



Location
1810 Waunona Way

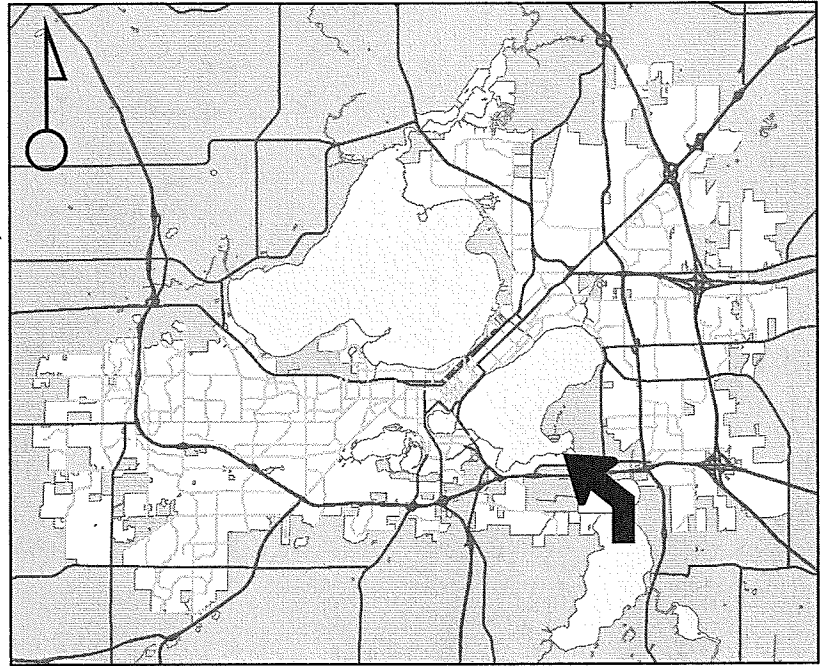
Project Name
Scott Residence

Applicant
Michael & Nicky Scott/Ronald Klass-
D'Onofrio Kottke & Assoc.

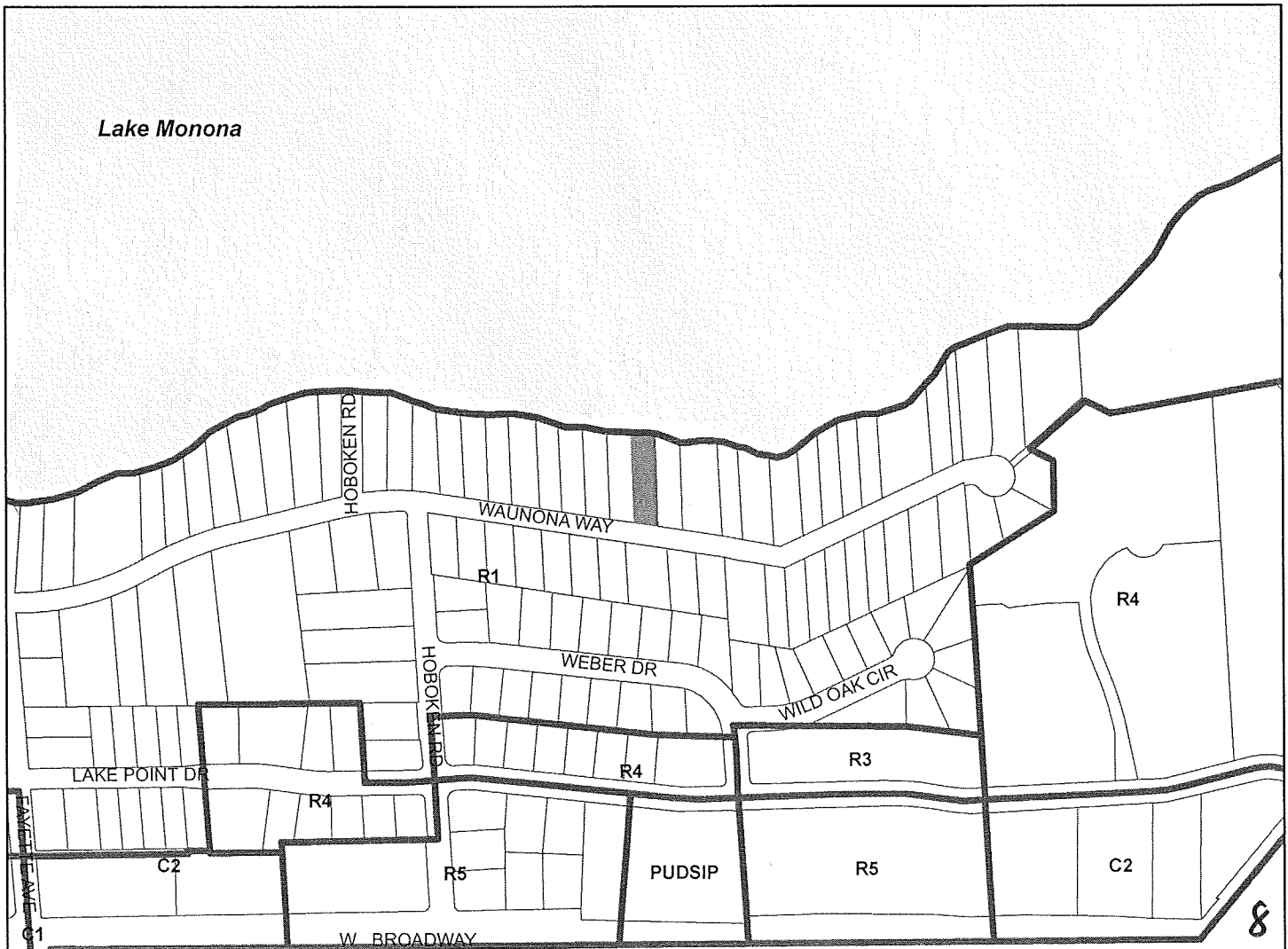
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence
and construct new residence on
a lakefront lot

Public Hearing Date
Plan Commission
08 August 2011

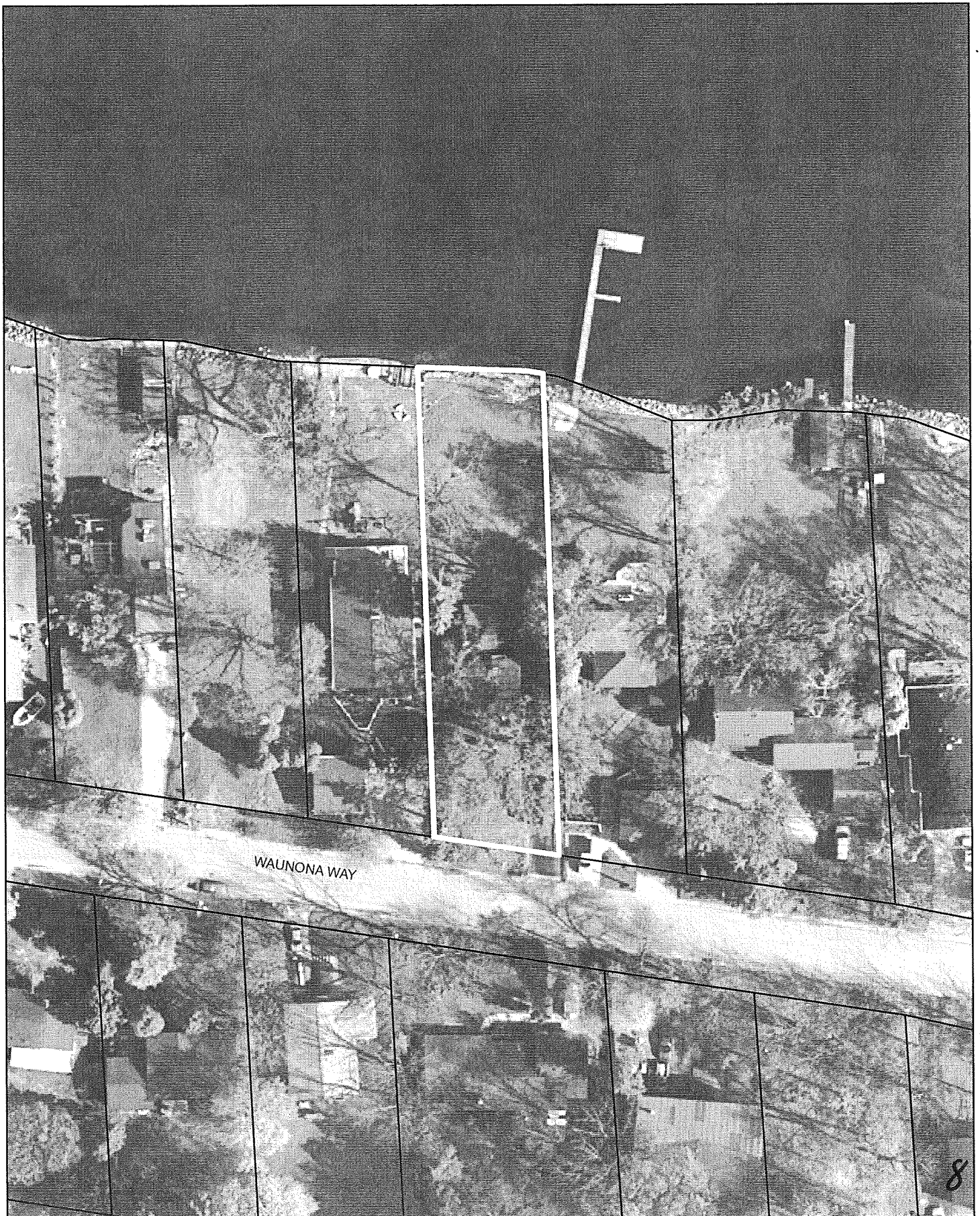


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 July 2011





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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> Receipt No. <u>12184</u>
Date Received	<u>6/22/11</u>
Received By	<u>PDA</u>
Parcel No.	<u>0710-194-0112-5</u>
Aldermanic District	<u>14 TIM BRUEL</u>
GQ	<u>WATERFRONT</u>
Zoning District	<u>R-1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<u>4/21/11</u> Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	<u>4/21/11</u> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 1810 WAUNONA WAY Project Area in Acres: 0.28
Project Title (if any): SCOTT HOUSE

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: RONALD R. KLAAS Company: DONOFRIO KOTKE & ASSOC.
 Street Address: 7530 WESTWARD WAY City/State: MADISON, WI Zip: 53717
 Telephone: (608) 933-7530 Fax: (608) 833-1089 Email: RKLAAS@DONOFRIO.CC
 Project Contact Person: SAME AS ABOVE Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____
 Property Owner (if not applicant): MICHAEL & NICKY SCOTT
 Street Address: 515 SUNSET RIDGE City/State: DUBUQUE, IA Zip: 52003

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: DEMO EXISTING HOUSE
AND BUILD NEW SINGLE FAMILY HOME

Development Schedule: Commencement 8/11 Completion 4/12

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 including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- + **Filing Fee: \$ 550** See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - + • Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - + • A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - + • Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 for this property.

- + **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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 - district 14 → Waunona neighborhood Assoc. - Phyllis Tschumpe
Alderperson & Neighborhood Association: April 21, 2011
 - 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: KEVIN FIRCHAU Date: 4/8/2011 Zoning Staff: NEA PAT Date: ANDERSON
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

+ Printed Name: RONALD R. KLAMS Date: 6-22-11
 Signature: [Signature] Relation to Property Owner: AGENT

Authorizing Signature of Property Owner: Nicolee Swett Date: 6/23/11
Meredith Swett 6/23/11

Madison Plan Commission
215 Martin Luther King Jr Blvd
Room LL-100
PO Box 2985
Madison, WI 53701-2985

2631 university avenue, suite 104
madison, wisconsin 53705
phone 608.233.1480
fax 608.233.1408
info@udvari-solner.com

udvari
solner
design
company

June 22, 2011

LETTER OF INTENT – Conditional Use Application
Project: Scott Residence

Michael and Nicola Scott, homeowners, are seeking approval of a Land Use Application to obtain a Conditional Use and Demolition Permit to remove an existing single family home and build a new single family home on the lot at 1810 Waunona Way, Madison, WI 53717, in the R1 district. The owners plan to build the new home on the existing lot as per the plans enclosed. We have worked with *D'Onofrio Kottke and Associates* and *Landscape Architecture, LLC* to develop this comprehensive set of plans.

The new home design takes into consideration the current architectural integrity of the surrounding homes and will complement the overall aesthetic of the neighborhood. We have notified the Alderperson, and are working closely with the Waunona Way Neighborhood Association and reviewing our plans with their board members.

Construction would commence in the fall of 2011. The planned home features four bedrooms and 2,536 total square feet of finished space. The total lot coverage of the proposed structure is 2052 square feet on the 12,414 square foot lot, which is a 16.53% lot coverage area. The driveway is 893 square feet and the landscaped terraces are 988 square feet; a new total of 1,881 square feet of additional impervious surface, which is a 15.15% lot coverage area. A variance will not be required for the project as the proposed design meets all setback requirements and minimizes the foot print on the lot. The length of the new design does require depth penalties at each side, both of which have been met and exceeded. The E side has a depth penalty applied to 3' (43'-40' = 3') which results in a penalty of 6". The W side has a depth penalty applied to 24' (64'-40'=24') which results in a penalty of 48". Please review the enclosed documents for further details and feel free to contact us with questions.

Sincerely,



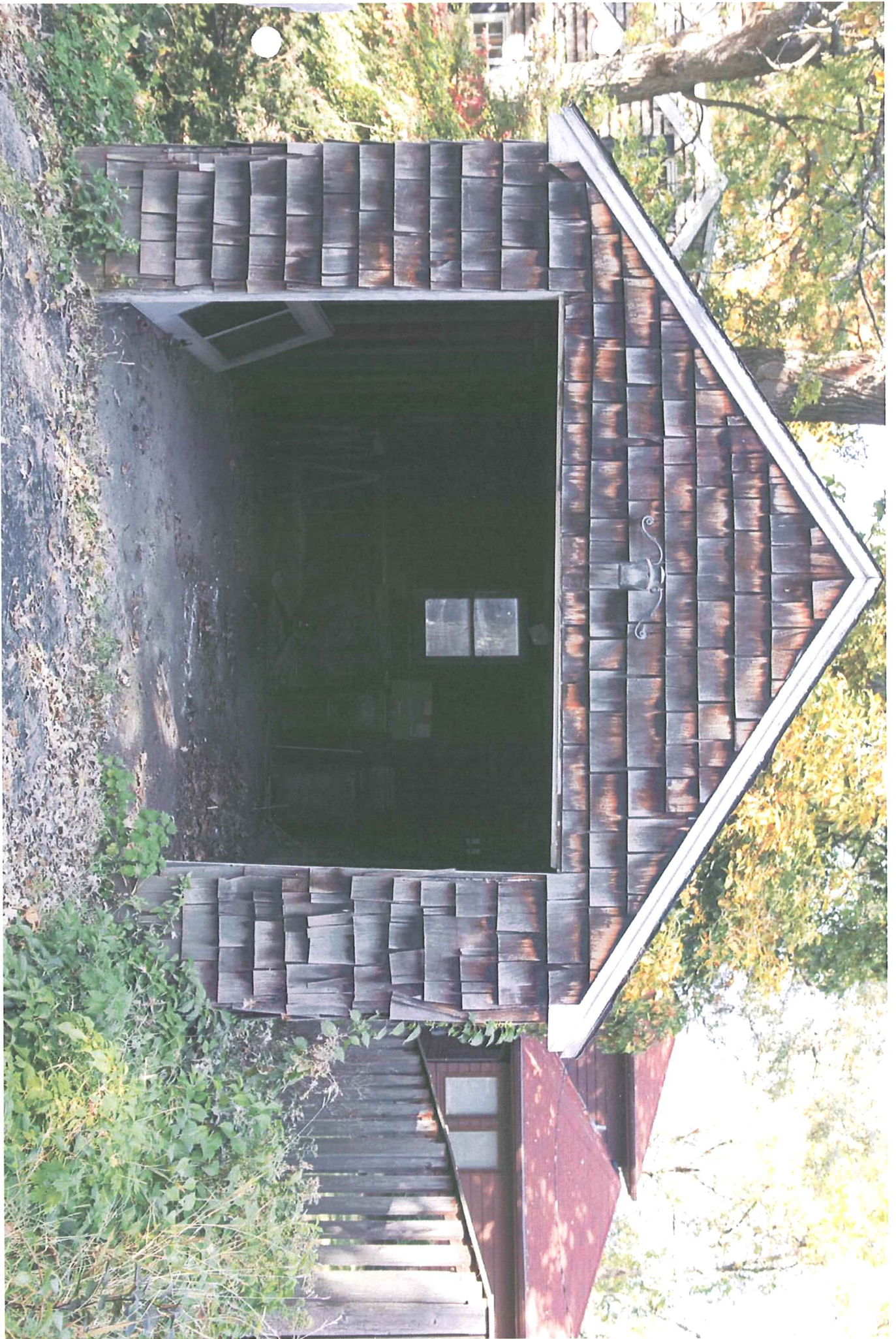
Mark Udvari-Solner
Udvari-Solner Design Company

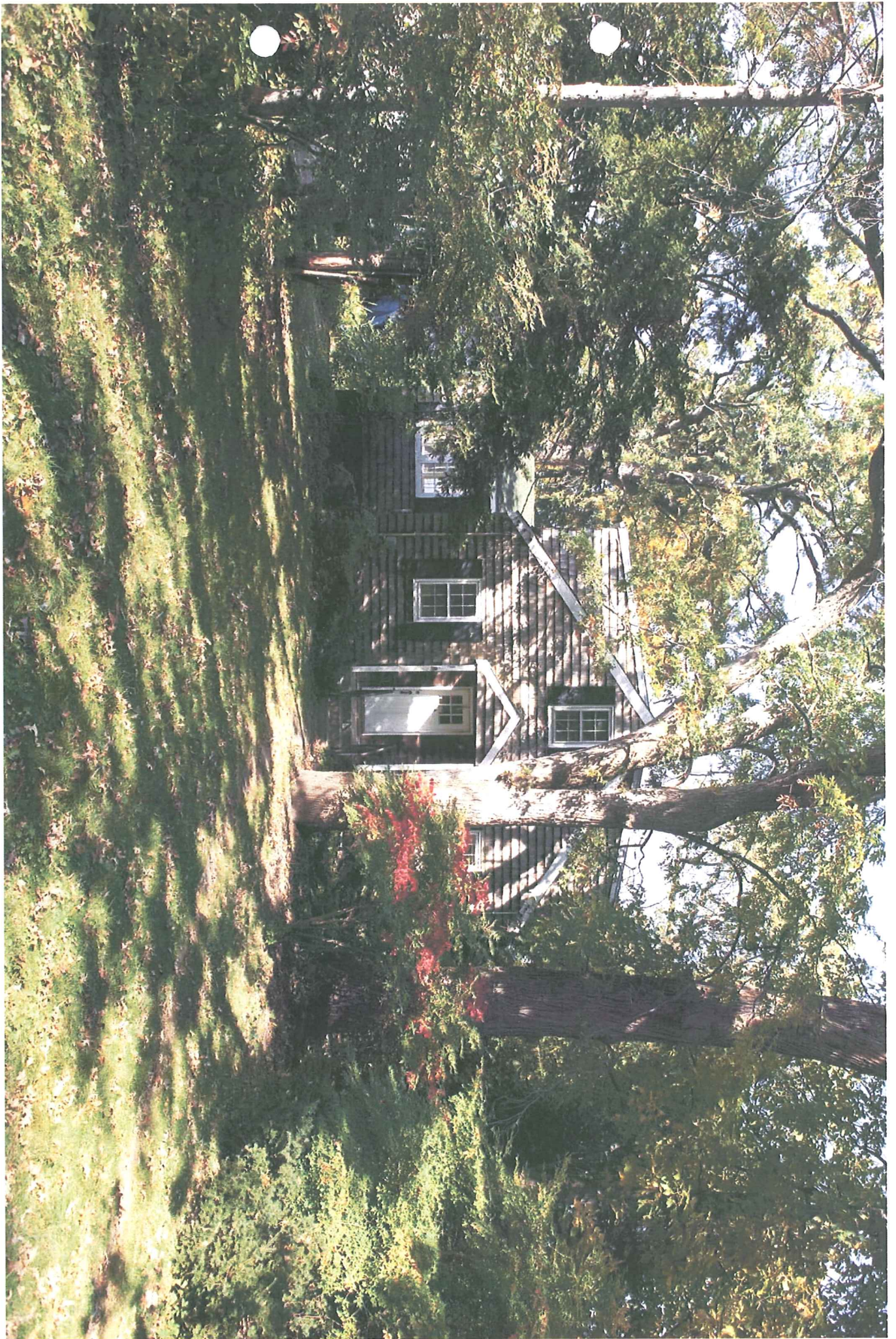
Contact Information

Mark Udvari-Solner, *Udvari-Solner Design Company*, (608) 233-1480
Ron Klaas, *D'Onofrio Kottke & Associates, Inc.*, (608) 833-7530
Michael and Nicola Scott, homeowners, (563) 584-9326



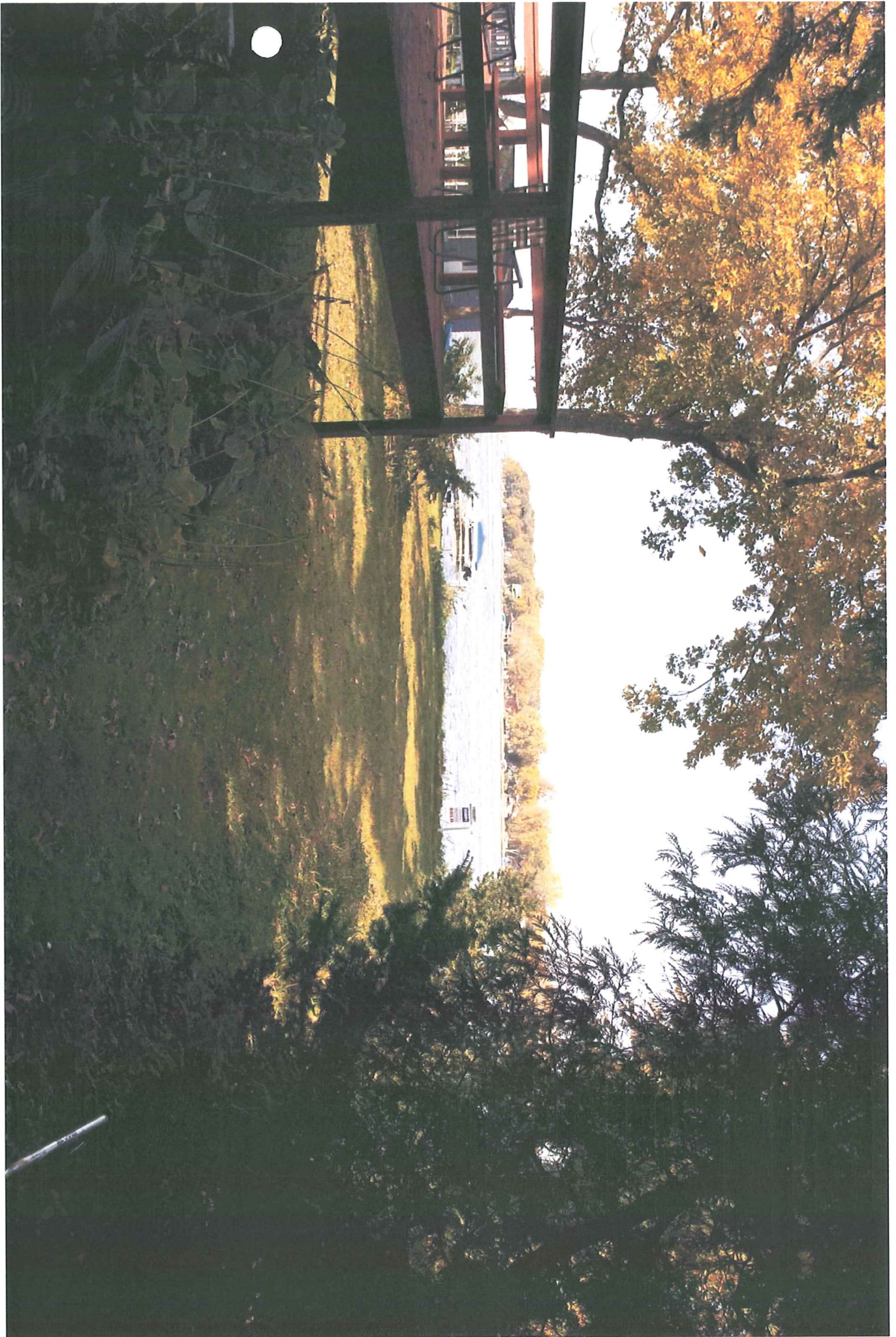
The Tree









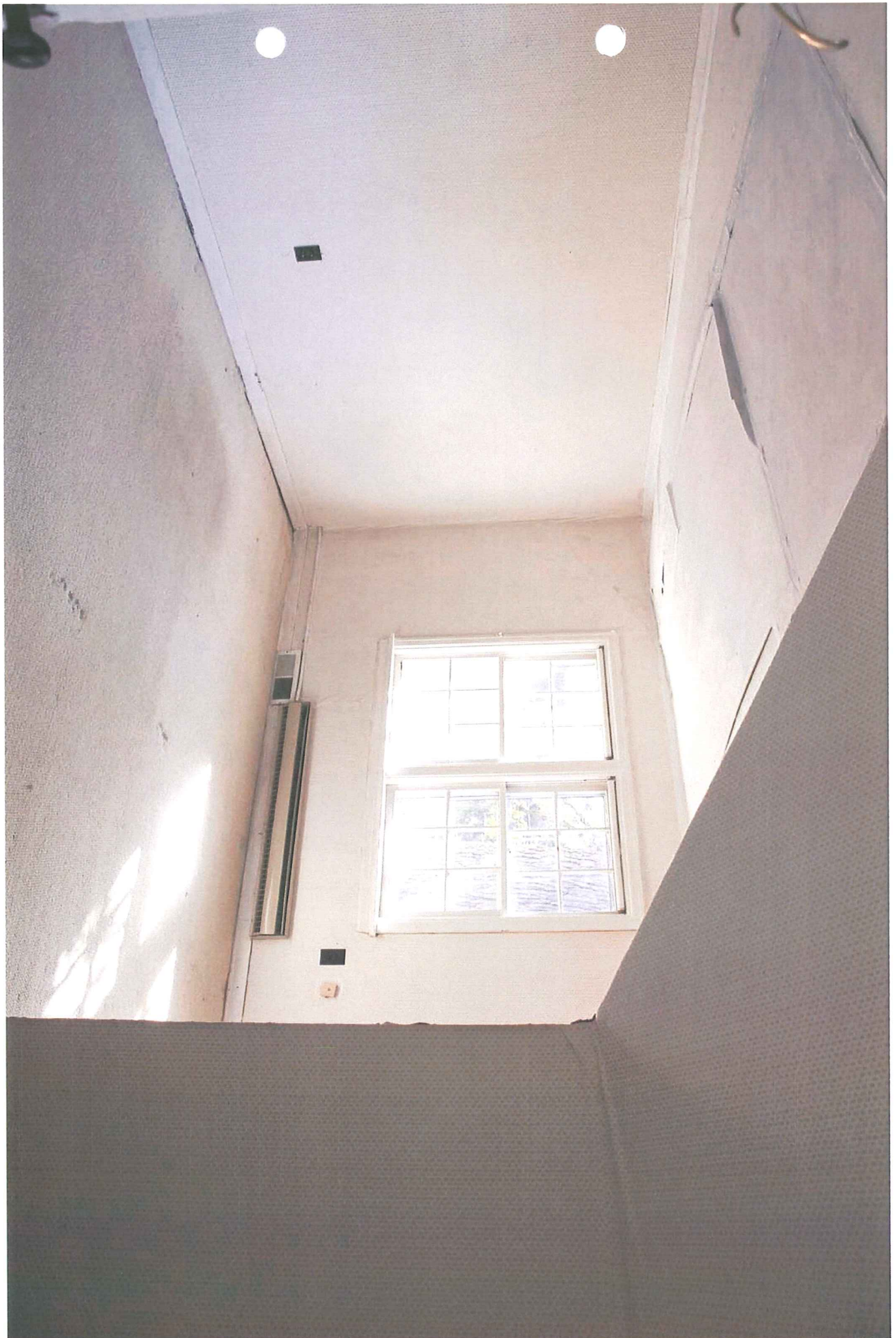


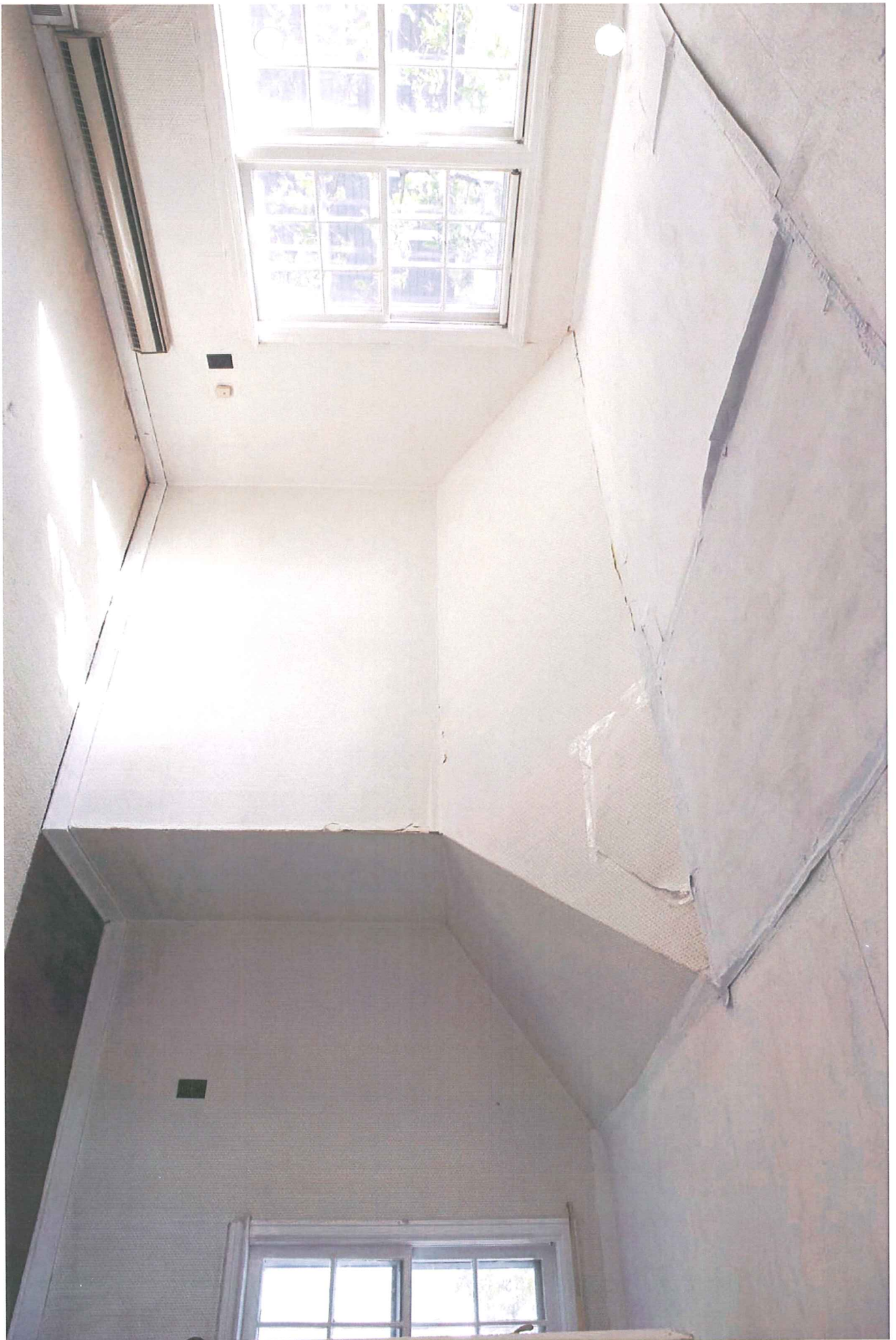


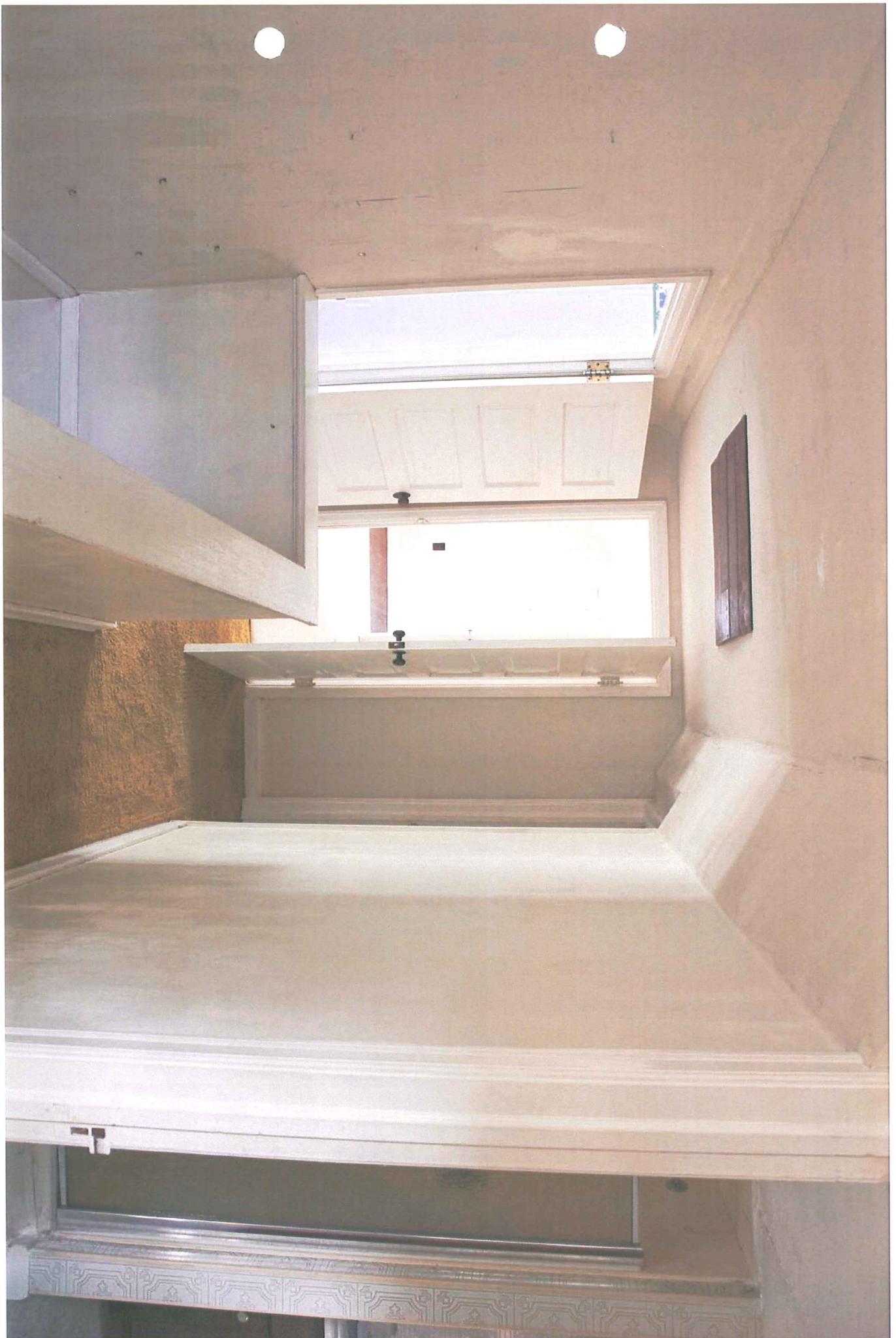


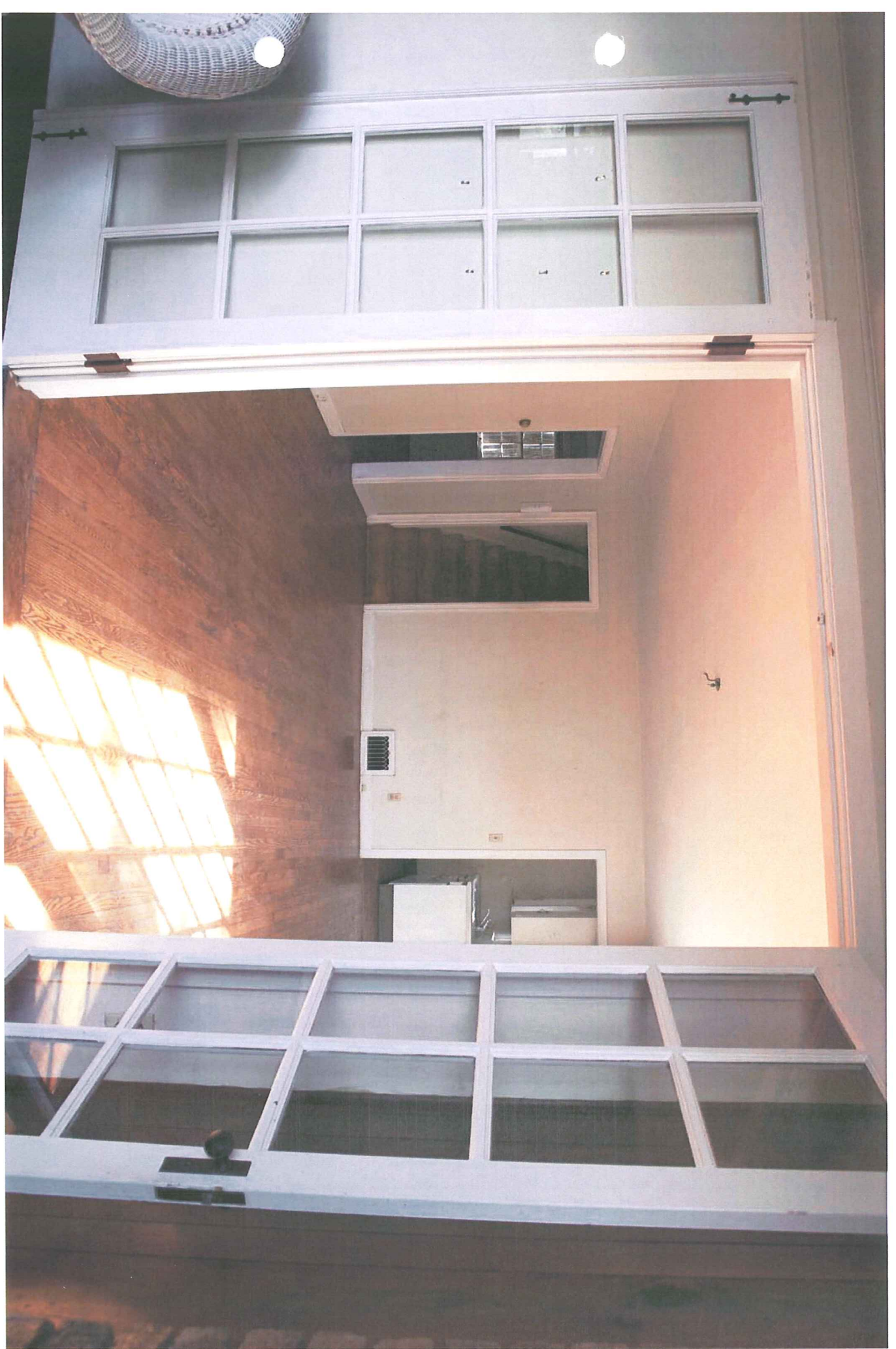


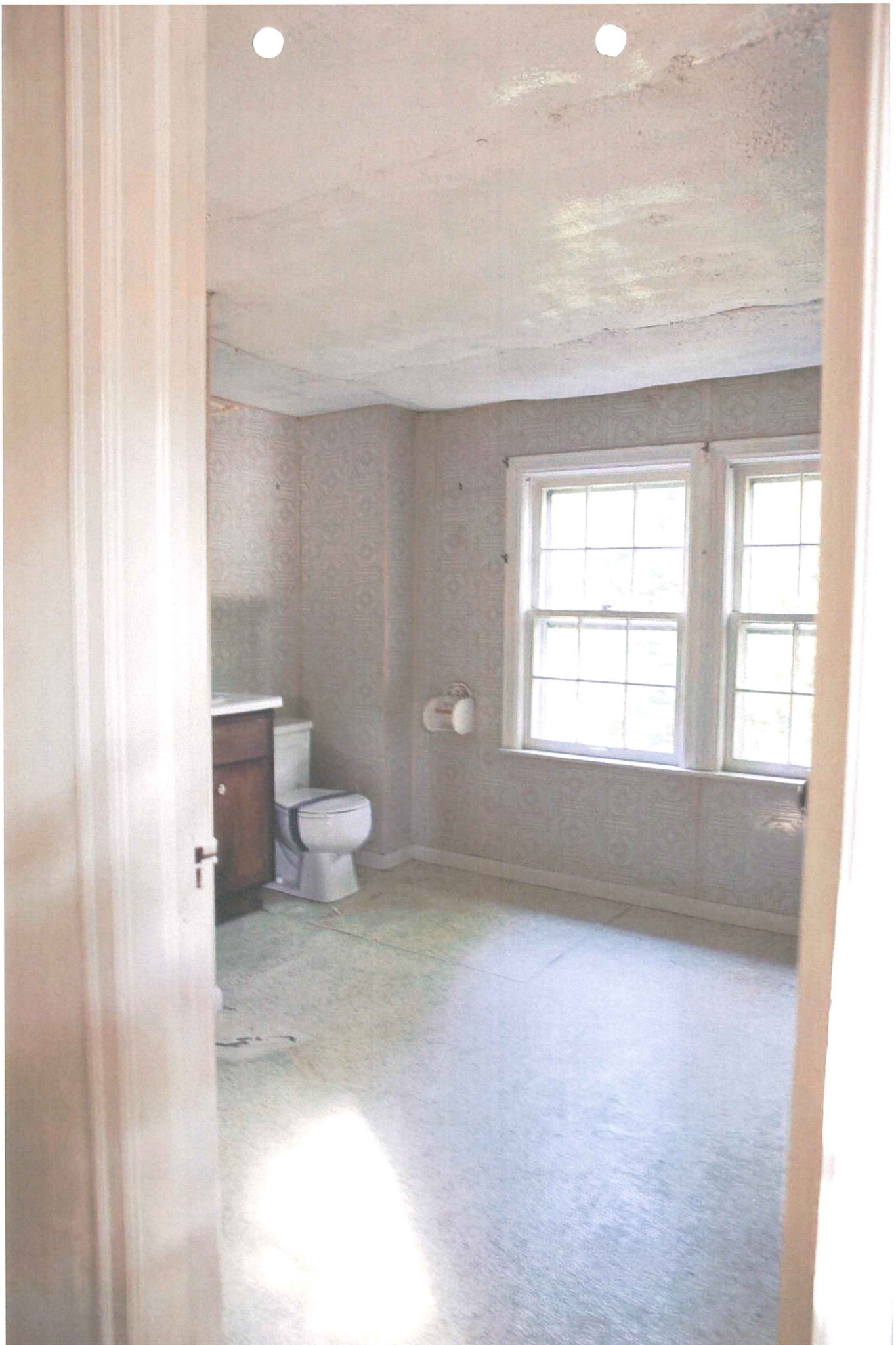




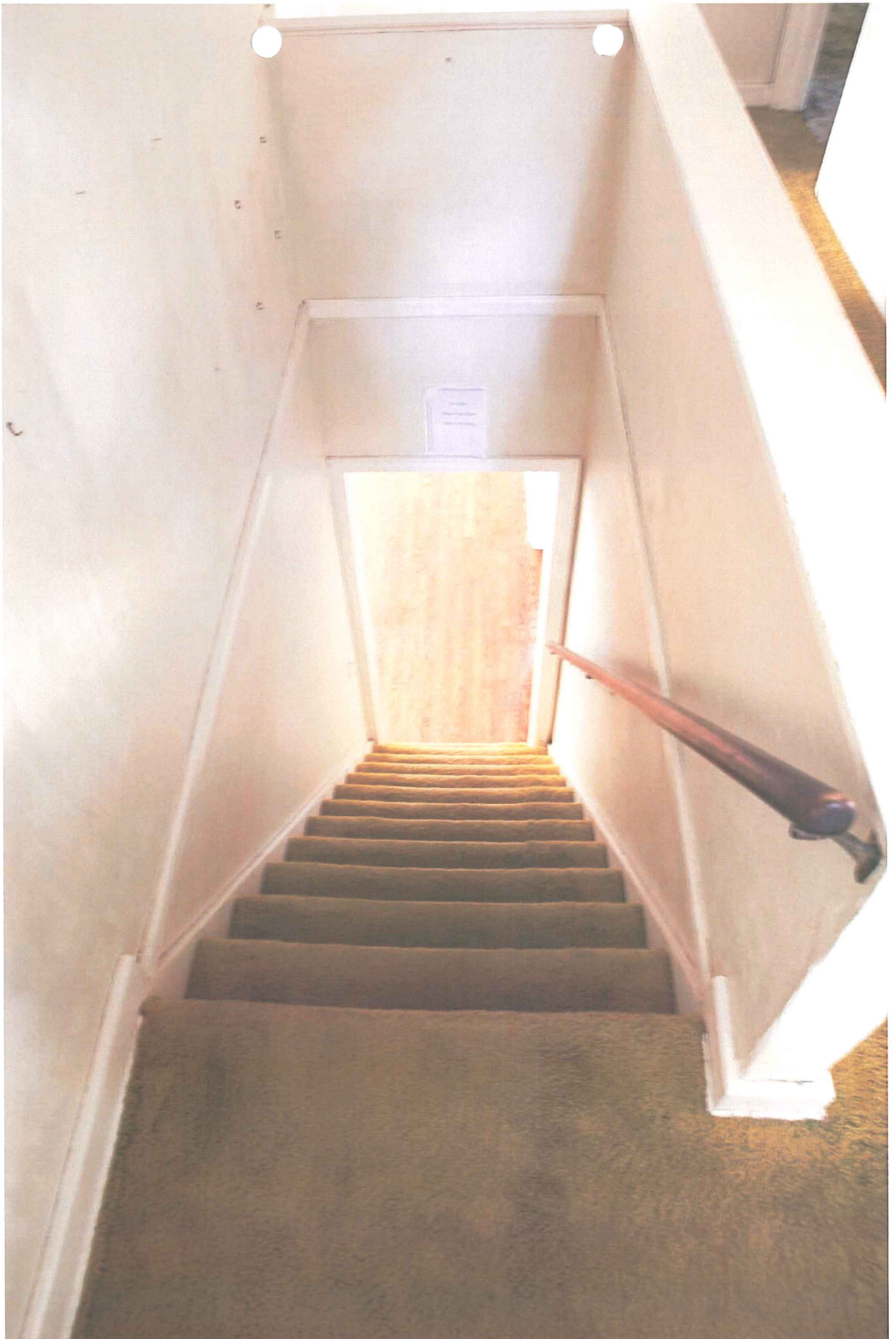




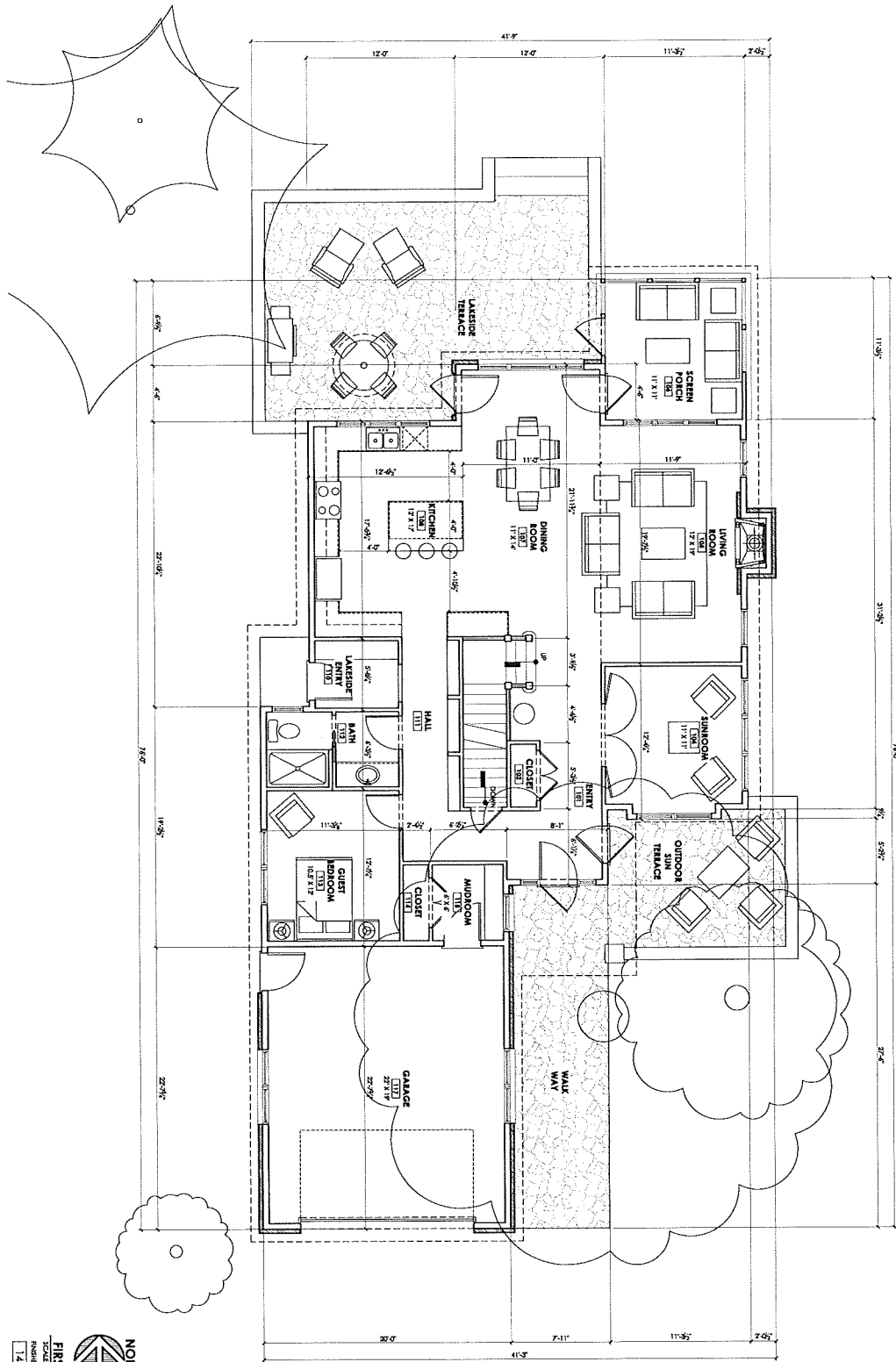












NORTH

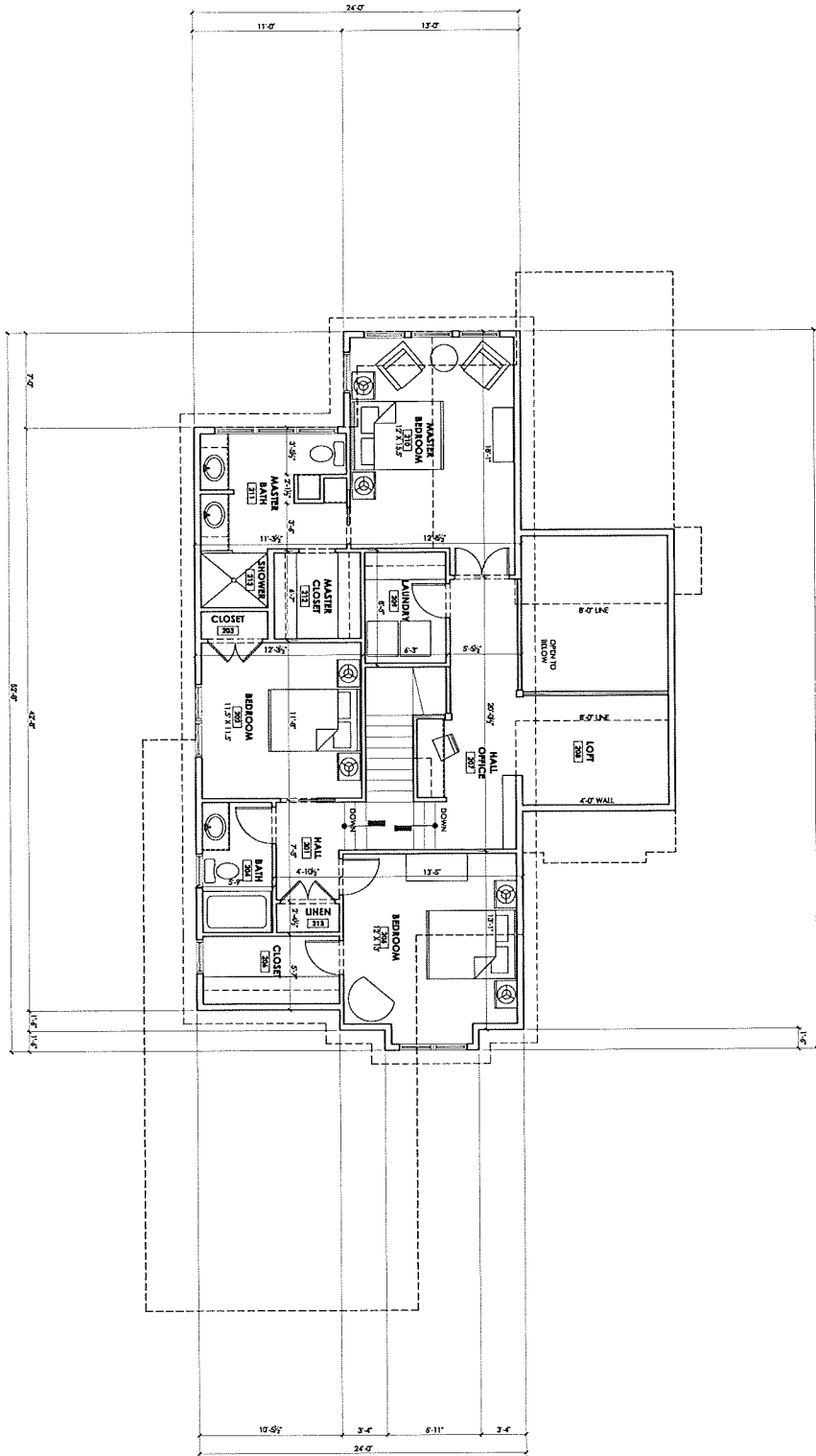
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

FINISHED PARTITION LIVING SPACE SQUARE FEET: 1,469

5	04.08.2011	PRELIMINARY	FIRST FLOOR PLAN	SCOTT RESIDENCE	1810 WALNUT WAY CITY OF MADISON, DANE COUNTY, WI	Udyvari Spitzer Design Company ARCHITECTS 1000 UNIVERSITY AVENUE MADISON, WI 53706 TEL: 608.261.1111 FAX: 608.261.1112
	04.17.2011	PRELIMINARY-REVISED				
04.21.2011	PRELIMINARY-REVISED					
PROJECT NO: 0811 ARCHITECT: UDYVARI SPITZER DESIGN COMPANY PLAN NUMBER: 1001-2ND DATE: 04/17/11		THE DOCUMENT IS THE PROPERTY OF UDYVARI SPITZER DESIGN COMPANY AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART OR BE USED IN ANY MANNER WITHOUT EXPRESS WRITTEN AUTHORIZATION AND IS FOR THE USE AND CONSTRUCTION PURPOSES ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSION VERIFICATION FOR ALL CONDITIONS.				

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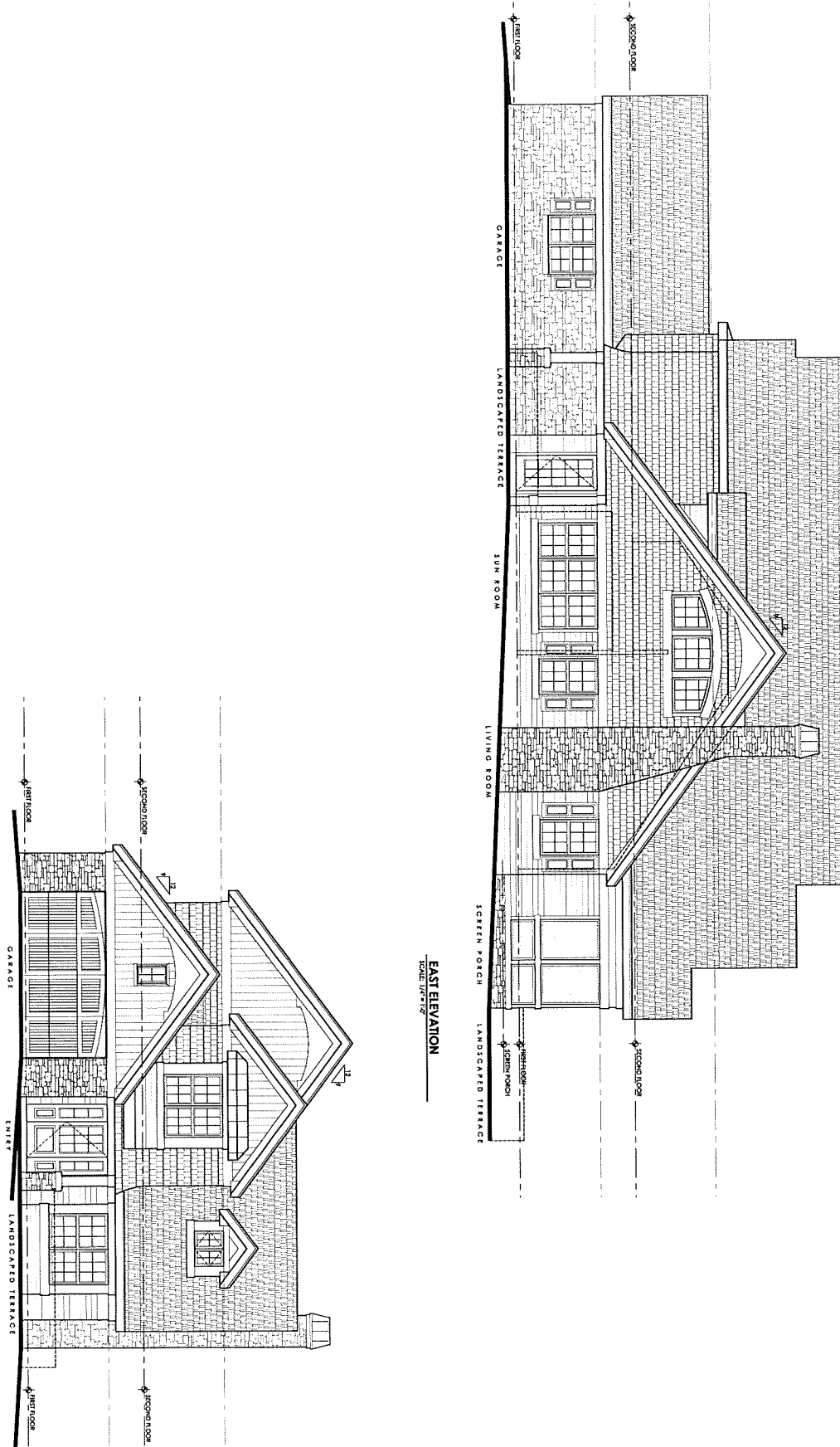
NORTH

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FINISHED SECOND FLOOR FINISH SQUARE FEET: 1073

6	04.08.2011 PRELIMINARY 04.17.2011 PRELIMINARY REVISED	CAD TECH: KOSYANIK PLAN ENGINEER: MMS ARCHITECT: MMS DOCUMENT PREPARED BY: MMS	PROJECT NO: 04111	SECOND FLOOR PLAN	SCOTT RESIDENCE 1810 WALNOKA WAY CITY OF MADISON, DANE COUNTY, WI	Uplivert saimer design company 1000 UNIVERSITY AVENUE MADISON, WI 53706 608.261.1111 www.uplivert.com
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

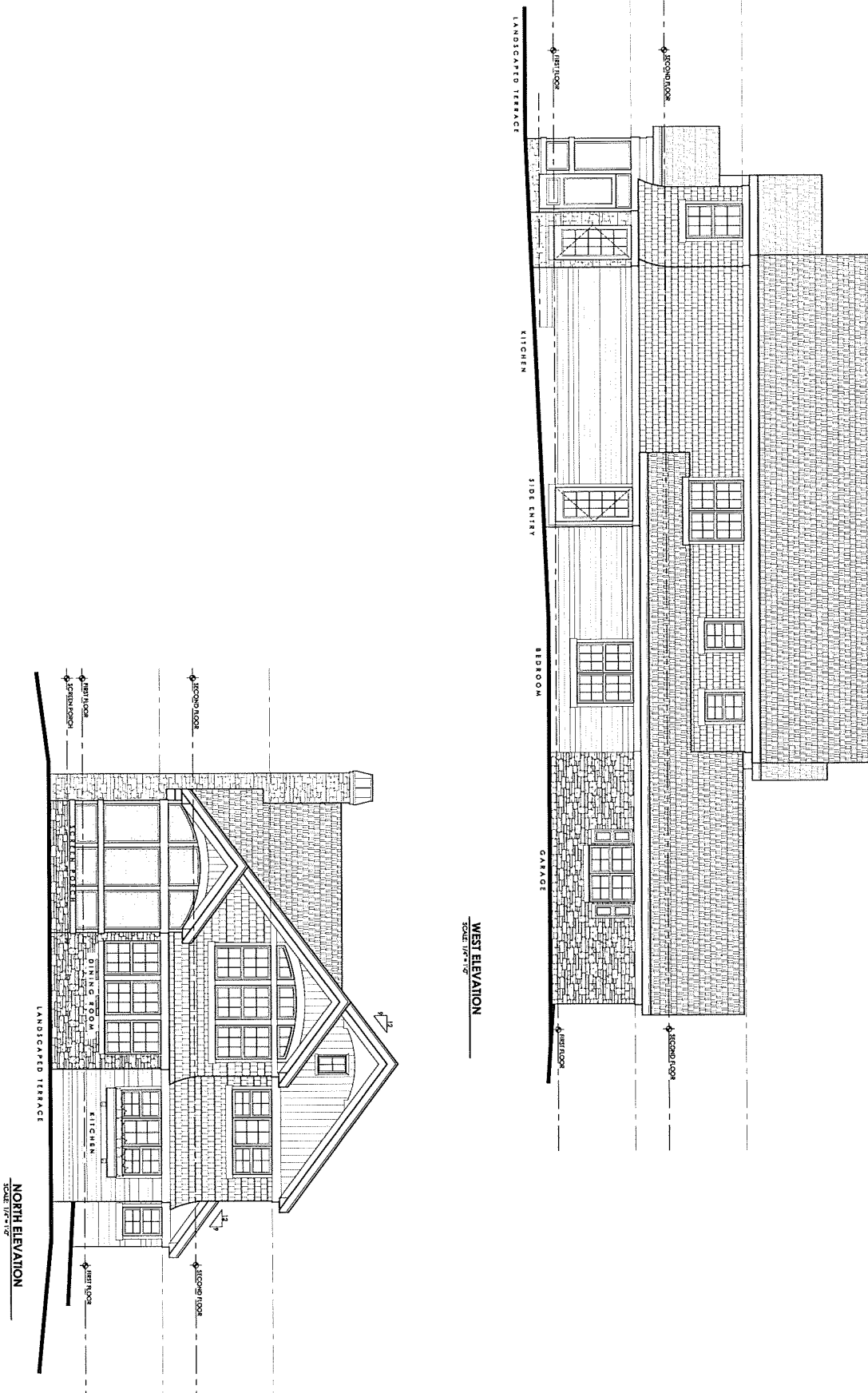
udvari
spitzer
design
company
ARCHITECTS
1812 WALTON WAY
MADISON, WI 53706
608.261.1111

SCOTT RESIDENCE

1812 WALTON WAY CITY OF MADISON, DANE COUNTY, WI

ELEVATIONS

THIS DOCUMENT IS THE PROPERTY OF UDVARI-SPITZER DESIGN COMPANY AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART FOR
 PROJECT NO. 08111
 DATE: 03/20/10
 DRAWN BY: AKB
 CHECKED BY: AKB
 PROJECT NO. 08111
 DATE: 03/20/10
 DRAWN BY: AKB
 CHECKED BY: AKB
 PROJECT NO. 08111
 DATE: 03/20/10
 DRAWN BY: AKB
 CHECKED BY: AKB



WEST ELEVATION
SCALE: 1/4" = 1'-0"

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Ludvig
Kotner
Design
Company
ARCHITECTS
1100 N. 10TH AVE.
SUITE 200
DENVER, CO 80202
TEL: 303.733.8800
WWW.LUDVIGKOTNER.COM

SCOTT RESIDENCE

1510 WALNUTWAY CITY OF MADISON, DANE COUNTY, WI

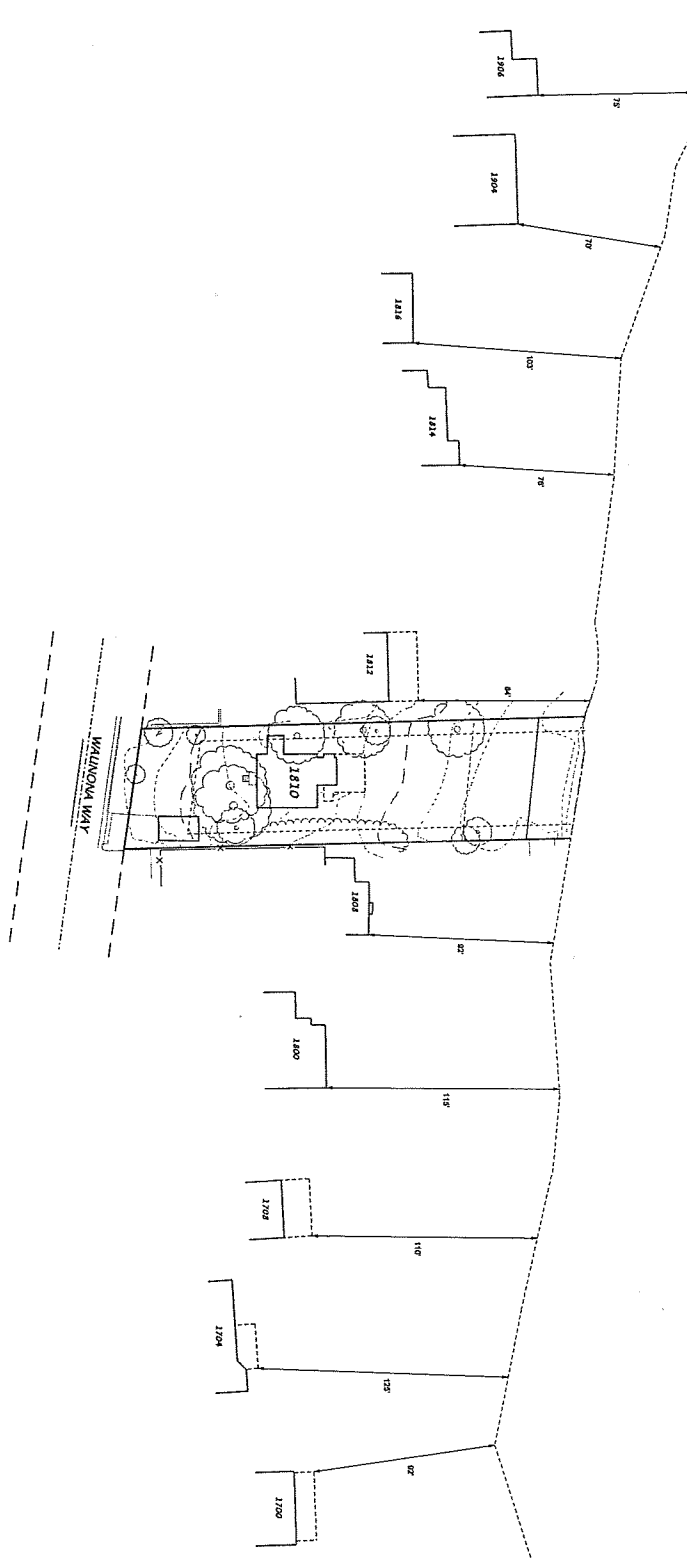
ELEVATIONS

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PROJECT NO.	04.21.2011
DATE	04.21.2011
PHASE	PRELIMINARY
DESIGNER	
DATE	
REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMITS
2	ISSUE FOR PERMITS
3	ISSUE FOR PERMITS
4	ISSUE FOR PERMITS
5	ISSUE FOR PERMITS

8

11/10/11 11:05 AM



AVERAGE SETBACK

ADJACENT	SETBACK FROM LAKE
2100	15'
2102	15'
2104	15'
2106	15'
2108	15'
2110	15'
2112	15'
2114	15'
2116	15'
2118	15'
2120	15'
2122	15'
2124	15'
2126	15'
2128	15'
2130	15'
2132	15'
2134	15'
2136	15'
2138	15'
2140	15'
2142	15'
2144	15'
2146	15'
2148	15'
2150	15'
2152	15'
2154	15'
2156	15'
2158	15'
2160	15'
2162	15'
2164	15'
2166	15'
2168	15'
2170	15'
2172	15'
2174	15'
2176	15'
2178	15'
2180	15'
2182	15'
2184	15'
2186	15'
2188	15'
2190	15'
2192	15'
2194	15'
2196	15'
2198	15'
2200	15'

SCALE: 1" = 30'

DATE: 06-22-11

Sheet Number: 1 OF 1

PK: 11-05-108

LAKE SETBACK PLAN

SCOTT HOUSE

1810 WALUNONA WAY
 LOT 12, BLOCK 3, HOBOKEN BEACH PLAT
 MADISON, WISCONSIN

D'ONFRID KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
 Phone: 608.835.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

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