



Location
2604 Waunona Way

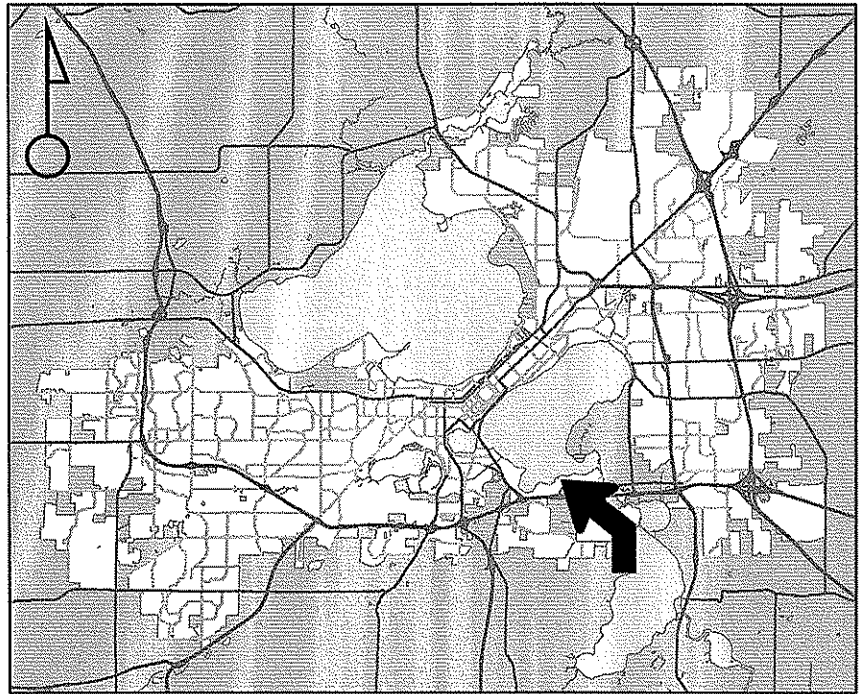
Project Name
Anderson Expansion

Applicant
Don & Linda Anderson/
Ernie Hohlstein - Hohlstein Construction, Inc

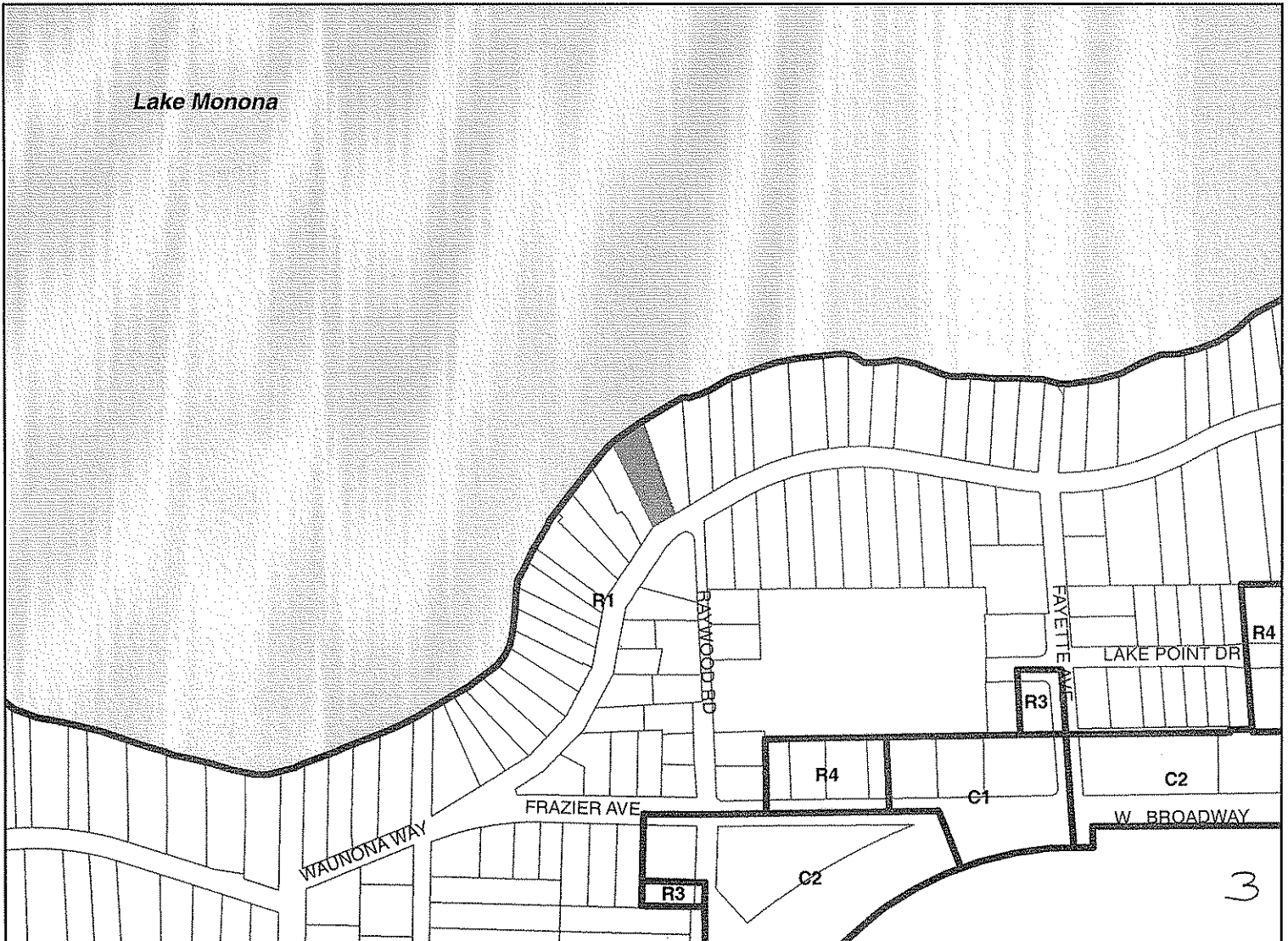
Existing Use
Single-Family House

Proposed Use
Major Alteration for Expansion of
Single-Family House on Lakefront Lot

Public Hearing Date
Plan Commission
04 August 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 : 23 July 2008



3



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.

FOR OFFICE USE ONLY:	
Amt. Paid	\$550.00 Receipt No. 91677
Date Received	6/4/08
Received By	JLK
Parcel No.	0710-302-0221-3
Aldermanic District	14-Tim Bruer
GQ	CU, Flood plain, waterfront
Zoning District	R1
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input type="checkbox"/>
IDUP	NA Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text NA
Alder Notification	May 12 Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	6/4/08

1. Project Address: 2604 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 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: Ernie Hohlstein Company: Hohlstein Construction, Inc.

Street Address: 6513 Aspen Ct. City/State: Wausaukee, WI Zip: 53597

Telephone: (608) 846-4377 Fax: (608) 846-4978 Email: erhohlstein@charter.net

Project Contact Person: Ernie Hohlstein Company: Hohlstein Construction, Inc.

Street Address: 6513 Aspen Ct. City/State: Wausaukee, WI Zip: 53597

Telephone: (608) 846-4377 Fax: (608) 846-4978 Email: erhohlstein@charter.net

Property Owner (if not applicant): Don & Linda Anderson

Street Address: 2604 Waunona Way City/State: Madison, WI Zip: 53713

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Second Story

addition to existing single residence, there will be
NO expansion of the existing footprint

Development Schedule: Commencement June 2008 Completion October 2008

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:

- **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: \$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: COMPREHENSIVE PLAN Plan, which recommends: LOW DENSITY RESIDENTIAL 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 Bruer, 3310 Keyton Ln., Madison, WI 53713

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 KEVIN FIRCHOW Date 6/2/08 | Zoning Staff PATRICK ANDERSON Date 6/2/08

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

Printed Name Ernie Hohlstein Date 5/30/08
Signature Ernest Hohlstein Relation to Property Owner General Contractor

Authorizing Signature of Property Owner Donald J. Anderson Date May 31, 2008
Libby M. Anderson Date 5/31/2008

Hohlstein Construction, Inc.
6513 Aspen Ct.
Waunakee, WI 53597
Tel. (608) 846-4377
Fax. (608) 846-4978

May 12, 2008

Tim Bruer
3310 Leyton Lane
Madison, WI 53713

Tim,
My name is Ernie Hohlstein, I'm a remodeling contractor working with Don and Linda Anderson, who live at 2604 Waunona Way in Madison. They would like to put a second story addition over their existing flat roofed garage and laundry room. The size of the area to be remodeled is 22' x 29'. They would be adding 2 bedrooms and full bathroom upstairs, changing the stairway location, laundry and bath all of the ground (first) floor. The existing house area has 2 bedrooms and a small bathroom.

There would not be any new ground covered by this proposed work.

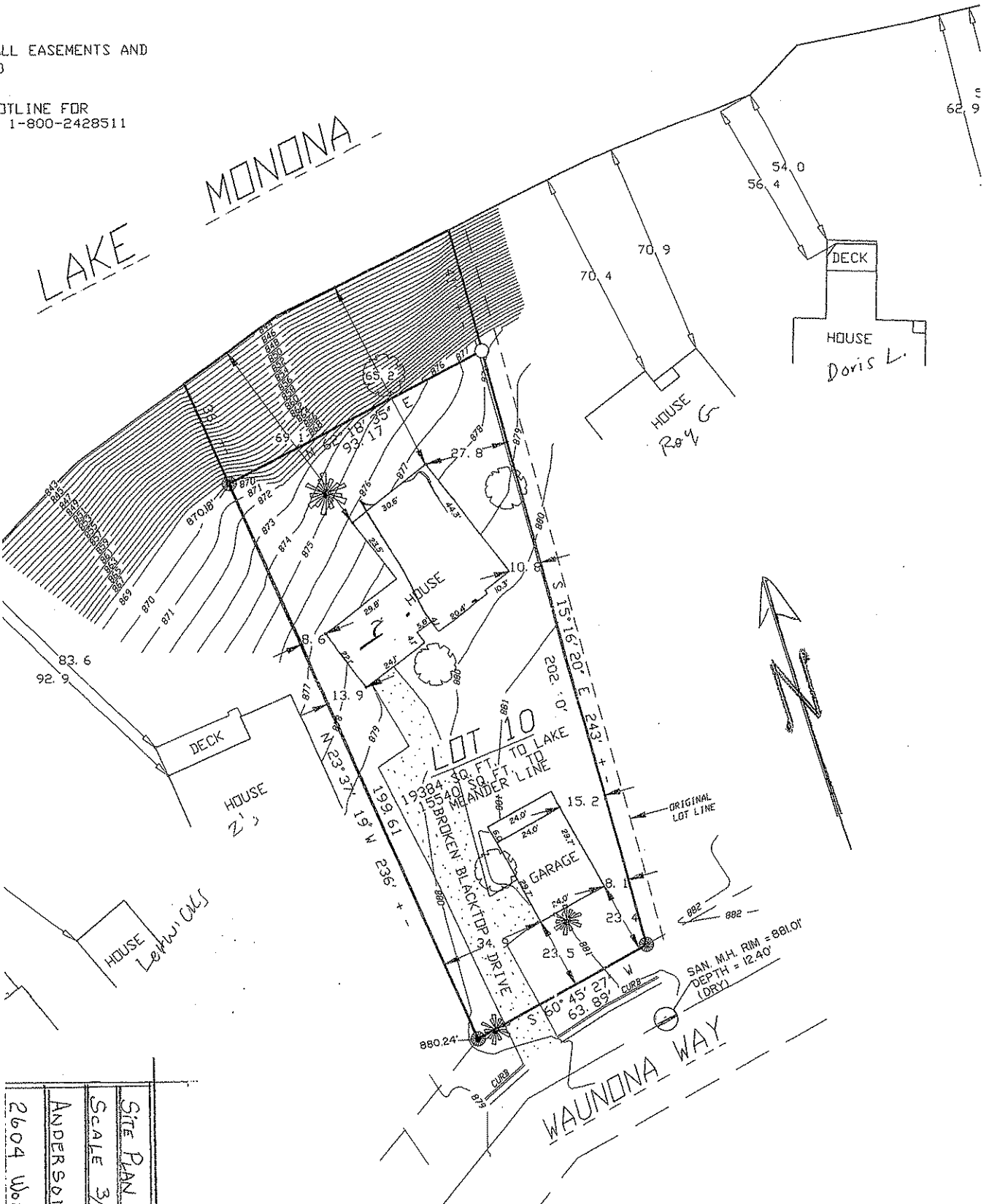
I respectfully request that you waive the thirty day time frame. We are in the process of drawing the plans and will submit them on June 4th, 2008 with your approval.

Regards,

Ernie Hohlstein
Hohlstein Construction, Inc.

ALL EASEMENTS AND

UTILITY LINE FOR
1-800-2428511



2604 WAUNONA WAY 14-3-08
 ANDERSON RES.
 SCALE 3/4" = 22'-0"
 SITE PLAN

1

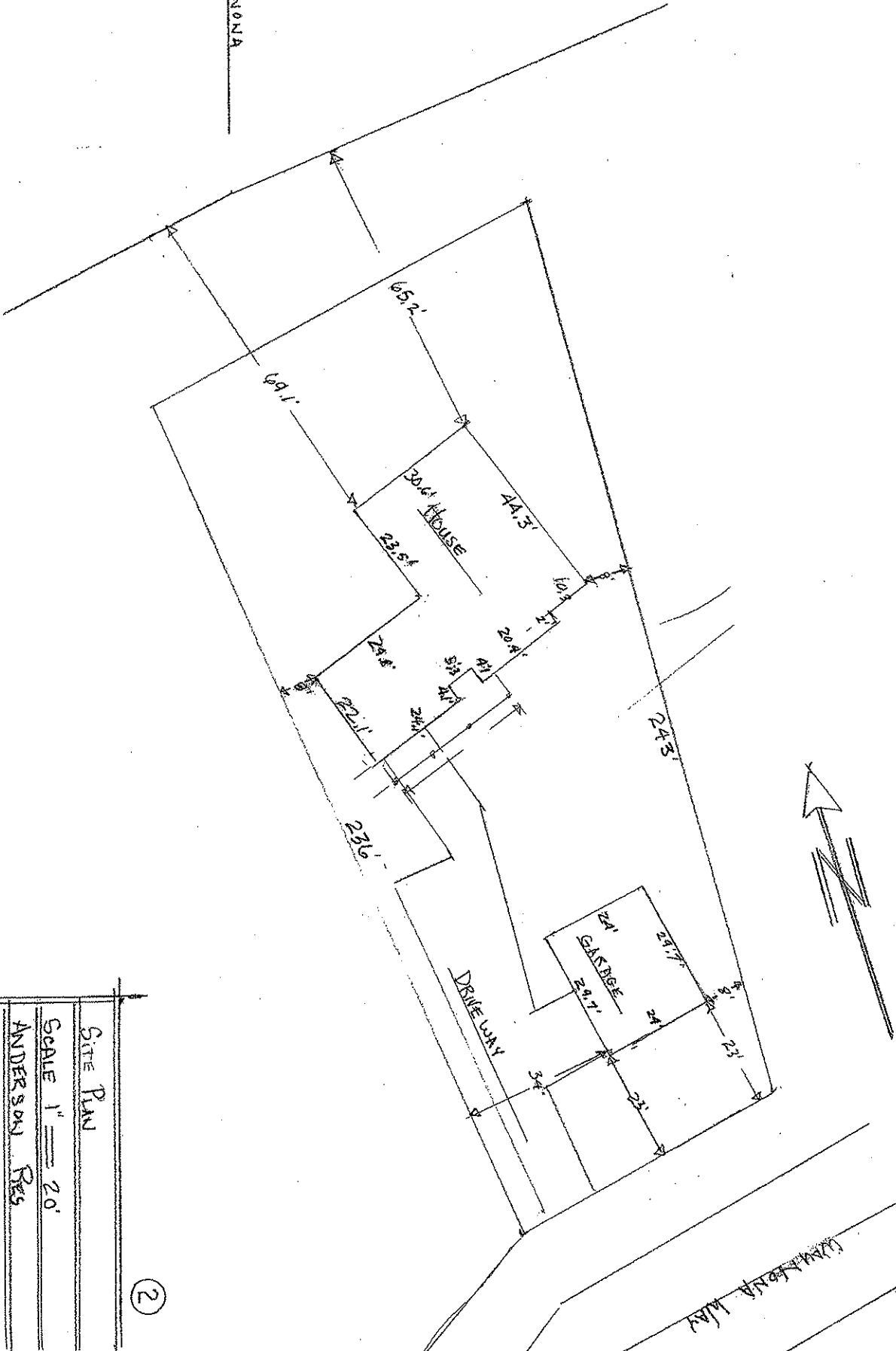
Area: 78

Lot #: 0 Block #: 2 Class: Res Use: SINGLE FAMILY
 LEGAL DESCRIPTIONS QUERY (NOLG)
 RAYWOOD HEIGHTS LOT 10 EXCEPT COM SE COR
 7TH SW 6 FT TH NM TO LAKE 7 FT FROM NE C
 OR 7TH TO NE COR TH SE TO POB

Parcel: 0710-302-0221-3
 Address: 2604 Waunona Way
 OR Owner Name: ANDERSON, DONALD & LINDA
 Browsing file in address order
 GEOGRAPHIC PARAMETER ENTRY - (NOLG)
 Date: 05/09/08 Time: 08:53:33
 MCD Code: MAD-C

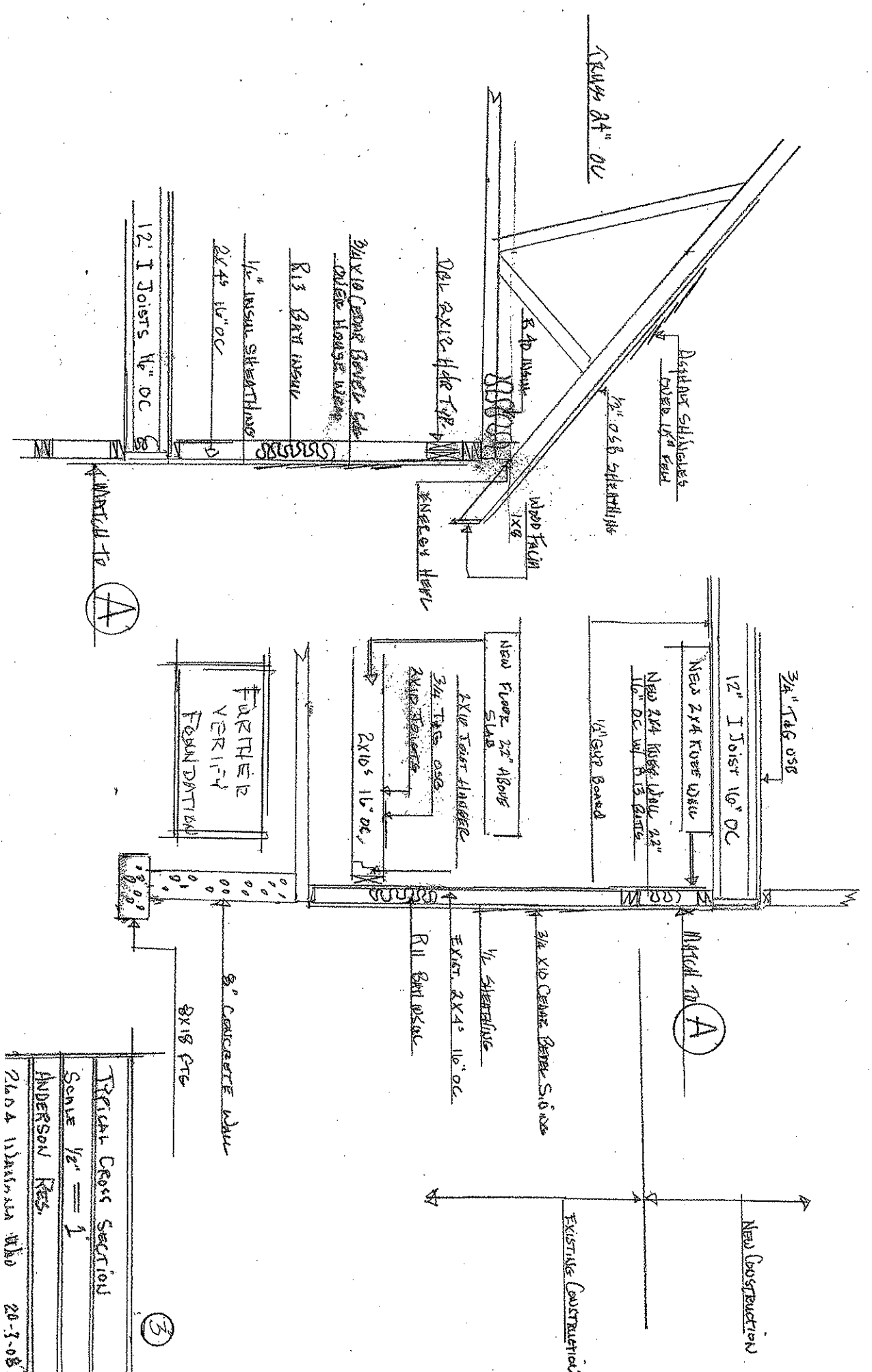
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LAKE MONONA

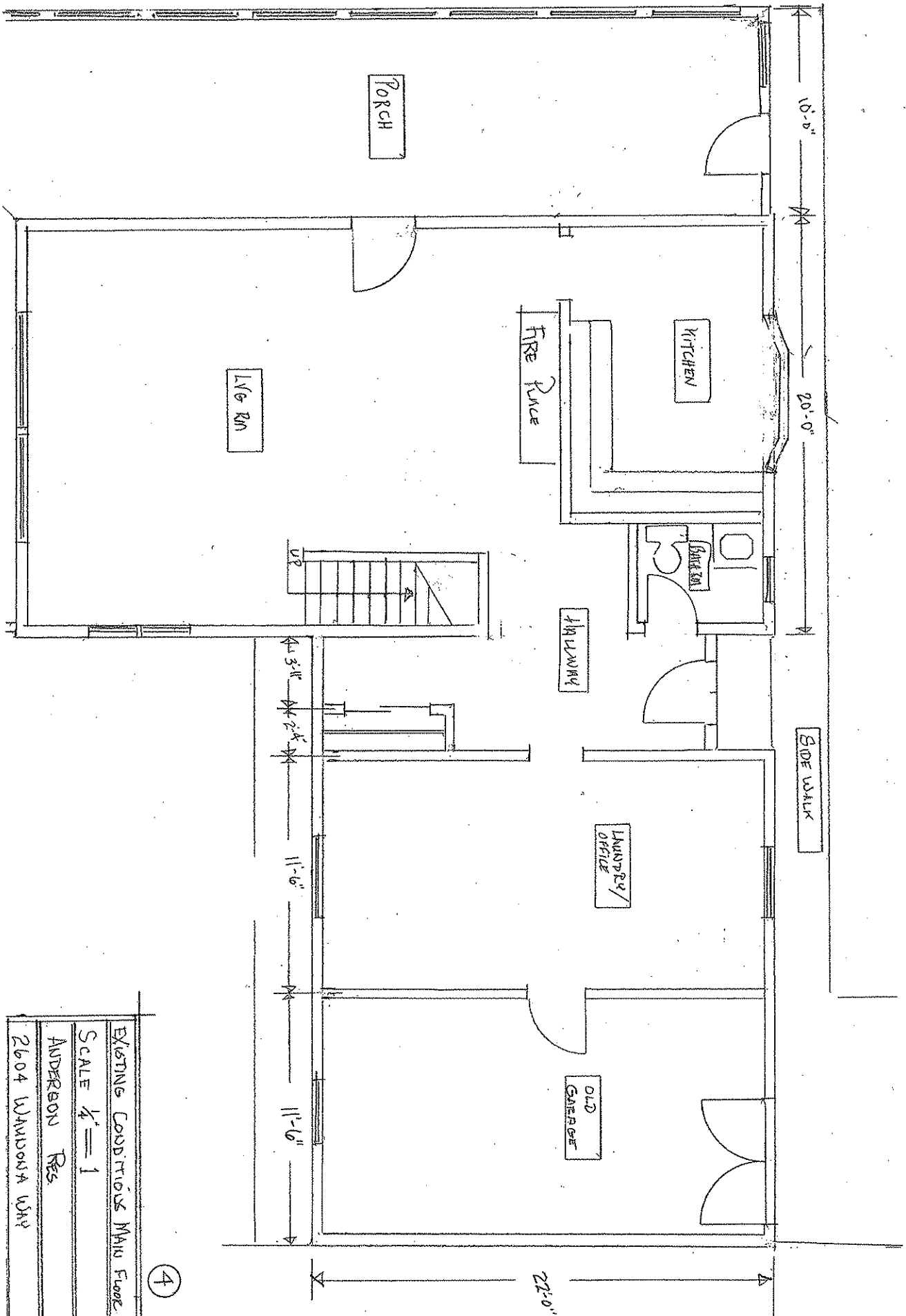


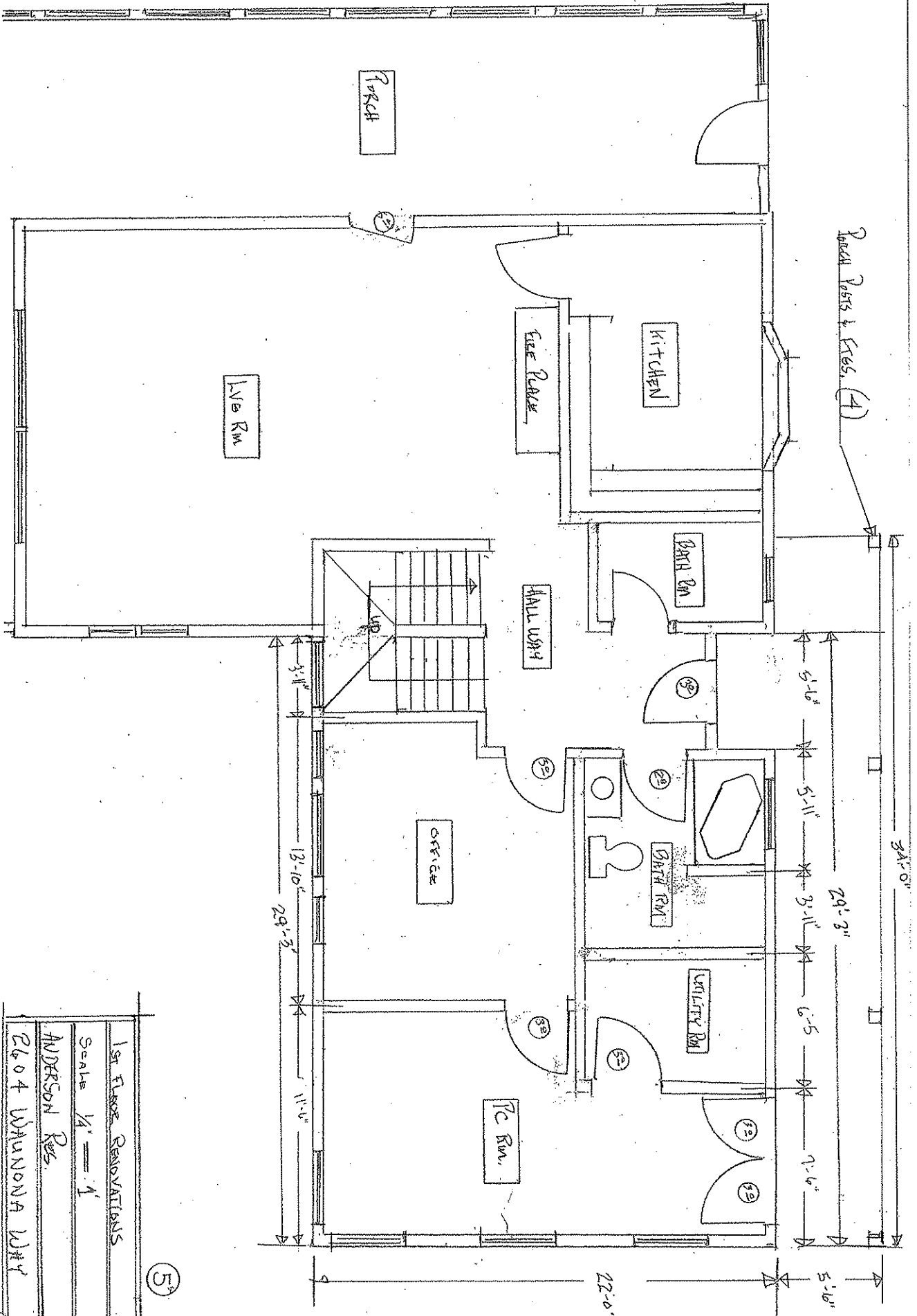
②

SITE PLAN
SCALE 1" = 20'
ANDERSON RES
2604 MONONA WAY 22-4-08



SPECIAL CROSS SECTION
 SCALE 1/2" = 1'
 ANDERSON RES.
 21004 Madison Ave Wbo 20-3-08

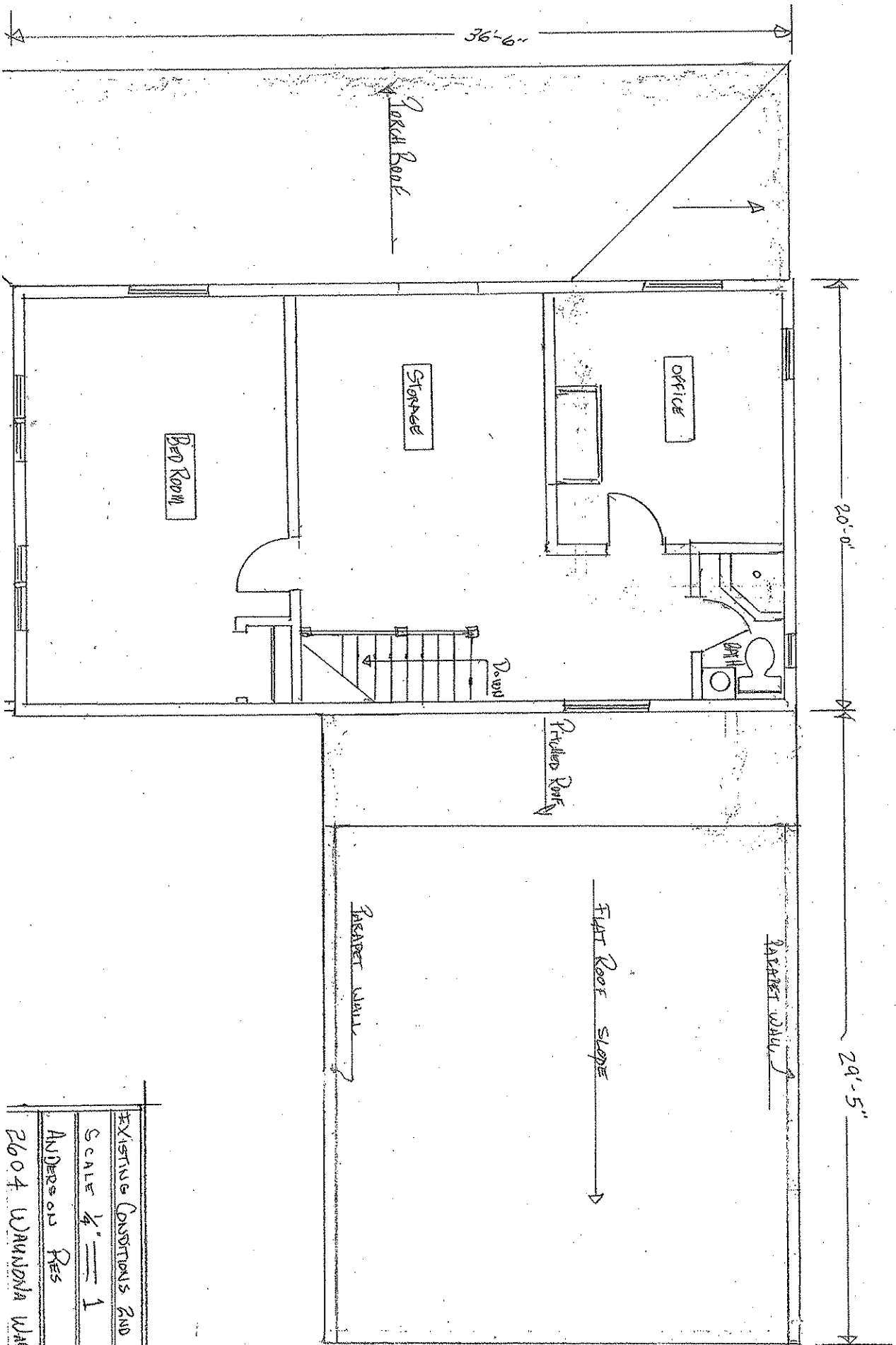




1st FLOOR RENOVATIONS
 Scale 1/4" = 1'
 ANDERSON RES.
 2604 WANNONA WAY

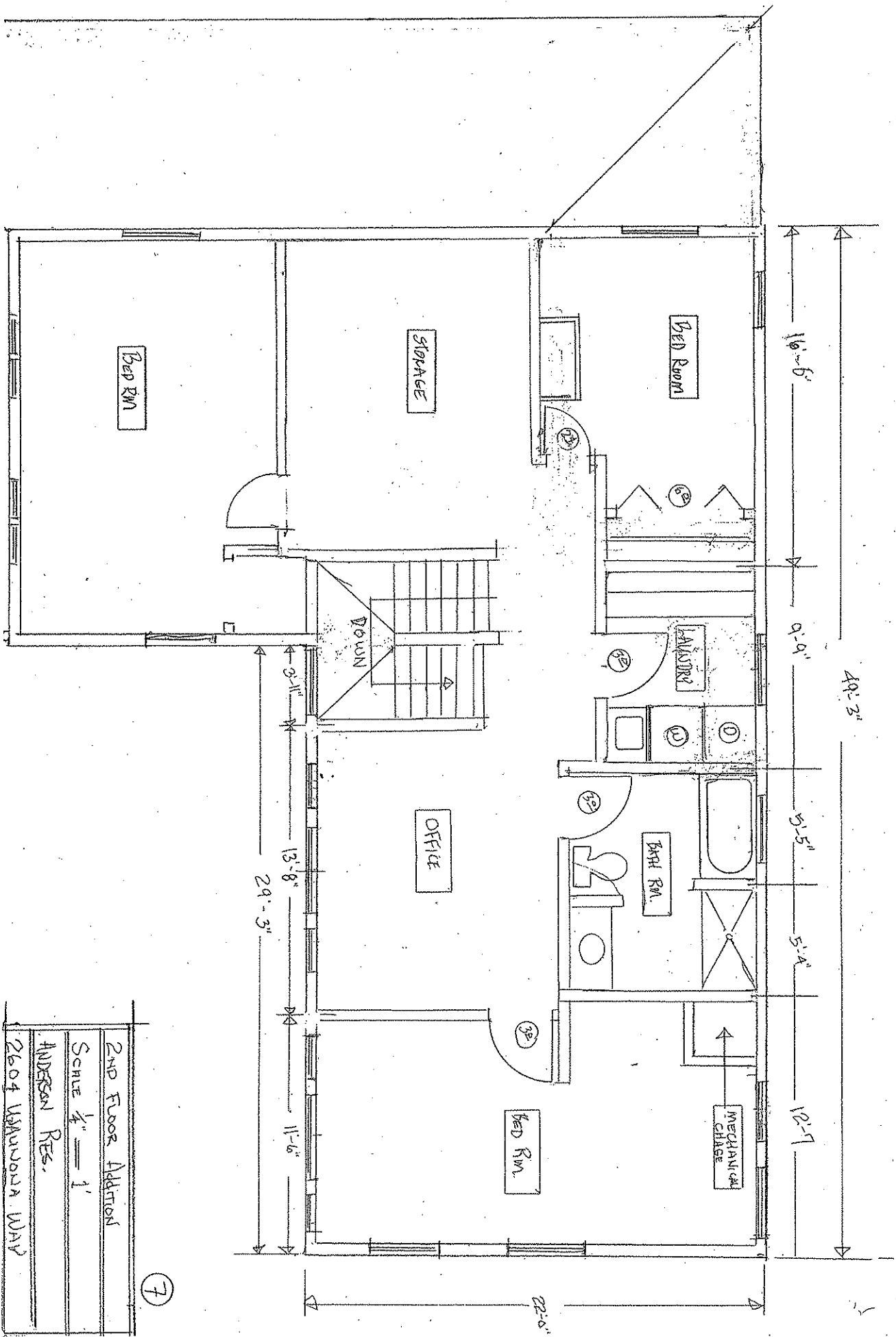
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3



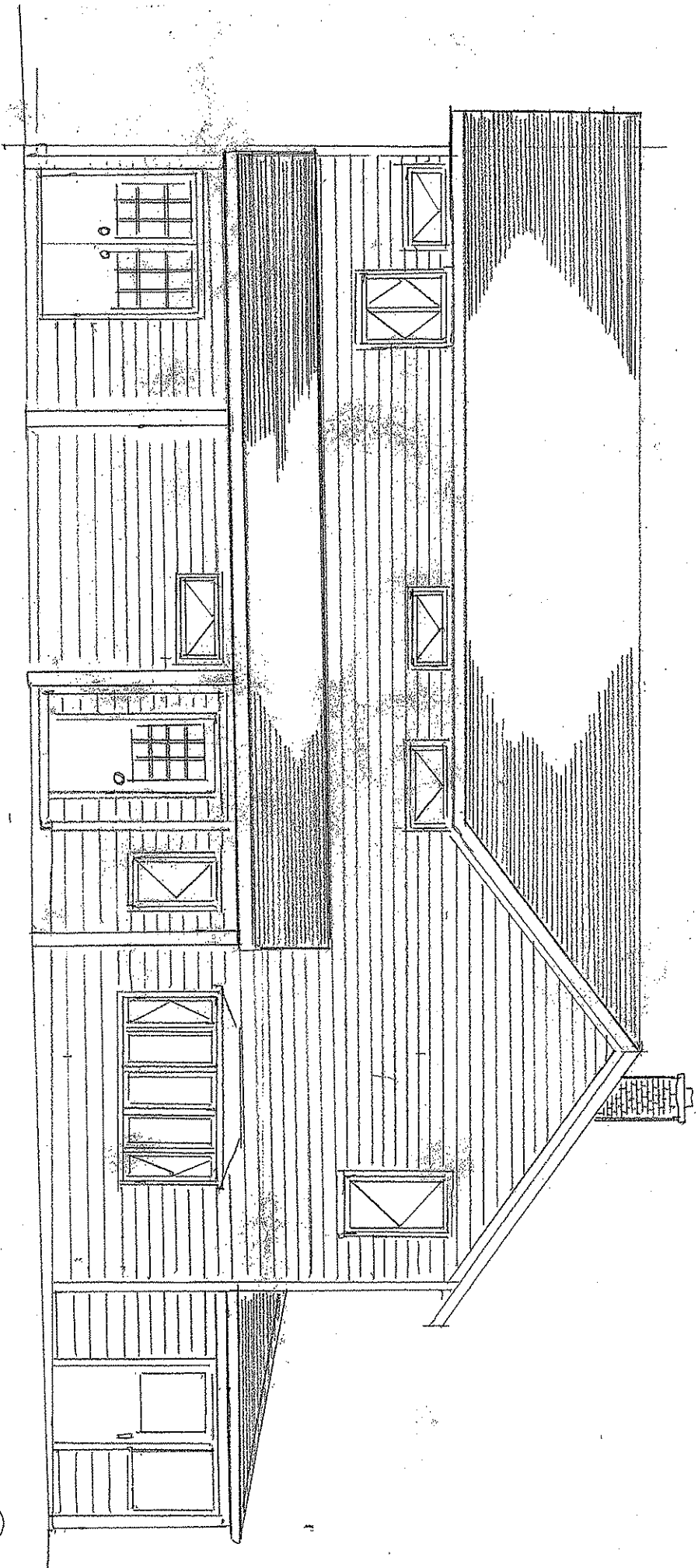
EXISTING CONDITIONS 2ND FLOOR
 SCALE 1/4" = 1'
 ANDERSON RES
 2604 WINDYBROOK WAY

⑥



2ND FLOOR ADDITION
 SCALE 1/4" = 1'
 ANDERSON RES.
 2604 WYANDONA WAY

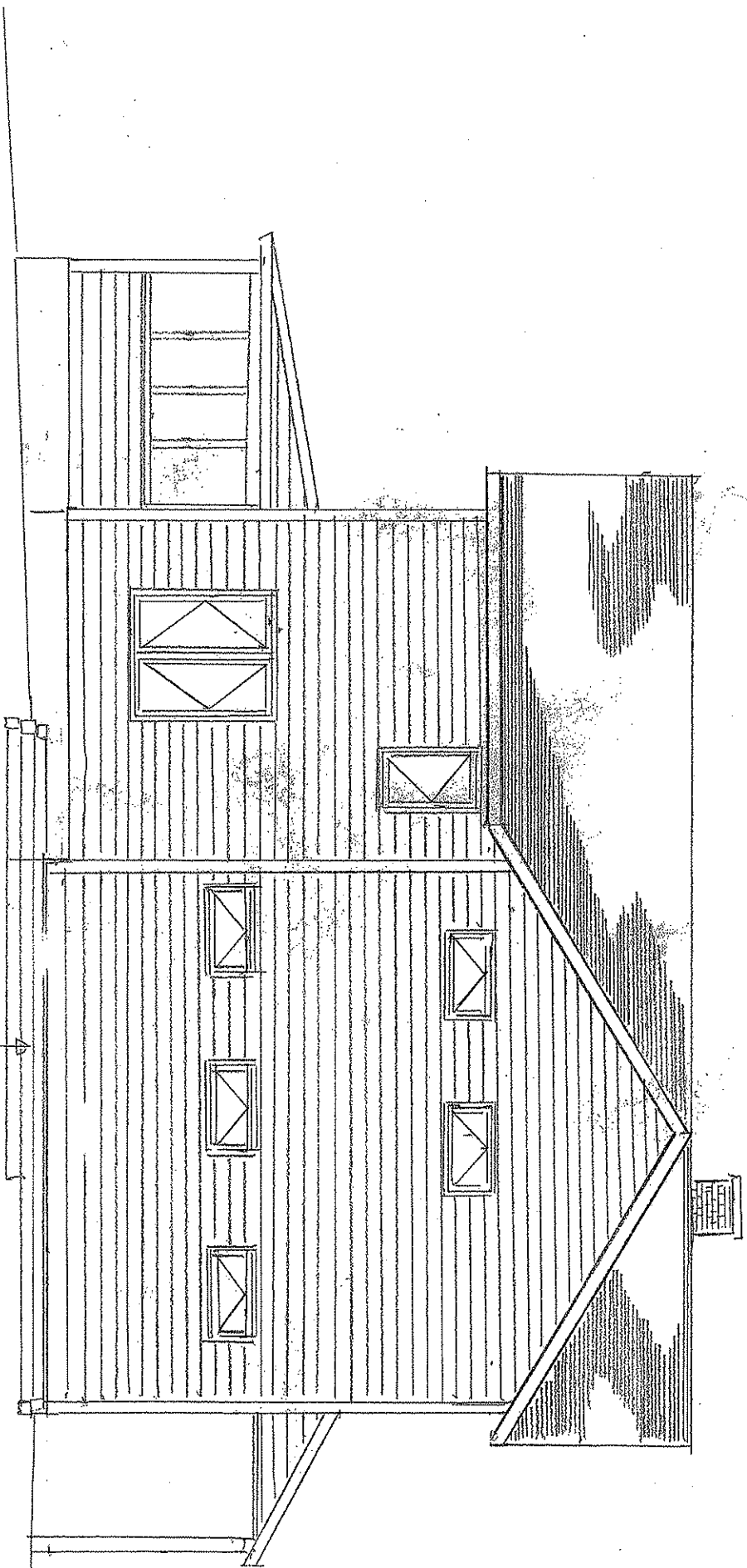
(7)



8

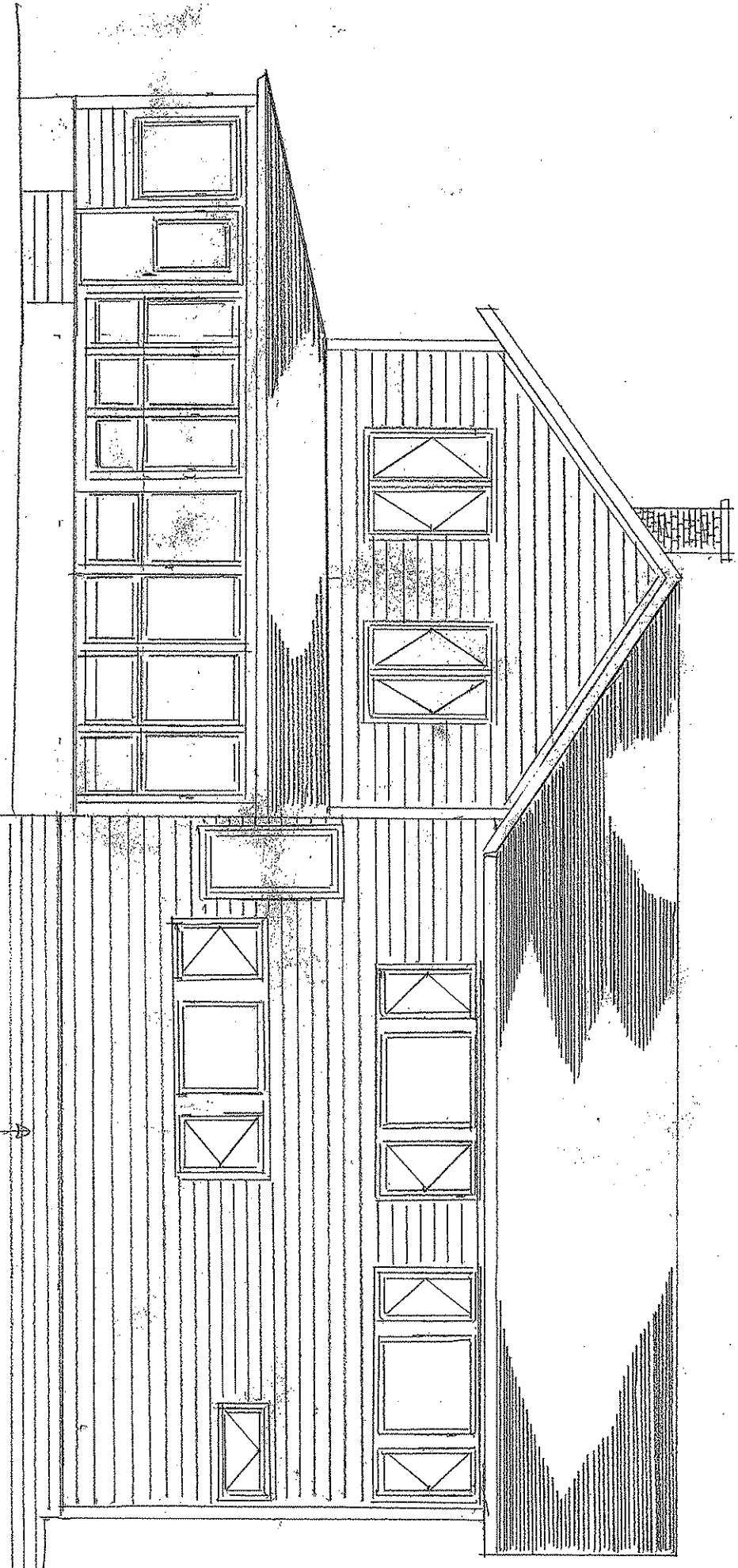
FRONT ELEVATION
SCALE 1/4" = 1'
ANDERSON RES
2604 WASHINGTON WAY

RETAINING WALL
8x8' TRB



LEFT (WEST) ELEVATION
SCALE 1/4" = 1'
ANDERSON RES.
2604 W. MAIN ST. WAP

9



RETAINING WALL
8" x 8" T&G

REAR (North) ELEVATION
SCALE 1/4" = 1'
ANDERSON RES
2604 WILMONTA WAY

10

Photo of Existing Home
Provided by the Applicant

