

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

Re: 1816 Waunona Way Boathouse Project

This letter shall signify my desire and intent to build a boathouse on my property at 1816 Waunona Way, Madison, WI 53713.

As you can see from the pictures, it is very unsightly to have the large boatlift, canoe and other water-related items in the yard during the non-boating months. This project will clean up this area that also gets cluttered during the summer months.

The project will measure 16x25 and be a total of 400 square feet. It will meet the code by being placed 3 feet from the neighbor's property line and also 3 feet landward of the high-water mark. The project will be placed and the current elevation of that area of the property. There is no slope within 50 feet of that area (besides the shoreline, of course). We will use an erosion control fence along with sandbags during construction to assure no runoff into the lake.

We plan to start this project within two weeks of obtaining the conditional use permit and the building permit. We hope this will be before the end of April. We expect the project to be completed by the middle of May.

Extreme Concrete of McFarland will pour the foundation and JD's Remodeling of Madison will build the boathouse.

Thank you for your consideration,



Brad Pommerening
1816 Waunona Way
Madison, WI 53713

William Roberts

From: MICHAEL MCDONALD [mmcdona1@wisc.edu]
Sent: Wednesday, April 26, 2006 9:42 PM
To: Brad Murphy; William Roberts
Subject: Boathouse for 1816 Waunona Way

To: Planning Unit, City of Madison

This email is written in support of the application to build a boathouse made by our neighbors, Brad & Emily Pommerening of 1816 Waunona Way, Madison.

My husband Michael and I have lived at 1812 Waunona Way for approximately 25 years, and intend to be here for many more. Our view of the Capitol is directly in line with this building site and we have no objection to the project. Brad and Emily are excellent neighbors and we hope to encourage them to stay and raise their growing family here.

I know that the owner of 1814 Waunona Way voiced some concern over the boathouse; We ask you to remember that he is not a member of this neighborhood, but a developer who is remodeling an old, uninhabited home for quick resale. In fact, the developer has not been a responsible property owner, in that the job site has been extremely messy and dangerous. I had to phone the police several times one night when his roofers chose to work through the night, with power tools (!), right outside our bedroom windows. The police finally dispersed the workers at 5 am! We have a young child and have been very concerned about the large amount of building materials left lying carelessly about, as well as the noise and odd hours.

Historically, this has been a close-knit and friendly street. All of us living along the lakeside pitch in together to put in piers, clean debris, keep track of possessions during windstorms, etc. Almost every house has a boathouse and I can't think of a single neighbor, other than this developer, who would object to Brad and Emily constructing their own boathouse. Besides storage of a boat, the boathouse is a necessary outbuilding.

There is a fair amount of maintenance that goes with being a lakefront home and the tools necessary for it need to be kept somewhere. A boathouse is a neat, safe, secure location for pier sections, life jackets, inner tubes, etc. Brad's plan looks extremely well-thought out and would complement the existing structures.

We are happy to discuss this with you by phone if you like. Please call us at 608-222-4457 anytime.

Thank you so much. Susan McDonald

William Roberts

From: Carol Gillen [ca.gillen@charter.net]
Sent: Wednesday, April 26, 2006 7:49 PM
To: broboerts@cityofmadison.com; Brad Murphy
Cc: Brad Pommerening
Subject: The Pommerenings—310.8686

I live 4 houses east of the Pommerenings at 1808 Waunona Way. I support the construction of a boathouse on their property.

The proposed boathouse does not interfere with their neighbors' lake views. It has flat roof and fits well on the site.

Please call me at 222-6281(H) or 263-8418 (W) if there are any questions.

Carol Gillen

4/27/2006

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William Roberts

From: Bill Gillen [wjgillen@charter.net]
Sent: Monday, April 24, 2006 8:28 PM
To: Brad Murphy; William Roberts
Subject: 310.8686

Re: Boathouse for 1816 Waunona Way
The Pommerenings - 310.8686

I live four houses east of the Pommerenings at 1808 Waunona Way. I support their proposal to construct a boathouse.

I have looked carefully at the site and the plan for the proposed boathouse. The boathouse will fit well with its surroundings. It is a modest, appropriate structure that will not interfere with neighbor's lake views.

Please call if you have any questions. Thank you.

Bill Gillen
222-6281 - h
271-2202 - w
695-0925 - c

From: Alan Penn [apenn@matcmadison.edu]
Sent: Monday, April 24, 2006 8:32 PM
To: Brad Murphy; William Roberts
Subject: support for boathouse at 1816 Waunona Way

Re: The Pommerenings-310.8686

As the Pommerening's next-door neighbors, we are in support of their application to build a boathouse. They have discussed their plans with us and we want to go on record as having no objection to their project.

Alan Penn and Joann Hayes

Alan Penn
1904 Waunona Way
Madison, WI 53713
USA
(608) 221-3604
apenn@matcmadison.edu

4/25/2006

Plan Commission
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701



April 26th, 2006

Dear Plan Commission:

I am writing this letter in support of the Pommerening's conditional use application for a boathouse at 1816 Waunona Way.

They have spoken to me and other neighbors many times regarding their plans in the past few months and I have no objections. I hope that you will approve this conditional use application without further delay. Please call me if I can be of any further assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Hoeveler".

David Hoeveler

1810 Waunona Way
Madison, WI 53713
608-222-3661

April 27, 2006

Draft

Bill Roberts
B. Murphy

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

Re: 1816 Waunona Way Boathouse Project

The Waunona Neighborhood Association has been contacted by Brad Pommerening in reference to his proposal to build a boathouse on his property located at 1816 Waunona Way.

The proposed boathouse would be immediately adjacent to the already existing boathouse located at 1904 Waunona Way. The adjacent property on the other side of 1816 Waunona Way, located at 1814 Waunona Way, has an already existing boathouse on the opposite side of the lot in approximately the opposite position as the boathouse at 1904 Waunona Way. The property adjacent to 1814 is a street ending with a pump house adjacent to the boathouse on this property.

In viewing the 4 properties, it does not appear the proposed boathouse would obstruct the view of any of the adjacent properties to any degree greater than the existing boathouses obstruct the view of the residents of 1816 Waunona Way.

The Waunona Neighborhood Association has not received any negative feedback from any of the neighbors. Neighbors who have commented on the proposal have not opposed the project. Mr. Pommerening has informed the association that the developer who owns the property at 1814 Waunona Way has voiced opposition to the proposal to build the boathouse.

The Waunona Neighborhood Association sees no reason to oppose the construction of the boathouse at 1816 Waunona Way. The approval of the project by the Plan Commission would be a fair and equitable outcome to the proposed project.

Madison Plan Commission
April 27, 2006

Sincerely,

Phyllis Tschumper
Acting Chairperson
Waunona Neighborhood Association