



City of Madison

Conditional Use

Location

2224 Waunona Way

Project Name

Hellmer Accessory Building

Applicant

Brian & Annette Hellmer /
Tim Sweeney

Existing Use

Single Family Home

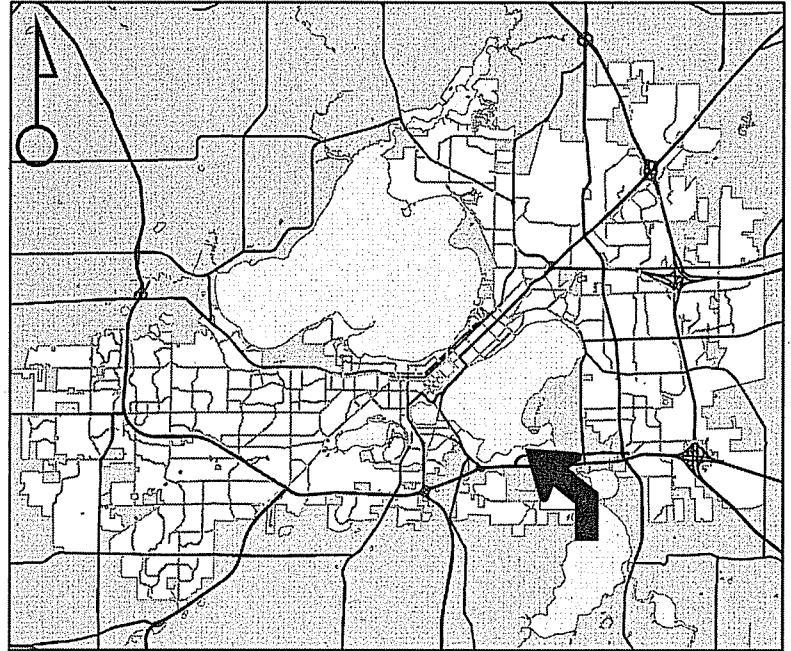
Proposed Use

Construct accessory building on
lakefront parcel

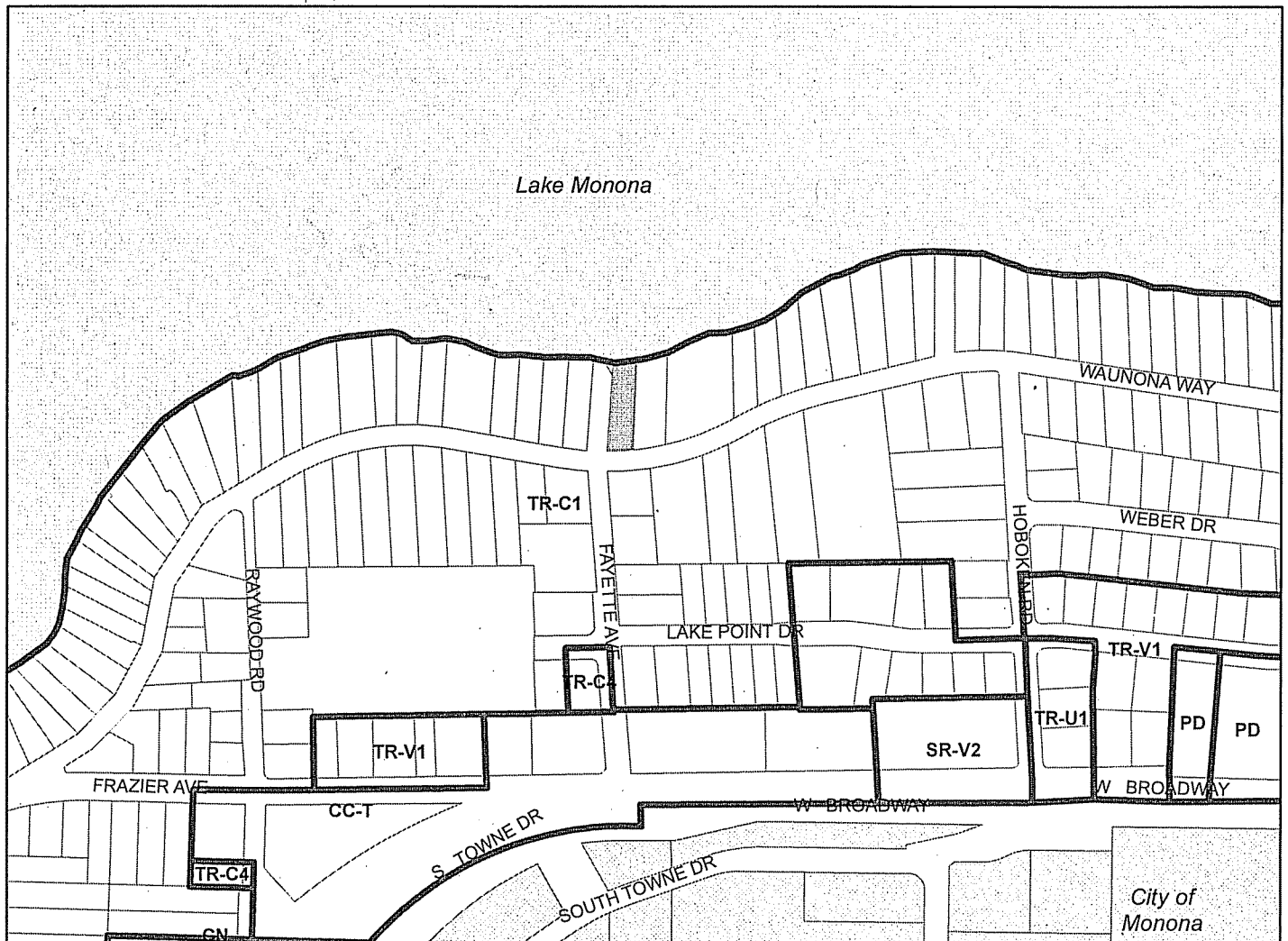
Public Hearing Date

Plan Commission

28 August 2017

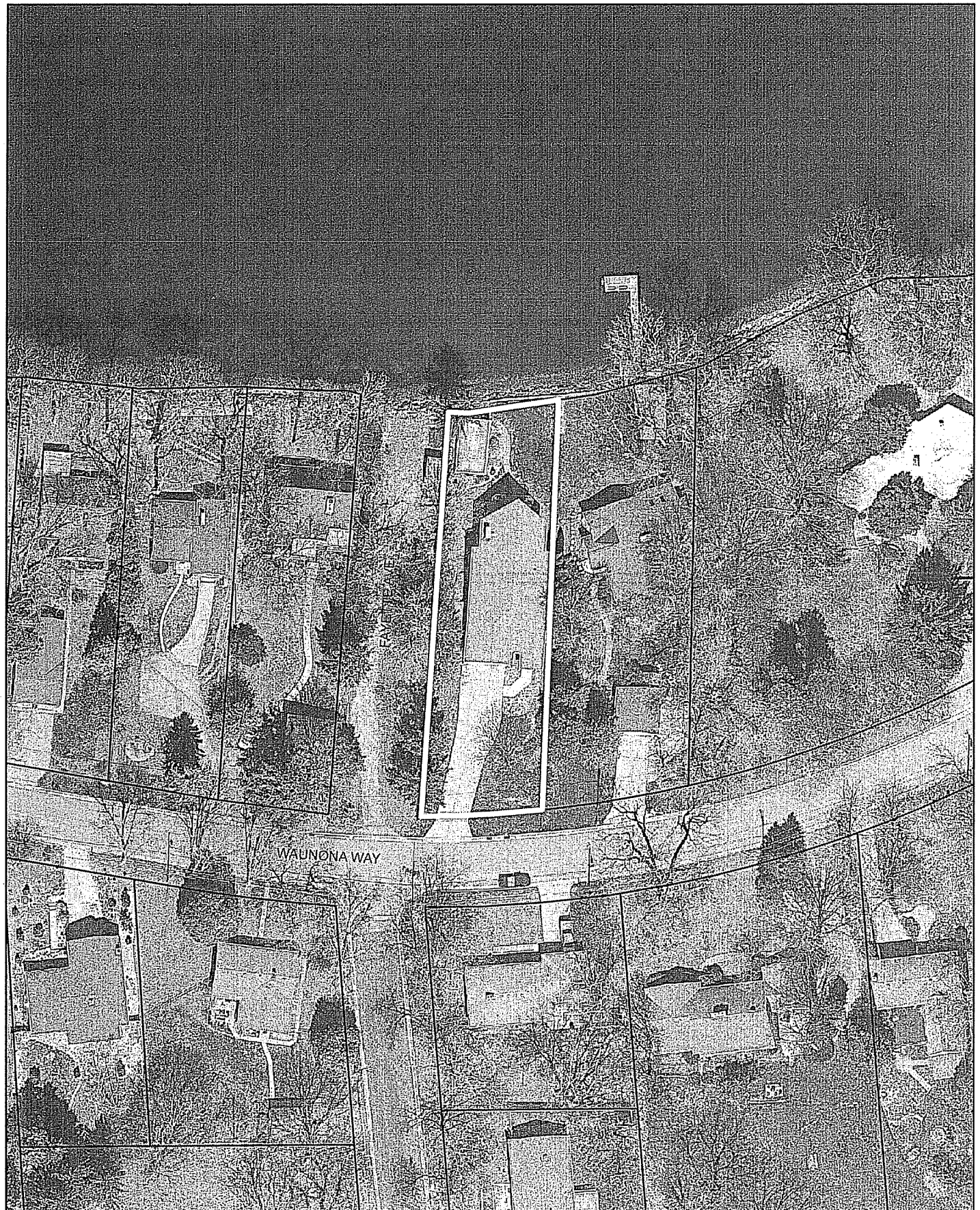


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 21 Aug 2017



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid \$600 Receipt # 032612-0014
Date received 7/19/17
Received by JL
Parcel # 0710-194-0201-6
Aldermanic district 14 - Sheri Carter
Zoning district TR-C1
Special requirements cu, water front flood plain
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 2224 Waunona Way Madison, WI 53713
Title: Boathouse replacement

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Brian & Annette Hellmer Company _____
Street address 2224 Waunona Way City/State/Zip Madison, WI 53713
Telephone 608-239-5686 or 608-239-6260 Email brian@hellmerfamily.com / annette@hellmerfamily.com
Project contact person Tim Sweeney Company Sweeney Construction
Street address 1008 Fish Hatchery Rd. City/State/Zip Madison, WI 53715
Telephone 608-661-1010 Email tim@sweeneyconst.com
Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Remove the existing 16' x 28' boathouse and replace it with a new boathouse of the same size.

Scheduled start date 9/5/17 Planned completion date 10/20/17

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells Date 5/31/17

Zoning staff Jenny Kirchgatter Date 5/31/17

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

- Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices;

Sent to district alder, Sheri Carter, on 6/11/17

Sent to neighborhood association leader, Josh Lavik, on 6/11/17

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant Annette E. Hellmer Relationship to property Owner

Authorizing signature of property owner [Signature] Date 6.26.17

LETTER OF INTENT

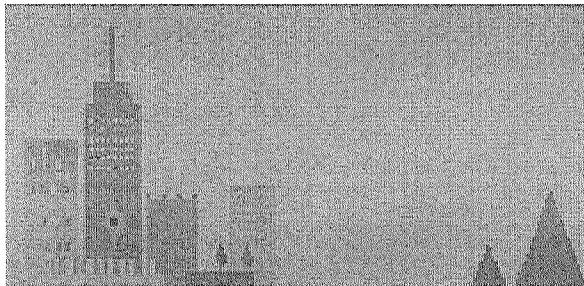
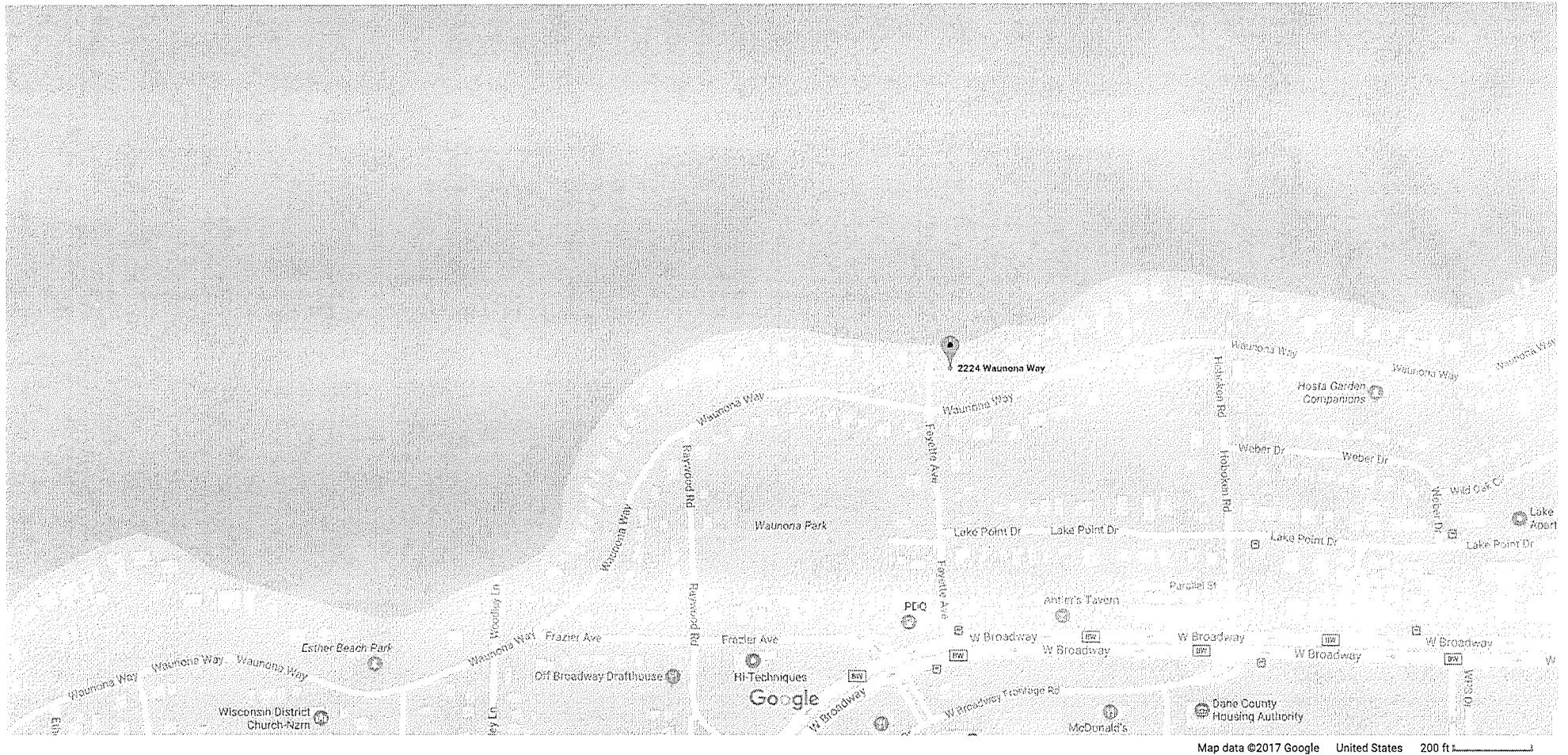
Location: 2224 Waunona Way

Owners: Brian & Annette Hellmer

Project: We have an existing boathouse that is in very poor condition and starting to fall down. We would like to replace the existing building with a structurally stable building of roughly equivalent size that meets all the current setback rules. The current boathouse is 16' x 28' and we envision the new boathouse to be 16' x 28'. It will be above the ordinary high water mark of Lake Monona.

We expect the new boathouse to be similar to the existing boathouse in terms of it's structure – cement floor and walls with wooden rafters and a single "garage" door on the end that is facing the lake.

Brian & Annette Hellmer
2224 Waunona Way
Madison, WI 53713
608-239-5686 (cell)



2224 Waunona Way
Madison, WI 53713

EXISTING CONDITIONS

LAKE MONONA
ELEVATION = 846.36'
AS OF JULY 12, 2017

WATER

100 YEAR FLOOD PLAIN
ELEVATION = 847.67'
NAVD 1988 (2012)

ORDINARY HIGH WATER MARK (O.H.W.M.)
ELEVATION = 845.8'

SITE BENCHMARK "E":
TOP OF 3/4" REBAR
ELEVATION = 851.16'
NAVD 1988 (2012) DATUM

SANITARY
LIFT STATION

FAYETTE AVE.

LOT 2
BLOCK 2

LOT 1, BLOCK 2
AREA TO MEANDER LINE
12,762 SQ. FT.
OR 0.29 ACRES
AREA TO ORDINARY HIGH WATER MARK
13,793 SQ. FT.
OR 0.32 ACRES

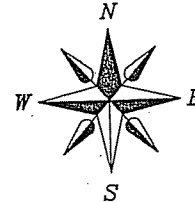
SITE BENCHMARK "A":
TOP OF 3/4" REBAR
ELEVATION = 862.69'
NAVD 1988 (2012) DATUM

DESCRIPTION:

LOT 1, BLOCK 2, HOBOKEN BEACH, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 (2012) DATUM.
- THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.



WCCS DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO
THE WEST LINE OF LOT 1 WHICH
BEARS N 04°34'44" E

SCALE 1" = 20'



LEGEND

- = FOUND 1" PIPE
- = FOUND 3/4" REBAR
- = FOUND 1" PINCHED PIPE
- = RECORDED AS
- = SPOT ELEVATION
- = FINISHED FLOOR ELEVATION
- = LANDSCAPING
- = STORMWATER INLET
- = MANHOLE
- = FIRE HYDRANT
- = GAS METER
- = UTILITY POLE
- = ELECTRIC METER
- = FOUND CONCRETE MONUMENT
- = WATER VALVE
- = ARBORVITAE TREE
- = ROCK WALL

SUBJECT AREAS

SUBJECT	AREA (SQUARE FEET)
HOUSE	2,729
BOAT HOUSE	445
CONCRETE	1,990
COVERED ENTRY	190
BRICK	139
STEPS	19
ROCK WALLS	250
DECK	237

LINE LEGEND

- SAN- = SANITARY SEWER
- OHU- = OVERHEAD UTILITY LINE
- X- = FENCE LINE

SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 VI Statutes. Field work was completed on July 12, 2017.

Willanson Surveying and Associates, LLC
by Hoa T. Prieve & Chris V. Adams

Date: July 13, 2017

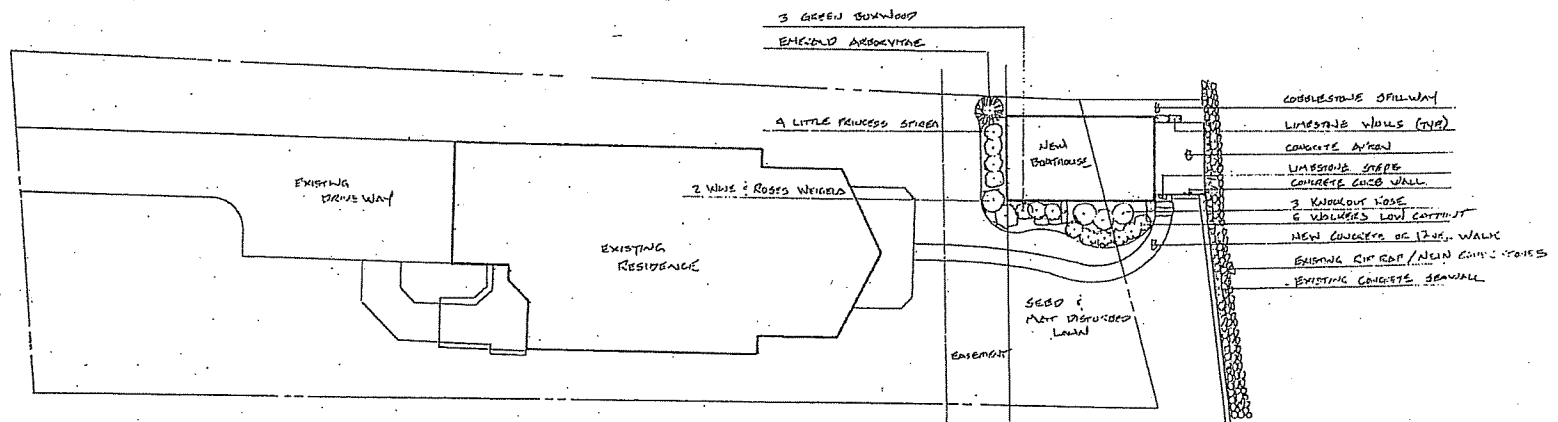
Hoa T. Prieve S-2499
Professional Land Surveyor

SURVEYORS SEAL



WILLANSON SURVEYING & ASSOCIATES, LLC

PROPOSED LANDSCAPE PLAN

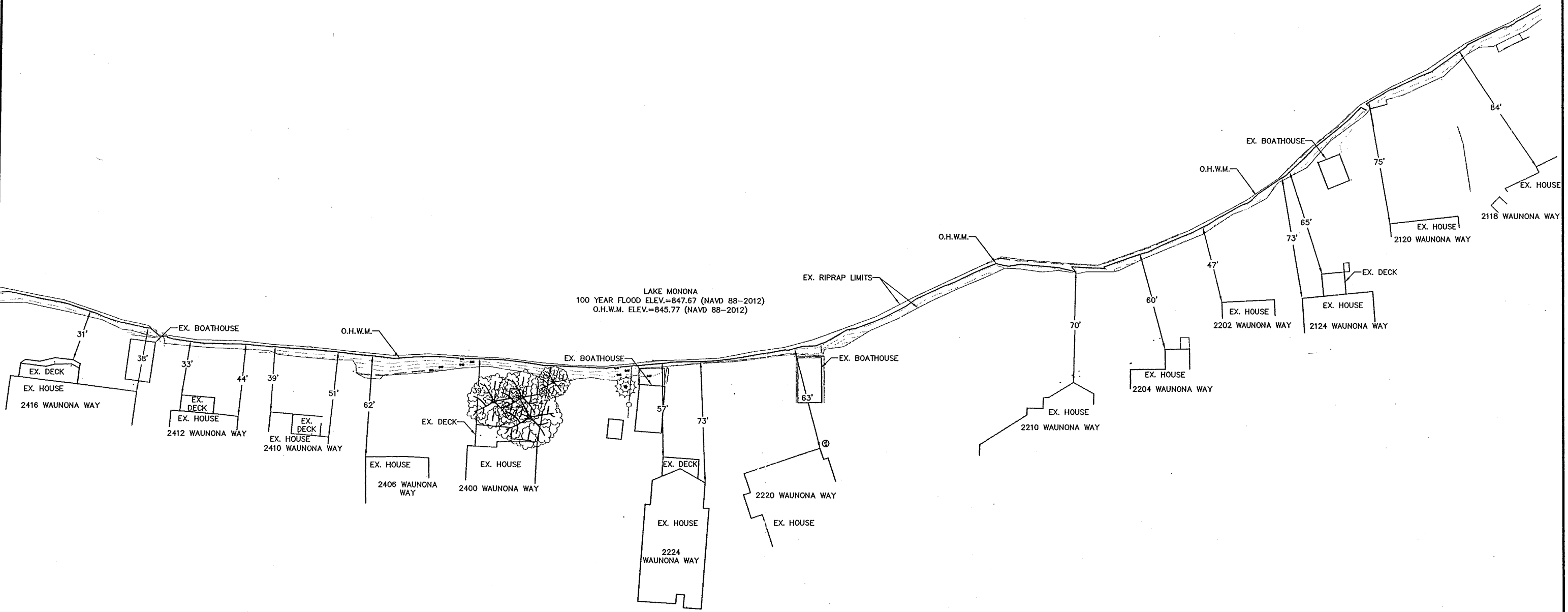
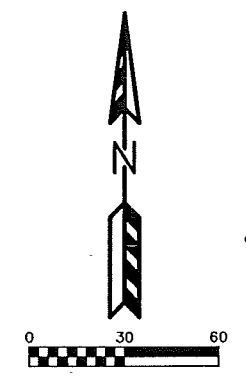


THE HELLMAR RESIDENCE

2222 WAUWATSE WAY
MADISON, WI

1" = 10'-0"

BOATHOUSE LANDSCAPE

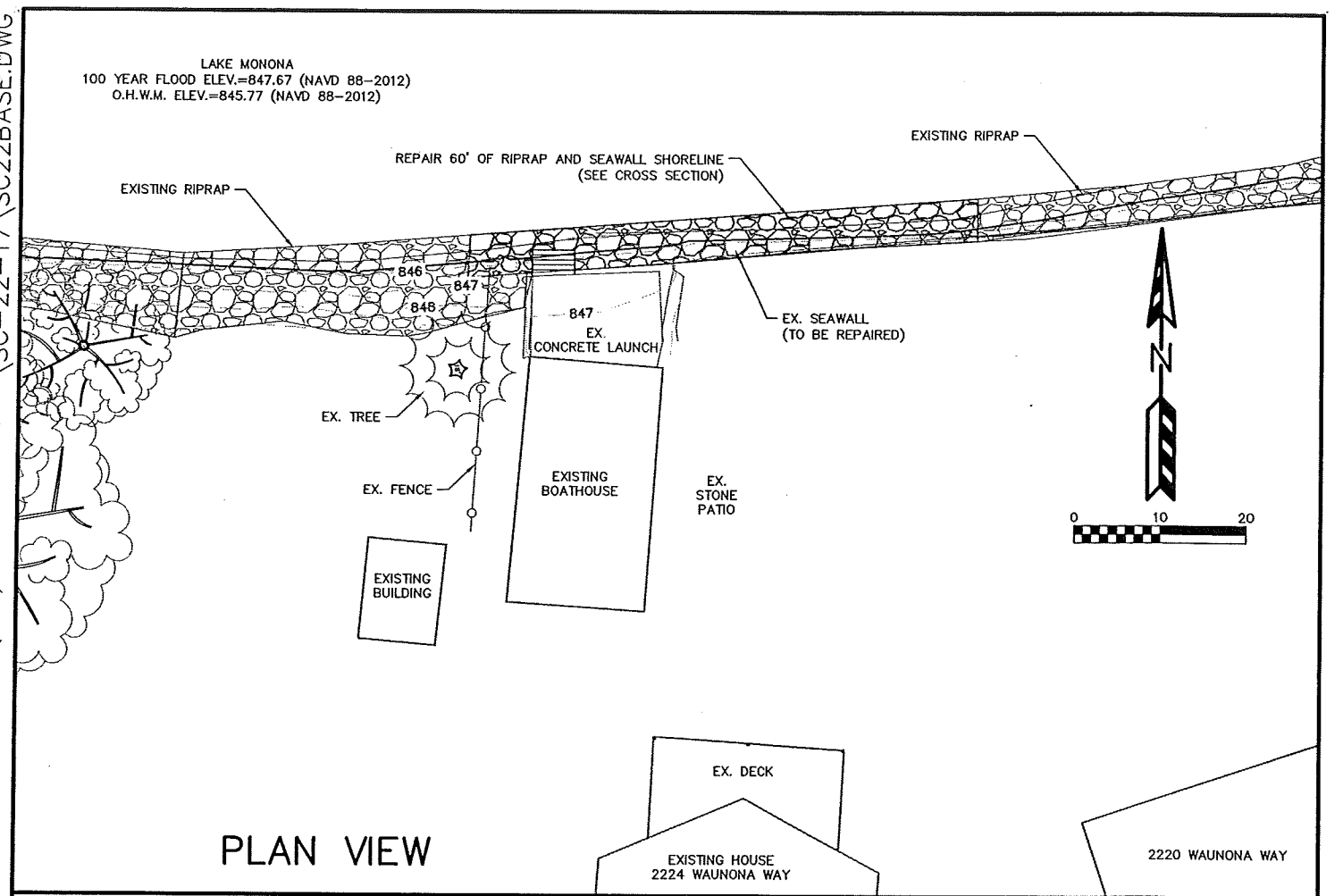


WAUNONA WAY
 LAKESIDE SETBACK PLAN
 PAGE: 1 OF 1
 DATED: FEBRUARY 23, 2017

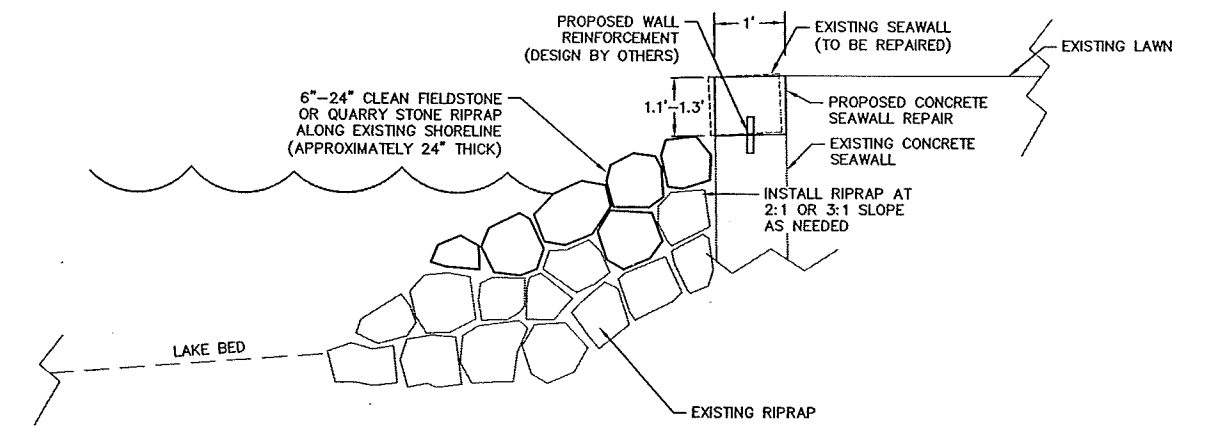
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 SC-22-17\SC22BASE.DWG

LAKE MONONA
 100 YEAR FLOOD ELEV.=847.67 (NAVD 88-2012)
 O.H.W.M. ELEV.=845.77 (NAVD 88-2012)



PLAN VIEW



THE TOE OF RIPRAP SHALL NOT EXTEND MORE THAN 8 FEET WATERWARD OF THE ORDINARY HIGH WATER MARK

RIPRAP CROSS SECTION

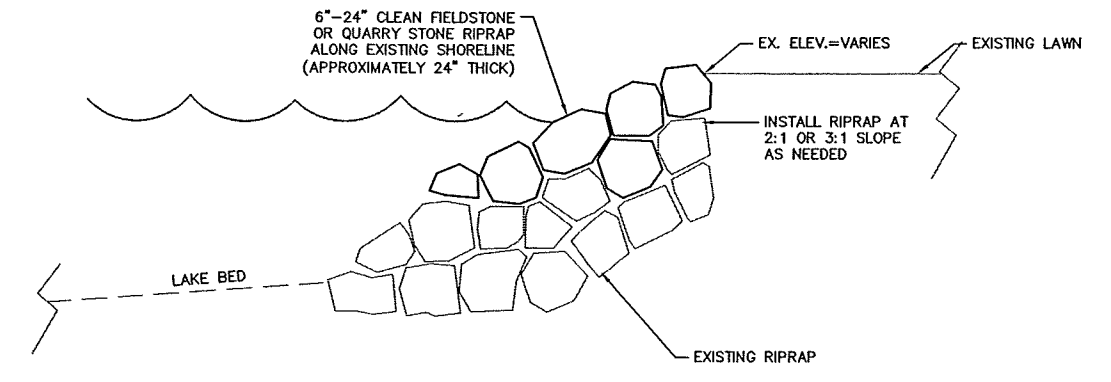
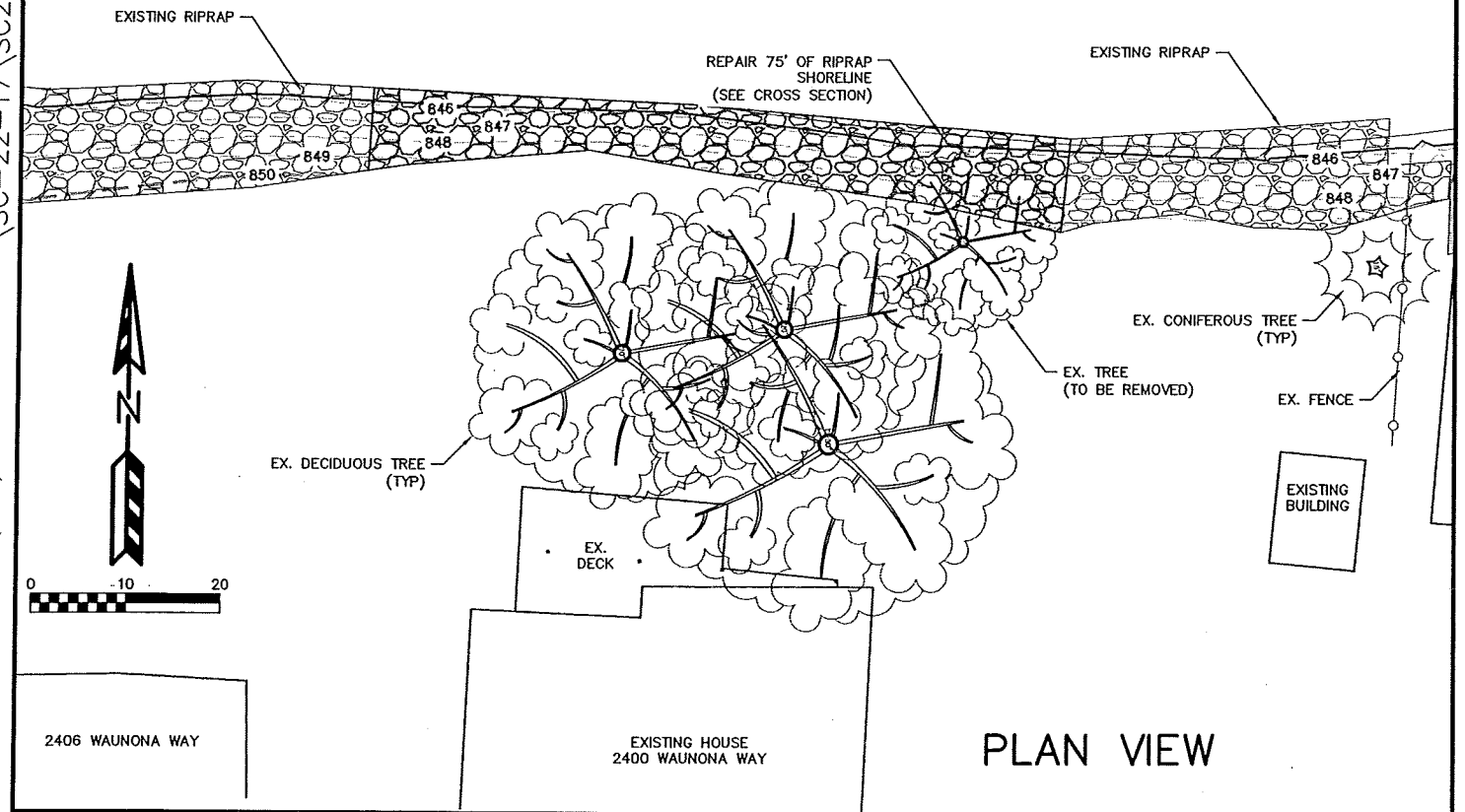

 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

2224 WAUNONA WAY
 RIPRAP AND SEAWALL REPAIR PLAN VIEW AND CROSS SECTION
 PAGE: 1 OF 1
 DATED: FEBRUARY 23, 2017
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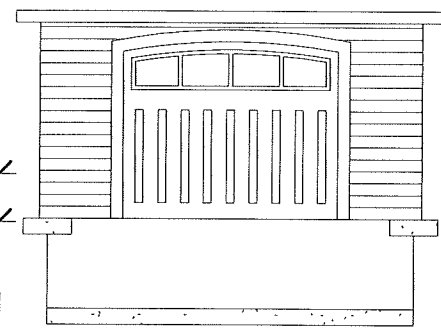
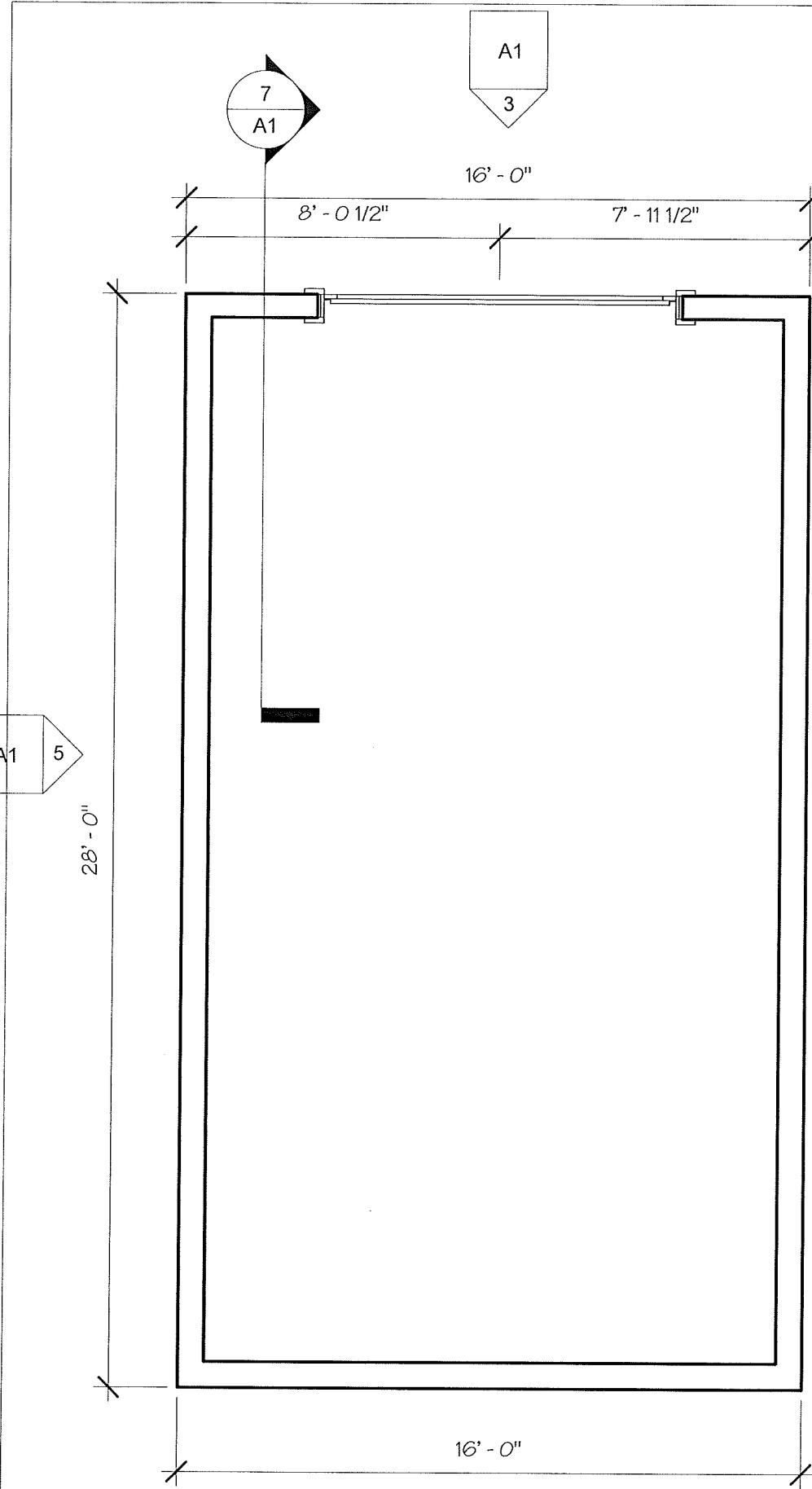


RIPRAP CROSS SECTION

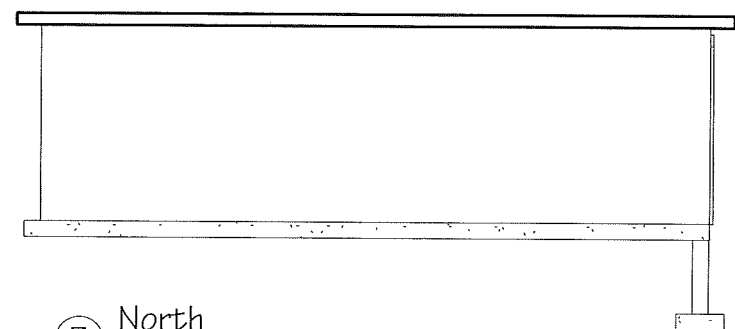

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2400 WAUNONA WAY
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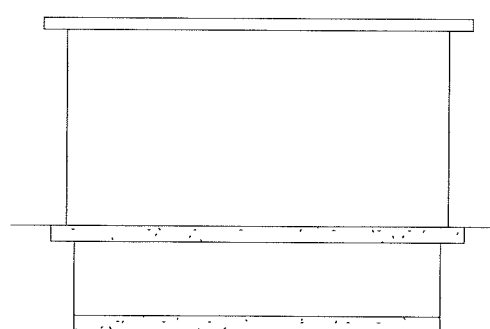
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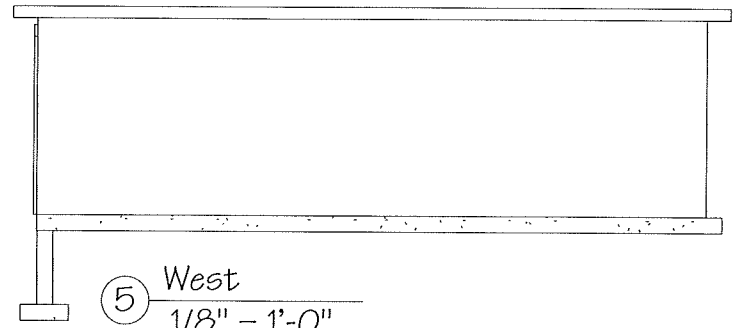
② East
1/8" = 1'-0"



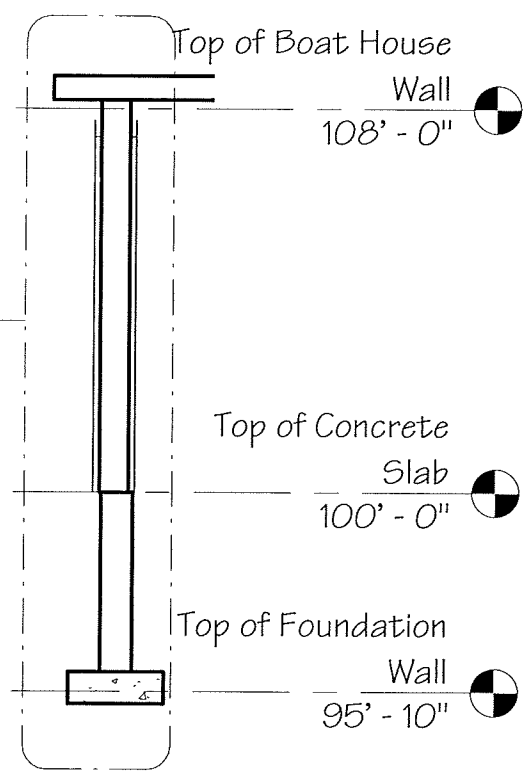
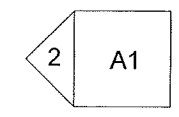
③ North
1/8" = 1'-0"



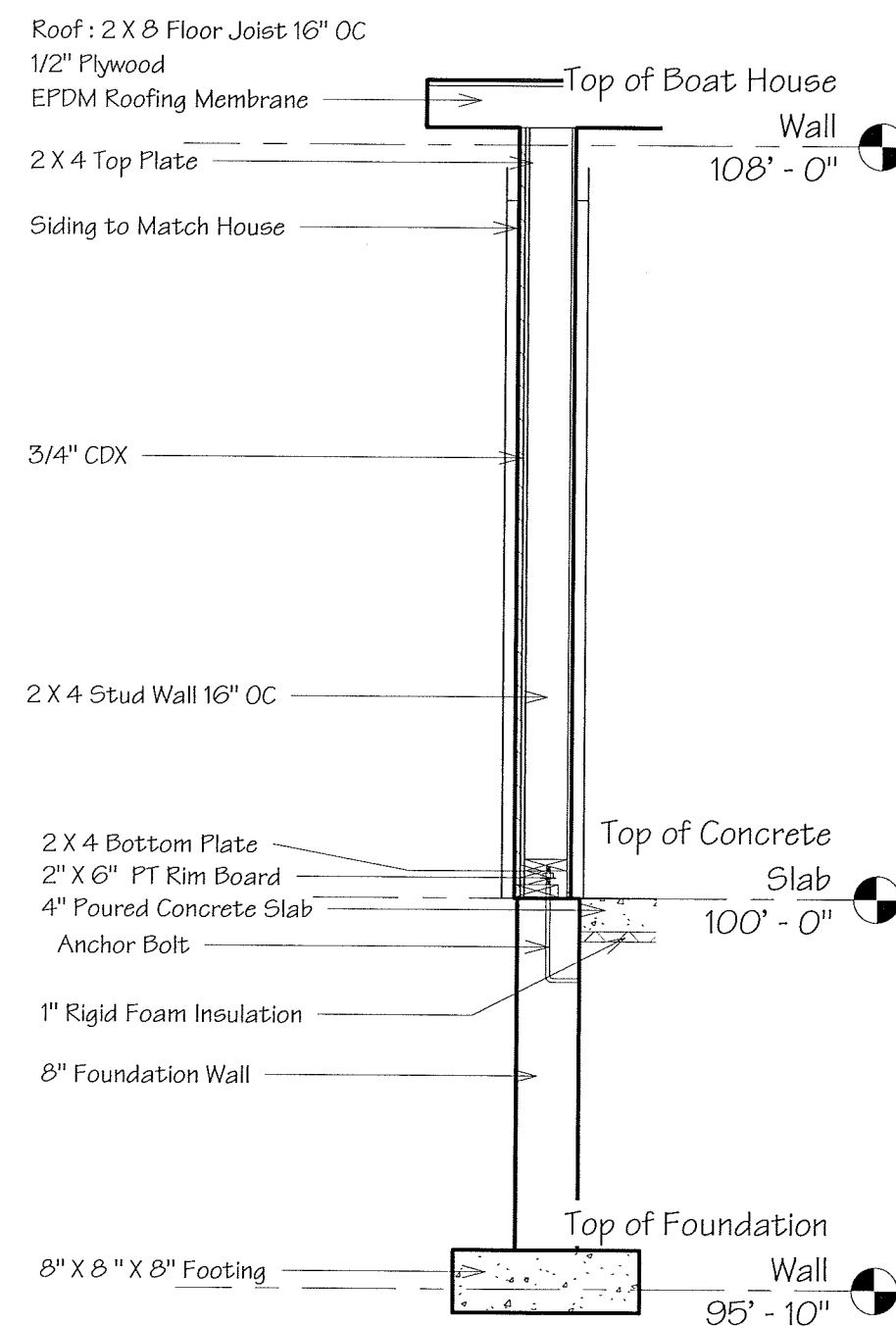
④ South
1/8" = 1'-0"



⑤ West
1/8" = 1'-0"

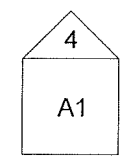


⑦ Section 1
1/4" = 1'-0"



⑧ Section 1 - Callout 2
1/2" = 1'-0"

① Proposed Boat House
1/4" = 1'-0"



SWENEY
dream. design. remodel.

1008 Fish Hatchery Road Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
www remodelmadison.com

Revision Number	Revision Date

Client: Brian & Annette Hellmer
Address: 2224 Waunona Way
Madison, WI
New Boat House
Date & Time: 7/18/2017 3:04:58 PM

Drawn by: las
A1