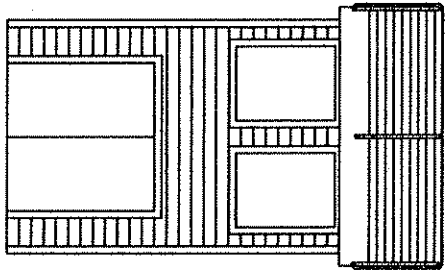


Boat House	Sheet: Foundation
Address: 4922 Lake Mendota Dr	
Madison, WI 53705	
Date: 7/1/08	Scale: 1/4" = 1'
Solid State Construction Inc.	

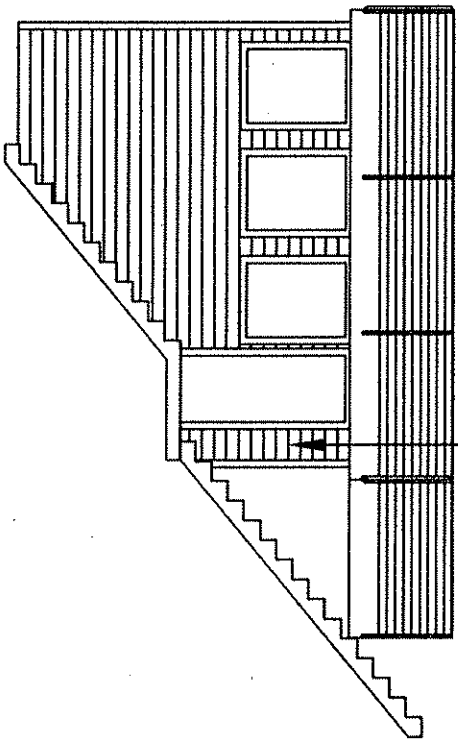
Steel handrail w/ aircraft cable
36" above deck min.



East Elevation



North Elevation



West Elevation

Fiber cement
siding

Boat House	Sheet:Elevations
Address:4922 Lake Mendota Dr	
Madison, WI 53705	
Date:7/1/08	Scale:1/8"=1'
Solid State Construction Inc.	

4922 Lake Mendota Drive



EXISTING BOATHOUSE