



Location  
5046 Lake Mendota Drive

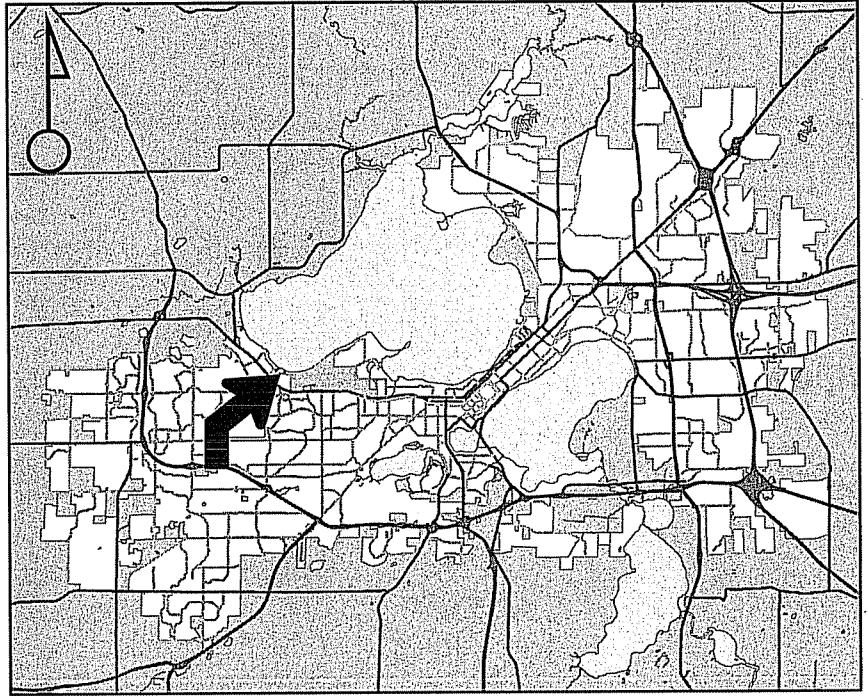
Project Name  
Fillingame Boathouse

Applicant  
Robert H Fillingame

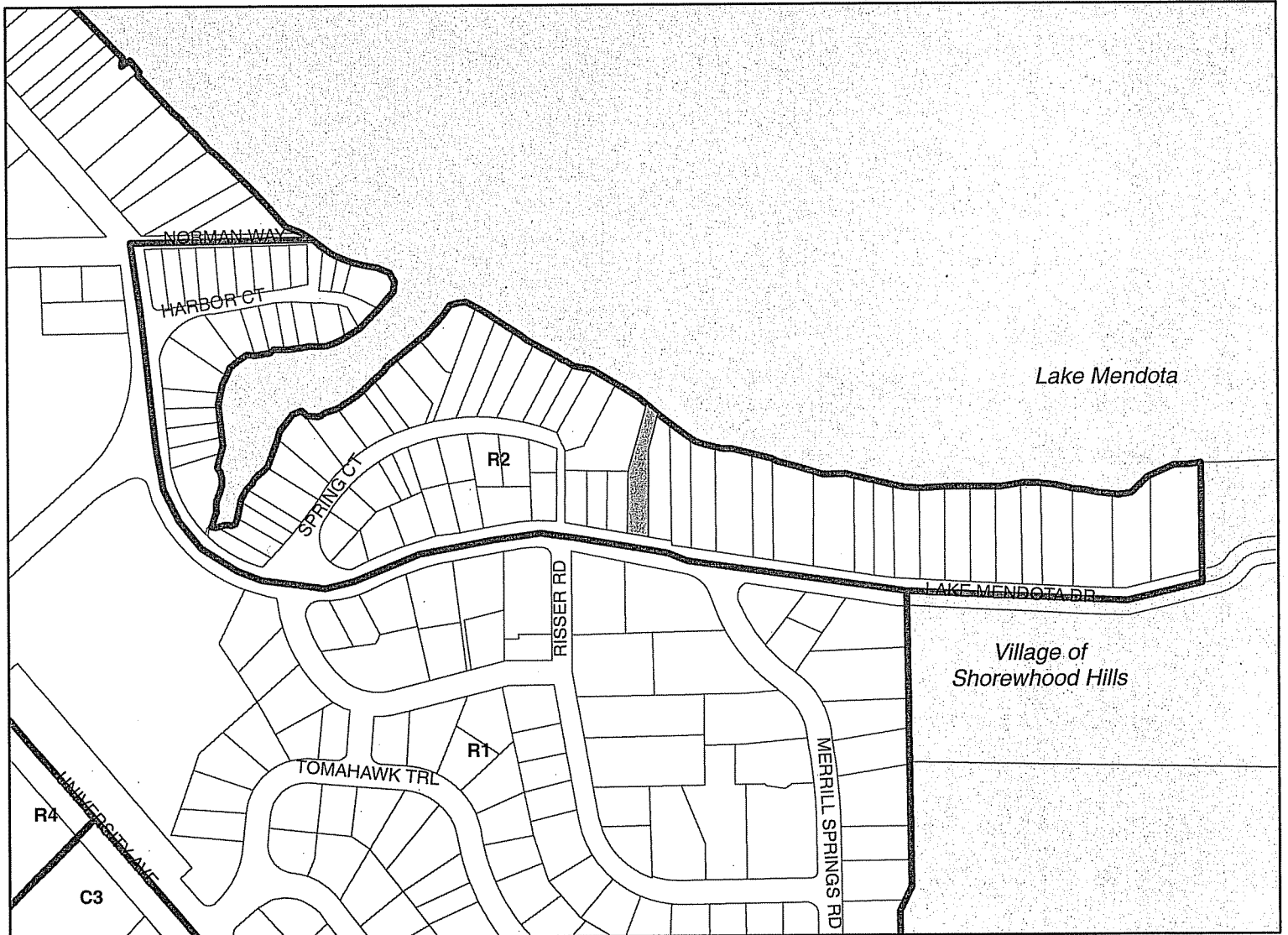
Existing Use  
Single Family Home

Proposed Use  
Boathouse on Waterfront Lot

Public Hearing Date  
Plan Commission  
21 August 2006



For Questions Contact: Bill Roberts at: 266-5974 or [wroberts@cityofmadison.com](mailto:wroberts@cityofmadison.com) or City Planning at 266-4635



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City of Madison

5046 Lake Mendota Drive



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Date of Aerial Photograph : April 2005

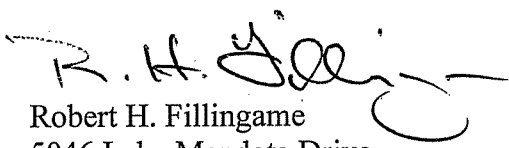
Date: August 7, 2006

To: Department of Planning & Development  
City of Madison

Re: Conditional Use Application  
5046 Lake Mendota Drive



Attached are a revised Survey Plat and a contour map of the property at **5046 Lake Mendota Drive** with a corrected placement of the boat house for which we are seeking a conditional use permit. I incorrectly placed the boathouse on the maps originally submitted due to mistakes in interpreting the normal high water mark and in correctly placing the meander lines. **The incorrect placement erroneously placed the proposed boathouse over the sanitary sewer.** I am planning to have the survey and placement of the 12 x 20' foundation recertified by the surveyor, Keith Notbohm on August 11. The property line on the West side of the boathouse was also erroneously indicated on the contour map submitted and I am also having this property line recertified. **The 4 foot distance from the West property line is now indicated on the Survey Plat.** I appreciate your consideration of this additional information.

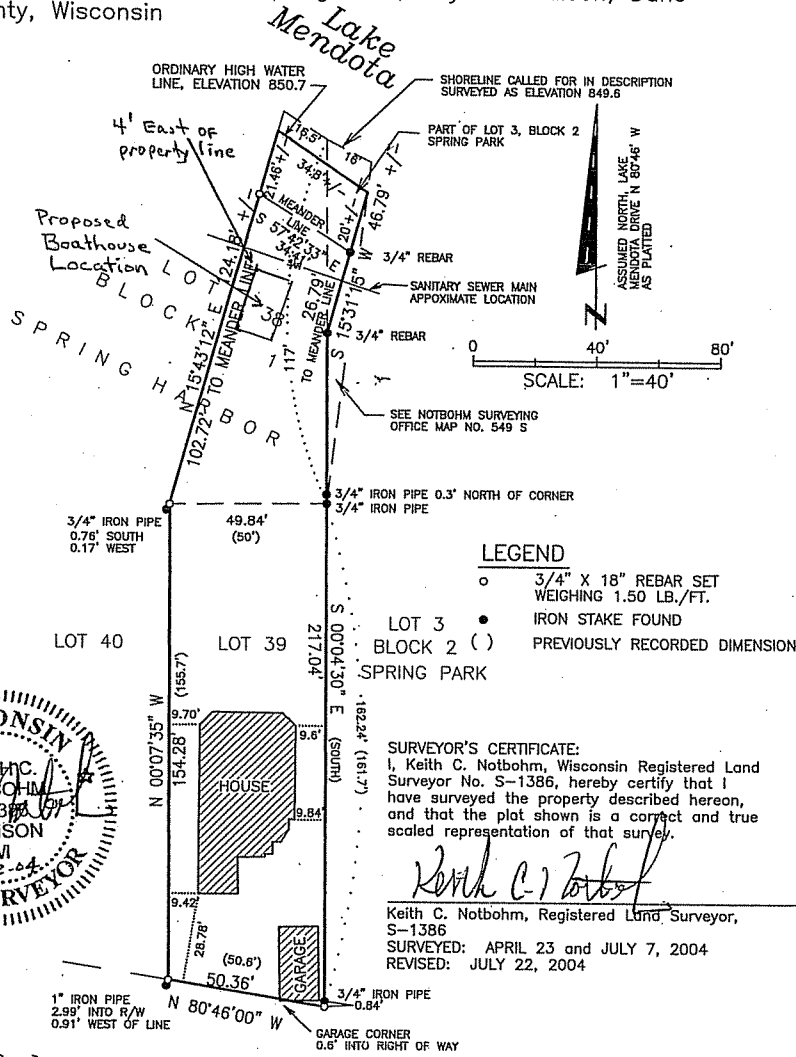
  
Robert H. Fillingame  
5046 Lake Mendota Drive  
Madison, WI 53706  
Phone: 238-4067  
Email: rfillin@wisc.edu

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NEW.

# PLAT OF SURVEY

Lot 39 and part of Lot 38, Block 1, Spring Harbor, and part of Lot 3, Block 2, Spring Park, City of Madison, Dane County, Wisconsin



### LEGEND

- 3/4" X 18" REBAR SET WEIGHING 1.50 LB./FT.
- IRON STAKE FOUND
- ◯ BLOCK 2 ( ) PREVIOUSLY RECORDED DIMENSION

### SURVEYOR'S CERTIFICATE:

I, Keith C. Notbohm, Wisconsin Registered Land Surveyor No. S-1386, hereby certify that I have surveyed the property described hereon, and that the plat shown is a correct and true scaled representation of that survey.

*Keith C. Notbohm*

Keith C. Notbohm, Registered Land Surveyor,  
S-1386  
SURVEYED: APRIL 23 and JULY 7, 2004  
REVISED: JULY 22, 2004



Lake Mendota Drive 88

SURVEYED FOR:  
Georgiana and Stanley Wilton  
5046 Lake Mendota Drive  
Madison, WI 53705

**Keith Notbohm**  
Land Surveying, Inc.  
6314 Odana Road, Suite A  
Madison, Wisconsin 53719  
(608) 277-0503

REFERENCE: KEITH NOTBOHM SURVEYING OFFICE  
MAP NO. 5, NO. 549 S, and NO. 569

OFFICE MAP NO. 552 S  
SHEET ONE OF TWO SHEETS

# PLAT OF SURVEY

Lot 39 and part of Lot 38, Block 1, Spring Harbor, and  
part of Lot 3, Block 2, Spring Park, City of Madison, Dane  
County, Wisconsin

## SURVEYED LEGAL DESCRIPTION:

Lot 39, and part of Lot 38, Block 1, Spring Harbor, and also part of Lot 3, Block 2,  
Spring Park, City of Madison, Dane County, Wisconsin, more fully described as follows:  
Beginning at the southwest corner of said Lot 39;

Thence N00°07'35"W, 154.28 feet to the northwest corner of said Lot 39;

Thence N15°43'12"E, 102.72 feet to a meander line;

Thence S57°42'33"E, 34.41 feet along the meander line;

Thence S15°31'15"W, 26.79 feet;

Thence S00°04'30"E, 217.04 feet to the southeast corner of said Lot 39;

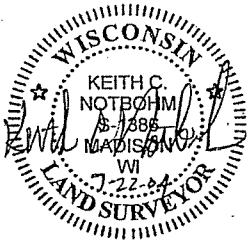
Thence N80°46'00"W, 50.36' to the Point of Beginning of this description.

Parcel includes all land between the meander line and the ordinary high water line of Lake  
Mendota which lies between the side parcel lines extended.

Parcel contains 12,065 square feet, more or less.

Parcel is subject to easement for sanitary sewer, and may be subject to other easements  
and restrictions, recorded or unrecorded.

This surveyed description is intended to represent the identical property as that stated in  
the deed of record, except that parcel described on Keith Notbohm Surveying, Inc. Office  
Map No. 549 S.

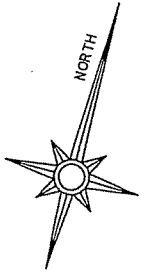


**Keith Notbohm**  
**Land Surveying, Inc.**  
6314 Odana Road, Suite A  
Madison, Wisconsin 53719  
(608) 277-0503

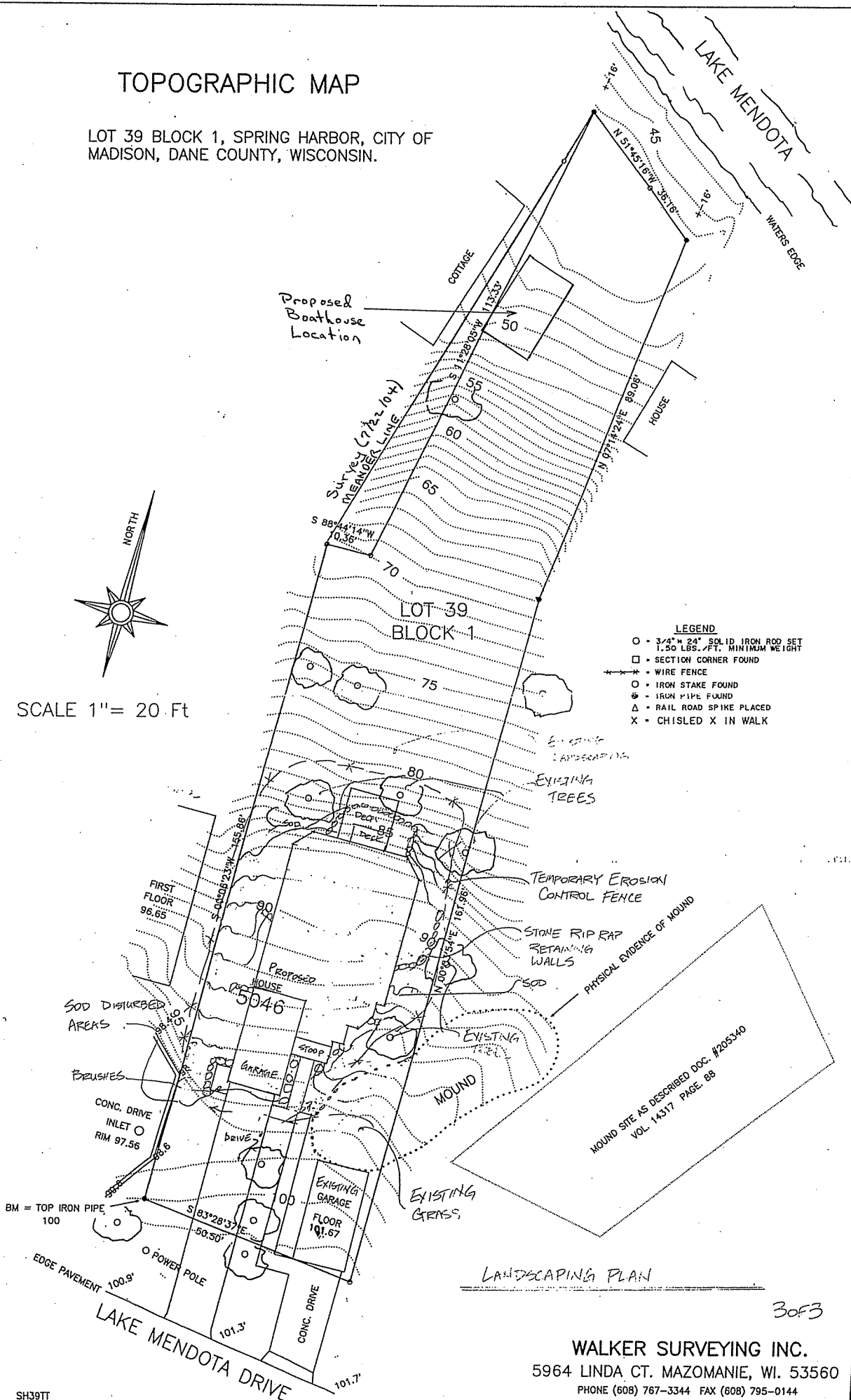
OFFICE MAP NO. 552 S  
SHEET TWO OF TWO SHEETS

# TOPOGRAPHIC MAP

LOT 39 BLOCK 1, SPRING HARBOR, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE 1" = 20 Ft



- LEGEND**
- - 3/4" x 24" SOLID IRON ROD SET 1.50 LBS./FT. MINIMUM WEIGHT
  - - SECTION CORNER FOUND
  - ✕ - WIRE FENCE
  - - IRON STAKE FOUND
  - ⊙ - IRON PIPE FOUND
  - △ - RAIL ROAD SPIKE PLACED
  - X - CHISEL X IN WALK

MOUND SITE AS DESCRIBED DOC. #205340  
VOL. 14317 PAGE. 88

LANDSCAPING PLAN

30F3

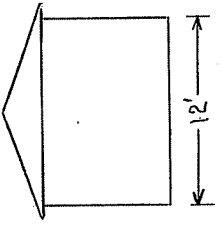
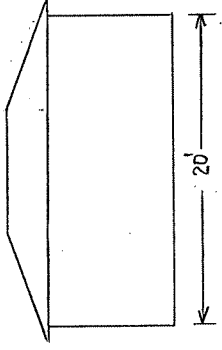
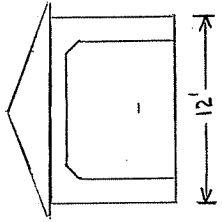
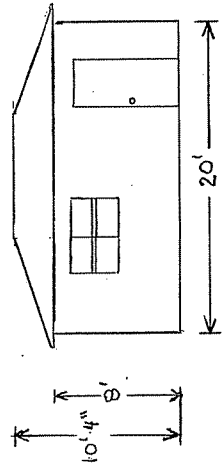
**WALKER SURVEYING INC.**  
5964 LINDA CT. MAZOMANIE, WI. 53560  
PHONE (608) 767-3344 FAX (608) 795-0144

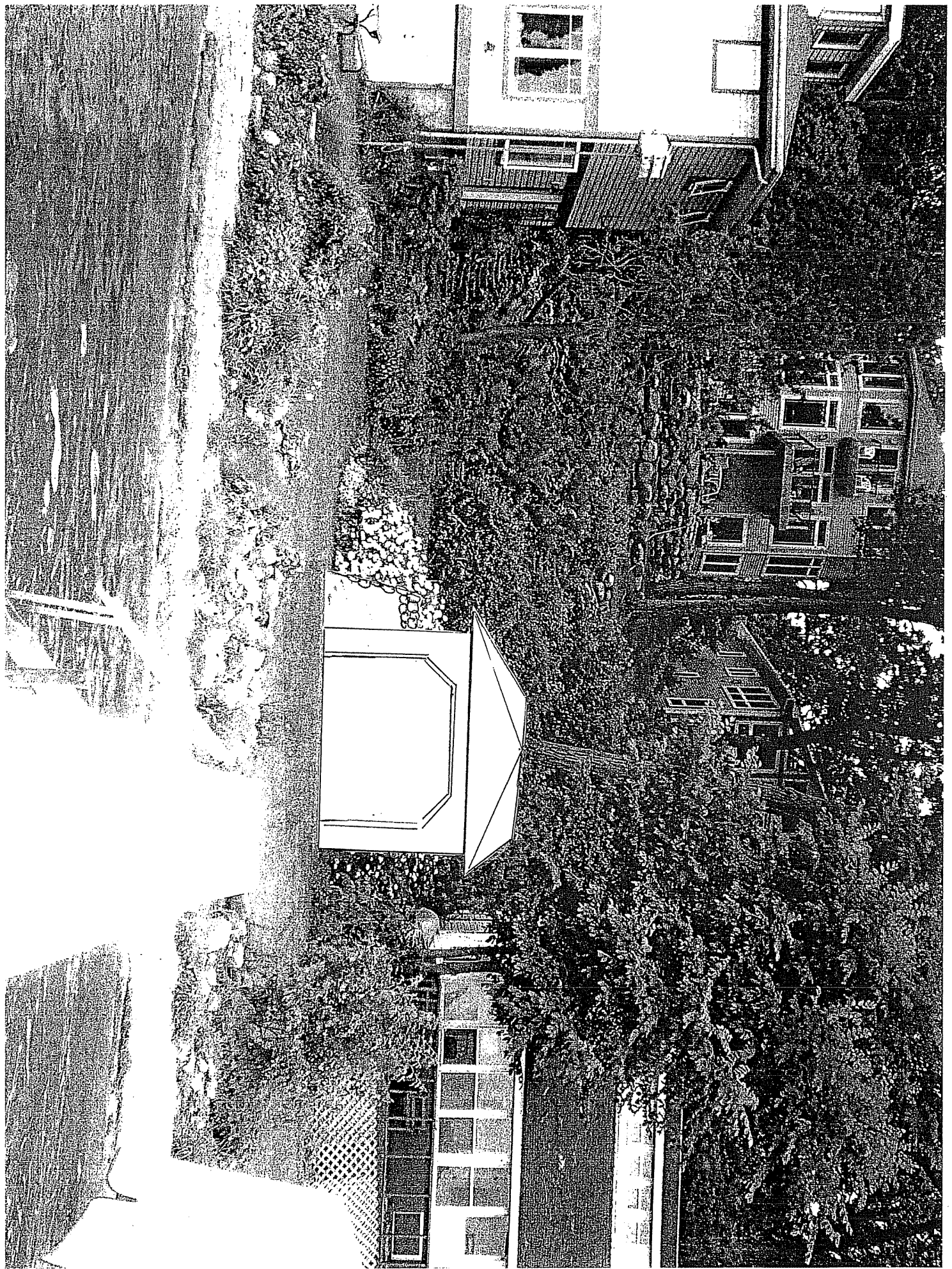
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FILLINGAME BATHHOUSE

Scale 1/8" = 1 Foot

4/12 Pitch Hip Roof









# 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 zoning applications should be filed directly with the Zoning Administrator.

<b>OFFICE USE ONLY:</b>	
Amt. Paid <u>550<sup>00</sup></u>	Receipt No. <u>72466</u>
Date Received <u>7-11-06</u>	
Received By <u>RJT</u>	
Parcel No. <u>0709-184-0127-8</u>	
Aldermanic District <u>19, Noel Radomski</u>	
GQ <u>Waterfront, Exist. Cond. Use</u>	
Zoning District <u>R2</u>	
<b>For Complete Submittal</b>	
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 <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

1. **Project Address:** 5046 Lake Mendota Drive **Project Area in Acres:** <.01

**Project Title (if any):** Fillingame Boathouse

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

<input type="checkbox"/> <b>Zoning Map Amendment</b> (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"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

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

Applicant's Name: Robert H. Fillingame Company: \_\_\_\_\_  
 Street Address: 5046 Lake Mendota Dr. City/State: Madison WI Zip: 53705  
 Telephone: (608) 238-4067 Fax: ( ) Email: rhfillin@wise.edu  
 Project Contact Person: \_\_\_\_\_ 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: Construct 12' x 20' boathouse approximately 30' inland from shoreline of Lake Mendota for storage of light water craft, e.g. canoe, kayak, wind ~~surf~~ surfer.  
 Development Schedule: Commencement Aug/Sept 2006 Completion Sept 2006

CONTINUE →

**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:  
*Not needed* **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: \$ 500.00** 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](mailto: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:  
Noel Radomski, Spring Harbor Neighborhood Association, 6/27/06

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 Mike Waidelich Date 6-27-06 | Zoning Staff Matt Tucker Date 6-27-06  
Ron Towle 266-4560

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

Printed Name Robert H. Fillingame Date 7/11/06  
 Signature R.H. Fillingame Relation to Property Owner Same

+ Authorizing Signature of Property Owner R.H. Fillingame Date 7/11/06

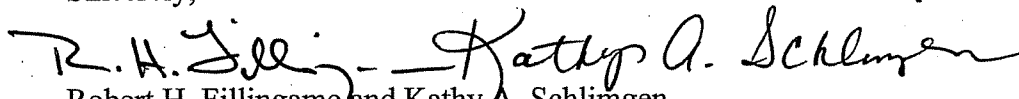
Madison Plan Commission  
215 Martin Luther King Jr. Blvd.  
Room LL-100  
Madison, WI 53701-2985

July 11, 2006

Re: Conditional Use Permit

This is a letter of intent to construct a small boathouse near the shoreline of our home at 5046 Lake Mendota Drive, Madison, 53705. The boathouse would be used to store light water craft such as a canoe, kayak, windsurfer and perhaps a small sailboat. We would also store the components of our pier in it during the winter. We are planning a 12' x 20' boathouse. The North front face of the boathouse would align with the front of a cottage on the neighboring West side property at 5100 Spring Court, approximately 31 feet from the end of our pier at the lake's normal high water mark. The cottage lies 2.5 feet West of the property line. The West wall of the proposed boathouse would be placed four feet East of the property line. A 9' x 7' garage door would be installed on the North front side of the structure facing the lake. A three foot entrance door and window would be placed on the East side. The back of the structure would be largely obscured by the steep bank of our yard, and the West side obscured by the existing cottage. A three foot wide gravel path would be installed on the East and South sides of the cement slab on which the structure would be built. The vinyl siding and shingles would be selected to match the existing siding and shingles on our house. The existing bank behind the structure would be landscaped with a stone retaining wall. We anticipate contracting with BestBuiltGarages of Madison for the excavation and construction of the boat house. We have yet to decide on a landscaper. We hope the work can begin during the last week of August 2006, and expect that the project can be completed within four weeks. We have discussed the plan with our adjoining neighbors and received their approval. These neighbors include: Chuck Gates and Candy Schrank at 5042 Lake Mendota Drive, Bill and Wendy Margetis at 5050 Lake Mendota Drive, and Mary Margetis at 5100 Spring Court.

Sincerely,

  
Robert H. Fillingame and Kathy A. Schlingen  
5046 Lake Mendota Drive  
Madison, WI 53705  
(Phone: 238-4067)