



City of Madison

Conditional Use Alteration

Location
2612 Waunona Way

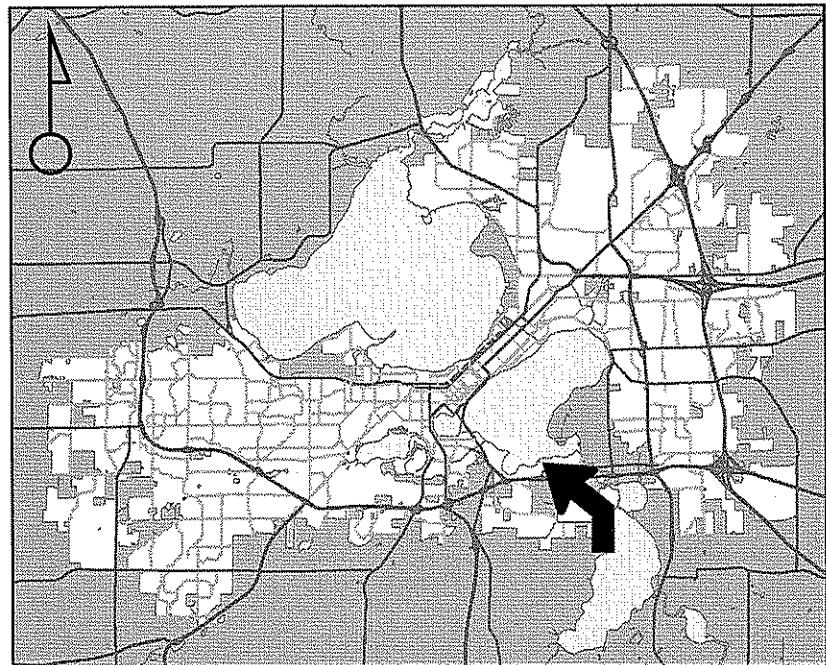
Project Name
Eckert Addition

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

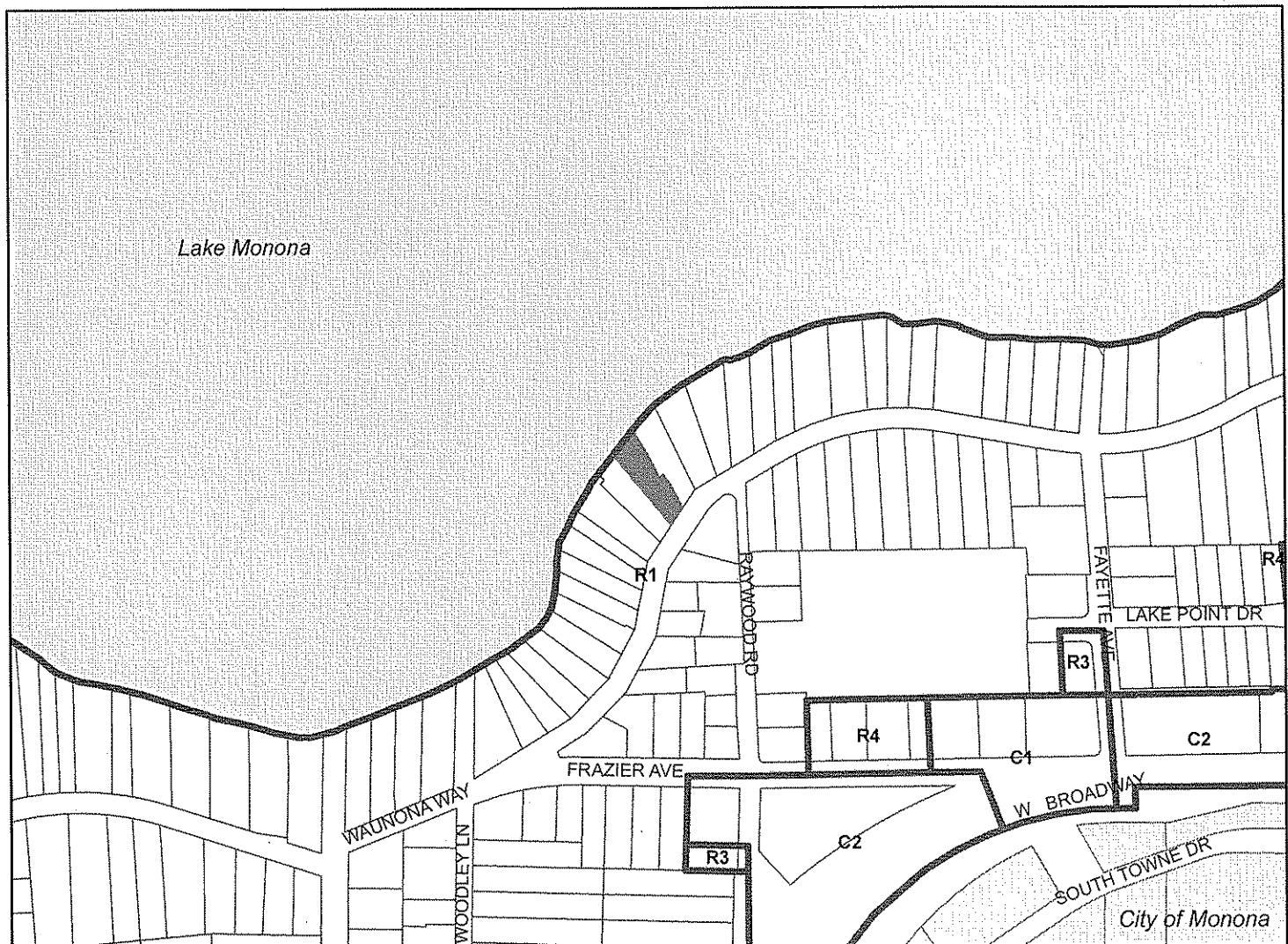
Existing Use
Single-Family Residence

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 or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 June 2010



City of Madison

2612 Wauhona Way



Date of Aerial Photography : April 2007



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	1550		
Receipt No. 109828			
Date Received	5/10/10		
Received By	PDA		
Parcel No.	0710-302-0218-0		
Aldermanic District	14 TIM BRUER		
GQ	WATERFRONT		
Zoning District	R-1		
For Complete Submittal			
Application	✓	Letter of Intent	✓
IDUP	✗	Legal Descript.	✓
Plan Sets	✓	Zoning Text	✓
Alder Notification		Waiver	
Ngbrhd. Assn Not.		Waiver	
Date Sign Issued	5/10/10		

1. Project Address: 2612 Waunona Way

Project Area in Acres: _____

Project Title (if any): Parcel # 251-0710-302-0218
ECKER 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: Tim 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@TBS.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 sun porch

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: \$ 560.00 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: _____ 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 Stauder 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

Effective June 26, 2006

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.

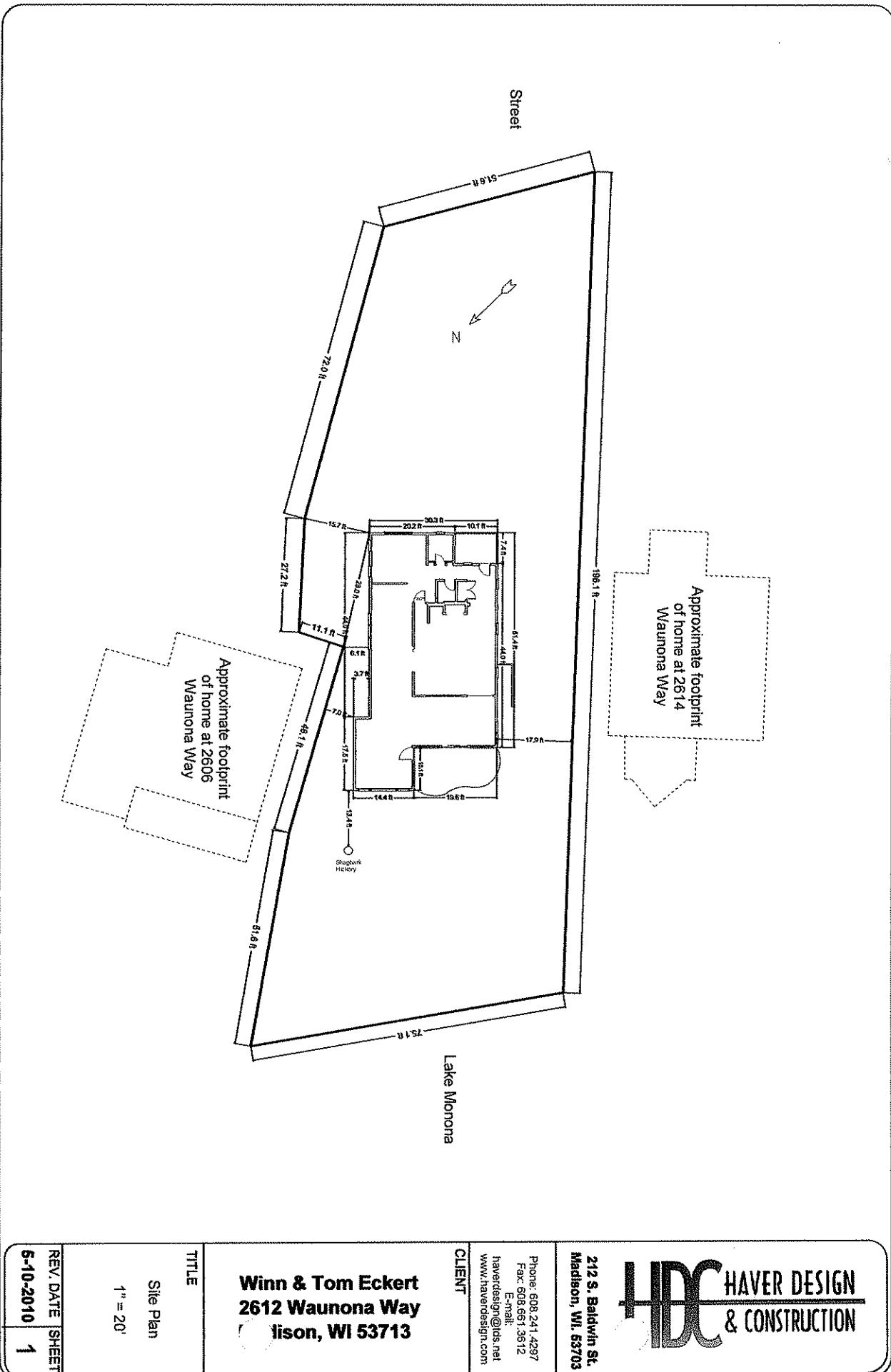
We will begin construction as soon as all of the permits are received and the project is expected to take about 4 months.

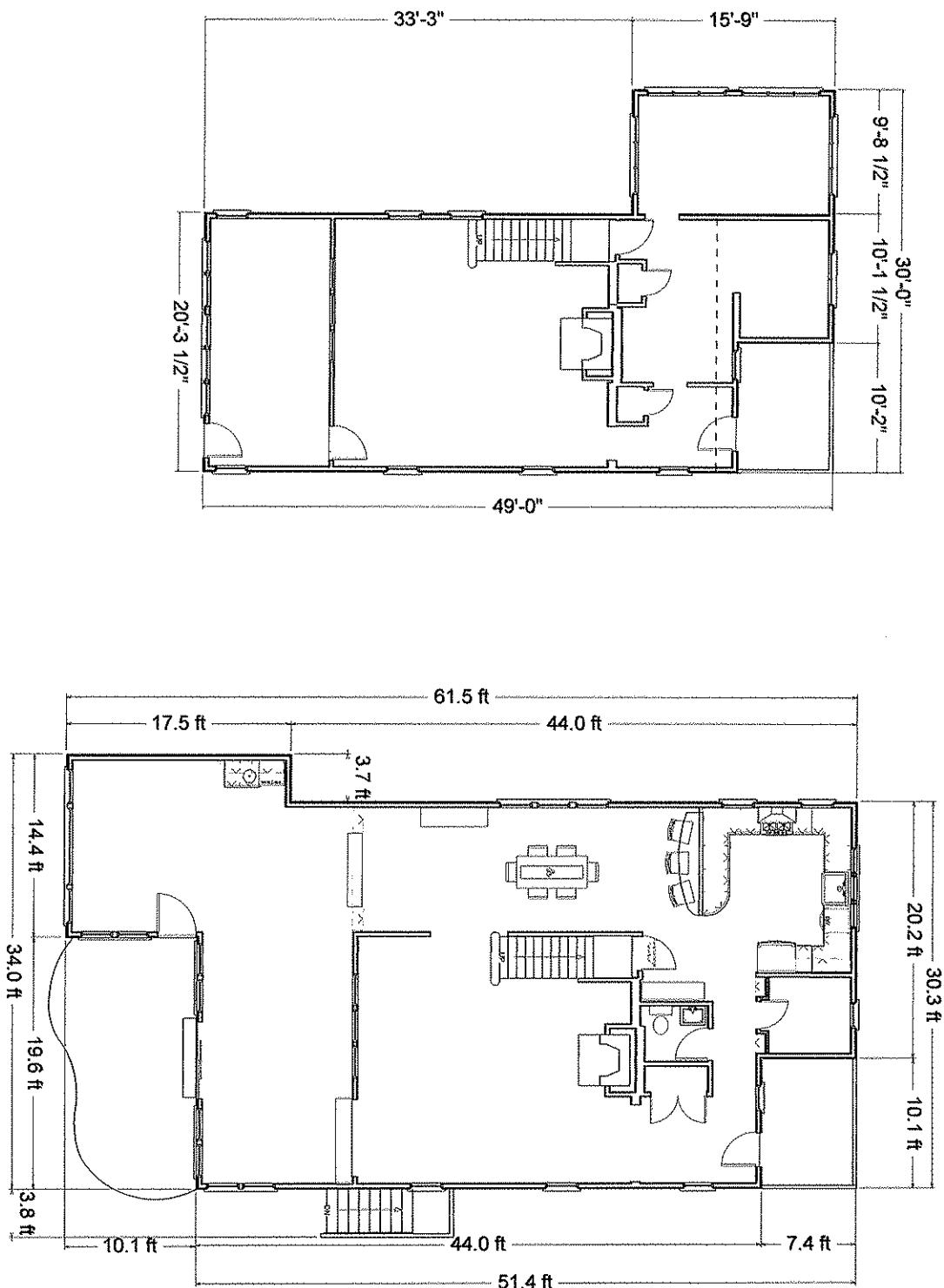
Tom Haver of Haver Design and Construction is the designer and builder of our project.

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

Thank-you,

Tom & Winn Eckert





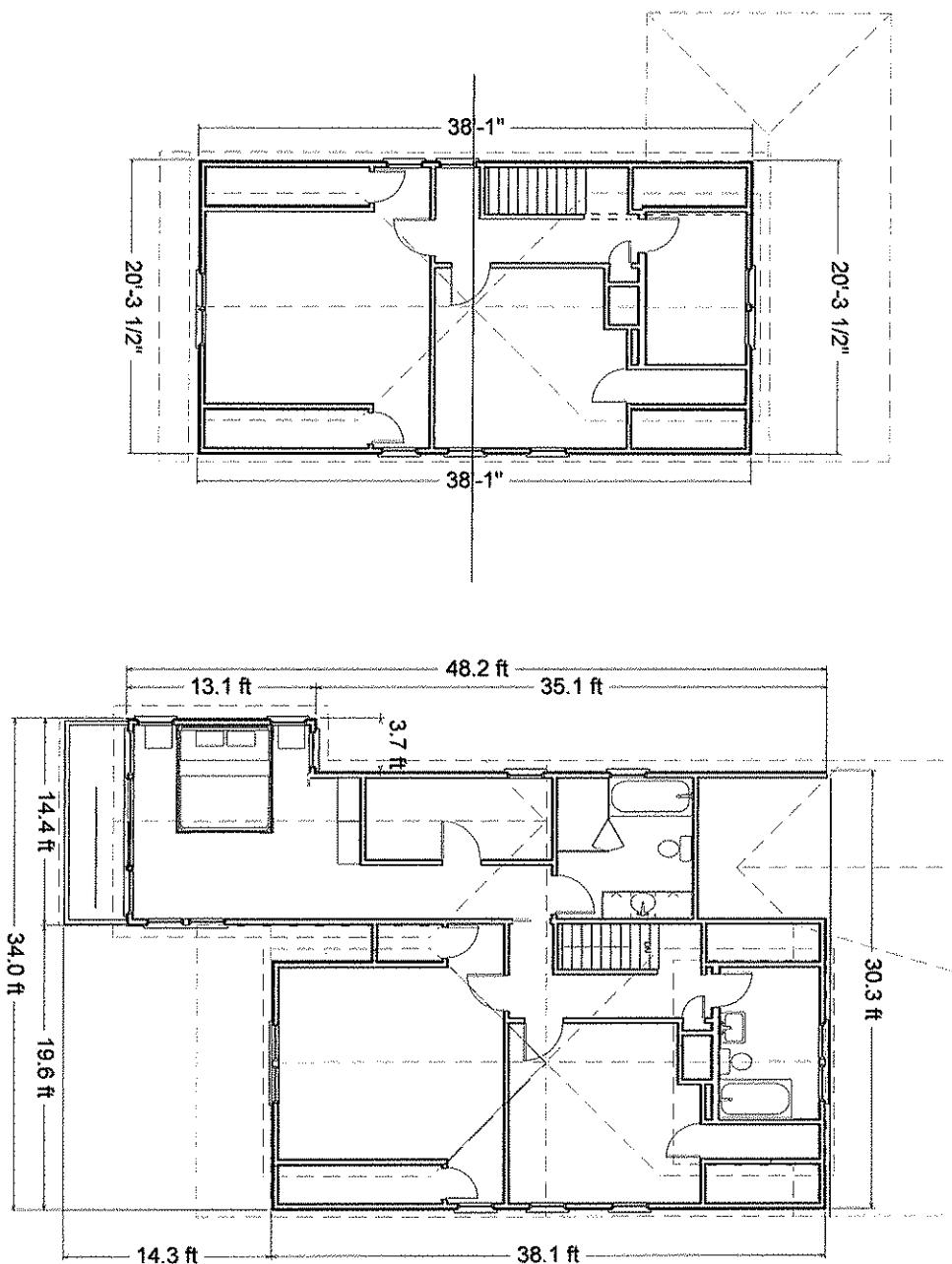
REV. DATE	SHEET
5-10-2010	2

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

**212 S. Baldwin St.
Madison, WI 53703**
Phone: 608.241.4297
Fax: 608.661.3612
E-mail: haverdesign@tots.net
www.haverdesign.com

CLIENT

**HDC HAVER DESIGN
& CONSTRUCTION**



REV. DATE SHEET
5-10-2010 3

1/8" = 10'
1/8" = 10'

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

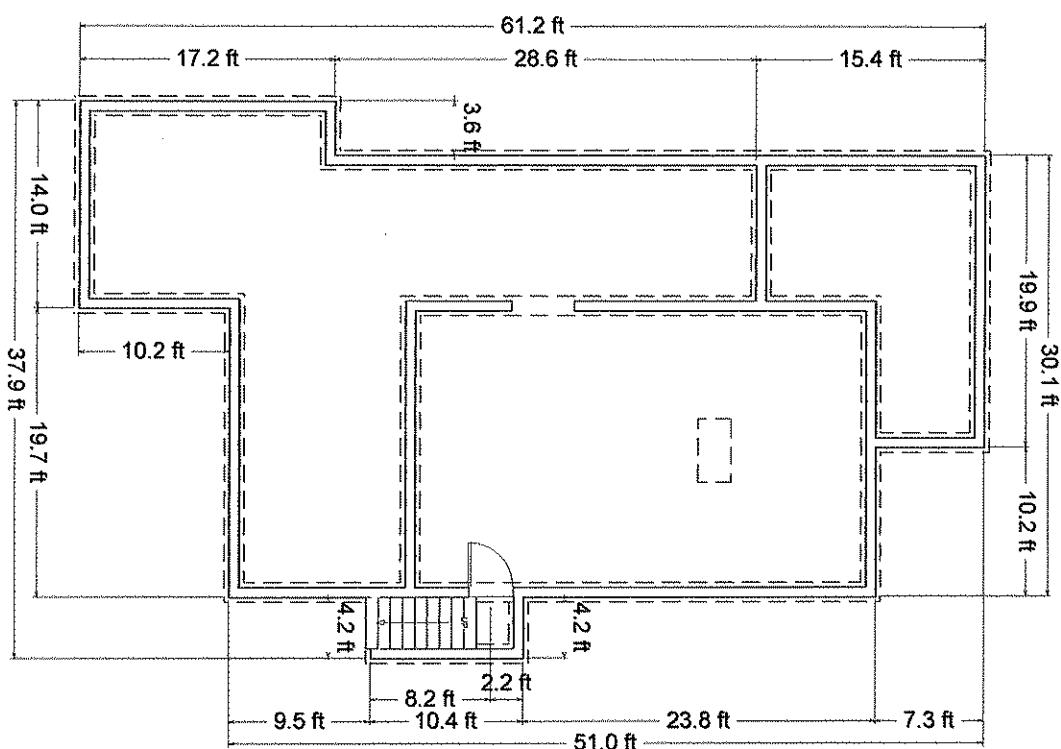
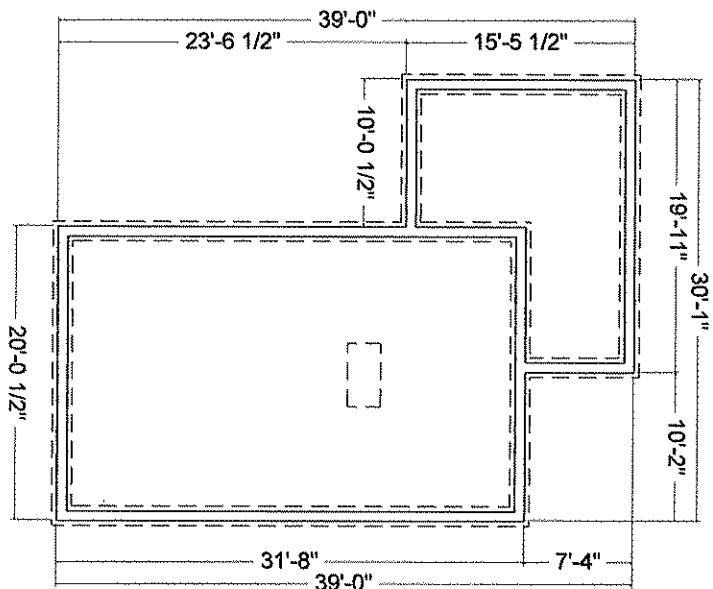
TITLE
Second Floor
Plans
Existing &
Proposed

CLIENT

212 S. Baldwin St.
Madison, WI 53703

Phone: 608.241.4297
Fax: 608.651.3612
E-mail: haverdesign@qats.net
www.haverdesign.com

**HDC HAVER DESIGN
& CONSTRUCTION**

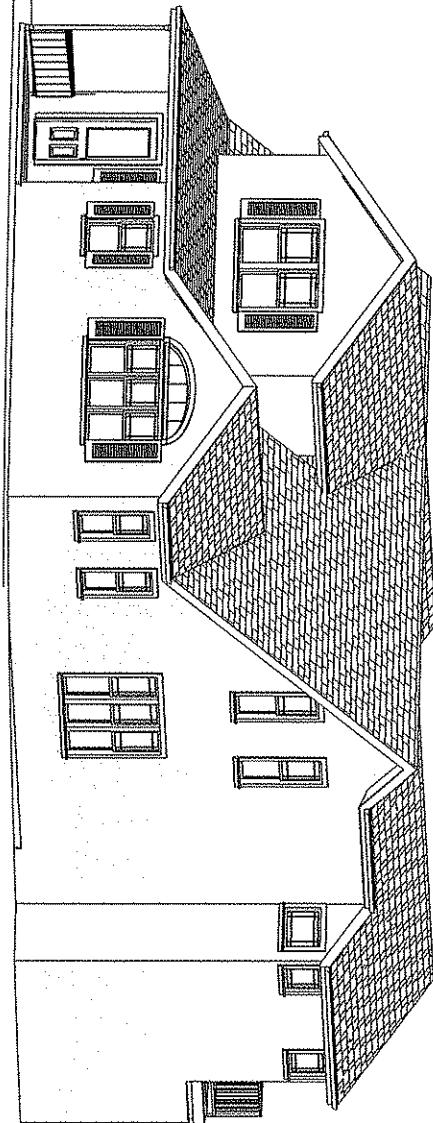
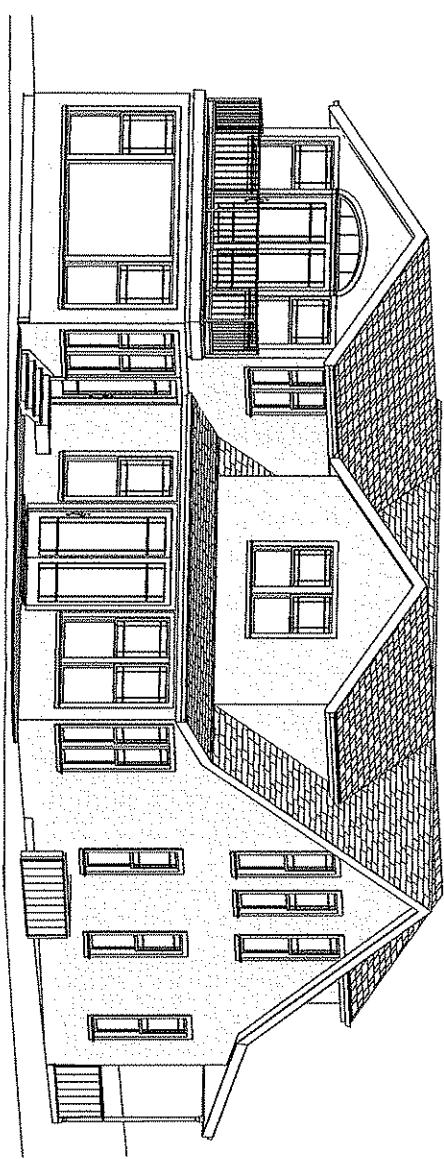


REV. DATE	SHEET
5-10-2010	4

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

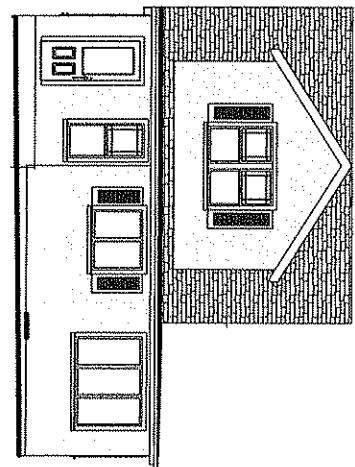
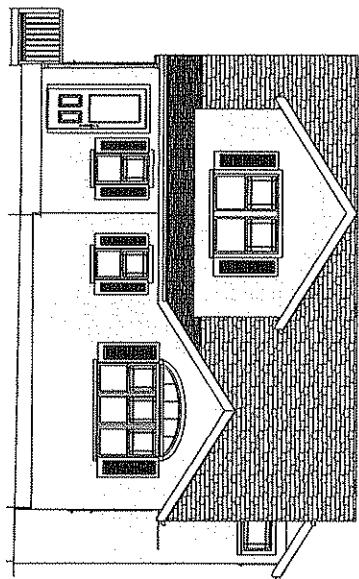
CLIENT

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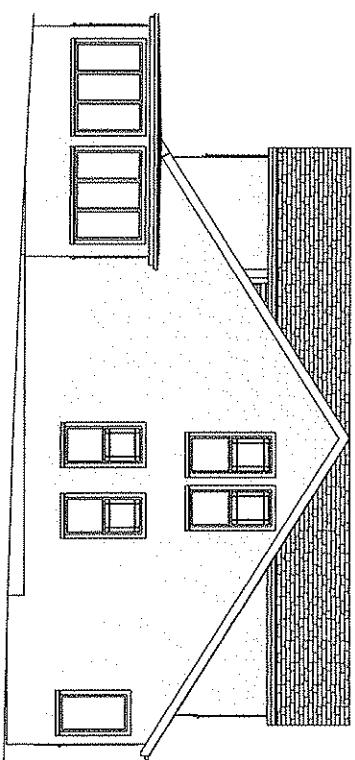
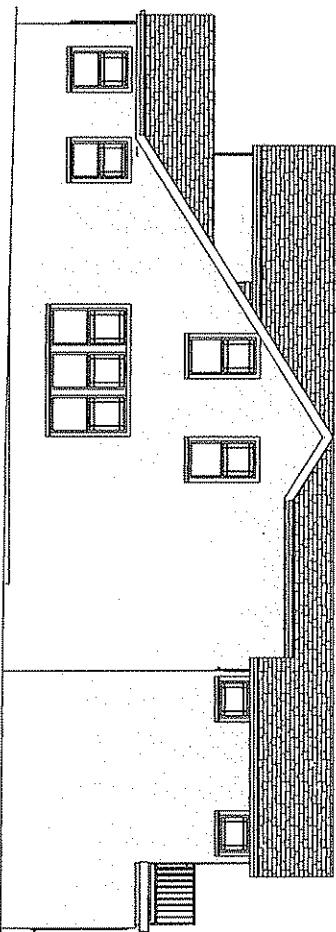
**HDC HAVER DESIGN
& CONSTRUCTION**

**Perspective
Views**

REV. DATE	SHEET
5-10-2010	5



Street View



Right Side

REV. DATE SHEET
5-10-2010 6

Elevations
As Built &
Proposed

1/8" = 10"

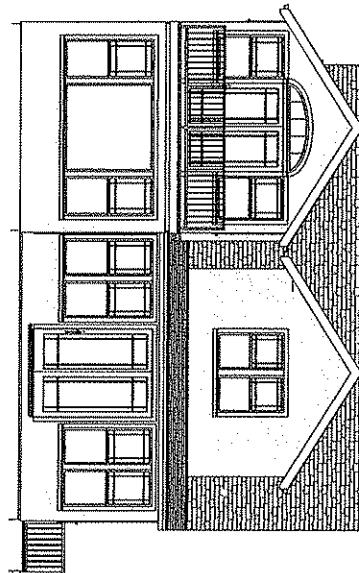
Winn & Tom Eckert
2612 Waunona Way
Madison, WI 53713

CLIENT

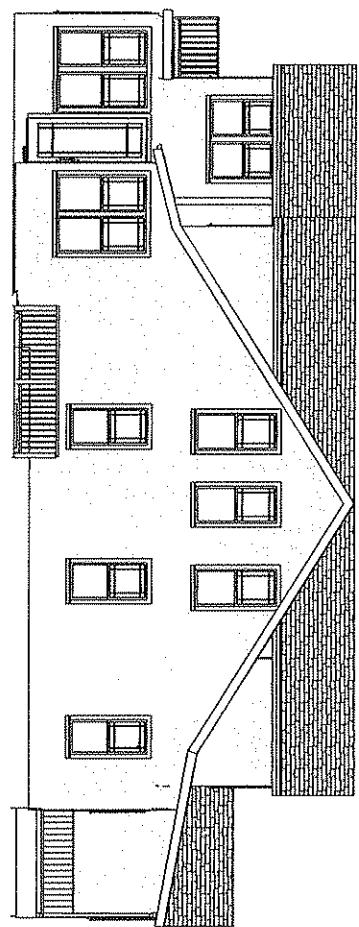
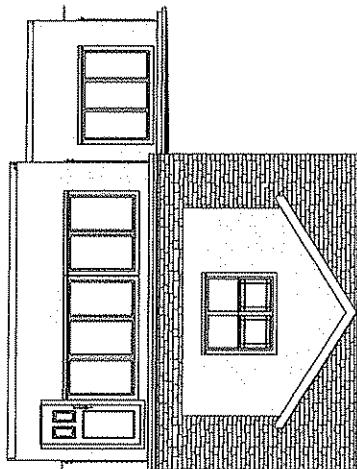
Phone: 608.241.4287
Fax: 608.651.3612
E-mail:
haverdesign@iastate.net
www.haverdesign.com

2112 S. Baldwin St.
Madison, WI 53703

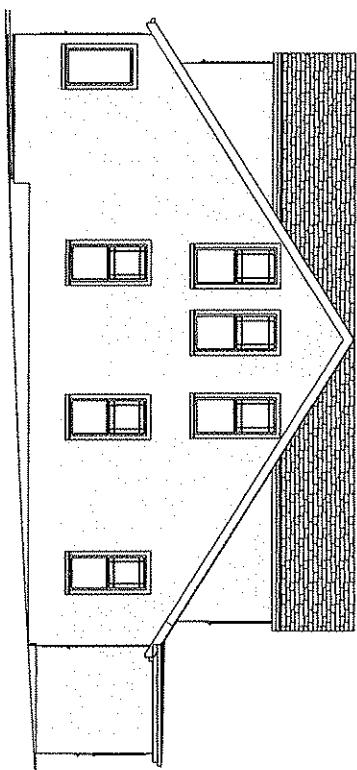
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& CONSTRUCTION



Lake View



Left Side



REV.	DATE	SHEET
5-10-2010	7	

**Winn & Tom Eckert
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Madison, WI 53713**

TITLE
Elevations
As Built &
Proposed
(continued)

1/8" = 1'0"

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**HDC HAVER DESIGN
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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 2675 PAGE 16

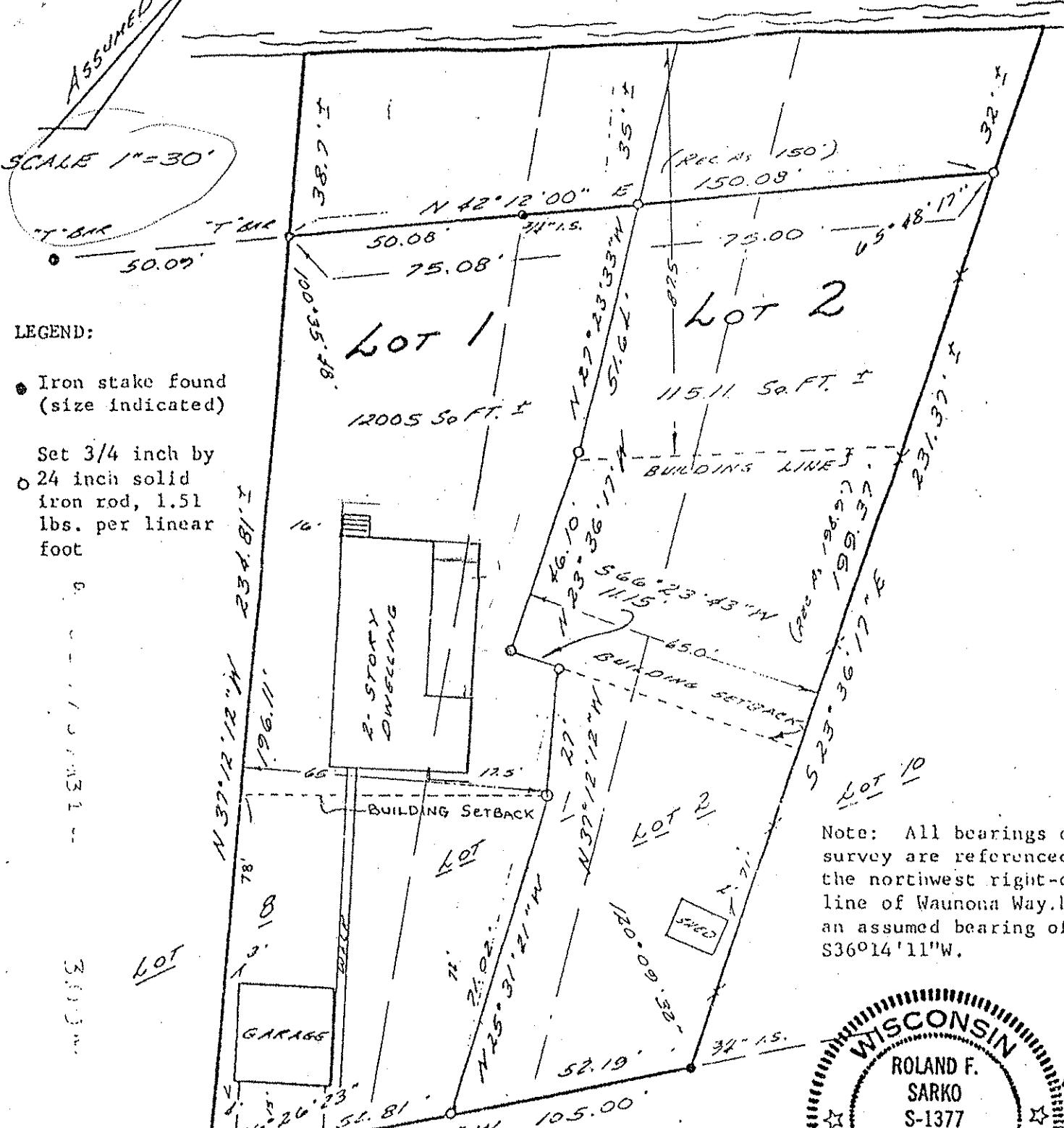
WATER ELEV.
FEB 2, 1981 = 844.1

HIGH ELEV = 845.5°
LOW ELEV = 843.9°
AUG. 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.

