



Location  
2612 Waunona Way

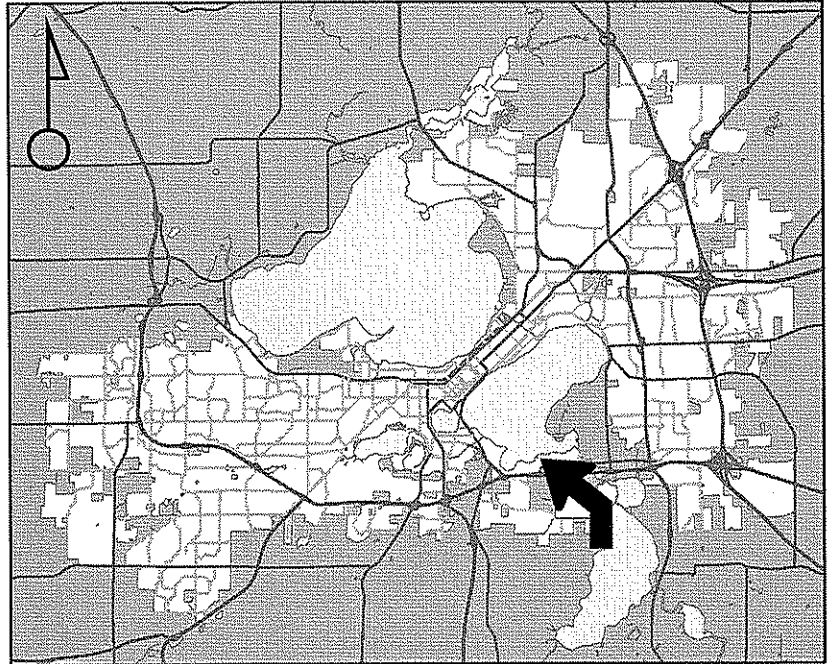
Project Name  
Eckert Addition

Applicant  
Thomas & Winifer Eckert/Tom Haver –  
Haver Design & Construction

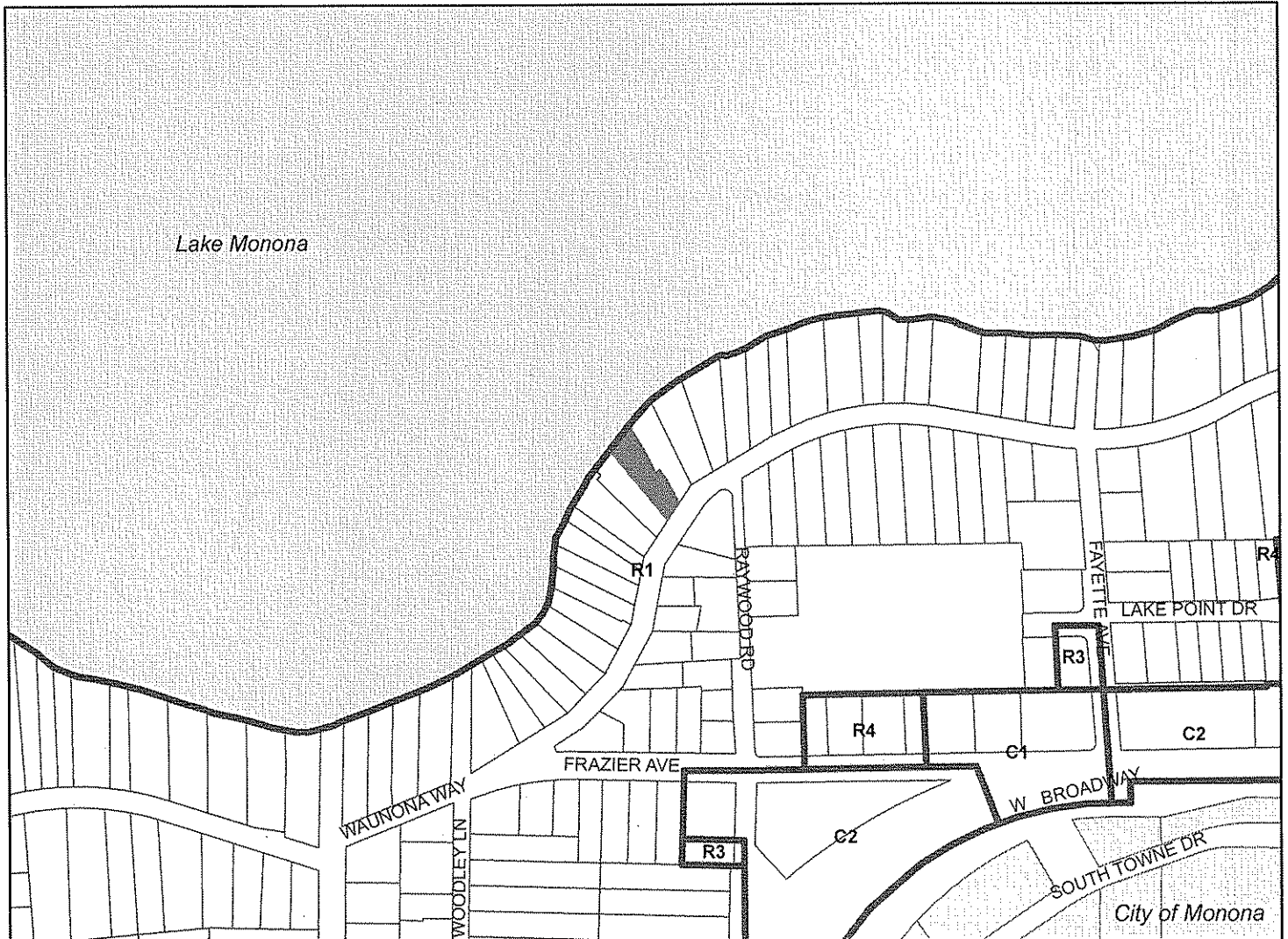
Existing Use  
Single-Family Residence

Proposed Use  
Construct Addition to Single-Family  
Residence in Excess of 500 square  
feet on Lakefront Lot

Public Hearing Date  
Plan Commission  
12 July 2010



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 : 28 June 2010





# 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.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1550</u> Receipt No. <u>109828</u>
Date Received	<u>5/10/10</u>
Received By	<u>P.A.</u>
Parcel No.	<u>0710-302-0218-0</u>
Aldermanic District	<u>14 TIM BRUER</u>
GQ	<u>WATERFRONT</u>
Zoning District	<u>R-1</u>
<b>For Complete Submittal</b>	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input checked="" type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<input type="checkbox"/> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>5/10/10</u>

1. Project Address: 2612 Waunona Way Project Area in Acres: \_\_\_\_\_  
Project Title (if any): Parcel # 251-0710-302-0218  
ECKERT ADDITION

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: Thomas & Winifer Eckert Company: \_\_\_\_\_  
Street Address: 2612 Waunona Way City/State: Madison Zip: 53713  
Telephone: (608) 442-6996 Fax: ( ) Email: WLRE36@aol.com

Project Contact Person: Tom Haver Company: Haver Design & Construction  
Street Address: 212 S. Baldwin City/State: Madison, WI Zip: 53703  
Telephone: (608) 241-4297 Fax: (608) 661-3612 Email: haverdesign@TDS.net

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a general description of the project and all proposed uses of the site: addition of dining room, family room, bedroom & bathroom; winterization of sunpitch

Development Schedule: Commencement Summer 2010 Completion Fall 2010

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:** \$ 560<sup>000</sup> 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: \_\_\_\_\_

*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 Heather Stouder Date 4/16/10 | Zoning Staff Matt Tucker Date 4/16/10

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

Printed Name Thomas & Winifer Eckert Date 5/9/10  
 Signature Winifer Eckert Relation to Property Owner self

Authorizing Signature of Property Owner Winifer Eckert Date 5/9/10

May 9, 2010

Matthew Tucker, Zoning Administrator  
City of Madison  
215 Martin Luther King Blvd.  
Madison, WI 53701

Re: Letter of Intent

We are planning an addition to our 2 bedroom home at 2612 Waunona Way. We have worked to maintain the character and original structure of the cottage while adding a dining room, family room, bathroom, and bedroom. We are reworking the existing space to accommodate a larger kitchen and half bath. We will winterize the sunporch allowing better heating of the bedroom above.

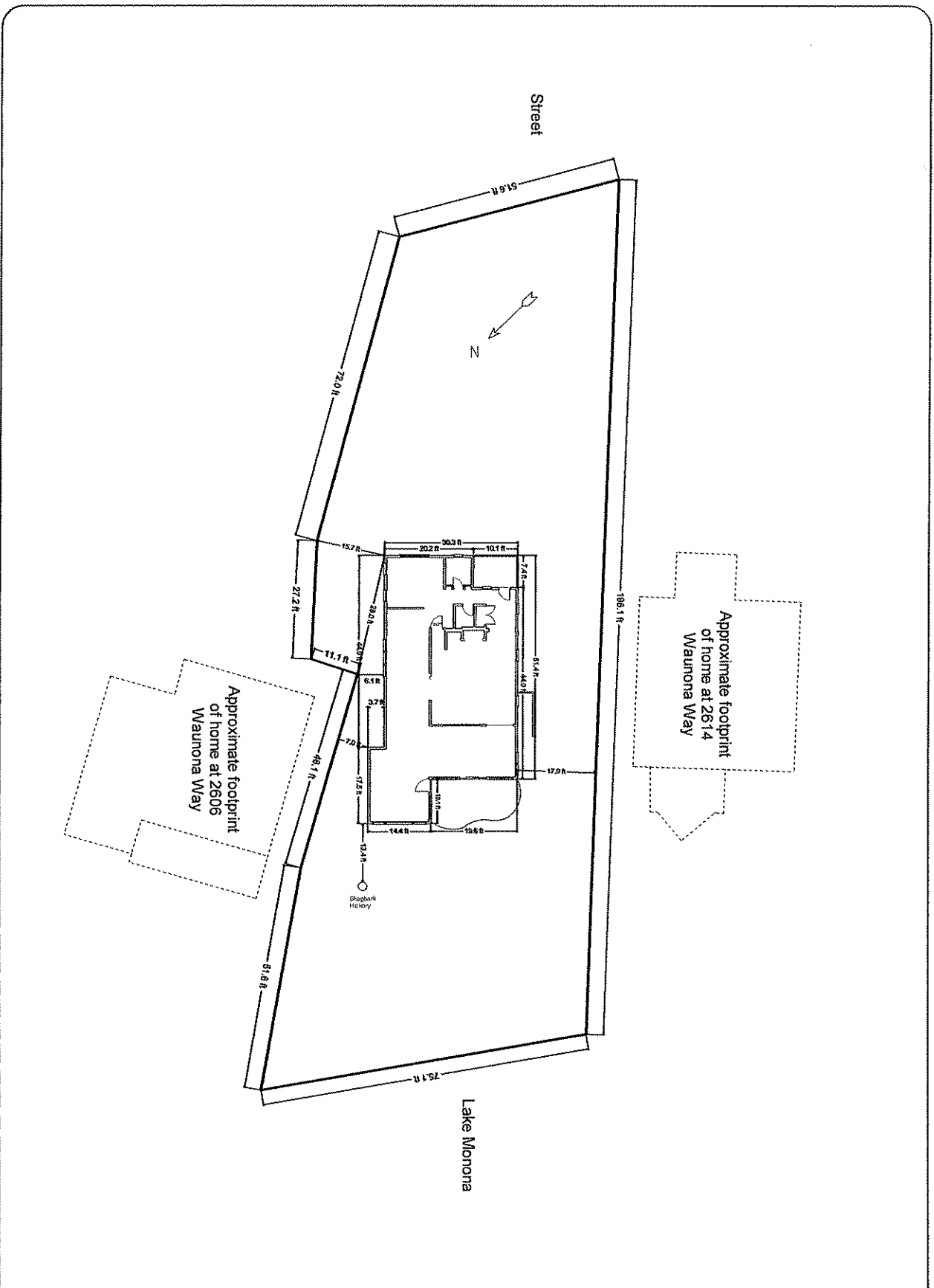
We will begin construction as soon as all of the permits are received and the project is expected to take about 4 months.

Tom Haver of Haver Design and Construction is the designer and builder of our project.

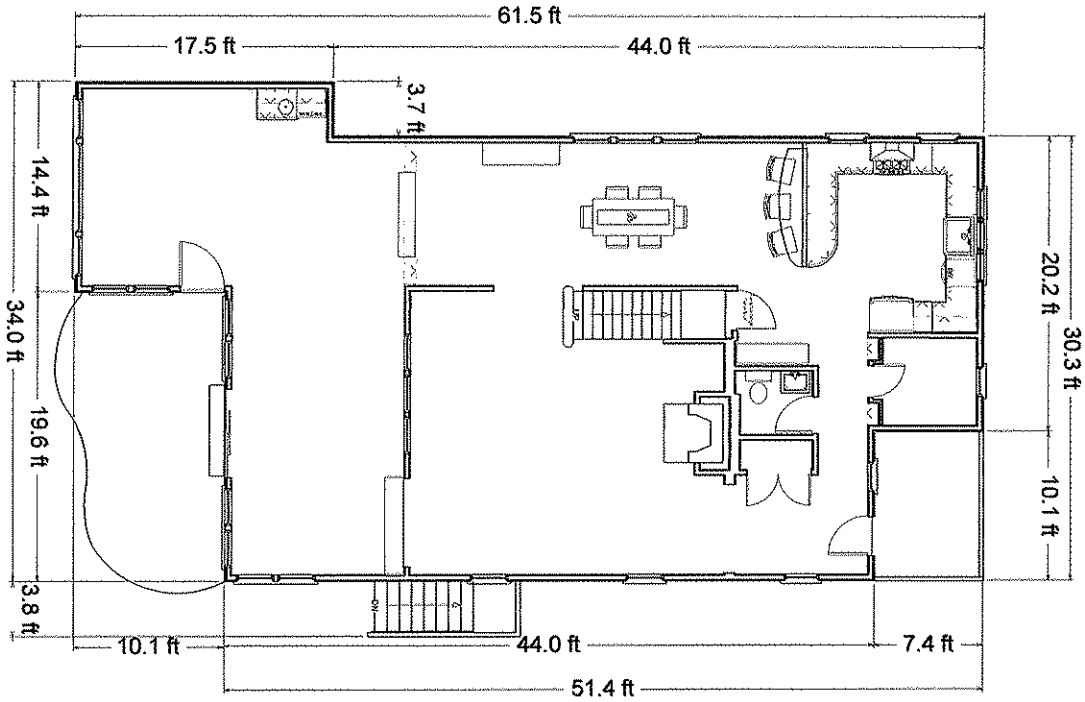
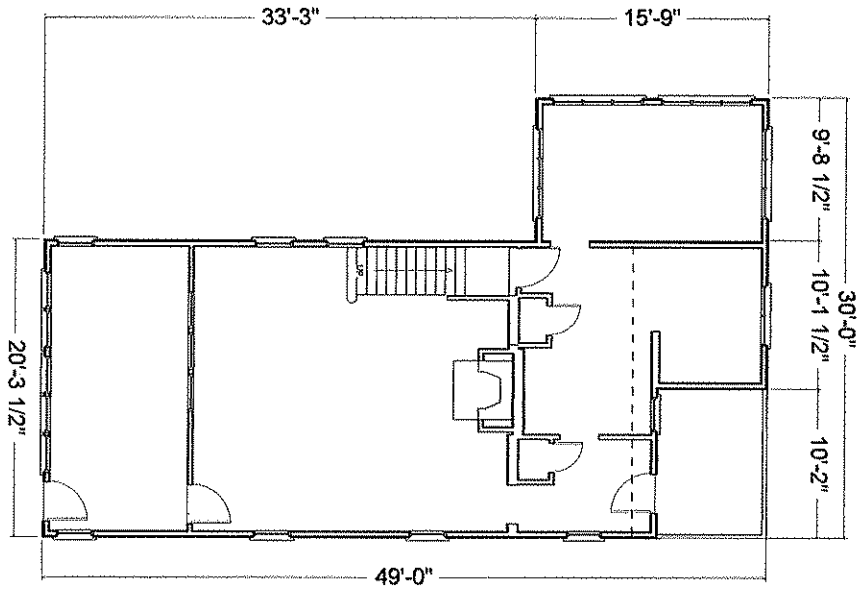
We intend to protect all trees and shrubs and will transplant most existing plantings.


Thank-you,

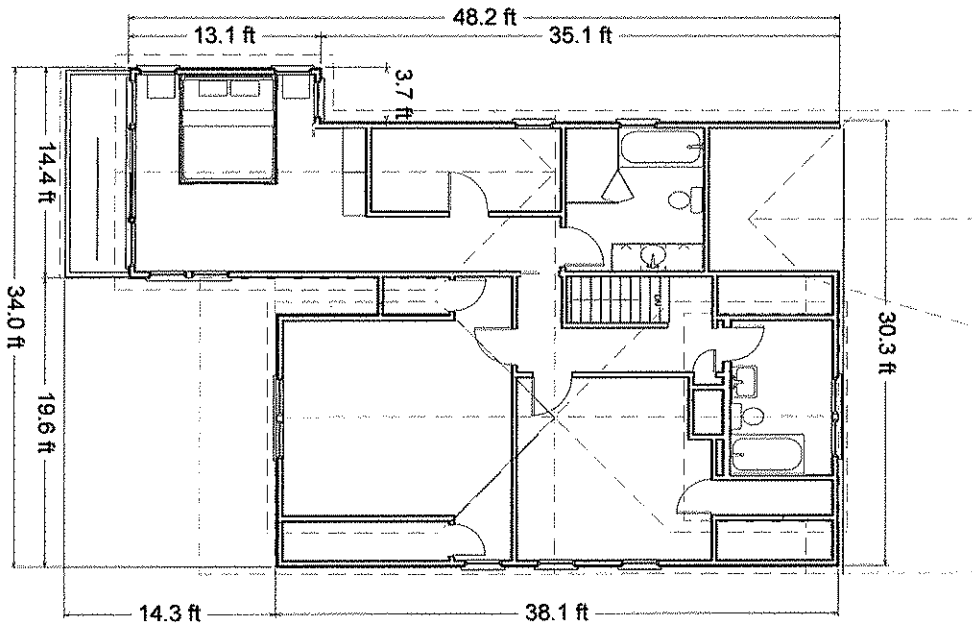
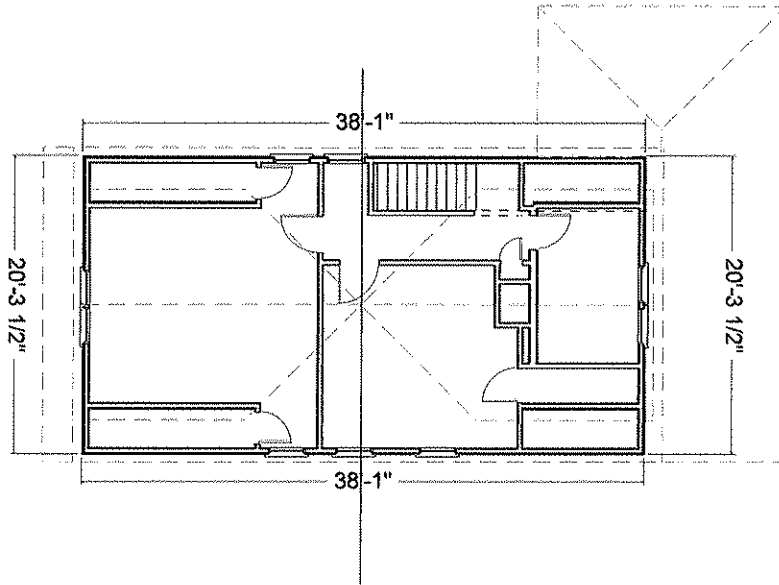
Tom & Winn Eckert



<p><b>HDC</b> HAVER DESIGN &amp; CONSTRUCTION</p>	<p>212 S. Baldwin St. Madison, WI. 53703</p> <p>Phone: 608.241.4297 Fax: 608.661.3612 E-mail: haverdesign@hds.net www.haverdesign.com</p>	<p><b>CLIENT</b></p> <p>Winn &amp; Tom Eckert 2612 Waunona Way Madison, WI 53713</p>	<p><b>TITLE</b></p> <p>Site Plan</p> <p>1" = 20'</p> <p><b>REV. DATE   SHEET</b></p> <p>5-10-2010   1</p>
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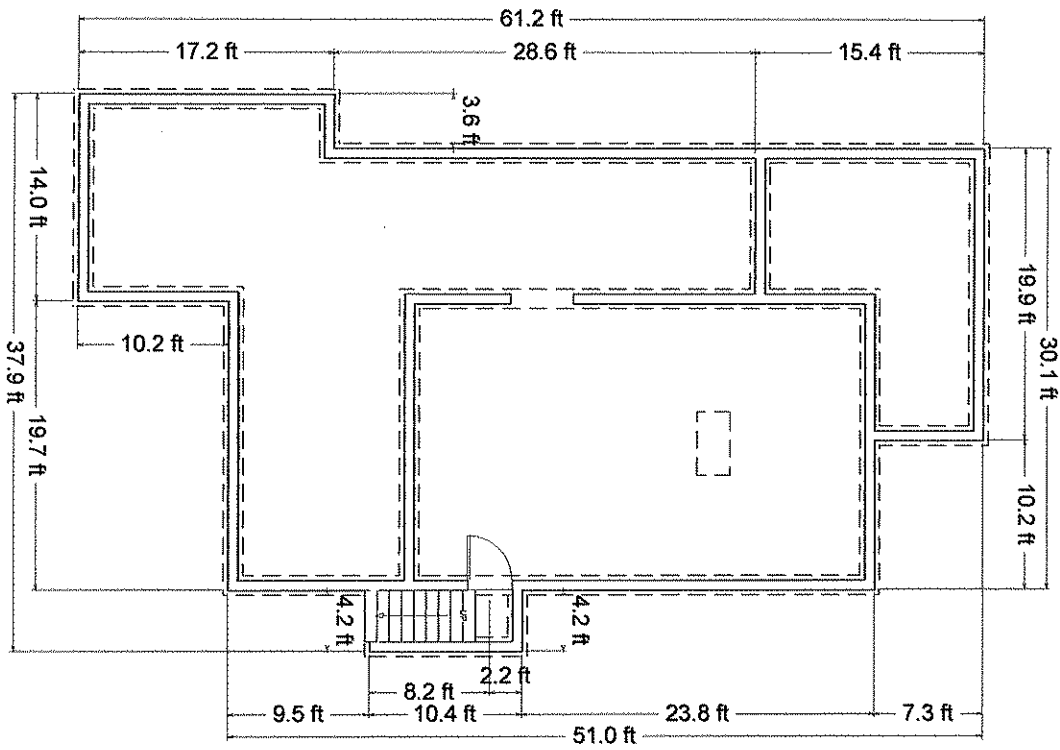
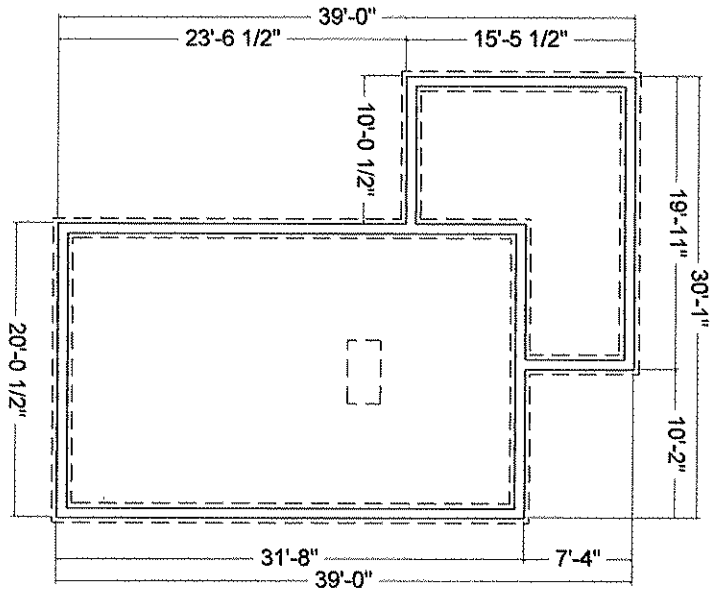



REV. DATE SHEET 5-10-2010 2	TITLE First Floor Plans Existing & Proposed 1/8" = 10"	<b>Winn &amp; Tom Eckert</b> <b>2612 Waunona Way</b> <b>Madison, WI 53713</b>	CLIENT Phone: 608.241.4287 Fax: 608.661.3812 E-mail: haverdesign@hdc.net www.haverdesign.com	<b>212 S. Baldwin St.</b> <b>Madison, WI. 53703</b> 
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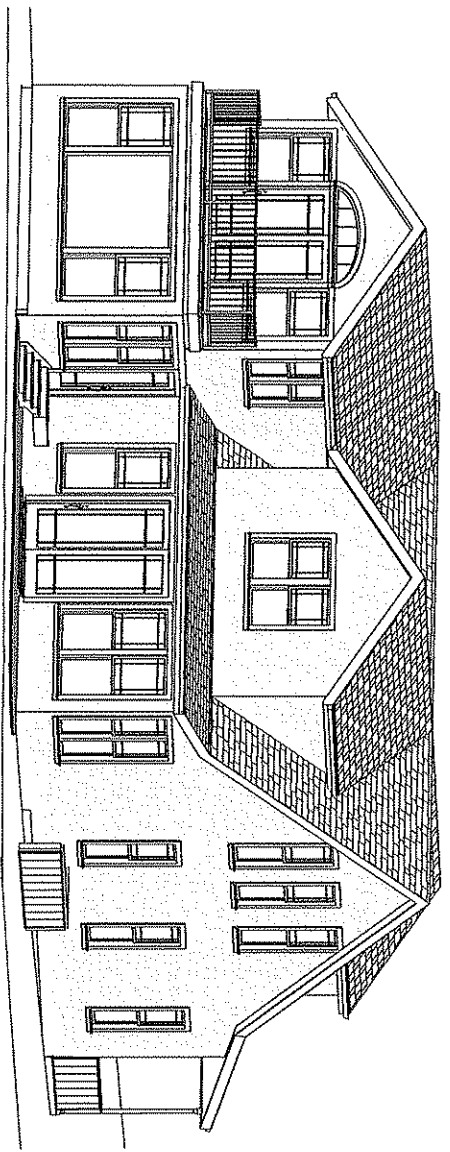
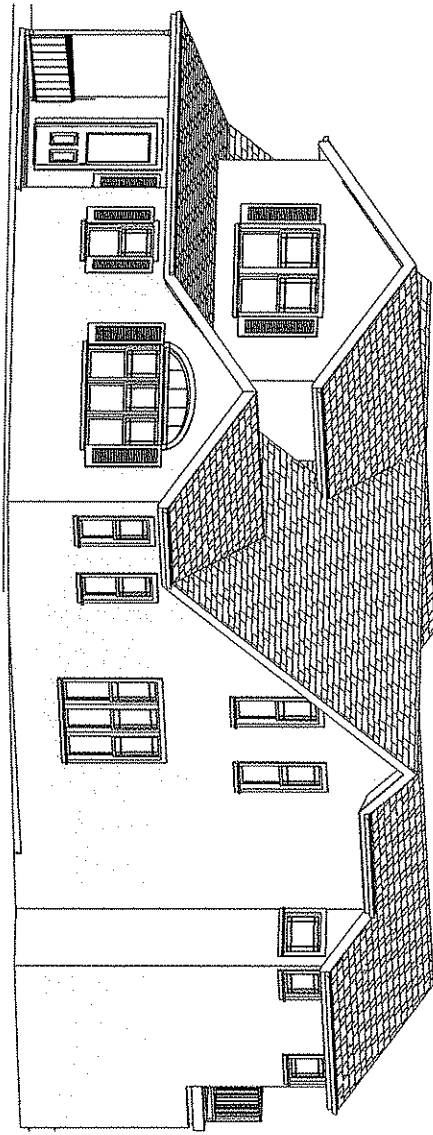


REV. DATE SHEET <b>5-10-2010 3</b>	<b>TITLE</b> Second Floor Plans Existing & Proposed 1/8" = 1'0"	<b>Winn &amp; Tom Eckert</b> <b>2612 Waunona Way</b> <b>Madison, WI 53713</b>	<b>CLIENT</b> Phone: 608.241.4297 Fax: 608.661.3812 E-mail: havedesign@kds.net www.havedesign.com	<b>HDC HAVER DESIGN &amp; CONSTRUCTION</b> 212 S. Baldwin St. Madison, WI, 53703
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REV. DATE <b>5-10-2010</b> SHEET <b>4</b>	TITLE Basement Floor Plans Existing & Proposed 1/8" = 1'0"	<b>Winn &amp; Tom Eckert</b> <b>2612 Waunona Way</b> <b>Wauson, WI 53713</b>	CLIENT havedesign@hds.net www.havedesign.com Phone: 608.241.4297 Fax: 608.661.3612 E-mail:	<b>212 S. Baldwin St.</b> <b>Madison, WI, 53703</b> 
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212 S. Baldwin St.  
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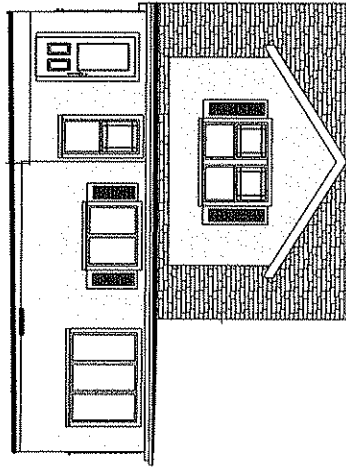
CLIENT

**Winn & Tom Eckert**  
2612 Waunona Way  
Madison, WI 53713

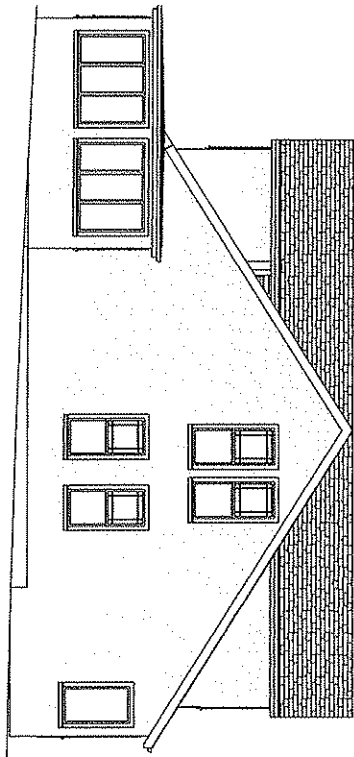
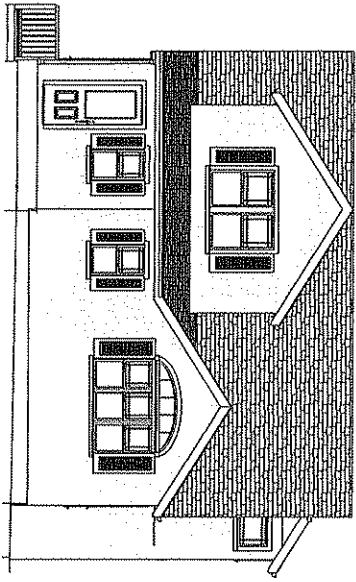
TITLE

Perspective Views

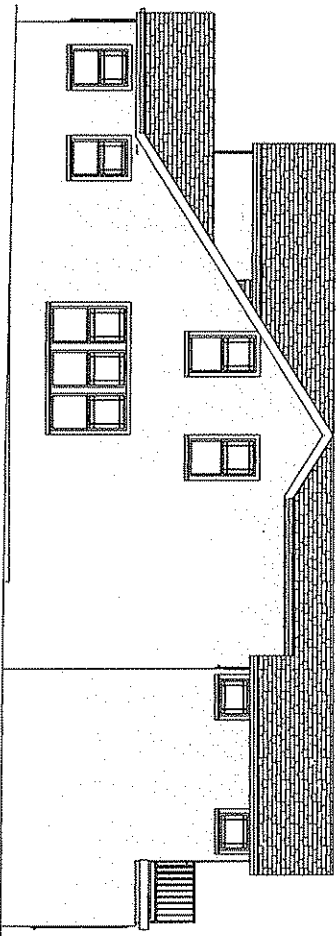
REV. DATE	SHEET
5-10-2010	5



Street View



Right Side



**HDC** HAVER DESIGN  
& CONSTRUCTION

212 S. Baldwin St.  
Madison, WI 53703

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CLIENT

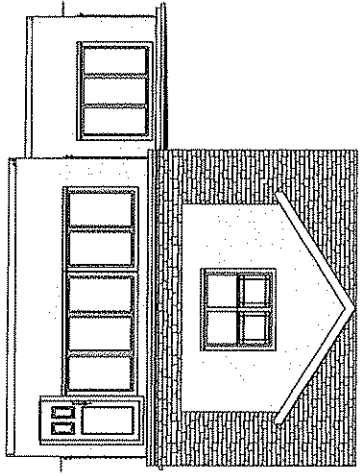
**Winn & Tom Eckert**  
**2612 Waunona Way**  
**dison, WI 53713**

TITLE

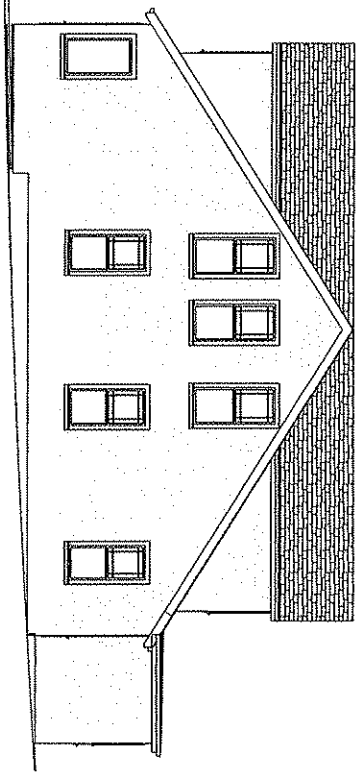
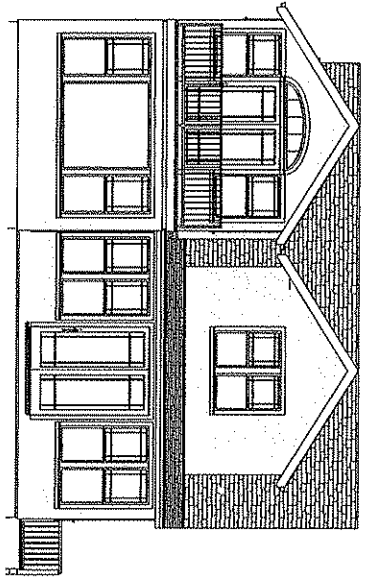
Elevations  
As Built &  
Proposed

1/8" = 1'0"

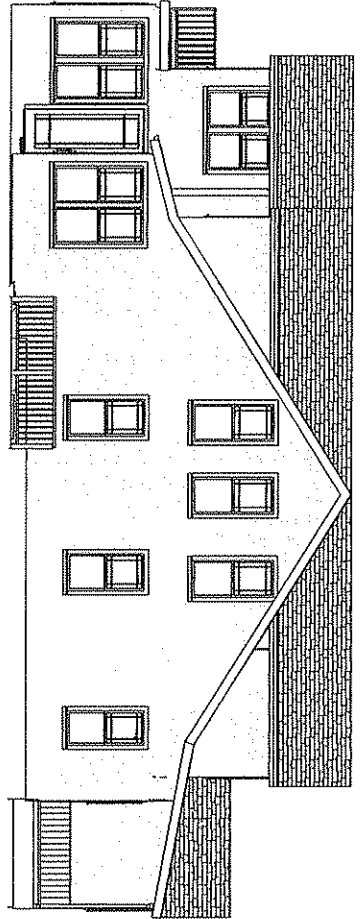
REV. DATE	SHEET
5-10-2010	6



Lake View



Left Side



212 S. Baldwin St.  
Madison, WI 53703

Phone: 608.241.4297  
Fax: 608.681.3812  
E-mail: haverdesign@hds.net  
www.haverdesign.com

CLIENT

**Winn & Tom Eckert**  
2612 Waunona Way  
Madison, WI 53713

TITLE  
Elevations  
As Built &  
Proposed  
(continued)

1/8" = 1'0"

REV. DATE SHEET  
5-10-2010 7

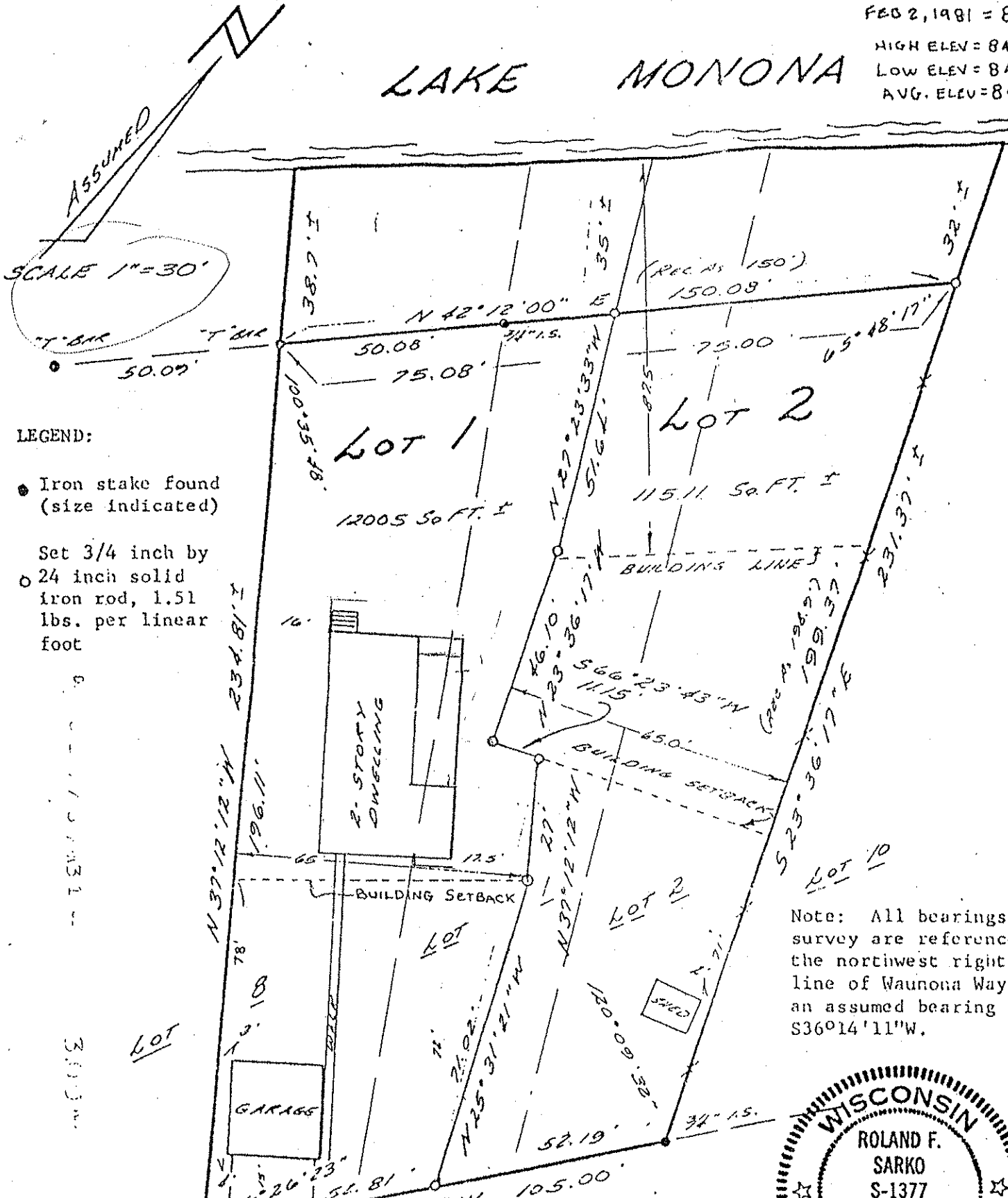
CERTIFIED SURVEY MAP

Part of Lot 8, Block 2, Raywood Heights  
and Lots 1 and 2, Replat of Lot 9,  
Block 2, Raywood Heights, City of  
Madison, Dane County, Wisconsin.

VCL 2075 PAGE 16

WATER ELEV.  
FEB 2, 1981 = 844.1  
HIGH ELEV = 845.50  
LOW ELEV = 843.91  
AVG. ELEV = 844.6

LAKE MONONA



LEGEND:

● Iron stake found  
(size indicated)

○ Set 3/4 inch by  
24 inch solid  
iron rod, 1.51  
lbs. per linear  
foot

Note: All bearings on  
survey are referenced to  
the northwest right-of-  
line of Waunona Way, having  
an assumed bearing of  
S36°14'11"W.

