



Location

2830 Waunona Way

Project Name

Walker/Hoffland Garage

Applicant

Amy Walker & Heidi Hoffland/
Charles Cooner – Trimcraft Builders

Existing Use

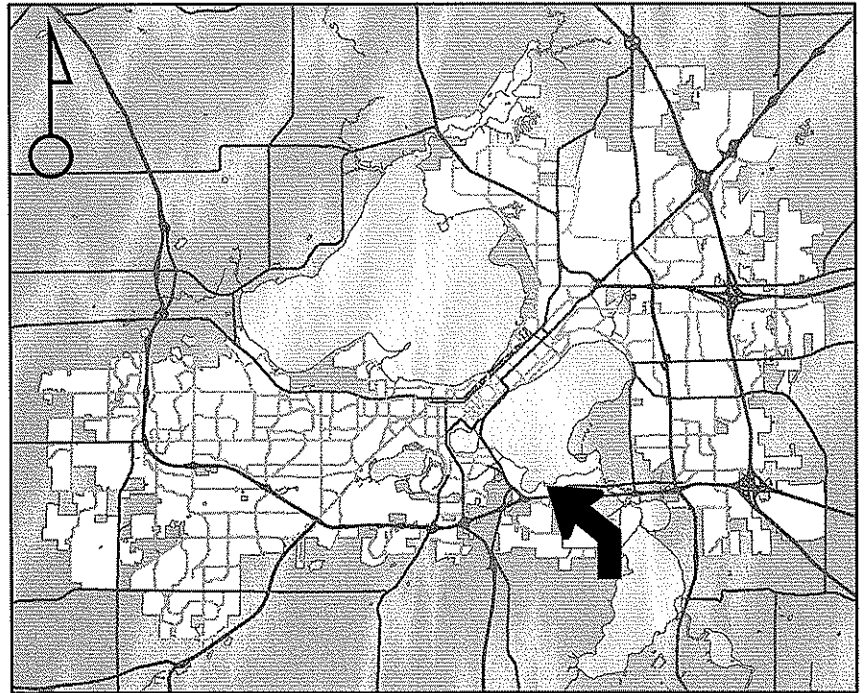
Single-Family House

Proposed Use

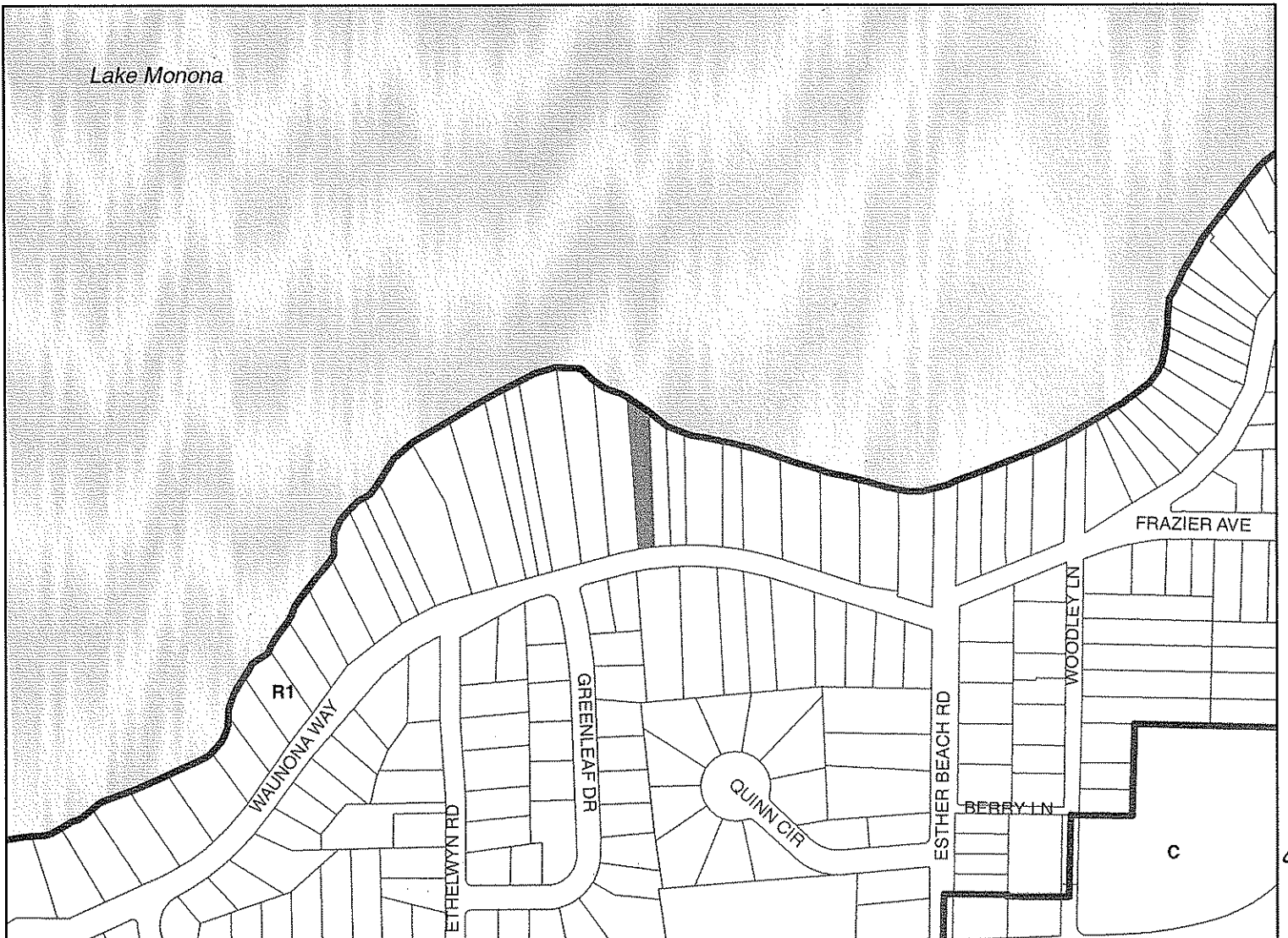
Detached Garage on a
Lakefront Parcel

Public Hearing Date

Plan Commission
28 January 2008



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 January 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 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
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid	Receipt No. _____
Date Received	<u>12-11-07</u>
Received By	<u>RT</u>
Parcel No.	<u>0710-302-0125-7</u>
Aldermanic District	<u>14 Tim Bruev</u>
GQ	<u>Waterfront ZBA</u>
Zoning District	<u>R1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder. Notification	Waiver <u>?</u>
Ngbrhd. Assn Not.	Waiver <u>?</u>
Date Sign Issued	_____

1. Project Address: 2830 Wannona Way Project Area in Acres: _____
Project Title (if any): Garage

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

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Charles Cooner Company: Trimcraft Builders
Street Address: 3817 Busse St. City/State: Madison Zip: 53714
Telephone: (608) 258-5878 Fax: (608) 204-3843 Email: charles@trimcraftbuilders.com
Project Contact Person: Same Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____
Property Owner (if not applicant): Amy Walker and Heidi Hoffland
Street Address: 2830 Wannona Way City/State: Madison Zip: 53713

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Rebuild/alter garage so that it is functional and aesthetically pleasing

Development Schedule: Commencement Feb 08 Completion Mar 08

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 550.00 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:
Phyllis Tsunpter - Monona Way Neighborhood Sept. 2007
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 _____ Date _____ | Zoning Staff _____ Date _____

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

Printed Name Charles Cooner Date 12/11/07
Signature [Signature] Relation to Property Owner Contractor

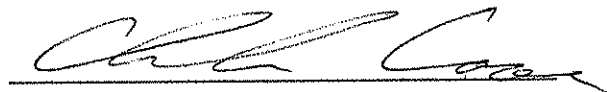
Authorizing Signature of Property Owner [Signature] Date 12/11/2007

Letter of Intent

We intend to replace the garage at 2830 Waunona Way. The existing conditions make it necessary to replace this garage for several reasons. First, the garage severely leans to the East. Because of this lean, the overhead doors do not open. These doors are also rotting due to improper drainage. For these reasons, the current garage is almost useless, as the only access is via a side door, and it is impossible to park cars inside. Thus, this garage is presently functioning solely as a storage shed. Finally, the siding is starting to come loose.

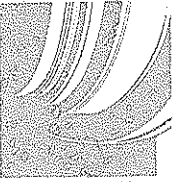
When we rebuild, we plan to use the existing foundation, except we will move the existing West foundation wall 1.2 feet to the East so that it conforms to setbacks. The walls of the new garage will be the same height as the existing garage (8 feet), but the roof pitch will change to a 10½/12 to match the existing house. All work, except the concrete, will be completed by Trimcraft Builders between the hours of 7:30am-5pm, Monday-Friday. The concrete work will be completed by an as yet undetermined contractor during the same working hours.

Sincerely,



Charles Cooner

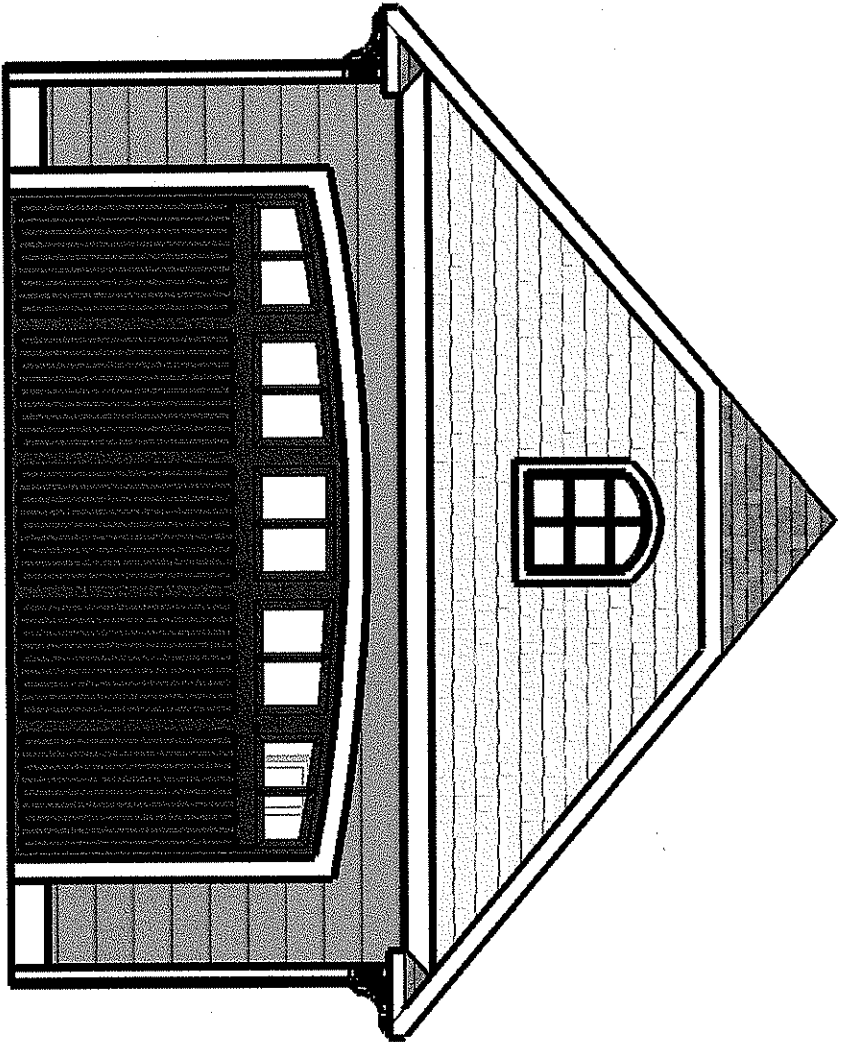
General Partner, Trimcraft Builders



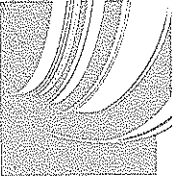
**TRIMCRAFT
BUILDERS**
OF MADISON

2830 Waunona Way
Garage

Drawn by Charles Cooner | November 26th, 2007



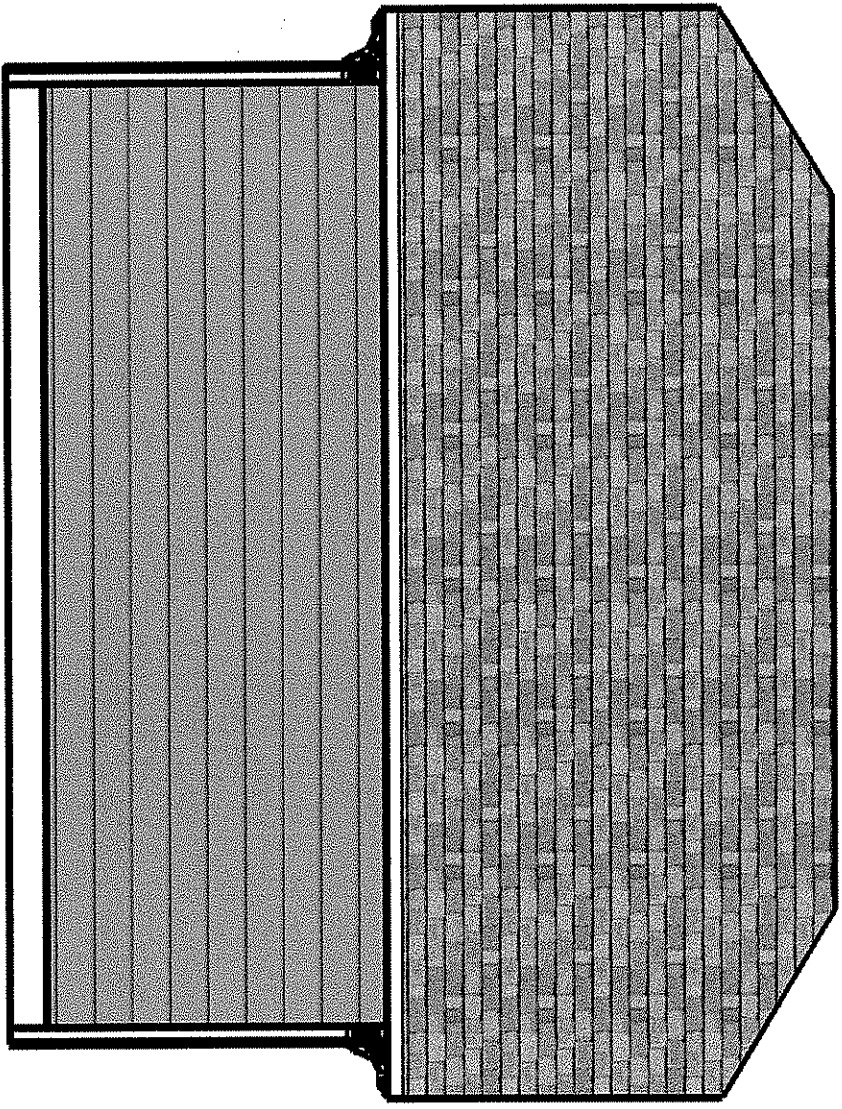
1
1/4" = 1'



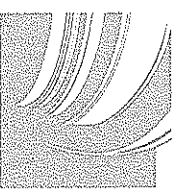
**TRIMCRAFT
BUILDERS**
OF MADISON

2830 Waunona Way
Garage

Drawn by Charles Cooner | November 26th, 2007



2
1/4" = 1'

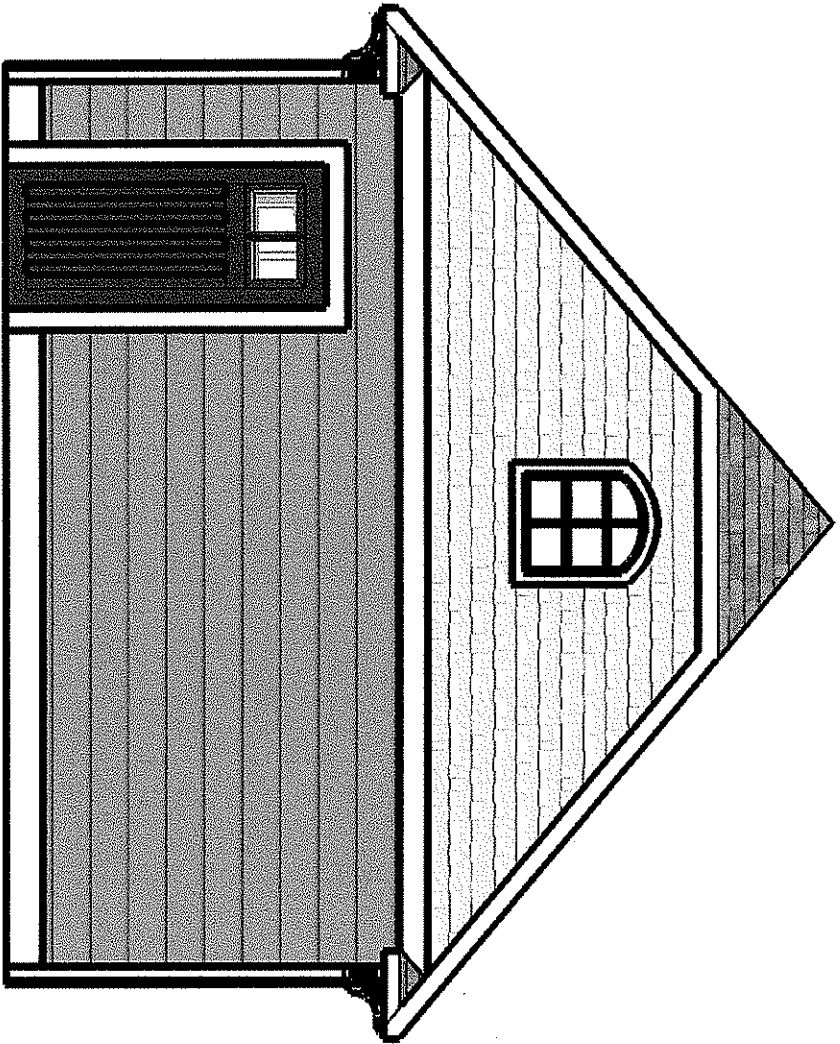


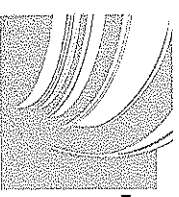
**TRIMCRAFT
BUILDERS**
OF MADISON

2830 Waunona Way
Garage

Drawn by Charles Cooner | November 26th. 2007

3
1/4" = 1'

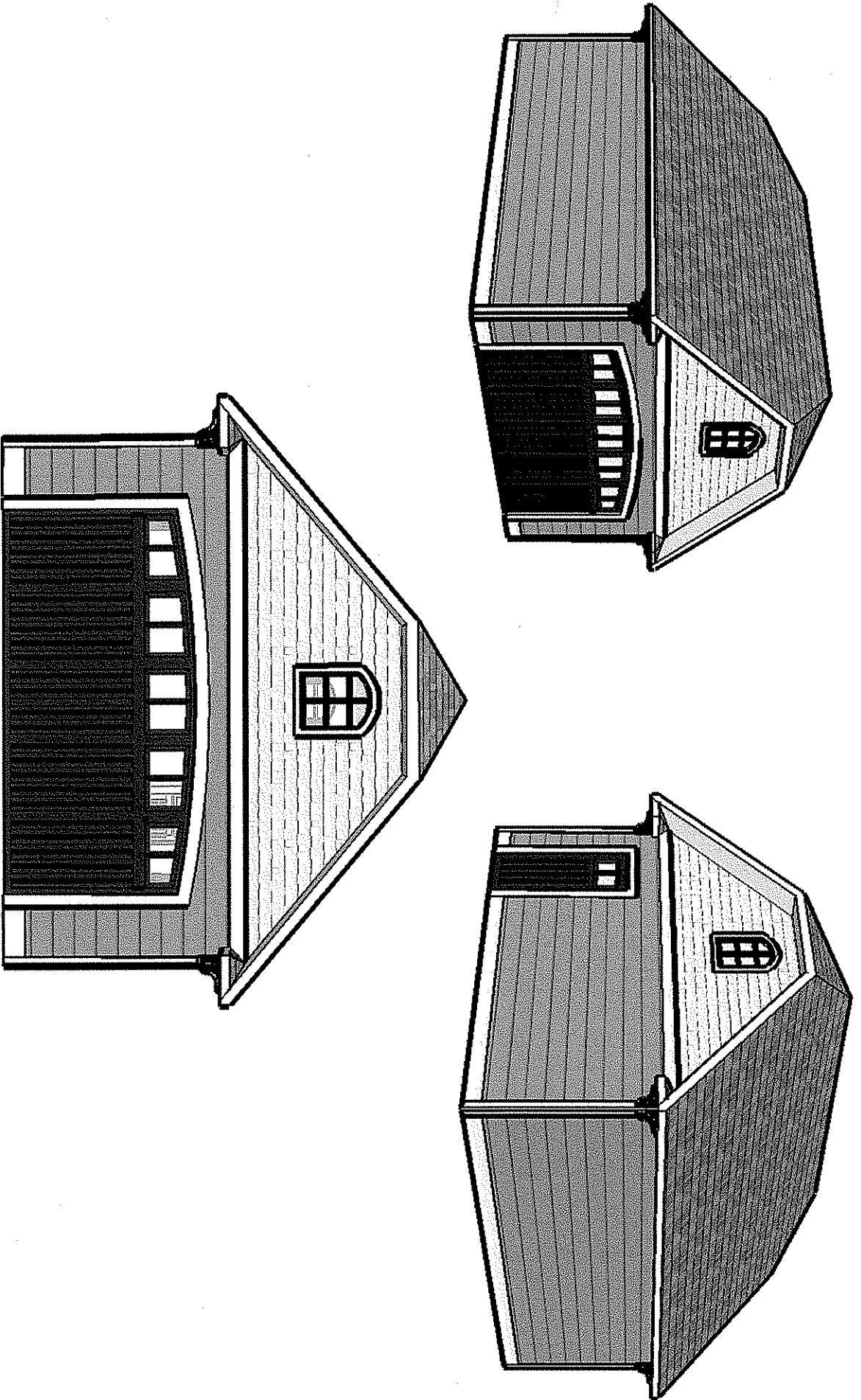


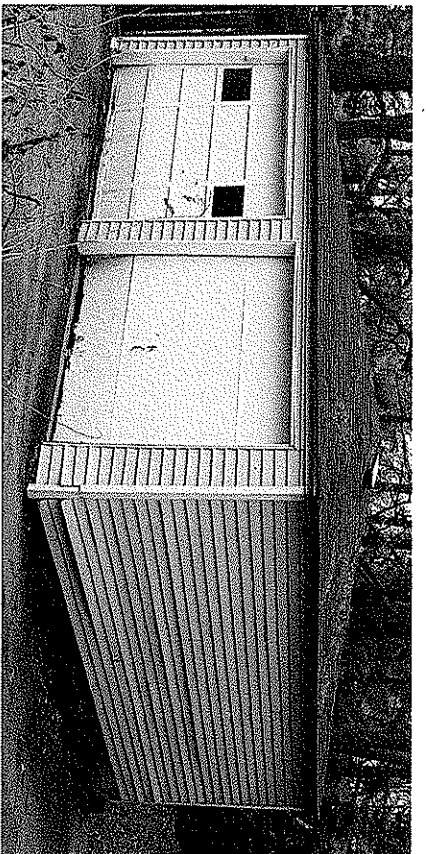
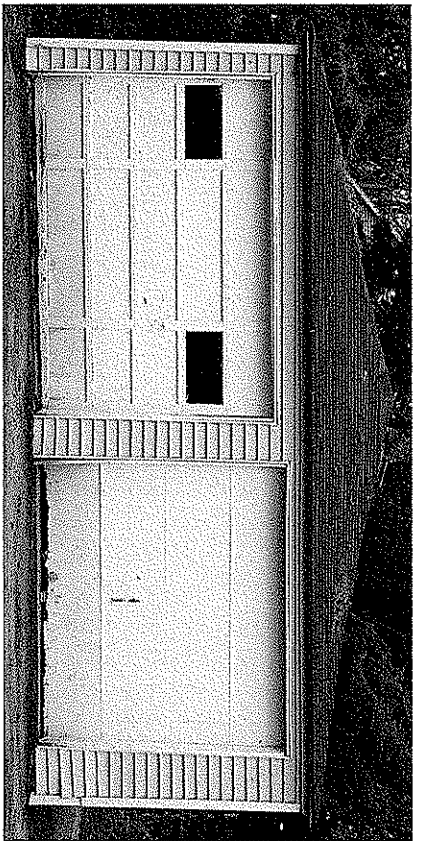


**TRIMCRAFT
BUILDERS**
OF MADISON

Drawn by Charles Cooner | November 26th, 2007

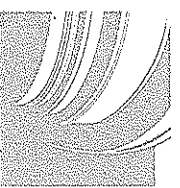
2830 Waunona Way
Garage





We are proposing to replace this garage at 2830 Waunona Way. These photos are current (11/18/07) and undoctored. We are planning to rebuild the walls to the existing height (8') and to make the roof pitch match the existing house (between a 10/12 and an 11/12). We plan to reuse most of the existing foundation but will need to move the west foundation wall so that it conforms to current setbacks. Problems with the existing garage:

- Severely leaning to the East
- Overhead doors do not open due to lean
- Roof rafters sagging
- Siding starting to come loose
- Ugly



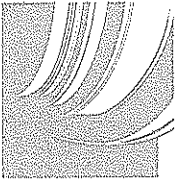
**TRIMCRAFT
BUILDERS**

OF MADISON

2830 Waunona Way

Garage

Drawn by Charles Cooner | November 26th, 2007



TRIMCRAFT BUILDERS
OF MADISON

2830 Waunona Way
Garage

6
1" = 40'

