



Location  
813 Woodward Drive

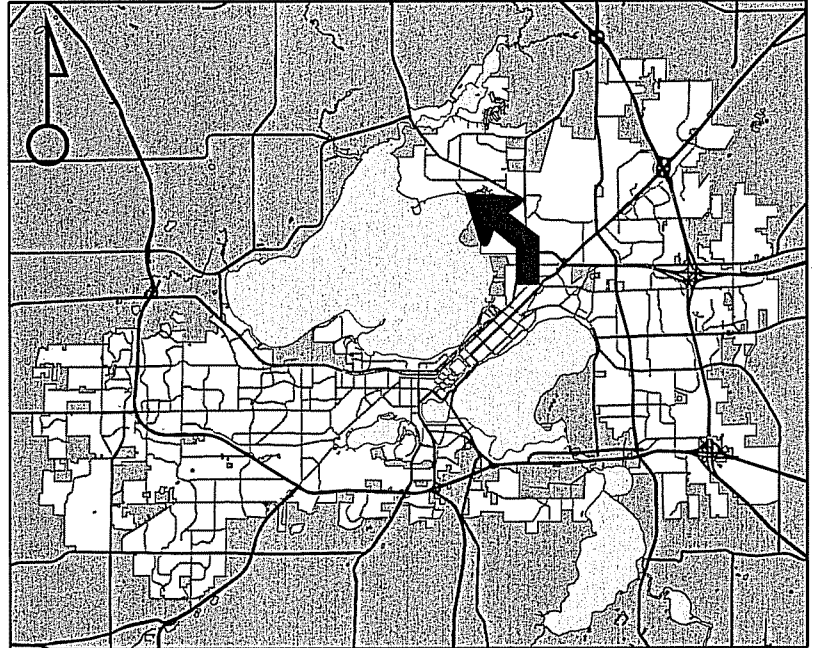
Project Name  
Bethke Residence

Applicant  
Steve Bethke/Ken Bear-  
Dream House by Dream Kitchens

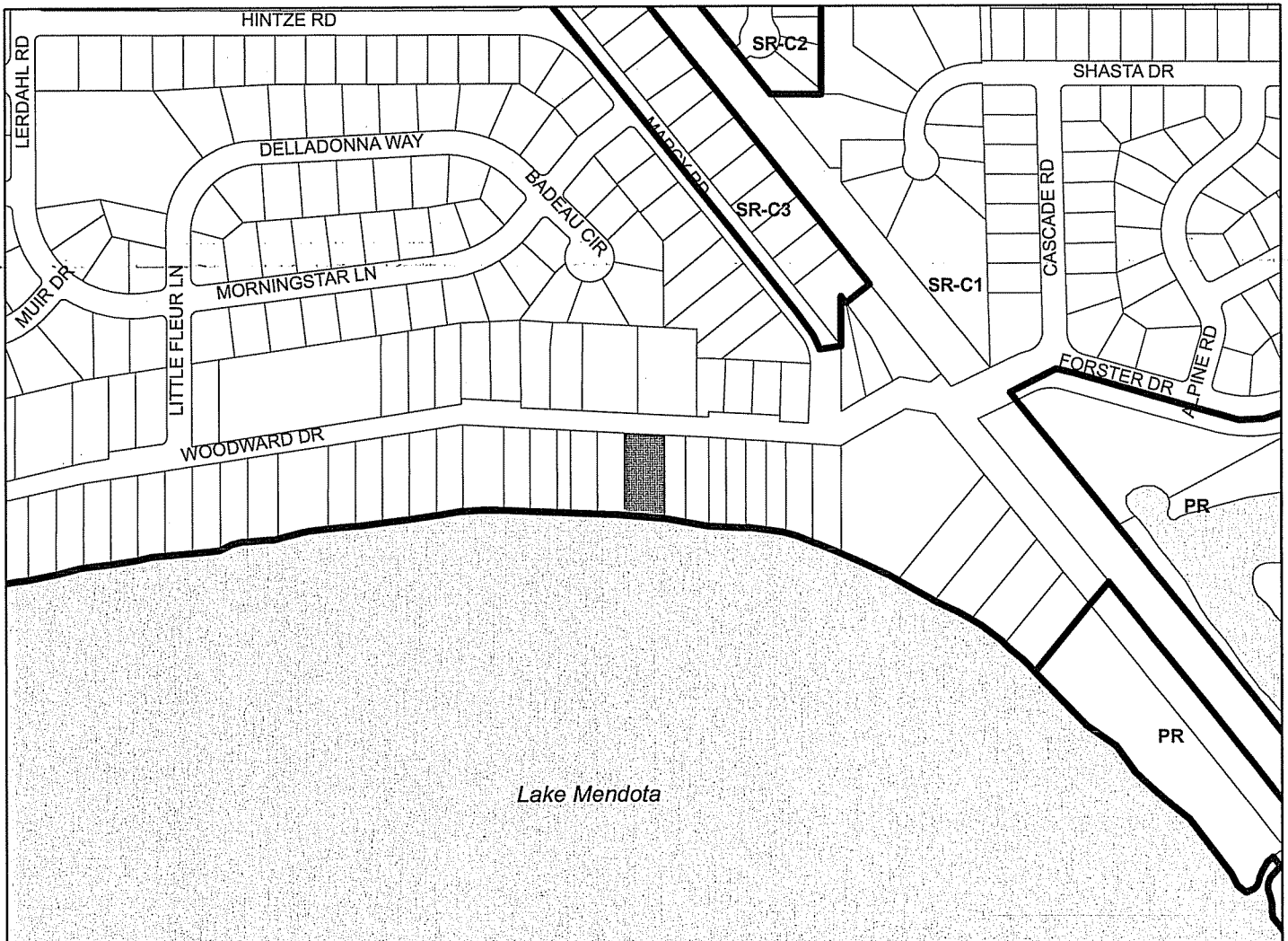
Existing Use  
Single-family house

Proposed Use  
Construct addition to existing single-  
family residence on lakefront lot

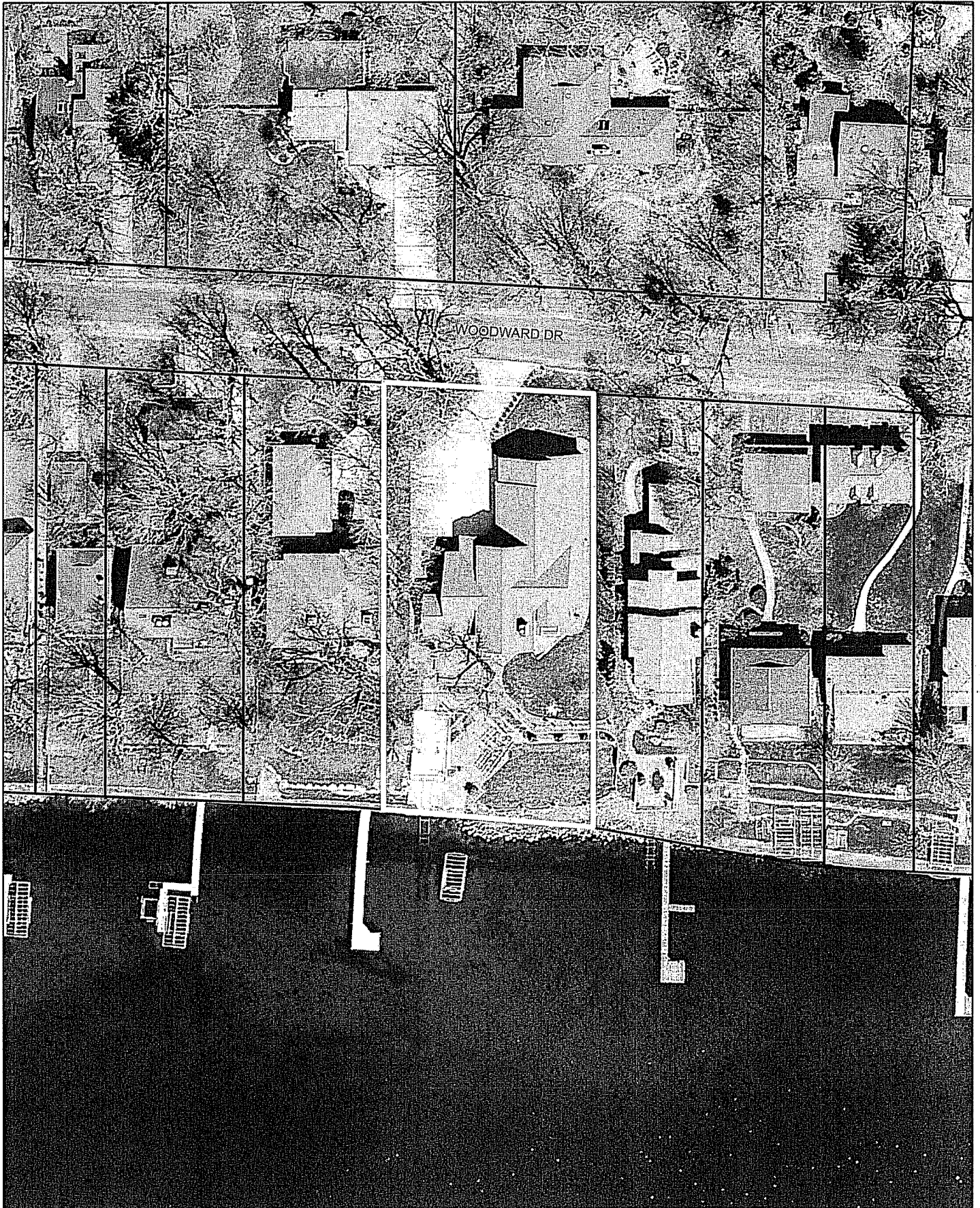
Public Hearing Date  
Plan Commission  
06 October 2014



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'





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amnt. Paid <u>6100</u>	Receipt No. <u>157584</u>
Date Received <u>8-27-14</u>	
Received By <u>DM</u>	
Parcel No. <u>0809-351-0810-3</u>	
Aldermanic District <u>18-Verona</u>	
Zoning District <u>SR-C1</u>	
Special Requirements <u>Waterfront</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 813 WOODWARD DRIVE MADISON WI 53704  
 Project Title (if any): BETAKE RESIDENCE

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning
- Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: GARY WIMMER Company: DREAM HOUSE BY DREAM KITCHENS  
 Street Address: 5117 VERONA RD City/State: MADISON WI Zip: 53711  
 Telephone: (608) 444-1584 Fax: ( ) Email: gwimmer@dreamkit.com

Project Contact Person: KEVIN BEAR Company: DREAM HOUSE BY DREAM KITCHENS  
 Street Address: 5117 VERONA ROAD City/State: MADISON WI Zip: 53711  
 Telephone: (608) 576-9569 Fax: ( ) Email: KBEAR@dreamkit.com

Property Owner (if not applicant): STEVE BETAKE  
 Street Address: 813 WOODWARD DR City/State: MADISON WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: ADD AN ADDITIONAL 700 SQ. FT. TO THE 1ST FLOOR + ANOTHER 740 SQ. FT. TO THE SECOND FLOOR  
 Development Schedule: Commencement 10-13-14 Completion 3-1-15

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

SEE ATTACHED EMAIL FROM ANITA WETER

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: HEATHER STOWER Date: 8-18-14 Zoning Staff: PAT ANDERSON Date: 8-18-14

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

Name of Applicant GARY WINNER Relationship to Property: AGENT FOR DREAM KITCHENS  
 Authorizing Signature of Property Owner Steve Butts Date 8/22/14



# dreamhouse by dreamkitchens

Hello,

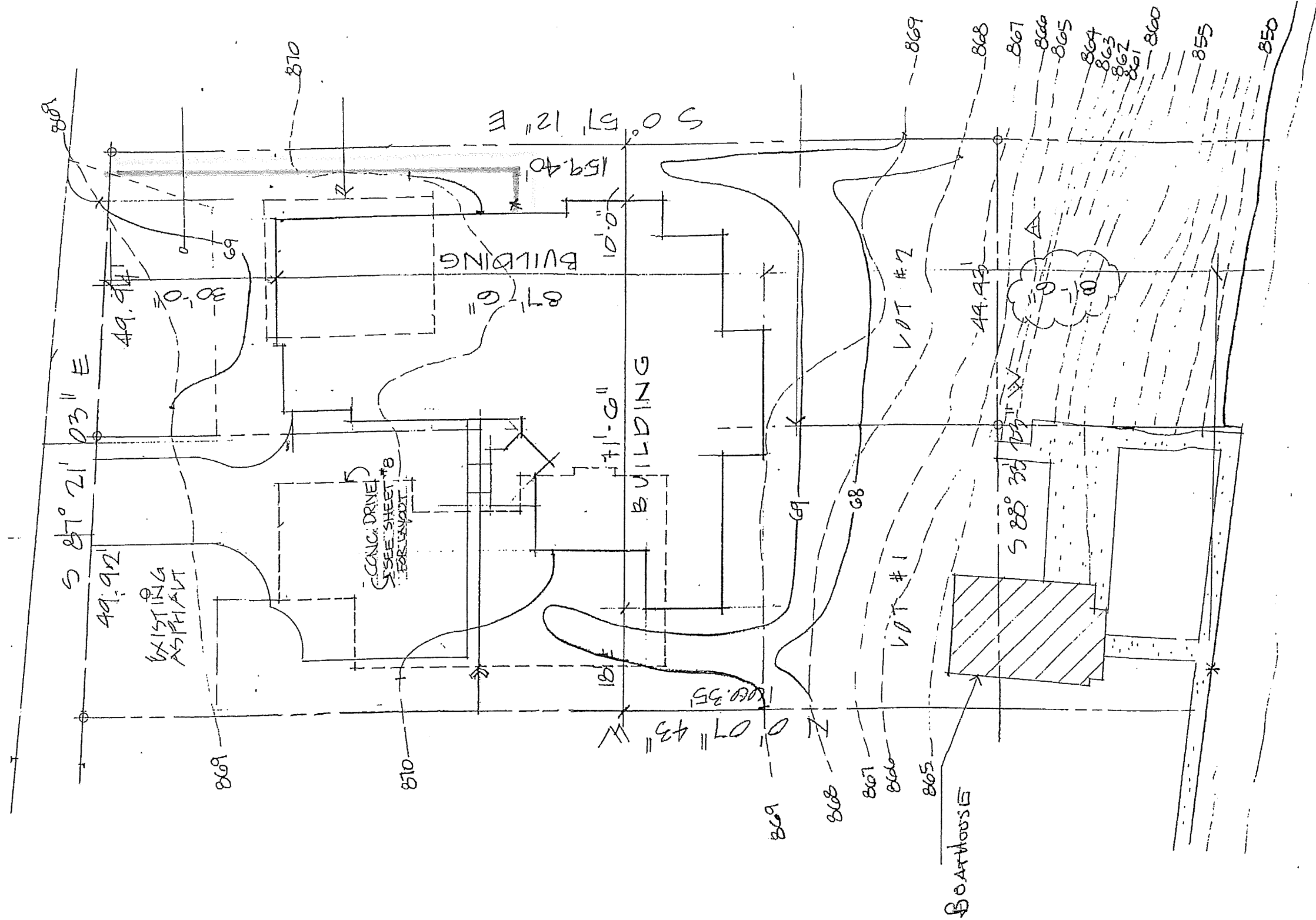
I am here to address the proposed additions to 813 Woodward Drive in Madison, Wisconsin. Here are some of the details regarding the project.

1. The existing lot is very level, and easily accessible along the east side of the property. There is a minimum of 10 feet or more between lot line and existing building. The area along the house (east side), has a rock bed that comes out 3' from the foundation with some plantings, the rest is grass.
2. The lake side is very level and has rock beds along the building, again the rest is grass. There are two larger trees located on the lake side but we do not come within 15 feet of either of these with our additions. There will be no trees or bushes removed from this property during construction whatsoever.
3. All the existing plantings along the house on the lake side will be kept in place. If there is any concern that we may lose one of these due to construction, we will dig it up, set it aside and replace it to where it was once the foundations are in.
4. There are two landscape patios currently located where the new additions will go. Both of these will be removed for construction purposes and then replaced to make use of the existing materials.
5. Currently there are retaining walls approximately 30 feet towards the lake from the house; these will not be affected by the new additions whatsoever.
6. The majority of the house does not have gutters on it, which is why the rock beds are along the building. There are two downspouts on the lake side currently running underneath the two patios that we are removing. Both of these drain to grade into the yard, these are marked out on the landscape plans. Once the additions are built, this will be our intention as well, to run the downspouts underneath the patios and drain to grade.
7. The lake side elevation of the house will change with the addition of the new gable. This will be 8 inches taller than the existing gable now. Existing windows and doors on the lake side will be replaced.
8. All exterior roofing and siding materials are to match existing, including color of the materials. We want to maintain the continuity of the existing home.
9. The overhangs on all the gable ends are 2' in depth. The overhangs on all the eaves are 2'8" in depth. Our intentions are to match existing to keep the continuity of the house here as well.

In conclusion, our intentions are to provide the homeowner with the necessary space that he requires. Along with this, we need to ensure the integrity of the home and the neighborhood.

Thank You,  
Gary Wimmer  
Project Development  
dream house by dream kitchens

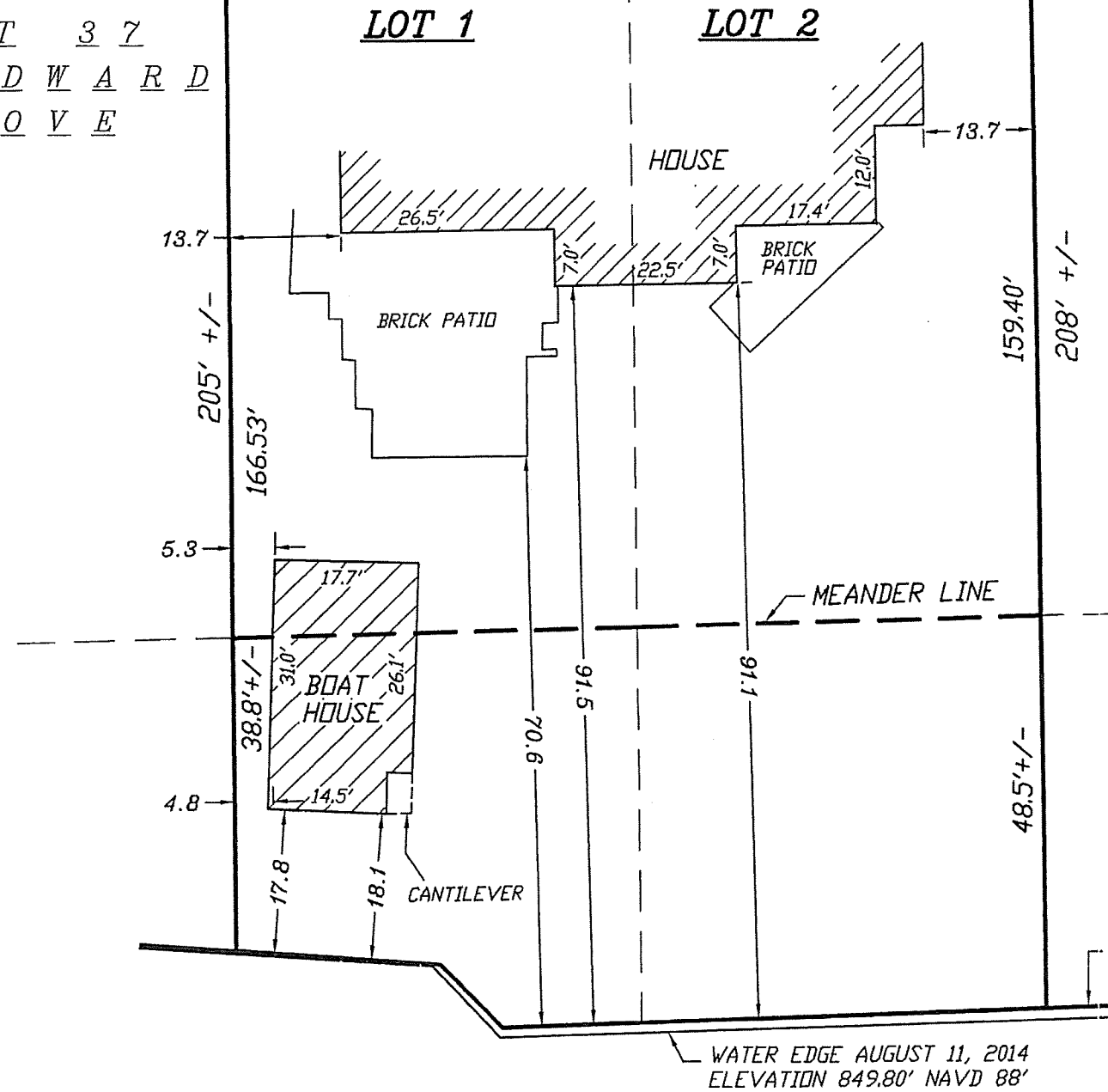
WOODWARD DRIVE



AREA SCHEDULE		EXISTING UTILITIES:
LOWER FLOOR	1012 #	ELECTRIC (UNDERGROUND)
FIRST FLOOR	2620 #	GAS (NATURAL)
SECOND FLOOR	925 #	
TOTAL	4557 #	

V A K & M E N D O T A

L O T 3 7  
W O O D W A R D  
G R O V E



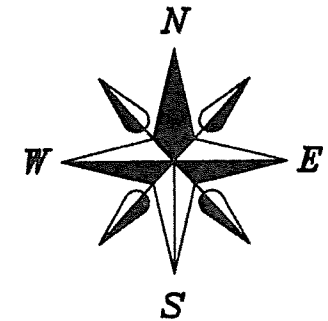
**DESCRIPTION:**

LOT 1 AND LOT 2, NORTH PARK, SECTION 35, T8N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES:**

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.
- 5.) THIS SURVEY IS JUST TO DETERMINE THE DISTANCE FROM THE REAR OF THE HOUSE TO THE SURVEYORS OPTION OF THE ORDINARY HIGH WATER MARK.

L O T 3



SCALE 1" = 20'



**PREPARED FOR:**

DREAM HOUSE BY  
 DREAM KITCHENS  
 5117 VERONA ROAD  
 MADISON, WI 53711

**PROPERTY ADDRESS:**

813 WOODWARD DRIVE  
 MADISON, WI 53704-6302

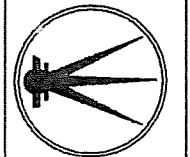
L A K E M E N D O T A

(EXISTING DIMENSIONS FROM ORDINARY  
 HIGH WATER MARK -8-11-14)

**SITE PLAN**

LOT 1 AND LOT 2, NORTH PARK, SECTION 35, T8N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

DATE	AUGUST 12, 2014	REVISION DATE		CHECK BY	N.T.P.
SCALE	1" = 20'			DRAWING NO.	14W-320
DRAWN BY	NEIL BDRITZ			SHEET	1 OF 1



**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
 NOA T. PRIEVE & CHRIS W. ADAMS  
 REGISTERED LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

LOT 37  
WOODWARD  
GROVE

LOT 1

LOT 2

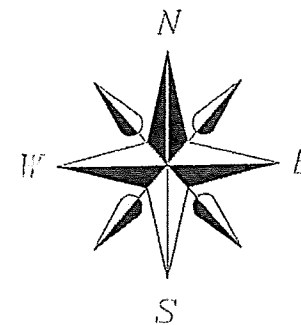
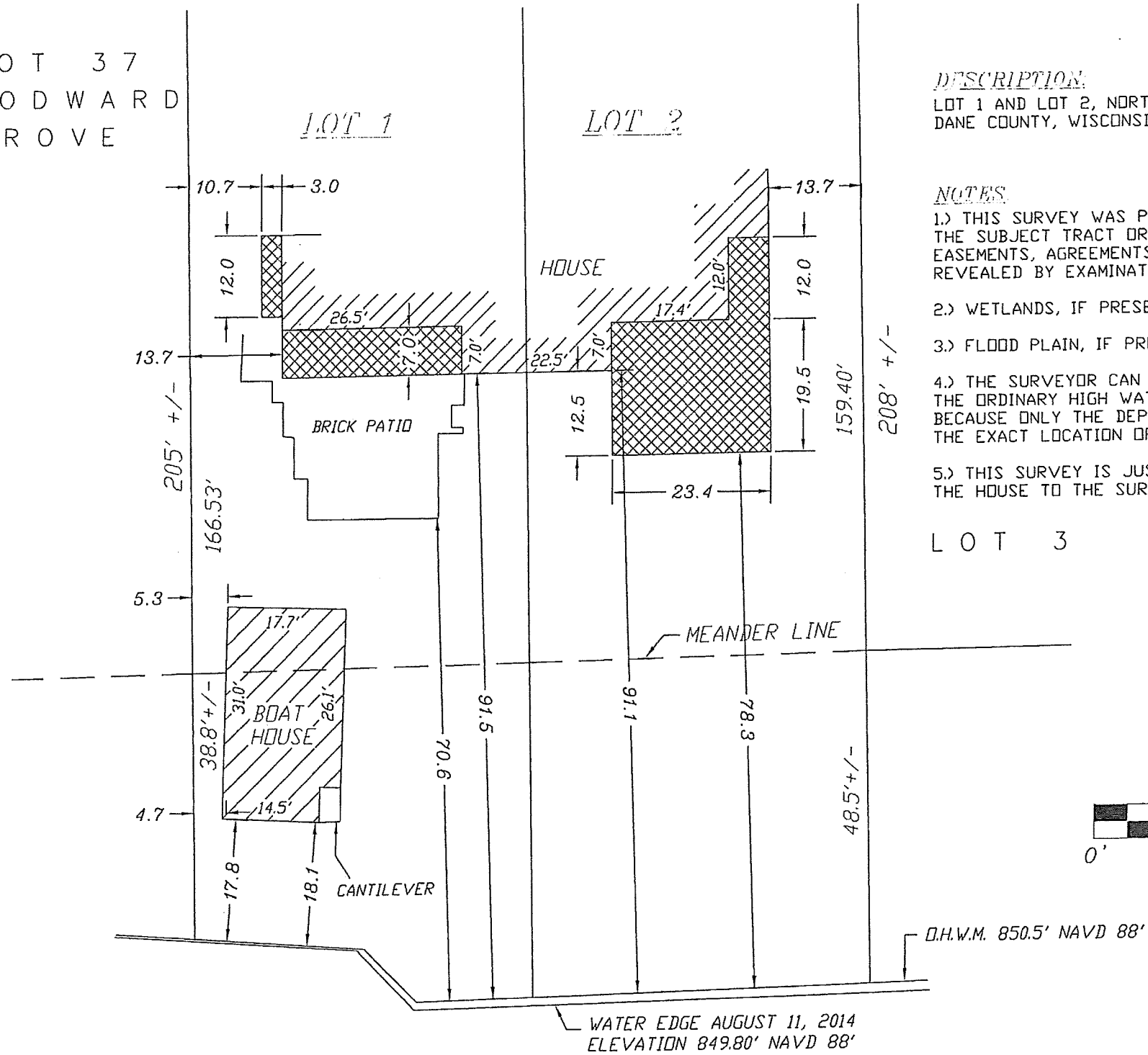
DESCRIPTION:

LOT 1 AND LOT 2, NORTH PARK, SECTION 35, T8N, R9E, CITY OF MADISON,  
DANE COUNTY, WISCONSIN

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.
- 5.) THIS SURVEY IS JUST TO DETERMINE THE DISTANCE FROM THE REAR OF THE HOUSE TO THE SURVEYORS OPTION OF THE ORDINARY HIGH WATER MARK.

LOT 3



SCALE 1" = 20'



SITE PLAN

LOT 1 AND LOT 2, NORTH PARK, SECTION 35, T8N,  
R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1" = 20'



WILLIAMSON SURVEYING & ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS

LAKE MENDOTA

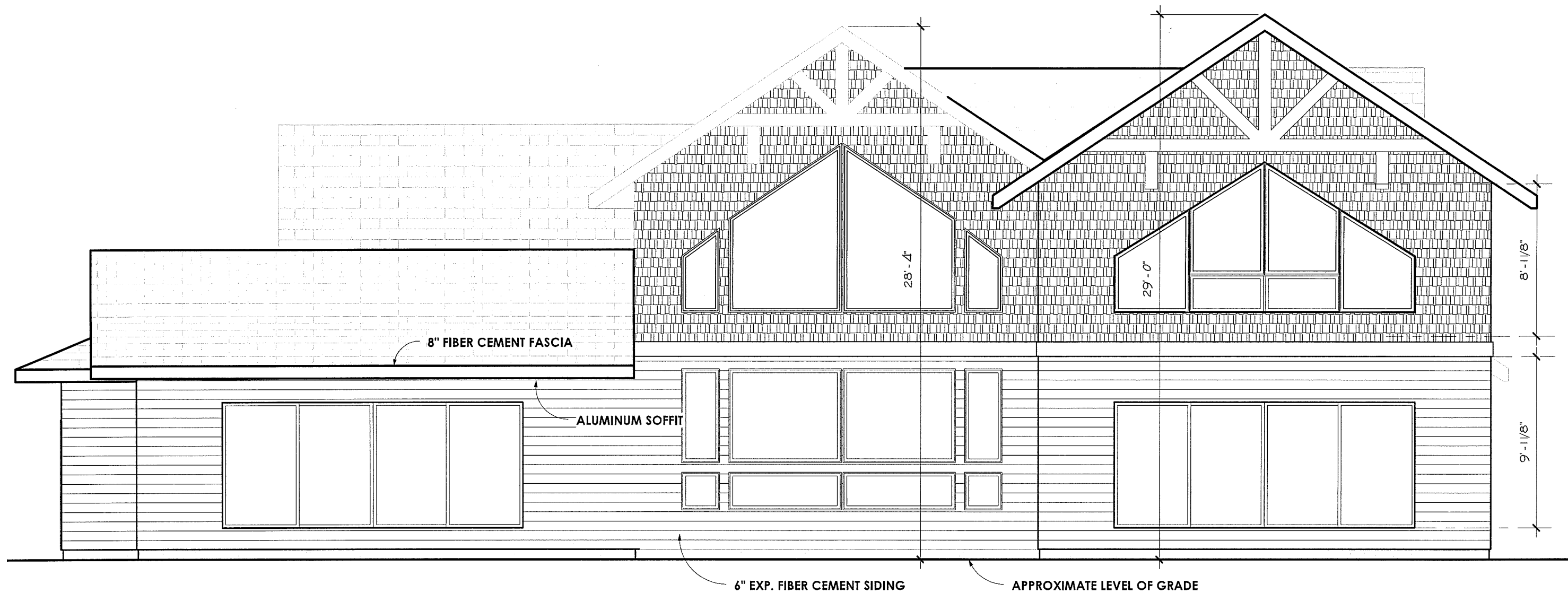
(PROPOSED DIMENSIONS FROM ORDINARY  
HIGH WATER MARK 8-11-14)

PROPERTY ADDRESS:

813 WOODWARD DRIVE  
MADISON, WI 53704-6302

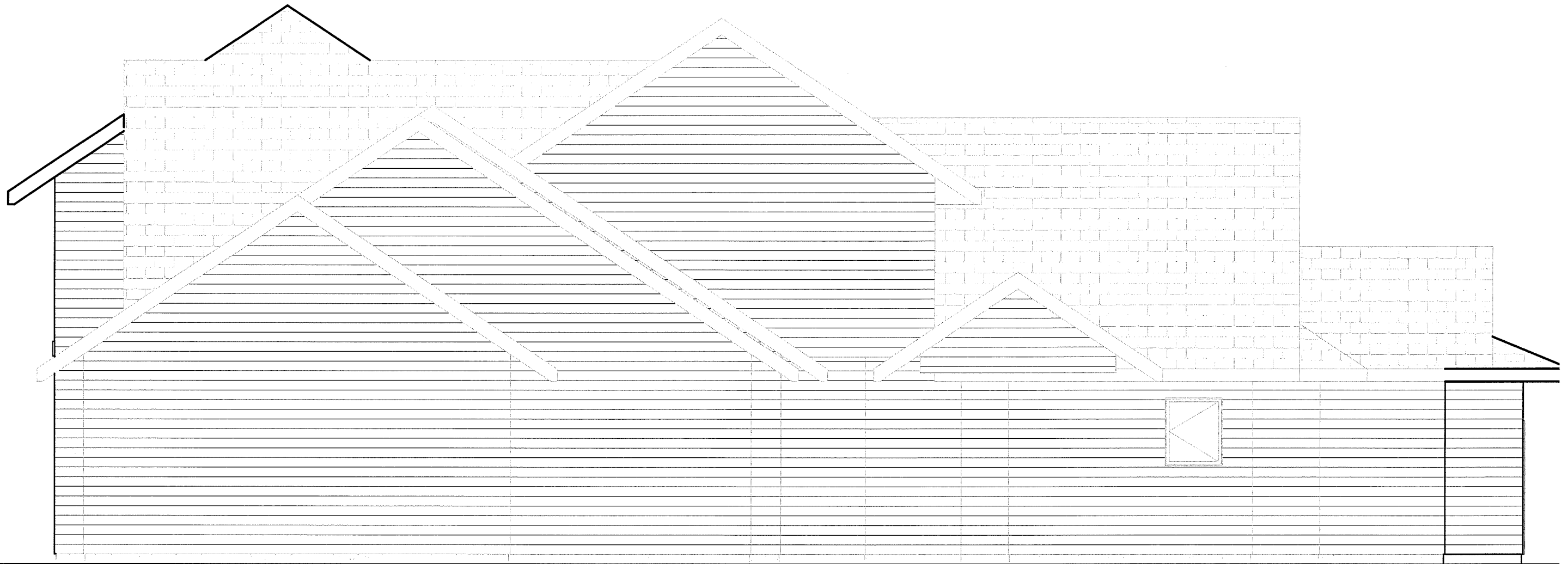
PROPOSED AREA SCHEDULE	
1ST FLOOR	704 #
2ND FLOOR	740 #
TOTAL	1,444 #





.SOUTH ELEVATION

3/16" = 1'-0"



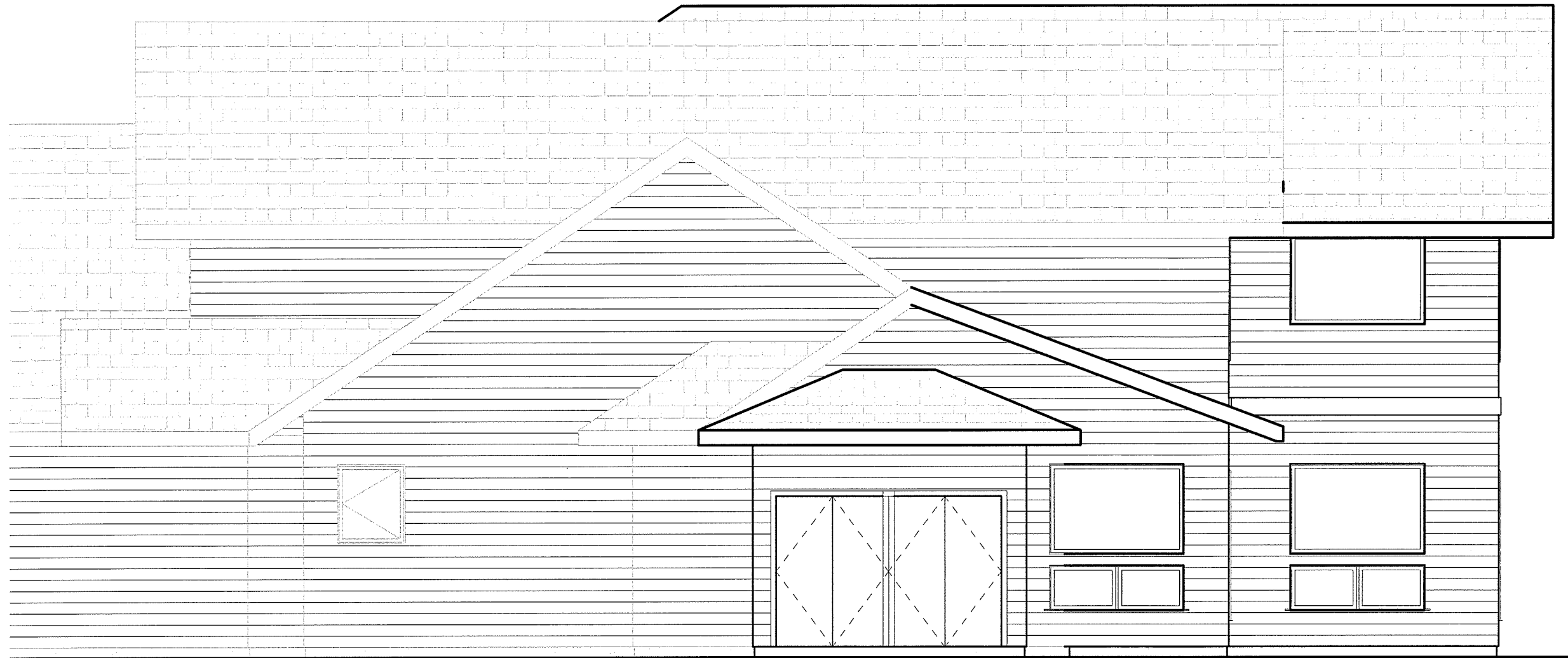
.NORTH ELEVATION

3/16" = 1'-0"



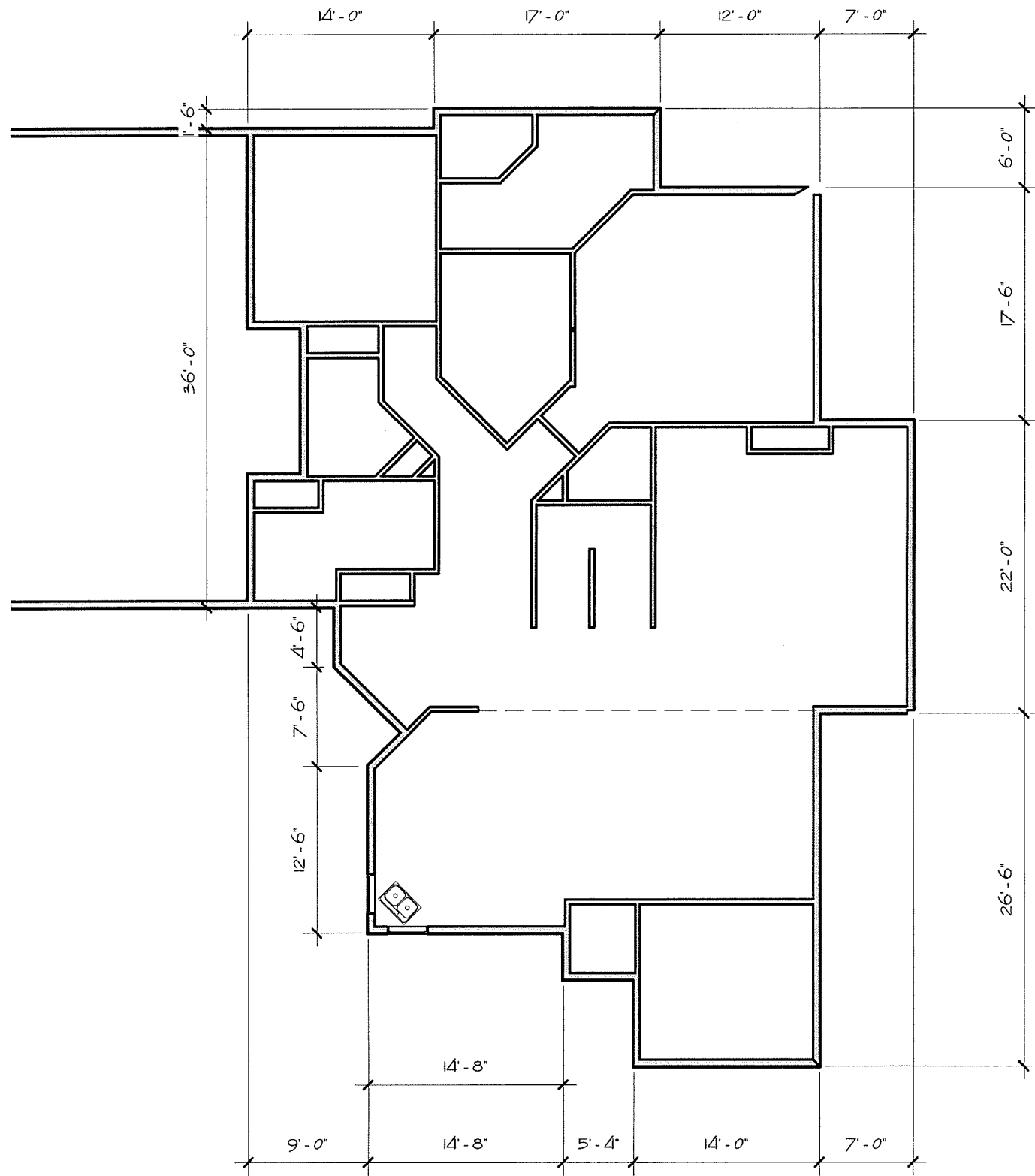
.EAST ELEVATION

$3/16" = 1'-0"$



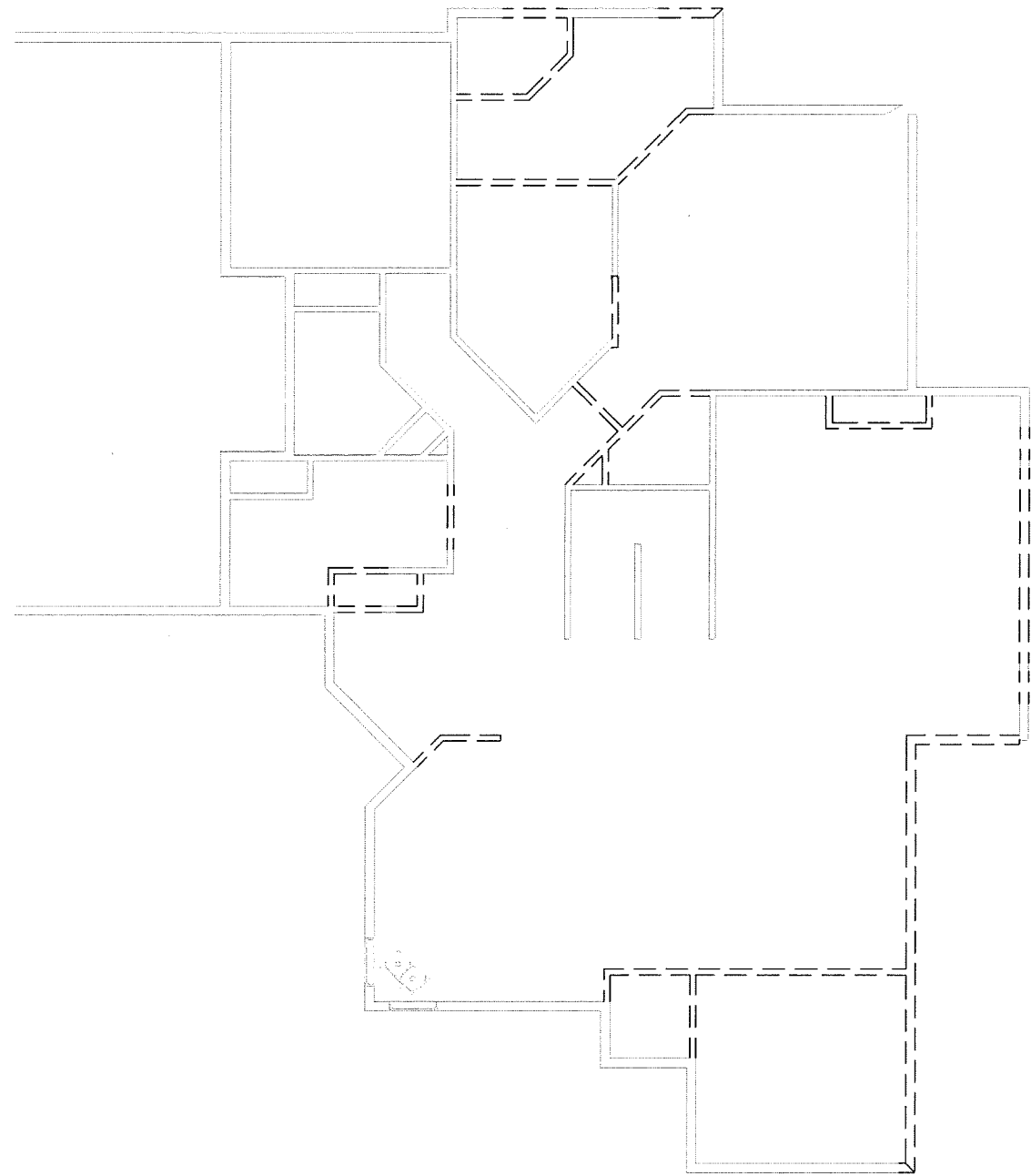
.WEST ELEVATION

3/16" = 1'-0"



.FIRST FLOOR  
PLAN EXISTING

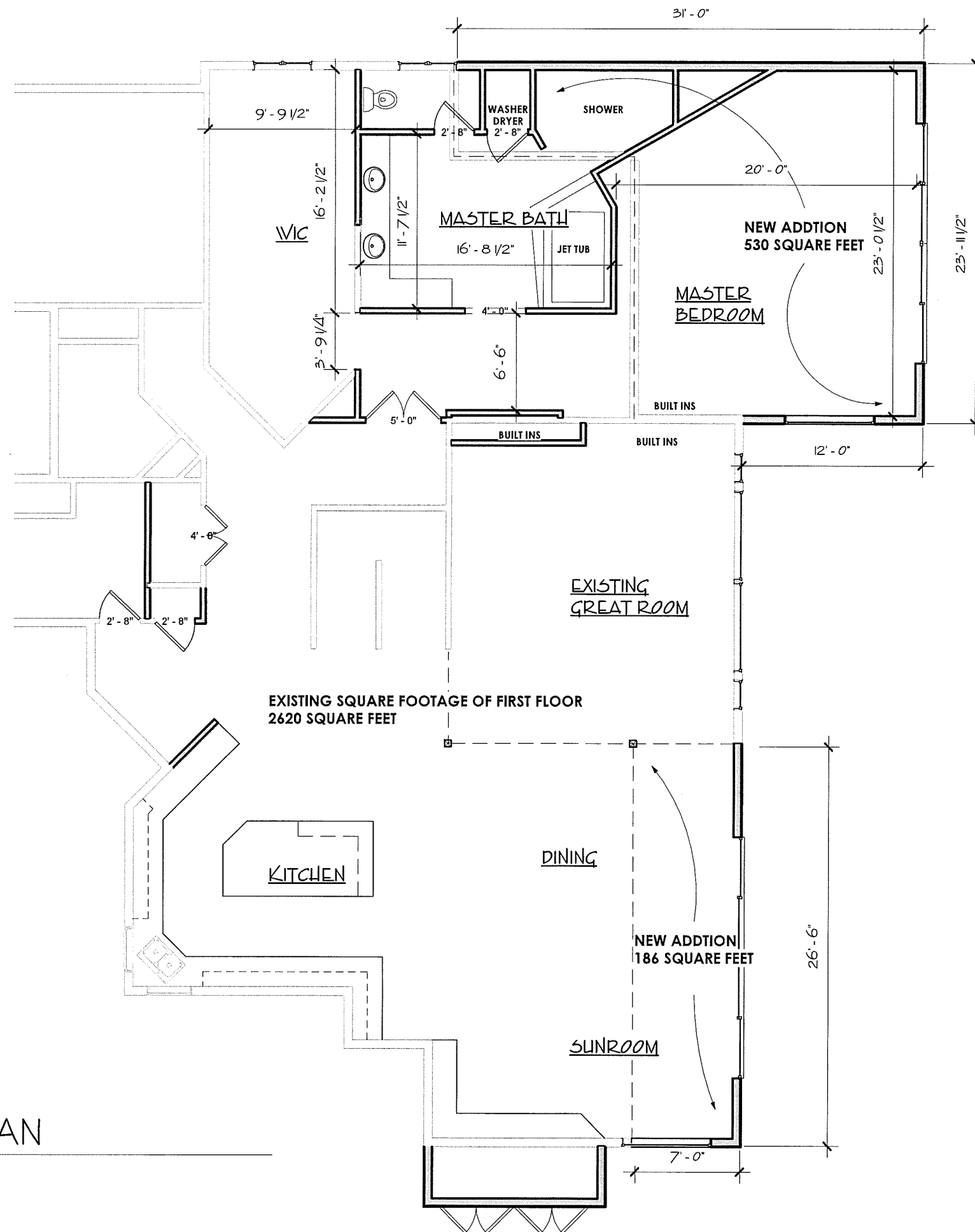
3/32" = 1'-0"



.FIRST FLOOR  
PLAN DEMO

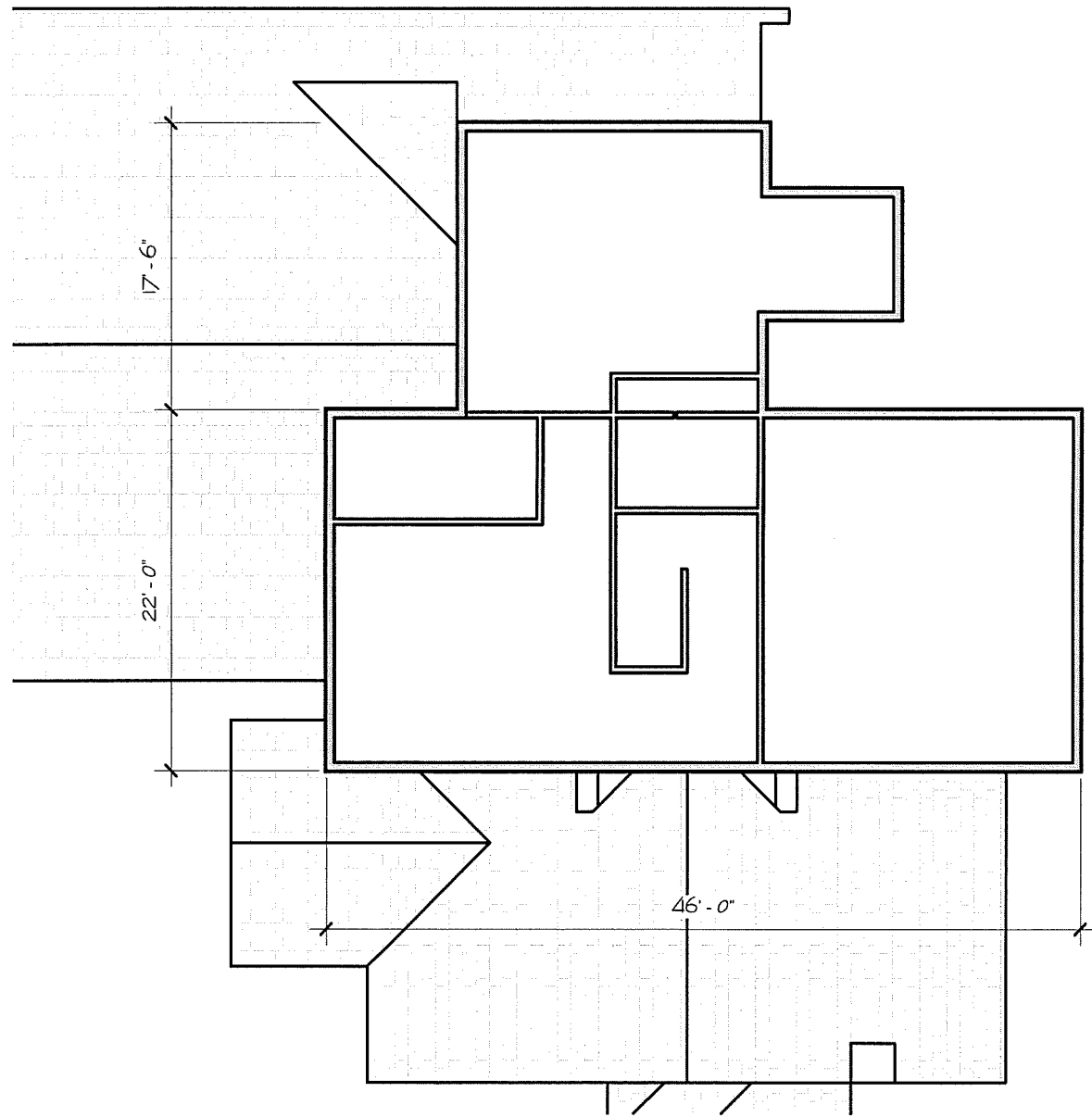
3/32" = 1'-0"





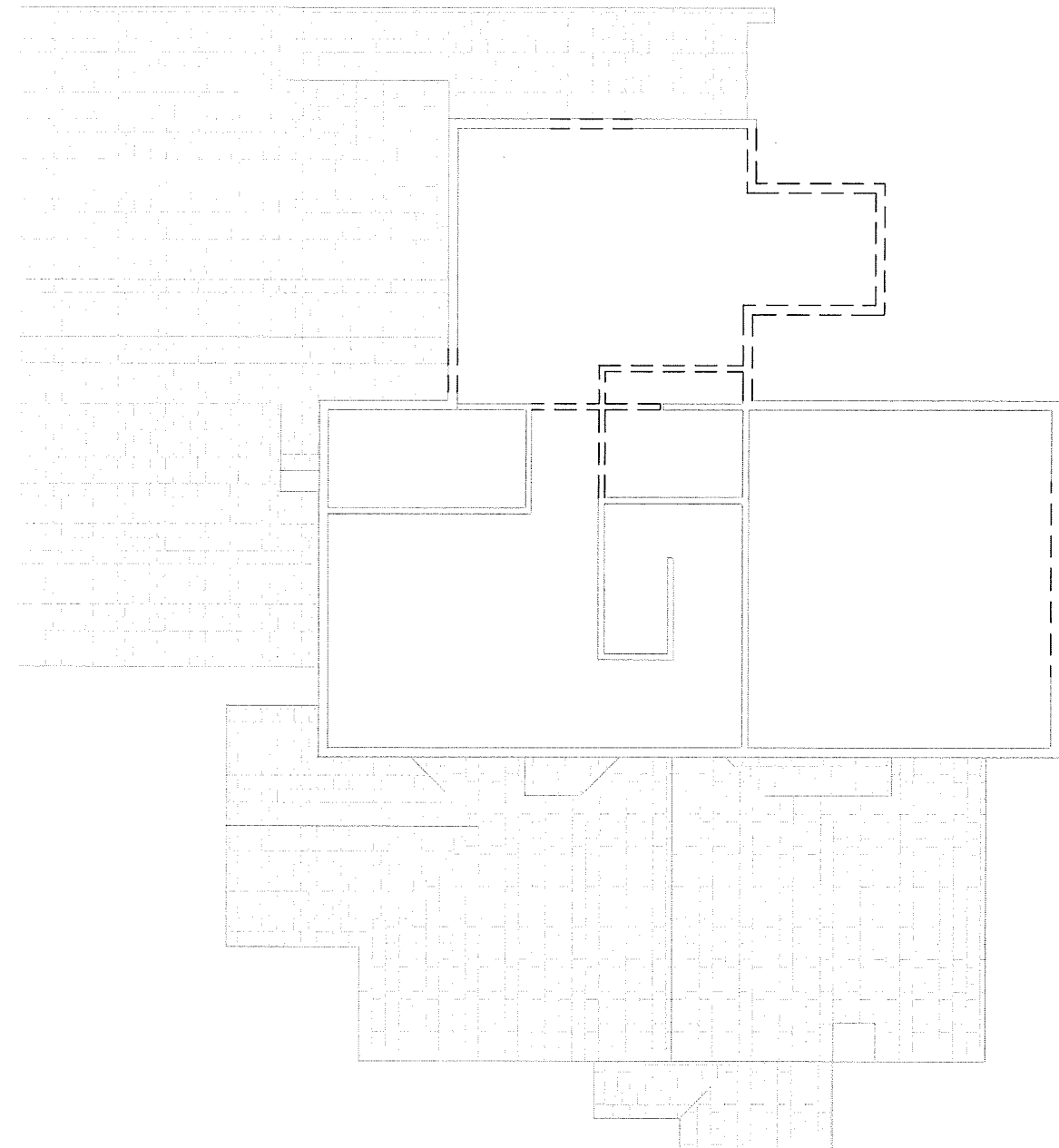
**.FIRST FLOOR PLAN**

1/8" = 1'-0"



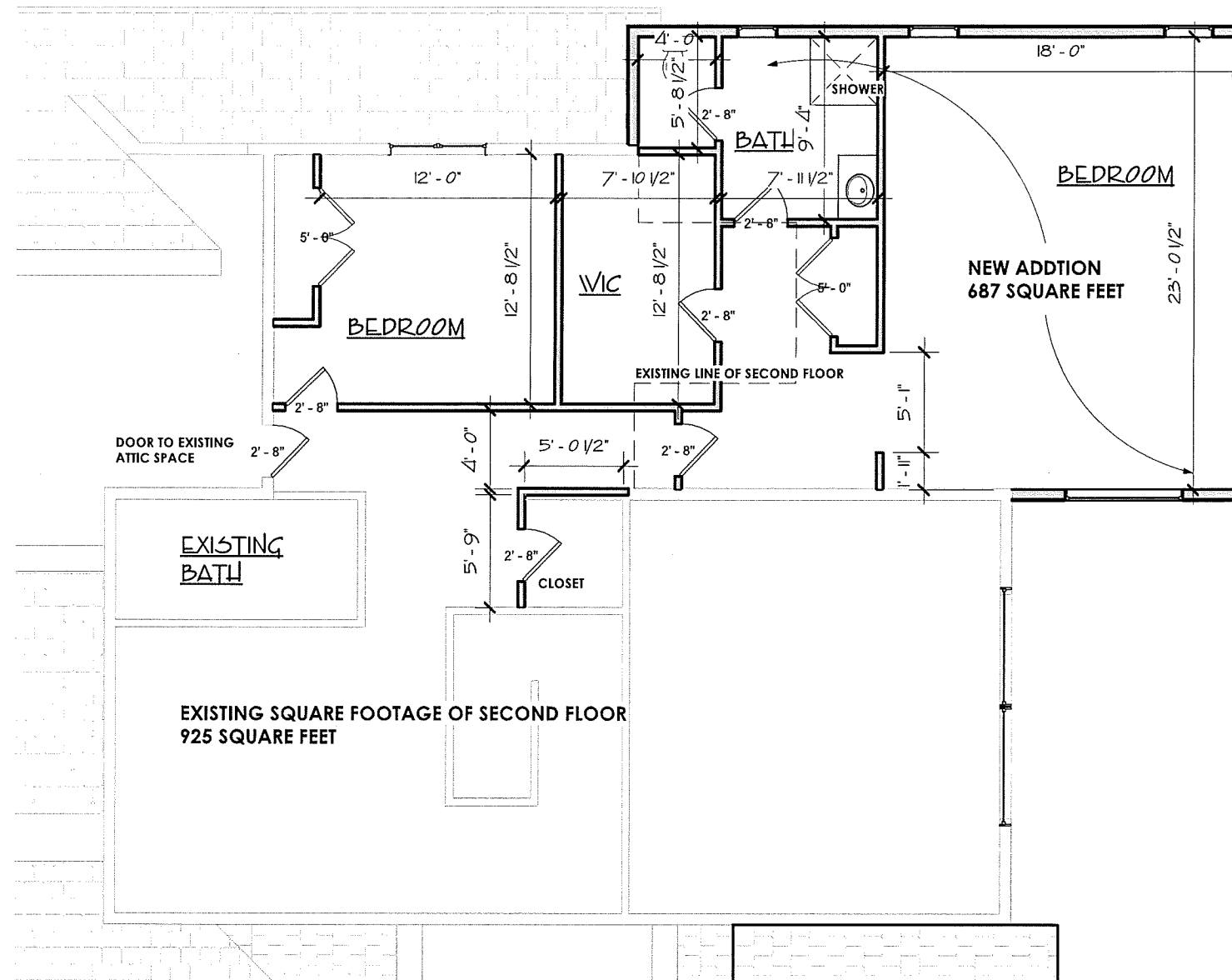
.SECOND  
FLOOR\_EXISTING

3/32" = 1'-0"



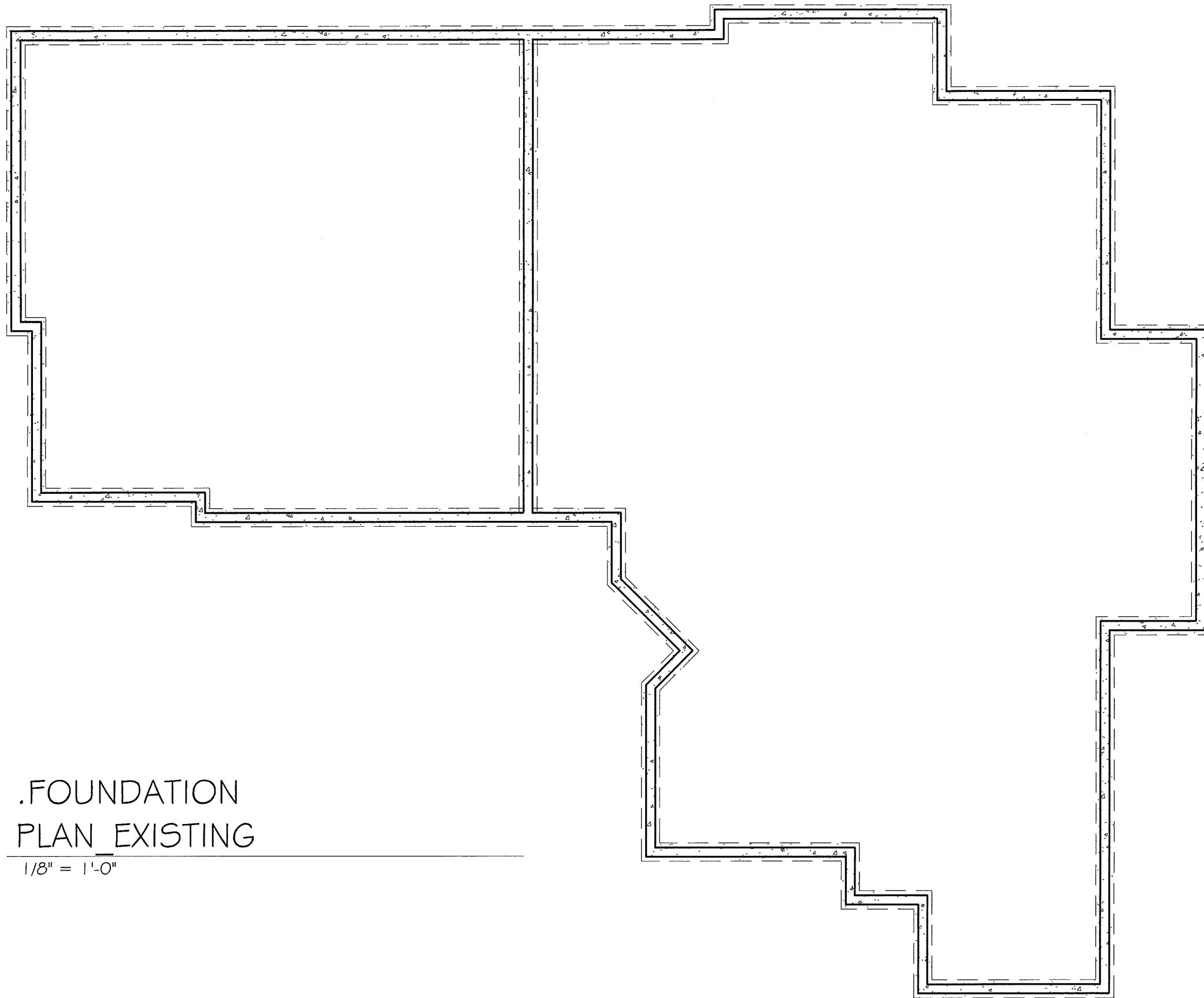
.SECOND  
FLOOR\_DEMO

3/32" = 1'-0"



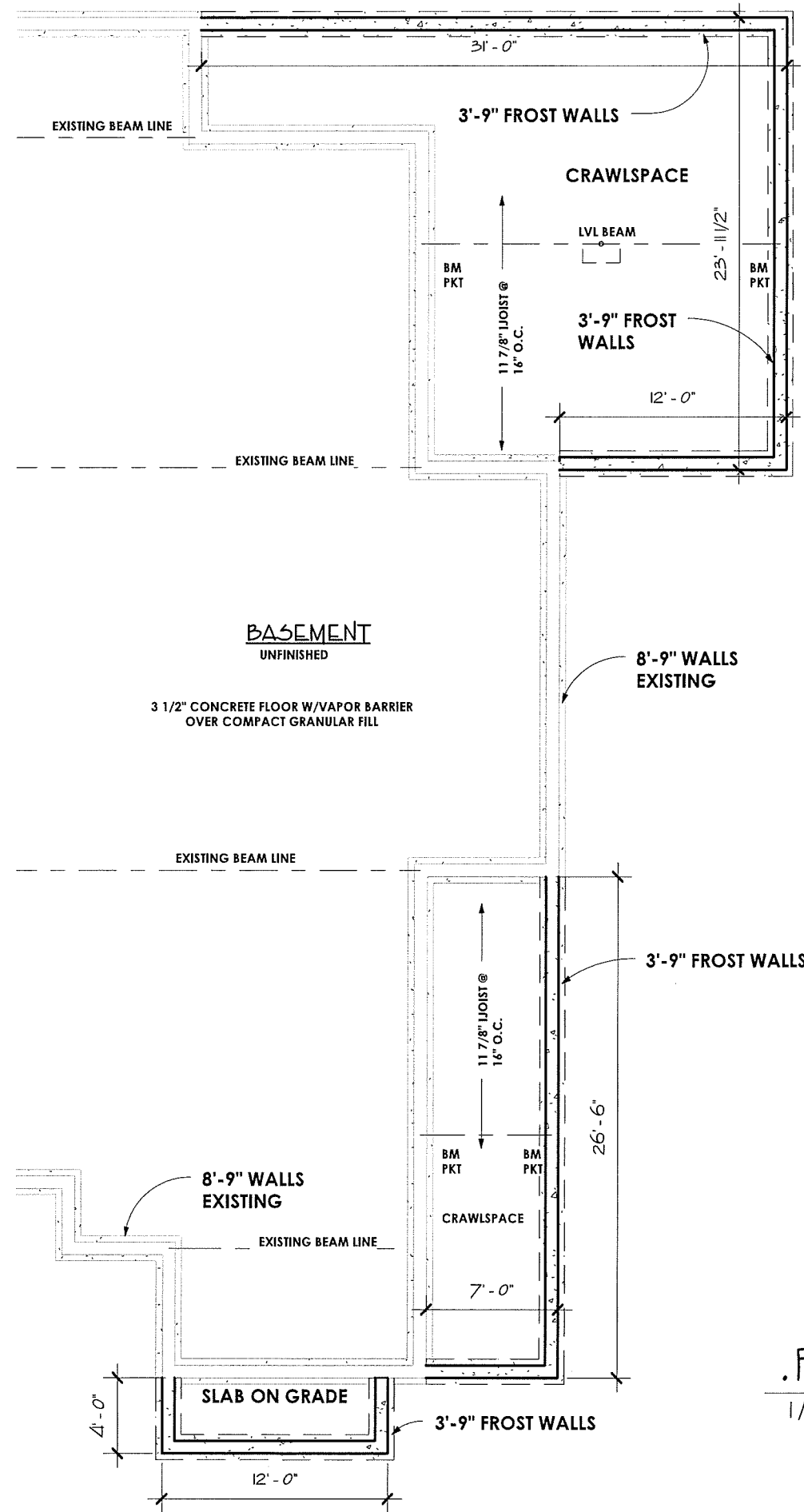
.SECOND FLOOR

1/8" = 1'-0"



.FOUNDATION  
PLAN EXISTING

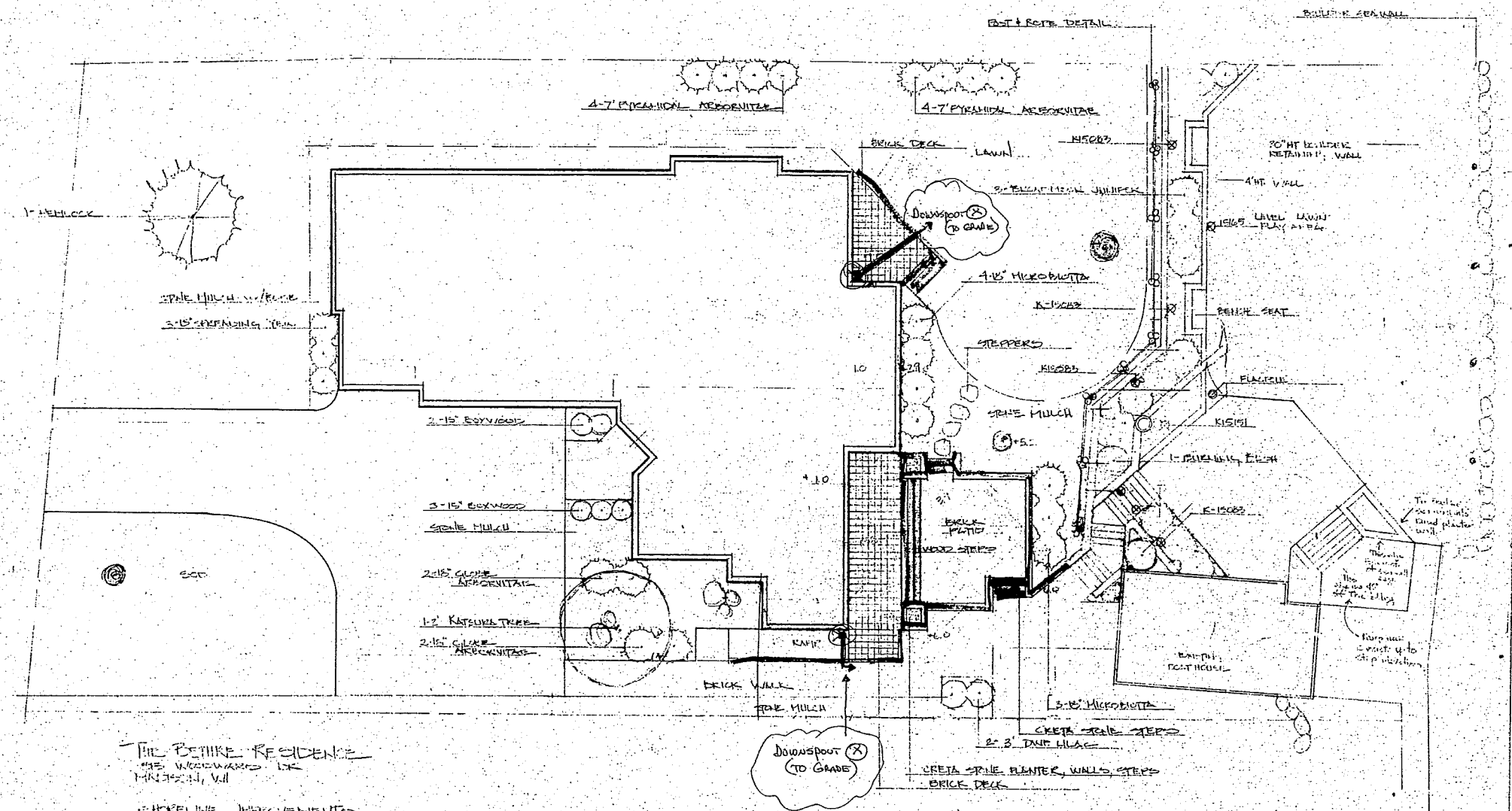
1/8" = 1'-0"



**.FOUNDATION PLAN**

1/8" = 1'-0"





THE BEHRE RESIDENCE  
 THE WORKWAS BY  
 MRS. J. S. W. V. I.

LINELINE IMPROVEMENTS  
 SCALE 1" = 10'

4-30-03

**EXISTING - LANDSCAPING** - CHANGES TO THE EXISTING LANDSCAPE ONCE THE ADDITIONS ARE BUILT - WILL BE BROUGHT BACK TO MATCH EXISTING CONDITIONS

**Gutters & Downspouts-** THE MAJORITY OF THE HOME HAS NO GUTTERS. THERE ARE TWO AREAS ON THE LAKESIDE THAT HAS GUTTERS WITH TWO DOWNSPOOTS. BOTH OF THESE DOWNSPOOTS TRAVEL UNDER PATIOS AND DRAW TO GRADE TOWARDS THE LAKE. THESE ARE BOTH MARKED ABOVE. (X)