



Location

2724 Waunona Way

Project Name

Faust Waterfront Project

Applicant

Jim Willmore/Scott Faust

Existing Use

Single Family Residence

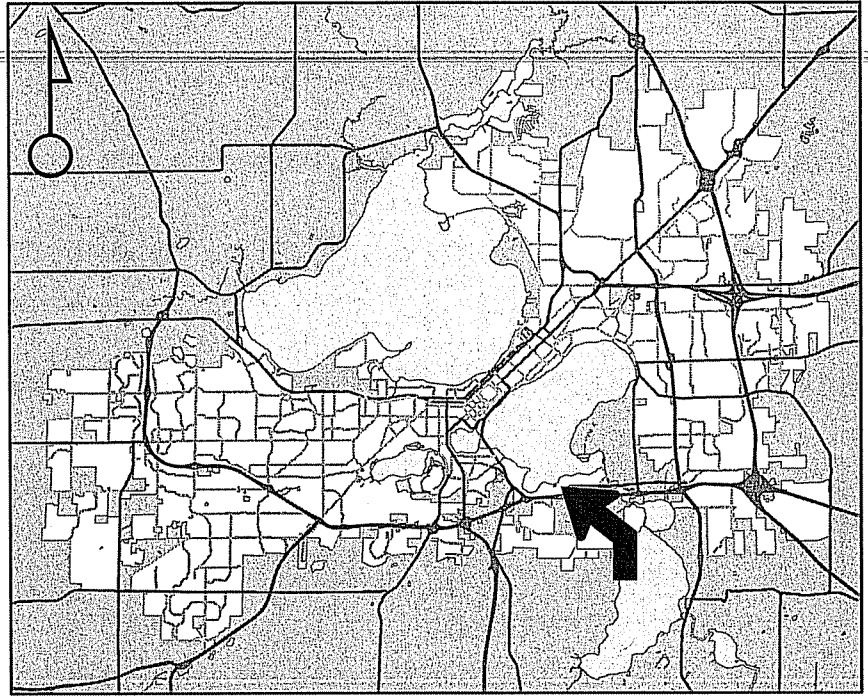
Proposed Use

Demolish House, Divide Lot Into Two Lots, Build New House and Boathouse on One Waterfront Lot

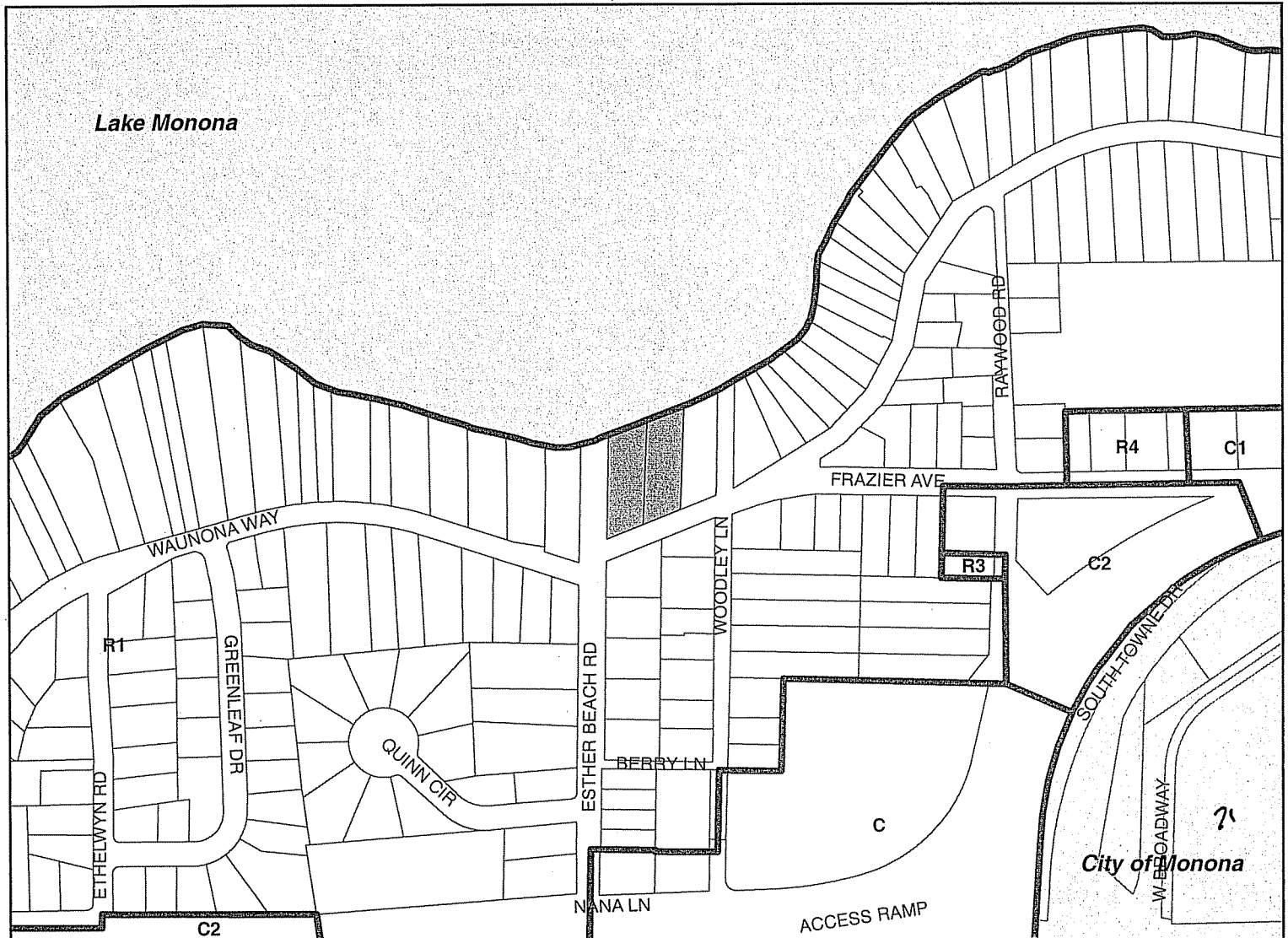
Public Hearing Date

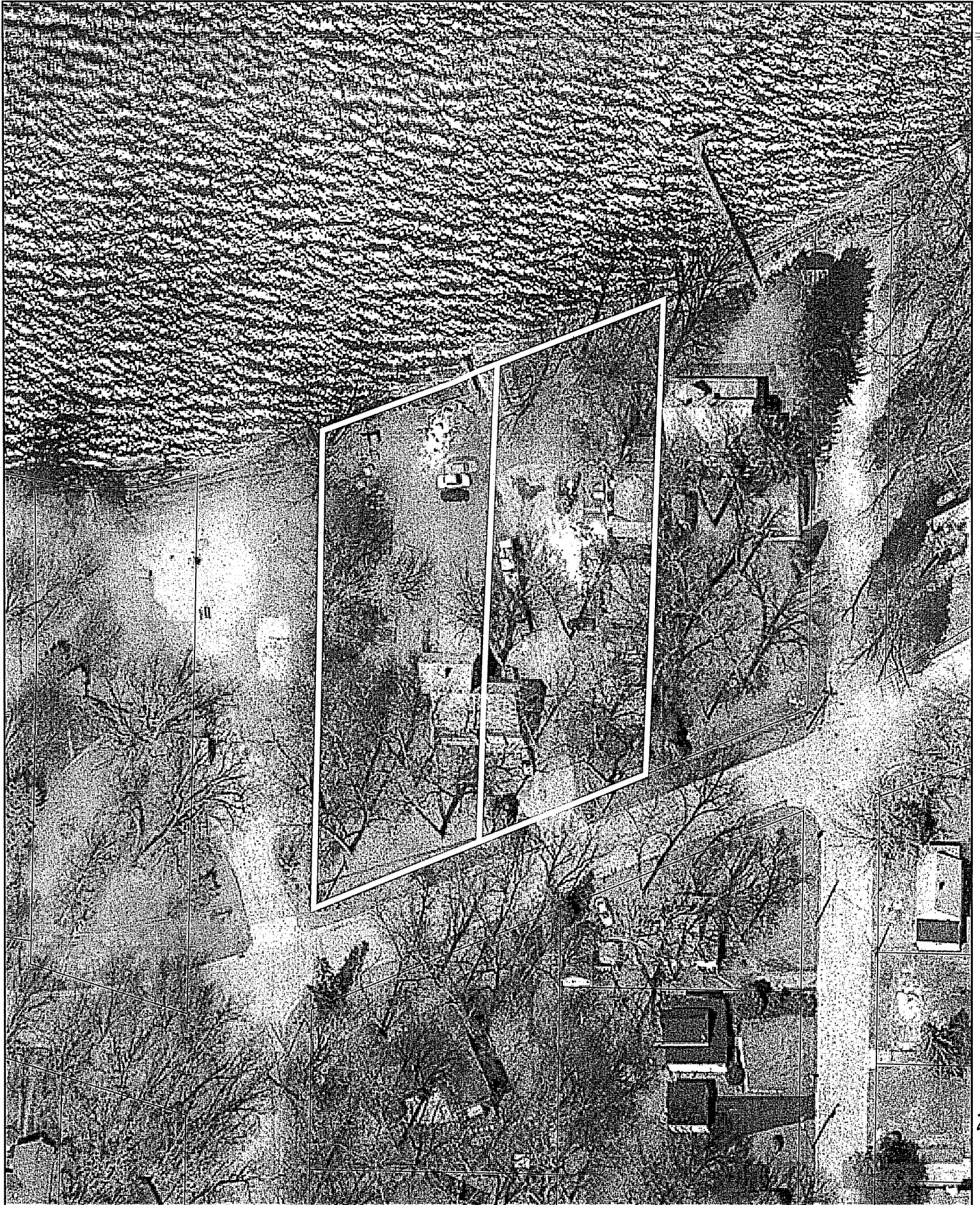
Plan Commission

18 September 2006



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





July 1, 2006

To: City of Madison
Plan Commission
Madison Municipal Building
Suite LL 100

From: Scott Faust
2112 Waunona Way
Madison, WI 53713

Re: Conditional Use Demo Application
2724 Waunona Way
Madison, WI 53713

Please accept this "Letter of Intent" as required as part of the application for a conditional use demo permit, and proposed new lot subdivision survey for the above referenced address.

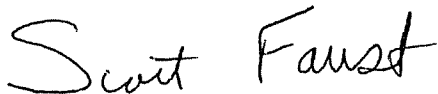
It is my intent to demo the existing two-story house located on lot #2. It is then my intent to re-survey the property from one lot to two lots (residential) with approximately 67 feet of frontage each and build two single-family homes with approved boathouses.

All intended plans have been designed within the required building envelope. The required copies of the plans are attached. An additional copy is being sent to the Alderman, Tim Bruer. I have already contacted him, the surrounding neighbors and the neighborhood association of my intent. The proposed plans have been shared with the five neighbors on the left and right of the subject lot as well as the neighbors across the street. Attached are their signatures showing support of the proposals as well as others in the neighborhood.

If you have any questions, please feel free to contact me, Scott Faust, at (608) 345-9500.

Thank you for your consideration.

Sincerely,



Scott Faust

Letter of Intent

July 1, 2006

Scott Faust
2112 Waunona Way
Madison, WI 53713

1. Explanation of Project – Demo of existing two-story house located at 2724 Waunona Way. The property is currently one lot: 29,969 sq. ft., Lot #1 and part of Lot #2 of Block 1, Raymond Heights, City of Madison. The intent is to demo the current two-story house and create two new residential lots with approximately 65 feet of lake frontage and 67 feet of street frontage each.
2. Construction Schedule – Demolition as soon as approval and the lots would start construction of proposed residential homes when they are under contract and building permits are approved.
3. Names of People Involved:
Contact Person: Scott Faust
Proposed Owner: Scott Faust
Surveyor: Birrenkatt Surveying, Inc.
Contractors: Engineered Construction
4. Uses of the Property (Existing and Proposed) – Existing use is residential.
Proposed use is residential.
5. Square Footage of Site – 29,969
6. Number of Dwelling Units – Currently one, proposed two.
7. Number of Bedrooms – To be determined at a later date
8. Gross Square Footage of the Existing Building – 3,000
9. Square Footage of the Proposed Buildings – To be determined

Set Backs – 5 Properties

Re: 2724 Waunona Way

July 25, 2006

5 Properties Left of Property

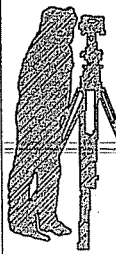
6. 2820 Waunona Way	<u>38'</u>
5. 2816 Waunona Way	<u>55'</u>
4. 2812 Waunona Way	<u>99'</u>
3. 2810 Waunona Way	<u>76'</u>
2. 2806 Waunona Way	<u>129'</u>
1. 2802 Esther Beach	

2724 Waunona Way

5 Properties Right of Property

1. 2720 Waunona Way	<u>110'</u>
2. 2716 Waunona Way	<u>37'</u>
3. 2708 Waunona Way	<u>125'</u>
4. 2706 Waunona Way	<u>100'</u>
5. 2704 Waunona Way	<u>152'</u>

*Average Set Back = 92.1'



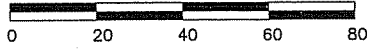
**BIRRELL KOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

LOT 1 AND LOT 2, BLOCK 1, RAYWOOD HEIGHTS,
LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4
OF SECTION 19 AND PART OF THE NE 1/4 OF THE
NW 1/4 OF SECTION 30, ALL IN T7N, R10E, CITY
OF MADISON, DANE COUNTY, WISCONSIN

SCALE 1" = 20'



**LAKE
MONONA**

PROPOSED BOAT HOUSE

FLAT CONCRETE ROOF STRUCTURE
HEIGHT = 10'
WIDTH = 24'
LENGTH = 28'

REFERENCED TO THE NORTH LINE OF
WAUNONA WAY RECORDED AS N66°40'E

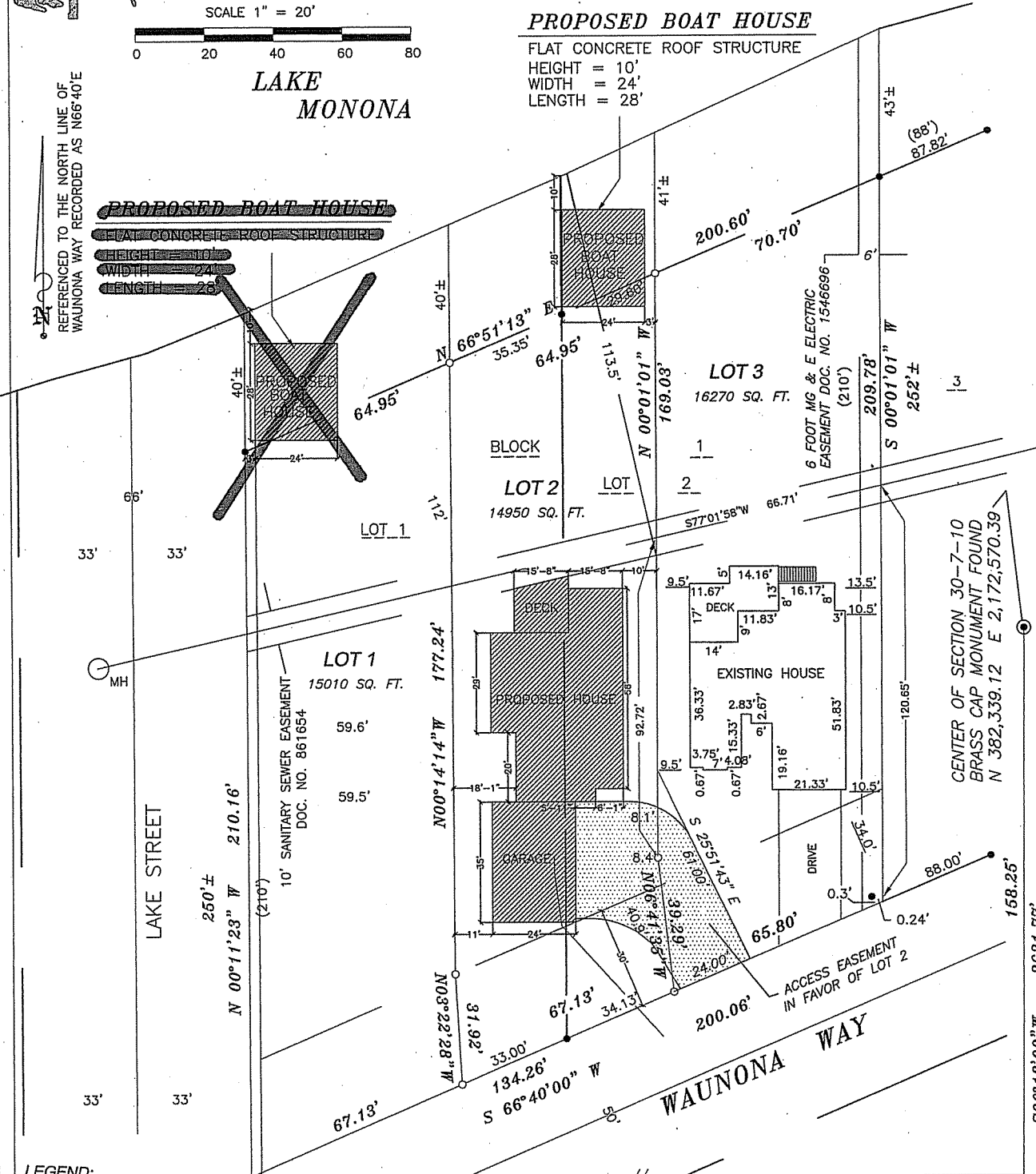
PROPOSED BOAT HOUSE

FLAT CONCRETE ROOF STRUCTURE

HEIGHT = 10'

WIDTH = 24'

LENGTH = 28'



LEGEND:

- = 1" IRON STAKE FOUND
- = IRON PIPE SET
- 1" X 24" MIN. WT. = 1.13# / LIN. FT.

() = RECORDED AS DATA

← = DIRECTION OF DRAINAGE

DATED: 7/25/06

Comp. File: J:/1995\95555

Office Map No. 060586CSM

SHEET 1 OF 2

Surveyed For:

SCOTT FAUST
210 N BASSETT STREET
MADISON, WI 53703
256-9500

CERTIFIED SURVEY MAP NO. _____

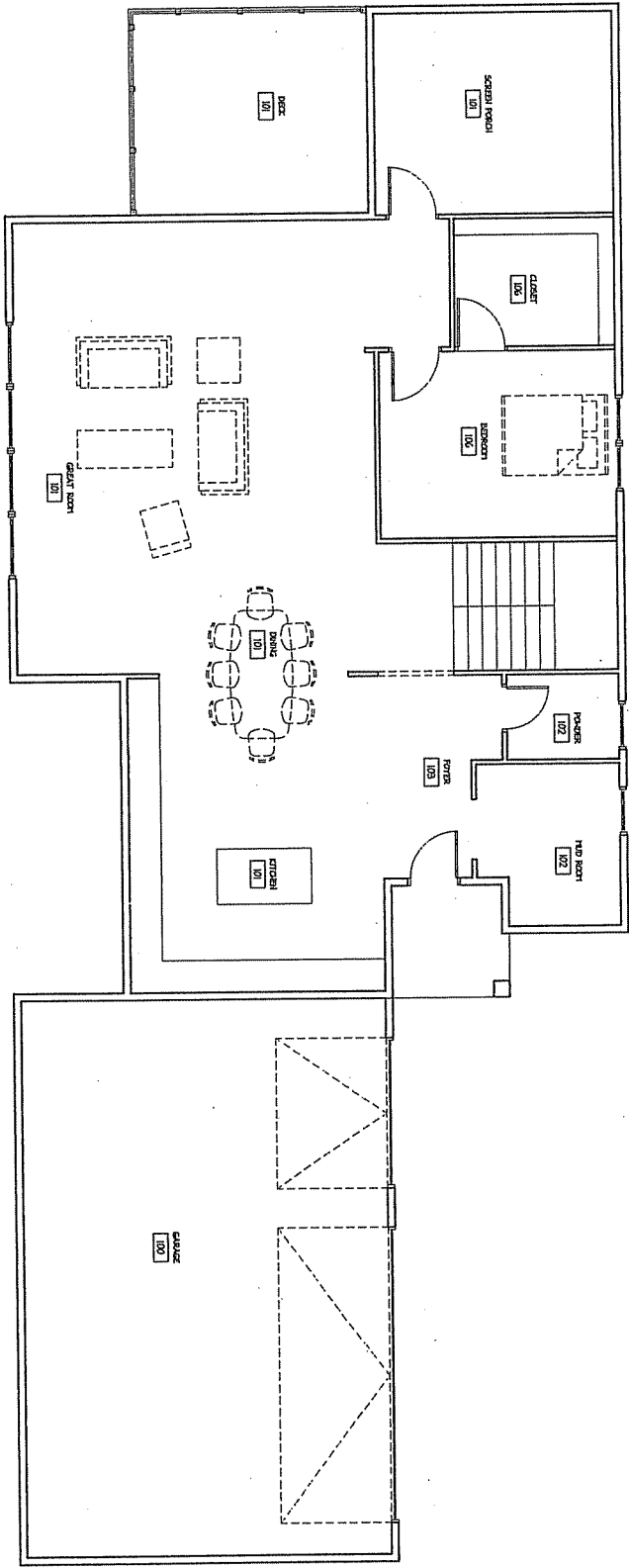
VOLUME _____ PAGE _____

DOCUMENT NO. _____

21

CENTER OF SECTION 30-7-10
BRASS CAP MONUMENT FOUND

CENTER OF SECTION 30-7-10
BRASS CAP MONUMENT FOUND
N 382,339.12 E 2,172,570.39



N ⊕
 ① FIRST FLOOR PLAN
 1/4" = 1'-0"

THE DESIGN REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN ANY PORTAL, PLAN, NOT BE REPRODUCED IN ANY FORM OR MANNER PRINTED OR ELECTRONIC. THE DESIGN REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN ANY PORTAL, PLAN, NOT BE REPRODUCED IN ANY FORM OR MANNER PRINTED OR ELECTRONIC.

PHASE PHASE

Bouill Design Studio, LLC
 1022 Grand View Plaza, Suite 100, Madison, WI 53719-1022
 Phone: 608.263.2222 Fax: 608.263.2222
 Email: bouill@bouilldesignstudio.com

NEW RESIDENCE FOR
 SCOTT FAUST
 210 N BASSETT STREET
 MADISON, WISCONSIN, 53703

REVISIONS	
DATE	ISSUE

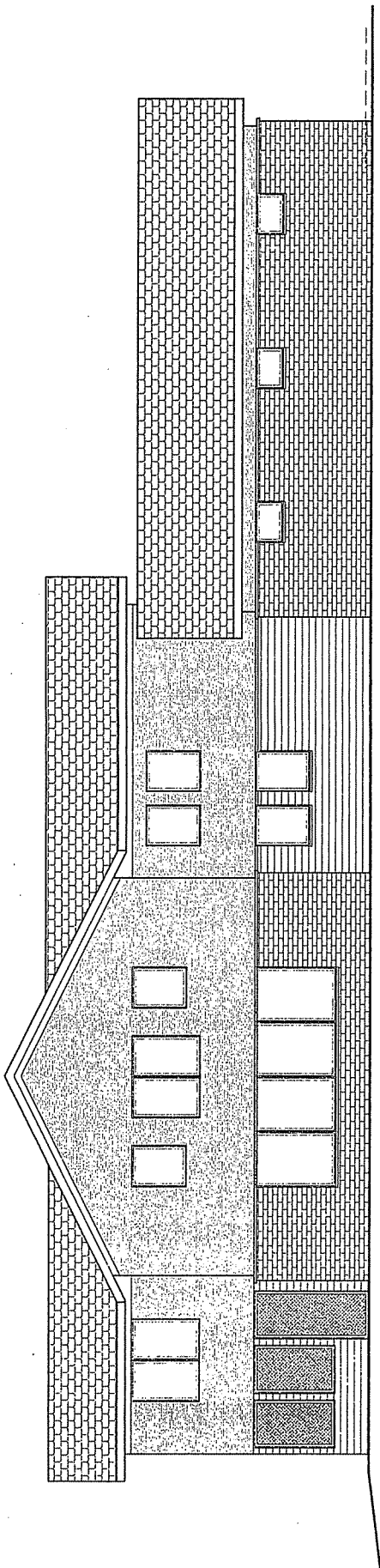
PROJECT NO.
0862

DATE
PLG DATE

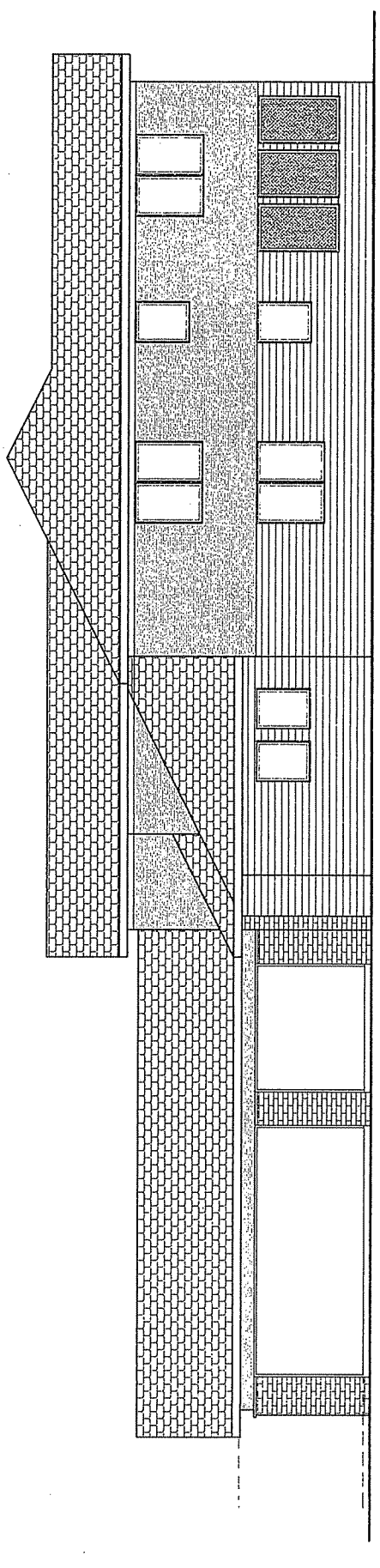
DRAWN BY

A

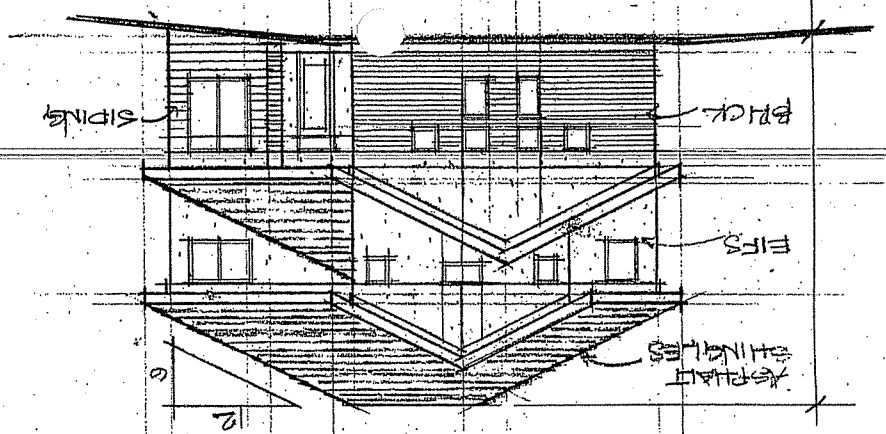
5



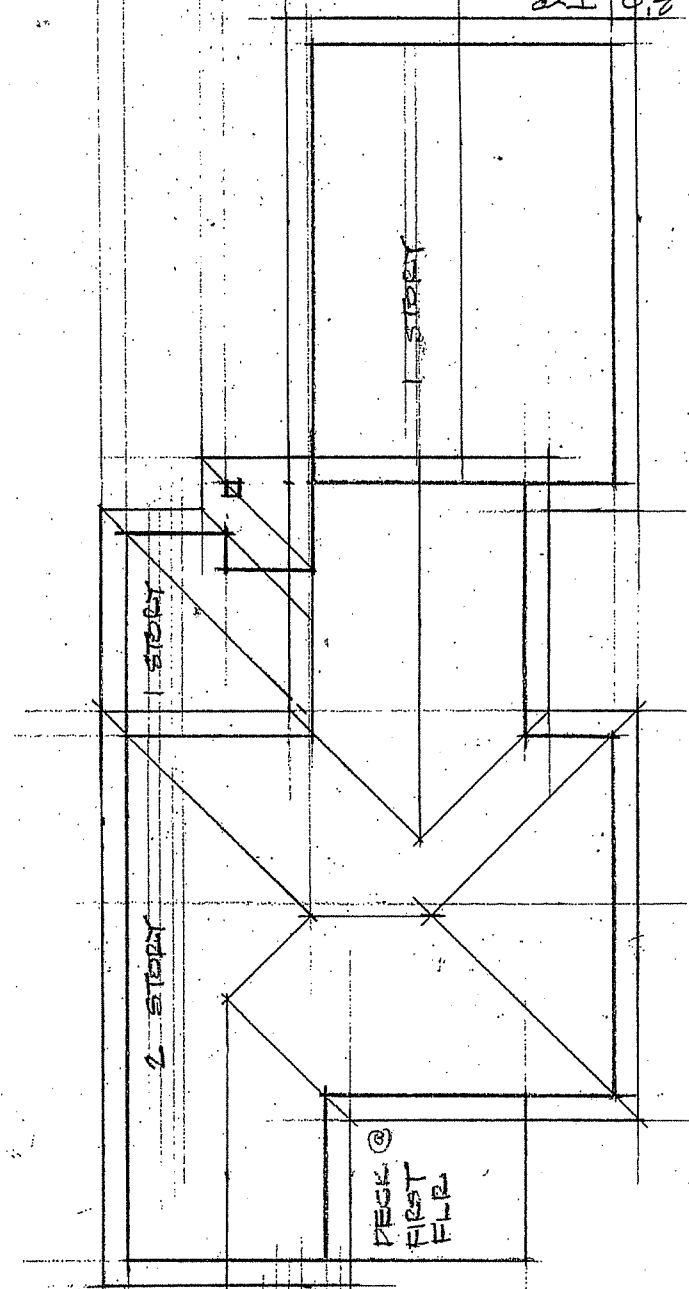
① WEST ELEVATION
 1/4" = 1'-0"



② EAST ELEVATION
 1/4" = 1'-0"



2' 0" TR
EAVE



DESK ©
FIRST
FLR

FULL
EXPOSURE
2' ABOVE
FLOOR -
LAKESIDE

CONCEPT FLOOR PLAN
07.11.00
00.07.12
7.20.00

THE DESIGN REPRESENTATIVE HAS REVIEWED THE DRAWINGS AND APPROVES THE DESIGN. THE DESIGN REPRESENTATIVE'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWINGS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGN REPRESENTATIVE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DRAWINGS.

PHASE PHASE

Bouril Design Studio, LLC
 2021 South Park Drive, Suite 100
 Madison, WI 53718
 Phone: (608) 261-1111
 Email: info@bouril.com

NEW RESIDENCE FOR
 SCOTT FAUST
 210 N BASSETT STREET
 MADISON, WISCONSIN, 53703

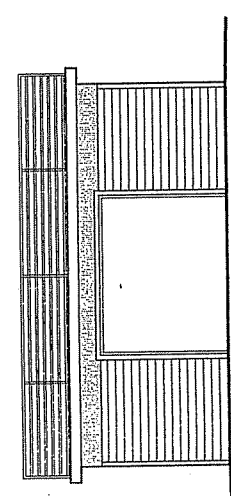
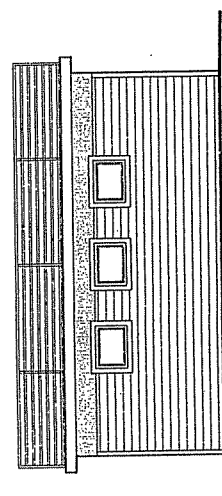
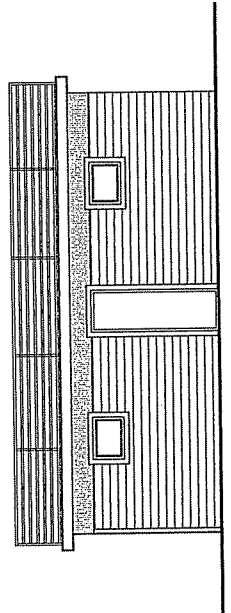
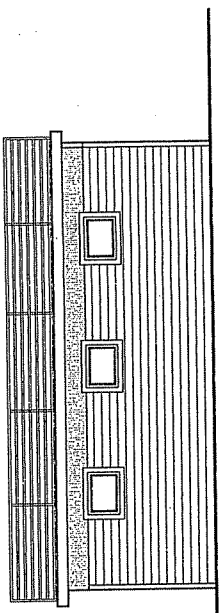
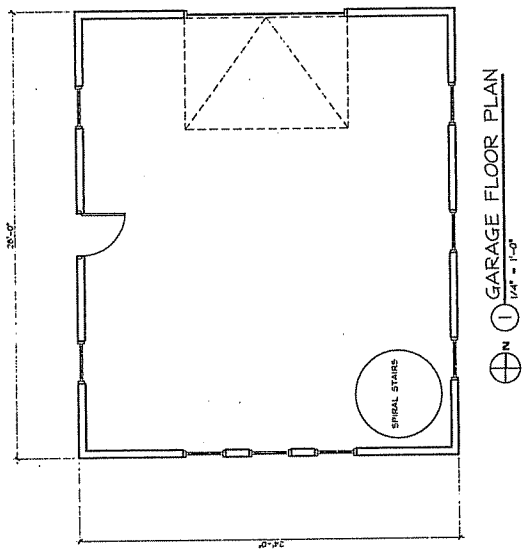
NO.	DATE	ISSUE

PROJECT NO.
0000

DATE
PLOT DATE

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A
4



21

Demolition Request

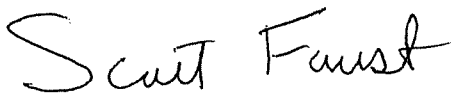
Re: 2724 Waunona Way

The following is a list of some existing conditions at subject property and attached photos

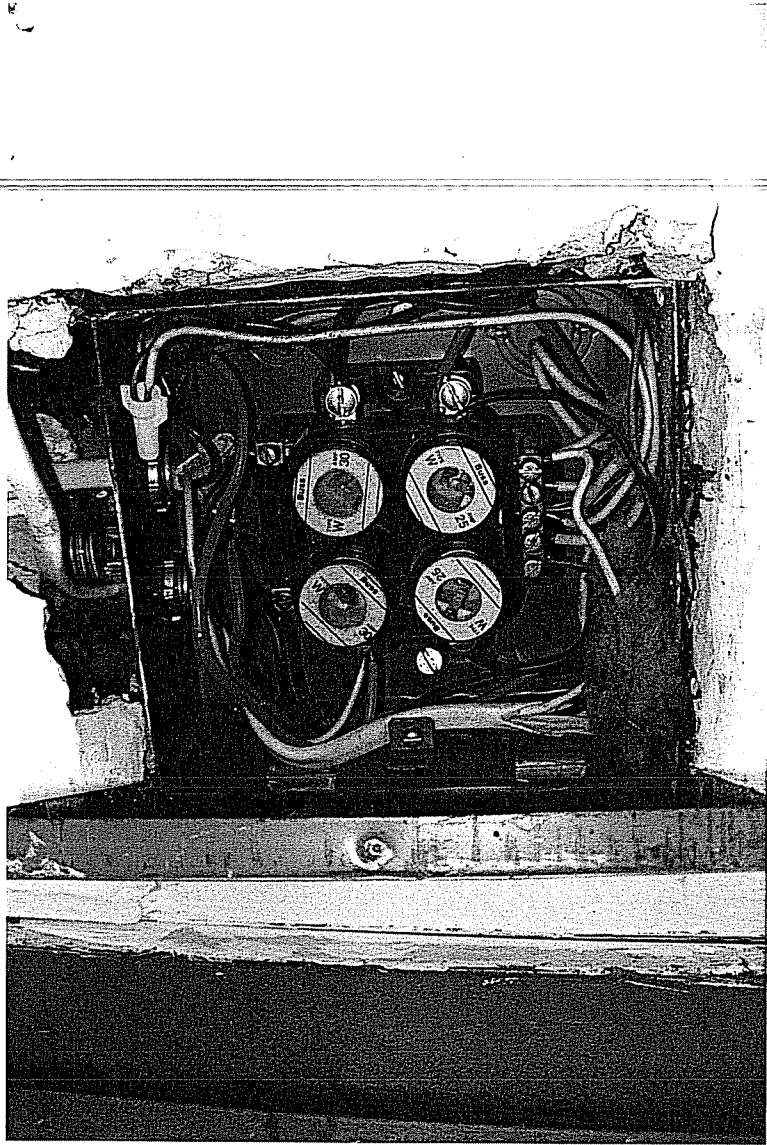
- Outside brick pulling away from house
- Mold growth in lower levels
- Basement leakage (foundation) issues
- Sump Pump
- Various windows rotted
- House has been marketed for approximately 1 year and had no buyers
- House has been added onto over the years and the floor plan is very chopped up
- No architectural integrity, very boxy and barn looking
- Bedrooms located on the second floor
- Economics of repairing is costly to update and fix up. Would be better off starting from scratch. Would only end up with another poorly laid out, remodeled home
- High heating bills, Property is without insulation
- Wiring/Amps inadequate
- A lot of updating is needed

Please consider approval for demolition so that we can move forward and create new homes that can function better and have more appeal. Thank you for your time in this matter.

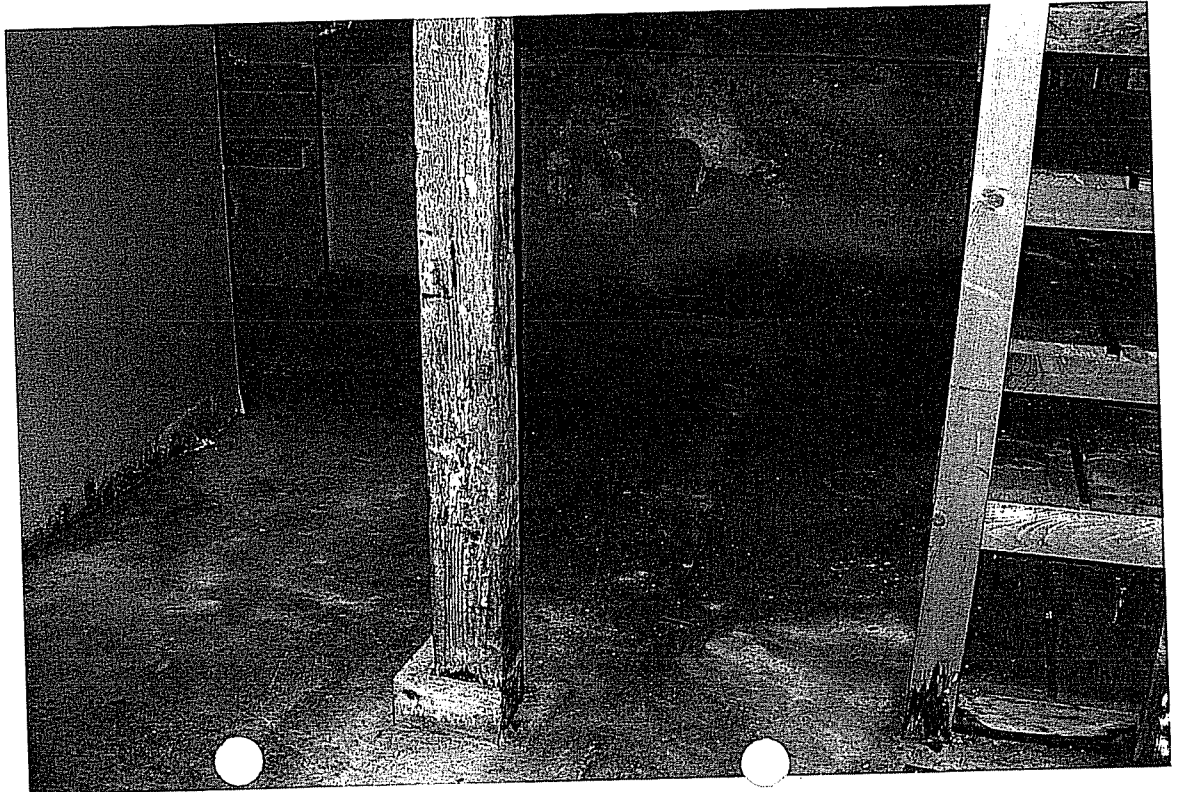
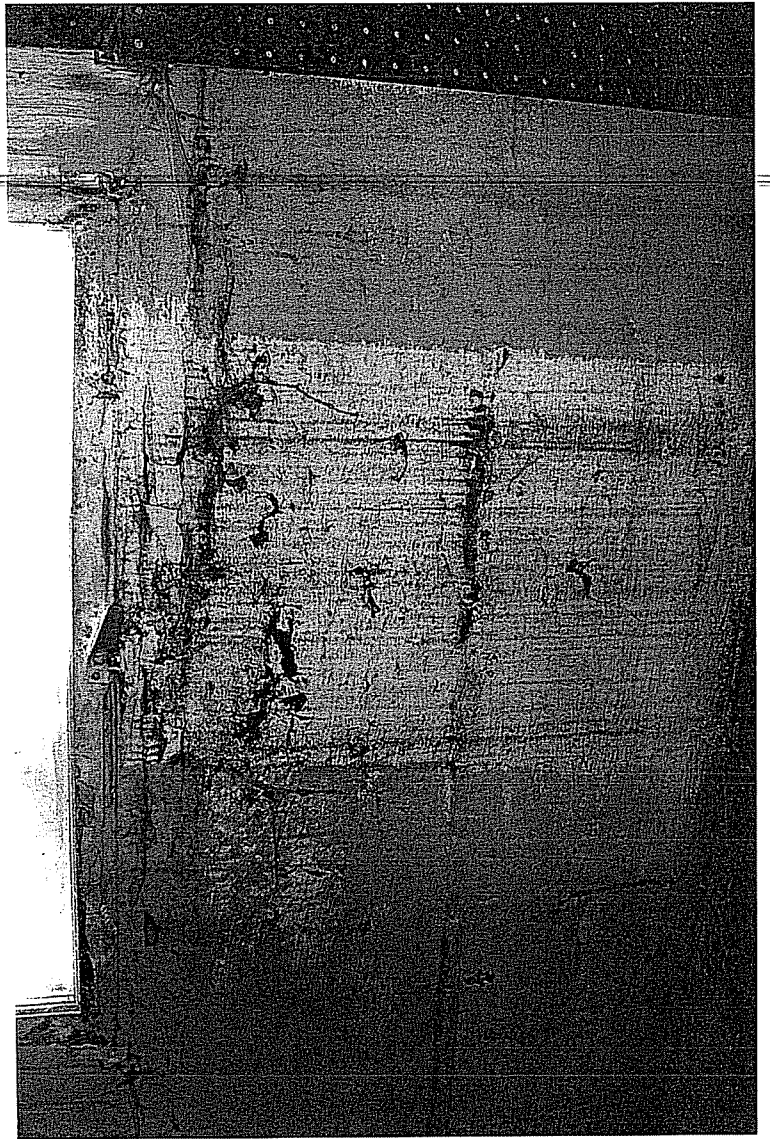
Sincerely,



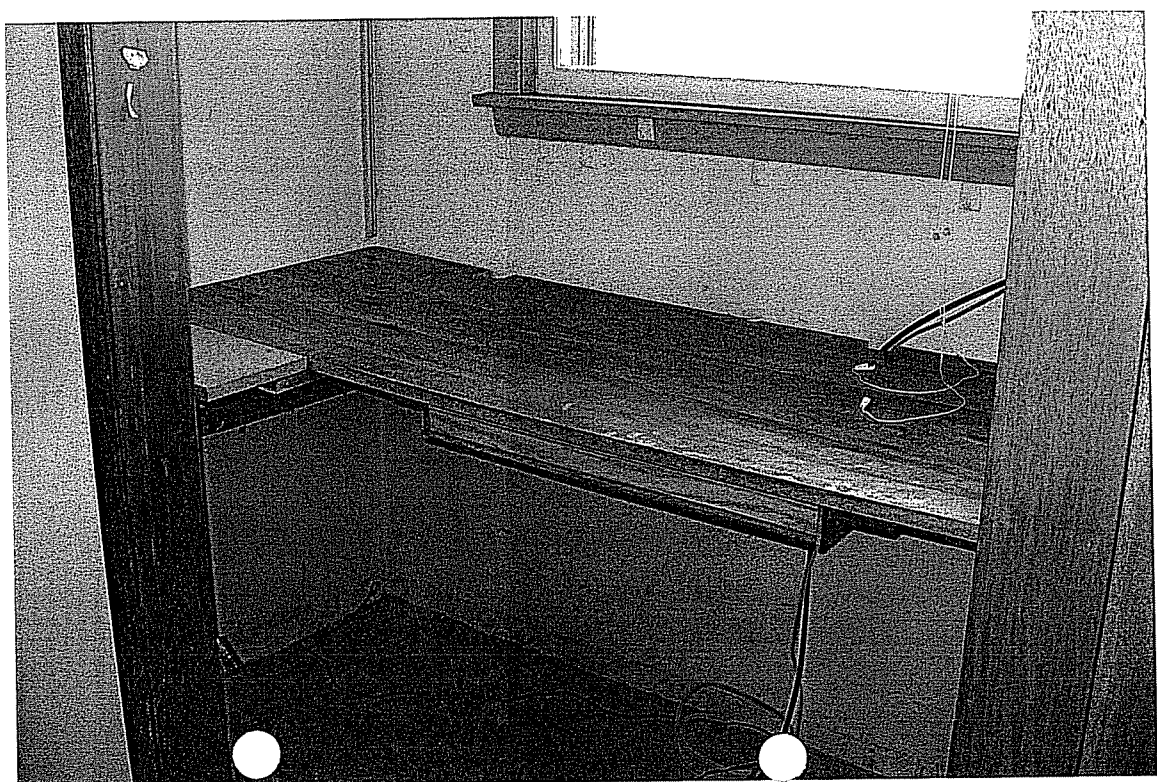
Scott Faust

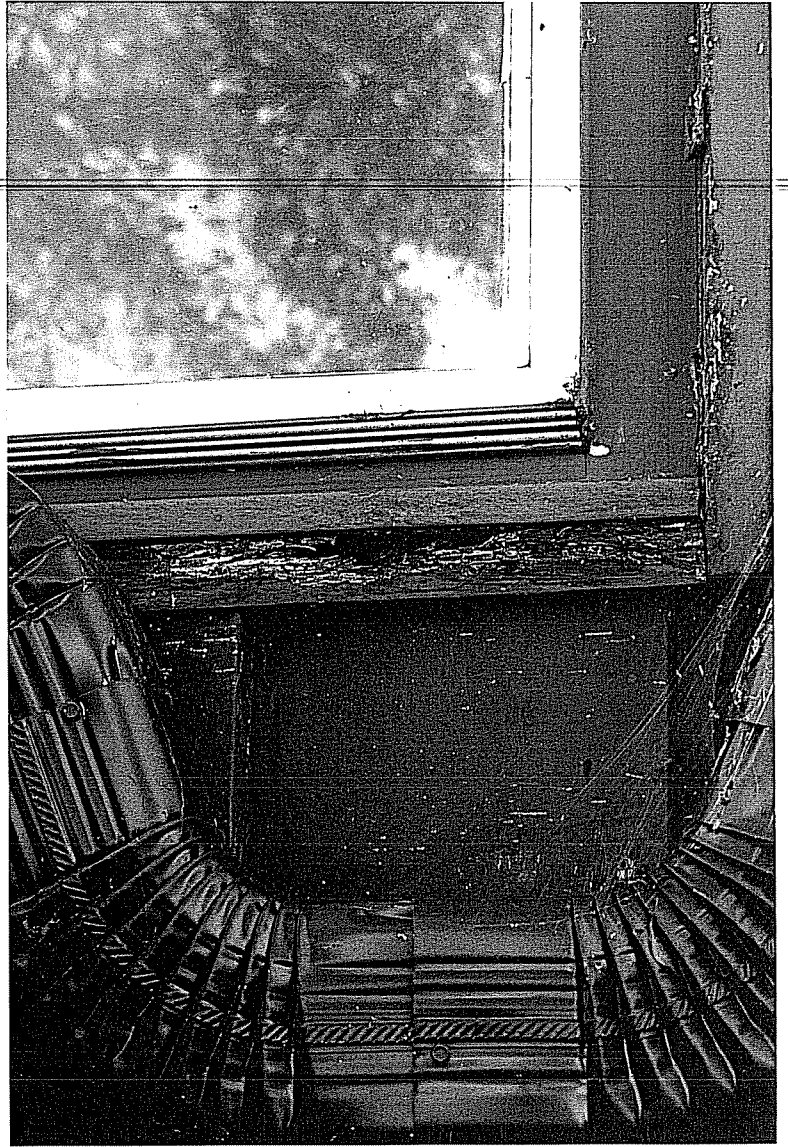
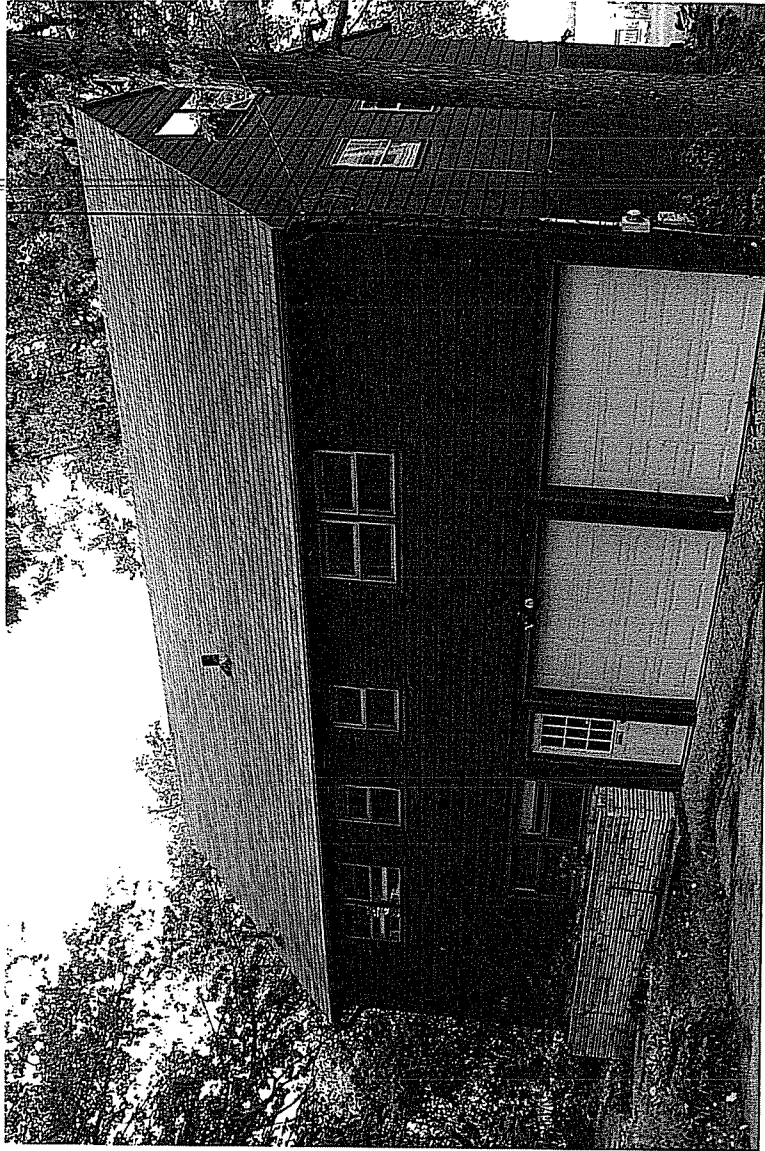


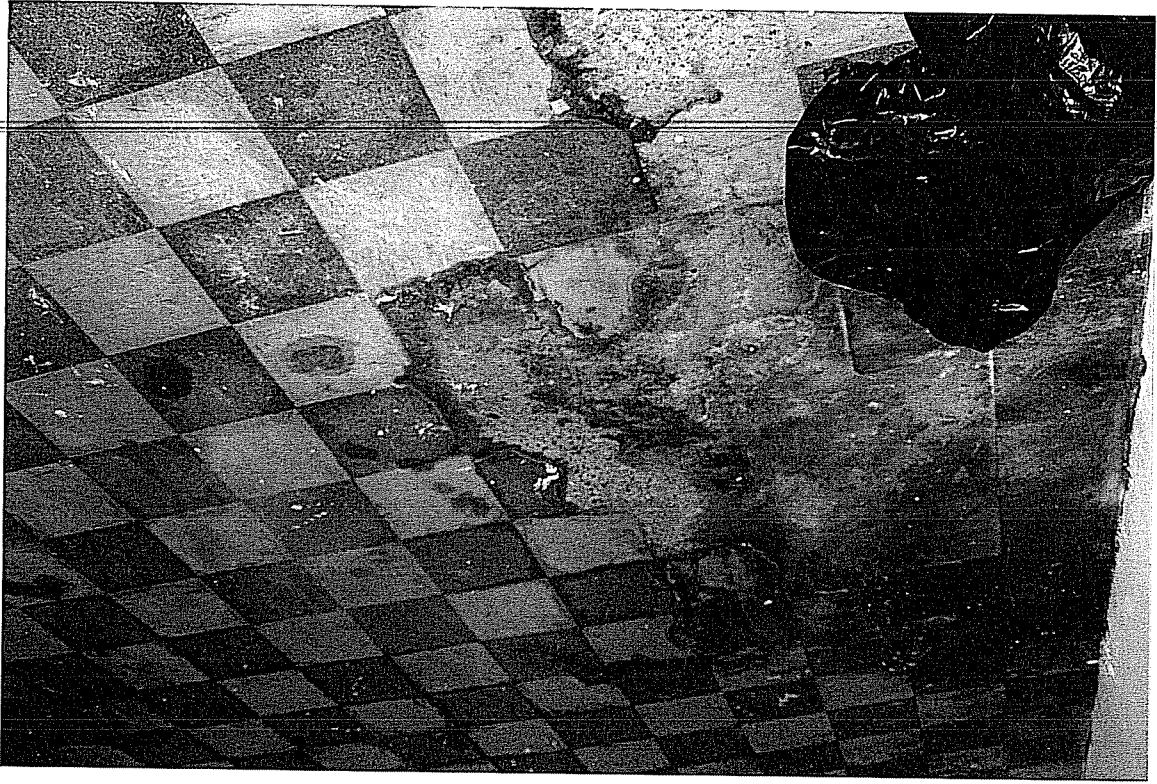




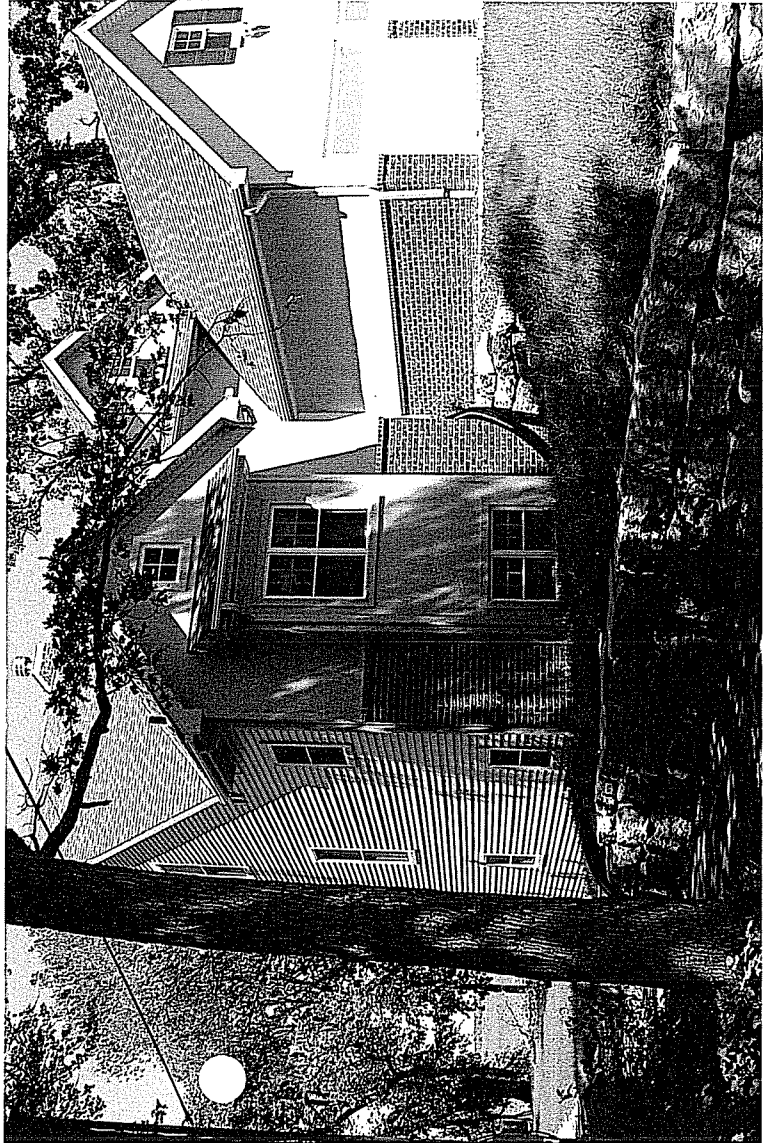
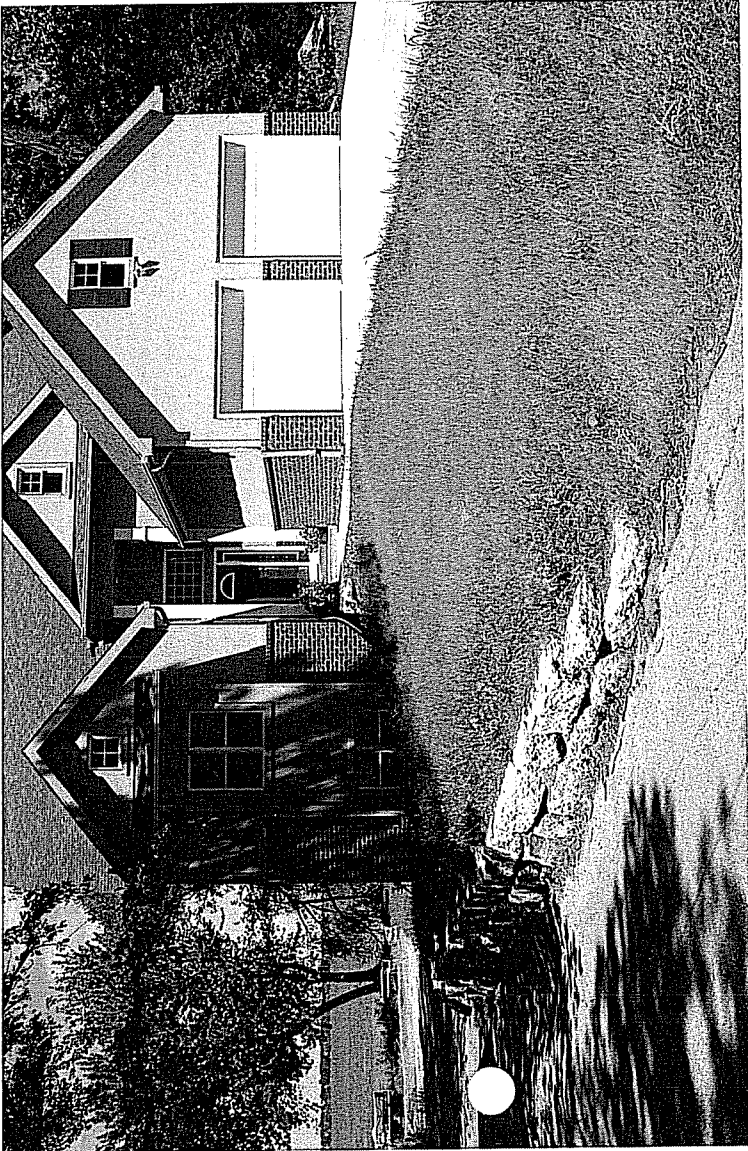








21





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 <u>550</u>	Receipt No. <u>72968</u>
Date Received <u>7-26-06</u>	
Received By <u>RT</u>	
Parcel No. <u>0710-302-0201-5</u>	
Aldermanic District <u>14 Tim Bruer</u>	
GO <u>Waterfront Wetland, Flood Plain</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 <u>Prior</u>	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 2724 Waunona Way Project Area in Acres: _____

Project Title (if any): _____

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 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: Scott Faust Company: _____

Street Address: 210 N. Bassett St. #100 City/State: Madison WI Zip: 53703

Telephone: (608) 345-9500 Fax: (608) 256-9518 Email: Scott@rentmadison.com

Project Contact Person: Scott Faust Company: _____

Street Address: 210 N. Bassett St. #100 City/State: Madison WI Zip: 53703

Telephone: (608) 345-9500 Fax: (608) 256-9518 Email: Scott@rentmadison.com

Property Owner (if not applicant): Jim Willmore (Harold Willmore)

Street Address: 2720 Waunona Way City/State: Madison Zip: 53713

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Tare down existing house and divide lot into 2 residential lots w/ 65' of frontage each so that 2 new homes can be built along with boat houses on each lot.

Development Schedule: Commencement _____ Completion 21

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.

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:*

Alder Tim Bauer Waives, 7-11-06 

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 TIM PARKS Date 4/06 | Zoning Staff Matt Tucker Date 4/06

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

Printed Name Scott Faust Date 7-7-06

Signature Scott Faust Relation to Property Owner Buyer

Authorizing Signature of Property Owner X Harold J. Millmore Date 7-10-06

Scott Faust

From: Scott Faust [scott@rentmadison.com]
Sent: Tuesday, June 27, 2006 2:25 PM
To: friday7@charter.net
Subject: FW: 2724 WAUNONA WAY

Hi Phyllis,

Just wanted to give you a heads up that i would like to stop over and talk to you about this proposal and any neighborhood interest or questions.

Thanks,
Scott Faust
345-9500

-----Original Message-----

From: Scott Faust [mailto:scott@rentmadison.com]
Sent: Tuesday, June 27, 2006 2:20 PM
To: district14@cityofmadison.com
Cc: ljager@esiwi.com
Subject: 2724 WAUNONA WAY

Hey Tim,

I'm contacting you to follow up on my voice message left on June 22, 2006 in regards to 2724 Waunona way. I was hoping that you and I could get together ASAP to discuss the demolition of the existing house and lot division to create two lakefront lots with aprox. 64 feet of lake frontage and 65 feet of street frontage each. I've lived in the neighborhood for over 12 years and currently reside at 2112 Waunona way. I don't know if you remember me but I worked with you about 6 years ago on the old cooper house and the lot division and demolition that took place which is were I reside and two other new residences. I thought things went pretty well working with you and hope you were pleased with the end result. Please contact me at your earliest convenience with I day and time that we could meet.

Thanks for your time,
Scott Faust
345-9500

Notice Sent to Tim &
Neighborhood 6-27-06

June 28, 2006

Re: 2724 Waunona Way

Dear Neighbors,

The purpose of this letter is to inform you of my intent to get a demolition permit from the City of Madison to take down the house at 2724 Waunona Way and convert the existing lot into 2 separate residential lots approximately 65' x 250' each. The intention is to build a new residential home, garage and boat house on each lot.

By signing this letter, you are stating that you are in support of the City approvals for the demolition, lot division and improvements proposed for 2724 Waunona Way. If you have any questions, concerns or require additional information, please do not hesitate to contact me at (608) 345-9500.

Sincerely,

Scott Faust
2112 Waunona Way
Madison, WI 53703

<u>Address</u>	<u>Name</u>	<u>Signature</u>	<u>Date</u>
1. 2724 Waunona Way		[Signature]	6-28-06
2. 2713 Waunona Way		[Signature]	6-28-06
3. 2723 Waunona Way		[Signature]	6-29-06
4. 2723 Waunona Way		[Signature]	6-29-06
5. 2801 Waunona Way		[Signature]	6-29-06
6. 5409 Esther Beach Rd.		[Signature]	6-29-06
7. 2810 Waunona Way		[Signature]	6-29-06
8. 2806 Waunona Way		[Signature]	6/29/06
9. 2803 Waunona Way		[Signature]	6/29/06
10. 2708 Waunona Way		[Signature]	6/29/06
11. 2711 Waunona Way		[Signature]	6/29/06
12. 2224 WAUNONA WAY		[Signature]	6/29/06
13. 2716 Waunona Way		[Signature]	7/1/06

June 28, 2006

Re: 2724 Waunona Way

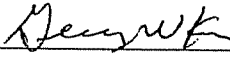
Dear Neighbors,

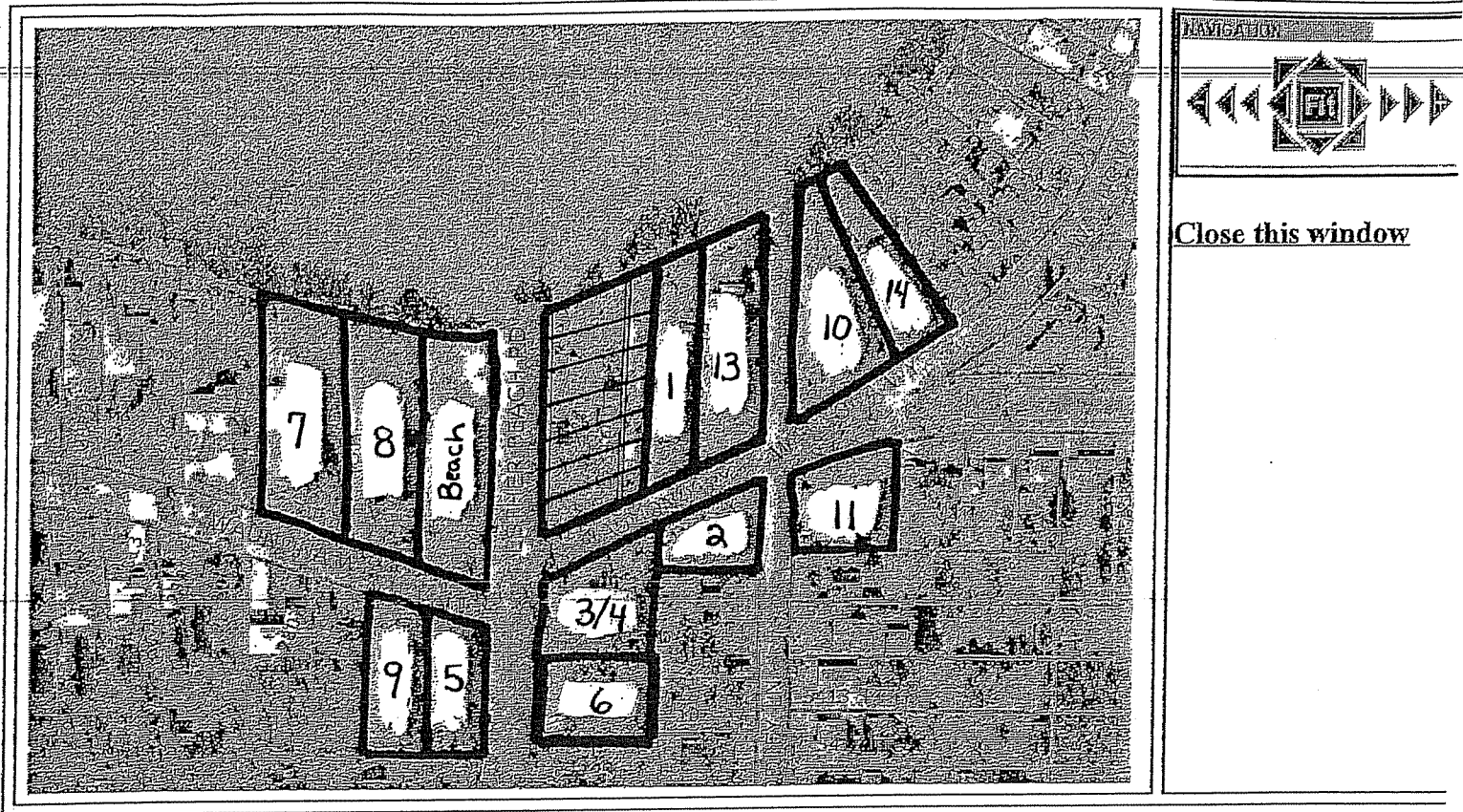
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Sincerely,

Scott Faust
2112 Waunona Way
Madison, WI 53703

<u>Address</u>	<u>Name</u>	<u>Signature</u>	<u>Date</u>
14. 2002 Waunona Way			7/2/06
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			
26.			



* Time has also been spent notifying and discussing this proposal with many of the other neighbors and have received support only. Signature #12 is Phyllis Tschumper the Neighborhood Association President who is supporting the project as well as signature #7 Ken Turk the previous Association President.

Thanks for your consideration,

Scott Faust.