



City of Madison

Demolition and Conditional Use

Location
2704 Waunona Way

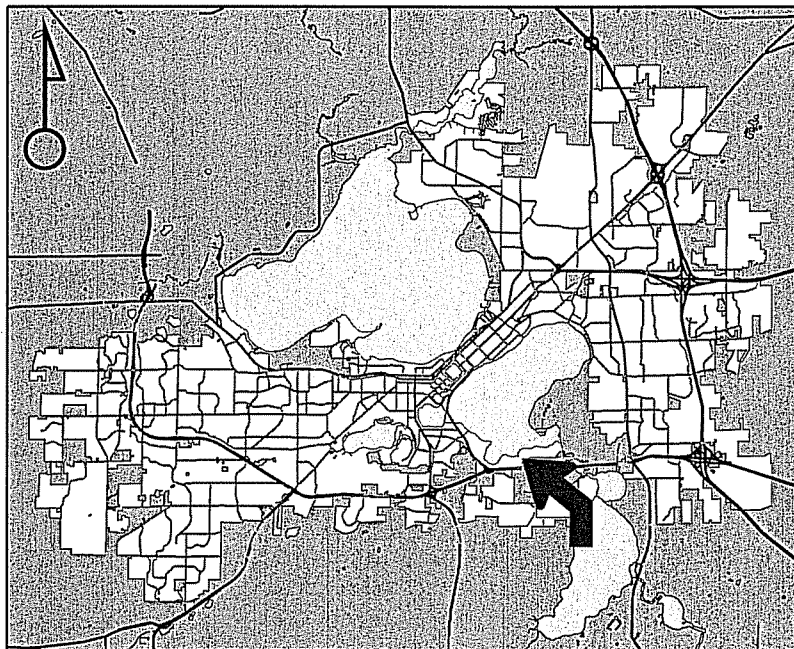
Project Name
Pientok Residence

Applicant
David P. Pientok/
Jim Bergh – JW Custom Homes

Existing Use
Single-family house

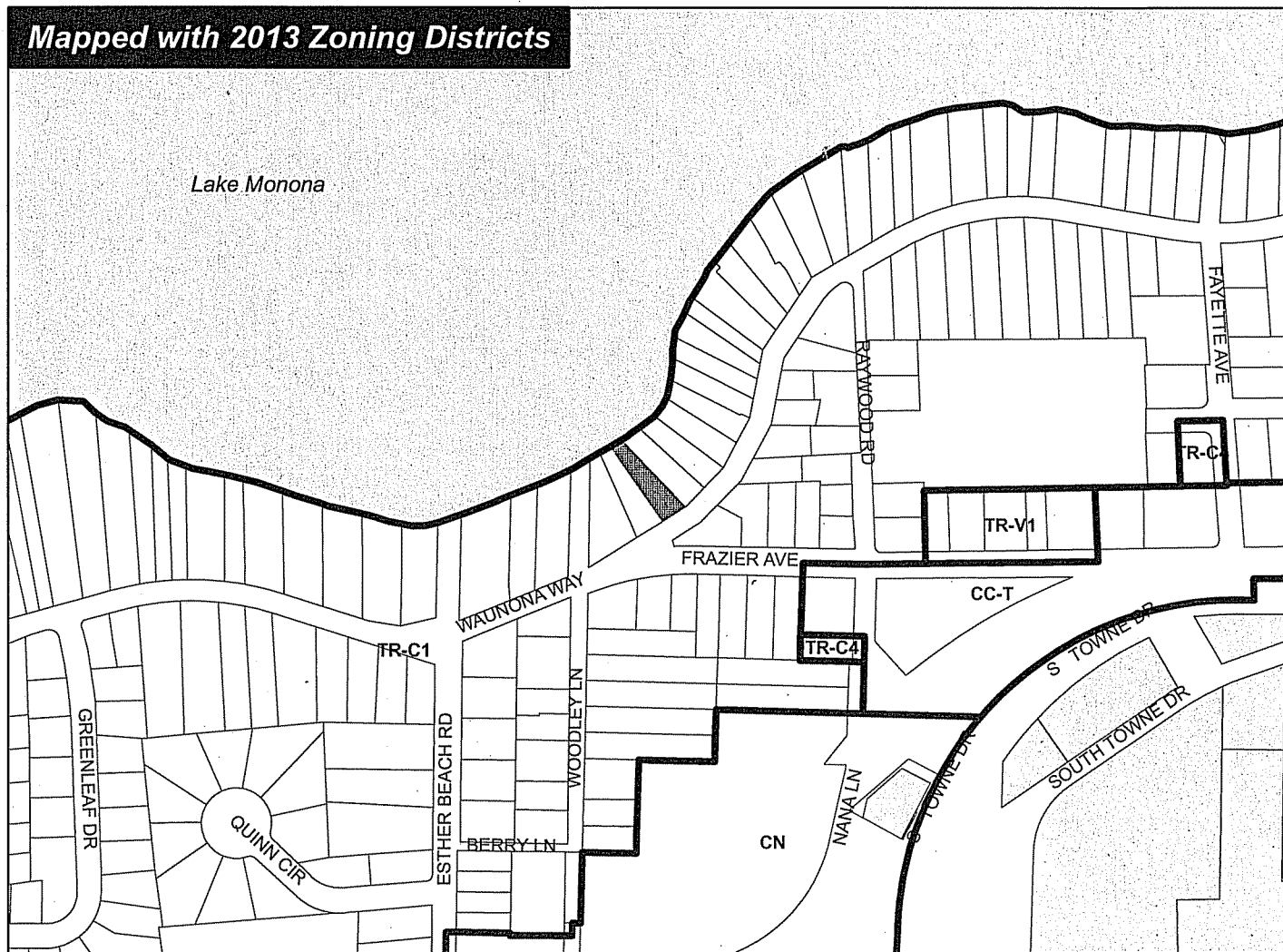
Proposed Use
Demolish single-family residence to
allow construction of new residence to
on lakefront

Public Hearing Date
Plan Commission
18 March 2013



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635

Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 March 2013





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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid <u>26650</u>	Receipt No. <u>138695</u>
Date Received <u>12/17/12</u>	
Received By <u>JL</u>	
Parcel No. <u>0710-302-0207-3</u>	
Aldermanic District <u>14 - Jim Bryner</u>	
GQ <u>CN, Waterfront</u>	
Zoning District <u>R1</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
Photos <input checked="" type="checkbox"/>	Legal Descript. <input type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>NA</u>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Nbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <input type="checkbox"/>	

1. Project Address: 2704 WAUNONA WAY Project Area in Acres: _____

Project Title (if any): _____

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
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: DAVID P. PIENOR Company: _____

Street Address: 2704 WAUNONA WAY City/State: MADISON, WI Zip: 53713

Telephone: 715-533-2182 (cell) (715-538-4311) Email: tricitysan@trivest.net

Project Contact Person: Jim Bergh Company: JW Custom Homes

Street Address: P.O. Box 2105 City/State: Eau Claire WI Zip: 54702

Telephone: 715 577-6834 Fax: 715 875-4158 Email: jwhomes1@gmail.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: Demo existing structure
Rebuild 1 story house with 8' walkout basement

Development Schedule: Commencement Spring, 2013 Completion 90 days after demo

Effective August 31, 2012

CONTINUE →

5. Required Submittals:

- ☐ **Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- ☐ **REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- ☐ **Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

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

- ☒ **Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- ☐ 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.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- ☒ A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- ☐ **Conformance with adopted City 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 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:
ailed in 8/30/12 Timothy Brewer - sent preliminary + JOANN TIEDEMANN (WYANDNA ASSOC.) met @ PROPERTY 9-15-12
→ 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: 10-3-12 Zoning Staff: PAT ANDERSON Date: 10/3/12

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

Name of Applicant DAVID PIENFOLK Relation to Property Owner OWNER
Authorizing Signature of Property Owner David P. Pienfolk Date 10/03/12

December 11, 2012

Letter of intent for 2704 Waunona Way, Madison, WI

Our intent is to demo and recycle the existing 2 story single family house. It currently sits only 15' from the front property lines. The new proposed one story house with a walk – out basement will be moved to 30' from the property lines.

The new structure is estimated to cost around \$170,000 and have about 1,675 square feet of living space.

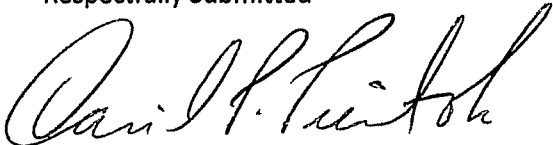
Upon demo approval, we would tear down in the early spring of 2013 and try to have completed within 90 days.

Our contractor is Jim Bergh (JW Custom Homes) from Eau Claire and the plans are drawn by Lyman Lumber of Eau Claire. All other contractors are from the Madison area.

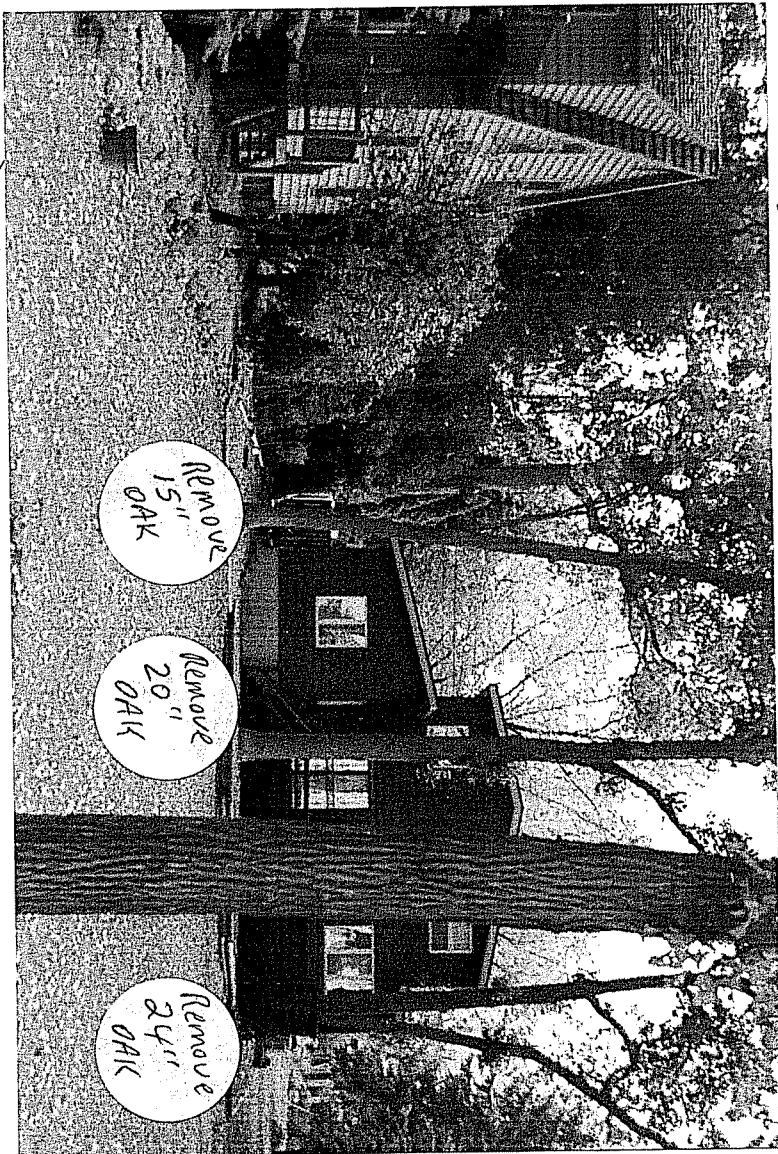
Highlights of our request to demo (in addition to moving the front setback as stated above) include:

1. Existing property is built on a dirt crawl space. (this will be replaced with a full walk-out basement)
2. Windows are over 30 years old and in need of updating.
3. Update electrical and sewer systems.(currently we need to have roots removed at least once a year)
4. Upgrade the garage to a 2 wide vs. 2 deep set-up.
5. Raise the level of the yard. There is a severe drop-off that is 6 ½ feet from curb to 90 feet into property.
6. Dangerous driveway. This is a busy street for runners and bikers. Blind driveway.
7. Eliminate steep and narrow stairway and get all bedrooms on main floor.
8. No vegetation will be disturbed. Two or three trees will need to be removed. One is currently enclosed by the existing deck.

Respectfully Submitted



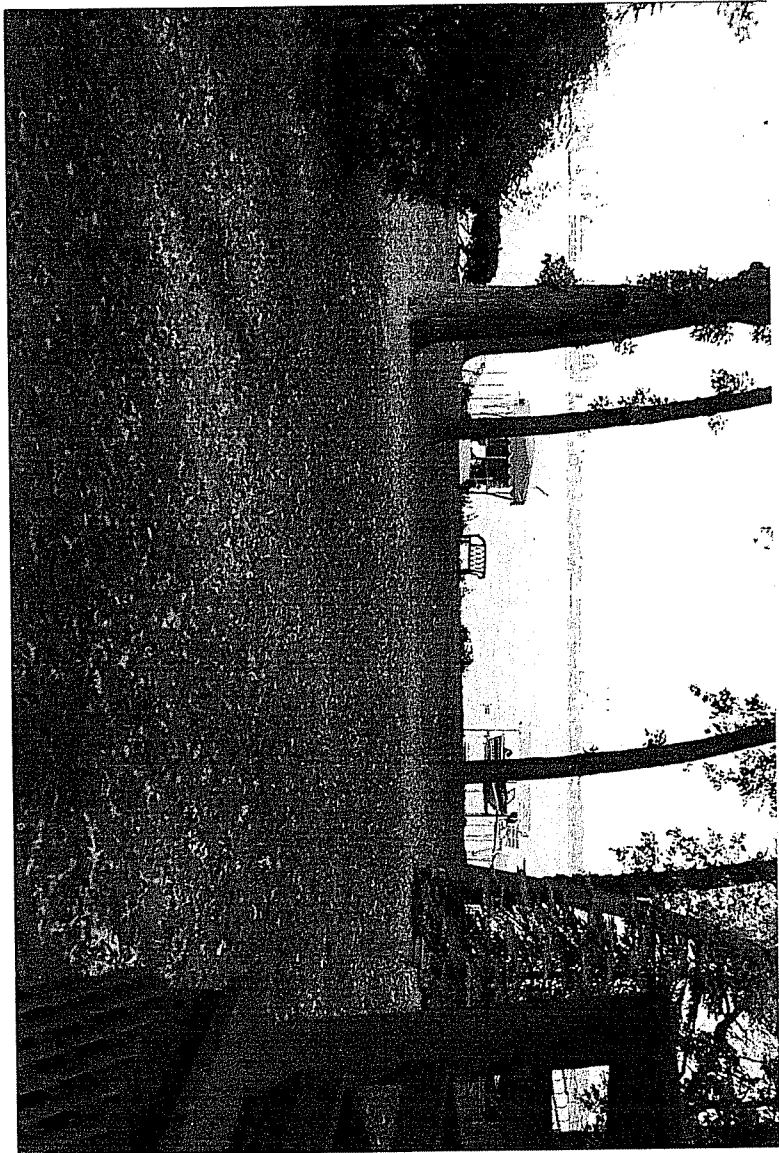
David P Pientok

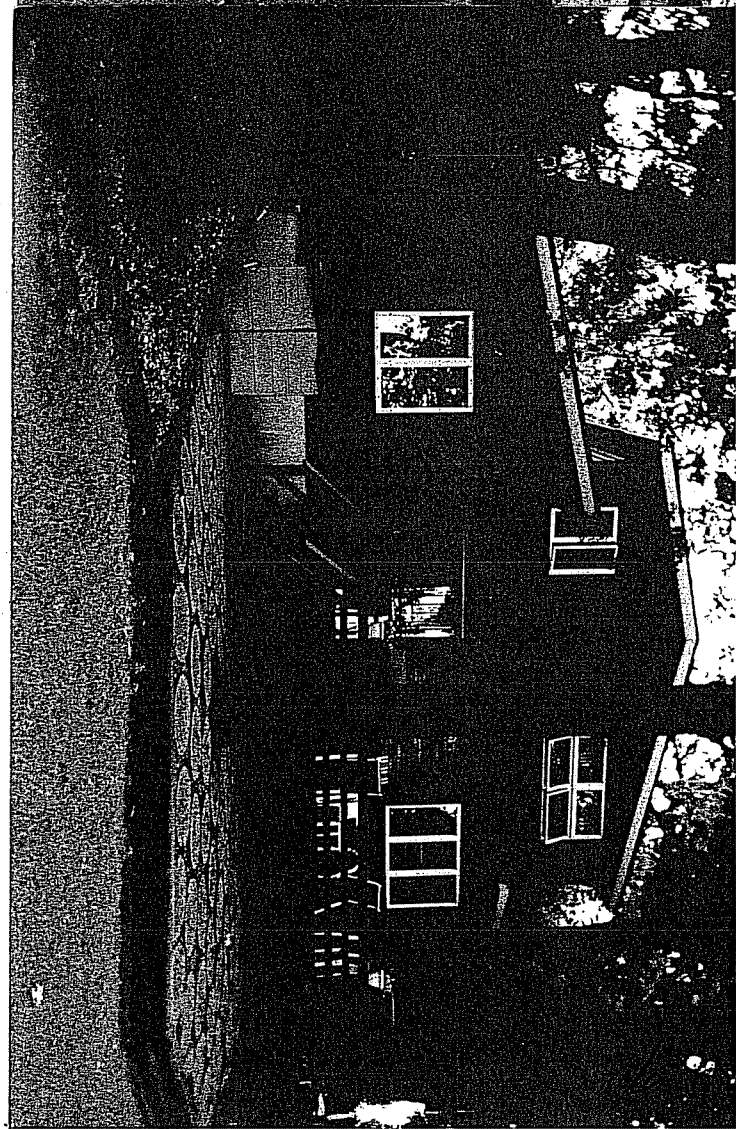
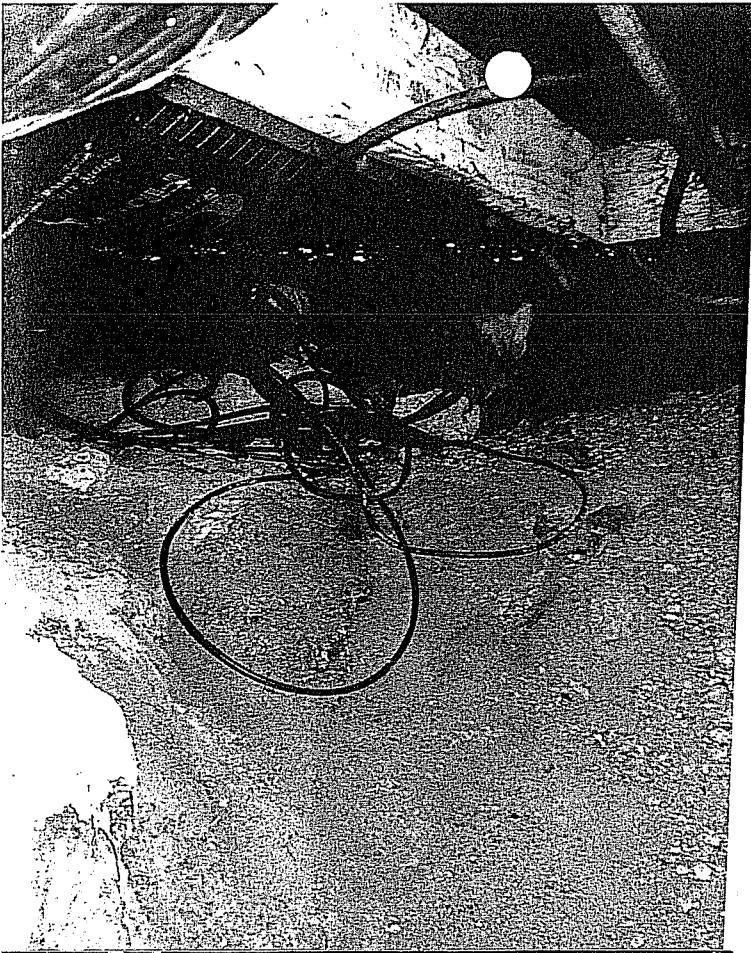


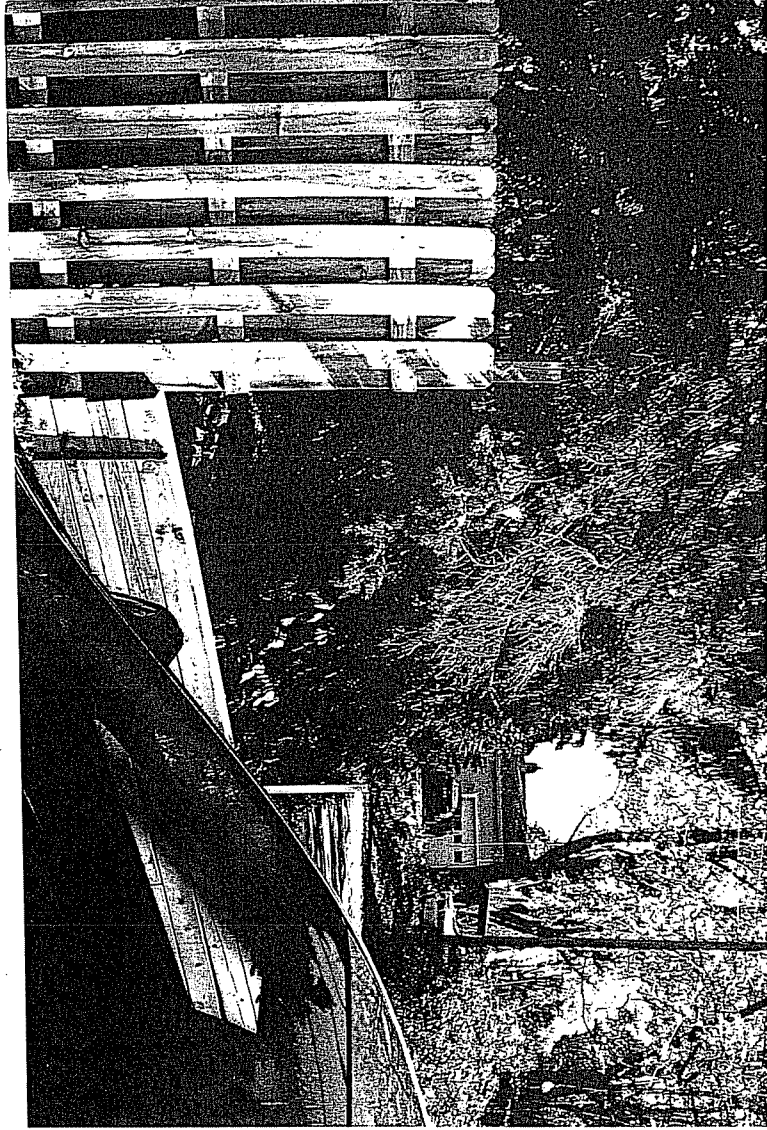
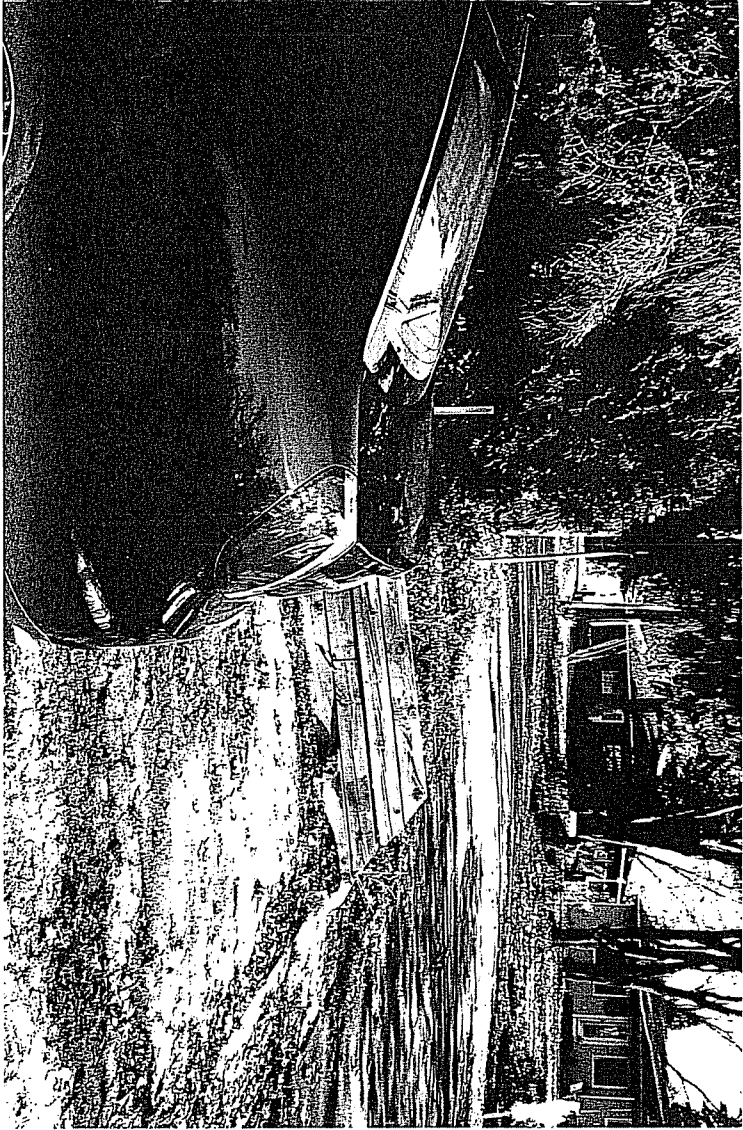
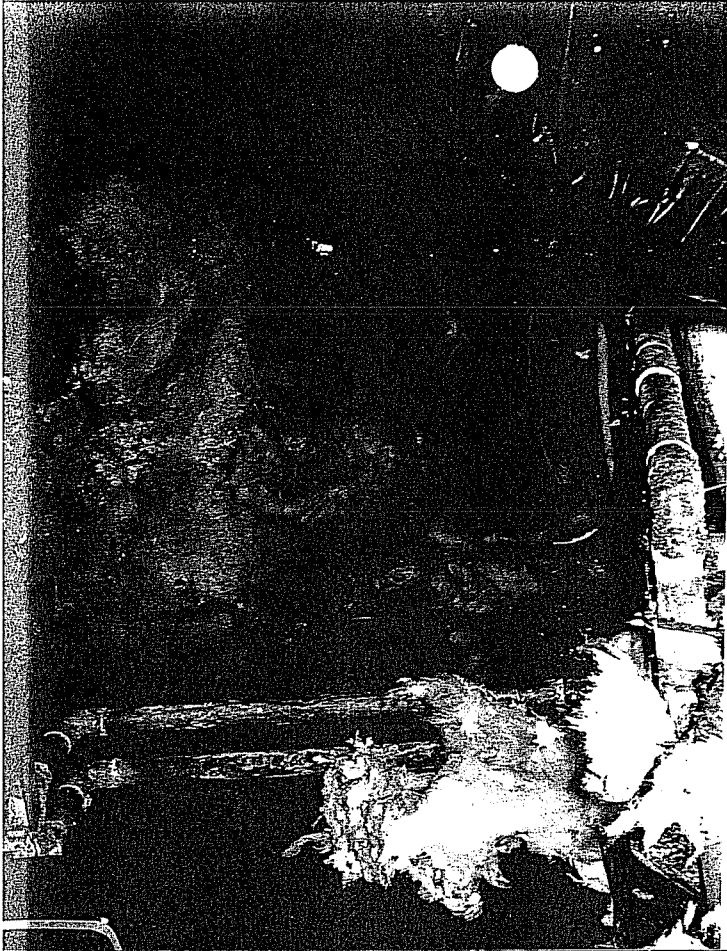
TREES REMAINING

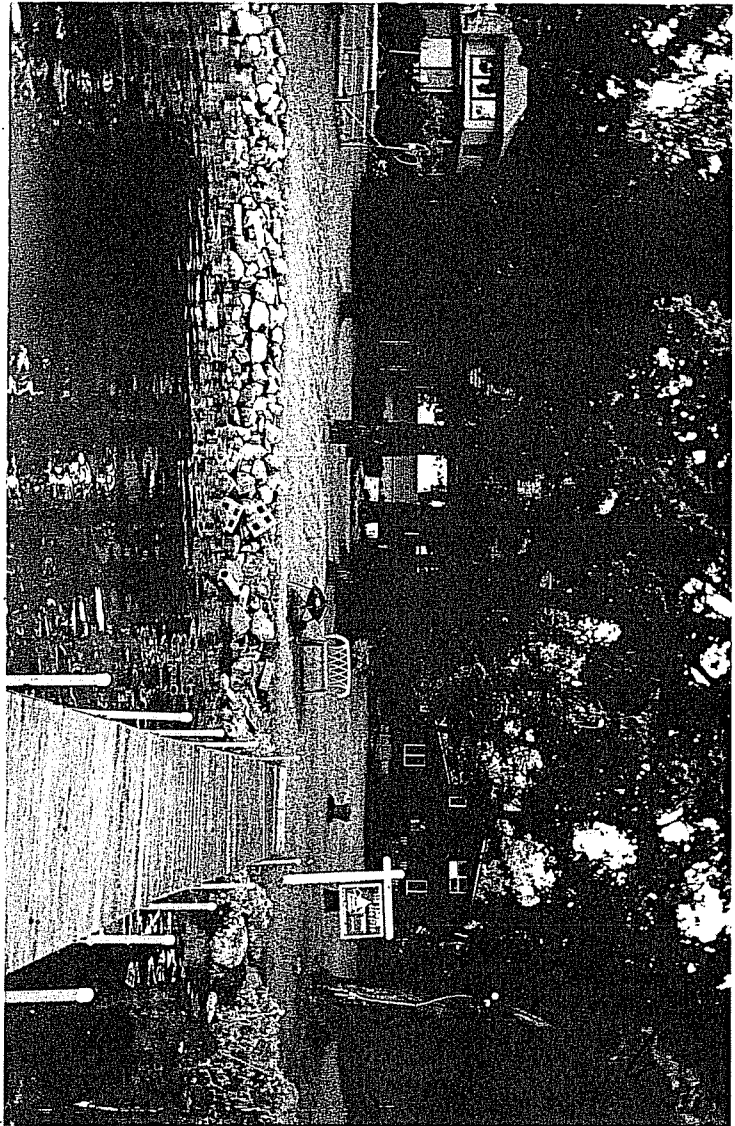
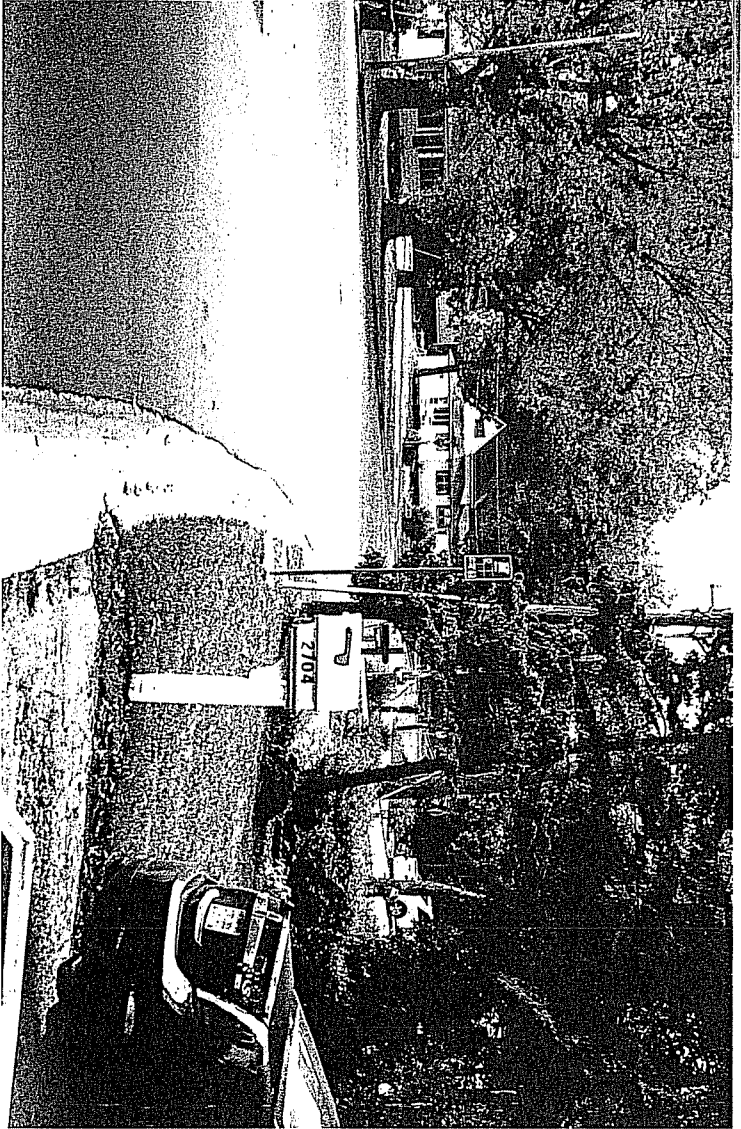
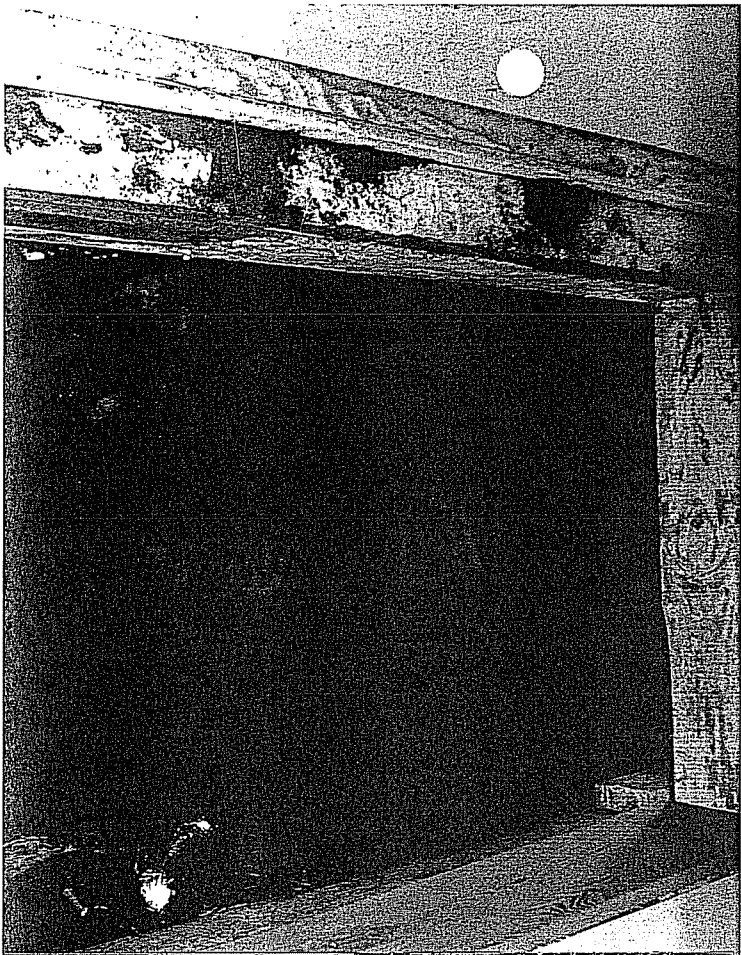
22" 16"
oak oak

24" 16" oak
oak

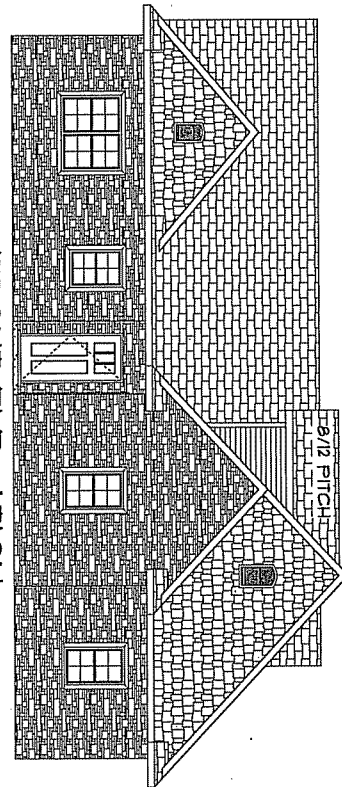






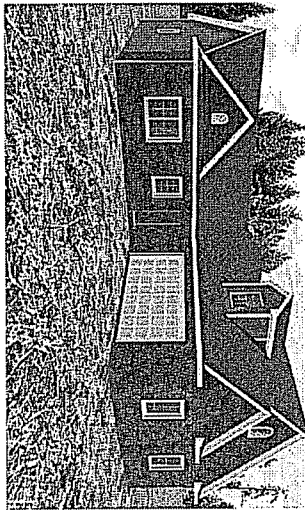


UNLESS OTHERWISE NOTED
 6/12 PITCH — 24" O.H.
 8/12 PITCH — 18" O.H.
 10/12 PITCH — 24" O.H.
 11/12 PITCH — 24" O.H.
 TRUSS MANUFACTURER TO
 ADJUST HEEL HEIGHTS
 ACCORDINGLY

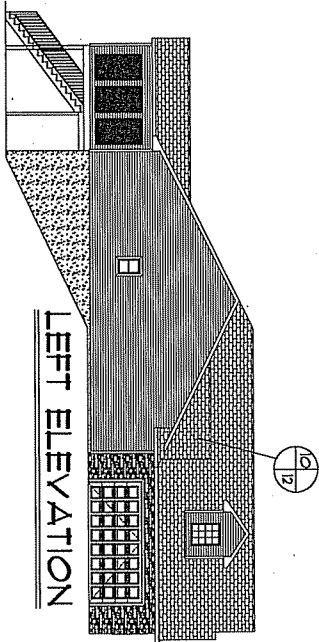


FRONT ELEVATION

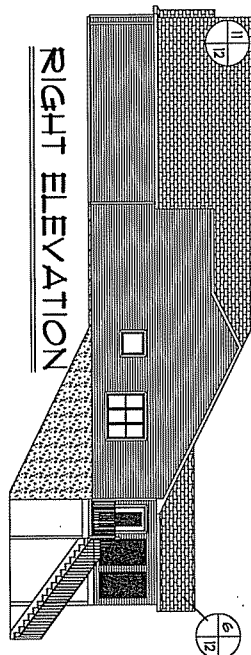
SCALE: 1/8" = 1'-0"



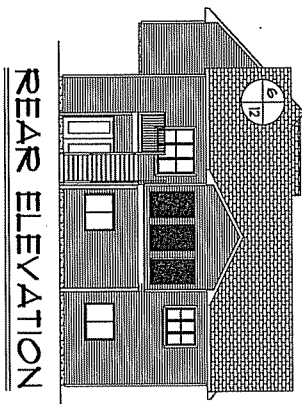
3-D VIEW



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

THE GRILLES SHOWN
 MAY NOT DEPICT
 ACTUAL MANUFACTURERS
 SPECIFICATIONS

PRELIMINARY PLAN ONLY - DO NOT USE FOR CONSTRUCTION

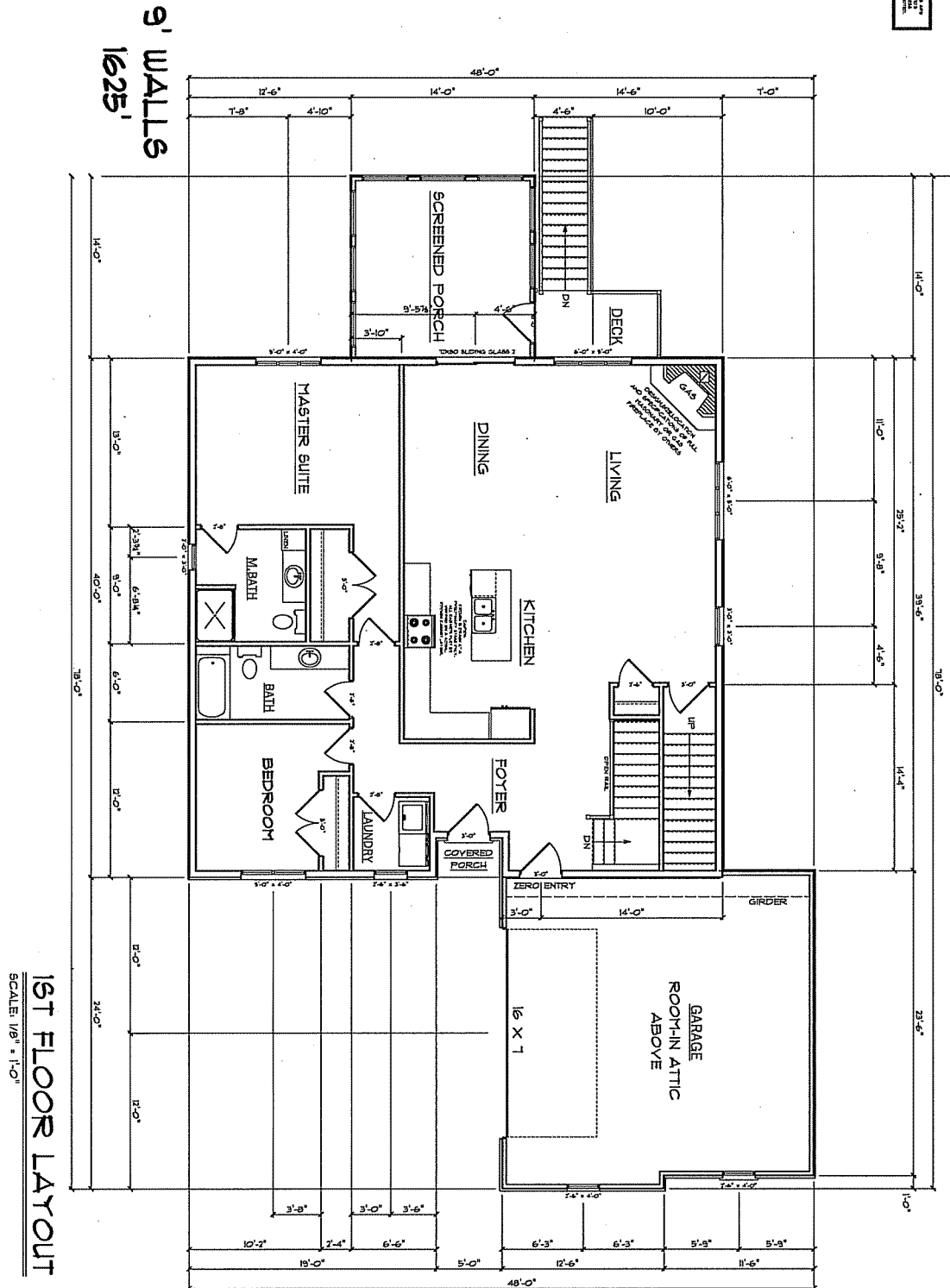
CONTRACTOR: J.W. CUSTOM HOMES	DATE: 11-27-12	A-1	LYTAN LUMBER COMPANY THE PROFESSIONAL BUILDERS SUPPLY CENTER 1100 WESTERN AVE. EAU CLAIRE WIS. 54602
HOME OWNER: DAVE PIENOK (2)	12-04-12		
PLAN: • 12-216C	12-11-12		
PHONE: PHONE:	01-30-13 02-01-13 2/21/2013		
W.T. W.T.		1/8" = 1'-0"	

DRAWN BY: BPAGE



3/13/2013(2)

USE OF SUCH PLANS SHALL BE THE SOLE RISK OF ANY USER. ANY PLANS FURNISHED BY LYMAN LUMBER ARE FURNISHED WITHOUT ANY WARRANTY BY LYMAN LUMBER. THEY ARE INTENDED FOR ANY GENERAL OR PRACTICAL PURPOSE ONLY. RELIANCE BY ANY OF THESE PLANS AND ALL RESPONSIBILITY FOR THE GRADE OF CORRECT STRUCTURAL MATERIALS, SPACING, LOGS, BEARING ON THE APPLICATION OF THE USE OR SCIENCE OF CONSTRUCTION BASED ON INFORMATION ACCURACY OR PHYSICAL SCIENCE MAY BE THE RESPONSIBILITY OF THE BUILDER, OWNER OR USER OF THE PLANS.

ALL MATERIALS ARE
IN STOCK
IN BOW GREEN
CONCRETE & MORTAR.



PRELIMINARY PLAN ONLY - DO NOT USE FOR CONSTRUCTION

CONTRACTOR: J.W. CUSTOM HOMES		DATE: 11-27-12		LYMAN LUMBER COMPANY THE PROFESSIONAL BUILDERS SUPPLY CENTER 1700 WESTERN AVE. EAU CLAIRE WIS. 54702
HOME OWNER: DAVE PIENKOW (2)		12-04-12		
PLAN: 12-216C	PHONE: PHONE:	12-11-12		
		01-30-13		
	W.T. W.T.	02-01-13		
		02/20/13	1/8" = 1'-0"	

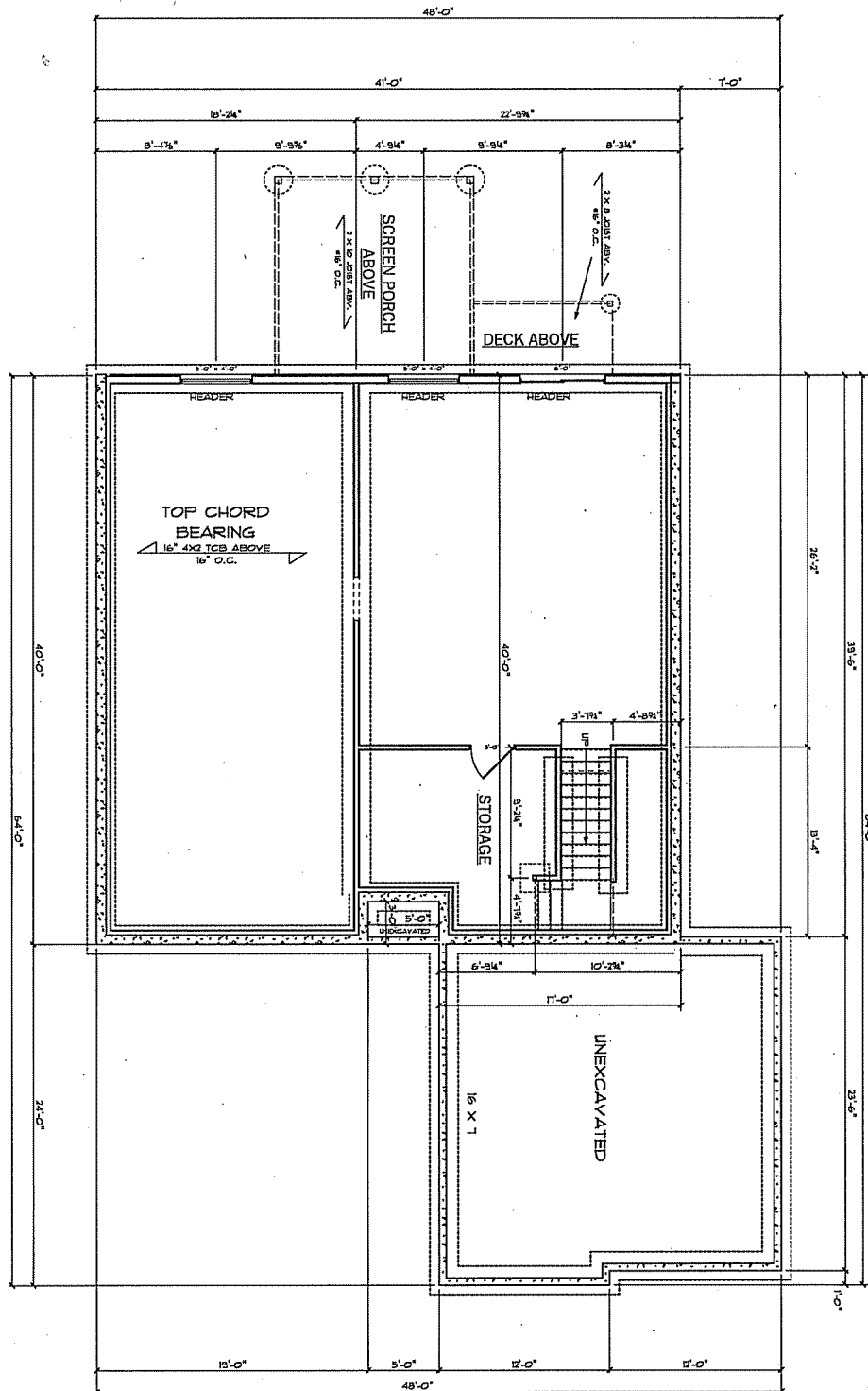
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3/13/2013(2)

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3.13.13 REVISION

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



9' WALLS

PRELIMINARY PLAN ONLY - DO NOT USE FOR CONSTRUCTION

CONTRACTOR: J.W. CUSTOM HOMES

HOME OWNER: DAVE PIENOK (2)

PLAN: 12-216C

PHONE: PHONE:

W.T. W.T.

DATE: 11-27-12
12-04-12

12-11-12
01-30-13
02-01-13
2/21/2013

A-4

1/8" = 1'-0"



LYMAN LUMBER COMPANY

THE PROFESSIONAL BUILDERS SUPPLY CENTER

1100 WESTERN AVE. EAU CLAIRE WIS. 54602

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