

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.



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	600 Receipt No. 8556-
Date Received	10/6/15 0032
Received By	JLK
Parcel No.	0710-194-0114-1
Aldermanic District	14-Sheri Carter
Zoning District	TR-C1
Special Requirements	water front
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

Kirchgatter, Jenny

From: Stouder, Heather
Sent: Thursday, October 01, 2015 9:56 AM
To: Tucker, Matthew; Kirchgatter, Jenny
Subject: FW: 1800 Waunona Way Boathouse
Attachments: Halleen boathouse 9-23-2015 city submittal.pdf

FYI

From: Carter, Sheri
Sent: Wednesday, September 30, 2015 3:41 PM
To: Stouder, Heather
Cc: nh@opitzrealty.com
Subject: Fw: 1800 Waunona Way Boathouse

Good Afternoon,

I have connected with Neil Halleen of 1800 Waunona Way regarding the construction of the boathouse on the property at 1800 Waunona Way. I approve the waiving the 30 day notification period. If there needs to be further discussion, please connect me via e-mail.

Working for a better Madison,

Alder Sheri Carter

District 14 - Madison Common Council

(c) 608-698-6027

e-mail: district14@cityofmadison.com

website: www.cityofmadison.com/council/district14

From: Neil C. Halleen <nh@opitzrealty.com>
Sent: Sunday, September 27, 2015 5:32 AM
To: Carter, Sheri
Subject: Fwd: 1800 Waunona Way Boathouse

Sherri: Can you please respond to this request?

Neil C. Halleen
Opitz Realty Inc.
502 N. Eau Claire Ave.
Madison, WI 53705
608-257-0111
608-220-6238 cell

----- Forwarded message from Neil C. Halleen <nh@opitzrealty.com> -----

Date: Thu, 24 Sep 2015 09:46:10 -0500
From: Neil C. Halleen <nh@opitzrealty.com>
Reply-To: Neil C. Halleen <nh@opitzrealty.com>
Subject: 1800 Waunona Way Boathouse
To: district14@cityofmadison.com

Hello Sherrri: I have just finished with a design to replace our existing boathouse with something that looks pleasing to the property. Attached is the plan we would like to submit to the city and we would like to do this work this fall if at all possible. Evidently there is a 30 day notification period to you that I was not aware of. If that 30 day period is in place we could not start until January, an obvious problem. The city said that if you would waive the 30 day notification period we could proceed to file by October 7th and be able to do the work this fall. Please consider my request and if you are willing to do this please let me and the city know. (Heather Stouder HStouder@cityofmadison.com)

Thank you.

Neil C. Halleen
Opitz Realty Inc.
502 N. Eau Claire Ave.
Madison, WI 53705
608-257-0111
608-220-6238 cell

----- End forwarded message -----