



# City of Madison

## Proposed Demolition and Conditional Use

Location  
2708 Waunona Way

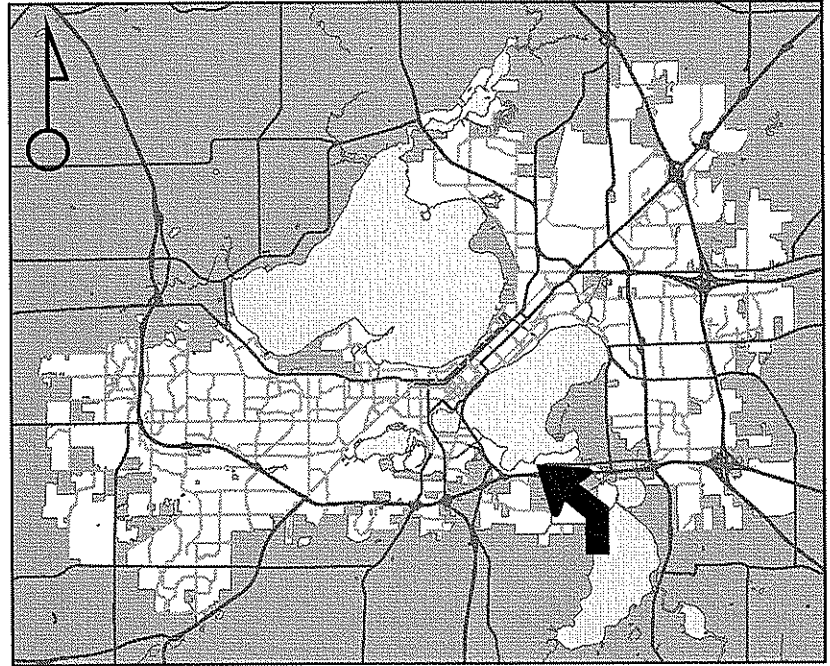
Project Name  
Henderson Residence

Applicant  
Douglas Henderson/William J Flanagan - Holtz Builders, Inc.

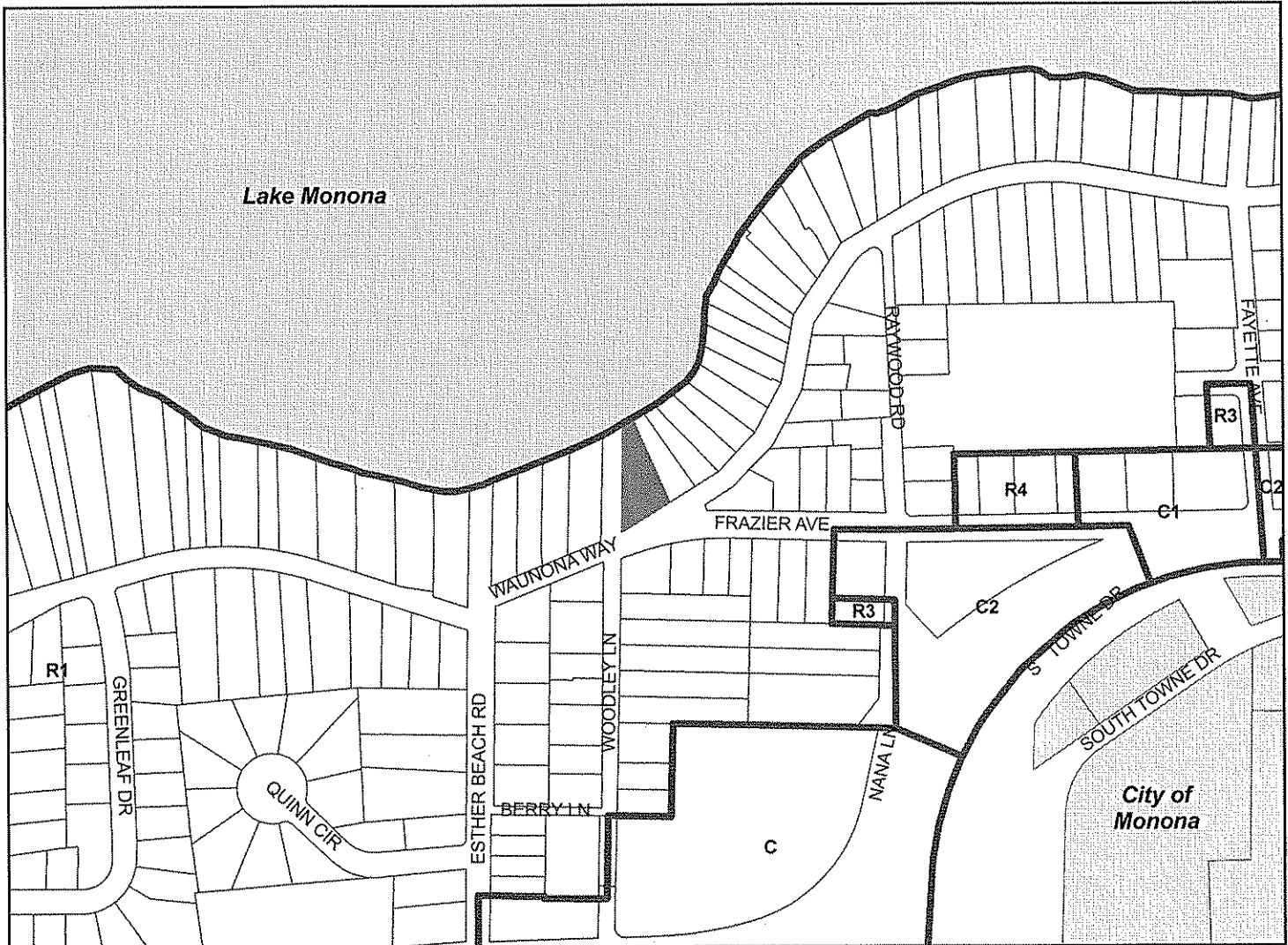
Existing Use  
Single-Family Residence

Proposed Use  
Demolish Single-Family Residence and Construct New Residence on Lakefront Lot

Public Hearing Date  
Plan Commission  
16 November 2009



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 November 2009

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# 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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 2708 Waunona Way Project Area in Acres: .43  
Project Title (if any): Henderson Residence

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b> <input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Douglas Henderson Company: \_\_\_\_\_  
Street Address: 2921 Richardson City/State: Madison Zip: 53711  
Telephone: (608) 277-9190 Fax: \_\_\_\_\_ Email: hendersonengr.wisc.edu

Project Contact Person: William J. Flanagan Company: Holtz Builders Inc  
Street Address: 2560 East Main St City/State: Reedsburg W. Zip: 53959  
Telephone: (608) 444-5020 Fax: (608) 524-3211 Email: flanflan@charter.net

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolish an existing structure - build a new single family home w/attached garage

Development Schedule: Commencement Dec 2009 Completion June 2010

**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (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:** \$ 500 <sup>150</sup> 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.
- Zoning Text (12 copies):** must accompany 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 Comprehensive Plan, which recommends:  
LDR 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:  
Tim Bauer Aug 5, 09  
 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: PATRICK ANDERSON Date: 8/5/09

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 William J. Flanagan Date Oct 13, 09  
 Signature William J. Flanagan Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner Douglas Anderson Date 10/13/09

City of Madison Planning Commission  
Letter of Intent  
Property located at 2708 Waunona Way

Dear Plan Commission Members:

Holtz Builders Inc. on behalf of Douglas and Felicitas Henderson, the owners of the property located at 2708 Waunona Way Madison WI, is preparing this Letter of Intent. The Henderson's wish to demolish the existing house and build a new structure. The present structure is about 900 square feet and in disrepair (See enclosed photo). The proposed home is a two story with an attached garage-- the approximate foot print of the home including the garage being 3100 square feet with the square footage of the living area being approximately 3000 square feet.. The exterior will be a combination of stucco/stone/ maintenance free siding.

The lot is almost 19000 square feet with a somewhat irregular shape with the lake frontage being about 50 feet and the street frontage being about 144 feet. The surveyor created a building envelope using criterion stated by the City of Madison (See enclosed). There are at least 7 trees that will have to be removed within the building envelope and several have to be professionally trimmed. There are another 4-5 trees within 50 feet of the lake that have to be trimmed. A professional has looked at these and has made recommendations. The Henderson's are going to add landscaping that will be compatible to the style and setting of the home.

The proposed elevations are:

- - Basement Slab - 847.6
- - First Floor - 857.7875
- - Second Floor - 867.9438
- - Highest Ridge - 883.3188

These elevations were in consideration of the Average High Water Line of 846.1 as per survey of August 27, 2009 – (See attached Plat of Survey)

Mr. Frank Byrne of Habitat for Humanity Restore viewed the home and listed the following as salvageable:

- The exterior metal hand rails
- The front entry door
- Storm doors (2)
- Some light fixtures and glass shades
- Oak flooring
- Floor grates
- Newer windows (3)
- Possibly a vanity cabinet
- Mirrors
- Interior hand rails
- Work sink
- Miscellaneous copper
- Any appliances less than 10 years old

We would like to proceed with preparing the lot during the month of December 2009 and anticipate a completion of the project by mid-summer 2010. Selections of all sub-contractors have not been made at this time.

William J Flanagan  
Holtz Builders Inc.

## Stouder, Heather

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From: flanflan@charter.net  
Sent: Tuesday, November 10, 2009 2:12 PM  
To: Stouder, Heather  
Cc: henderson@enr.wisc.edu

To: Plan Commission  
From: Bill Flanagan  
Holtz Builders  
Subj: 2708 Waunona Way

Listed are some of the structural/ livability concerns

### BASEMENT

\*It is less than 7'8" in wall height with a variety of wall ceiling coverings ---all of which are not useable.

walls

- \*the "king" beam has very low headroom--a resultant of the less than 7'8"
- \* there are some major cracks that can be seen from the outside[eastside]

### MAIN FLOOR

- \*multiple wall and ceiling cracks
- \*crack at fireplace at same area as a separation at the chimney and wall

[exterior]

- \* there is evidence of water damage in the bedroom area walls [water spots]

### ROOF

- \* flat--there is evidence that there has been attempt[s]to solve some problems [leaking?] the fact is--it is still flat

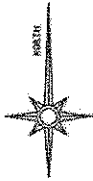
- \* the juncture of roof and walls needs major attention, I suspect this to be a major contributor to leakage

### GARAGE

- \* small
- \* neds are the same as the home [walls and roof]

**PLAT OF SURVEY**  
**WALKER SURVEYING INC.**  
 5964 LINDA CT. MAZOMANIE WI. 53560

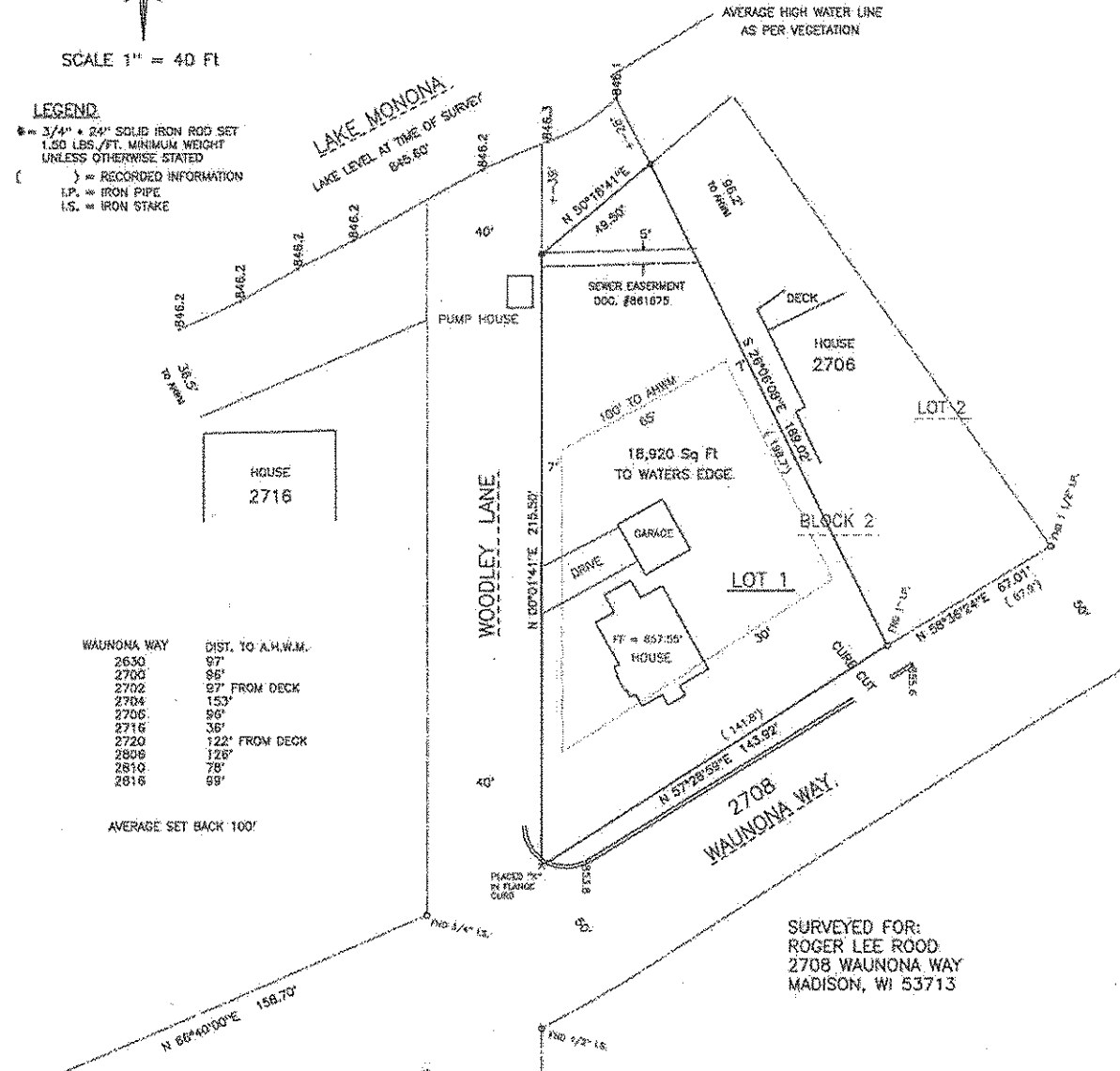
LOT 1, BLOCK 2, OF THE PLAT OF RAYWOOD HEIGHTS, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE 1" = 40 FT

**LEGEND**

- ⊕ = 3/4" x 24" SOLID IRON ROD SET  
1.50 LBS./FT. MINIMUM WEIGHT  
UNLESS OTHERWISE STATED
- ( ) = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE



WAUNONA WAY	DIST. TO A.H.W.M.
2630	97'
2700	86'
2702	97' FROM DECK
2704	153'
2706	86'
2716	36'
2720	122' FROM DECK
2806	78'
2810	78'
2816	89'

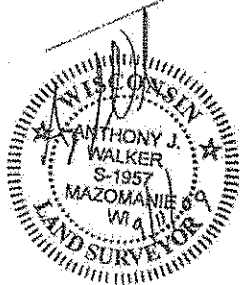
AVERAGE SET BACK 100'

SURVEYED FOR:  
 ROGER LEE ROOD  
 2708 WAUNONA WAY  
 MADISON, WI 53713

SURVEYOR'S CERTIFICATE: I, Anthony J. Walker, hereby certify that this survey is in compliance of Wisconsin Administrative code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

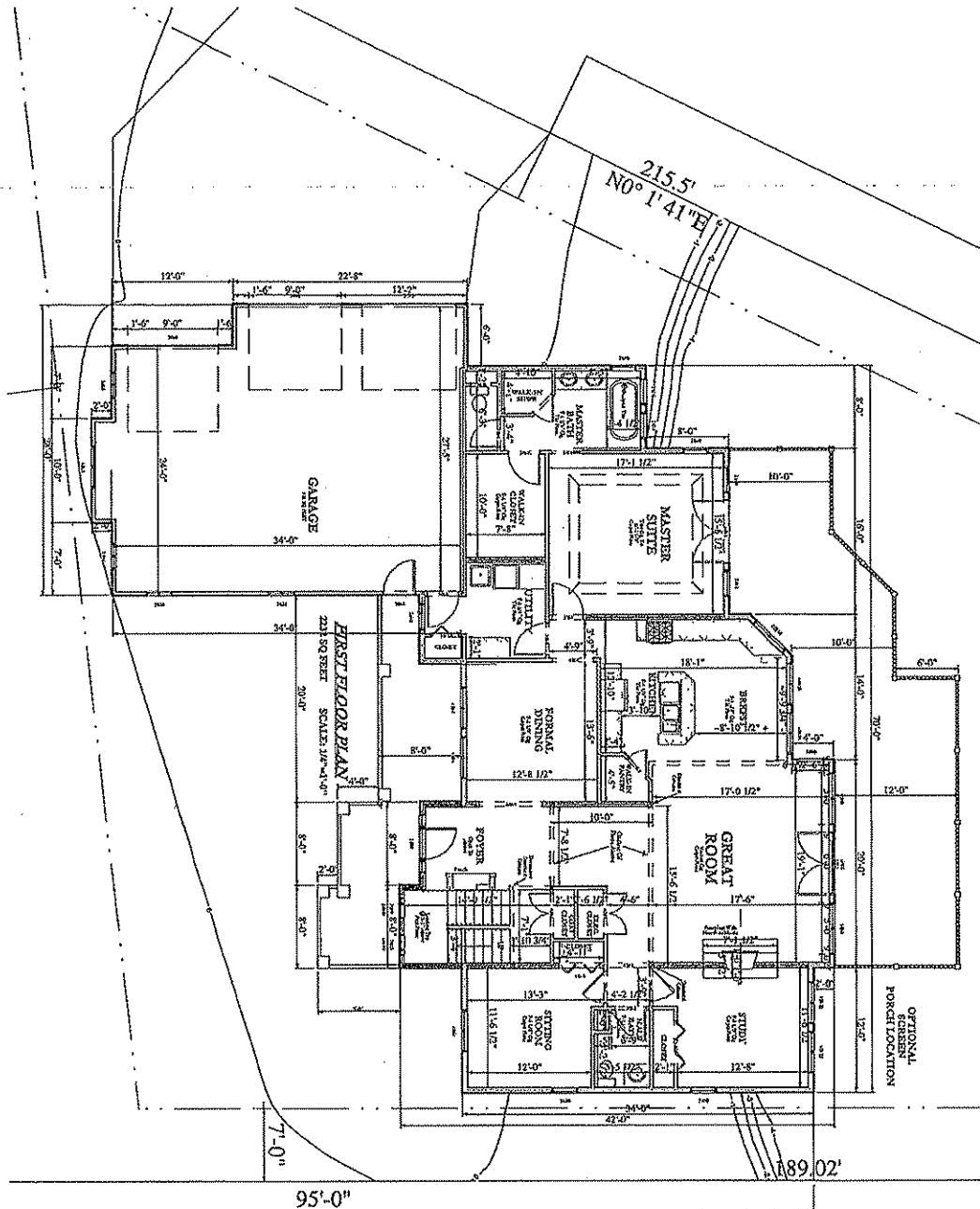
Anthony J. Walker Registered Land Surveyor NO. 1957

Dated This 11th Day of SEPT., 2009






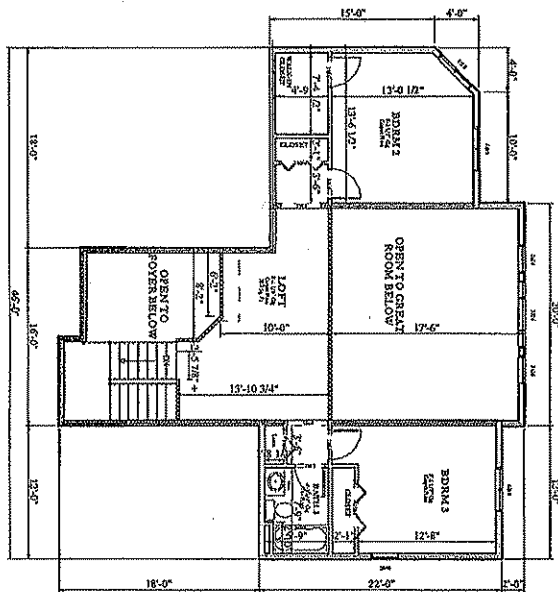





**FIRST FLOOR PLAN**  
 215.5' x 95.0' FEET  
 SCALE: 1/8" = 1'-0"

	<b>Holz Builders, Inc.</b> General Contractor 420 East Main - Suite 8 Rockford, WI 53089 Tel: 608-531-3333 www.holzbuilders.com		PROJECT ARCHITECT PROJECT DESIGNER
	CLIENT: <b>Douglass &amp; Felicitas Henderson</b> 2708 Waunona Way - Madison, WI 53713		
SHEET TITLE: <b>FIRST FLOOR PLAN</b>		DRAWN BY: <i>DLZ</i> CHECKED BY: <i>DLZ</i> DATE: <i>02/20/01</i> SCALE: <i>1/8" = 1'-0"</i> SHEET NO.: <i>A-5</i> PROJECT NO.: <i>100-00000000</i> PER CONSTRUCTION	

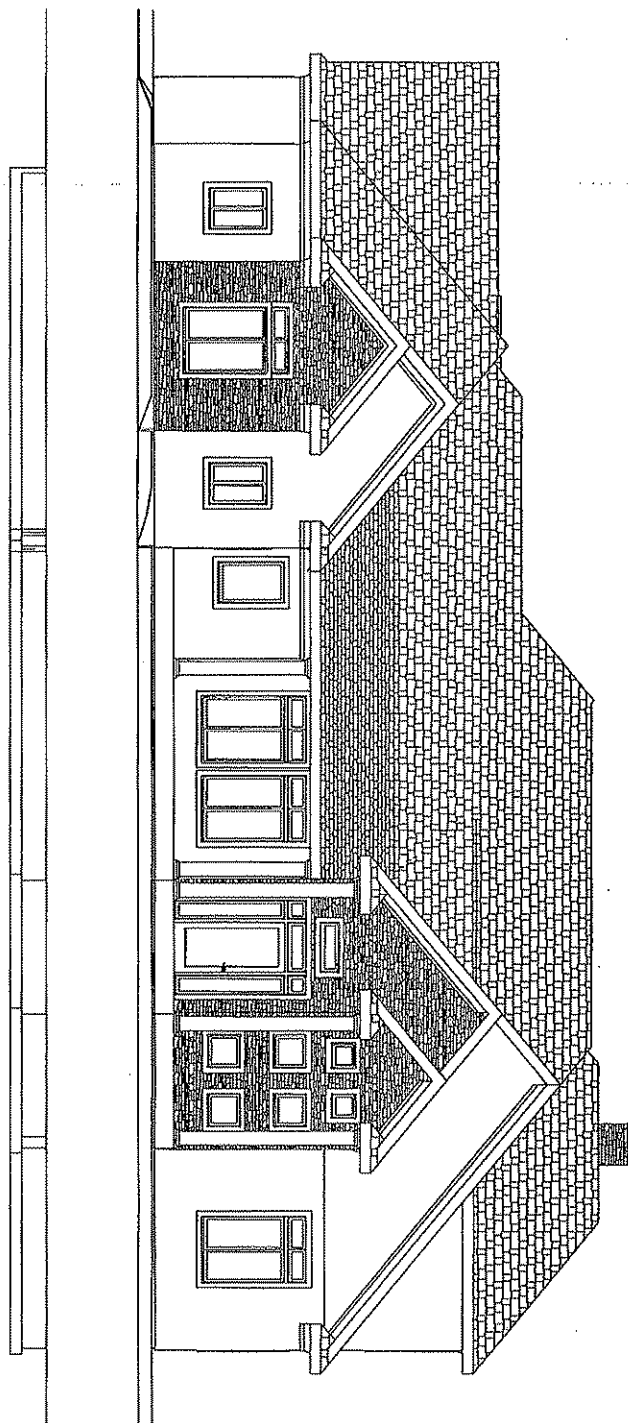
OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, are an instrument of professional service, the sole property of Holz Builders, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Holz, Inc.



SECOND FLOOR PLAN  
7/4/50 FEET SCALE 1/4" = 1'-0"

	<b>Holtz Builders, Inc.</b> General Contractor 3 Woodlark, WI 53599 Phone: 608-524-5759 Fax: 608-524-5771 www.holtzbuilders.com	
	Developer - Design - Build KERR BERNEIDT	
ARCHITECT: ERIN M. SHAWMUT		
CLIENT: <b>Douglass &amp; Felicitas Henderson</b> 2708 Waunona Way - Madison, WI 53713		
SHEET TITLE: <b>SECOND FLOOR PLAN</b>		
DATE: 05/20/20 DRAWN BY: ERIN M. SHAWMUT CHECKED BY: JEFFREY L. HOLTZ PROJECT NO.: 000000	REVISIONS: NO. DESCRIPTION DATE	A-6 PERMANENT PLASTER VOT FOR CONSTRUCTION

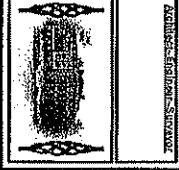
OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Holtz Builders, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of HBI, Inc.



**FRONT ELEVATION**  
NS



**Holtz Builders, Inc.**  
 General Contractor  
 2607 Sherman - Suite B  
 Madison, WI 53713  
 Phone: 608.574.5199  
 Fax: 608.574.5111  
 Develop... Design... Build



CLIENT:  
**Douglass & Felicitas Henderson**  
 2708 Waunona Way - Madison, WI 53713

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

DATE	BY	DESCRIPTION

PLANNING, INC. - D/C  
 2500 Sherman - Suite B  
 Madison, WI 53713  
 Phone: 608.574.5199  
 Fax: 608.574.5111  
 Develop... Design... Build









Patrick Anderson and Kevin Firchow  
Planning and Zoning Departments  
215 Martin Luther King Jr. Blvd., Rm LL-100  
P.O. Box 2985  
Madison, WI 53701-2985

November 2, 2009

Re: Shoreline Vegetation Site map, 2708 Waunona Way

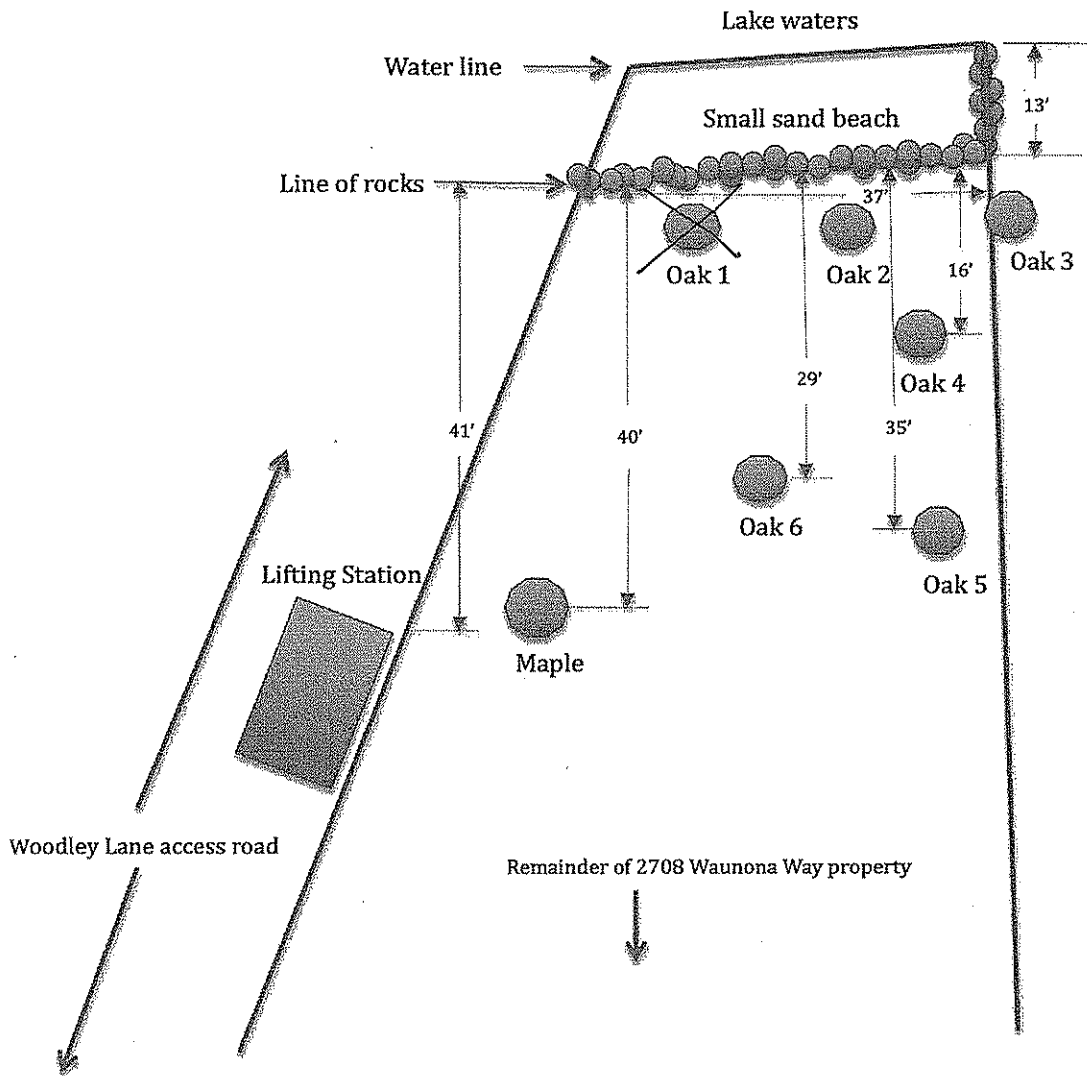
Dear Patrick Anderson and Kevin Firchow

The attached sheet shows the vegetation site map within approximately 55 feet of the water line or 42 feet from the line of rocks, which borders the small sand beach. Mature trees make up the vegetation within this area of the property. Note, the tree designated as Oak 3 sits on the border of the property with the neighbor to the east. Most of the tree is on the neighbor's lot.

We plan to remove Oak 1 and the Maple tree near the lifting station. All remaining trees will be trimmed to remove dead and broken branches.

Sincerely,

Douglass and Felicitas Henderson  
2708 Waunona Way  
Madison, WI 53711







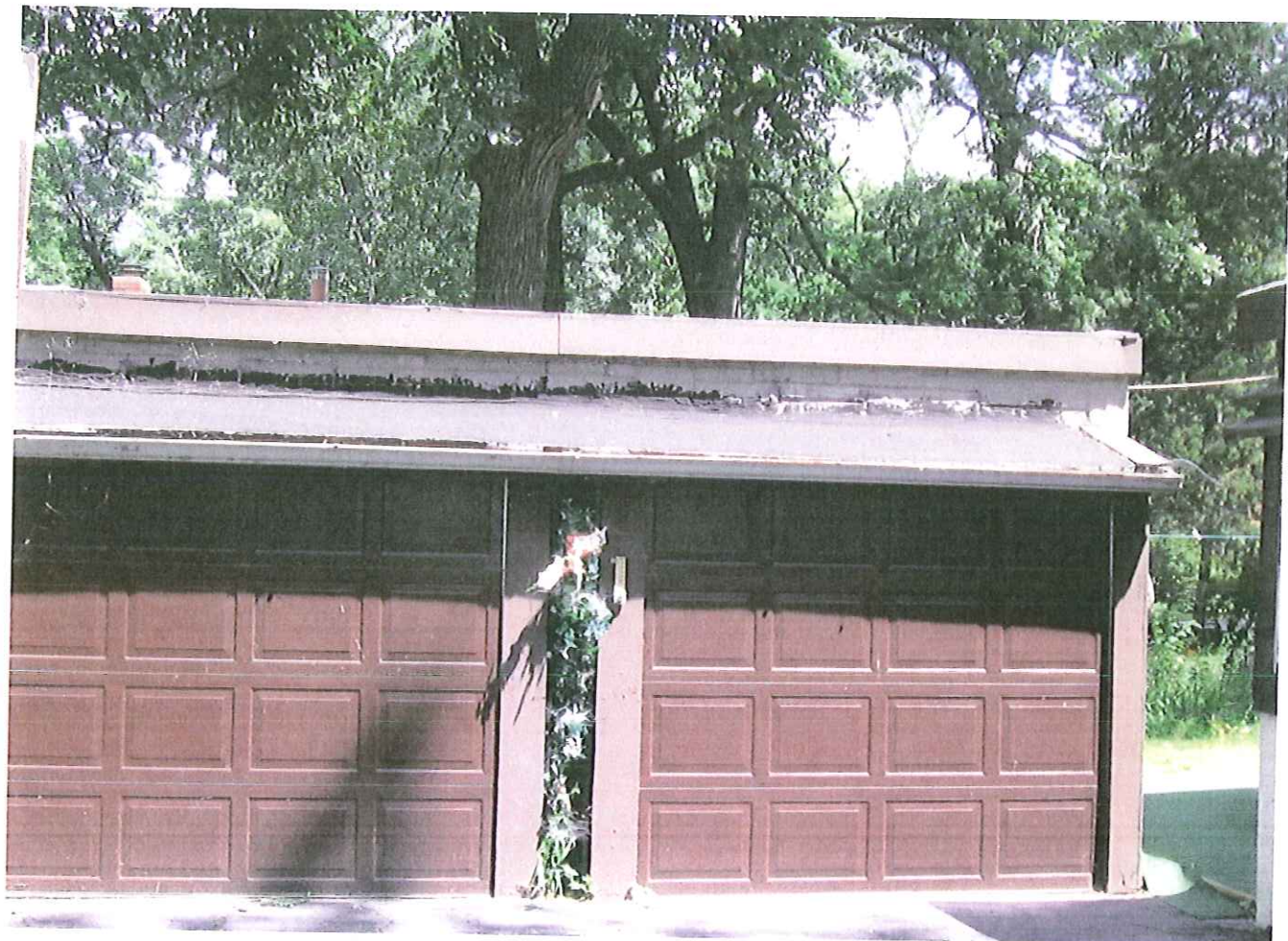




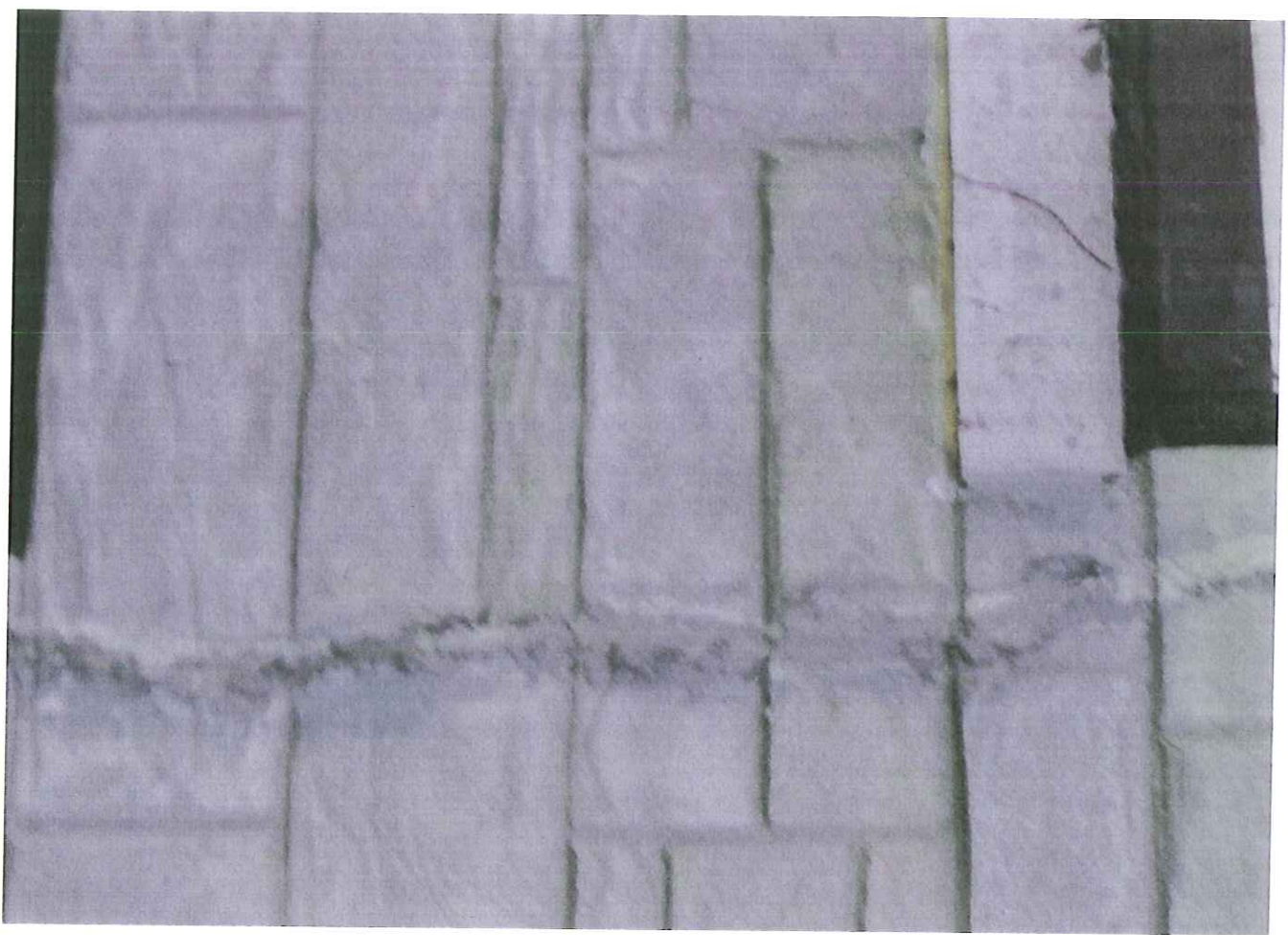








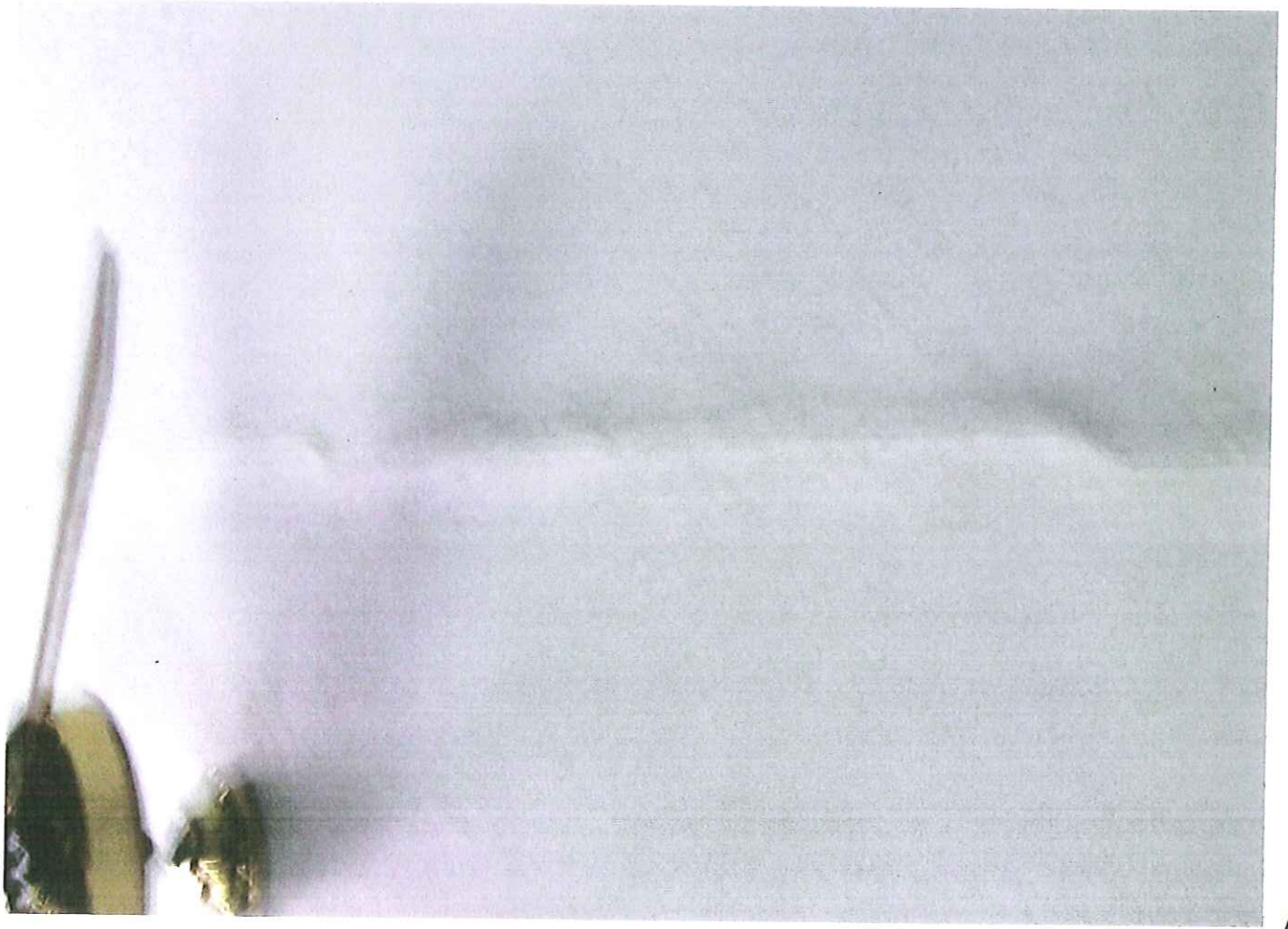






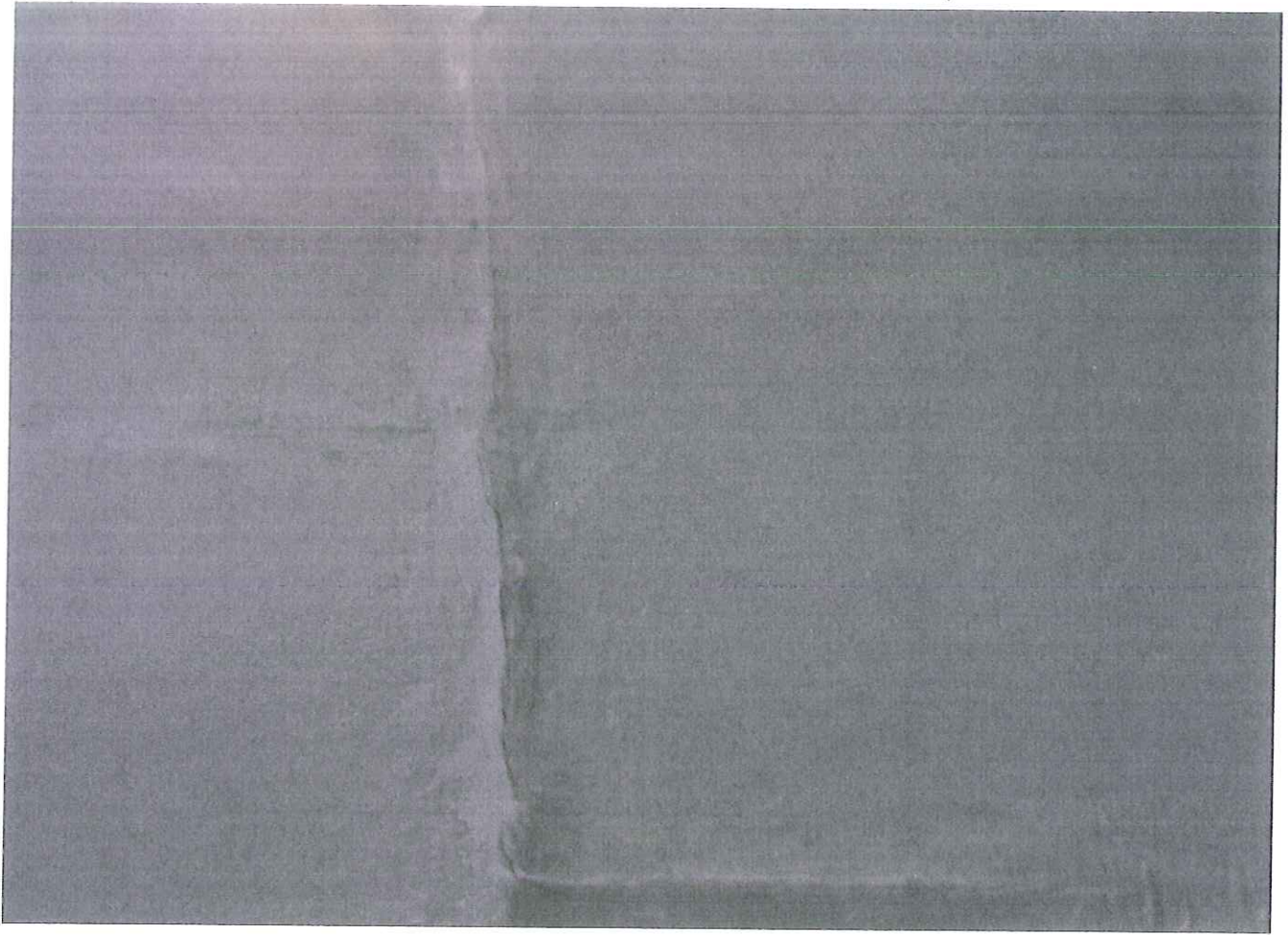






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