



City of Madison

Conditional Use

Location
1800 Waunona Way

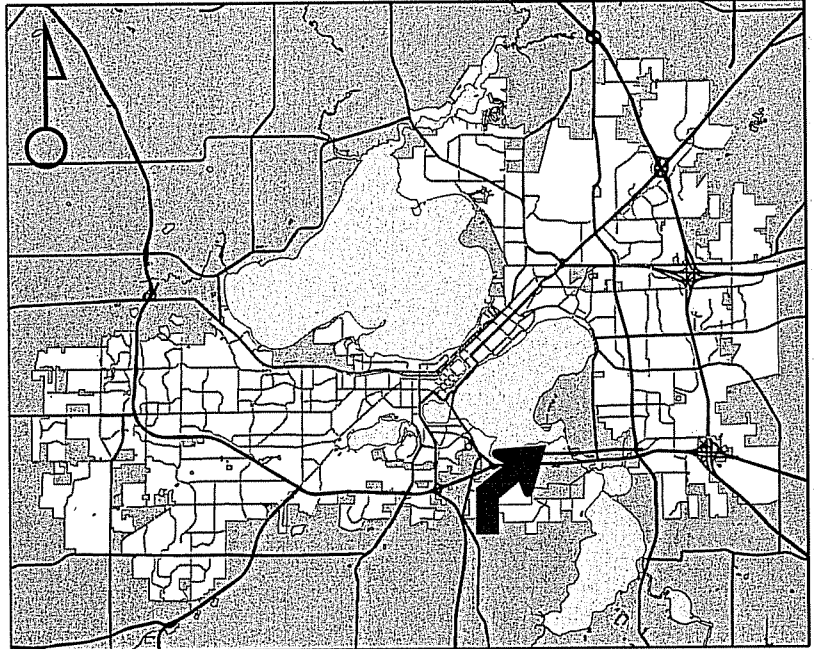
Project Name
Halleen Boathouse Replacement

Applicant
Neil and D'Ann Halleen/
Neil Halleen - Opitz Realty Inc.

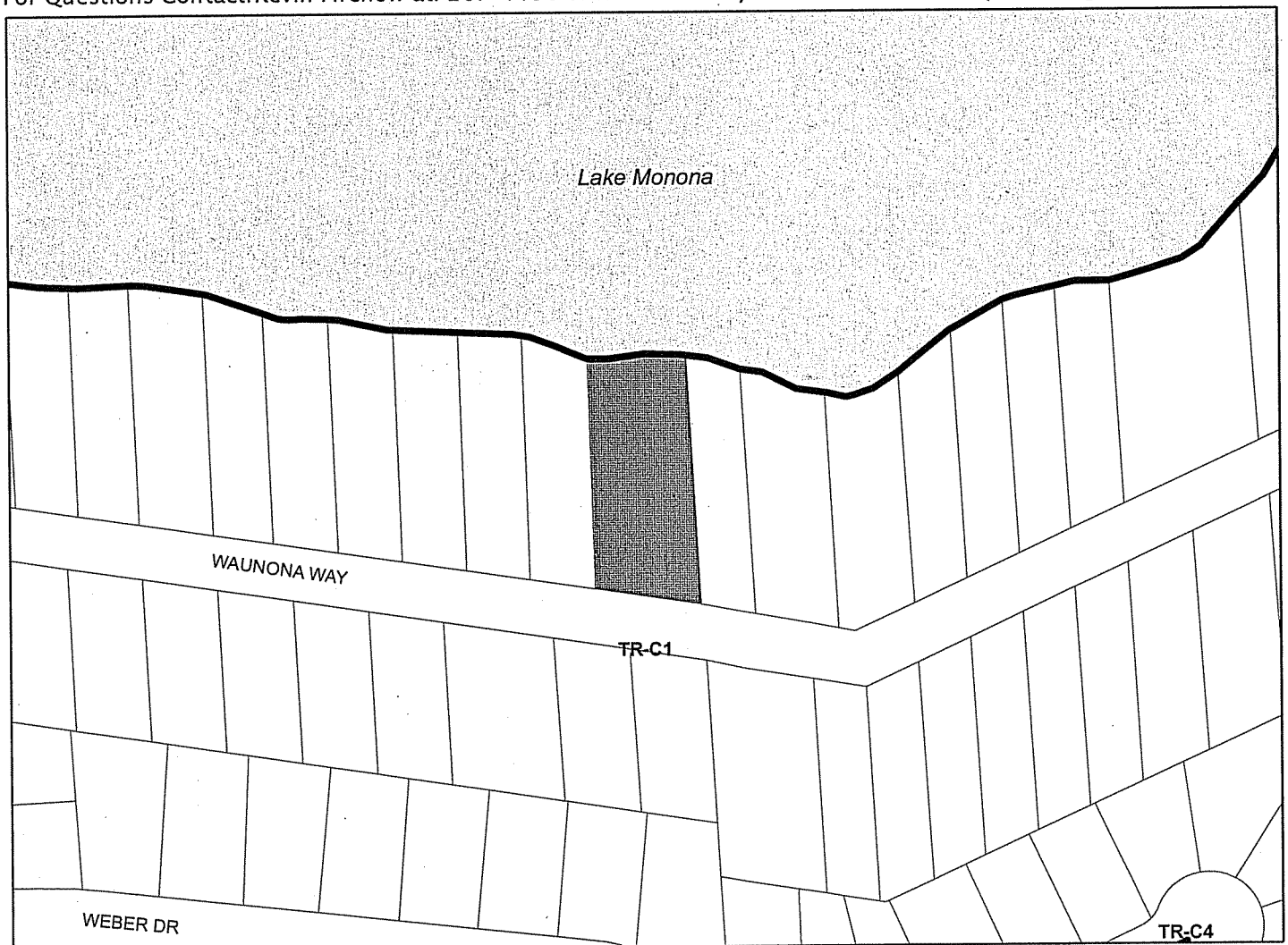
Existing Use
Single-family residence

Proposed Use
Construct accessory building
on lakefront lot

Public Hearing Date
Plan Commission
04 April 2016



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 : 30 March 2016



City of Madison

1800 Waunona Way



Date of Aerial Photography : Spring 2013

1



LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>600</u>	Receipt No. <u>8556-</u>
Date Received <u>10/6/15</u>	<u>0032</u>
Received By <u>JLK</u>	
Parcel No. <u>0710-194-0114-1</u>	
Aldermanic District <u>14-Sheri Carter</u>	
Zoning District <u>TR-C1</u>	
Special Requirements <u>water front</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1800 Waunona Way Madison, WI
Project Title (if any): Boathouse replacement

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Neil and D'Ann Halleen Company: _____
 Street Address: 1800 Waunona Way City/State: Madison, WI Zip: 53713
 Telephone: (608) 222-0181 Fax: () Email: nh@opitzrealty.com

Project Contact Person: Neil Halleen Company: Opitz Realty Inc.
 Street Address: 502 N. Eau Claire Ave City/State: Madison, WI Zip: 53705
 Telephone: (608) 257-0111 Fax: () Email: nh@opitzrealty.com

Property Owner (If not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Remove the existing 14.5 x28 foot boathouse and replace it with a 20.5x28 foot new boathouse with concrete floor
 as soon as possible 45 days after the start of construction

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

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), and business association(s) AND the dates you sent the notices:
September 24, 2015 Sherri Carter, 9/29/2015 Waunona Neighborhood Assoc. Josh Lavik

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Heather Stouder Date: _____ Zoning Staff: _____ Date: _____

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

Neil Halleen

Owner

Neil Halleen

Firchow, Kevin

From: Neil C. Halleen [REDACTED]
Sent: Tuesday, March 29, 2016 9:52 AM
To: Firchow, Kevin
Cc: Kirchgatter, Jenny
Subject: Re: Shoreline Vegetation Info

Kevin: Sorry the email Jenny sent I forgot to respond to. Currently there is a row of spreading junipers along the shoreline. They are very large and the easterly one will be trimmed back but probably not removed.

Around the current boathouse on the west side are some spindly shrubs that will be removed. We have 3 oak trees in the back yard, 3 ash and 2 maples. These will all stay in place.

Jenny also wanted to know what exterior material will be on the new boathouse. We will either have vinyl lap siding to match the house together with some vinyl shake accents or we will use the cement lap siding material.

If you have any questions please let me know.

Thanks,

Neil C. Halleen
Opitz Realty Inc.
[REDACTED] Eau Claire Ave.
Madison, WI 53705
[REDACTED]
[REDACTED]

LETTER OF INTENT

Location: 1800 Waunona Way Madison, WI 53713

Owners: Neil and D'Ann Halleen

Project: We have an existing boathouse that is in poor condition and is a little too small. I row racing shells and have two single shells that measure 26 feet in length. The current boathouse is 14+ feet x 28 feet. We would like to replace it with one that measures 20.5 x 28 feet. It will be above the ordinary high water mark of Lake Monona.

The present boathouse has a dirt/gravel floor and we want to put in a concrete floor to be more environmentally friendly.

NEW BOATHOUSE
NEIL HALLEEN
1800 WAUNONA WAY
MADISON, WISCONSIN

SHEET TITLE

FLOOR PLAN

PRELIMINARY:

9-23-2015

10/5/2015 - CITY SUBMIT

PROJECT DATA

DATE:

JOB NUMBER: 15-AC

SHEET NUMBER:

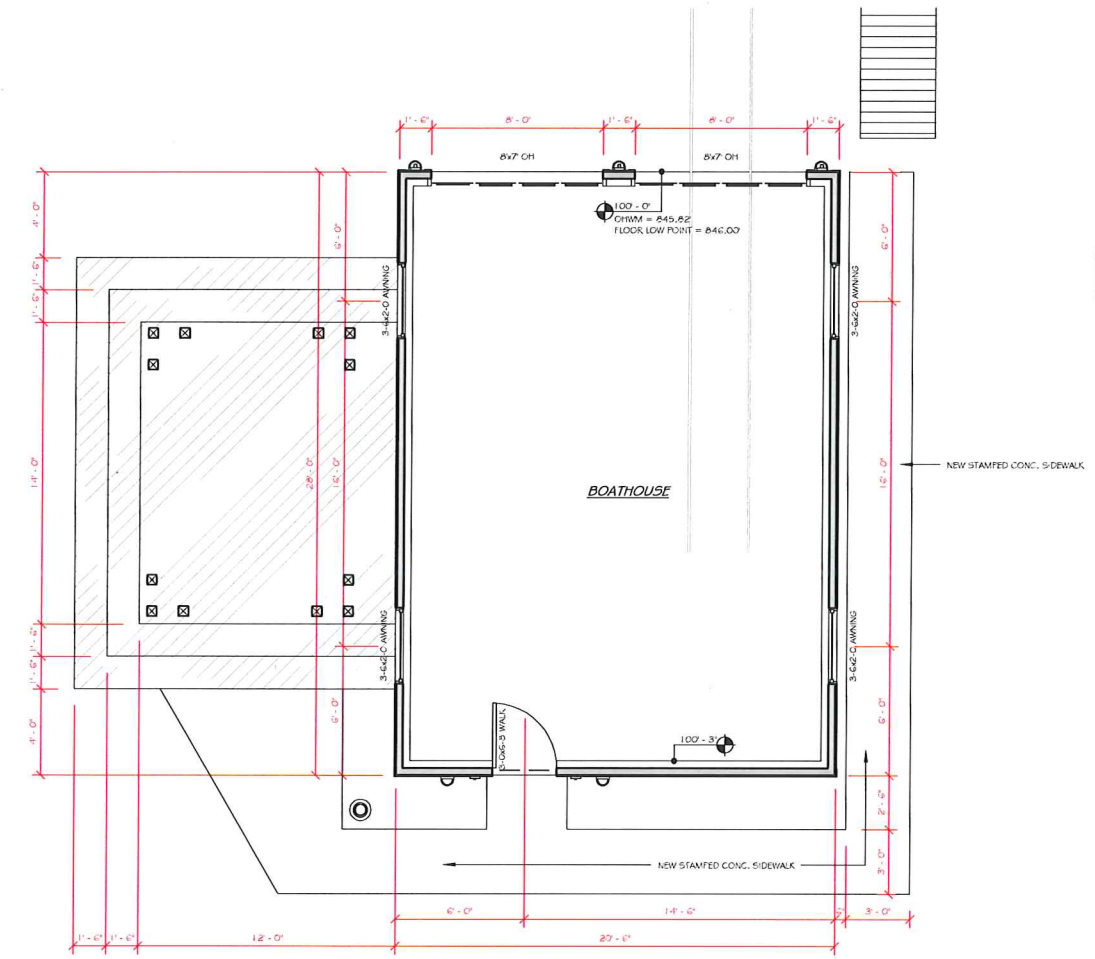
A1.0

NOT FOR CONSTRUCTION



SCHEMATIC SITE PLAN

SCALE: 1" = 10'-0"

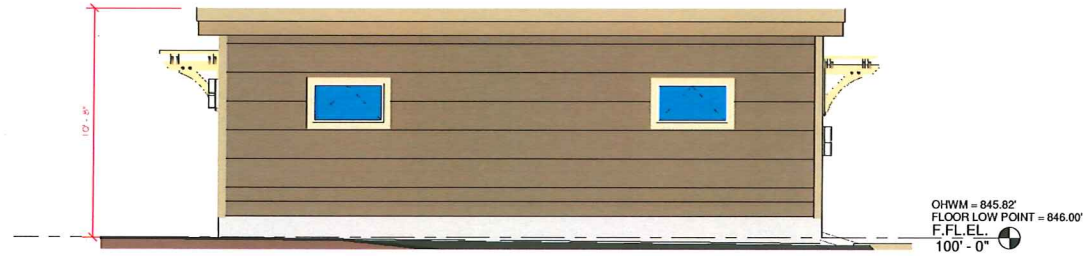


FLOOR PLAN
SCALE: 1/4" = 1'-0"

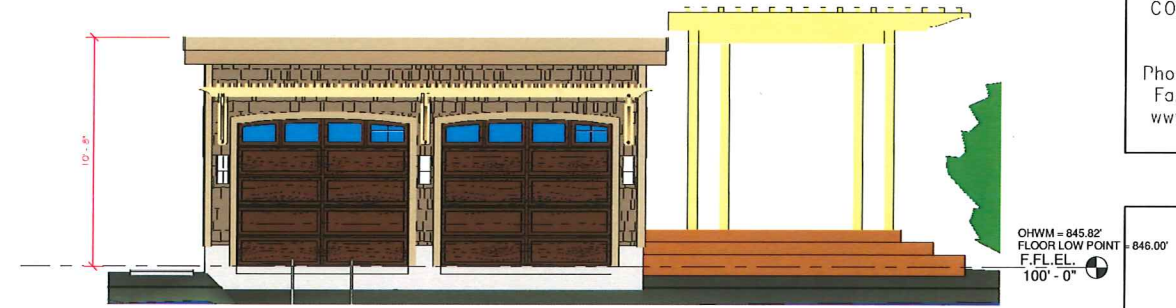


Plat Unknown - CITY OF MADISON
Lot:
071019401141
1800

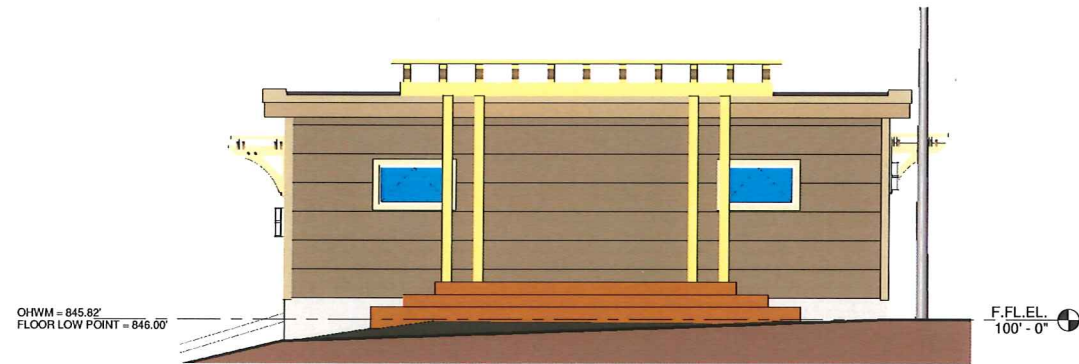
0710203010
1708



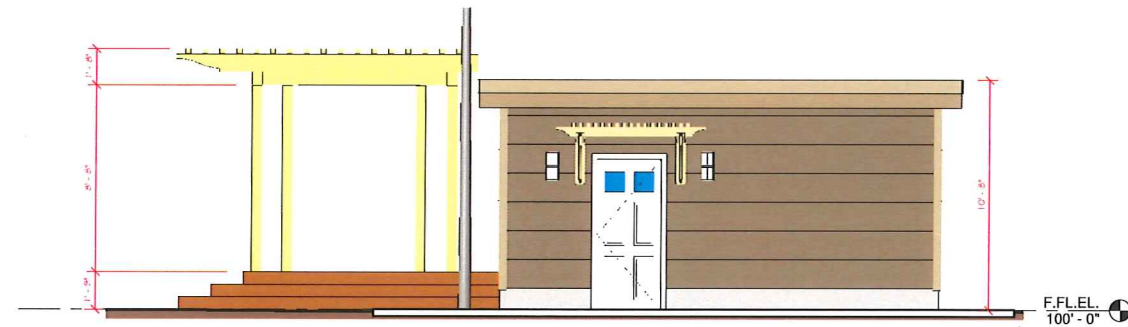
1 EAST ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



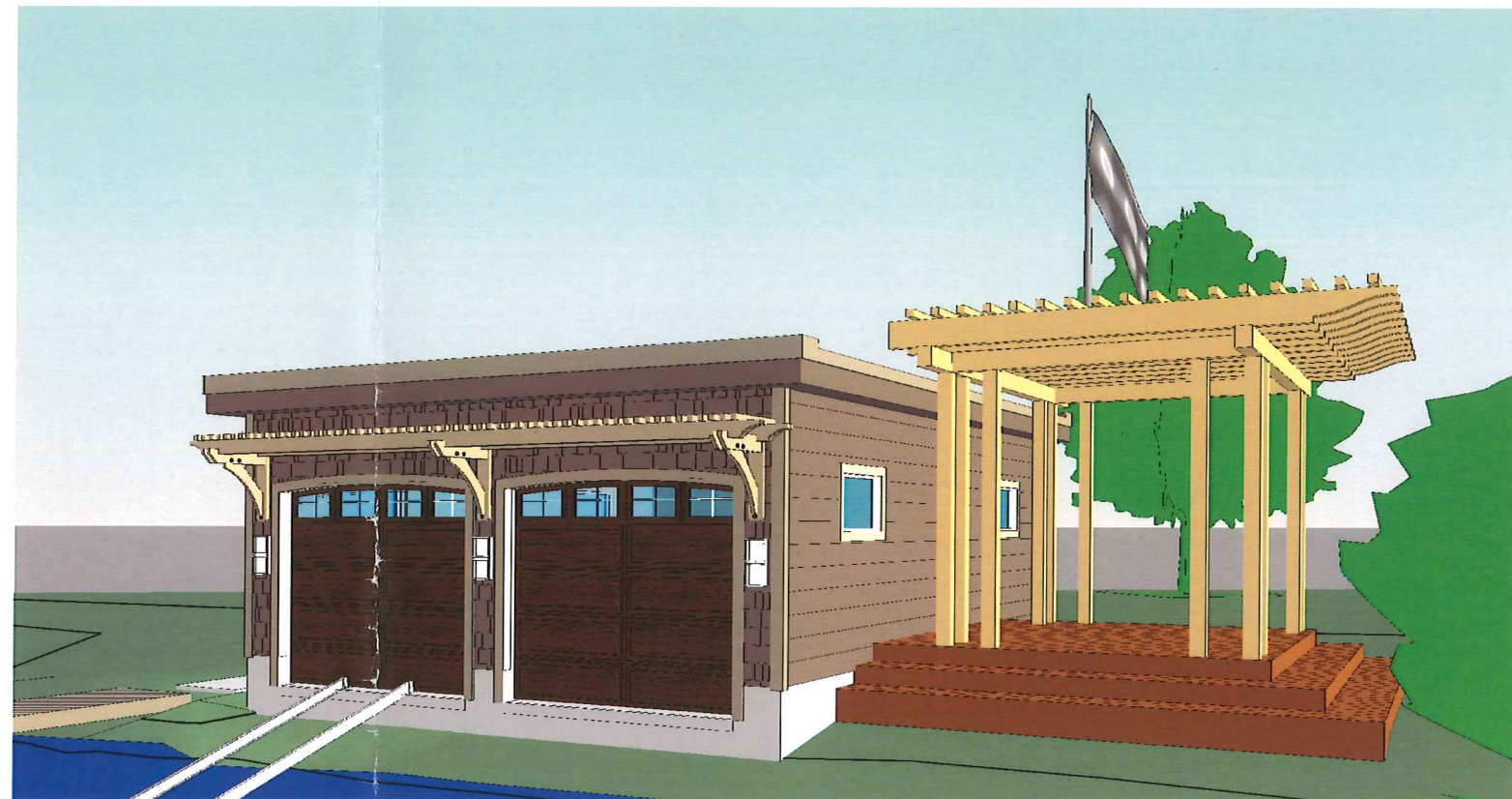
2 NORTH ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

SHEET TITLE
ELEVATIONS
PRELIMINARY:
9-23-2015
10/5/2015 - CITY SUBMIT

PROJECT DATA	
DATE:	
JOB NUMBER:	15-AC
SHEET NUMBER:	

A2.0

NEW BOATHOUSE
NEIL HALLEEN
 1800 WAUNONA WAY
 MADISON, WISCONSIN

L A K E M O N O N A

ORDINARY HIGH WATER MARK = 845.6' NAVD 88'

EDGE OF WATER JANUARY 5, 2016
ELEV. 845.14' NAVD 88

DESCRIPTION:

LOT 14, BLOCK 3, HOBOKEN BEACH, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

B L O C K 3

PREPARED FOR:

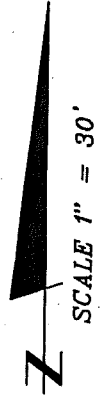
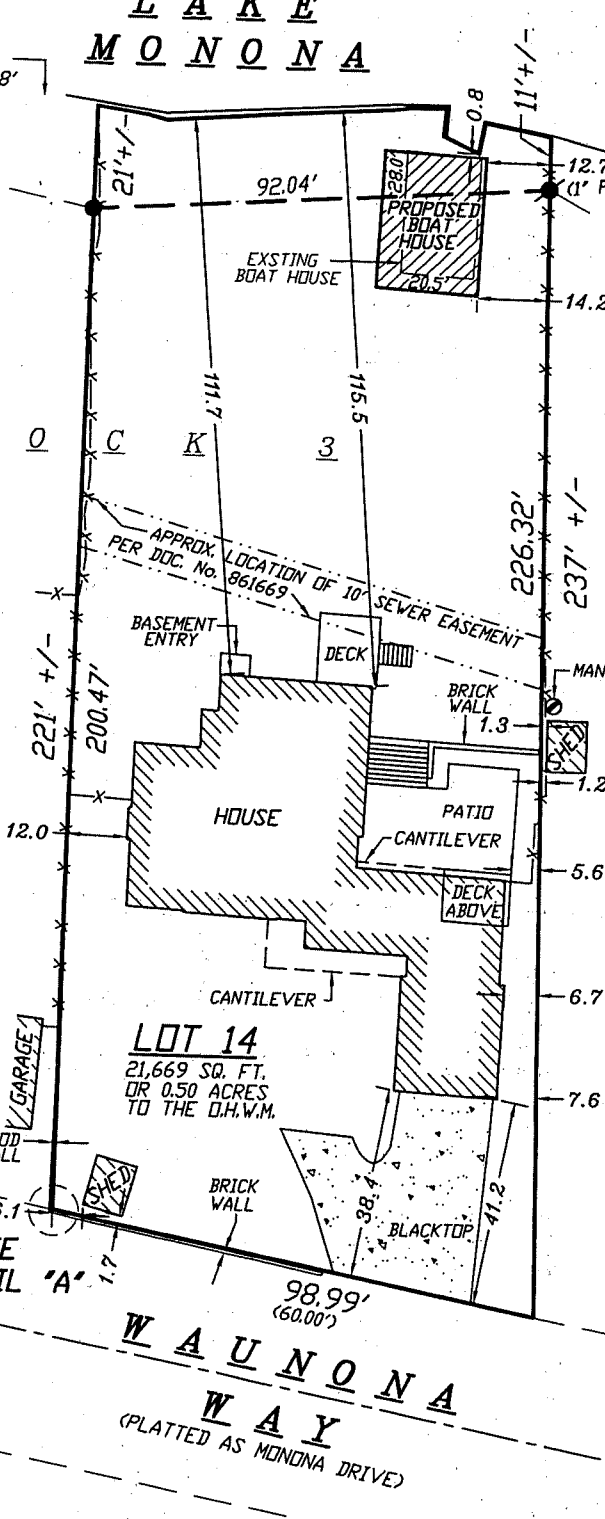
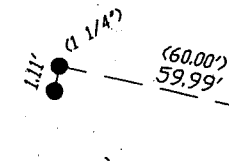
NEIL HALLEEN
502 N. EAUCLAIRIE AVE.
MADISON, WI 53705

L O T 1 3

LEGEND

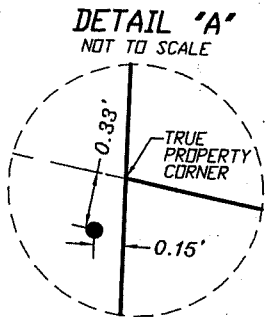
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1 IRON PIPE (UNLESS NOTED)
- ⊙ = MANHOLE
- (##) = RECORDED AS

B L O C K 1
L O T 1 2
G R I F F I T H ' S
B E A C H



NOTES:

- 1.) THIS SITE PLAN IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES AND 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.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ELEVATIONS ARE REFERENCED TO NAVD 88 (1991 DATUM). SITE BENCHMARK IS THE WATER ELEVATION OF LAKE MONONA ON JANUARY 5, 2016 OF 845.14' NAVD 88 FROM THE DANE COUNTY LAND AND WATER RESOURCE DEPARTMENT WEBSITE.
- 4.) 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.
- 5.) THIS SURVEY WAS PERFORMED IN THE WINTER WITH SNOW COVER. HARDSCAPES SUCH AS BLACKTOP AND CONCRETE ARE APPROXIMATE OR MAY NOT BE SHOWN.



SITE PLAN

LOT 14, BLOCK 3, HOBOKEN BEACH, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE	JANUARY 11, 2016	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 30'		DRAWING NO.	15W-459
DRAWN BY	NEIL BORTZ		SHEET	1 OF 1

WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NDA T. PRIEVE & CHRIS W. ADAMS
 REGISTERED LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM