



Location
2118 Waunona Way

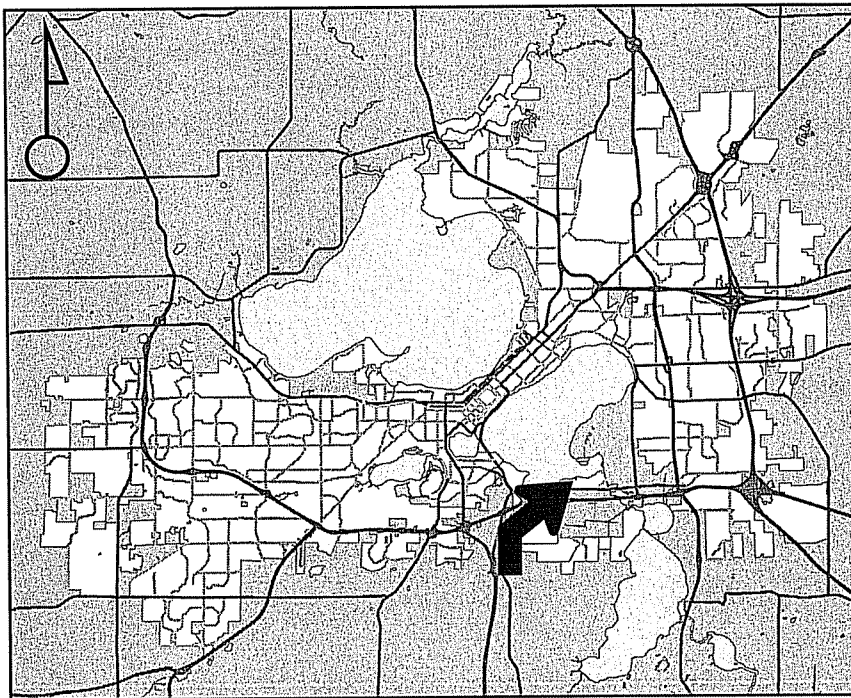
Project Name
Fortune Boathouse

Applicant
Chris and Sarah Fortune/
Melissa Destree - Destree Design Architects

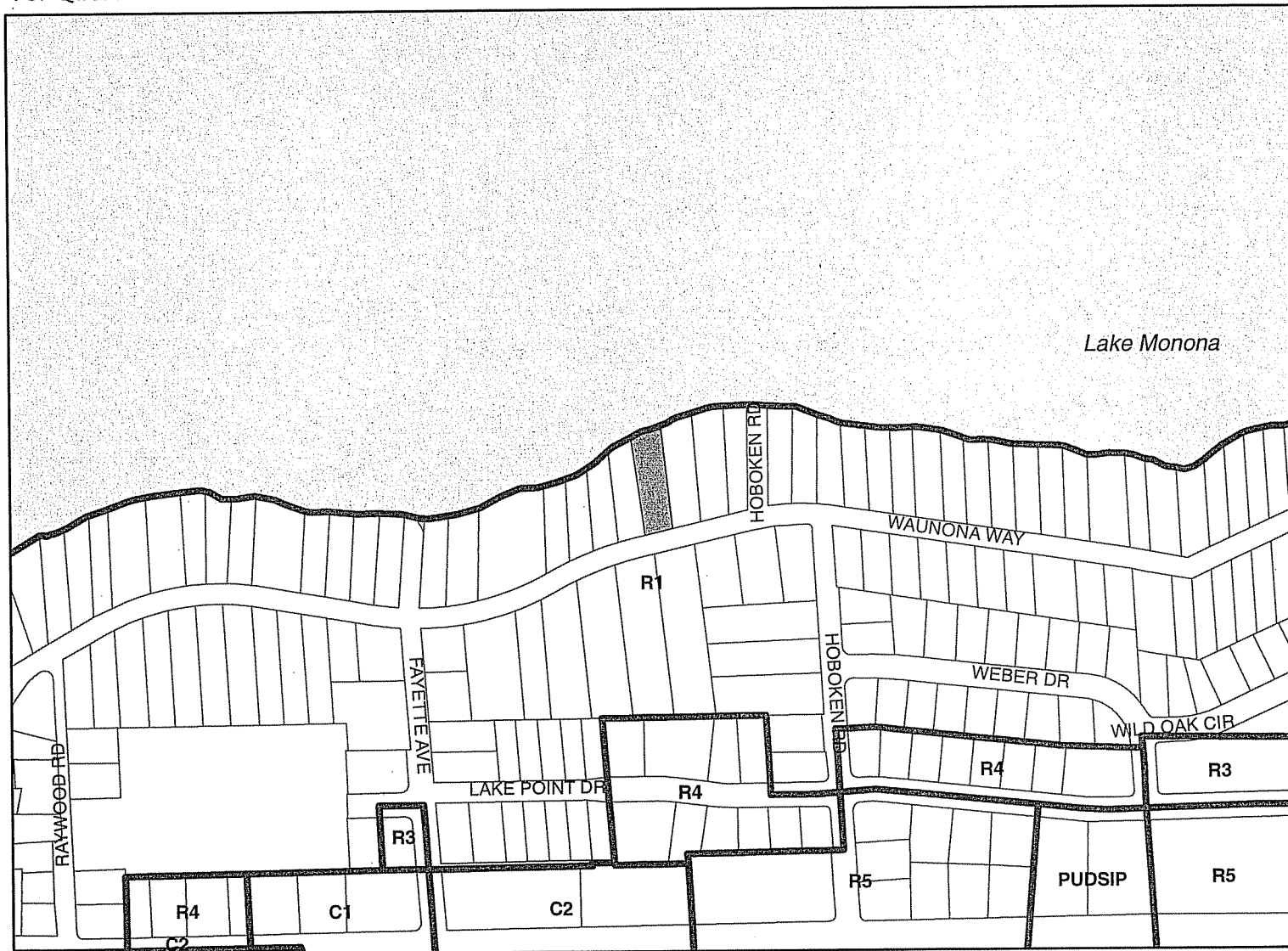
Existing Use
Single Family House

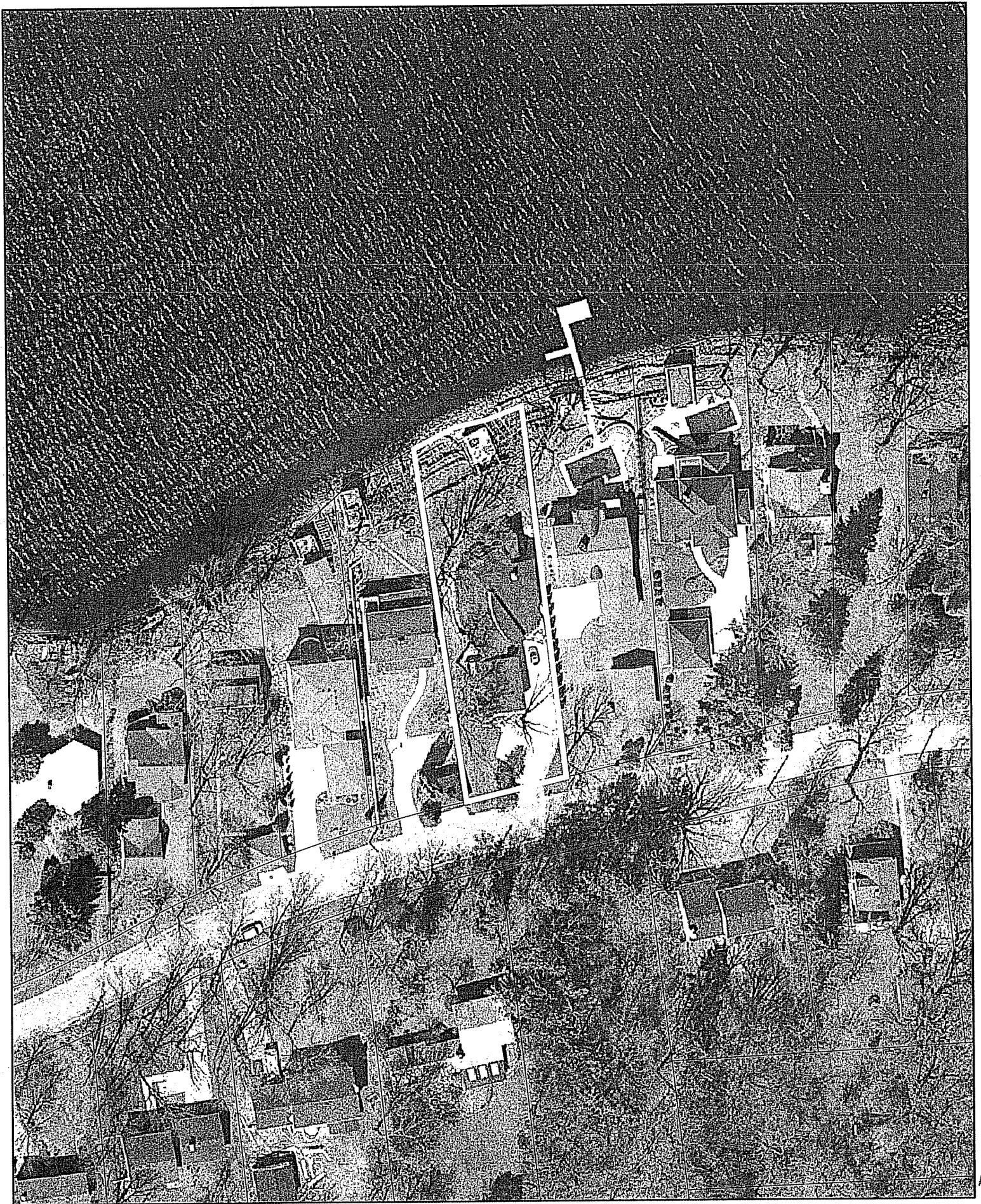
Proposed Use
Replace Existing Boathouse with
New Boathouse on Waterfront Lot

Public Hearing Date
Plan Commission
21 August 2006

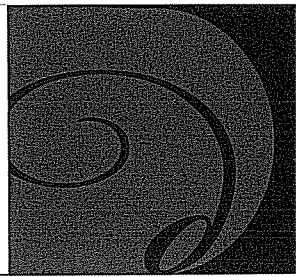


For Questions Contact: Michael Waidelich at: 267-8735 or mwaidelich@cityofmadison.com or City Planning at 266-4635





17



Letter of Intent

Date: July 12th, 2006

Project: Fortune Boathouse (Single Family Residence)

Location: 2118 Waunona Way, Madison, WI 53713

Owner: Chris and Sara Fortune

Architect: Destree Design Architects

Land Surveyor: Burse Surveying & Engineering

This submittal is to request the demolition of an existing boathouse and rebuild a new boathouse at that location with a new in-ground lap pool. The existing boathouse is severely deteriorated and structurally compromised (please see attached photos). The new boat house will be 500sf and located 10ft from the east property line. The lower level will have a boat storage area. The upper deck of the boat house will have a partially covered outdoor seating area. The covered portion of the upper area will have concealed retractable screens that allow it to become a screened porch while maintaining a transparent feel

The design of the lap pool, boathouse and its roof nestles into the terraced hill and shoreline to minimize the visual impact to the neighbors while continuing the character of the primary residence. The set backs meet or exceed the City of Madison Zoning requirements. The height of the boathouse structure is less than 7'-6" above the building Owner's yard to limit impact to the neighbor's views and is less than zoning allows. With your approval, the boathouse will be demolished and rebuilt with the utmost care to follow all erosion control practices to protect the health of Lake Monona.

We have included 3-D colored renderings to show the development of the hill and the placement of the structure.

We look forward to your feed-back and input.

Sincerely,


Melissa Destree, AIA
Destree Design Architects

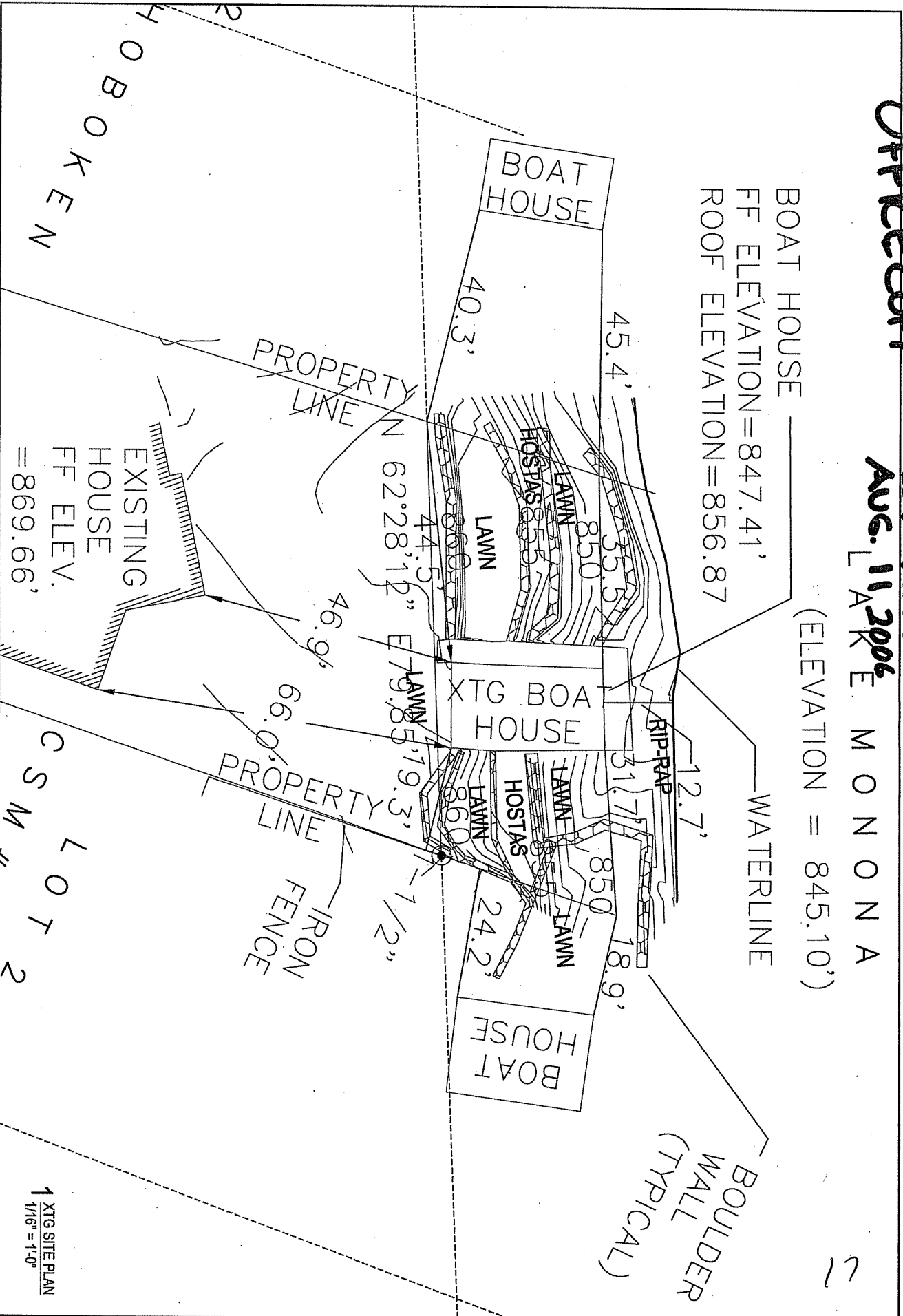
cc: Chris and Sara Fortune

(ELEVATION = 845.10')

BOAT HOUSE
FF ELEVATION = 847.41'
ROOF ELEVATION = 856.87

WATERLINE

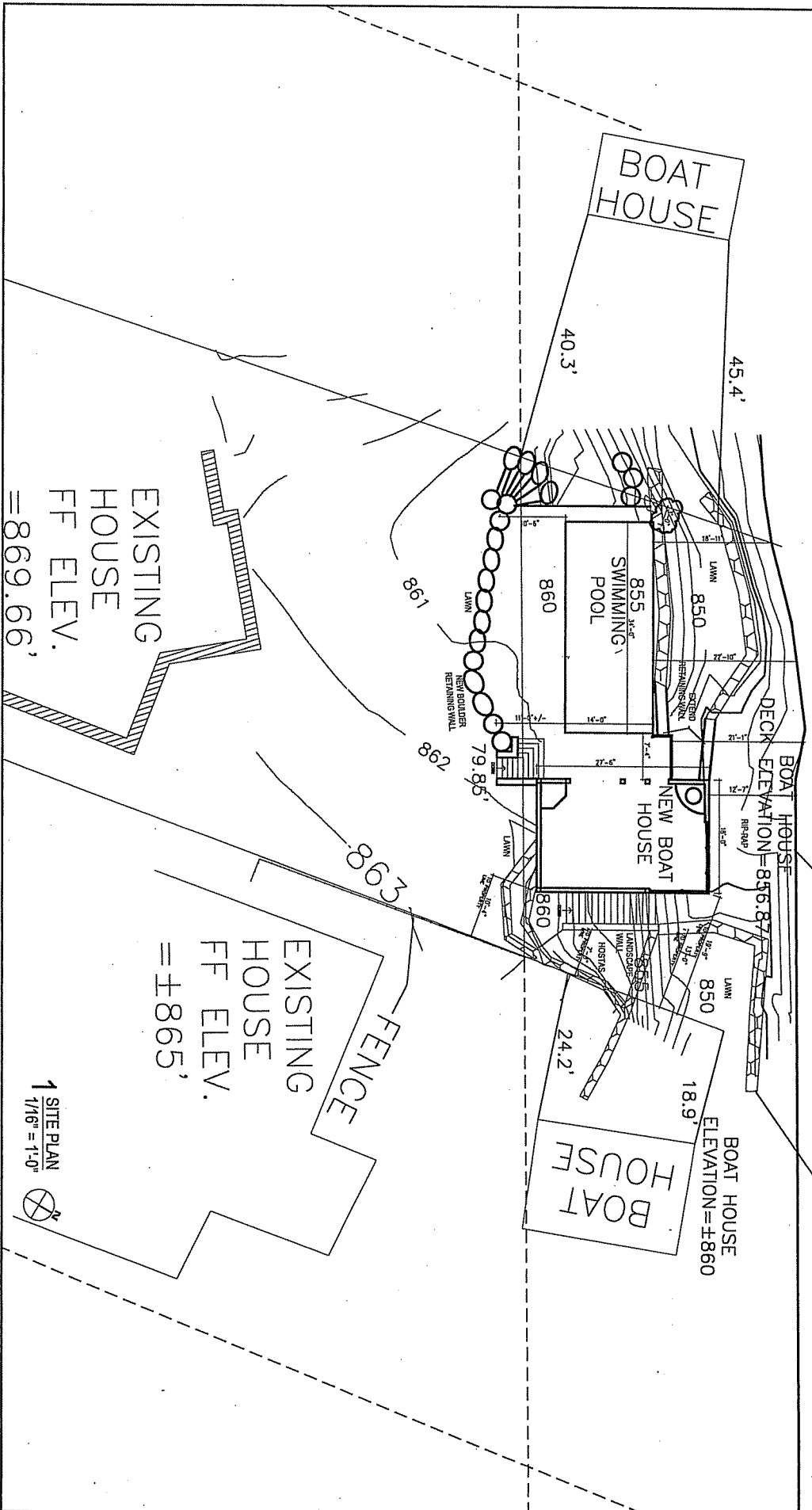
BOULDER WALL (TYPICAL)



1 XTG SITE PLAN
1/16" = 1'-0"

<p>FORTUNE BOATHOUSE 2118 WAUNONA WAY MADISON, WI 53713</p>		<p>222 West Washington Ave. Suite 310 Madison, WI 53703 ph: 608.268.1499 fax: 608.268.1498 www.destreearchitects.com</p>	<p>DESTREE DESIGN ARCHITECTS ARCHITECTS</p>
<p>PROJECT: 06022700 NUMBER: 06022700 DATE: 5.31.06 REV:</p>	<p>SHEET: C1.0</p>	<p>DESTREE DESIGN ARCHITECTS HOLDS ALL RIGHTS INCLUDING THE COPYRIGHT OF THIS DOCUMENT, AS WELL AS THE CONCEPTS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE. AS PROPERTY OF DESTREE DESIGN ARCHITECTS IT IS NOT TO BE COPIED, DISTRIBUTED, OR USED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN CONSENT OF DESTREE DESIGN ARCHITECTS.</p>	

L A K E M O N O N A
(ELEVATION = 845.10')



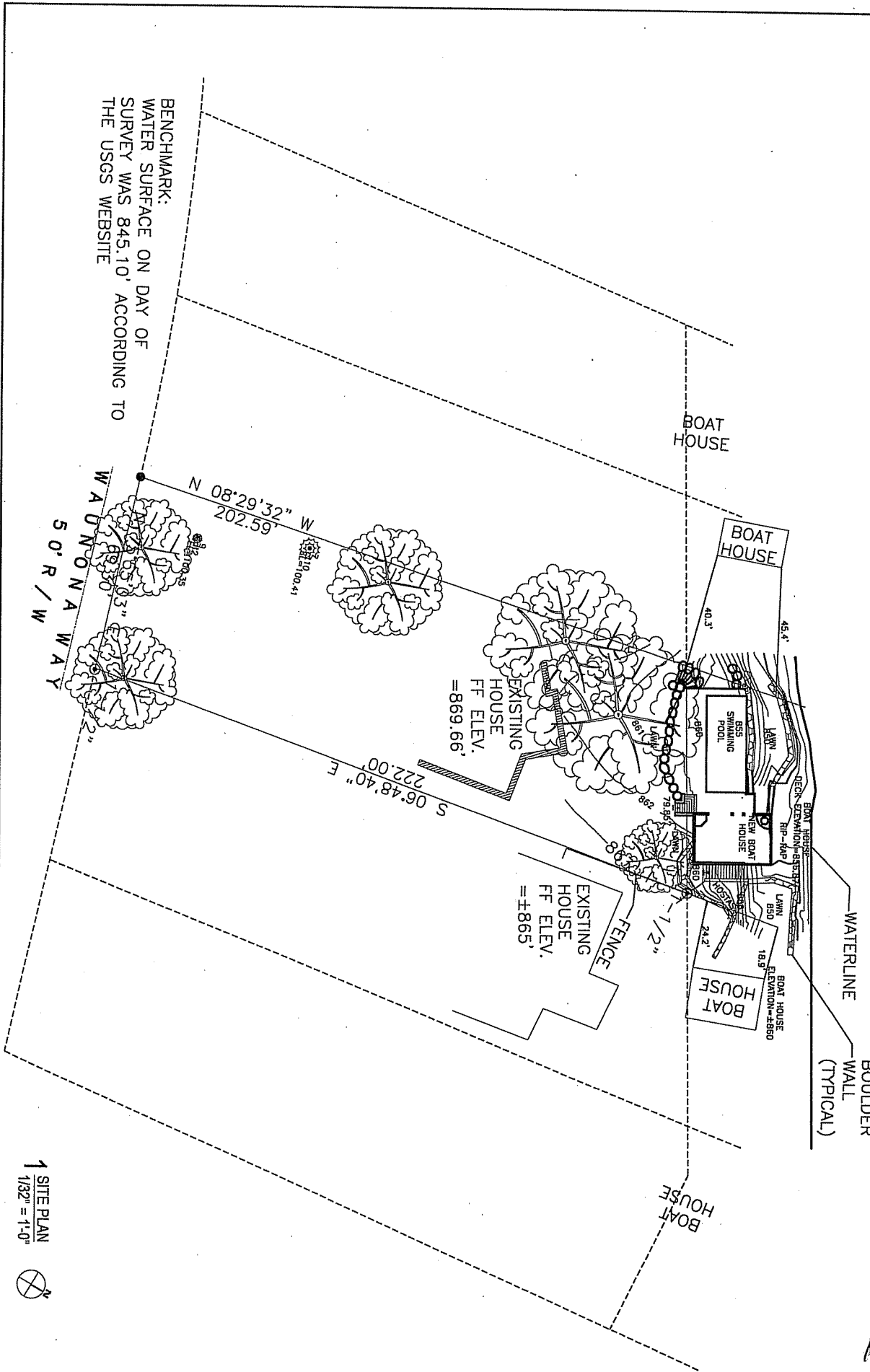
WATERLINE
BOULDER WALL (TYPICAL)

C1.1 SHEET	PROJECT:	222 West Washington Ave, Suite 310 Madison, WI 53703 ph: 608.268.1499 fax: 608.266.1498 www.destreearchitects.com
	NUMBER: 06044A.00	DESTREE DESIGN ARCHITECTS HOLDS ALL RIGHTS INCLUDING THE COPYRIGHT OF THIS DOCUMENT, AS WELL AS THE CONCEPTS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE. AS PROPERTY OF DESTREE DESIGN ARCHITECTS IT IS NOT TO BE COPIED, DISTRIBUTED, OR USED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN CONSENT OF DESTREE DESIGN ARCHITECTS
	DATE: 5.31.06	
	REV: 7.17.06 82.06	

FORTUNE BOATHOUSE
2118 WAUNONA WAY
MADISON, WI 53713

DESTREE DESIGN ARCHITECTS

LAKE MONONA
(ELEVATION = 845.10')



BENCHMARK:
WATER SURFACE ON DAY OF
SURVEY WAS 845.10' ACCORDING TO
THE USGS WEBSITE

1 SITE PLAN
1/32" = 1'-0"



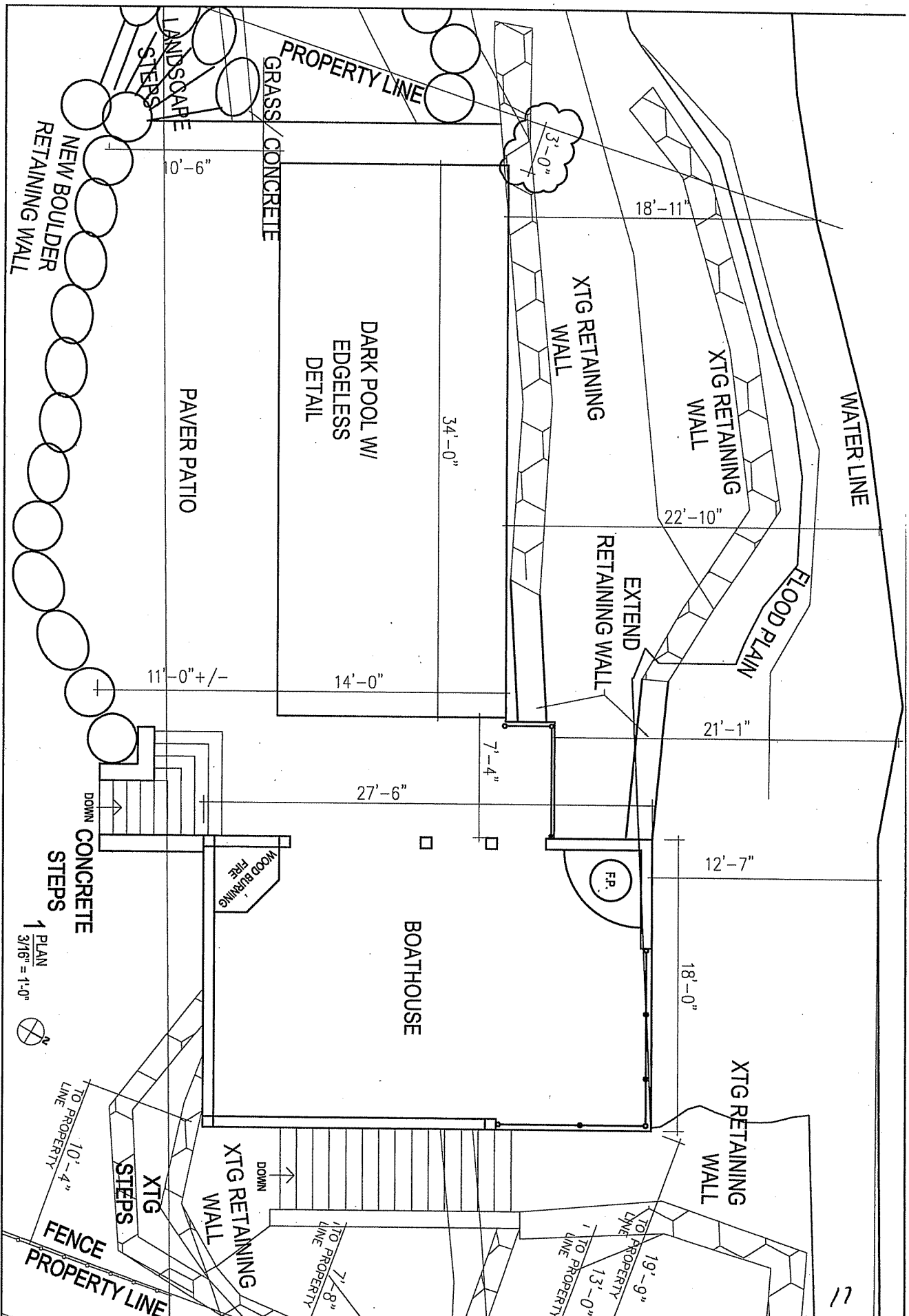
PROJECT:		060414.00
NUMBER:	DATE:	03.10.06
REV:	DATE:	07.05.06
SHEET:		C1.2

FORTUNE BOATHOUSE
2118 WAUNONA WAY
MADISON, WI 53713

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PLAN
3/16" = 1'-0"



A1.0	SHEET
	PROJECT
	NUMBER 080414.00
	DATE 5.31.06
	REV 2.17.06
REV 02.06	

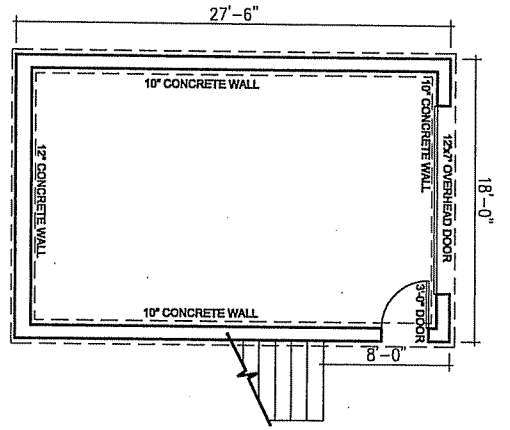
**FORTUNE
BOATHOUSE**
2118 WAUNONA WAY
MADISON, WI 53713

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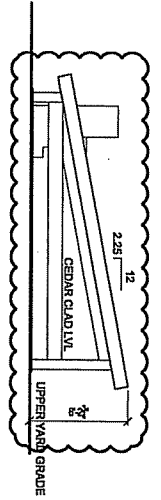
DESTREE DESIGN ARCHITECTS

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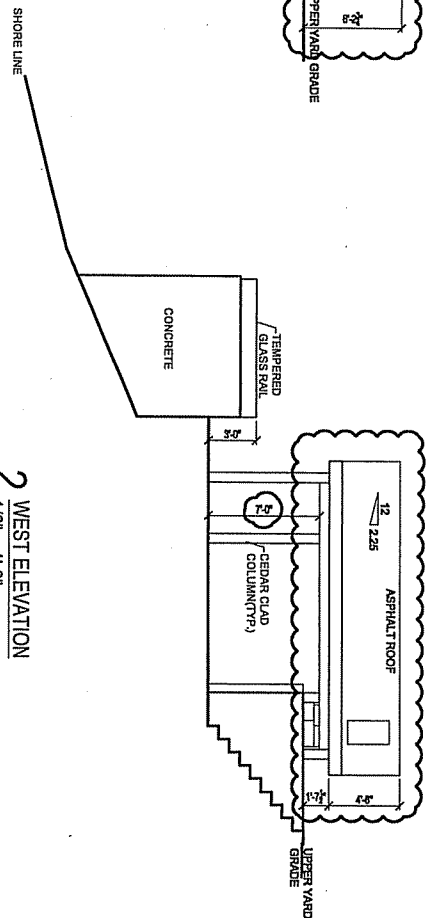


5 GARAGE PLAN
1/8" = 1'-0"

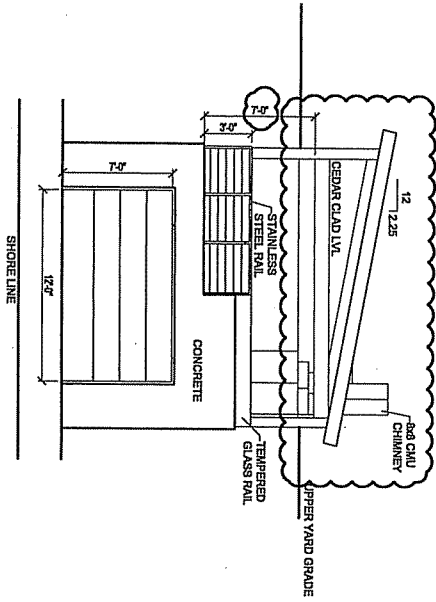
4 SOUTH ELEVATION
1/8" = 1'-0"



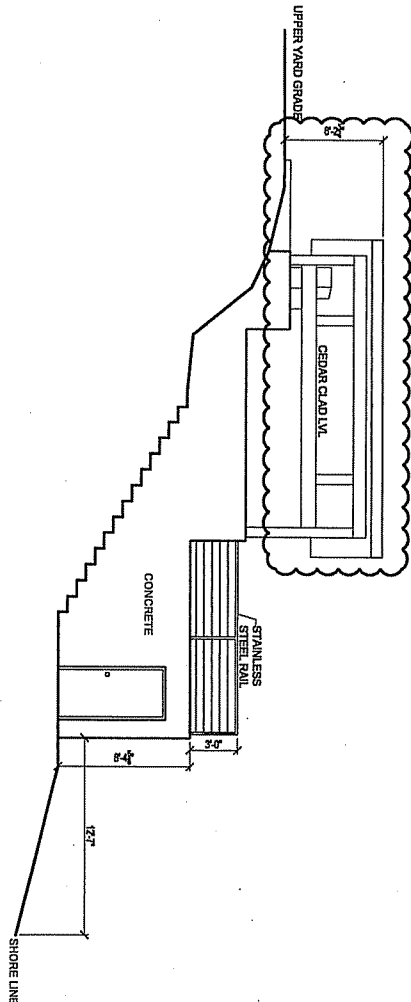
2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



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



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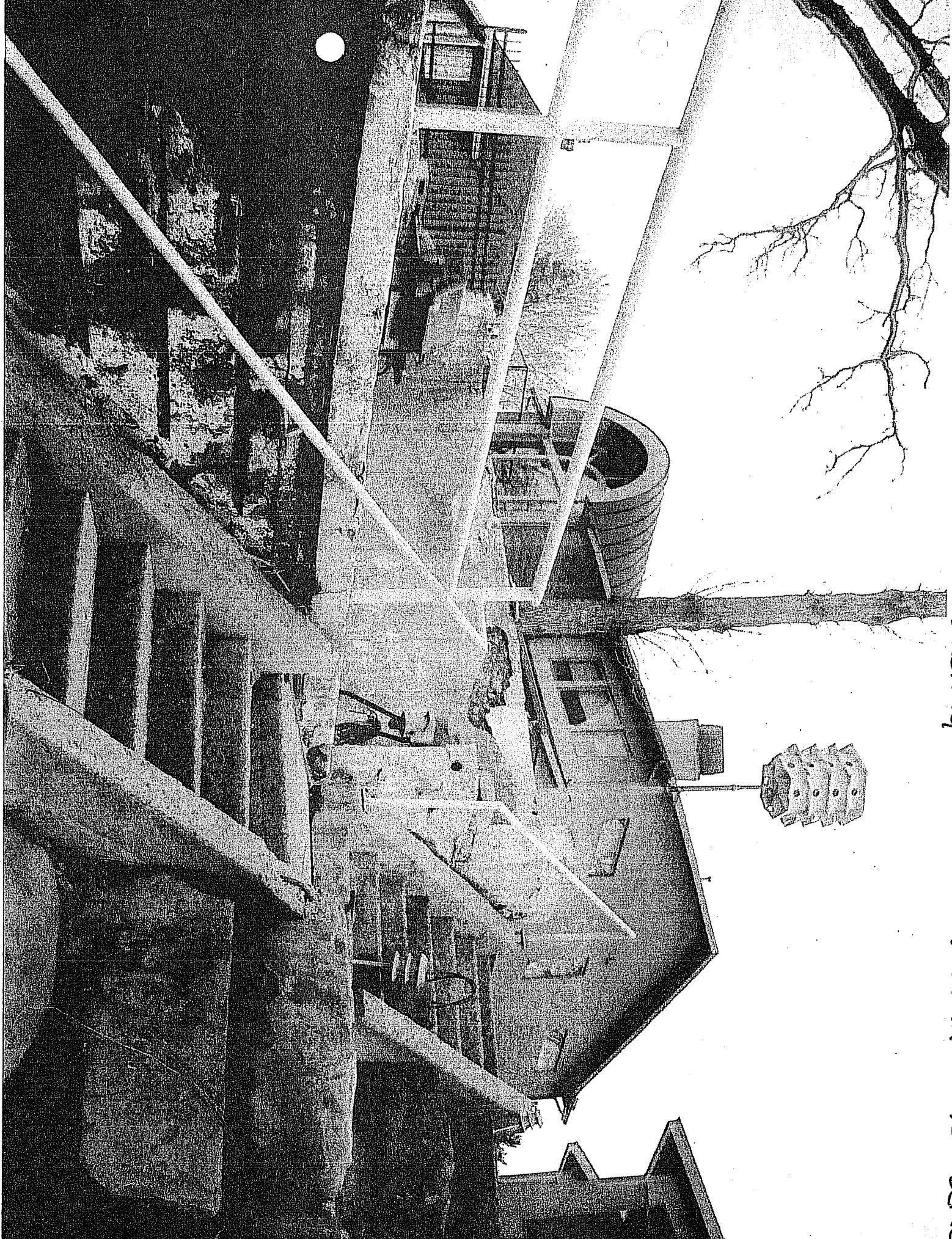
DESTREE DESIGN ARCHITECTS

A3.0

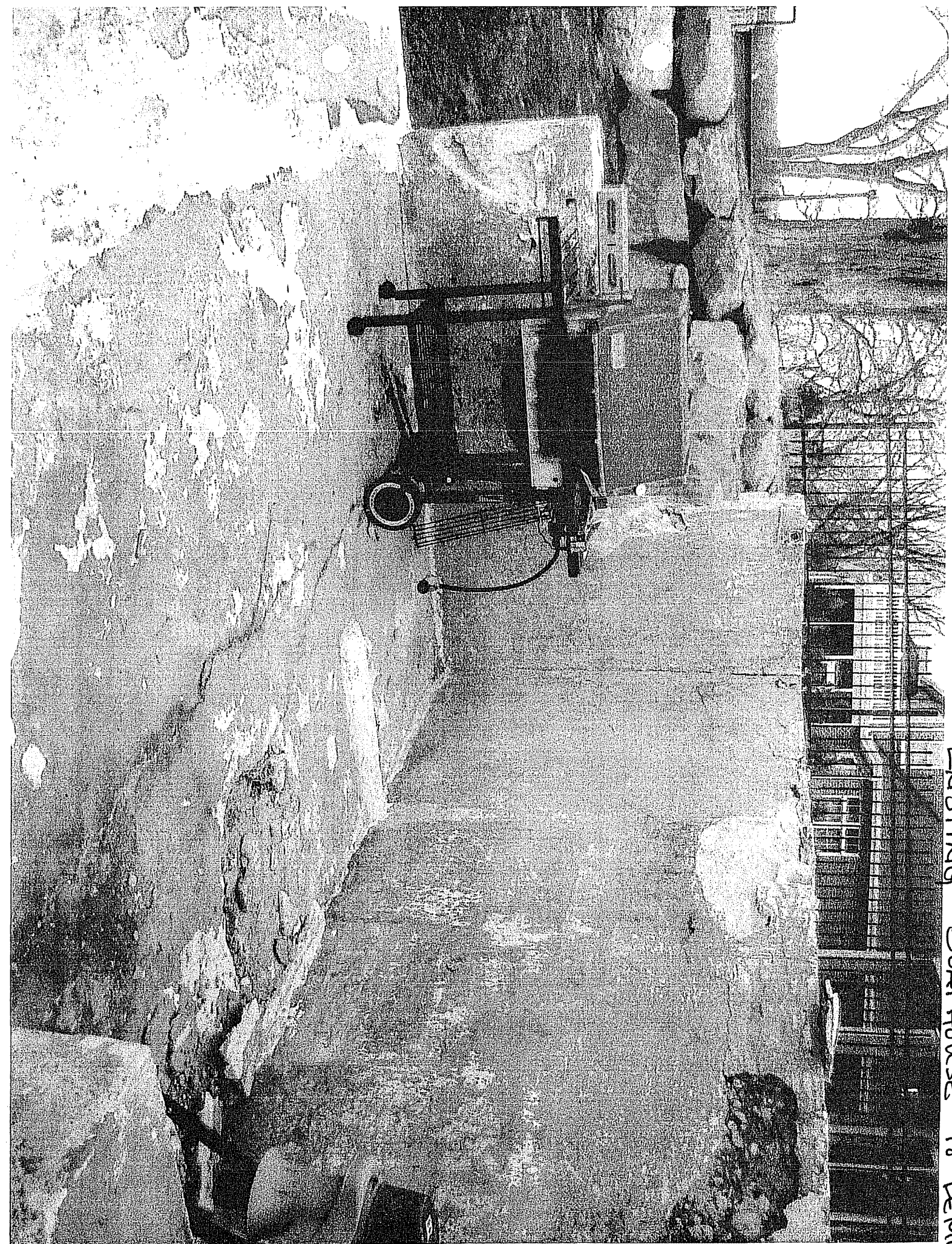
PROJECT:	BOATHOUSE
NUMBER:	0801140
DATE:	05/31/06
REV:	0.7/06
SHEET:	

EXISTING BOATHOUSE TO DEMO





EXISTING BOATHOUSE & STAIRS TO DEMO

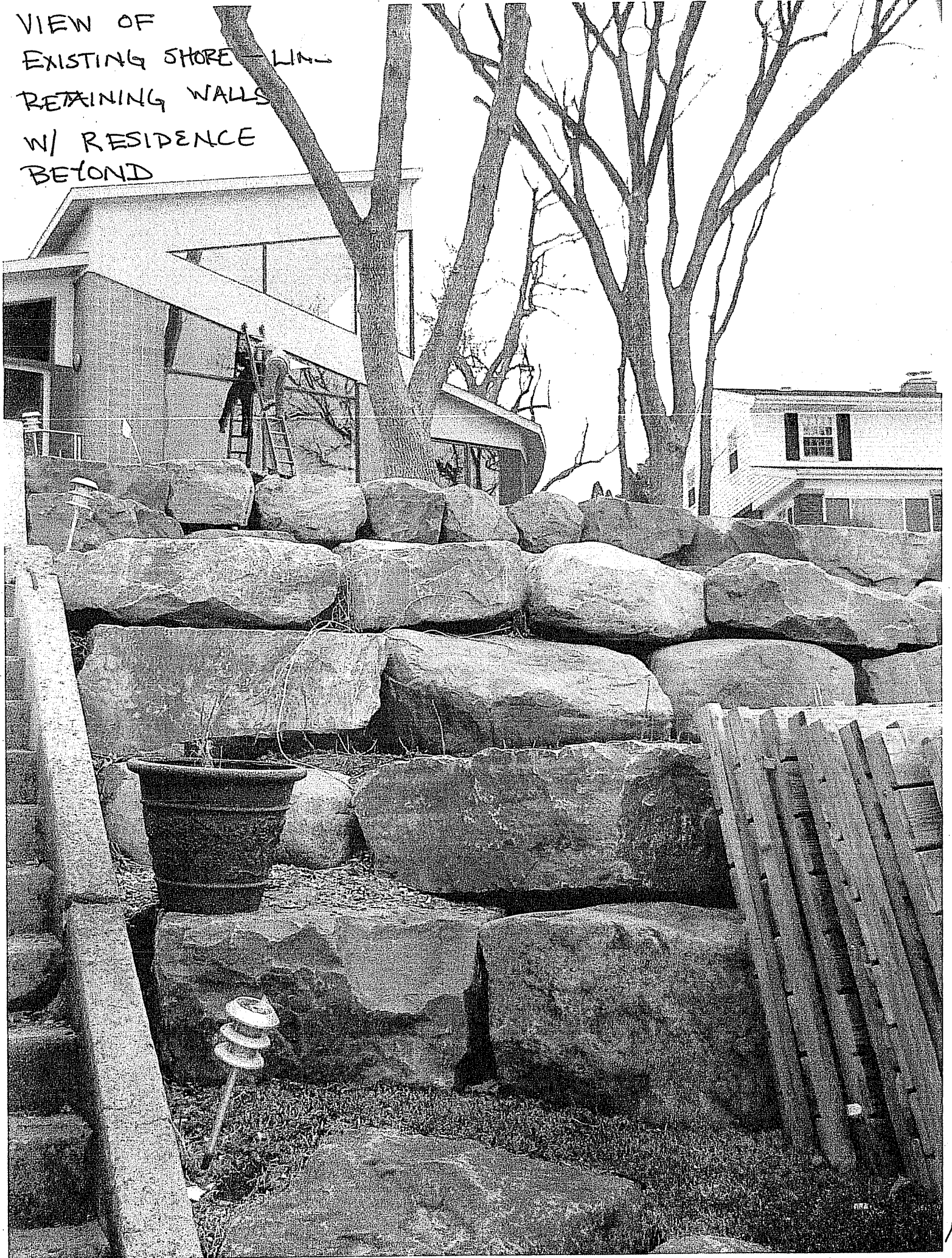


EXISTING BOATHOUSE T. DEMO

EXISTING BOATHOUSE



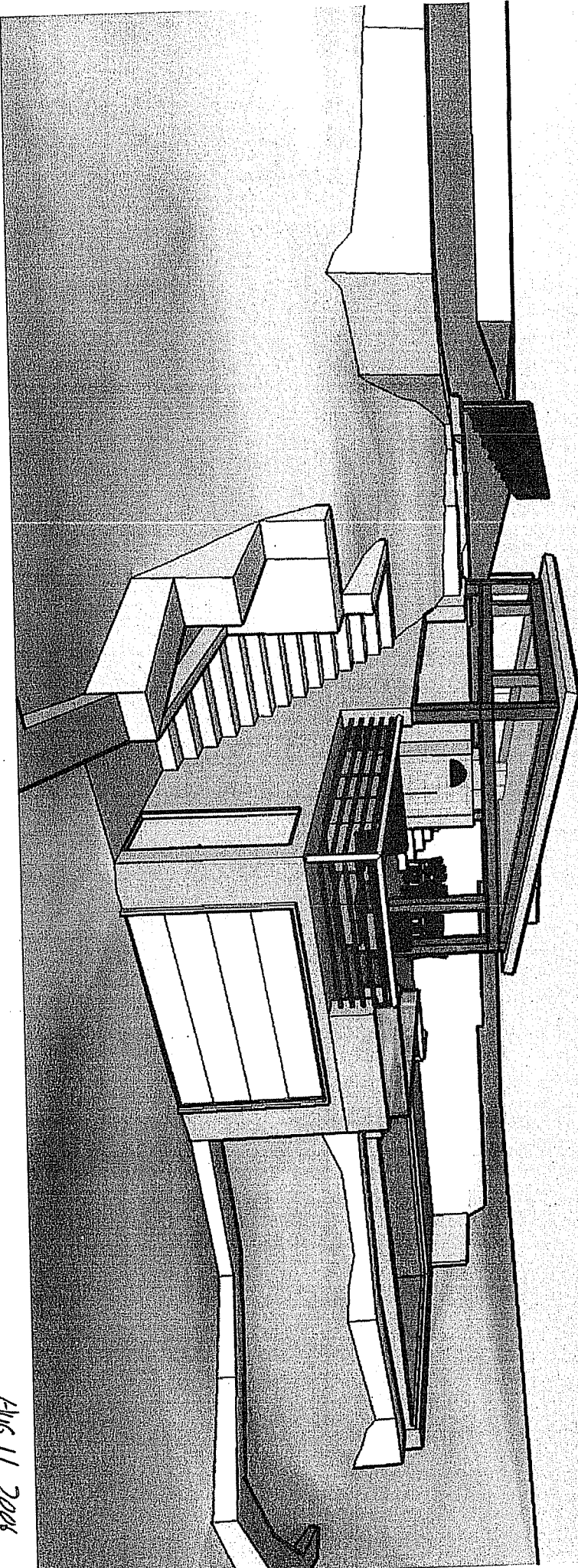
VIEW OF
EXISTING SHORELINE
RETAINING WALLS
W/ RESIDENCE
BEYOND



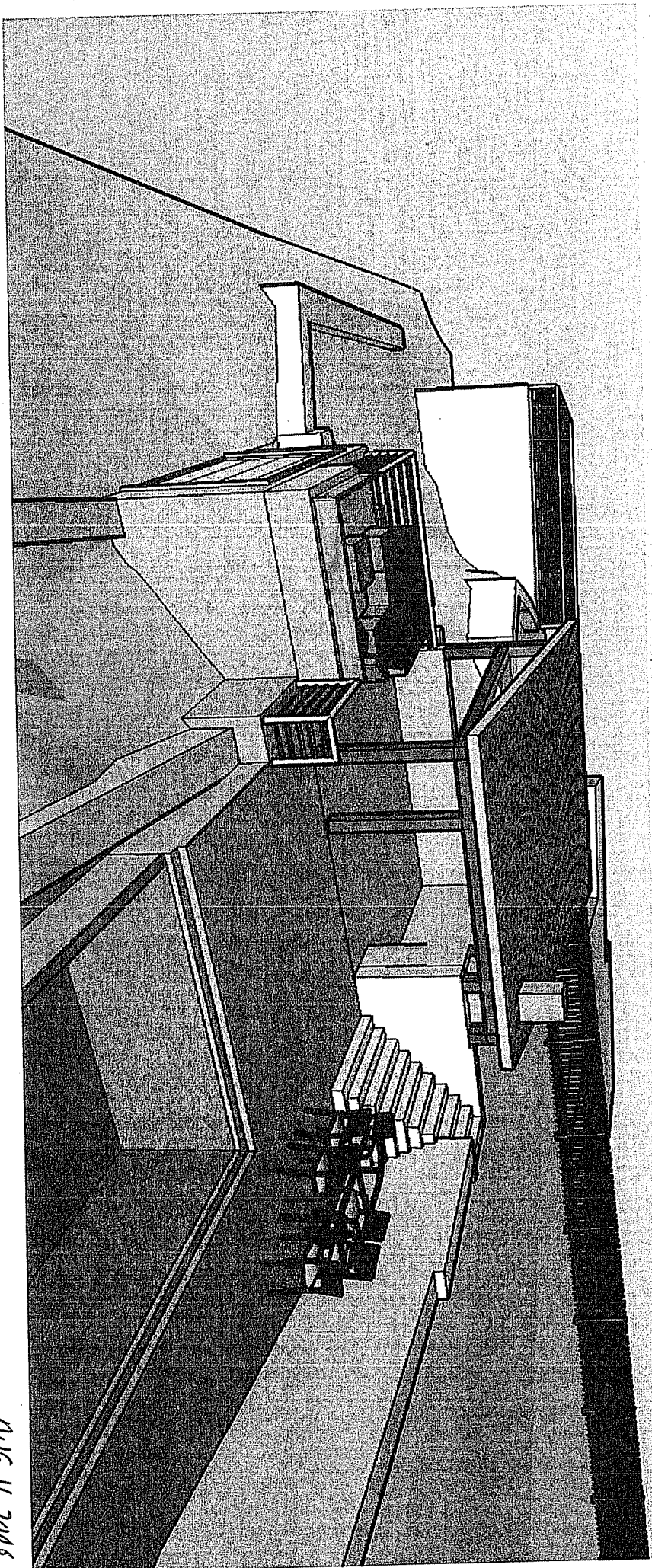
LOOKING WEST

LEVEL FOR NEW LAP POOL

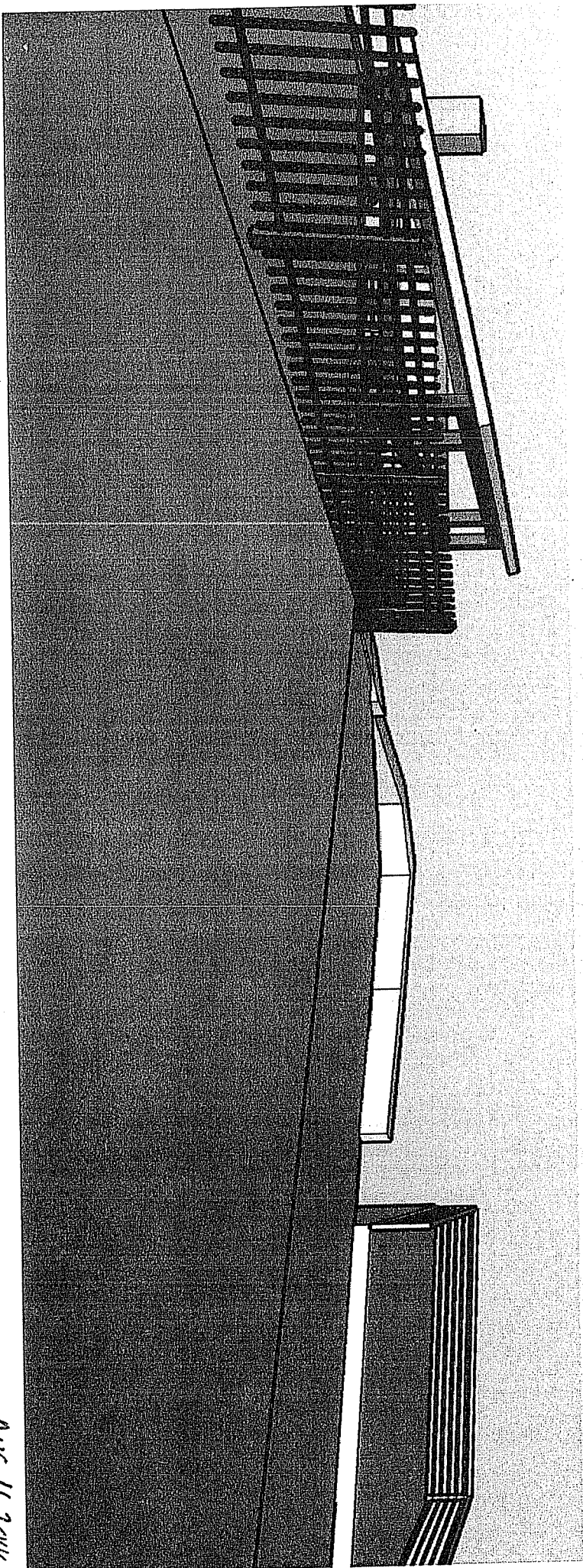




AUG 11, 2008

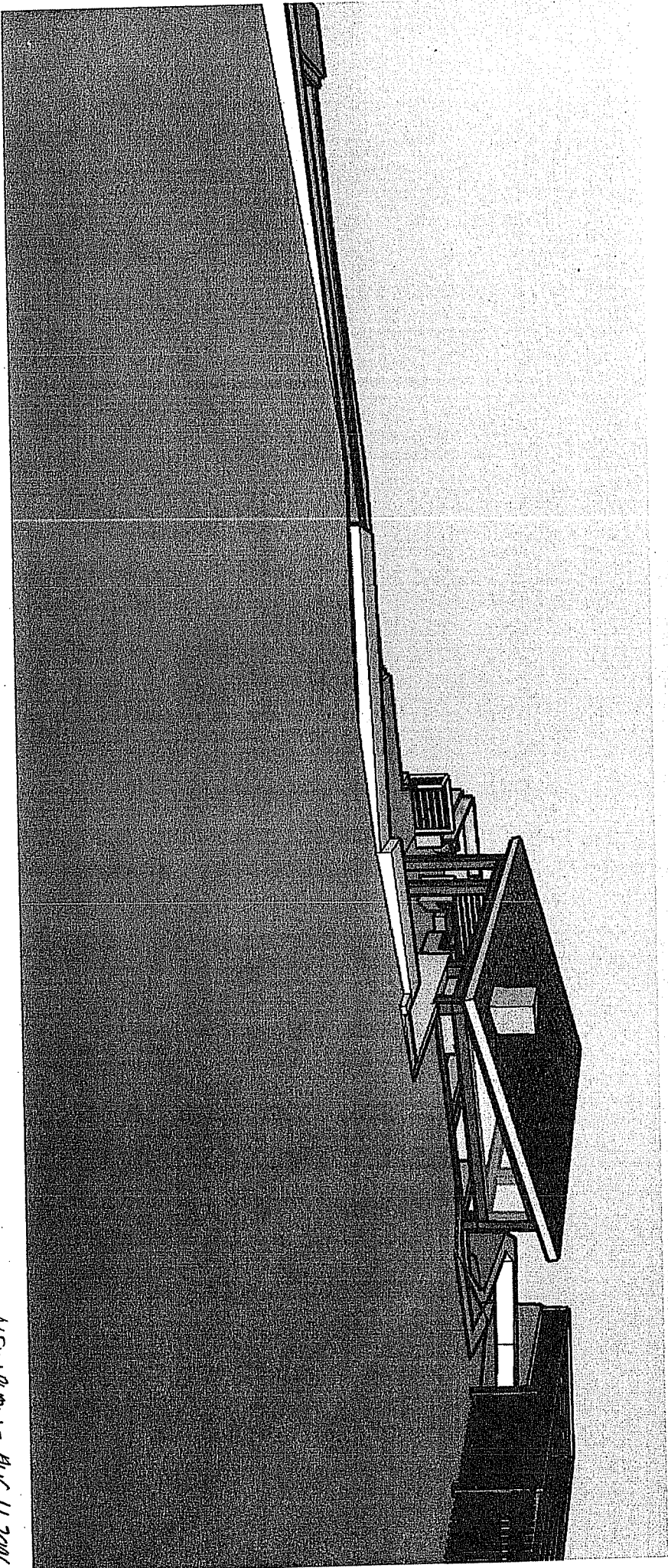


AUG 11, 2008



AUG 11 2006

NEW PLAN - AUG 11, 2001





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.

JR OFFICE USE ONLY:	
Amt. Paid	<u>579.00</u> Receipt No. <u>72676</u>
Date Received	<u>7-18-06</u>
Received By	<u>mwt</u>
Parcel No.	<u>0710-194-0209-0</u>
Aldermanic District	<u>14 - Tim Brewer</u>
GQ	<u>WATERFRONT</u>
Zoning District	<u>R1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent: <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 2118 Waunona Way Project Area in Acres: 16,000 SF 1/2
Project Title (if any): Fortune Boathouse

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: Chris + Sarah Fortune Company: _____
Street Address: 2118 Waunona Way City/State: Madison Zip: 53713
Telephone: (608) 575-4725 Fax: () Email: _____
Project Contact Person: Melissa Destree Company: Destree Design Architects
Street Address: 222 W. Washington Ave #310 City/State: Madison WI Zip: 53703
Telephone: (608) 268-1499 Fax: (608) 268-1498 Email: melissa@destreearchitects.com
Property Owner (if not applicant): Chris + Sarah Fortune
Street Address: 2118 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: Remove Existing Determining boat house. Rebuild boathouse at new location.

Development Schedule: Commencement July 30th, 2006 Completion Oct 30th, 2006

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:** \$ _____ 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: *gk - 6/12/06*
 Alderperson - June 2, 2006, Neighbors June 9, 2006 (mailed) *TB/mj*
 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 _____ Date _____ | Zoning Staff *Kathy + Matt* Date *4/18/06*

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

Printed Name Melissa Destree Date 6.07.06
 Signature *Melissa Destree* Relation to Property Owner Architect/Agent
 Authorizing Signature of Property Owner *Sara H. Future* Date 6/21/06

Brad Murphy

From: Michael May
Sent: Thursday, August 10, 2006 10:14 AM
To: ALL ALDERS; All Agency Heads; Dave Cieslewicz
Cc: MY GROUP; AT GROUP
Subject: IZ Decision--Court Finds Madison Ordinance Preempted

The Court of Appeals ruled today (3-0) that Madison's inclusionary zoning ordinance is preempted by the state law that prohibits rent control. This decision only impacts the rental housing portion of the ordinance; the owner-occupied portion remains in effect.

I plan to file a petition for review of this decision with the State Supreme Court. The petition is due in 30 days. This is clearly a decision of statewide impact and a decision of first impression. As you recall, the Circuit Court ruled in the City's favor.

In the interim, we will also look at the decision to see if we can make some minimal changes in the ordinance to meet the ruling of the Court of Appeals. I do not view the ruling as having any impact on existing leases, but new developments could decline to provide rental housing at lower rates until we either change the ordinance or get the decision reversed.

The decision is attached.

Michael P. May
City Attorney
City of Madison
210 Martin Luther King Jr. Blvd., Rm. 410
Madison, WI 53703
608/266-4511
FAX:608/267-8715
mmay@cityofmadison.com

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August 11, 2006

Bill Roberts
Department of Planning and Development
City of Madison
215 Martin Luther King Jr Blvd.
P O Box 2985
Madison, WI 53701-2985



RE: Conditional Use
Boat House
2118 Waunona Way

Dear Mr. Roberts:

I live at 2124 Waunona Way and am writing this letter in support of the request to replace the existing boat house at 2118 Waunona Way.

The owners have shared their drawings for the proposed improvement and they appear reasonable and consistent with other properties on our street.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Imhoff".

James R. Imhoff, Jr.
2124 Waunona Way
Madison, WI 53713

JRI/acr