



# City of Madison

## Conditional Use

Location  
1402 Vilas Avenue

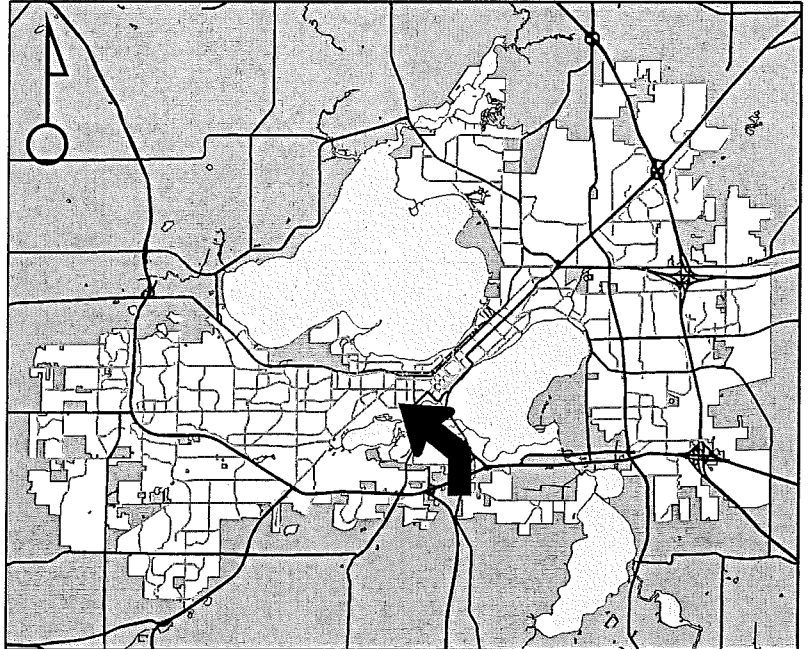
Project Name  
Messina Garage

Applicant  
Pamela Messina/Eric Donovan-  
TDS Custom Construction

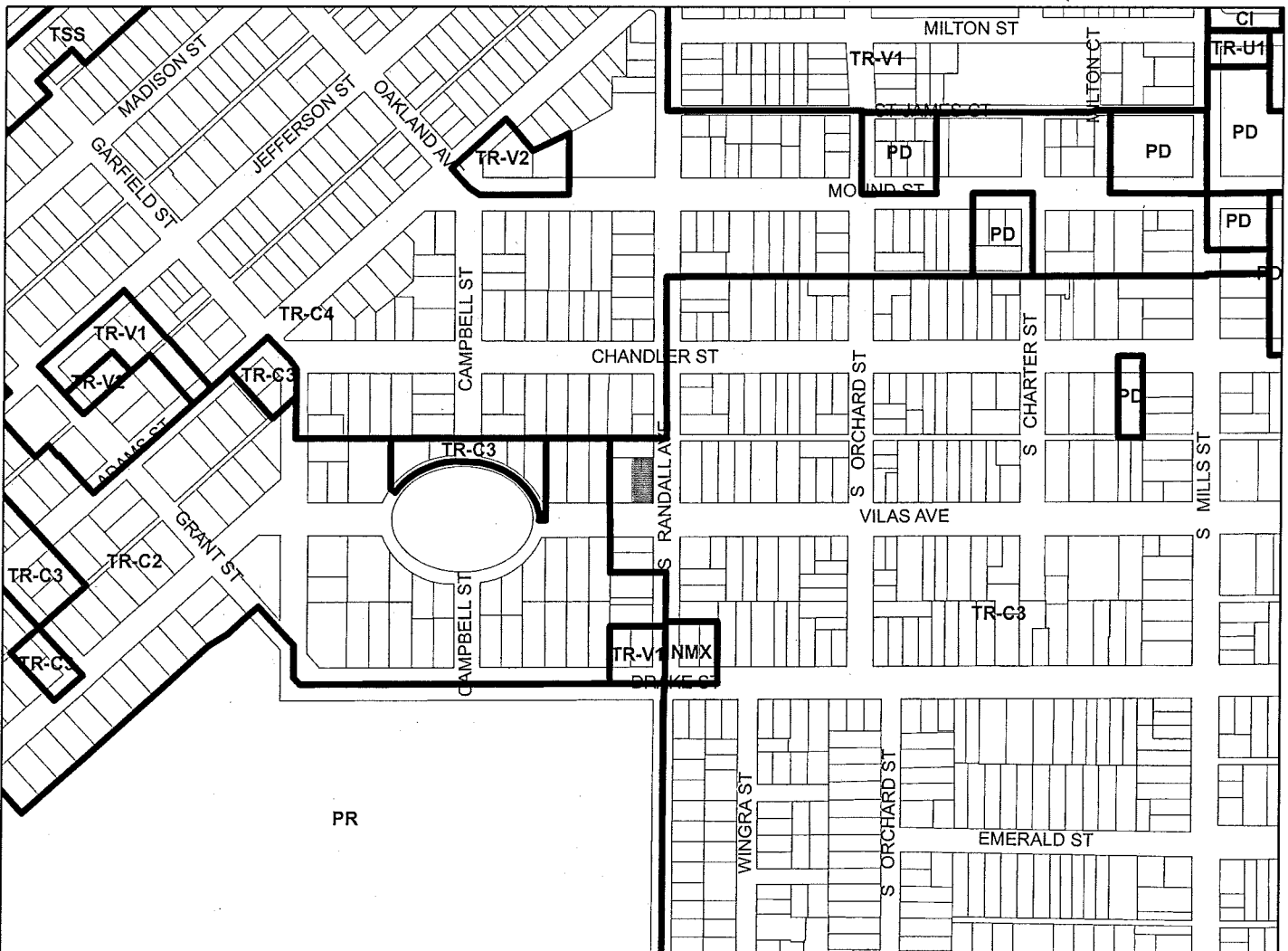
Existing Use  
Single-family residence

Proposed Use  
Construct detached garage exceeding  
576 sq. ft. in TR-C3 zoning

Public Hearing Date  
Plan Commission  
25 July 2016



For Questions Contact: Jessica Vaughn at: 267-8733 or [jvaughn@cityofmadison.com](mailto:jvaughn@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 July 2016





# 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 <u>\$ 600</u>	Receipt No. <u>17490</u>
Date Received <u>6/15/16</u>	<u>0006</u>
Received By <u>SLK</u>	
Parcel No. <u>0709-224-2919-1</u>	
Aldermanic District <u>13 Sara Estrich</u>	
Zoning District <u>TK-C3</u>	
Special Requirements <u>ZON/NCU</u>	
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: 1402 Vilas Ave, Madison, WI 53711  
 Project Title (if any): Messina Garage

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: Eric Donovan Company: TDS Custom Construction  
 Street Address: 1431 Northern Ct City/State: Madison, WI Zip: 53703  
 Telephone: (608) 251-1814 Fax: (608) 251-1824 Email: ericd@tdscustomconstruction.com

Project Contact Person: \_\_\_\_\_ Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): Pamela Messina  
 Street Address: 1078 Vinyard Drive City/State: Oregon, WI Zip: 53575

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Remove existing dilapidated garage and replace with new 3-car garage to provide off street parking and bicycle storage for tenants.

Development Schedule: Commencement Sept 2016 Completion Nov 2016

15

### 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.

**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:  
Notices were sent to Sara Eskrich District 13 Alder and Craig Stanley of Vilas Neighborhood Association on 5/18/2016

→ 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: \_\_\_\_\_ Date: \_\_\_\_\_

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

Name of Applicant Pamela Messina Relationship to Property: Owner  
 Authorizing Signature of Property Owner Pamela Messina Date 06/14/2016



tdscustomconstruction.com

6/14/16

**Messina Garage Letter of Intent**

Madison Plan Commission,  
TDS Custom Construction has been contracted to design a new garage for Pamela Messina's three-unit rental property at 1402 Vilas Ave. The new garage will replace the existing dilapidated garage and provide protected off street parking and bicycle storage for the tenants. The proposed garage will be 741 sq ft to allow for three car stalls and modest bicycle/storage space. The new garage has been designed to complement the house and neighborhood and meet the required commercial codes.

The siding will be vinyl to match the house. The soffits and fascia will be aluminum to match the house. The roof pitch will be 6/12 with 18" overhangs. Garage will be fully guttered with (3) downspouts directing drainage along the north and south sides along the driveway and into the side yard along the west side of the house.

**Lot Area:** 5775 sq ft

**Useable Open Area:** ~~1695~~ sq ft

<b>Lot Coverage:</b>	Principal	1550 sq ft
	Garage	741 sq ft
	Driveway	<del>456</del> sq ft
	<b>Total</b>	<b>2951 sq ft</b>

2767

Eric Donovan  
Project Design Manager  
TDS Custom Construction  
(608)251-1814 ext 25

tdscustomconstruction.com

1431 Northern Court  
Madison, WI 53703  
tel 608.251.1814  
fax 608.251.1824



# Plat of Survey

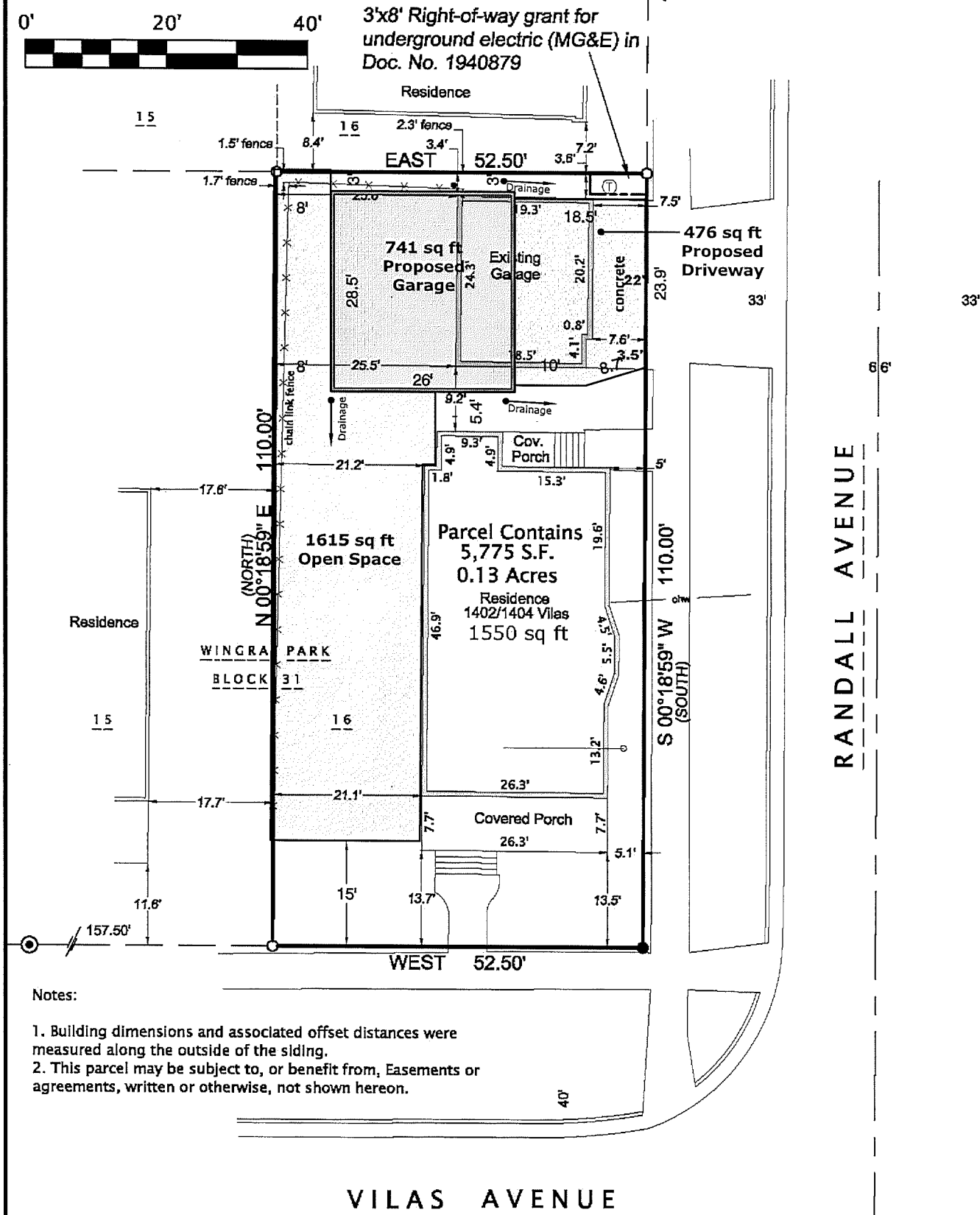
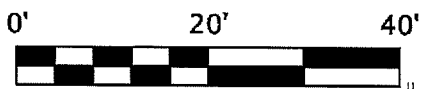
Legal Description of Record:  
Document No. 1912287

The South One Hundred Ten Feet  
(110') of Lot Sixteen (16) Block  
Thirty-one (31) Wingra Park in the  
City of Madison, Dane County,  
Wisconsin

## LEGEND

- SOLID IRON ROD FOUND (1" Diam. unless noted)
- ⊙ IRON PIPE FOUND (0.75" Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET  
1.50lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT.
- Ⓜ Utility Pedestal

BEARINGS ARE REFERENCED TO THE  
SOUTH LINE OF LOT 16, BLOCK 31  
WINGRA PARK, ASSUMED TO BEAR  
EAST-WEST



### Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.

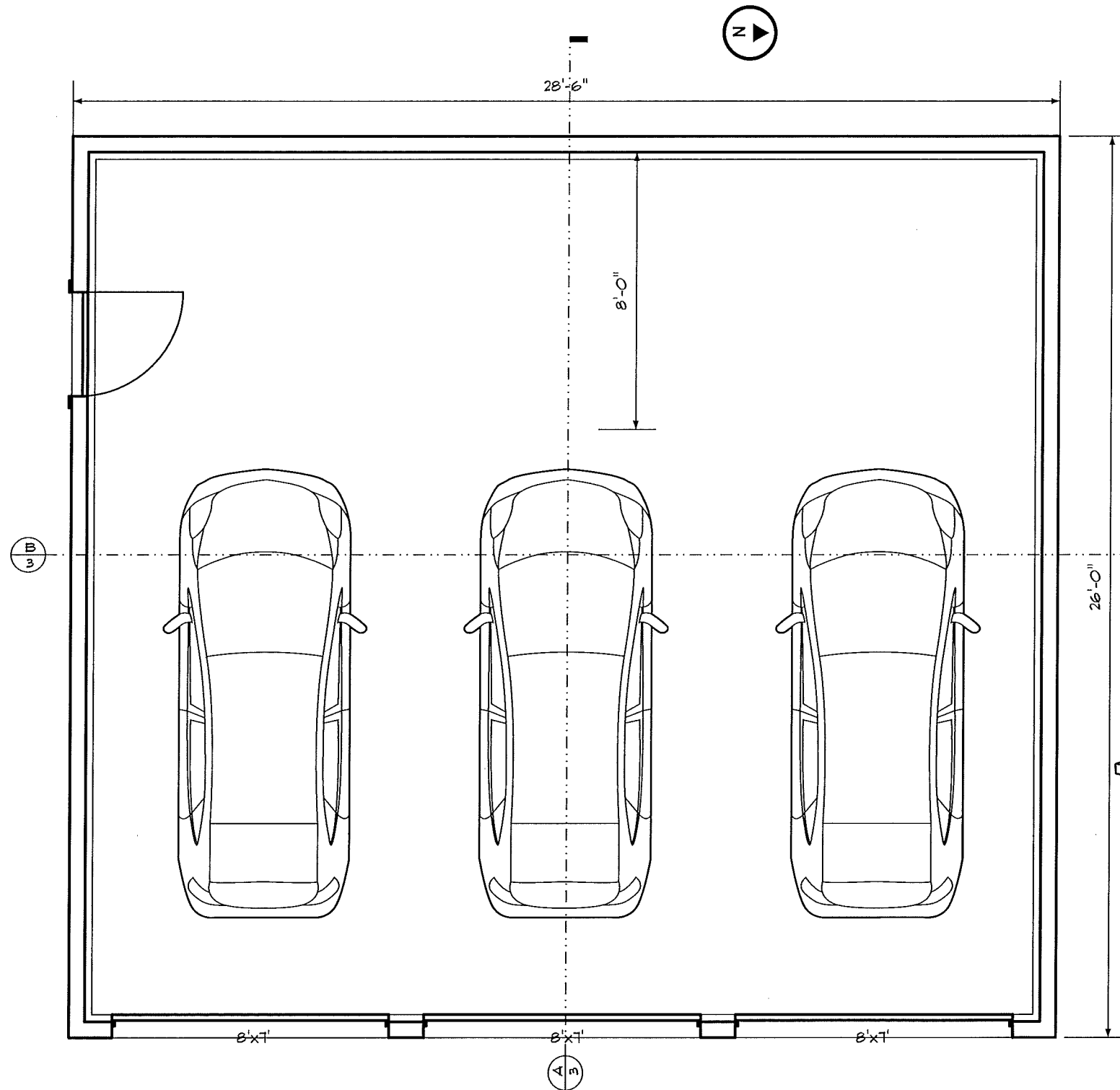
**SURVEYED FOR:**  
PAM MESSINA  
1078 VINYARD DRIVE  
OREGON, WI 53575  
**SURVEYED BY:**  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

### SURVEYOR'S CERTIFICATE

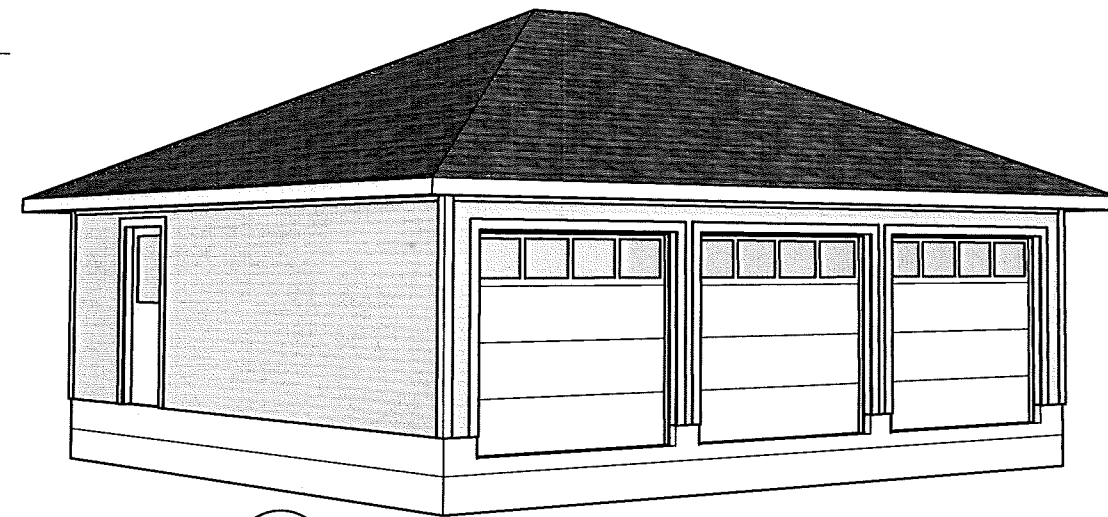
I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 3rd Day of May, 2014: Paul A. Spetz, S 2525

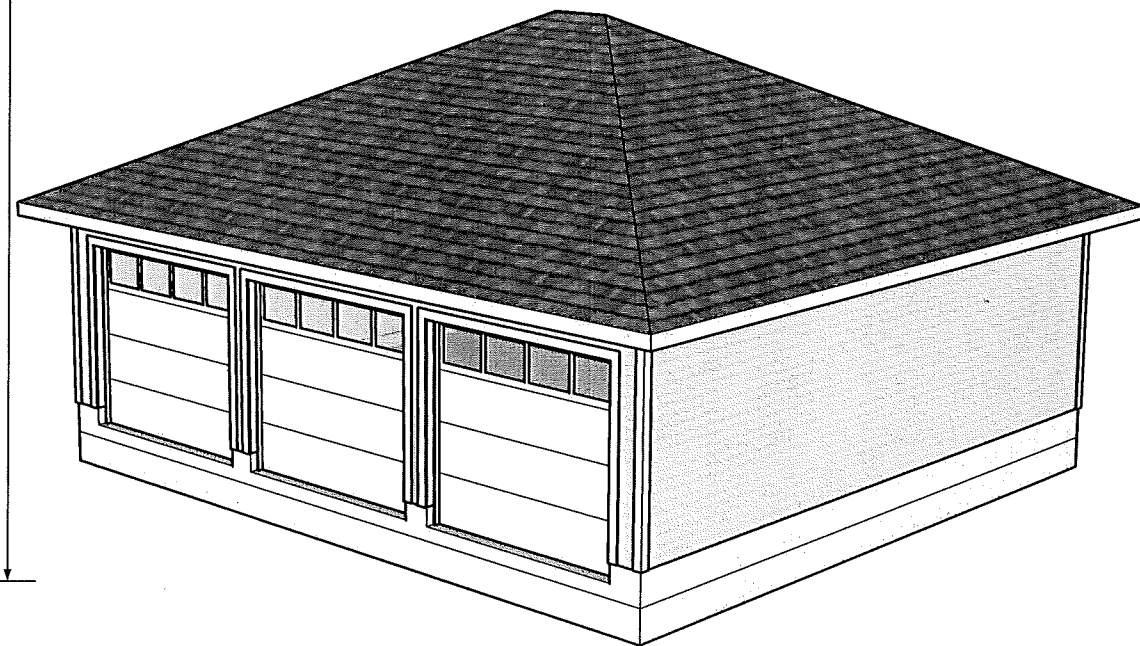
C:\PROJECTS\2016\160709-MESSINA\_1402VILAS\160709-MESSINA\_1402VILASpos.dwg



**A**  
01 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**B**  
01 PERSPECTIVE



**C**  
01 PERSPECTIVE

**T&S** Custom  
CONSTRUCTION ONE

1431 NORTHERN CT  
MADISON, WI 53703  
(608) 251-1814

**MESSINA GARAGE**

FAM MESSINA  
1402 VILAS AVE  
MADISON, WI 53711

FLOOR PLAN

SCALE: AS NOTED

DATE: 01/08/2016

SHEET NO.

01

PREPARED BY  
**BYNORGA** OF 03

1431 NORTHERN CT  
MADISON, WI 53703  
(608) 251-1814

**MESSINA GARAGE**

FAM MESSINA  
1402 VILAS AVE  
MADISON, WI 53711

ELEVATIONS

SCALE: AS NOTED

DATE: 07/08/2016

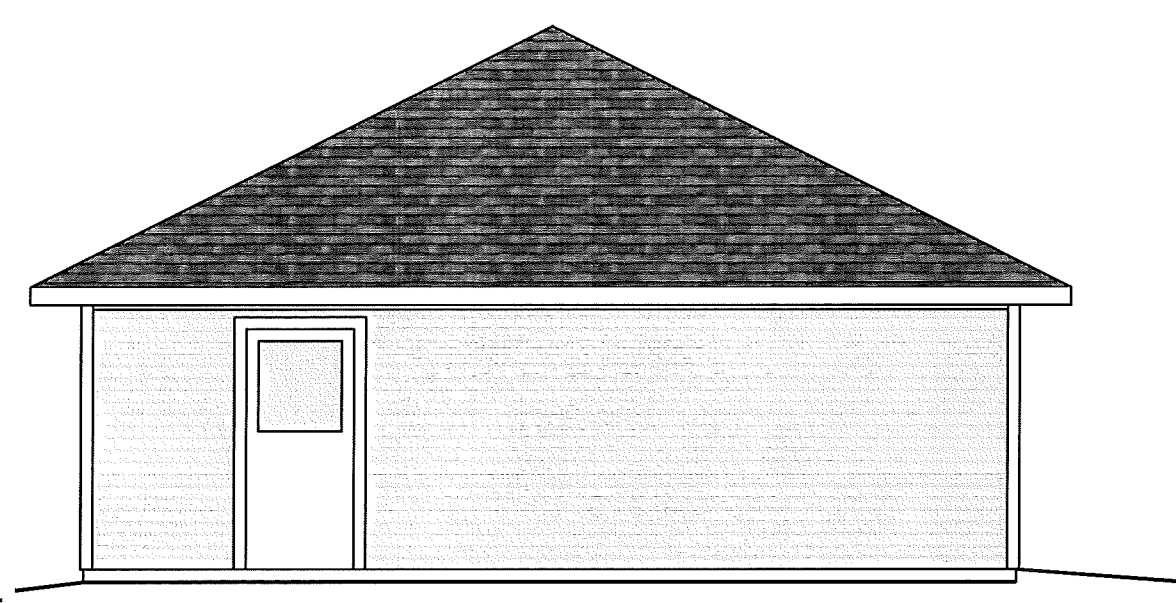
SHEET NO.

**02**

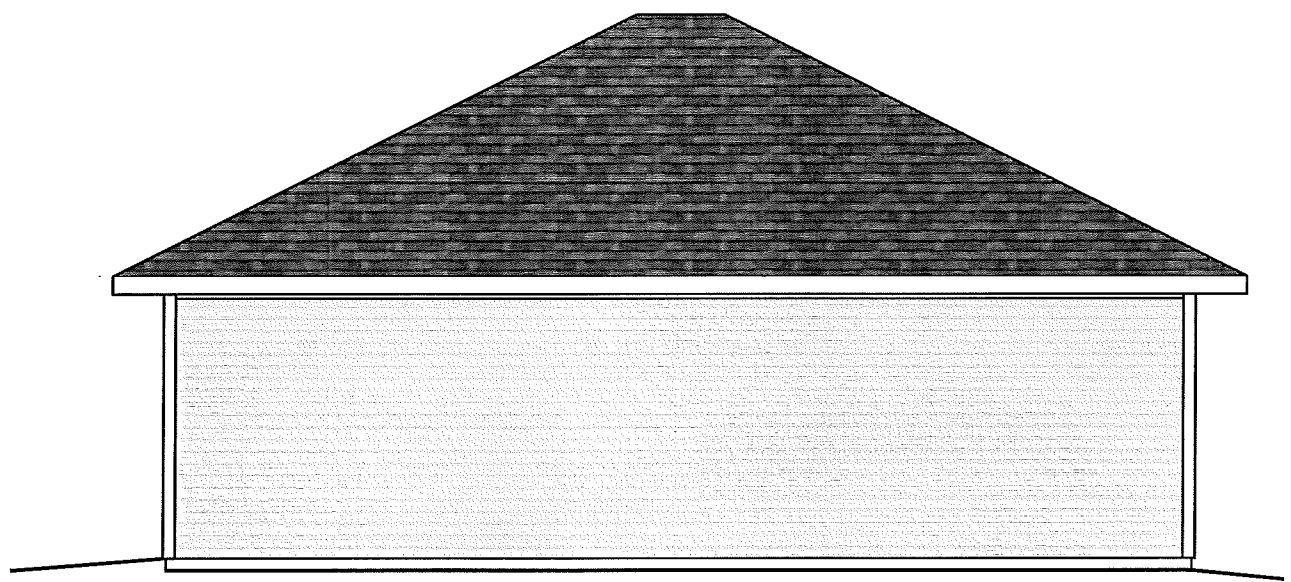
PREPARED BY **DORNOG** OF 03



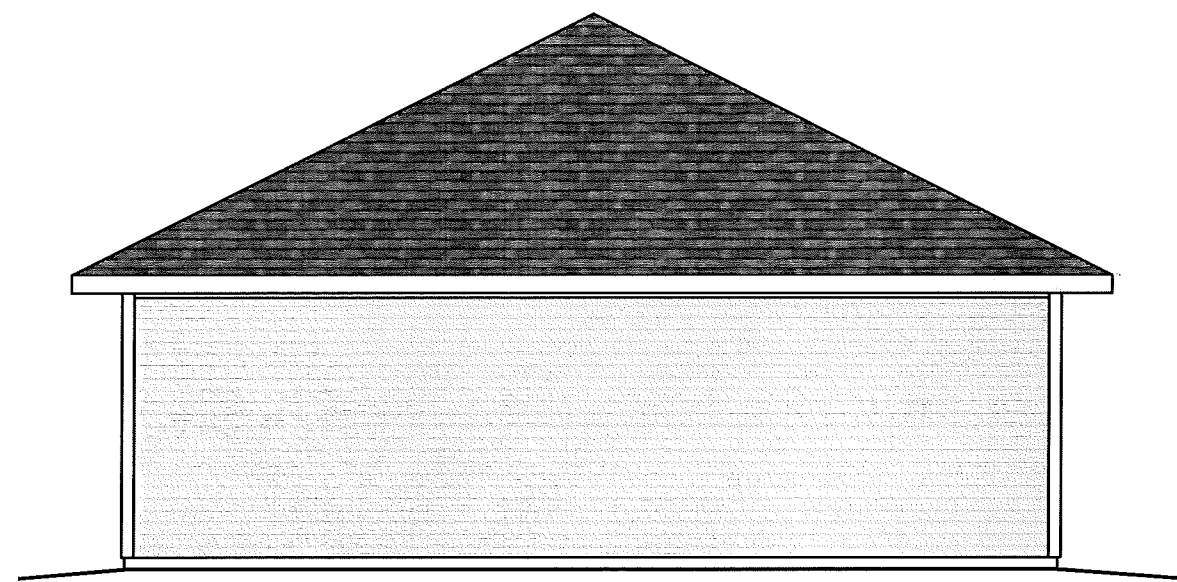
**A** EAST ELEVATION  
**02** SCALE: 3/16" = 1'-0"



**B** SOUTH ELEVATION  
**02** SCALE: 3/16" = 1'-0"

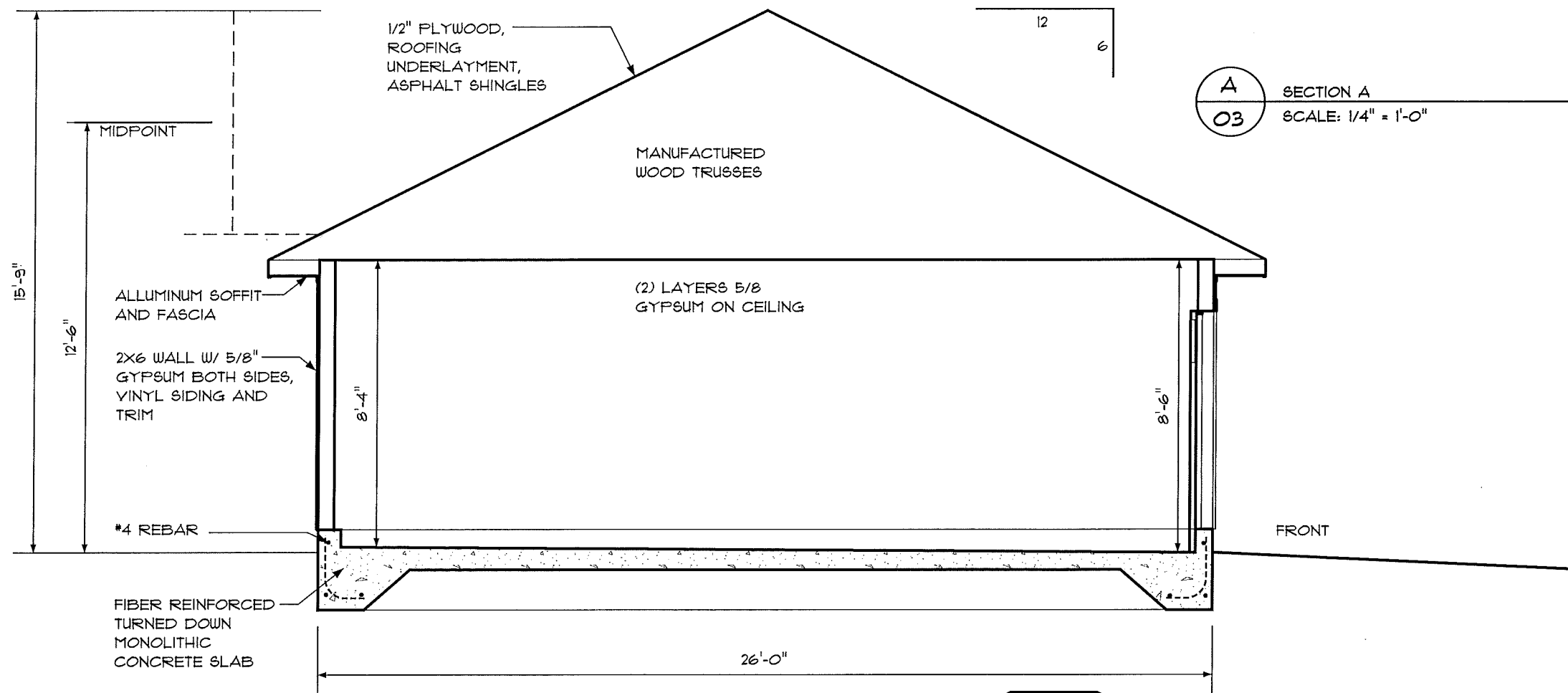


**C** WEST ELEVATION  
**02** SCALE: 3/16" = 1'-0"

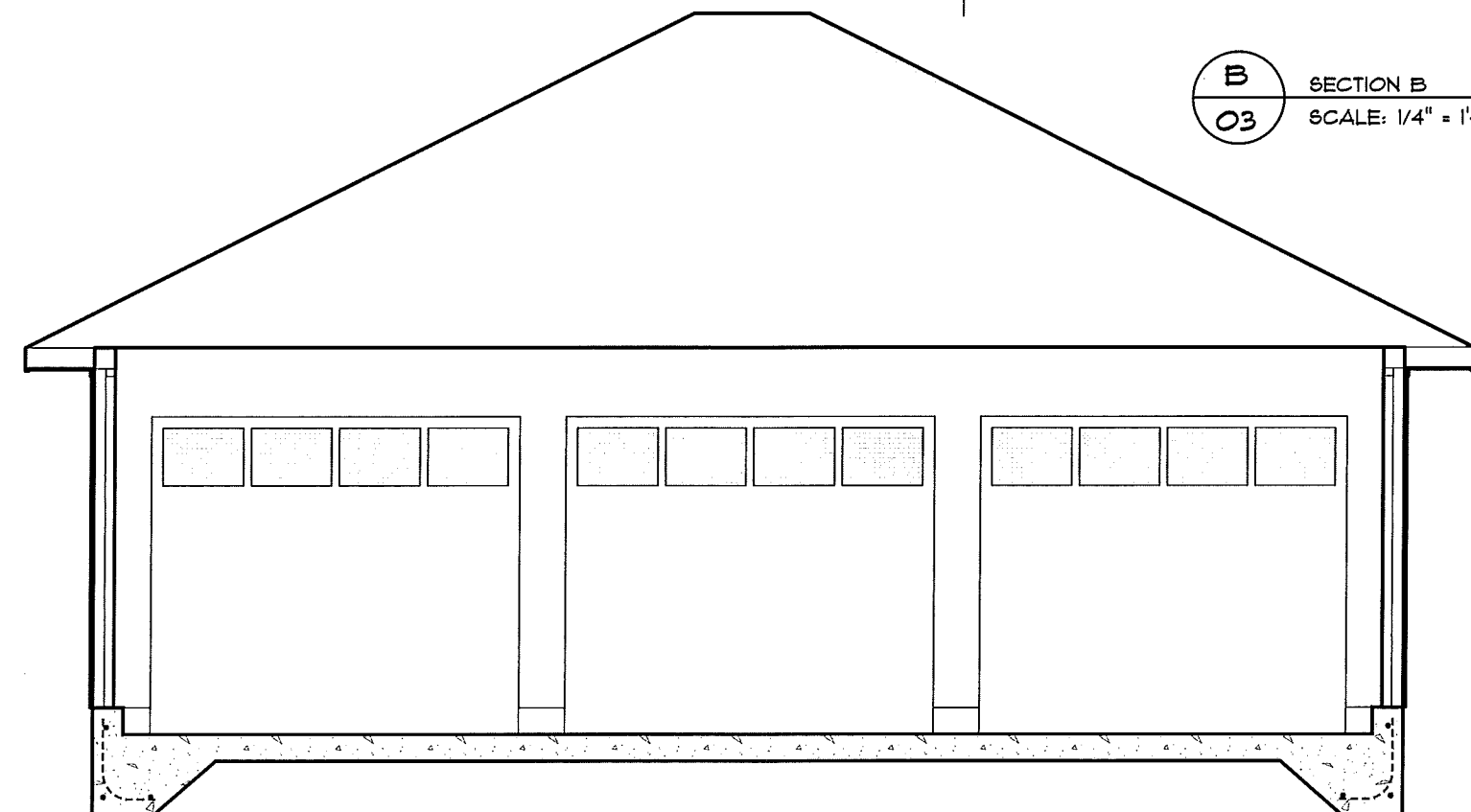


**D** NORTH ELEVATION  
**02** SCALE: 3/16" = 1'-0"





**A** SECTION A  
**O3** SCALE: 1/4" = 1'-0"



**B** SECTION B  
**O3** SCALE: 1/4" = 1'-0"

**DATE**  
**Custom**  
**CONSTRUCTION**

1431 NORTHERN CT  
 MADISON, WI 53703  
 (608) 251-1814

**MESSINA GARAGE**

PAM MESSINA  
 1402 VILAS AVE  
 MADISON, WI 53711

SECTIONS

SCALE: AS NOTED

DATE: 07/08/2016

SHEET NO.

**O3**

PREPARED BY  
**OF O3**