



Location  
2002 Waunona Way

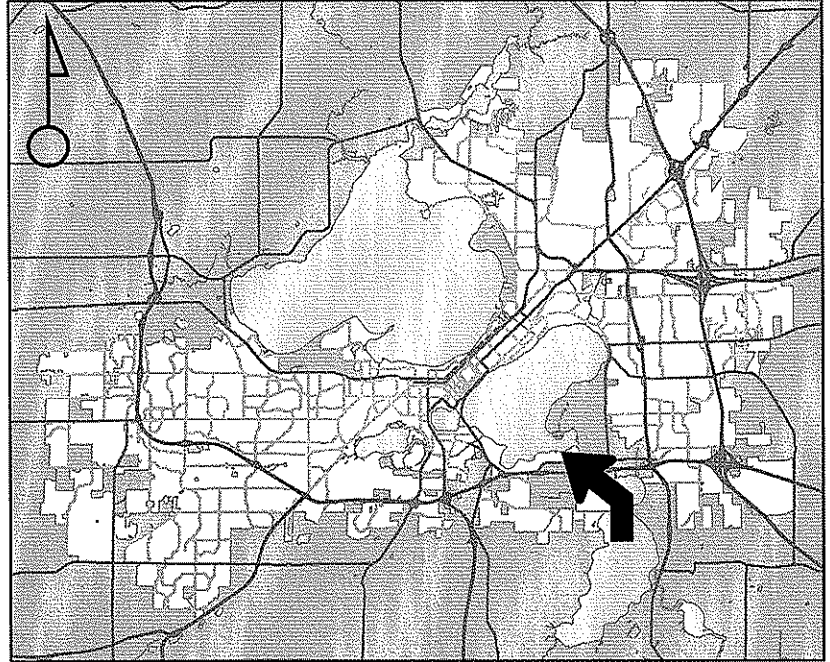
Project Name  
Kohn Residence

Applicant  
George and Sandy Kohn/  
Steven Connor - Bouril Design Studio

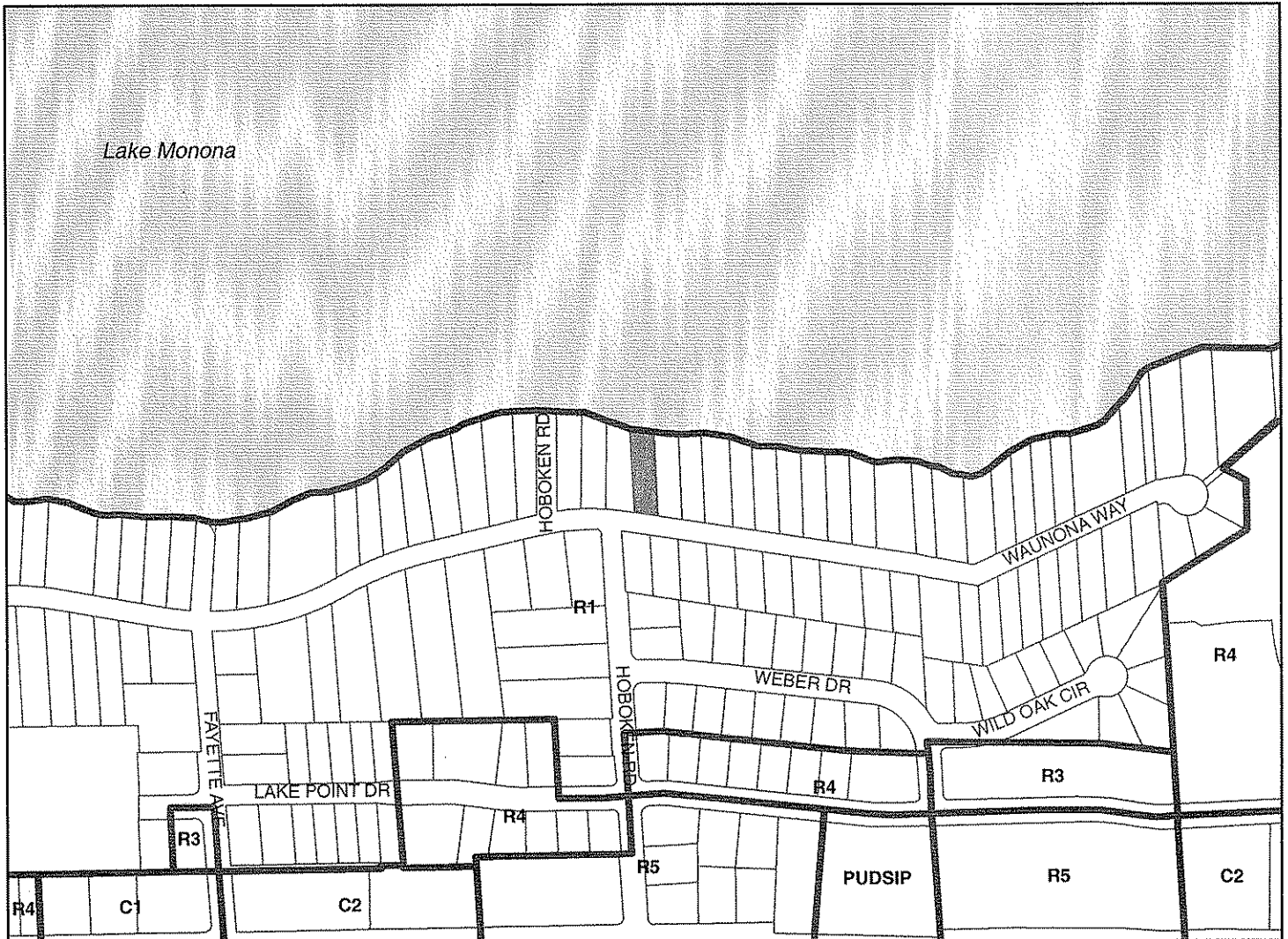
Existing Use  
Single-Family Home

Proposed Use  
Major Alteration to Conditional Use to  
Allow Addition to Single-Family Home

Public Hearing Date  
Plan Commission  
01 December 2008



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 November 2008



10

# 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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid 550 Receipt No. 94329  
 Date Received 9/2/08  
 Received By APF  
 Parcel No. 0710-194-0104-2  
 Aldermanic District 14 - Bruce  
 GQ Flood Plain; WATERFLOW, ETC  
 Zoning District R1  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP  Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver   
 Ngrbrhd. Assn Not.  Waiver   
 Date Sign Issued 9/3/08

1. **Project Address:** 2002 WAUNONA WAY **Project Area in Acres:** 0.25

**Project Title (if any):** KOHN RESIDENCE

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

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

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

Applicant's Name: STEVEN CONNOR Company: BOURIL DESIGN STUDIO  
 Street Address: 6602 GRAND TETON PLAZA #150 City/State: MADISON, WI Zip: 53719  
 Telephone: (608) 833-3400 Fax: (608) 833-3408 Email: STEVEC@BOURILDESIGN.COM

Project Contact Person: SAME AS ABOVE Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): GEORGIE & SANDY KOHN  
 Street Address: 2002 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: ADDITIONS AND RENOVATION OF SINGLE FAMILY HOME.

Development Schedule: Commencement 10/08 Completion 4/09

**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.

**Filing Fee:** \$ 550 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 (principal) buildings, photos 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 to be approved by the City 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 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:

ALDER TIM BREWER 7/30/08 WAUNONA NEIGHBORHOOD ASSOC. 8/1/08 JC Brewer, 9-3-08

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 FIRMIN Date 8-29-08 | Zoning Staff PATRICK ANDERSON Date 8-29-08

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name STEVEN M. CONNOR, ASSOC. AIA Date 9-3-08

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date Sep 3, 2008

**Project Summary**  
**2002 Waunona Way - George & Sandy Kohn Residence**  
**Design by Bouril Design Studio**  
**October 15, 2008**

The project consists of a front yard addition and a rear yard addition/reconfiguration. The proposed front yard addition will accommodate a new 2-car garage and at-grade entry at the first floor with bedroom/bathroom space above. The rear yard reconfiguration/addition will include the removal of a leaking greenhouse structure and its replacement with a conventional roof structure as well as the enclosure of an existing deck as a screen porch.

The existing house was built in the 1950's and has a first floor of 1,040 sq. ft. finished area with a total finished area of 2,844 sq. ft. Because of the high water table in the area, the house has no basement. The first floor is essentially acting as the basement. The structural framing system is adequate however the existing shell has never been brought up to today's standards for energy efficiency. The greenhouse structure on the lake side was added in the 1970's and has created significant ice damming and water damage to the north side of the house. The space below the greenhouse is also suffering from water damage. The main living space in the house is on the second floor which requires walking up a full flight of stairs.

The proposed project adds 337 sq. ft. of finished heated space on the first floor and 545 sq. ft. of finished heated space on the second floor for a total of 882 sq. ft. of new space. The highest point of the new structure is 25' above grade which is 2' higher than the existing ridge line. The new roof forms are maintained at a 4/12 pitch to keep a low profile. By today's standards, this would be considered a relatively modest project for a lakefront home.

The primary goals of this project are as follows:

- 1 Provide wheelchair accessibility from the front drive to the entry with an interior residential type elevator to serve the second floor. This project is addressing the needs of aging in place.
- 2 Provide a full two car garage with additional space for bicycle and yard storage.
- 3 Provide a separate master bath and master closet.
- 4 Provide a second floor laundry room.
- 5 Provide a second floor sunroom/play area for grandchildren.
- 6 Eliminate the maintenance associated with the greenhouse structure by simplifying the roofline and integrating the space into conventional roof framing.
- 7 Upgrading the existing exterior shell to current standards for energy efficiency.

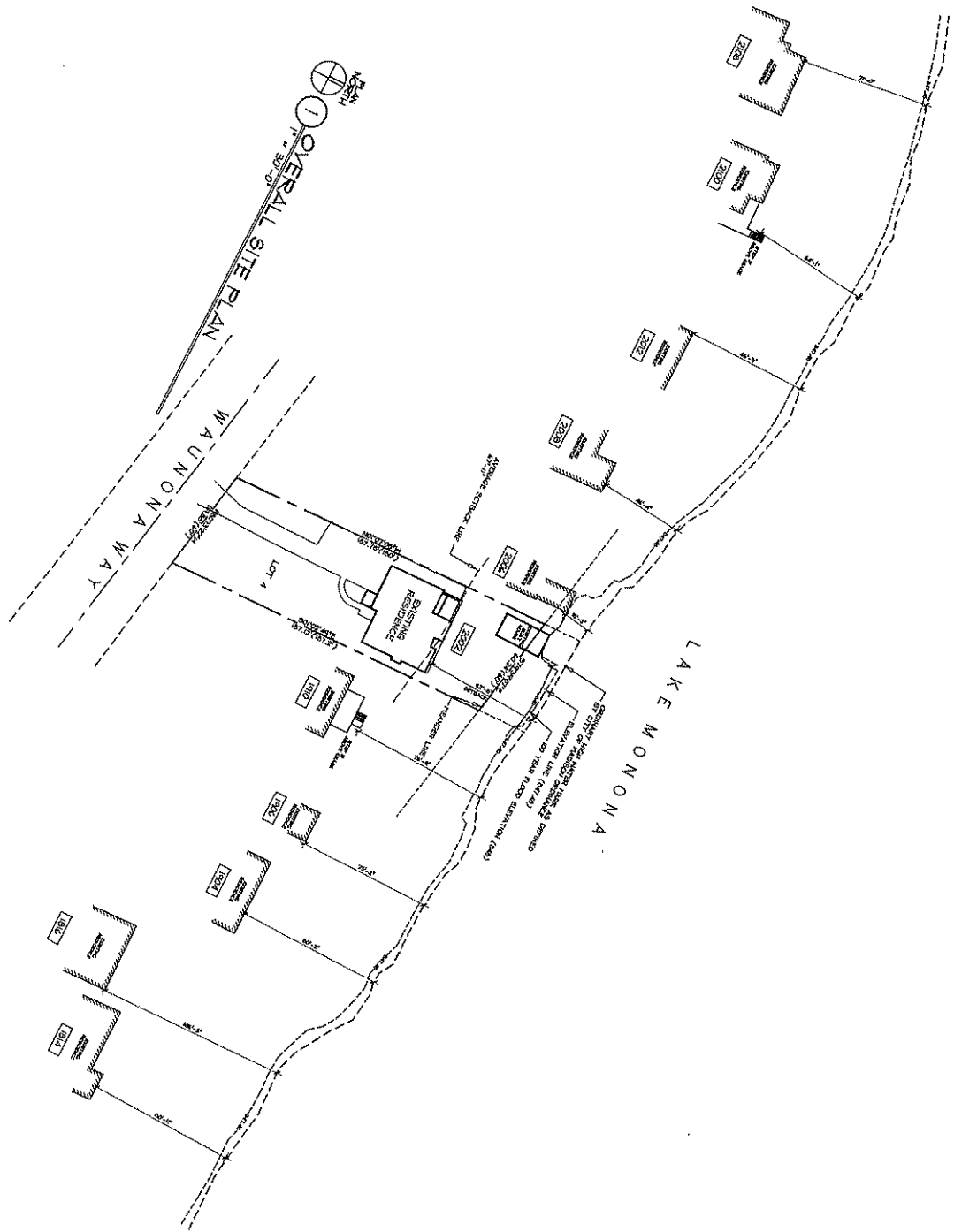
The existing site is less than 60' in width and does not offer much latitude to accomplish this project. The existing house is non-conforming because it is sitting in both the lakeside setback and the east yard setback.

The addition on the front southeast side of the house is accomplished entirely with the existing roof form which will have very little impact on the amount of light at the east side yard.

The addition on the front southwest side of the house has been inset to eliminate a variance in this area since the last submittal.

The lakeside reconfiguration/addition is already within the rear yard setback and the proposed addition is not extending any further into the setback than the existing wall. This geometric configuration is necessary to clean up and simplify the roof forms. Any other design solution does not address this problem. It is north facing and a pitched roof is essential.

Tearing the house down and building a new one within existing yard constraints is not an economically feasibility solution. This design solution is the most practical way to achieve the functional requirements, accessibility and energy efficiency sought by the owner.



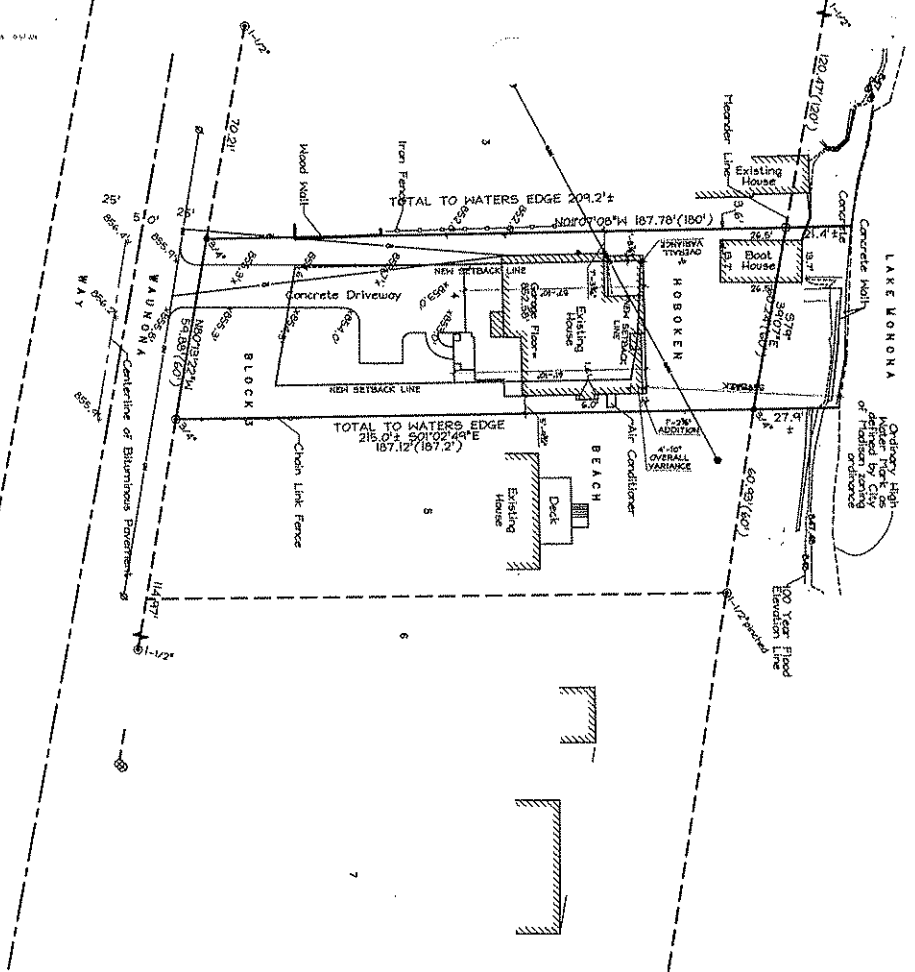
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					DATE 03/20/25	REVISIONS

PROPOSED ADDITION & REMODEL  
FOR:  
**GEORGE & SANDY KOHN**  
2022 WALTONA WAY  
MADISON, WI 53713

**Bouril Design Studio, LLC**  
architects  
1022 Good Hope Place, Suite 100, Madison, WI 53719  
Phone: 608.833.2000 Fax: 608.833.2008  
Email: info@bourilstudio.com

**ZONING BOARD  
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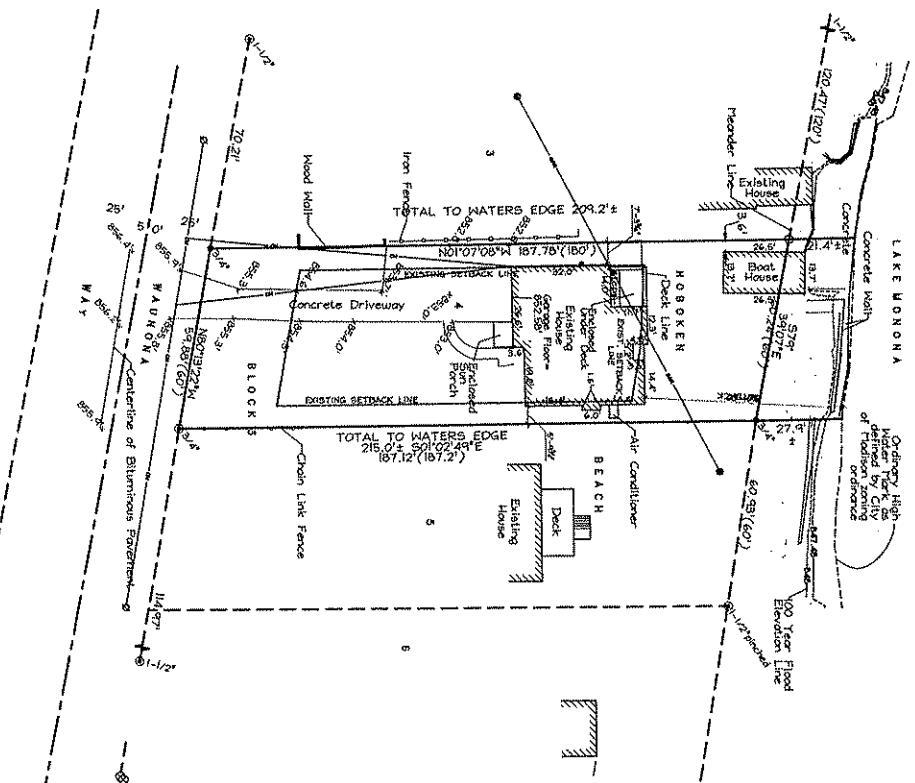
**CITY OF MADISON ZONE - R1**

**REQUIRED SETBACKS**

MIN. SETBACK	MAX. SETBACK
FRONT YARD - 7'	FRONT YARD - 30'
REAR YARD - 7'	REAR YARD - 30'
5'-0" (MIN.) OF BUILDING - 40'-0"	5'-0" (MIN.) OF BUILDING - 40'-0"
7'-0" (MIN.) OF 1ST FLOOR - 40'-0"	7'-0" (MIN.) OF 1ST FLOOR - 40'-0"
TOTAL MIN. SIDE YARD SETBACK - 7'-0"	TOTAL MIN. SIDE YARD SETBACK - 7'-0"

MIN. SETBACK	MAX. SETBACK
FRONT YARD - 30'	FRONT YARD - 30'
REAR YARD - 30'	REAR YARD - 30'
5'-0" (MIN.) OF BUILDING - 40'-0"	5'-0" (MIN.) OF BUILDING - 40'-0"
7'-0" (MIN.) OF 1ST FLOOR - 40'-0"	7'-0" (MIN.) OF 1ST FLOOR - 40'-0"
TOTAL MIN. SIDE YARD SETBACK - 7'-0"	TOTAL MIN. SIDE YARD SETBACK - 7'-0"



**CITY OF MADISON ZONE - R1**

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TOTAL MIN. SIDE YARD SETBACK - 7'-0"	TOTAL MIN. SIDE YARD SETBACK - 7'-0"

MIN. SETBACK	MAX. SETBACK
FRONT YARD - 30'	FRONT YARD - 30'
REAR YARD - 30'	REAR YARD - 30'
5'-0" (MIN.) OF BUILDING - 40'-0"	5'-0" (MIN.) OF BUILDING - 40'-0"
7'-0" (MIN.) OF 1ST FLOOR - 40'-0"	7'-0" (MIN.) OF 1ST FLOOR - 40'-0"
TOTAL MIN. SIDE YARD SETBACK - 7'-0"	TOTAL MIN. SIDE YARD SETBACK - 7'-0"

**PROPOSED ADDITION & REMODEL**

**GEORGE & SANDY KOHN**

20022 WAUKONKA WAY  
MADISON, WI 53713

**Bouril Design Studio, LLC**

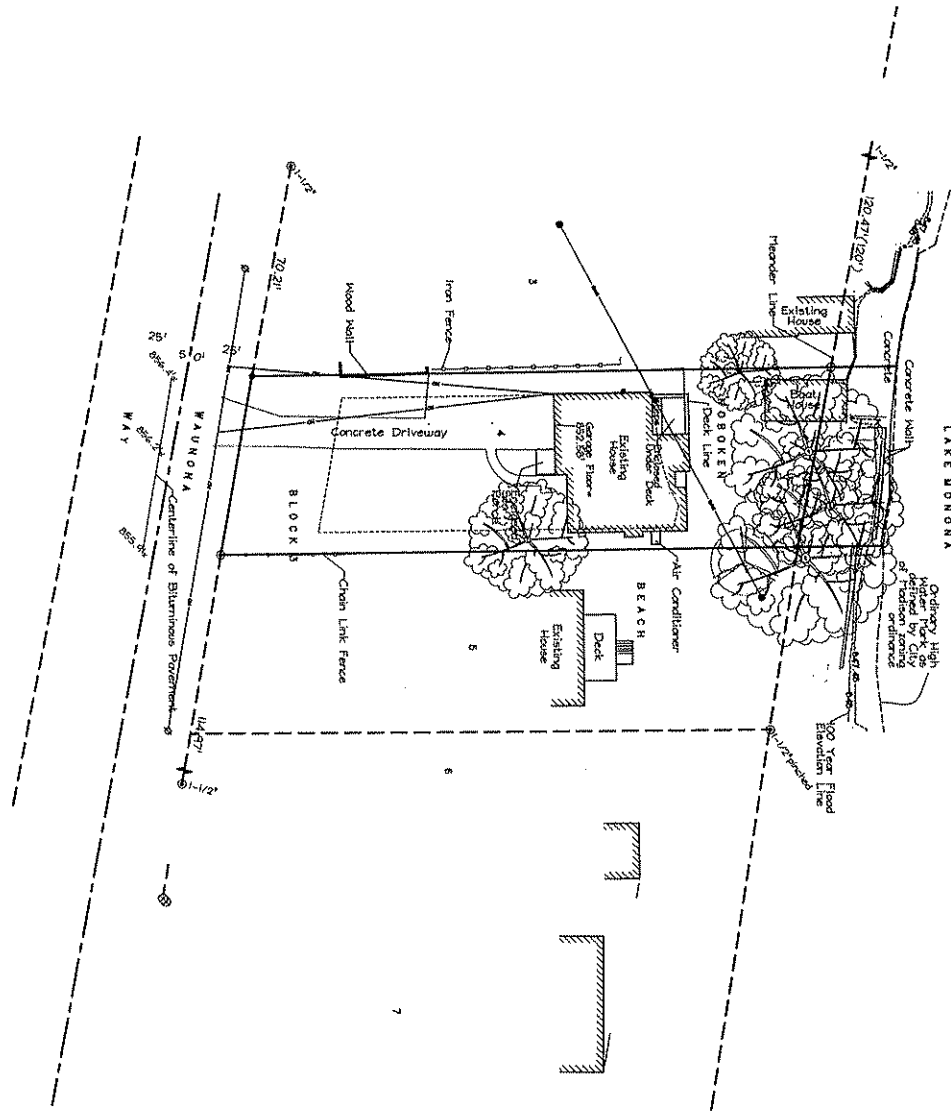
200 South Park Drive, Ste. 100 Madison WI 53719  
Phone: (608) 261-3400 Fax: (608) 261-3400  
www.bourildesignstudio.com

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1 EXISTING LANDSCAPE PLAN



DATE	PROJECT NO.
DESIGNER	DATE
SCALE	PROJECT NO.
2	SW

PROPOSED ADDITION & REMODEL  
FOR  
**GEORGE & SANDY KOHN**  
2002 WALUNA WAY  
MADISON, WI 53713

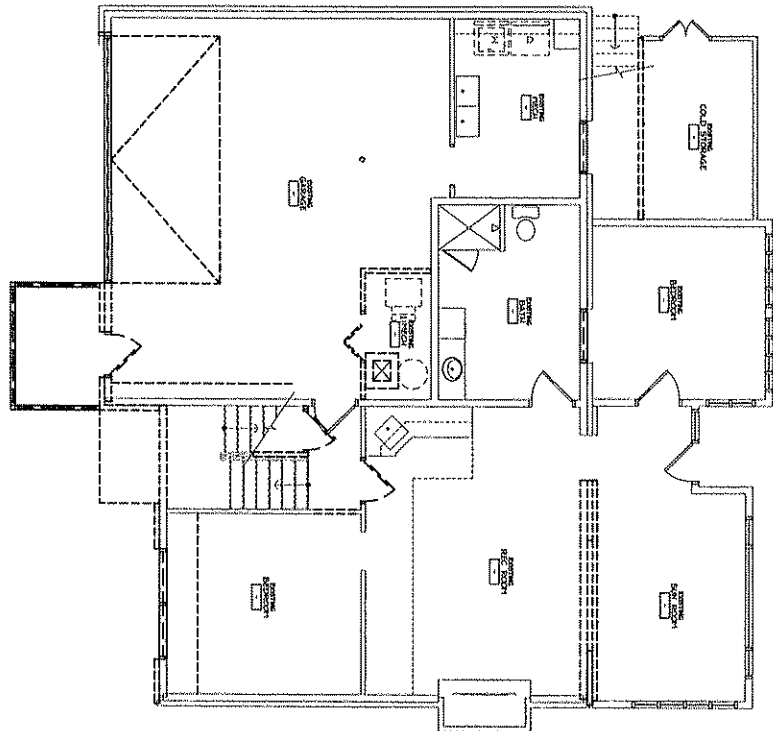
**Bouril Design Studio, LLC**  
architects  
6000 Old Farm Place, #100, Madison, WI 53719  
Phone: (608) 233-3300 Fax: (608) 233-3302  
www.bourildesignstudio.com

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NORTH  
① FIRST FLOOR DEMOLITION PLAN  
1/2" = 1'-0"



A
1

PROJECT NO.	
DATE	
DESIGNED BY	
SCALE	

NO.	REVISION

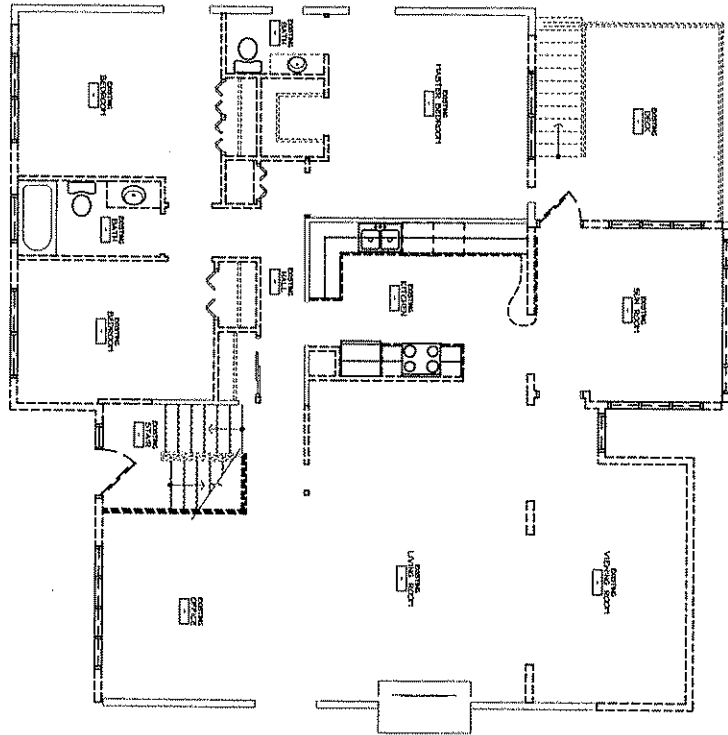
PROPOSED ADDITION & REMODEL  
FOR:  
**GEORGE & SANDY KOHN**  
2022 WAUNONA WAY  
MADISON, WI 53713



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① SECOND FLOOR DEMOLITION PLAN



2	A
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DATE	10-11-10
PROJECT NO.	100

NO.	DATE	DESCRIPTION

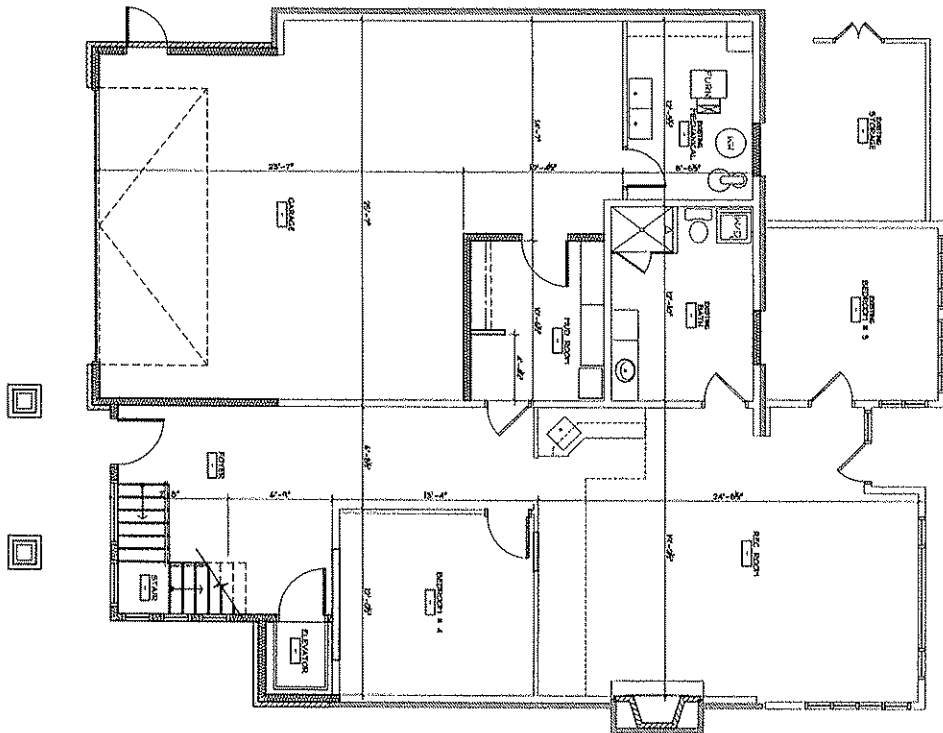
PROPOSED ADDITION & REMODEL  
FOR  
**GEORGE & SANDY KOHN**  
2002 WALTONA WAY  
MADISON, WI 53713

**Bouril Design Studio, LLC**  
architects  
100 Grand Street, Suite 210, Madison, WI 53703-4041  
Phone: (608) 433-3300 Fax: (608) 555-3400  
E-mail: info@bourildesign.com

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NORTH  
 1  
 7/8" = 1'-0"  
 5/8" FINISHED SQUARE FEET



3	A	DRAWN BY SCOTT	DATE 12/20/12	PROJECT NO. 1212	REVISIONS
					DATE 12/20/12

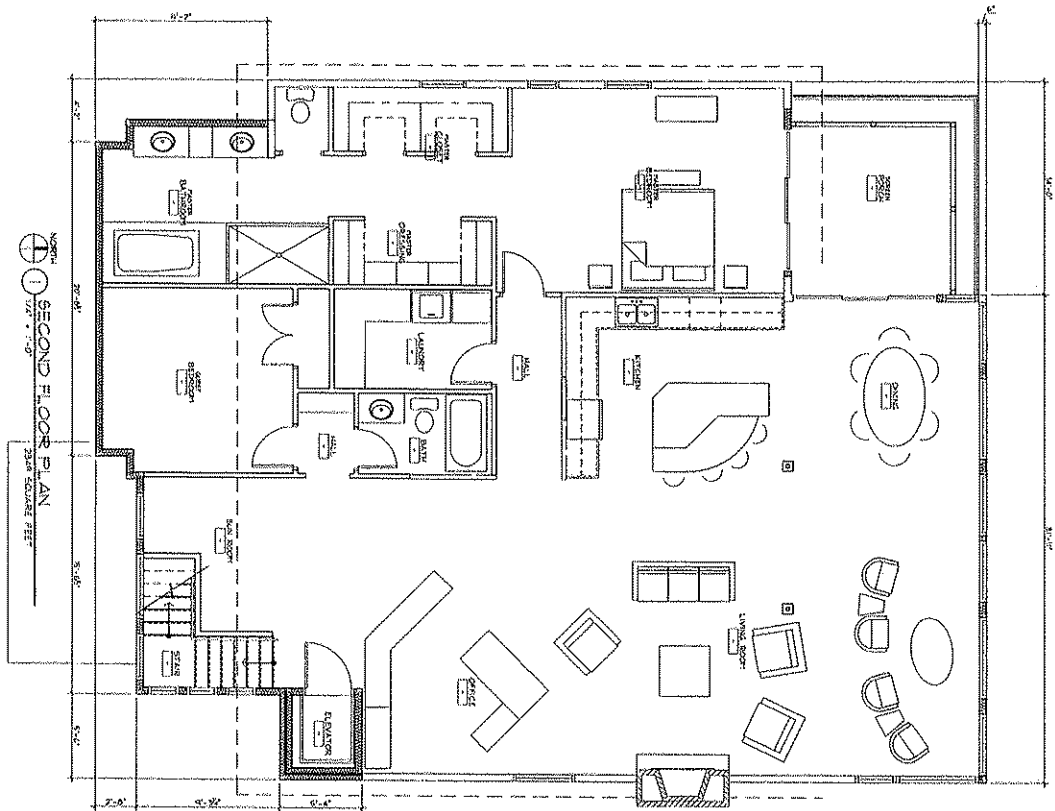
PROPOSED ADDITION & REMODEL  
 FOR:  
**GEORGE & SANDY KOHN**  
 2022 WALNONA WAY  
 MADISON, WI 53713

**Bouril Design Studio, LLC**  
 architects

102 Grand View Drive, #104 Madison, WI 53713  
 Phone: 608.533.5362 Fax: 608.533.5366  
 Email: info@bourilstudio.com

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4	A
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DATE	DRAWN BY	CHECKED BY	PROJECT NO.

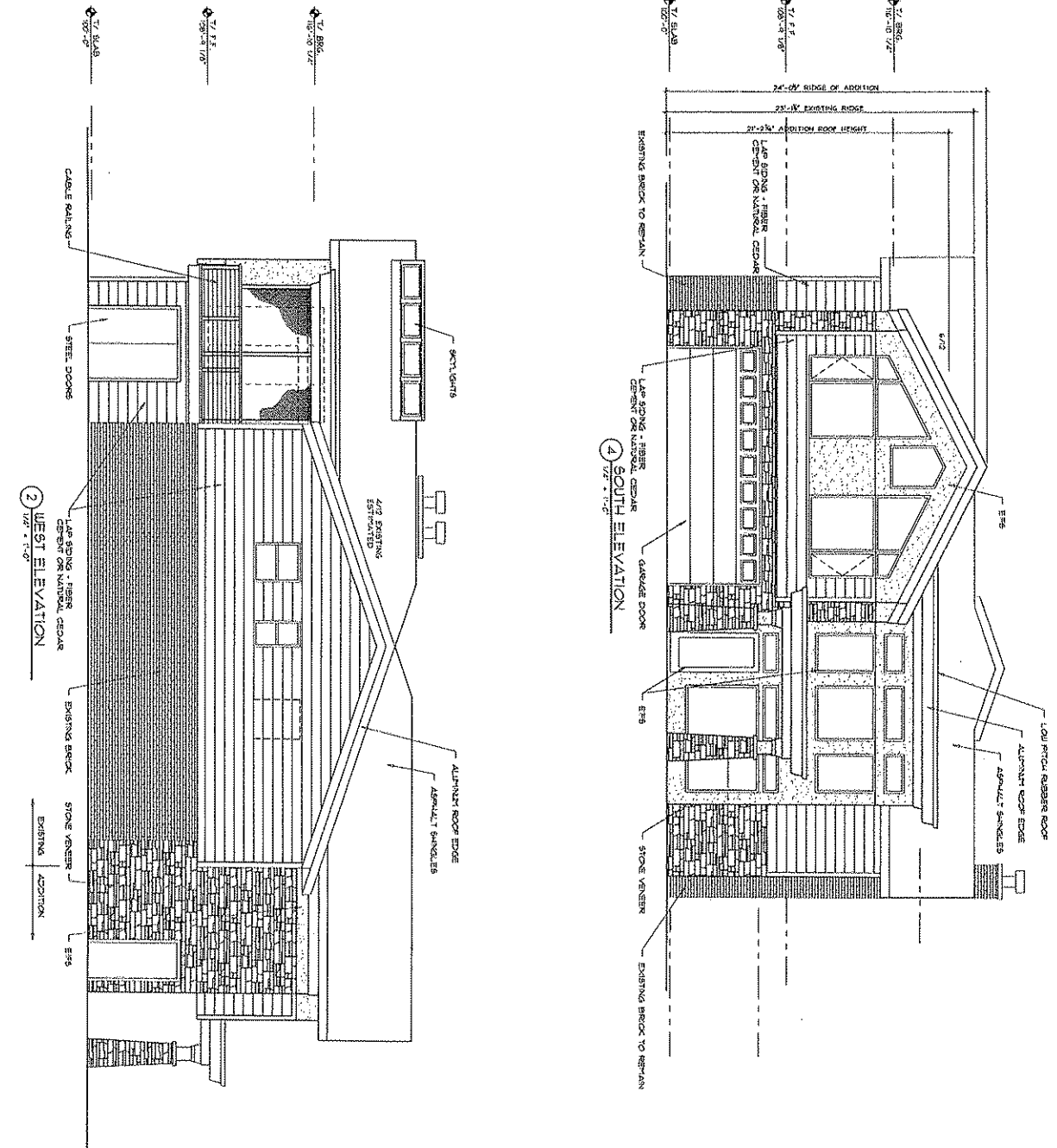
PROPOSED ADDITION & REMODEL  
 FOR:  
**GEORGE & SANDY KOHN**  
 2002 WALNONA WAY  
 MADISON, WI 53713

**Bouril Design Studio, LLC**  
 architects

1000 West Walnut Street, #100, Madison, WI 53703-1001  
 Phone: (608) 833-3300 Fax: (608) 451-3468  
 Email: info@bourilstudio.com

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PROJECT NO.	DATE	DESIGNED BY	DRAWN BY
REVISIONS	DATE	BY	REASON

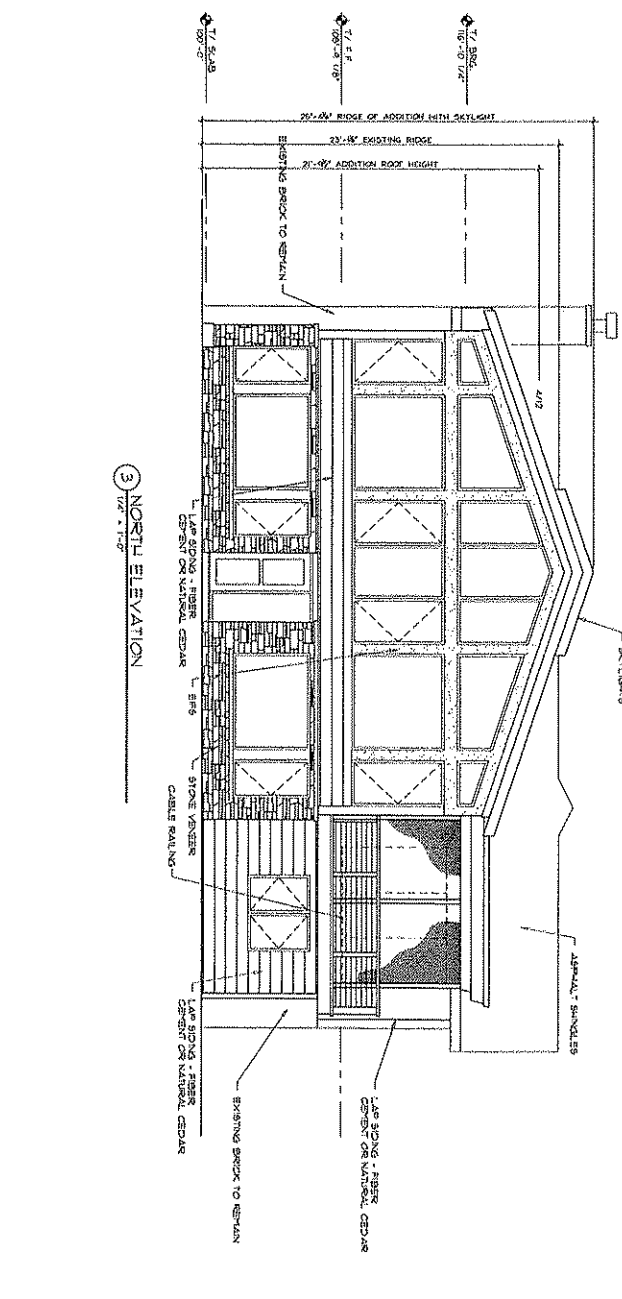
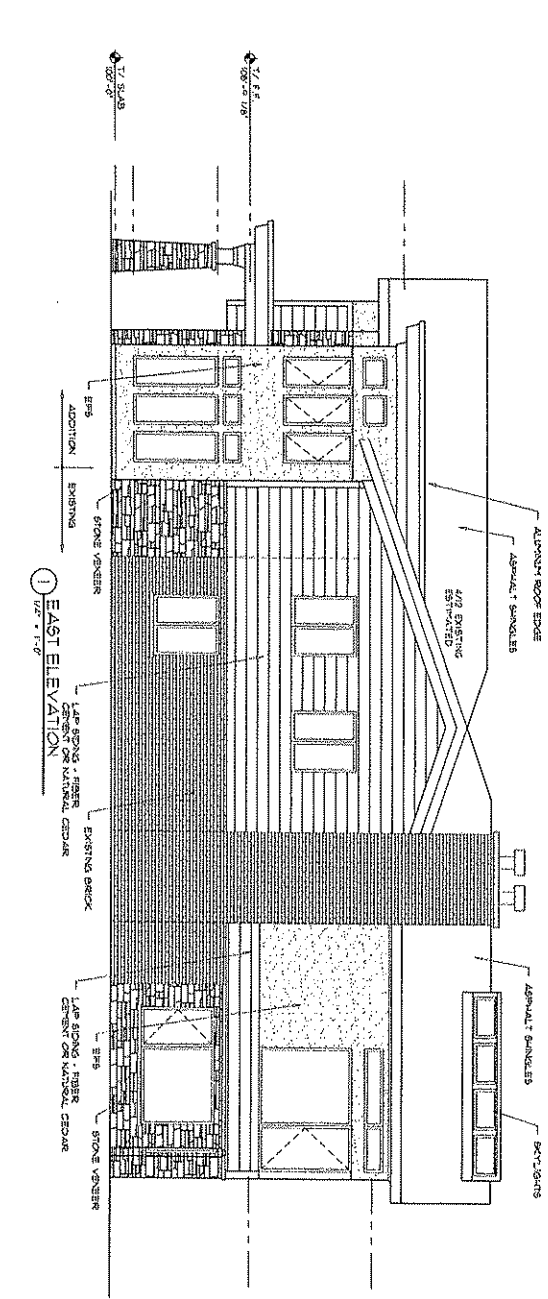
PROPOSED ADDITION & REMODEL  
 FOR:  
**GEORGE & SANDY KOHN**  
 2002 WALONA WAY  
 MADISON, WI 53713

**Bouril Design Studio, LLC**  
 architects

303 Grand Oaks Plaza, #101, Madison, WI 53719-1001  
 Phone: (608) 443-3444 Fax: (608) 443-3449  
 Email: info@bourilstudio.com

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6	A
PROJECT NO.	16-11-06
DATE	04-11-16
DESIGNED BY	S. GONDAK
DRAWN BY	S. GONDAK

PROPOSED ADDITION & REMODEL  
FOR  
**GEORGE & SANDY KOHN**  
2202 WAUNONA WAY  
MADISON, WI 53113

**Bouril Design Studio, LLC**  
architects  
6002 Grand Lane Park, #210, Madison, WI 53719-1017  
Phone: (608) 833-3302 Fax: (608) 833-3308  
Email: info@bourilstudio.com

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