

CITY OF MADISON Proposed Demolition & Conditional Use

Location: 2616 Waunona Way

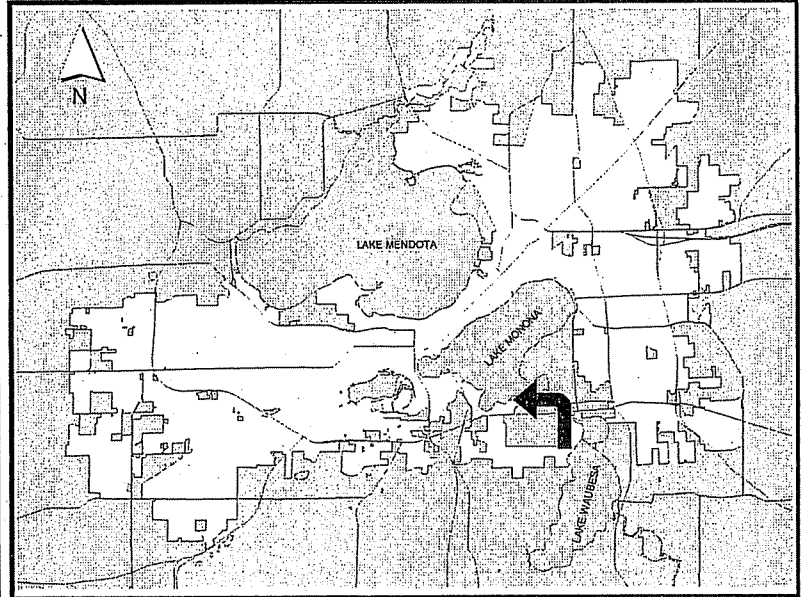
Project Name: Haver House

Applicant: Tom Haver -
Haver Design and Construction

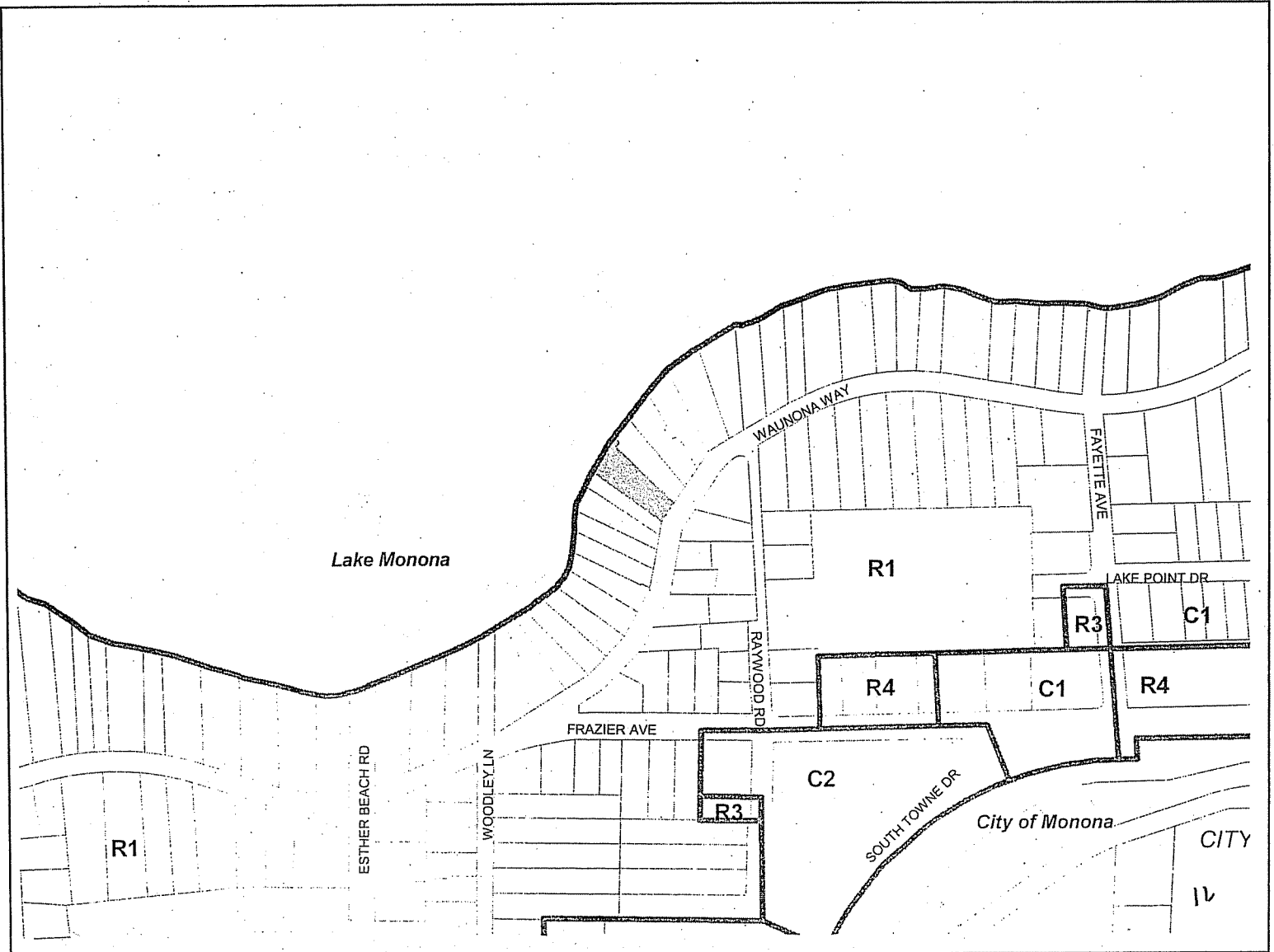
Existing Use: Single Family House

Proposed Use: Demolish Existing House and
Build New Waterfront Home

Public Hearing Date:
Plan Commission 20 February 2006



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



2616 Waunona Way

0

100 Feet



Date of Aerial Photography - April 2000



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	\$500. Receipt No. 67502
Date Received	1-11-06
Received By	KAV
Parcel No.	0710-302-0216-4
Aldermanic District	14-Tim Bruer
GQ	waterfront, exist CU.
Zoning District	R-1
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. **Project Address:** 2616 Waunona Way **Project Area in Acres:** 14,487 sf

Project Title (if any): _____

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

<input checked="" 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 checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Tom Haver Company: Haver Design & Construction, Inc
 Street Address: 1256 Spaight St # 2 City/State: Madison, WI Zip: 53705
 Telephone: (608) 235-1668 Fax: (608) 661-3612 Email: thaver@tds.net
 Project Contact Person: Same Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____
 Property Owner (if not applicant): Same
 Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Remove existing dwelling & build a new modest 2-story 3 bdrm house with walk-out basement & sunken patio; approx. 2280' sf; plus detached 3-stall garage w/ storage.

Development Schedule: Commencement March 2006 Completion Nov. 2006

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:** \$ _____ 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 _____ 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:*
Tim Bruer 11/7/05 plus March 2005
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

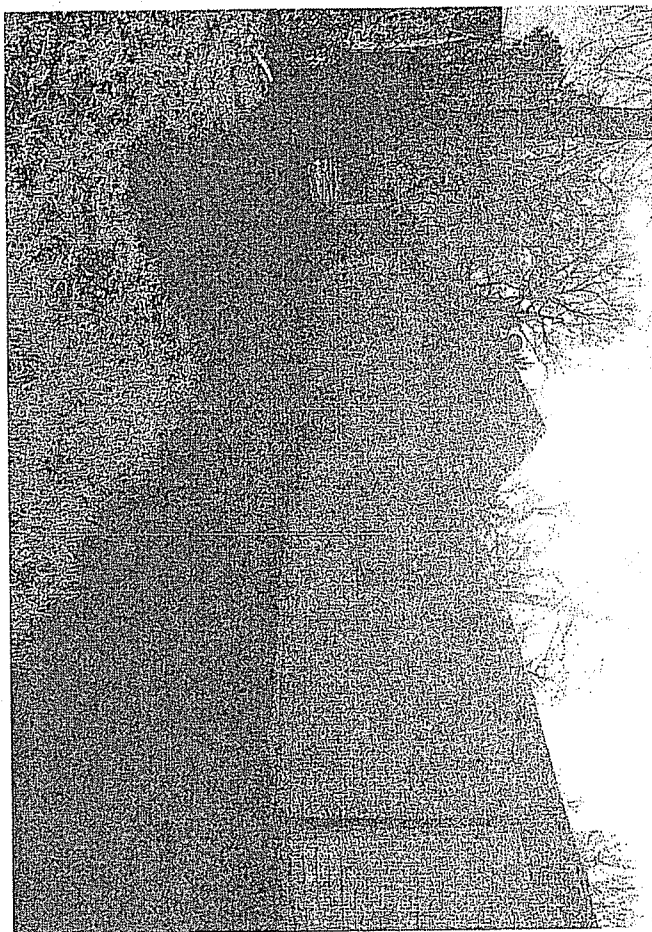
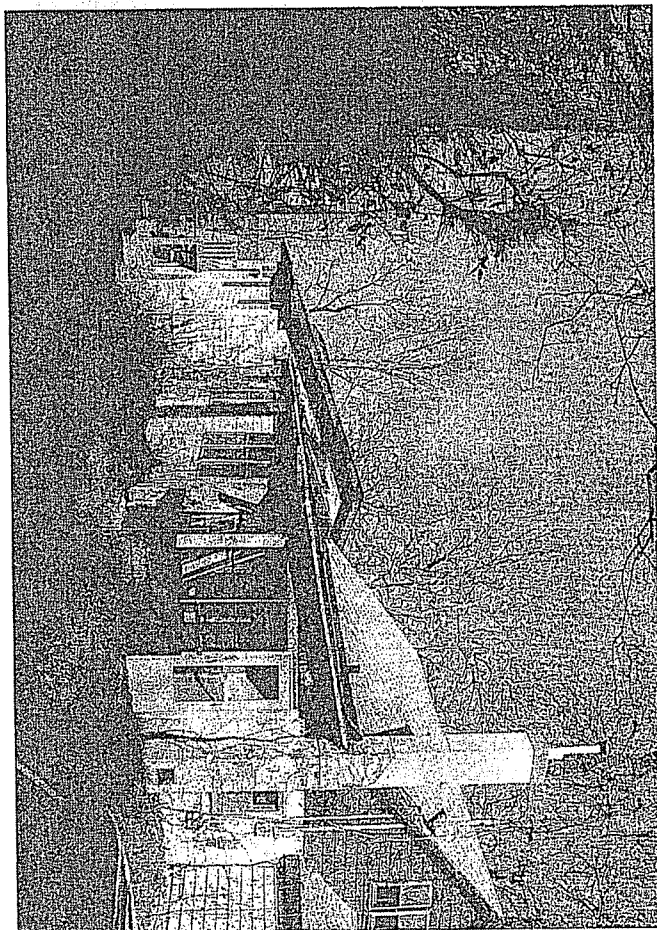
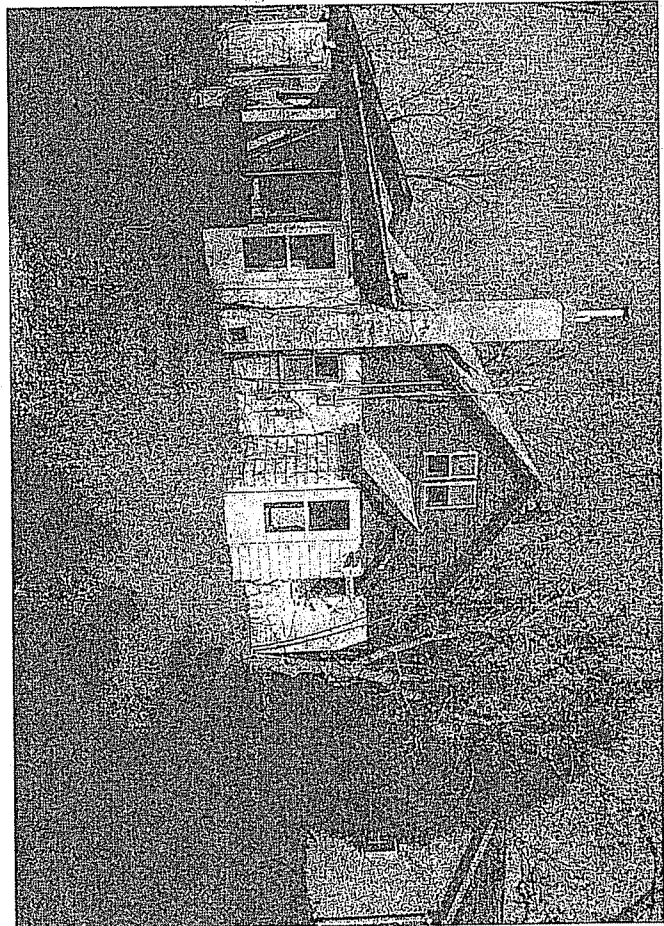
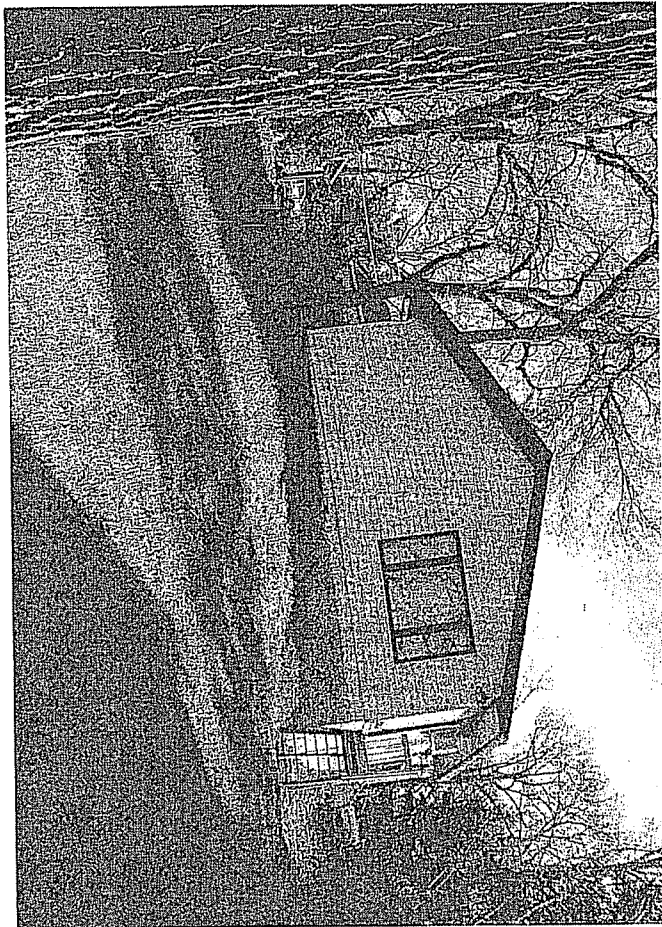
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
Planner Bill Date 11/7/05 | Zoning Staff Kathy Voeck Date 11/7/05

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

Printed Name Tom Haver Date 1/11/06

Signature Tom Haver Relation to Property Owner _____

Authorizing Signature of Property Owner Tom Haver Date 1-11-06



Letter of Intent To:

1/10/06

Plan Commission
City of Madison, WI

Project: 2616 Waunona Way

I am applying to build a residence at 2616 Waunona Way. The existing house is in a state of serious disrepair and is deemed unsalvageable. All services have been previously disconnected from this dwelling and it has sat vacant for many years. My intent is to remove this structure and build a house and detached garage at this property. Presently on this property there is a boathouse which has been rebuilt in accordance with a Repair Notice issued by the City of Madison on 9-3-04. This structure is to remain.

As a long time builder in the Madison area, Tom Haver, property owner, will act as designer and contractor of this project.

This property is zoned R-1. The area of this property is 14487 s.f. A copy of a survey conducted 6-12-1999, is included in this application.

The residence will be a modest sized, two-story, three bedroom structure with a walk out basement and sunken patio. The basement is to remain unfinished at this time with the option of finishing it at a later date. The square footage on the two finished floors is ~ 2200 s.f. The design has been developed with the goal of making it fit into the existing neighborhood.

The garage is a three stall garage with storage space above. The house will not have an attic space, so this upper garage storage is meant to be used in its stead. The overhead garage doors face the side yard rather than toward the street to make for safer access and a more pleasing view from the street (the house entry and plantings will be visible in this plan). The garage will also be excavated into the slope of the ground to minimize the height for the benefit of the surrounding residences.

Thank you for your consideration of this application and plan.

Sincerely,

Tom Haver

NOTE: See Addendum Pages for drainage plan as regarding the neighboring property.

Addendum re: Drainage to:

1/10/06

**Plan Commission
City of Madison, WI**

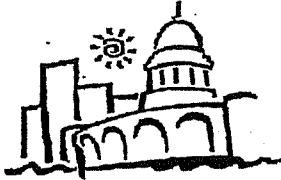
Project: 2616 Waunona Way

In discussion with my neighbors to the southwest (Mark Schuster and Ilene Larson @ 2620 Waunona Way), I have been made aware of a drainage issue that they have asked me to rectify. Mark and Ilene have stated that the former 2616 Waunona Way property owner did some excavation that exacerbated an existing drainage problem and they are getting water in their basement. Per the attached letter dated 9/8/04 (item 3), the City Engineer did not note any expressed drainage violation. That said, I agree that when this house is built (given the current planned position), this would be an opportune time to create a drainage swale to build up the soil near this neighbor's fence line and, thereby, divert water away from the 2620 Waunona Way residence. This is something I agreed to do in discussion with Mark & Ilene and I am adding this addendum to our "Letter of Intent" in deference to my future neighbor's request.

Sincerely,

Tom Haver

cc: Mark Schuster/Ilene Larson



Department of Planning & Development
Inspection Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
TDD 608 266 4747
FAX 608 266 6377
PH 608 266 4551

September 8, 2004

MARK SCHUSTER
ILENE LARSON
2620 WAUNONA WAY
MADISON WI 53713

Subject: 2616 Waunona Way

Dear Mr. Schuster & Ms. Larson:

The Building Inspection Unit has completed its inspections of the premises at 2616 Waunona Way. Inspections for various permits and Official Notices were conducted by a construction inspector for the boathouse foundation, a housing inspector for the deck removal and replacement, and a representative of the City Engineering Department for drainage issues. In addition, the site was reviewed by the Housing Inspection Supervisor and finally by me. Our conclusions and actions are as follows:

1. The boathouse foundation has been replaced and is complete. Site plans, pictures and visits to the site lead the Department to believe that the new foundation occupies the same footprint as the former one. That permit is closed.
2. The Official Notice dealing with the premature demolition of the porch and deck is not closed but will be shortly upon the completion of the porch and stairs on the side of the house. That installation will comply with current codes.
3. The Building Inspection Unit has no issues with the change in grade on the site. In addition, review by the City Engineering Department revealed that none of their drainage codes have been violated.
4. The Department will complete one final action. The boathouse is in serious disrepair. Orders have been issued to repair it no later than October 10, 2004.

If you have any further questions, please contact me.

Sincerely,

Linda A. Grubb, Director
Inspection Unit

cc: Mayor Dave Cieslewicz
Ald. Tim Bruer
Attorney Ron Trachtenberg

Per: 2616 Waunona Way

Hi Kathy Voeck,

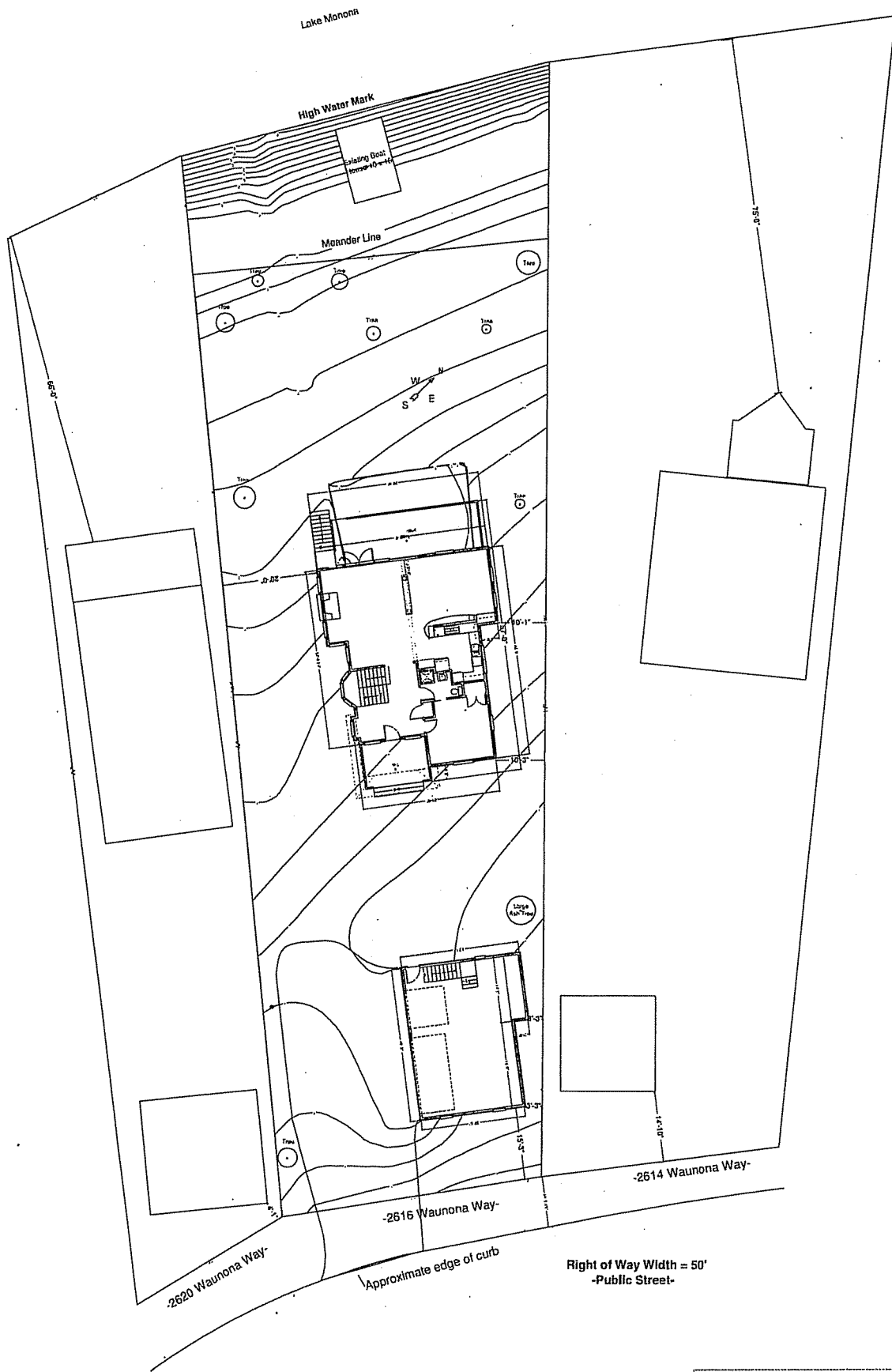
Here are my measurements for the 5 properties to either side of 2616 Waunona Way, with measurements from the component to the residence more than 36" above grade to the high water mark.

2614	75'
2612	94'
2606	84'
2604	72'
2600	81'
2628	102'
2626	63'
2624	95'
2622	75'
2620	66'

Total $807' / 10 = 80.7' \dots \sim 80' 8''$

Thanks for your help!

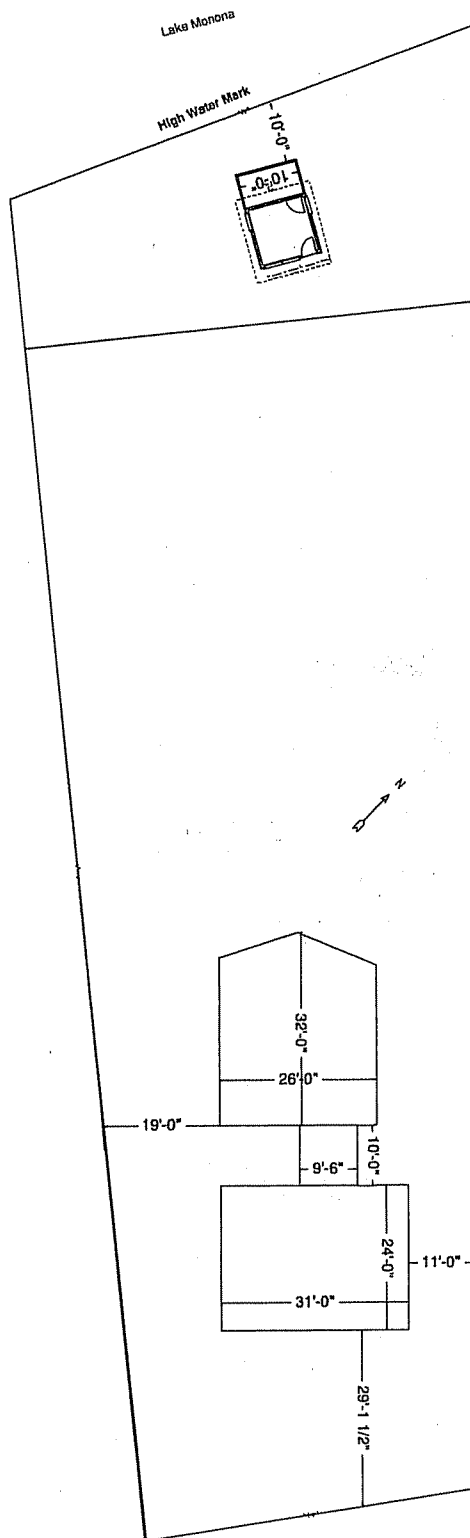
Tom Haver



Site Plan 1" = 20'
 Including Terrain Data
 and Tree Location

Project Address:
 2616 Waunona Way
 Madison, WI 53713

Tom Haver
 Haver Design & Construction, Inc.
 212 South Baldwin Street
 Madison, WI 53703

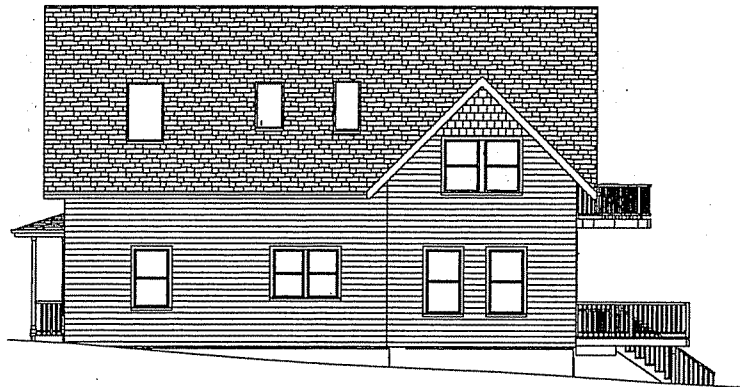


-2616 Waunona Way-
Right of Way Width =
50' -Public Street-

Existing House and
Boat House 1" = 20'

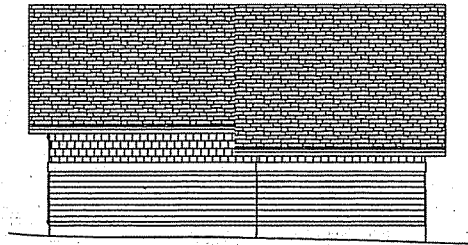
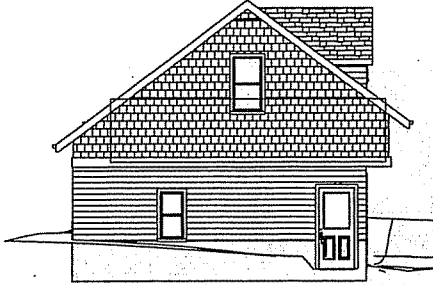
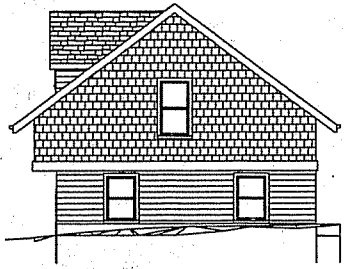
Project Address:
2616 Waunona Way
Madison, WI 53713

Tom Haver
Haver Design & Construction, Inc.
212 South Baldwin Street
Madison, WI 53703



Tom Haver
Haver Design & Construction, Inc.
212 South Baldwin Street
Madison, WI 53703

Project Address:
2616 Waunona Way
Madison, WI 53713



Tom Haver
Haver Design & Construction, Inc.
212 South Barlowin Street
Madison, WI 53703

Project Address:
2616 Waunona Way
Madison, WI 53713



Tom Haver
Haver Design & Construction, Inc.
212 South Baldwin Street
Madison, WI 53703



Project Address:
2616 Wauronia Way
Madison, WI 53713