



City of Madison

Conditional Use

Location
939 East Dayton Street

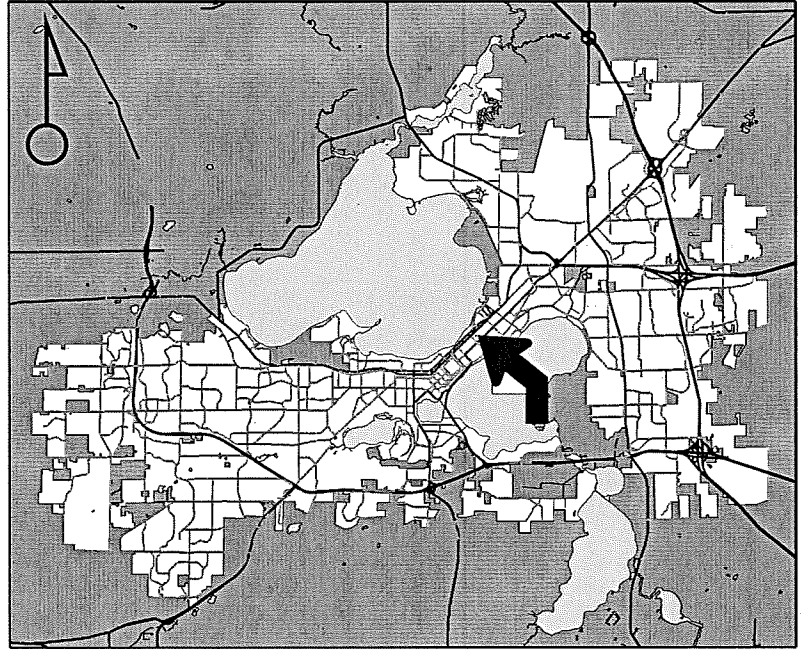
Project Name
Stephan ADU

Applicant
Maria Stephan/Aaron Martinek –
A-Team Construction Unlimited, Inc.

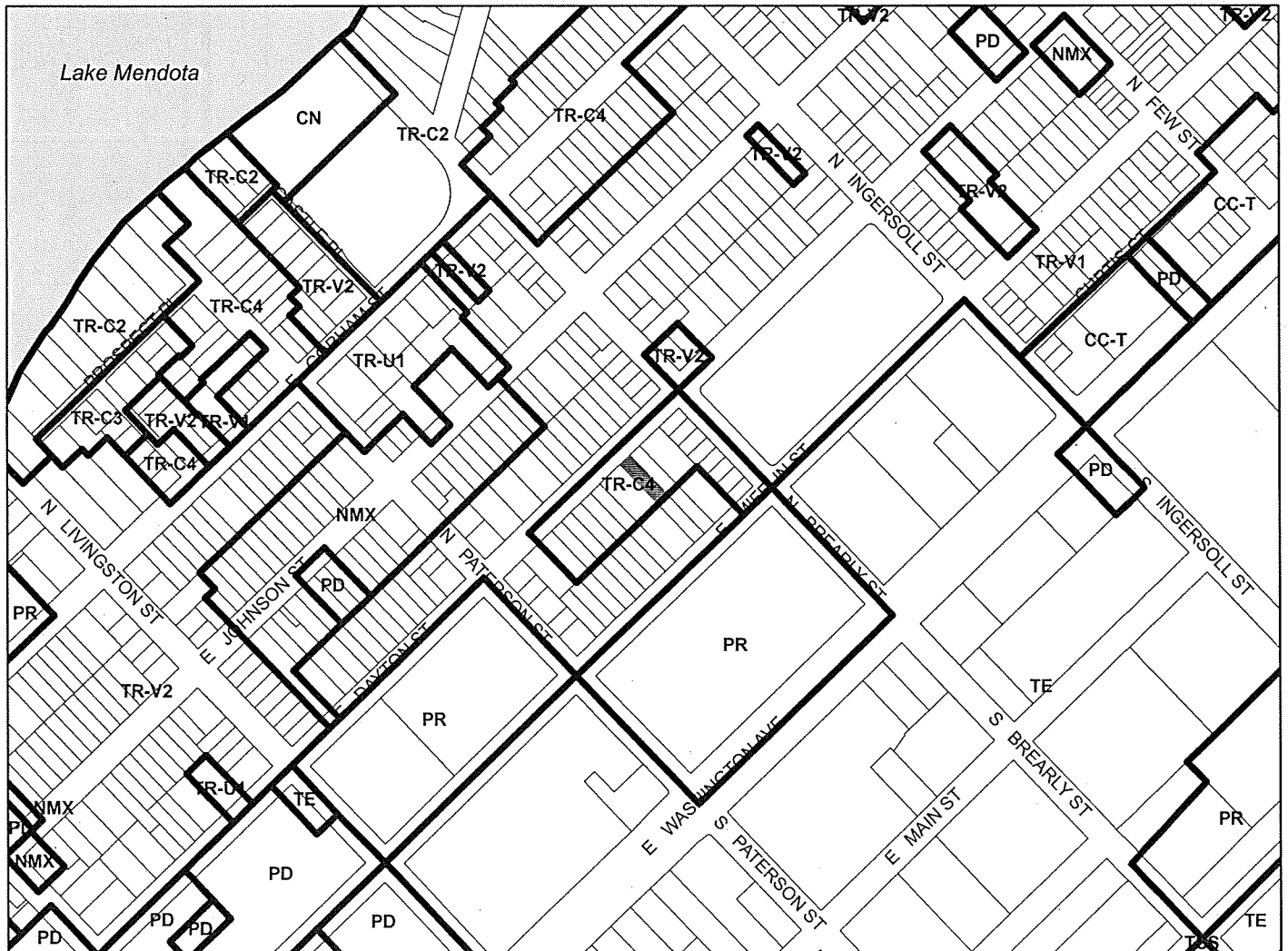
Existing Use
Single-family residence

Proposed Use
Construct accessory building with
accessory dwelling unit

Public Hearing Date
Plan Commission
17 June 2013



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 June 2013





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 \$650 Receipt No. 142572
 Date Received 5/8/13
 Received By PDA
 Parcel No. 0709-131-1929-8
 Aldermanic District 2 LABEL BELLERS
 Zoning District TR-C4
 Special Requirements WP 24
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 939 E. Dayton St.
Project Title (if any): Marva Stephan

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: Aaron Martinek Company: A-Team Construction Unlimited Inc.
 Street Address: 5555 Odana Rd. City/State: Madison, WI Zip: 53719
 Telephone: (608) 237-8680 Fax: (608) 2306270 Email: aaron@ateamunlimited.com
 Project Contact Person: Aaron Martinek Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____
 Property Owner (if not applicant): Marva Stephan
 Street Address: 939 E. Dayton St. City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Remove existing garage + rebuild garage w/apartment in rear of lot, exceeding 700sqft - 702sqft actual.
 Development Schedule: Commencement ASAP 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:

→ 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.

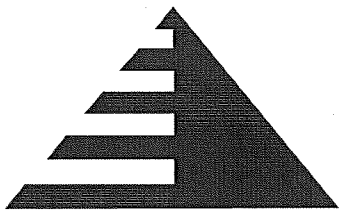
Planning Staff: Tim Parks Date: 4-17-13 Zoning Staff: _____ Date: _____

Alder person, Bridget Moniacchi - 3-1-13, Neighborhood President - Joe Lusson - 3/4/13

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

Name of Applicant MARIA BOIANGIU-STEFAN Relationship to Property: OWNER

Authorizing Signature of Property Owner M. Boiangiu-Stefan Date 05-08-2013



A-TEAM CONSTRUCTION UNLIMITED, INC.
5555 Odana Road Suite 212 Madison, WI 53719
www.ATeamUnlimited.com
Office-608-237-8680
Fax: 608-230-6270

"Making the Ordinary, Extraordinary"

5/8/13

We are currently in the planning stage for the demo and reconstruction of a garage building, located at 939* East Dayton St. Madison, WI. The owner has asked us to build the new garage to the rear of her lot, with living space attached.

Total sqft of the lot is: 4356sqft
Existing house livable space: 1301sqft
Porch area: 203sqft
Additional driveway area: 310sqft
New proposed garage w/ living area: 702sqft
Unused area: 710sqft.

We would like to start by mid-August. Project would take approximately 2 months to complete, considering weather etc.

Respectfully,

Aaron Martinek
A-Team Constrructuion





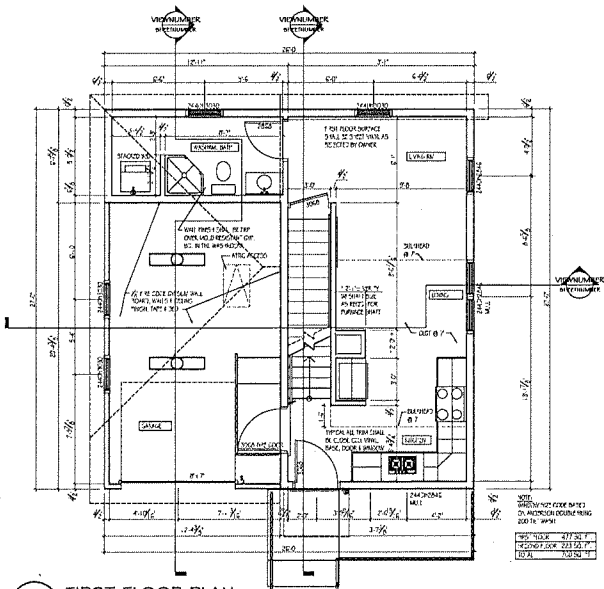
14



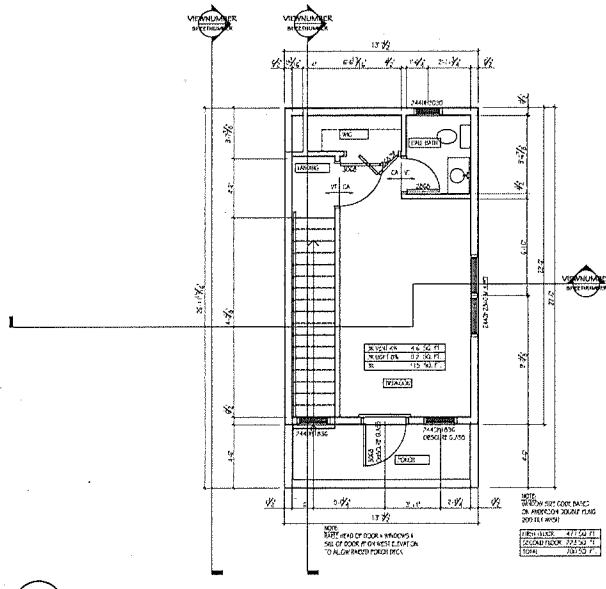




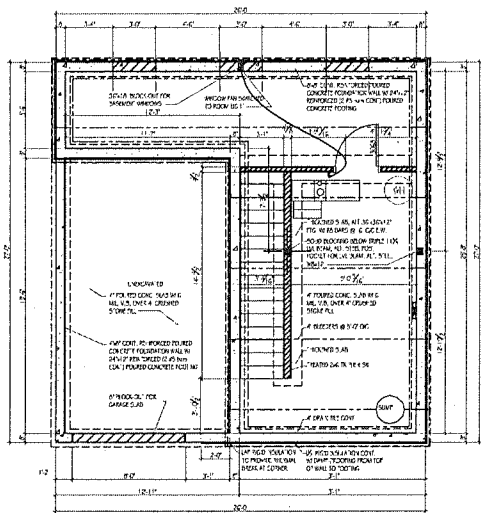




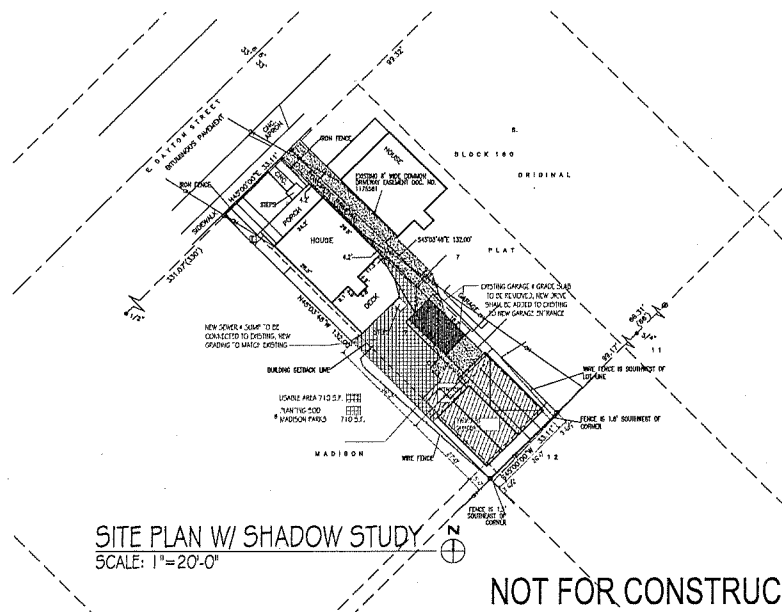
1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



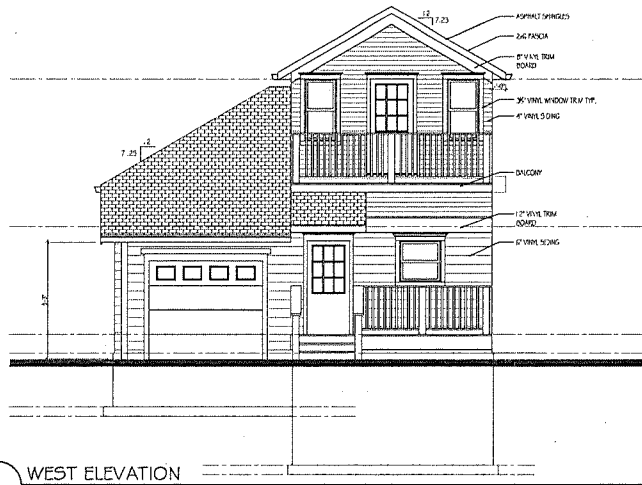
4 FOUNDATION & BASEMENT PLAN
1/4" = 1'-0"



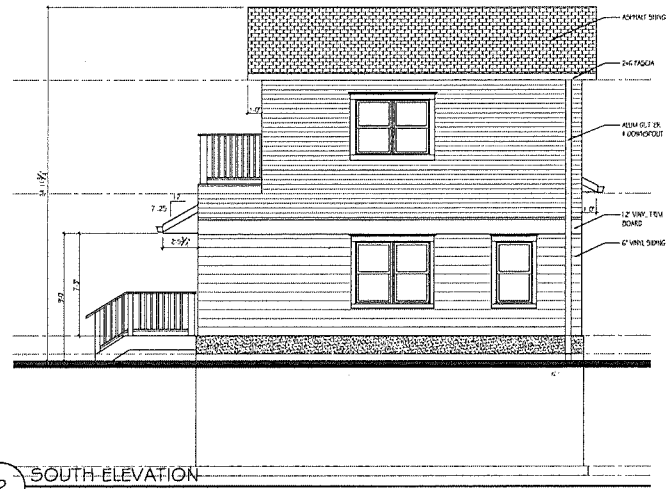
SITE PLAN W/ SHADOW STUDY
SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION,
PRELIMINARY ONLY

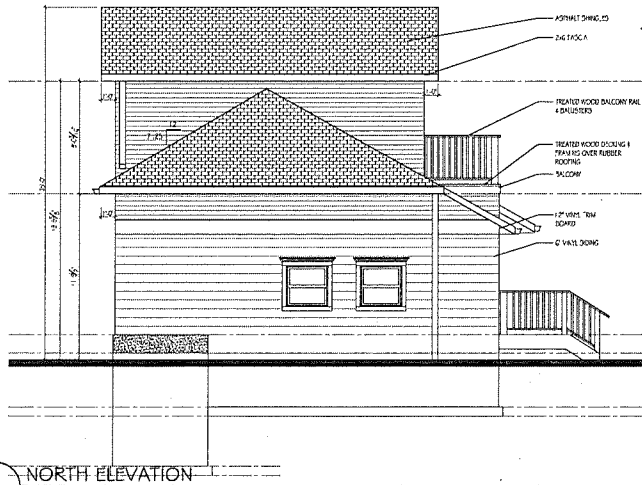
GARAGE APT FOR MARIA		
929 E DAYTON ST		
OWNER	MARIA STEPHAN 929 E. DAYTON ST. MADISON WI 53703	
DATE	DATE	DESCRIPTION
PROJECT NO.	2015-001	
CAD ENG FILE	A-101.BIM.FLOOR	
DRAWN BY	RND	
CHK'D BY	RND	
COPYRIGHT: THIS DESIGN & CONCEPT MAY NOT BE RE-PRODUCED IN WHOLE OR PART WITH OUT THE WRITTEN PERMISSION OF BIRDAH BILTEH ARCHITECTS		
SHEET TITLE		
BASEMENT, FOUNDATION FIRST, & SECOND FLOOR PLANS & SITE PLAN		
A-101		
SHEET		



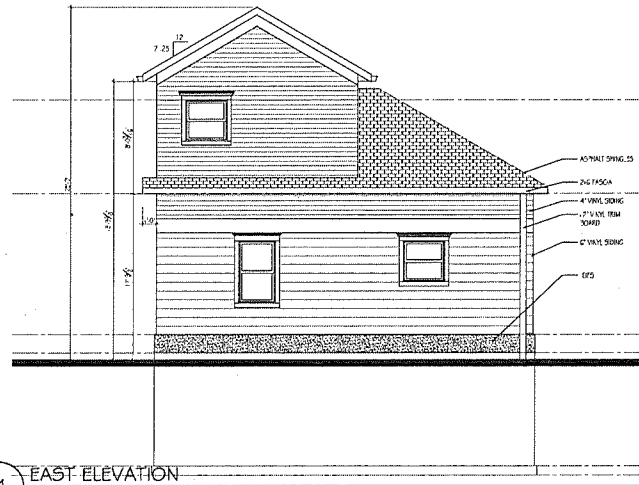
1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"

GARAGE APT FOR MARIA
929 E DAYTON ST
OWNER
MARIA STEPHAN
929 E. DAYTON ST.
MADISON WI 53703

DATE	SCALE	REVISION

PROJECT NO: 2013-001
 CAD FILE: A-104.dwg
 DRAWN BY: RND
 CHECKED BY: RND
 COPYRIGHT: THIS DESIGN & CONCEPT MAY NOT BE REPRODUCED IN WHOLE OR PART WITH OUT THE WRITTEN PERMISSION OF SCOTT WATTS DESIGN

SHEET TITLE
ELEVATIONS

A-104
SHEET - OF -