



City of Madison

Proposed Conditional Use

Location
1210 Vilas Avenue

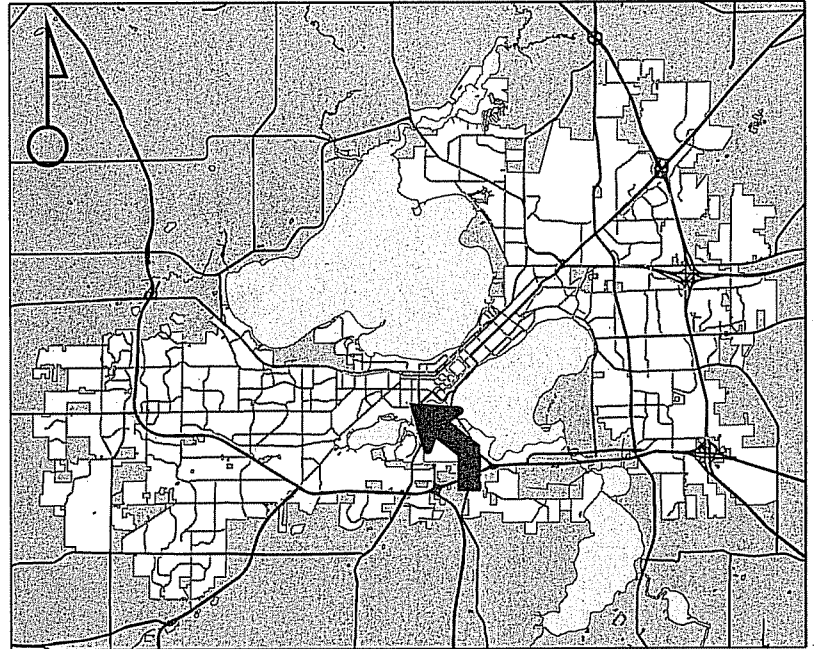
Project Name
Bennington Garage

Applicant
Ninfa & Valerie Bennington/Kristin A. Gunderson - KA Gunderson Construction

Existing Use
Single-family house

Proposed Use
Construct accessory building exceeding 10 percent of the area of the lot

Public Hearing Date
Plan Commission
13 January 2014



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 : 06 January 2013

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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>149330</u>
Date Received	<u>11/20/13</u>
Received By	<u>Sarah Anderson</u>
Parcel No.	<u>0709-224-3120-3</u>
Aldermanic District	<u>Ellingson</u>
Zoning District	<u>TR-63</u>
Special Requirements	<u>n/a</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: 1210 Vilas Ave. Madison, WI
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
- 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: Kristin A. Gunderson Company: KA Gunderson Construction
Street Address: 1330 Vilas Ave City/State: Madison, WI Zip: 53715
Telephone: (608) 213-3877 Fax: () N/A Email: Kris.gunderson@att.net

Project Contact Person: Same as Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Ninfa + Valerie Bennington
Street Address: 1210 Vilas Ave City/State: Madison, WI Zip: 53715

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: New 2 CAR GARAGE (to store Autos And All equipment used for out door maintenance. Children's) out door toys

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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

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 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:

Sue Ellingson (Alder), John Parkins, Greenbush Neighborhood E-mail + phone call - ¹¹⁻¹⁸⁻¹³ 11-20-13

→ 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: _____ Date: _____ Zoning Staff: MAA Tucker Date: 11-18-13

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

x Name of Applicant Kristin A Gunderson Relationship to Property: General Contractor
x Authorizing Signature of Property Owner Val Benayto Date 11-18-13

Re: 1210 Vilas Ave. Madison, WI (New Garage)

2 minutes ago 10:03 AM

From Ellingson, Susan

To Kris Gunderson, Tucker, Matthew

Cc kris.gunderson@att.net

I will waive the 30 day waiting period prior to application for this proposal. I neither support nor oppose the proposal.

Sue

.....

Sue Ellingson

district13@cityofmadison.com

sue@sueellingson.com

On Nov 18, 2013, at 8:59 PM, "Kris Gunderson" <kris.gunderson@icloud.com> wrote:

Sue Ellingson,

I am writing to inform you of my intent to file a conditional use application for the property at 1210 Vilas Ave. Madison, WI

I am a general contractor and learned today at zoning that the plans I had submitted to build a garage were larger than the zoning requirements for this property. I intend to file a conditional use application for this project. I am asking for a waiver of notice so that I may submit my application by Wednesday November 20 at 12 pm to the zoning desk at the city.

I appreciate your time and effort in this matter.

Kris Gunderson, Owner

K A Gunderson Construction LLC

1330 Vilas Ave.

Madison, WI 53715

kris.gunderson@icloud.com

(608) 213-3877

Sent from iCloud

LETTER OF INTENT

NEW GARAGE – 1210 VILAS AVE

It is the desire of the homeowner at this single family home to build a new 24' x 22' garage to provide storage and protection for their vehicles, bicycles, lawn and house maintenance tools and their children's outdoor toys.

The old garage was a (model T) 1 stall type and was used as a shed rather than a garage. It could store the lawn mower, some bikes and the gardening and maintenance tools.

The new garage would provide much needed off- street parking for this growing family and save them the effort of following the various parking regulations they now juggle on their street.

As the general contractor for this project I live just down the street on the next block and enjoy a two car garage myself. In the years since I have lived here I have seen many new garages built along these alleyways replacing the outdated original ones.

Thank you for your consideration on behalf of Val and Ninfa Bennington, their children and K A Gunderson Construction LLC.

Best, Kris

Kris Gunderson, Owner

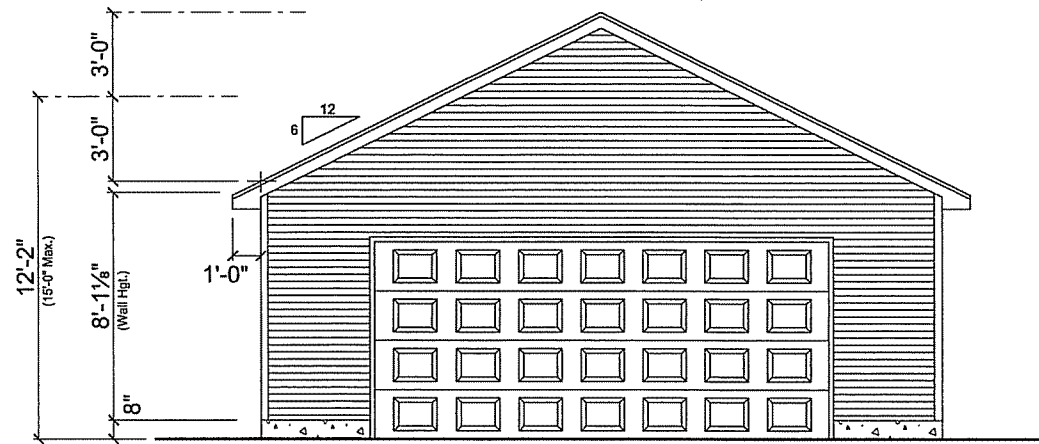
K A Gunderson Construction LLC

1330 Vilas Ave.

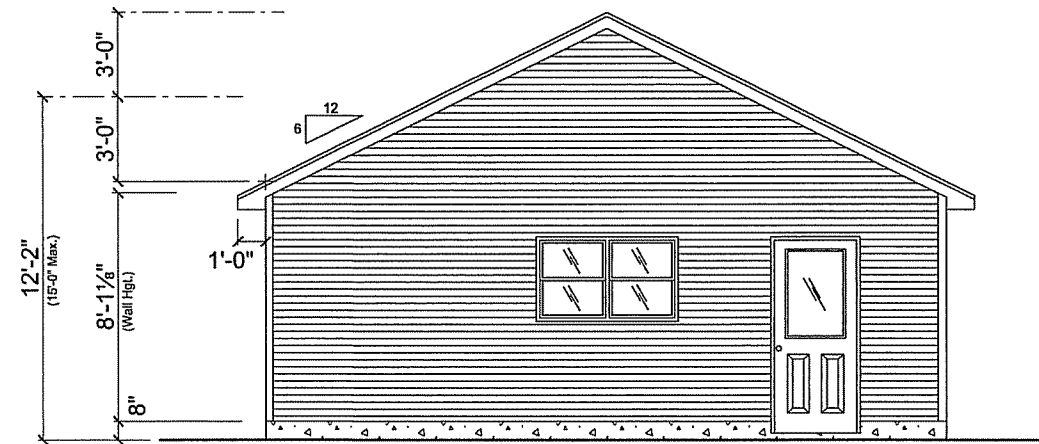
Madison, Wi 53715

PH: 608 213-3877

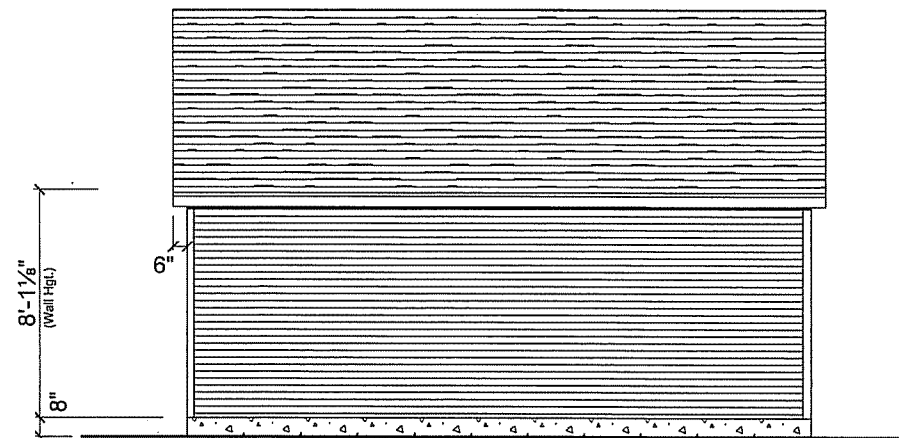
Email: kris.gunderson@att.net



FRONT ELEVATION



REAR ELEVATION




SIDE ELEVATION

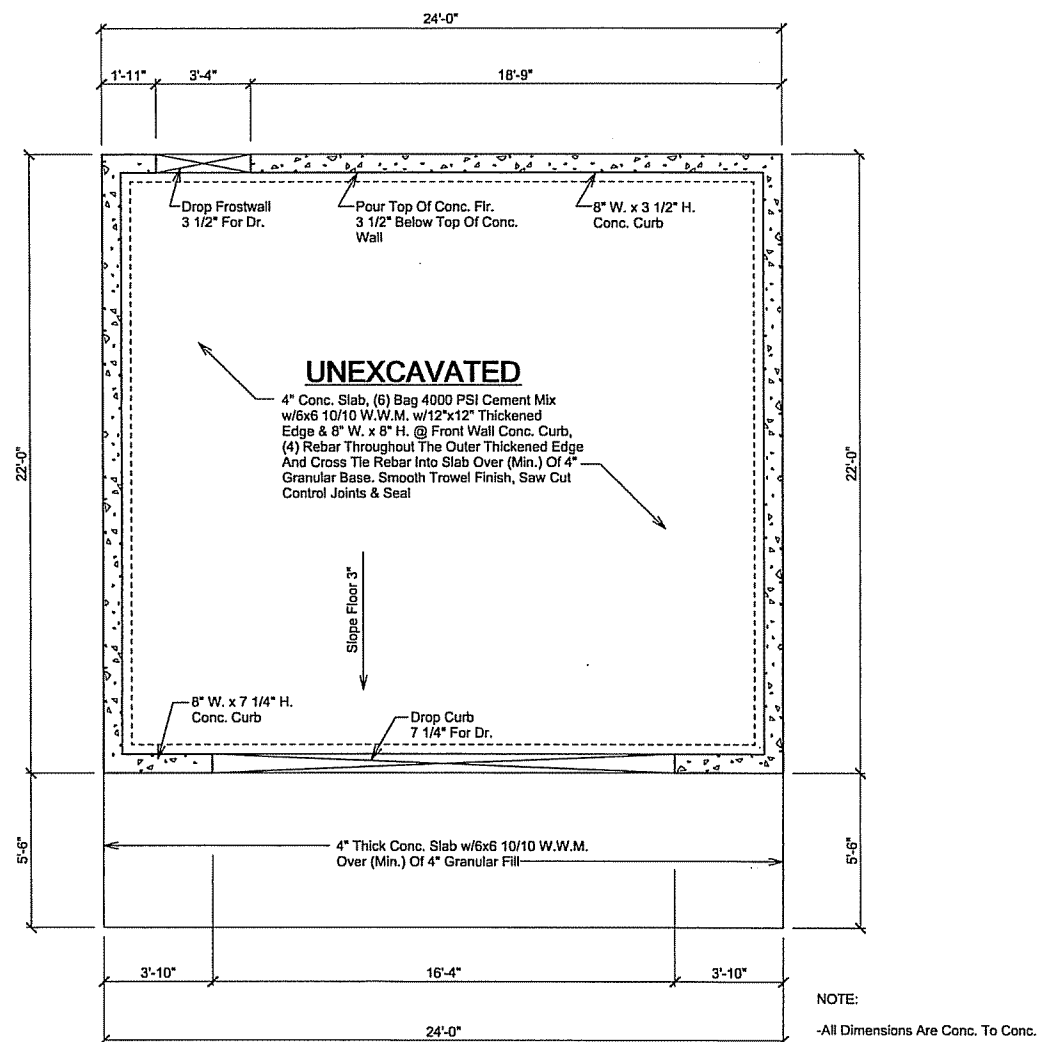
CONTRACTOR:
KA GUNDERSON CONSTRUCTION LLC

1210 VILAS AVENUE MADISON, WI 53715

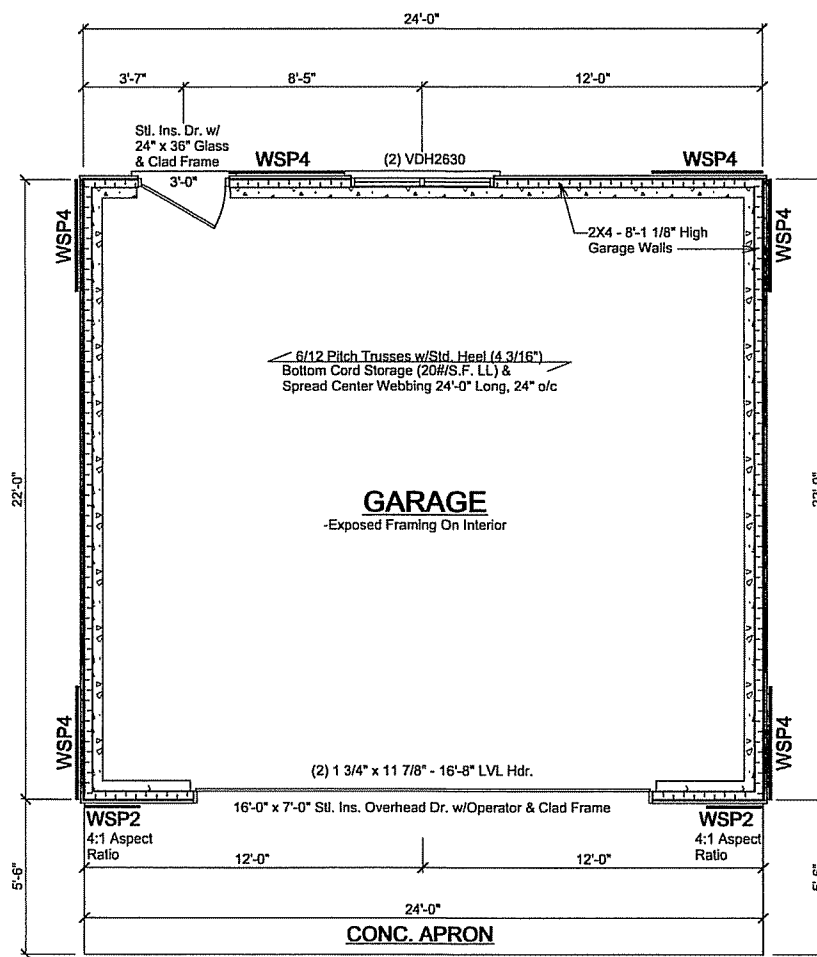
Revised: 11/19/13

PLAN #723-13

 MARLING LUMBER COMPANY <small>1801 E. WASHINGTON AVE. MADISON, WI 53704</small>		DRAWN BY: Brian K. & Chris D.
Scale: 1/4"=1'-0" Date: 09/04/13	ELEVATIONS	
NINFA & VAL BENNINGTON		
<small>ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.</small>		DRAWING NUMBER: 1 OF 3



FOUNDATION PLAN



FLOOR PLAN

Notes:

- All Dimensions Are Stud To Stud Or Stud To Centerline Of Opng.
- All Headers In Load Bearing Walls Not Noted To Be (2) 2x10 HF Select. Struct.
- All LVL beams Shown Are Versa-Lam 2.0E, 3100 Fb SP Manufactured By Boise Cascade, Corp.
- Bottom Of Window Header To Be 6'-10 1/2".
- Windows To Be Kolbe & Kolbe Latitude Series All Vinyl Double Hung Units w/insulated 270 Non Low E Glass & Full Screens.
- 3/4" OSB T&G Sheathing Between Spread Center Webbing On Bottom Cord Of Trusses.

WALL BRACING NOTES:

- 1/2" OSB Continuous Wall Sheathing - Wall Brace Method #4, Nailing 8d Smooth Or Common Or 6d Deformed Nails. 6" o/c On All Edges & 12" o/c Intermediate.
- All Vertical Joints Of Braced Wall Panels Shall Occur Over Common Stud. Horizontal Joints Shall Be Backed w/1 1/2" Thick Blocking.

WSP4- 1/2" Wood Structural Panels, 48" & 24" Wide

1210 VILAS AVENUE MADISON, WI 53715

MARDING LUMBER COMPANY
1801 E. WASHINGTON AVE. MADISON, WI 53704

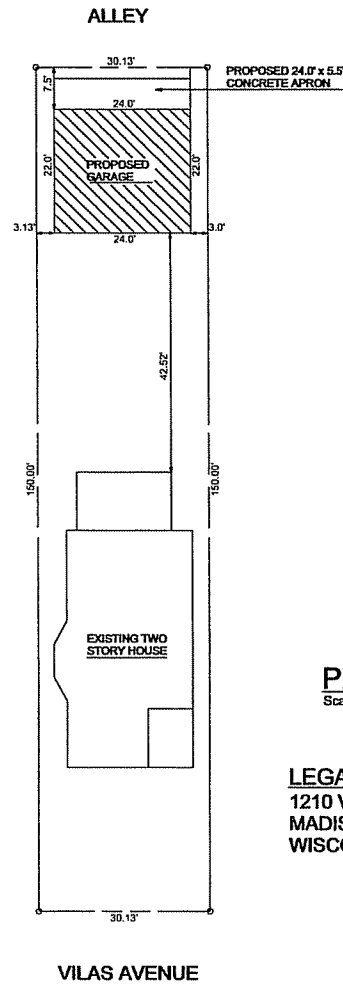
Revised: 11/19/13

Scale: 1/4"=1'-0"
Date: 09/04/13
DRAWN BY: Brian K. & Chris D.
FOUNDATION PLAN & FLOOR PLAN

NINFA & VAL BENNINGTON

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

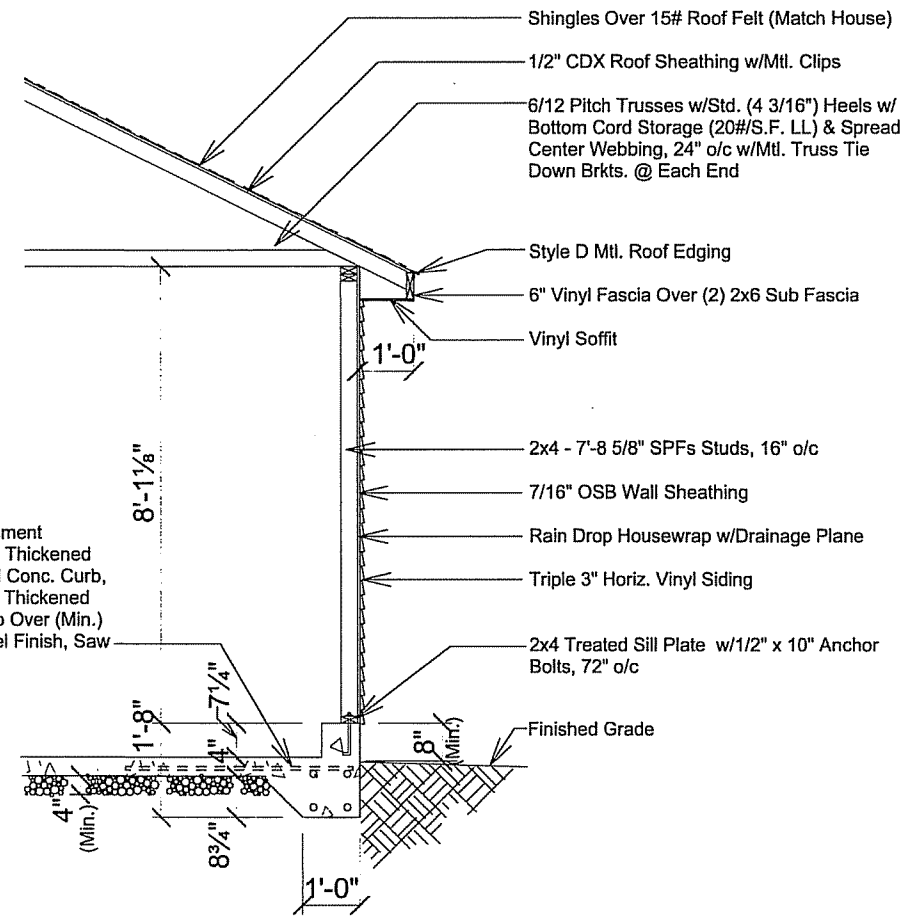
DRAWING NUMBER:
2 OF 3



PLOT PLAN
Scale: 1" = 20'-0"

LEGAL DESCRIPTION
1210 VILAS AVENUE, CITY OF
MADISON, DANE COUNTY,
WISCONSIN 53715

4" Conc. Slab, (6) Bag 4000 PSI Cement Mix w/6x6 10/10 W.W.M. w/12"x12" Thickened Edge & 8" W. x 20" H. At Front Wall Conc. Curb, (4) #4 Rebar Throughout The Outer Thickened Edge And Cross Tie Rebar Into Slab Over (Min.) Of 4" Granular Base. Smooth Trowel Finish, Saw Cut Control Joints & Seal.



WALL SECTION
Scale: 1/2" = 1'-0"

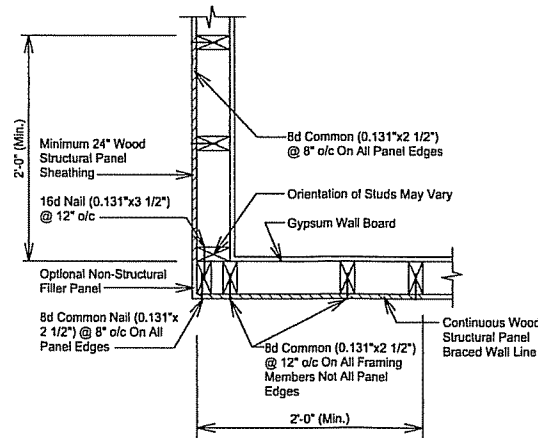


FIGURE 321.25-G (a)
OUTSIDE CORNER DETAIL FOR CONTINUOUS
STRUCTURAL PANEL SHEATHING
Scale: 1" = 1'-0"

Revised: 11/19/13

1210 VILAS AVENUE MADISON, WI 53715

MARLING LUMBER COMPANY
1801 E. WASHINGTON AVE. MADISON, WI 53704

Scale: As Shown
Date: 09/04/13
DRAWN BY: Brian K. & Chris D.

NINFA & VAL BENNINGTON

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

DRAWING NUMBER:
3 OF 3