







# 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<sup>00</sup></u> Receipt No. <u>125997</u>
Date Received	<u>10/19/11</u>
Received By	<u>JK</u>
Parcel No.	<u>0809-351-0842-6</u>
Aldermanic District	<u>18 Anita Weier</u>
GQ	<u>waterfront property</u>
Zoning District	<u>R1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	Waiver <u>10/8/11</u>
Ngbrhd. Assn Not.	Waiver _____
Date Sign Issued	<u>10/19/11</u>

1. Project Address: 401 Woodward Drive Project Area in Acres: \_\_\_\_\_

Project Title (if any): REDMANN BOATHOUSE

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a <u>Non</u> -PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev. Plan	<input type="checkbox"/> Amended Spec. Imp. Plan
<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: JOAN THOMPSON Company: THOMPSON CUSTOM BUILDERS, LLC  
 Street Address: 5830 Lexington St. City/State: McFarland, WI Zip: 53558  
 Telephone: (608) 838-3140 Fax: (608) 838-3137 Email: john@thompsoncustombuilders.com

Project Contact Person: JOAN THOMPSON Company: THOMPSON CUSTOM BUILDERS, LLC  
 Street Address: 5830 Lexington St. City/State: McFarland, WI Zip: 53558  
 Telephone: (608) 838-3140 Fax: (608) 838-3137 Email: john@thompsoncustombuilders.com

Property Owner (if not applicant): Doug Redmann  
 Street Address: 3939 Monona Dr., #201 City/State: Monona, WI Zip: 53716

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: BOATHOUSE RENOVATION.

STRUCTURE IS LOCATED ON AN EXISTING SINGLE FAMILY HOME LOT.

Development Schedule: Commencement AS SOON AS POSSIBLE Completion APPROX. 60 DAYS FROM COMMENCEMENT  
 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 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: \$550** - 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.

A **Zoning Text** must accompany all 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 the:* \_\_\_\_\_ *Plan, which recommends:*

\_\_\_\_\_ *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:*

ALDERPERSON ANITA G. WEIER - COPY OF EMAIL IS ATTACHED

*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:* MAK TUCKER *Date:* 10-7-11

**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 JOHN THOMPSON Date 10/19/2011  
Signature [Signature] Relation to Property Owner AGENT

Authorizing Signature of Property Owner [Signature] Date 10/19/2011  
Effective April 27, 2009

## LETTER OF INTENT

**Project Address:** 401 Woodward Drive, Madison  
**Property Owner:** Douglas Redmann  
**Builder:** Thompson Custom Builders, llc  
**Contact:** John Thompson, Thompson Custom Builders, llc  
Ofc: 838-3140  
Fax: 838-3137  
Cell: 516-1652

### **Regarding the Conditional Use Permit Application for the Madison Plan Commission, this is our Letter of Intent.**

The boathouse that currently stands on the property at 401 Woodward Drive, is in a state of disrepair, and is not fit for use. The property has recently been purchased by the current owner, Douglas Redmann. Mr. Redmann would like to renovate the existing boathouse for his use on this property.

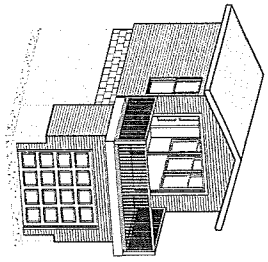
The existing boathouse has an existing stone (all masonry) fireplace that is falling apart. The integrity of the floor joists is questionable, the deck is falling apart and windows are either broken or inoperable. The proposed boathouse is to be built on the existing concrete foundation. Using the existing footprint will help to save as many of the surrounding trees as possible. Wood siding & stucco will be the primary finishes on the exterior of the boathouse. Please refer to the proposed plans & survey for information on the elevations of the renovated boathouse. The height of the structure is proposed to increase by approximately 3 feet 6 inches. The way that the existing boathouse sits low in elevation with relation to the front yard and neighboring properties, it is our opinion that this increase in height will not be of any detriment to the viewing of the lake from other properties. There is park land to the west and a single family home to the east at an even higher elevation.

We would like to commence construction as soon as possible following the granting of Plan Commission approvals and obtaining the appropriate building permits necessary, hopefully yet in 2011. The construction project would be scheduled to commence immediately and last approximately 60 days depending on weather conditions.

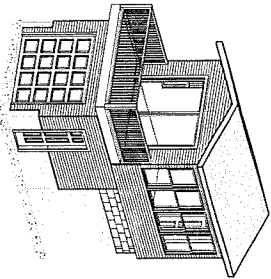
We feel the renovation will not only be an improvement to the property, but also an asset to neighborhood.

Thank you for your consideration.

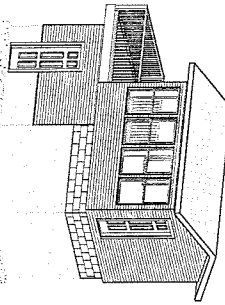
John D. Thompson  
Thompson Custom Builders, llc



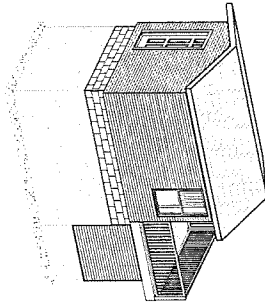
FRONT/LEFT



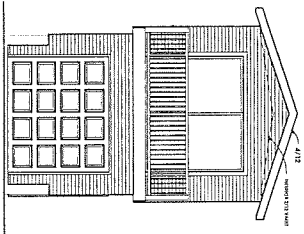
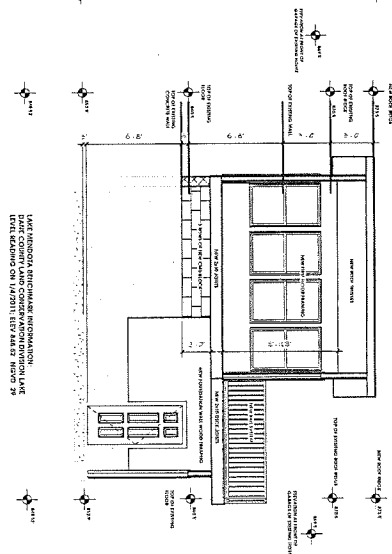
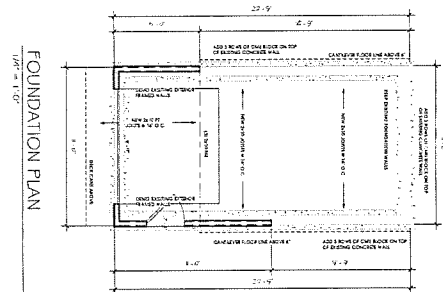
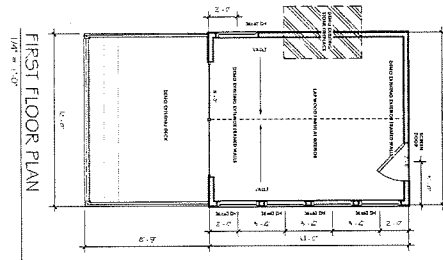
FRONT/RIGHT



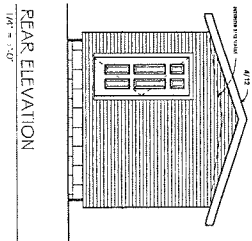
REAR/LEFT



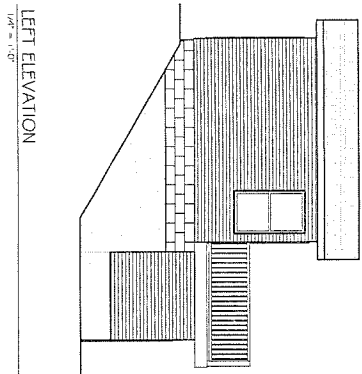
REAR/RIGHT



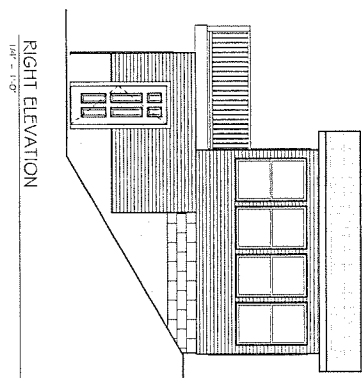
FRONT ELEVATION  
1/4" = 1'-0"



REAR ELEVATION  
1/4" = 1'-0"



LEFT ELEVATION  
1/4" = 1'-0"



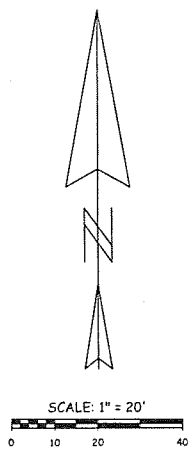
RIGHT ELEVATION  
1/4" = 1'-0"

1	DESIGNED BY THOMPSON CUSTOM BUILDERS DOUG REDMANN BOATHOUSE
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**THOMPSON CUSTOM BUILDERS**  
DOUG REDMANN BOATHOUSE

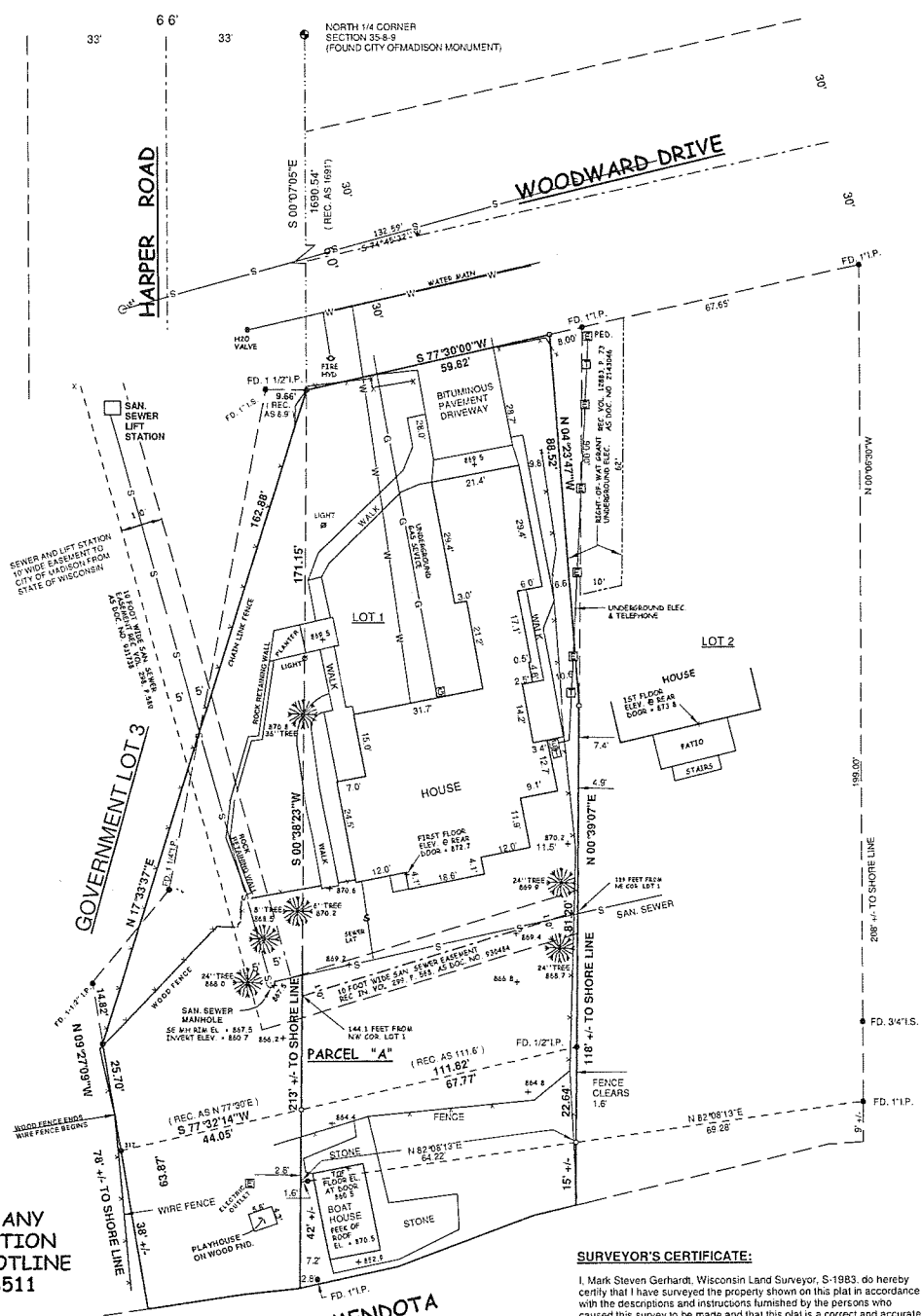
**CMV DESIGNS LLC**  
Residential Drafting and Design Service  
Autodesk Revit Consulting / Training  
608.220.0227  
cmvdesigns@outlook.com  
WWW.CMVDESIGNS.COM

Although every effort has been taken to ensure the accuracy of this plan, CMV Designs LLC assumes no responsibility for errors. CMV Designs LLC provides a drafting service only. Final construction of this structure is to be done by contractor.  
Copyright 2014 CMV Designs LLC



- LEGEND**
- FOUND IRON STAKE SIZE AND TYPE AS NOTED
  - SET 3/4" X 24" SOLID ROUND IRON STAKE
  - SPOT ELEVATION
  - ( ) RECORDED AS INFORMATION

**NOTE: BEFORE ANY  
NEW CONSTRUCTION  
CALL DIGGERS HOTLINE  
@ 800-242-8511**



**LAKE MENDOTA**  
BENCHMARK INFORMATION  
DANE COUNTY LAND CONSERVATION  
DIVISION LAKE LEVEL READING ON  
1 - 4 - 2011 ELEV. - 848.52 NGVD 29

**SURVEYOR'S CERTIFICATE:**

I, Mark Steven Gerhardt, Wisconsin Land Surveyor, S-1983, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.

Date: January 7, 2011

Mark Steven Gerhardt,  
Wisconsin Land Surveyor, S-1983



**LEGAL DESCRIPTION: PARCEL "A" PER OLD REPUBLIC NATIONAL TITLE INSURANCE CO. COMMITMENT NO. 10-22010P AND WARRANTY DEED DOC. NO. 4677802**

Lot One (1), Block One (1), Woodward Grove, in the City of Madison, Dane County, Wisconsin, Except therefrom a triangular parcel described as follows: Beginning at the Northeast corner of said Lot 1; thence Westerly along the Northerly line of said lot, 8 feet; thence Southerly in a straight line to a point on the line dividing said Lot 1 from Lot 2, 90 feet from the said Northeast corner; thence Northerly on the line dividing said Lots 1 and 2 to the place of beginning of this exception.

Along with Part of Government Lot Three (3), located in the Northwest 1/4 of Section 35, Township 8 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at a found 1-1/2" diameter iron pipe at the Northwest corner of Lot 1, Block 1, plot of Woodward Grove; thence South 00 degrees 33' 23" West, along the West line of said Lot 1, 171.15 feet (previously described as South, 173.00') to a found 3/4" diameter iron rod at the intersection with a meander line along Lake Mendota; thence South 77 degrees 32' 14" West, 44.05 feet (previously described as South 77 degrees 30' West, 44.00') to a found 1-1/4" diameter iron pipe at the end of said meander line; thence North 09 degrees 27' 09" West, 25.70 feet (previously described as North 09 degrees 42' West); thence North 17 degrees 33' 37" East, 162.88 feet to the point of beginning. Also including all lands lying South of the above described meander line, North of Lake Mendota, West of said Lot 1, Block 1 of Woodward Grove and East of the line bearing North 09 degrees 27' 09" West (previously described as North 09 degrees 42' West) of the above described parcel extending Southerly to the Shore of Lake Mendota.

Parcel No. 251/0809-351-0842-6

**PREPARED FOR:**  
DOUGLAS REDMANN  
3939 MONONA DRIVE, APT. 201  
MADISON, WISCONSIN 53716

REVISED: 10-14-11 ROOF ELEV / BOTTOM OF BOAT HOUSE ELEV.

<b>BADGER SURVEYING AND MAPPING SERVICE, LLC</b>			
<small>426 WEST PRAIRIE STREET   COLLEGEVILLE, WISCONSIN 53112-8525   261-201-1   FAX: 261-628-9116</small>			
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: M.S.G.	
DATE: JANUARY 7, 2011	M. S. GERHARDT	REVISED:	
<b>PLAT OF SURVEY</b>			
			DRAWING NUMBER <b>3G - 200D</b>

5

EXISTING BOATHOUSE PHOTOS







