



Location  
3852 Clover Lane

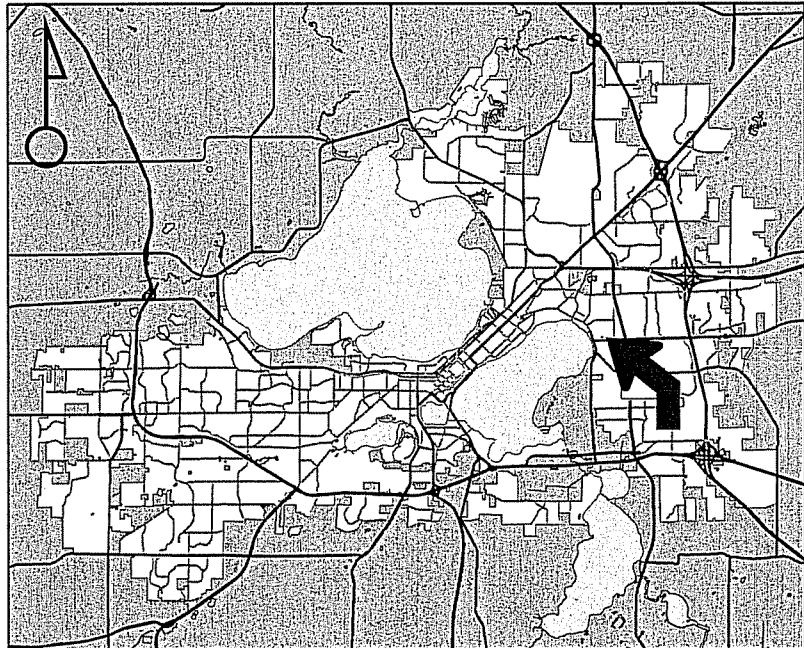
Project Name  
Nunez Garage

Applicant  
Eudiomenes Nunez/Tom Lamberson-  
American Garage Builders

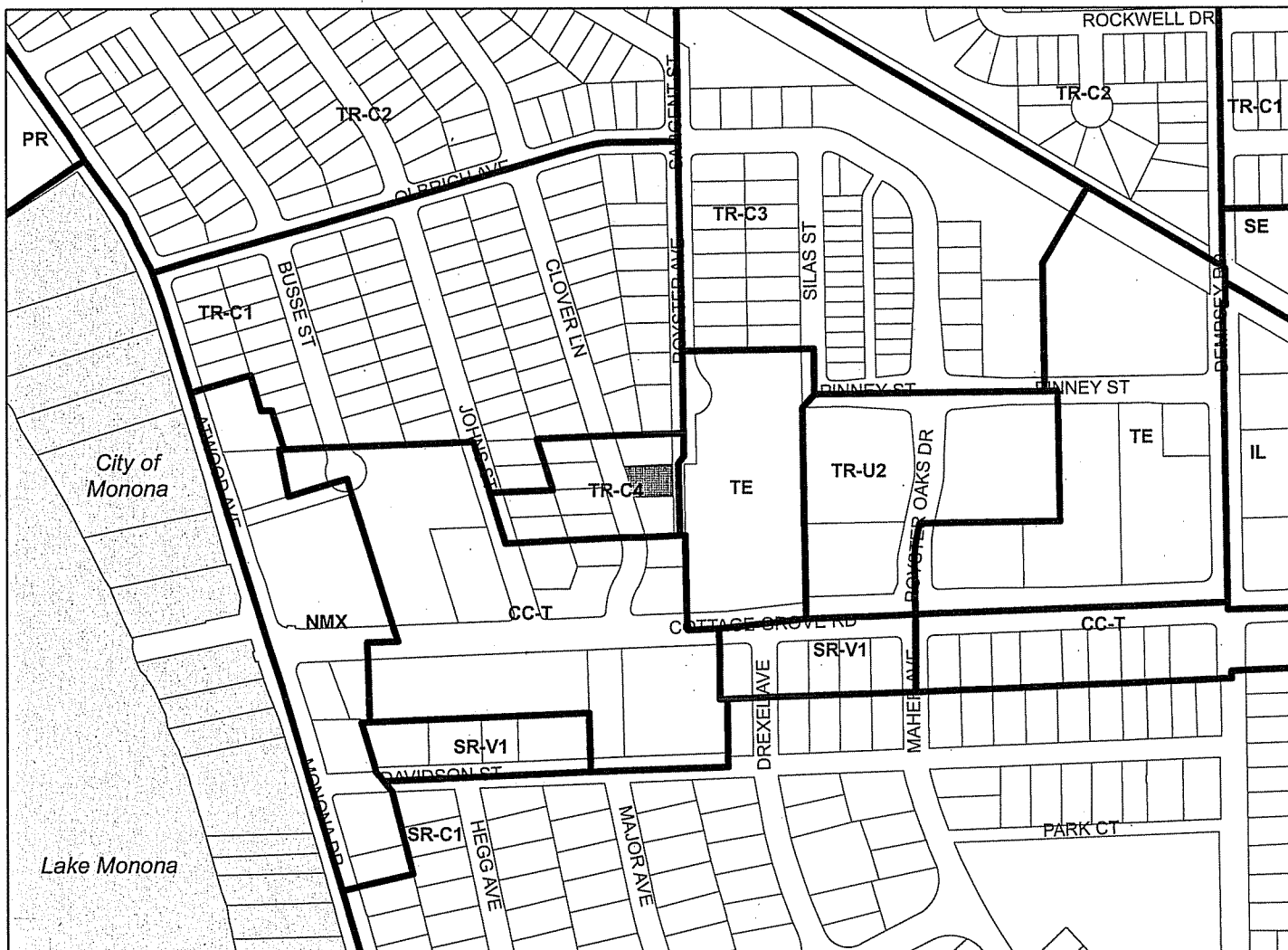
Existing Use  
Single-family house

Proposed Use  
Construct accessory building exceeding  
576 square feet in TR-C4 zoning

Public Hearing Date  
Plan Commission  
05 October 2015



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 September 2015





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received <u>8/19/15</u>	
Received By <u>JLK</u>	
Parcel No. <u>0710-092-1702-9</u>	
Aldermanic District <u>15-David Ahrens</u>	
Zoning District <u>TR-C4</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 3852 Clover Ln.  
Project Title (if any): Detached Garage 24' x 30'

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: Tom Lamberson Company: American Garage Bldgs.  
Street Address: 576 Linnenud Dr. City/State: Sun Prairie, WI Zip: 53590  
Telephone: 608 226 0700 Fax: 608 834 9396 Email: \_\_\_\_\_

Project Contact Person: Tom Lamberson Company: American Garage Bldgs.  
Street Address: 1204 Enterprise Dr. City/State: Verona, WI Zip: 53593  
Telephone: (608) 235 1868 Fax: 608 848 8322 Email: tomthegarageguy@hotmail.com

Property Owner (if not applicant): Eudimenes Nunez  
Street Address: 3852 Clover Ln. City/State: Madison, WI Zip: 53714

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Remove Existing 20' x 20' Detached Garage & Build New 24' x 30' Detached Garage

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

## 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/altered 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 <sup>2</sup> 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](mailto: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:

→ 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.

Heather Joudar Planning Staff Date: 8/7/15 Jenny Kirchgatter Zoning Staff Date: 8/7/15

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

Name of Applicant Tom Lamberson Relationship to Property: Builder  
Authorizing Signature of Property Owner Eulomenes Nunes Date 8-18-15

Jenny:

I approve the waiver of the 30 day period for the two garage projects proposed by Mr. Lamberson.

Thank you for your assistance,  
David

David Ahrens

Alder, 15th District

contact me:

[district15@cityofmadison.com](mailto:district15@cityofmadison.com)

608-334-1156

Sign-Up for my monthly

# AMERICAN GARAGE BUILDERS

576 Linnerud Drive Sun Prairie, WI. 53590  
Office: 608-834-9335, Fax: 608-834-9396  
Garagebuilder86@msn.com

August 18, 2015

Tom Lamberson with American Garage Builders  
Representing Eudiomenes Nunez  
3654 Sussex Lane

RE: Proposal for a 24' x 30' Detached Garage

Mr. Nunez currently has a one car 20' x 20' detached garage in major disrepair. Structurally, the roof and doors are sagging and nearly nonfunctional. Concrete floor is heavily cracked and uneven. Exterior siding is rough and beyond painting or replacing.

Mr. Nunez would like to raze the existing garage and replace it with a new 24' x 30' detached garage as described and drawn.

Not only will the new garage be a major improvement to the property and the neighborhood, it will also allow Mr. Nunez to store tools and equipment necessary to maintain his investment and home while allowing him enough space to park two vehicles. He currently resides in one half of the duplex and rents the other half.

The lot is very large and can easily accommodate this garage while still easily meeting all other zoning and building requirements.

Thank you for your consideration,  
Tom Lamberson  
Mike Wilson

# AMERICAN GARAGE BUILDERS

576 Linnerud Drive Sun Prairie, WI. 53590  
Office: 608-834-9335, Fax: 608-834-9396  
Garagebuilder86@msn.com

August 18, 2015

Tom Lamberson with American Garage Builders  
Representing Eudiomenes Nunez  
3852 Clover Lane

RE: Proposal for a 24' x 30' Detached Garage

## Demolition

Remove and haul away existing 20' x 20' Detached garage and concrete slab.

## Concrete Construction

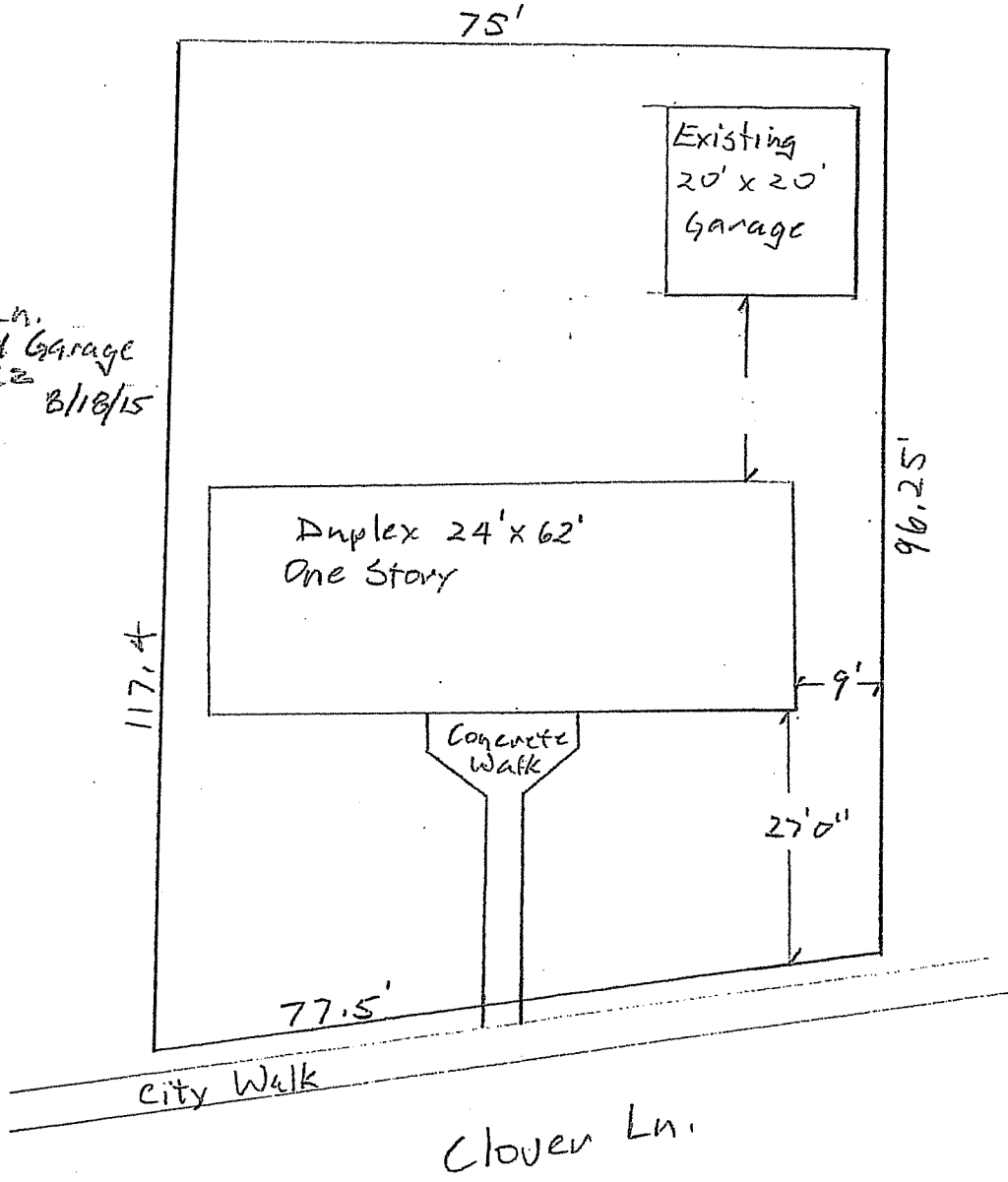
24' x 30' reinforced concrete floating slab with 3 ½" raised curb, 8" x 8" thickened edge perimeter/footing, ½" re-rod around perimeter of the slab, 4' x 20' concrete apron, compacted stone base, six bag mix rated at 4000 psi., air-entrained, 6 x 6 wire mech reinforcement and/or 3/8 rebar, includes all excavation.

## Garage Construction

- 11' Walls with Premium Quality 2 x 4 Studs 16" o.c.
- Treated Bottom Plate and Double Top Plates.
- OSB Structural Wall Sheathing.
- 4/4 Vinyl Siding with Lifetime Warranty.
- Aluminum Fascia with Vented Soffit.
- 12" Eave Overhangs and 6" Gable Overhangs.
- OSB Roof Sheathing with Steel H-Clips.
- 4/12 Engineered Common House Trusses with Hurricane Clip Tie-Downs.
- Dimensional Shingles with Lifetime Warranty and 15# ASTM Felt Paper.
- 18 Lineal Feet of Ridge Vent.
- Two 2' x 2' insulated Sliding Windows with Security Lock and Removable Screen.
- 16' x 8' Raised Panel Steel Insulated Overhead Garage Door.
- 3' x 6'8" Raised Panel Steel Service Door with Knob Lock and Two Keys.

Site Plan  
Existing

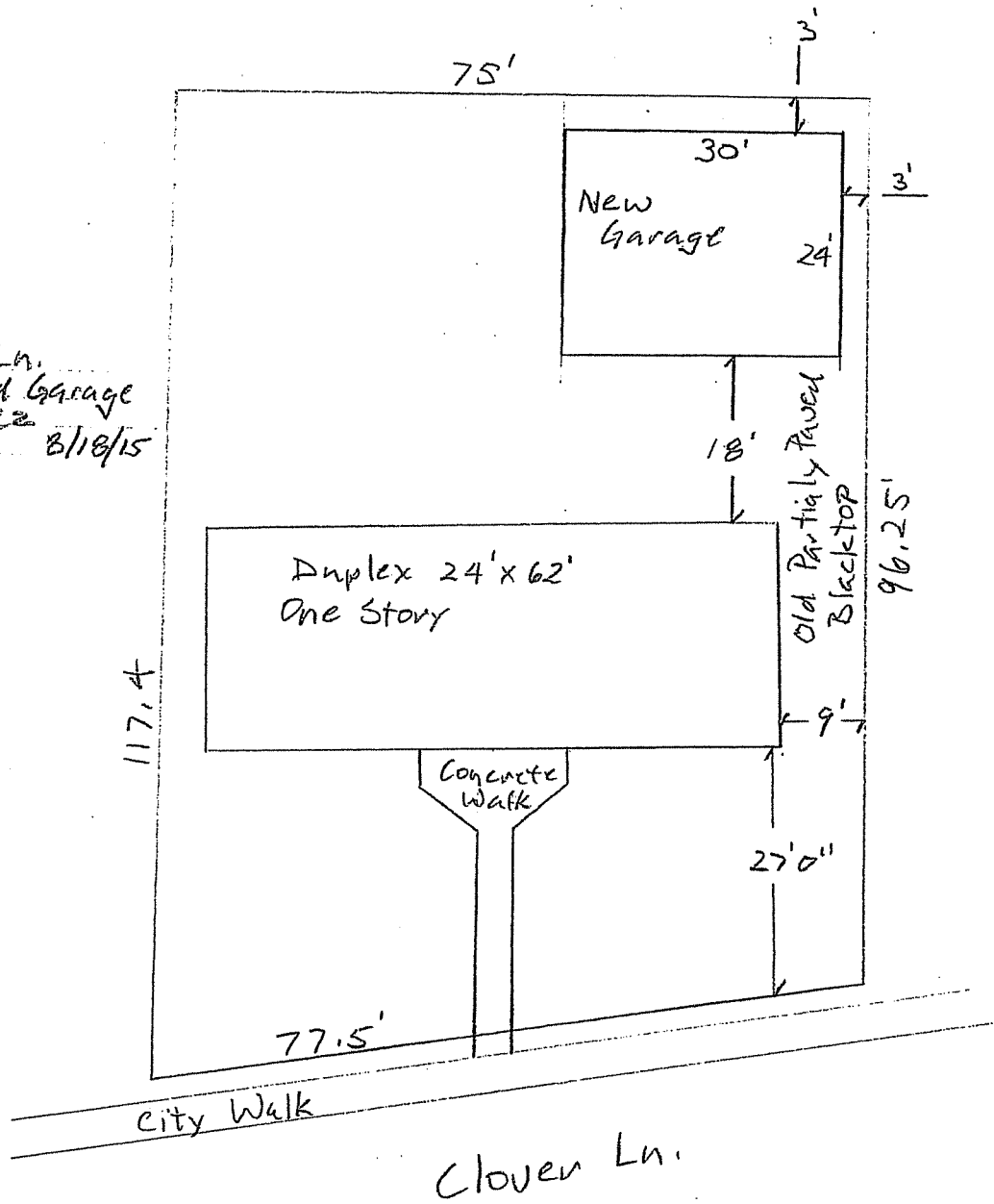
3852 Clover Ln.  
24' x 30' Detached Garage  
Enrique Nunez  
Scale 1" = 20' B/18/15





# Site Plan Proposed

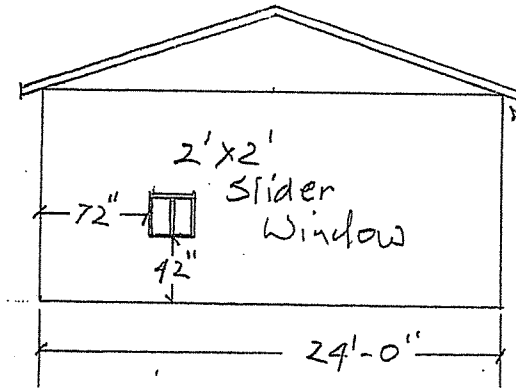
3852 Clover Ln.  
24' x 30' Detached Garage  
Endiomenes Nunez  
Scale 1" = 20' 8/18/15



# Elevations

3852 Clover Ln. 8/28/15  
24' x 30' Detached Garage  
Eudiomenes Nunez  
Scale 1" = 10'

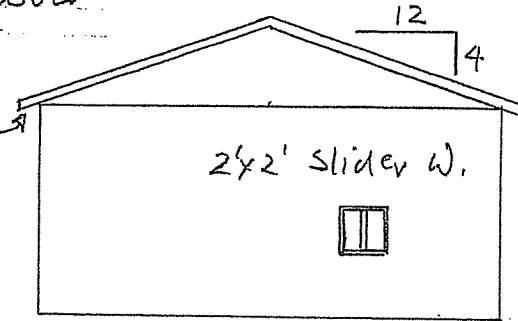
Engineered Truss Roof System



Left Side

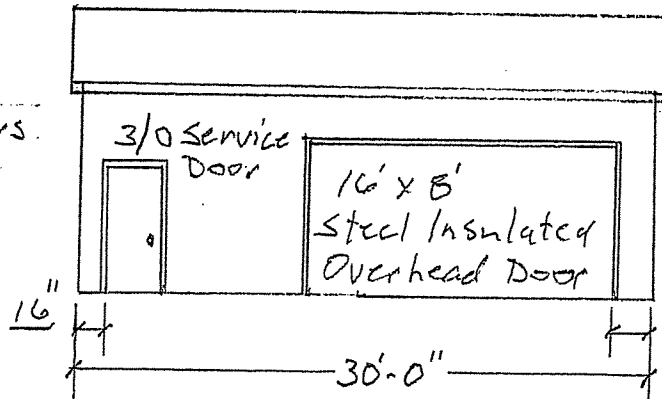
Metal Fascia Cover  
& Drip Edge

12" Eye Overhang



Right Side

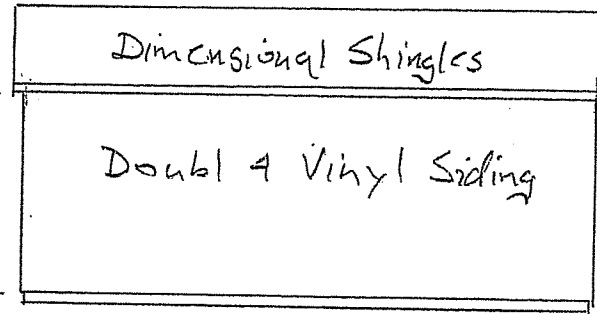
Metal Trim Around Doors



Front

4'-0"

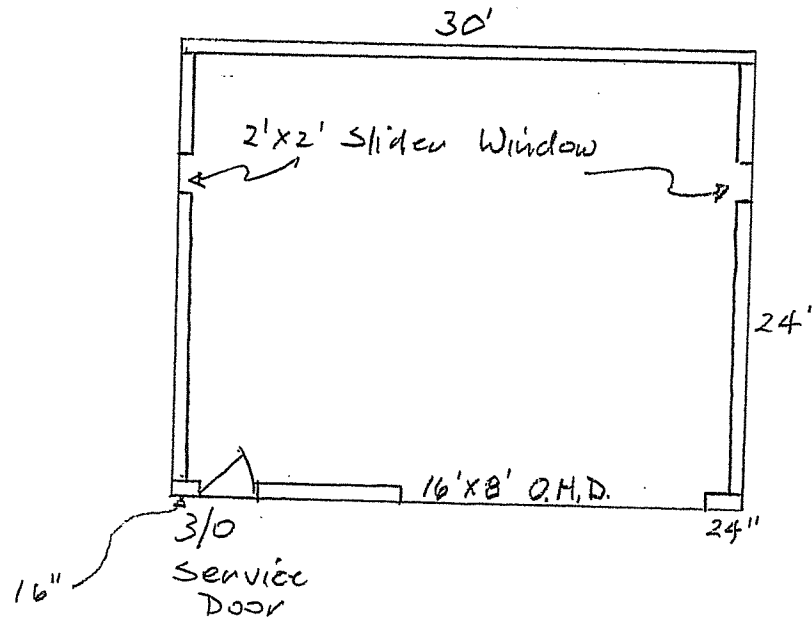
11'-0"



4" Concrete Slab With Thickened Edge  
& Steel Reinforcement

Back

# Floor Plan



3852 Clover Ln.  
24' x 30' Detached Garage  
Enrique Nunez  
Scale 1" = 10' 8/18/15