



Location  
834 Prospect Place

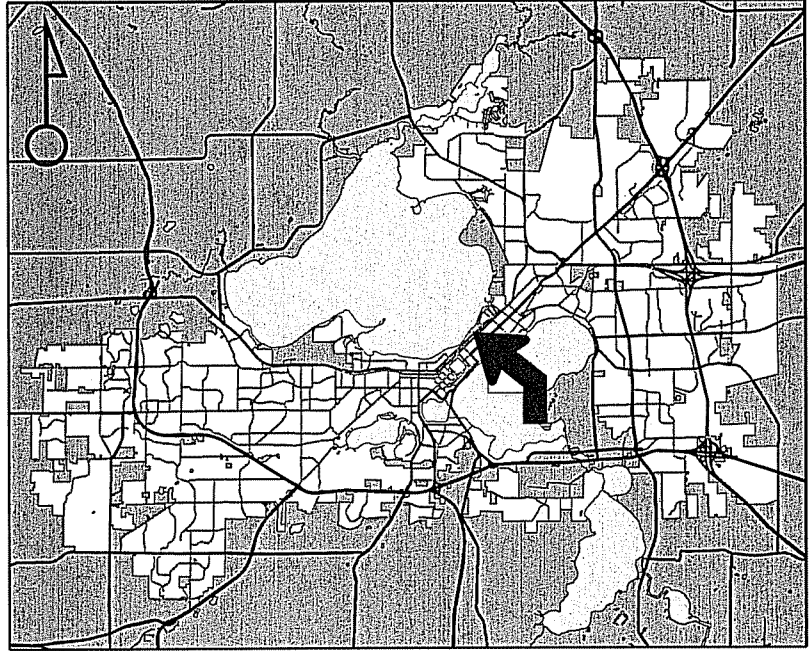
Project Name  
Hint and Grant Garage

Applicant  
Paul Hick & Lisa Grant/  
Andrew Braman-Warner-  
Ginkgo House Architecture

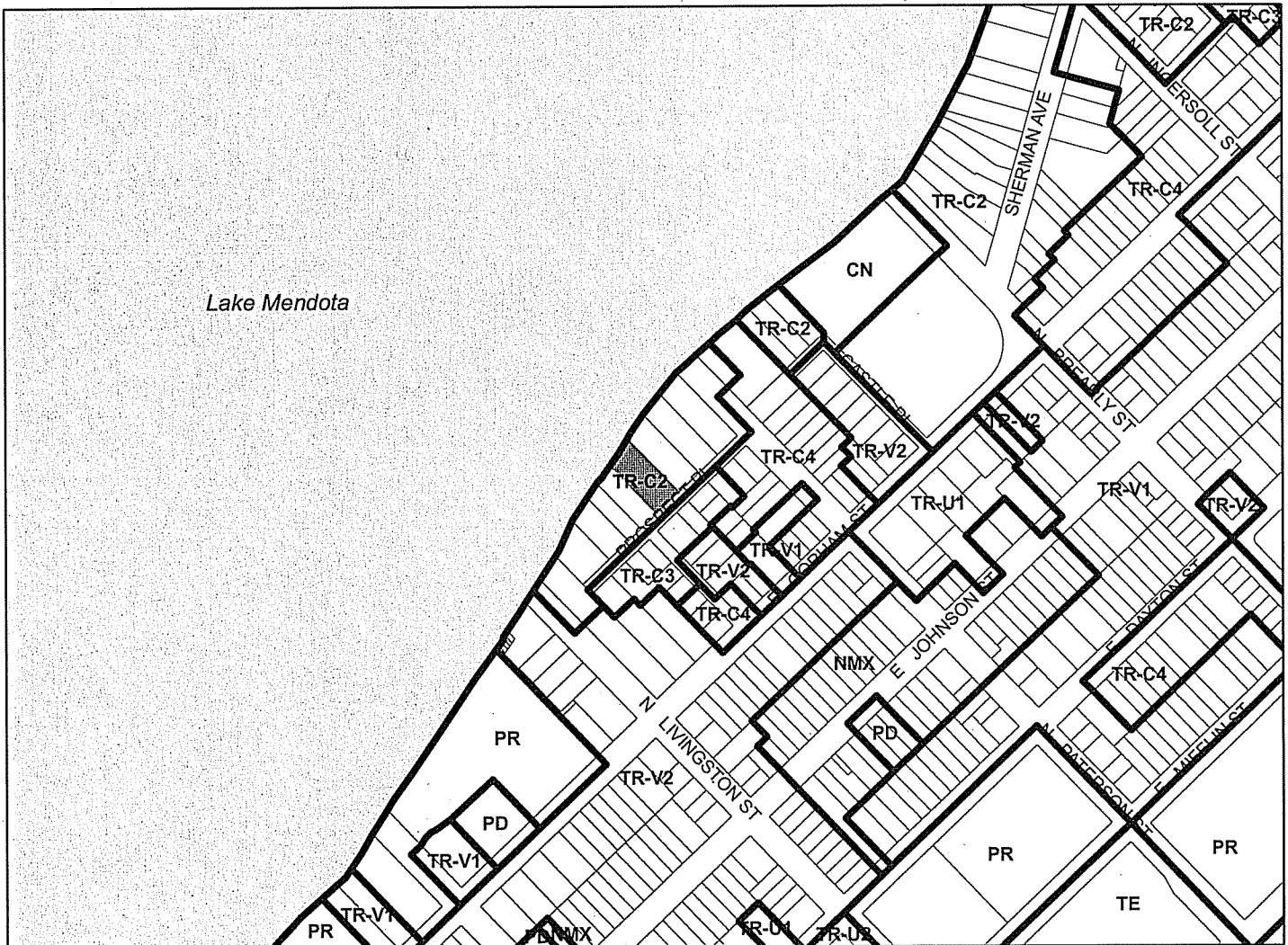
Existing Use  
Single-family house

Proposed Use  
Construct detached garage exceeding 576 sf  
in TR-C2 zoning on lakefront parcel

Public Hearing Date  
Plan Commission  
29 August 2016

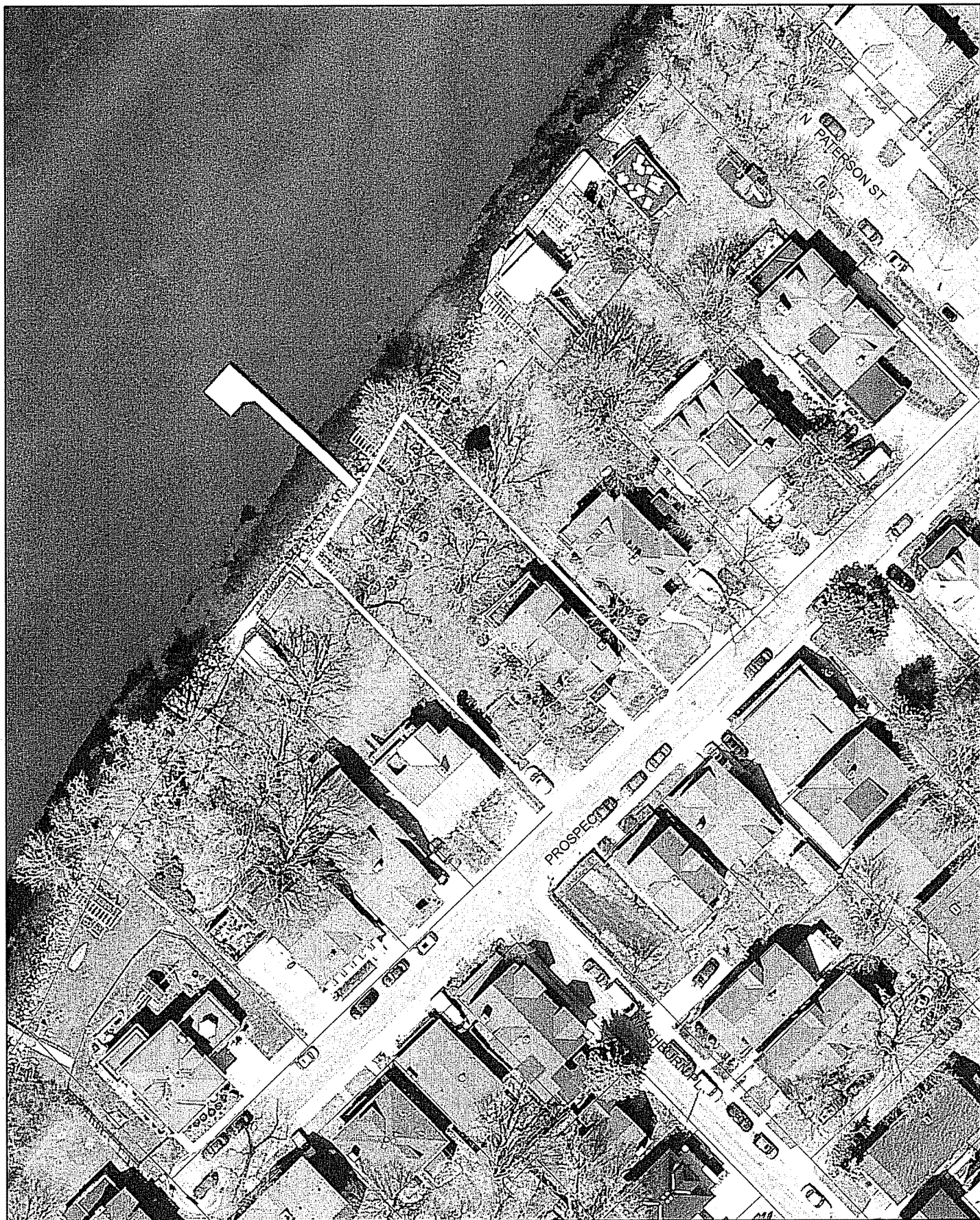


For Questions Contact: Jessica Vaughn at: 267-8733 or [jvaughn@cityofmadison.com](mailto:jvaughn@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 August 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 600 Receipt No. 018082-0001  
 Date Received 7/1/14  
 Received By \_\_\_\_\_  
 Parcel No. 0709-132-0607-9  
 Aldermanic District 2 - Zellers  
 Zoning District TR-C2 ; WP-24  
 Special Requirements FLOOR PLAN, WATER FRONT  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 834 PROSPECT PLACE  
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: ANDREW BRAMAN-WANER Company: GINKGO HOUSE ARCHITECTURE  
 Street Address: 3157 WILWAUKEE ST City/State: MADISON WI Zip: 53714  
 Telephone: (608) 629030 Fax: ( ) Email: ANDREW@GINKGOTOHOUSE.COM  
 Project Contact Person: SAME ↑ Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_  
 Property Owner (if not applicant): PAUL HICKS AND LISA GRANT  
 Street Address: 834 PROSPECT PL City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: REPLACE 1 CAR GARAGE WITH 2 CAR 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. *600*

- \*  **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:

ALD. ZELLEERS, TENA

→ 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: KEVIN FIRCHON Date: 3-29-2016 Zoning Staff: JENNY KIRCHGATT Date: 3-29-2016

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

Name of Applicant ANDREW BRAMAN-WANER Relationship to Property: Architect

Authorizing Signature of Property Owner [Signature] Date 6/25/16

[Signature] 21

06.22.16

**LETTER OF INTENT**

RE: 834 Prospect Place

Remove existing 1 car garage and replace with 2 car garage. Architectural details to match original house details including side facing gables with shed dormers. Exterior materials include cedar soffit brackets, painted brick with painted cedar lap siding on gable walls. Wood garage door.

No trees will be felled. There is a large ginkgo tree that will be protected and preserved during construction. A silt fence will be used during construction to eliminate runoff to lake. The lakeshore will not be affected by the new garage or it's construction.

Lot size is approximately 12,650 sf. Footprint of 2 car garage is 663 sf. Attic loft is 409 sf. Approximate impermeable lot coverage is 25%.

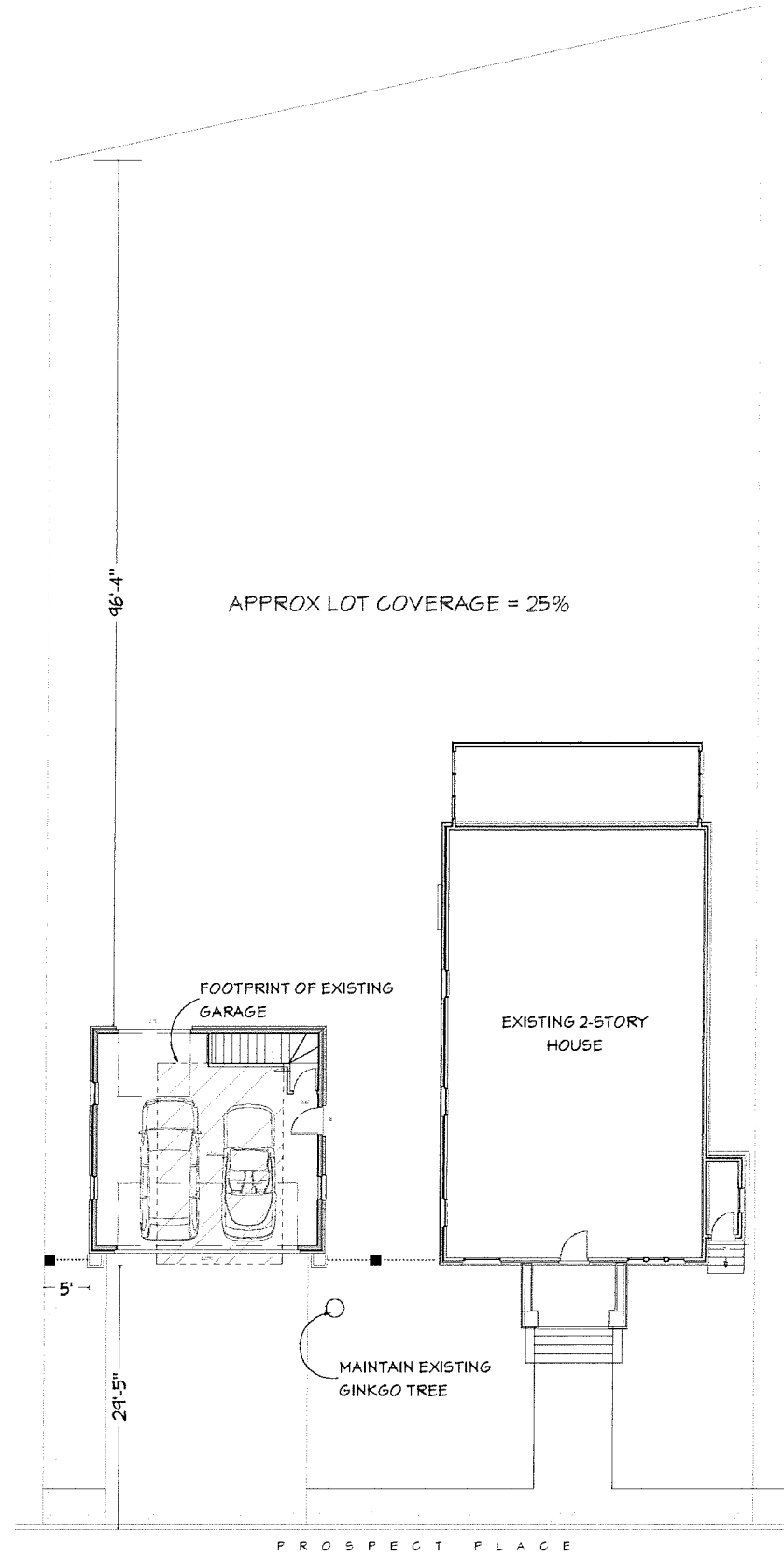
Construction time estimated to be 8-10 weeks.

NOT FOR CONSTRUCTION....

NOT FOR CONSTRUCTION....

SITE PLAN WITH PROPOSED GARAGE

SCALE: 1" = 20' - 0"

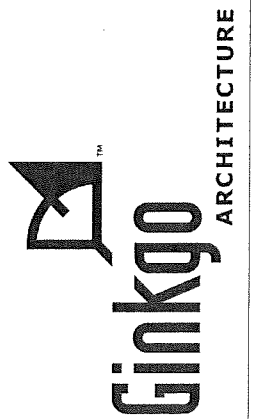


06.22.16

**HICK and GRANT RESIDENCE**

*A New 2 Car Garage for*

Pau Hick & Lisa Grant  
834 Prospect Place  
Madison, WI 53703

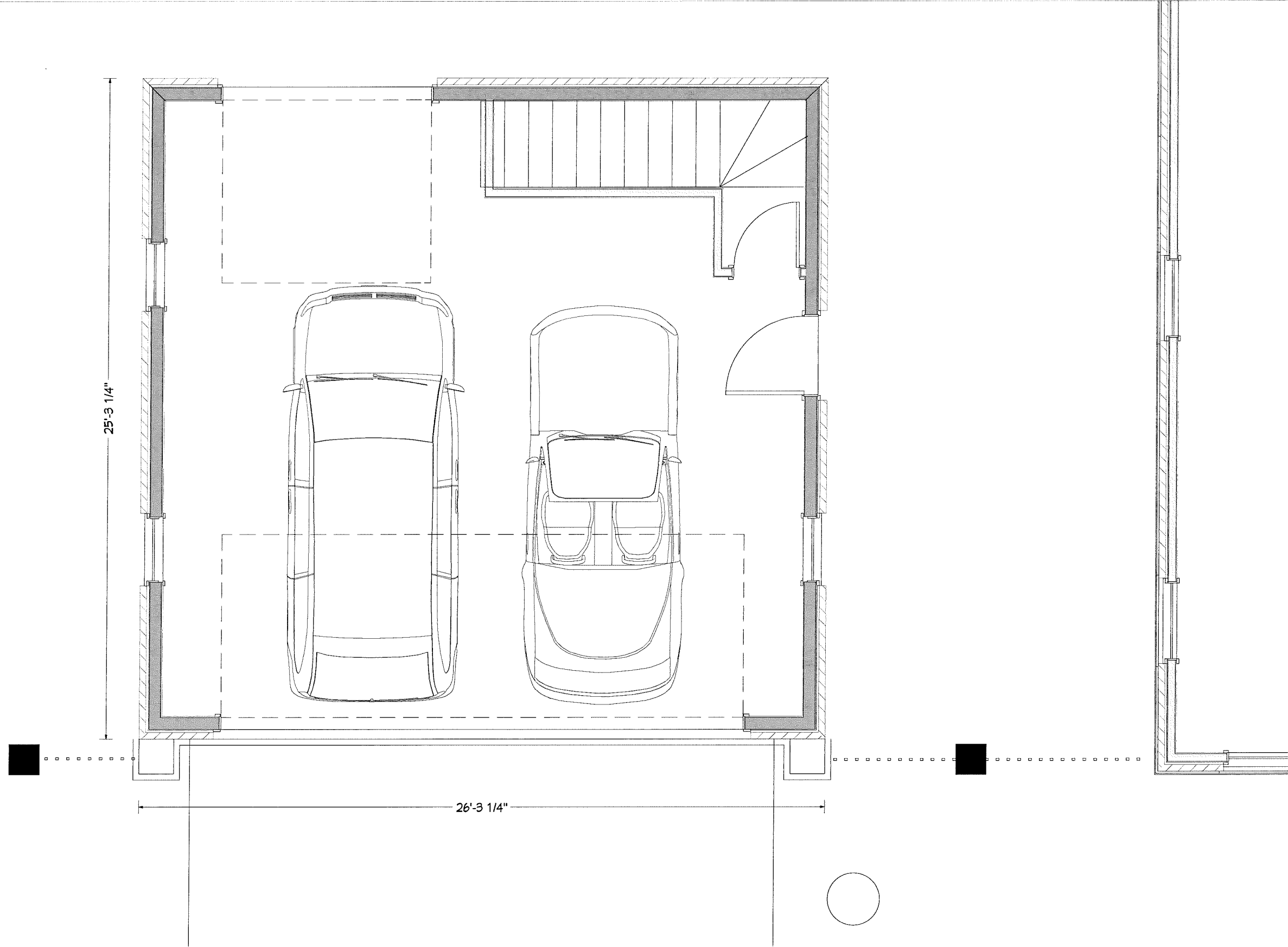


Andrew Braman-Wanek, AIA  
608.692.8830

SHEET  
1 OF 8

NOT FOR CONSTRUCTION....

NOT FOR CONSTRUCTION....

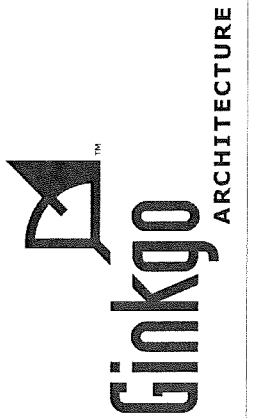


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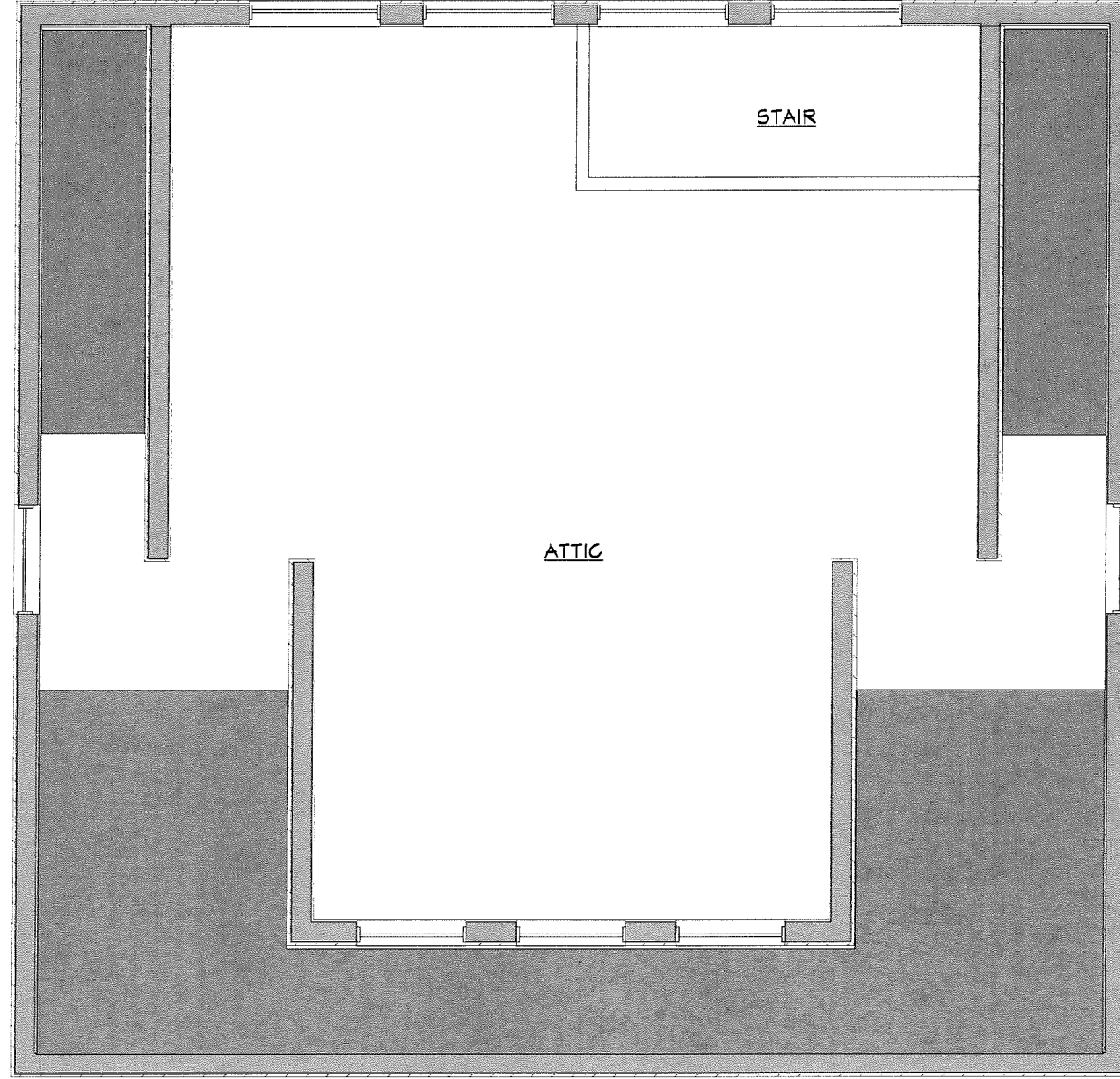
SHEET  
2 OF 8

NOT FOR CONSTRUCTION....

NOT FOR CONSTRUCTION....

GARAGE ATTIC

SCALE: 1/4" = 1' - 0"



06.22.16

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SHEET  
3 OF 8



NOT FOR CONSTRUCTION....

EXISTING



PROPOSED



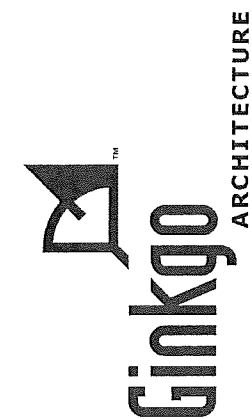
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06.22.16

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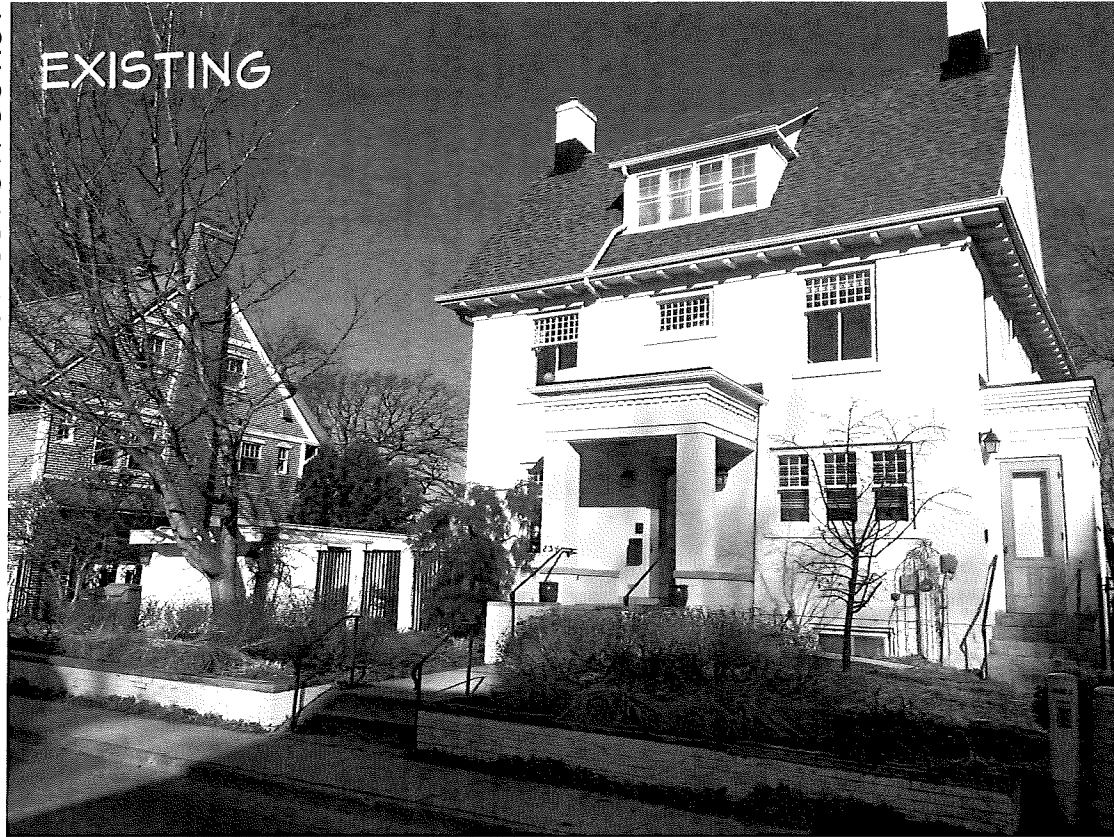
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SHEET  
4 OF 8

NOT FOR CONSTRUCTION....



EXISTING

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PROPOSED

NOT FOR CONSTRUCTION....

STREET ELEVATION

1/8" = 1'-0"



MATERIALS:  
 MASONRY (LOWER) - MATCH EXISTING  
 PAINTED CEDAR (UPPER) - MATCH EXISTING  
 ROOFING - MATCH EXISTING

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SHEET  
6 OF 8

NOT FOR CONSTRUCTION....

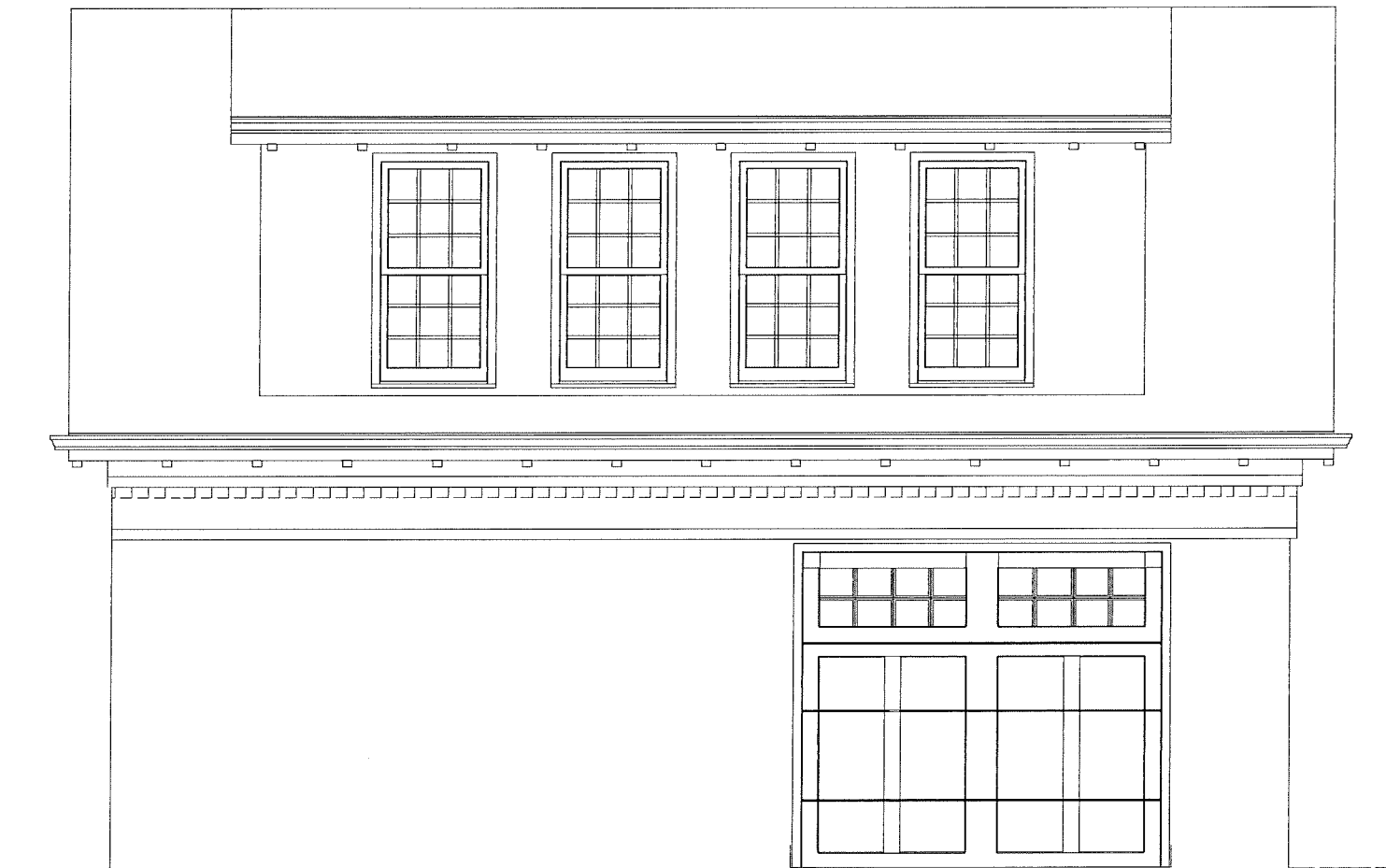
STREET ELEVATION

1/4" = 1'-0"



LAKE ELEVATION

1/4" = 1'-0"



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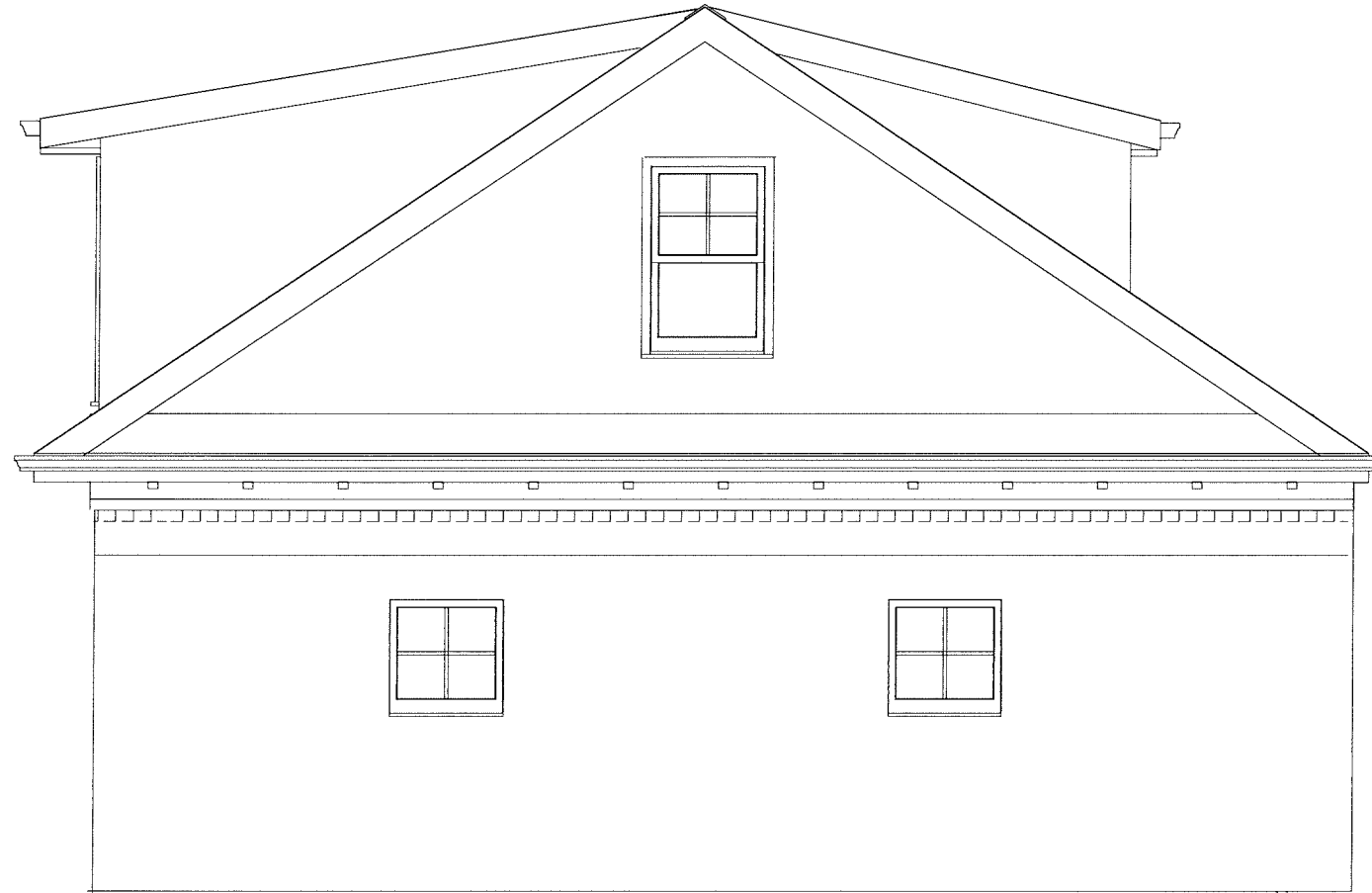
SHEET  
7 OF 8

NOT FOR CONSTRUCTION....

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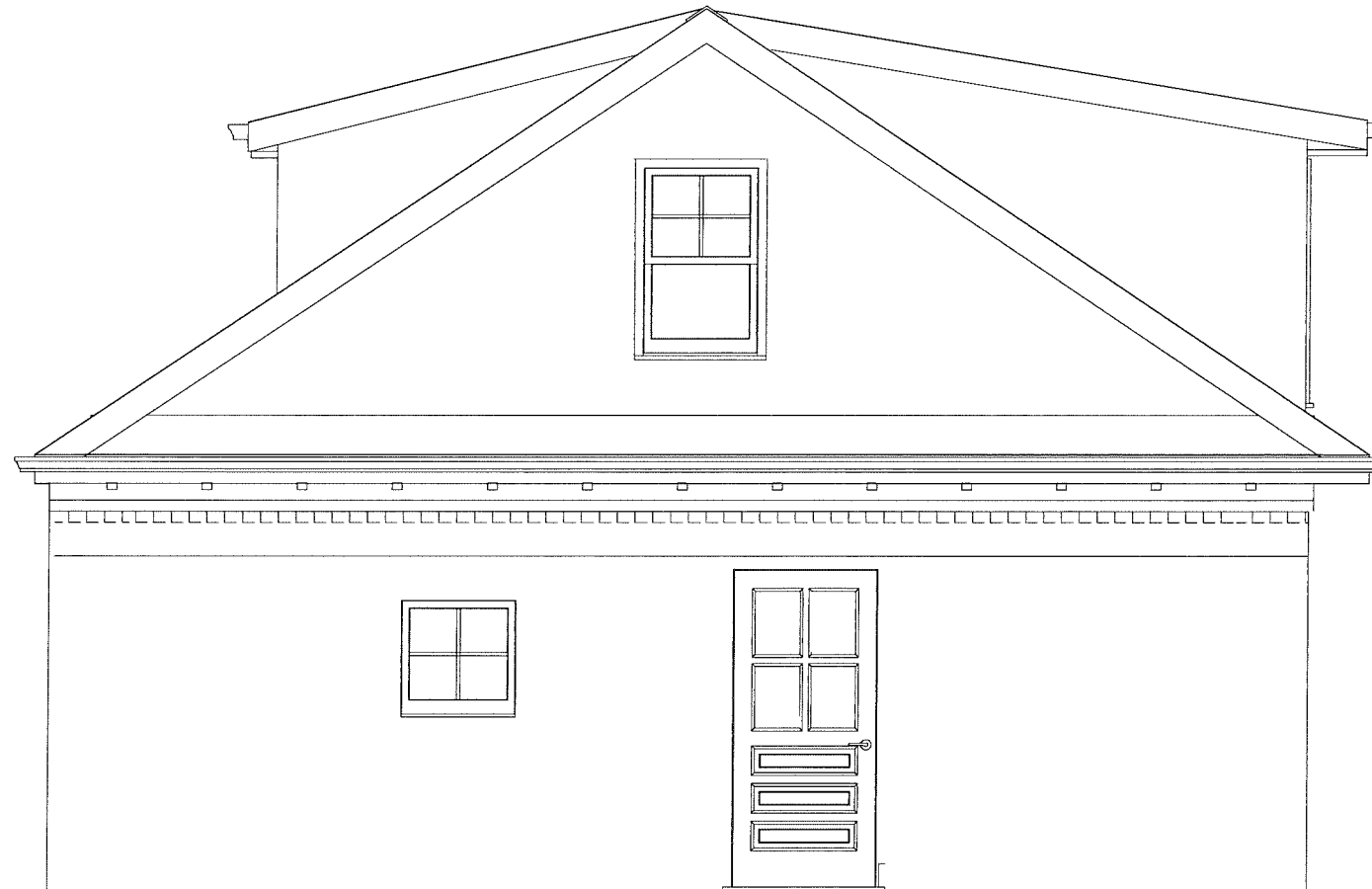
WESTERN ELEVATION

1/4" = 1'-0"



EASTERN ELEVATION

1/4" = 1'-0"



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SHEET  
8 OF 8