

CITY OF MADISON

Proposed Conditional Use

Location: 1816 Waunona Way

Project Name: Pommerening Boathouse

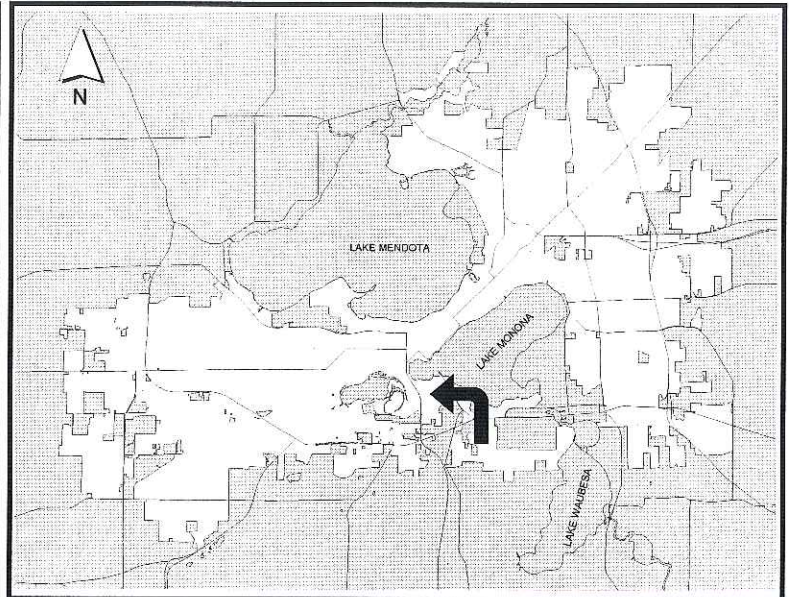
Applicant: Brad Pommerening

Existing Use: Single Family Residence

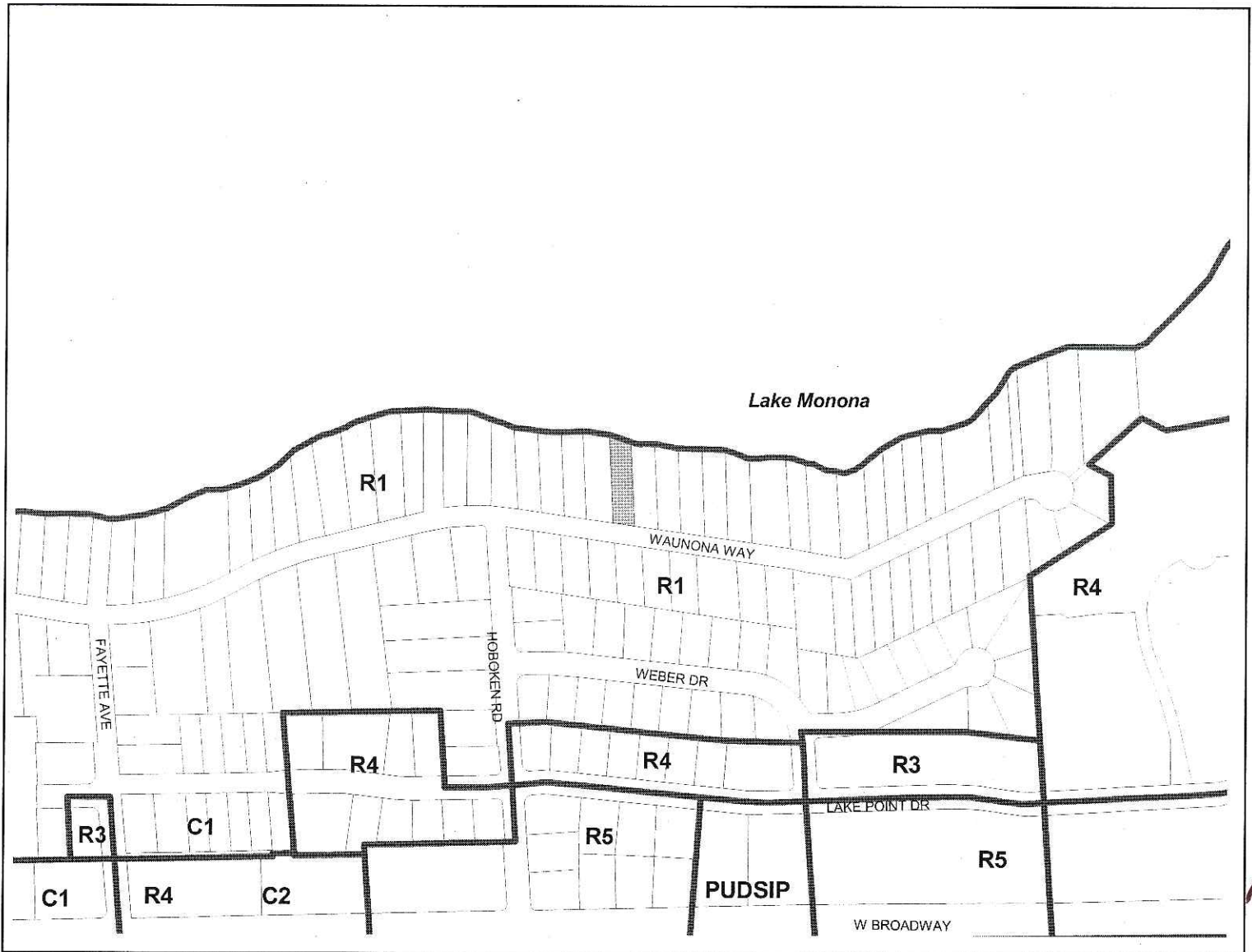
Proposed Use: New 400sf Boathouse

Public Hearing Date:

Plan Commission 17 April 2006



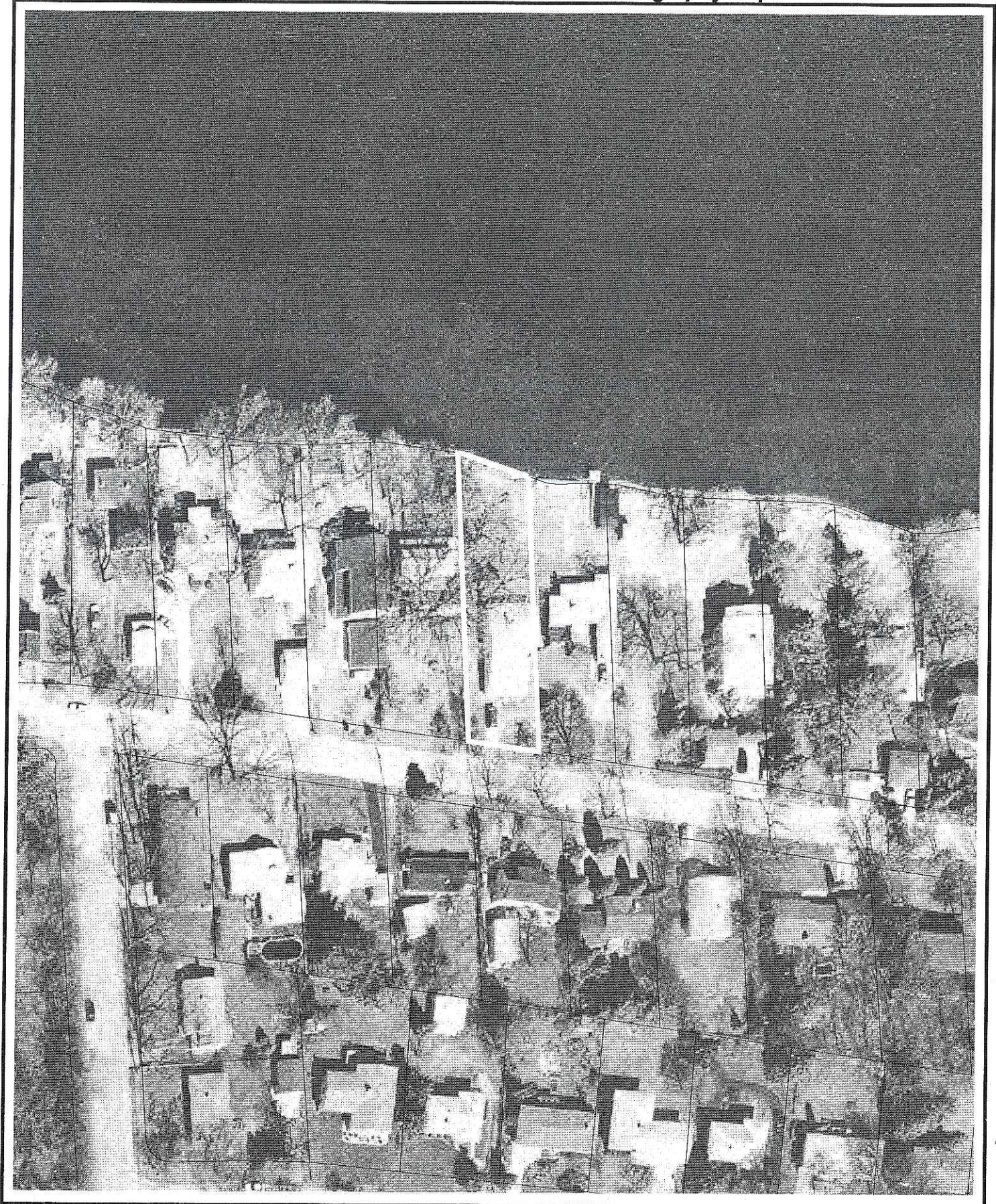
For Questions contact: Bill Roberts at 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



1816 Waunona Way

100 0 100 Feet

Date of Aerial Photography - April 2000



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

Re: 1816 Waunona Way Boathouse Project

This letter shall signify my desire and intent to build a boathouse on my property at 1816 Waunona Way, Madison, WI 53713.

As you can see from the pictures, it is very unsightly to have the large boatlift, canoe and other water-related items in the yard during the non-boating months. This project will clean up this area that also gets cluttered during the summer months.

The project will measure 16x25 and be a total of 400 square feet. It will meet the code by being placed 3 feet from the neighbor's property line and also 3 feet landward of the high-water mark. The project will be placed and the current elevation of that area of the property. There is no slope within 50 feet of that area (besides the shoreline, of course). We will use an erosion control fence along with sandbags during construction to assure no runoff into the lake.

We plan to start this project within two weeks of obtaining the conditional use permit and the building permit. We hope this will be before the end of April. We expect the project to be completed by the middle of May.

Extreme Concrete of McFarland will pour the foundation and JD's Remodeling of Madison will build the boathouse.

Thank you for your consideration,



Brad Pommerening
1816 Waunona Way
Madison, WI 53713



LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.266.8939



- The following information is required for all applications for Plan Commission review except subdivisions and 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.

FOR OFFICE USE ONLY:

Amt. Paid \$550 Receipt No. 68864
 Date Received 3-8-06
 Received By KAU
 Parcel No. 0710-194-0108-4
 Aldermanic District 14-Tim Bruer
 GQ Flood Plain wetland
 Zoning District R-1

For Complete Submittal

Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver 3-7-06
 Ngrbrhd. Assn Not. Waiver
 Date Sign Issued

1. Project Address: 1816 Waunona Way Project Area in Acres: .25
 Project Title (if any): 1816 Waunona Way Boathouse Project

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: Brad Pommerening Company: _____
 Street Address: 1816 Waunona Way City/State: Madison, WI Zip: 53713
 Telephone: (608) 310-8686 Fax: () Email: bwps@charter.net

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: This is a project to build a boathouse for the purpose of storing boats and boat/water related items.

Development Schedule: Commencement 4-24-06 Completion 5-15-06 //

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:** \$ _____ 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:

Tim Bover 3-7-06 waived 30 Day.

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.

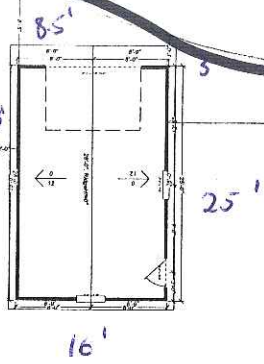
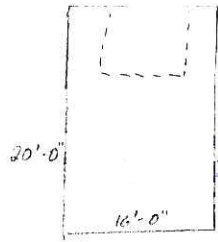
Planner Bill Roberts Date 3/7/06 | Zoning Staff Matt Tucker Date 3/7/06

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

Printed Name Brad Pommerening Date 3-8-06
 Signature [Handwritten Signature] Relation to Property Owner owner

Authorizing Signature of Property Owner _____ Date _____

LAKE



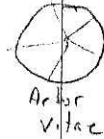
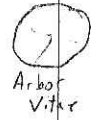
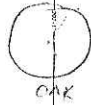
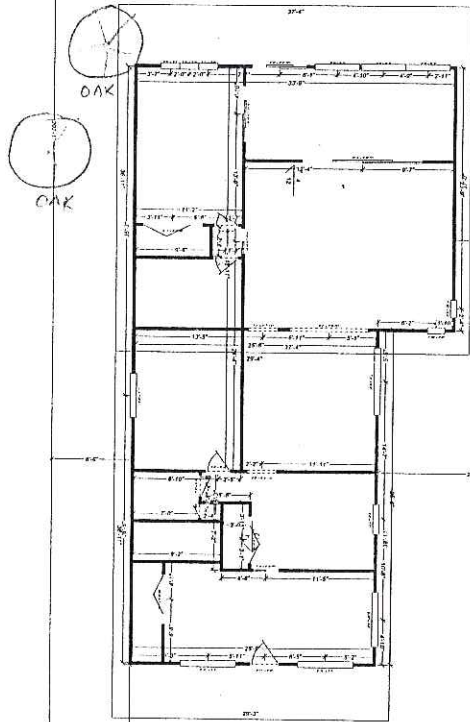
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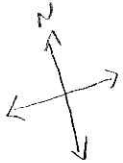
1904
Waunona Way

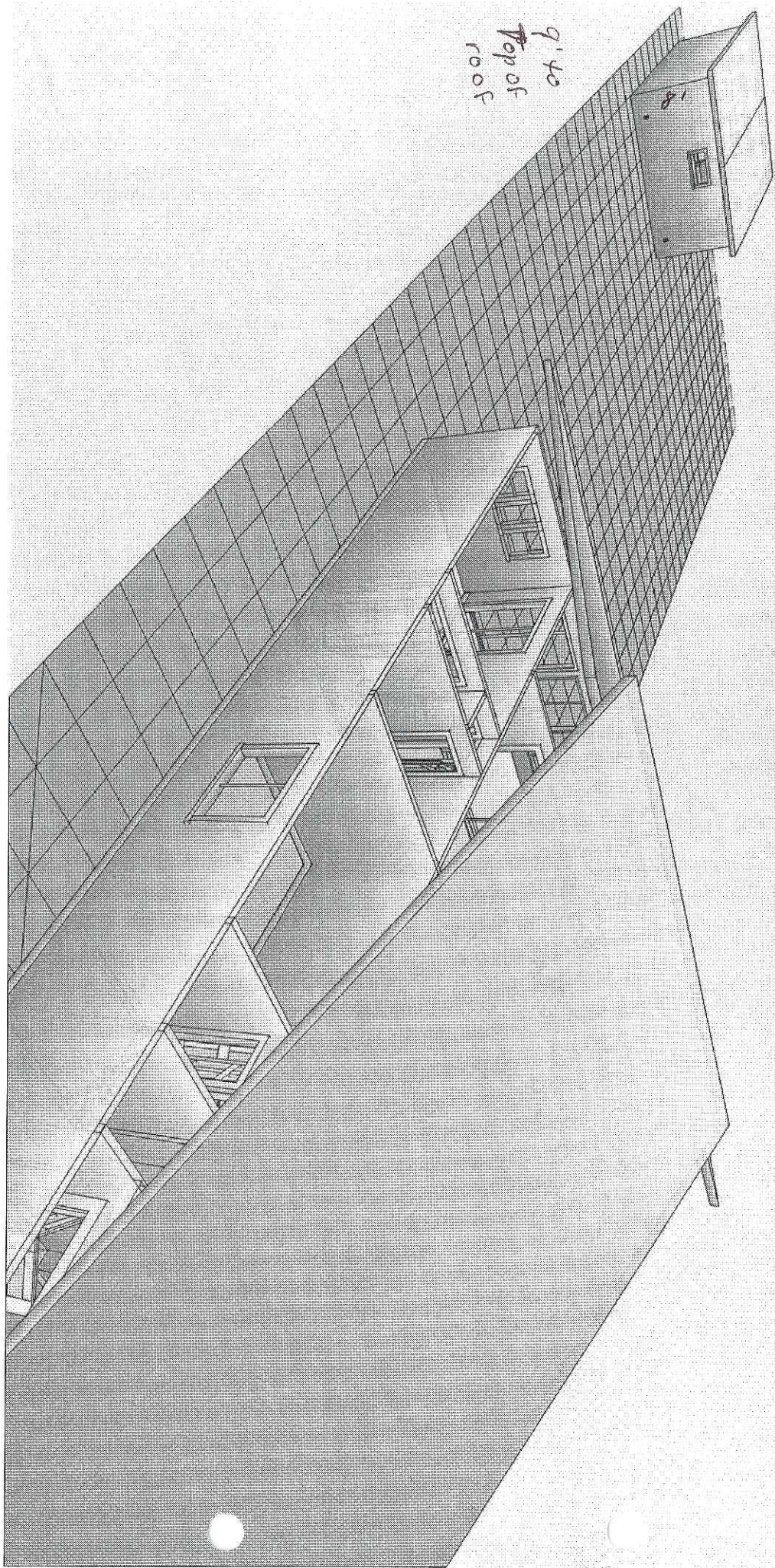
1816
Waunona

1814
Waunona Way



1" = 13'





9' to
Top of
roof







