



Location
1801 Beld Street

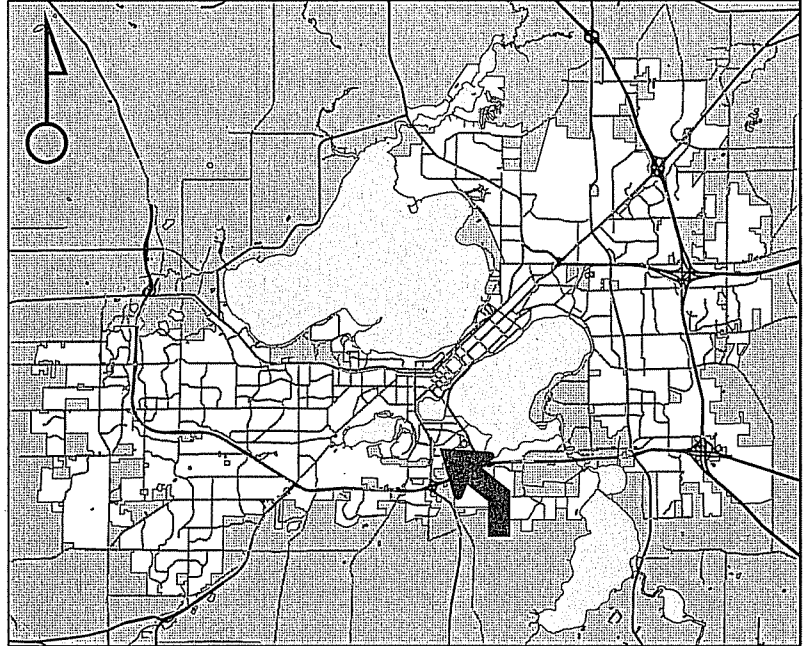
Project Name
Syed Demolition Permit Follow-Up

Applicant
Shariff Syed - Milton Rentals, LLC/
Tim Vavra - Vavra Design, LLC

Existing Use
Vacant land

Proposed Use
Approval of plans for a two-family residence following a 2005 demolition approval

Public Hearing Date
Plan Commission
05 August 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 : 29 July 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 \$600 Receipt No. 143909
 Date Received 6/17/13
 Received By ESK
 Parcel No. 0709-264-1201-9
 Aldermanic District 14
 Zoning District TR-C4
 Special Requirements Existing CU
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1801 BELD STREET
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 Follow-up with permitted use
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: MILTON RENTALS LLL Company: SHARIFF SYED
 Street Address: 1901 S PARK ST City/State: MADISON WI Zip: 53713
 Telephone: (608) 358-1786 Fax: (608) 270-4084 Email: NALC13@YAHOO.COM
 Project Contact Person: Tom Vavra Company: VAVRA DESIGN LLC
 Street Address: 1905 S 1st ST. City/State: MILLWAUKEE Zip: 53204
 Telephone: 414 732-9163 Fax: () Email: Thomasvavra@yaho.com
 Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Exist Empt Lot to build
a new two FAMILY RESIDENCE
 Development Schedule: Commencement upon city approval Completion Five months from start

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 1/2 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 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:

Sent email

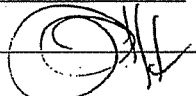
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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 Firchow Date: _____ Zoning Staff: Matt Tucker Date: _____

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

Name of Applicant SHARIFF SYED Relationship to Property: OWNER

Authorizing Signature of Property Owner:  Date 06/17/13



June 11, 2013

City of Madison
Land Development

RE: Letter of Intent - 1801 Beld Street – Two Family Residence

To whom it may concern,

This letter is to describe intent of use for the property on 1801 Beld Street.

Project Team:

- Owner: Shariff Syed
1901 S Park Street
Madison, Wisconsin 53713

- Contractor : Shariff Syed
1901 S Park Street
Madison, Wisconsin 53713

- Designer: Vavra Design LLC
Tom Vavra
1905 S 1st Street
Milwaukee, Wisconsin 53204

Existing Conditions: The existing property was a commercial lot where the existing building was demolished. At this time the existing property is a vacant with no structures contained on it. There is an existing parking slab at the rear of the property.

Project Schedule: We are planning on starting construction on this project once we have the approval from the City of Madison. The construction is estimated to take four months to complete and apply for the occupancy permit.

Proposed Uses: The proposed use is a two family residential building. Each floor has a single unit that is 1,200 sqft each

Hours of Operation: Does not apply

Building Square Footage: The total square footage of the first and second floors is 2,400 sqft. The building contains no basement.

Number of Dwelling Units: There are two units in one building on this proposed building.

Auto and Bike Parking Stalls: The rear of the property has an existing concrete parking slab that is designed for two cars. The rear of the home will have an area to park multiple bikes.

Lot Coverage and Usable
Open Space Calculations:

The total lot is 5,580 sqft
The new building is 2,400 sqft
The new sidewalk to beld street is 80 sqft
The new porch is 95 sqft
The existing concrete parking slab is 726 sqft

For a total non-pervious of – 3,301 sqft
For a total pervious – 2,279 sqft

For a total Open Space – 3,085 sqft

Value of Land: \$100,000.00

Estimated Project Cost: \$150,000.00

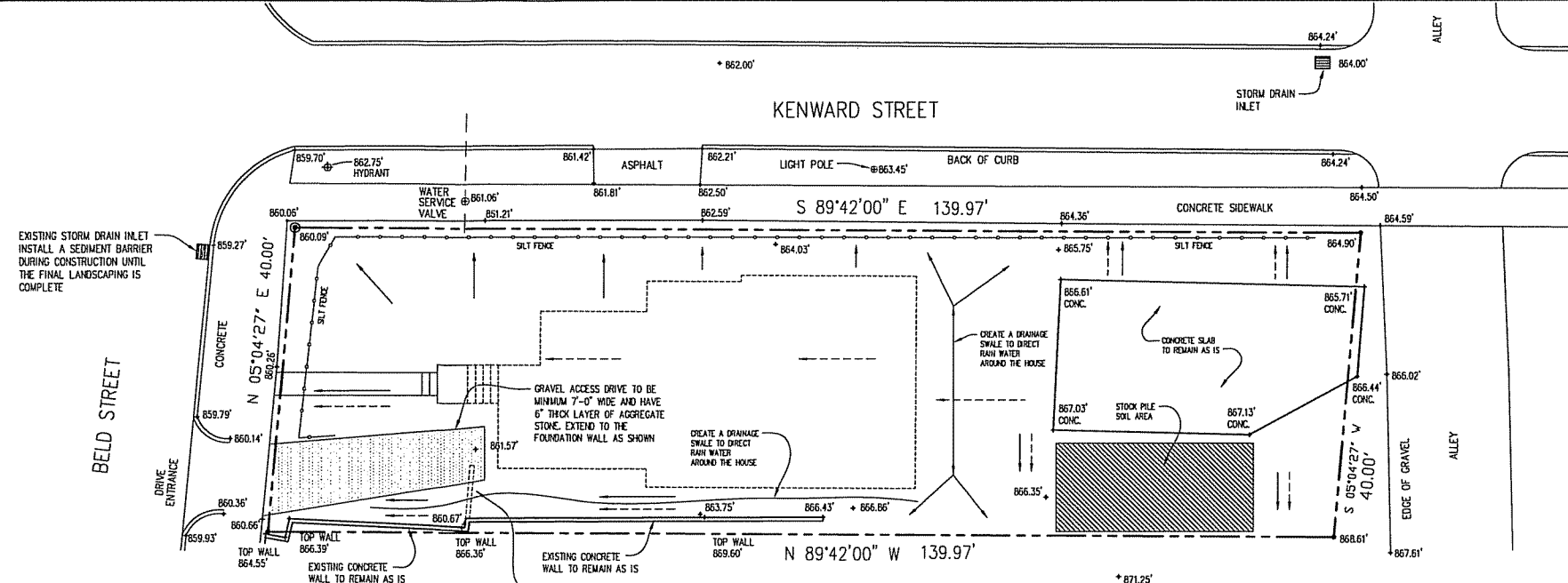
Number of Construction &
Full Time Equivalent Jobs
Created: 20

Public Subsidy Requested: No

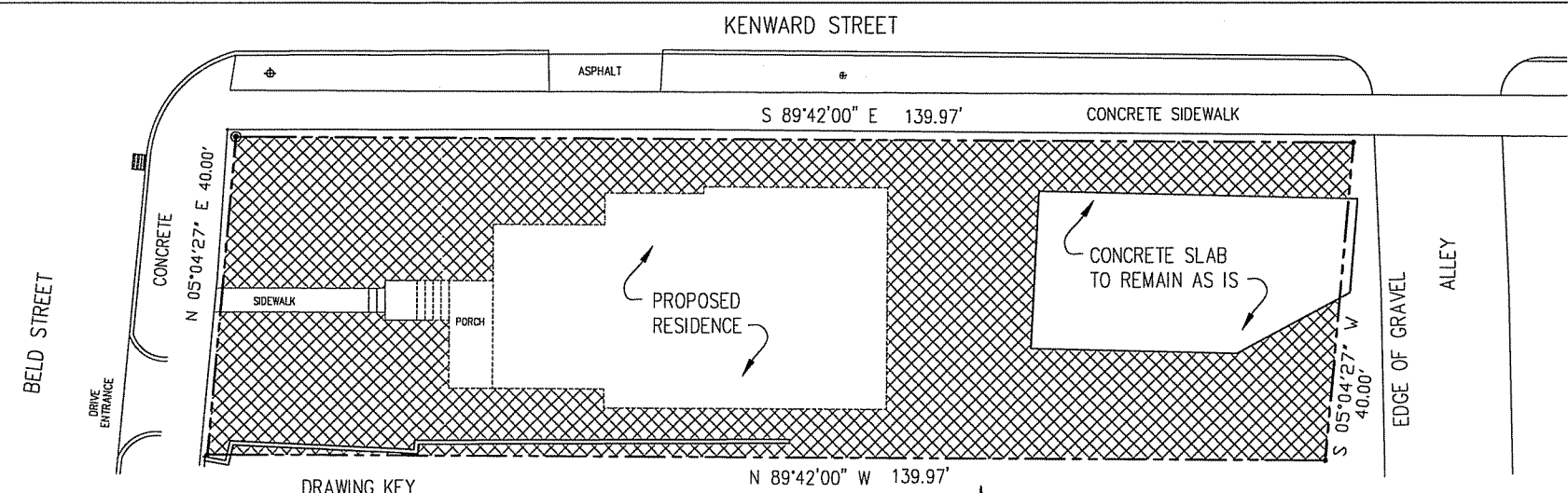
Sincerely,

Thomas E Vavra
Owner, Designer
Vavra Design LLC
Office:
1905 South 1st Street
Milwaukee, Wisconsin 53204
414-732-9163

Mailing:
P.O. Box 70087
Milwaukee, Wisconsin 53207

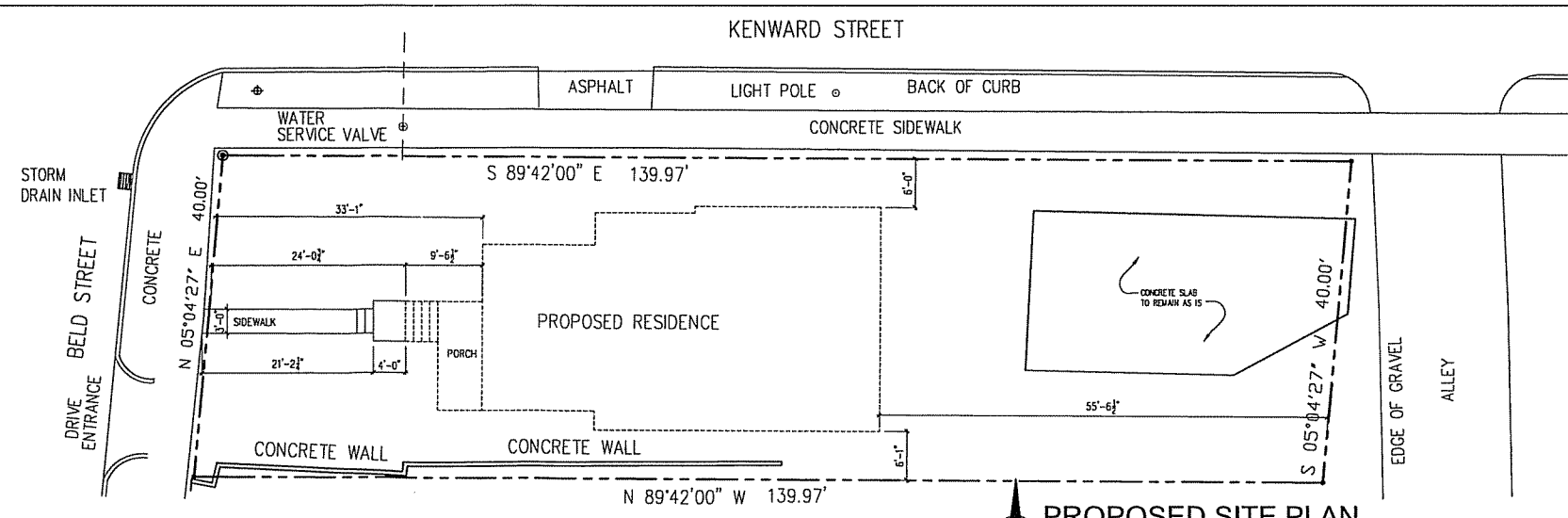


EXISTING SITE PLAN
PROPOSED GRADING/EROSION CONTROL PLAN
1" = 10'-0"



DRAWING KEY
[Hatched Box] VEGETATION AREA

PROPOSED VEGETATION PLAN
1" = 10'-0"



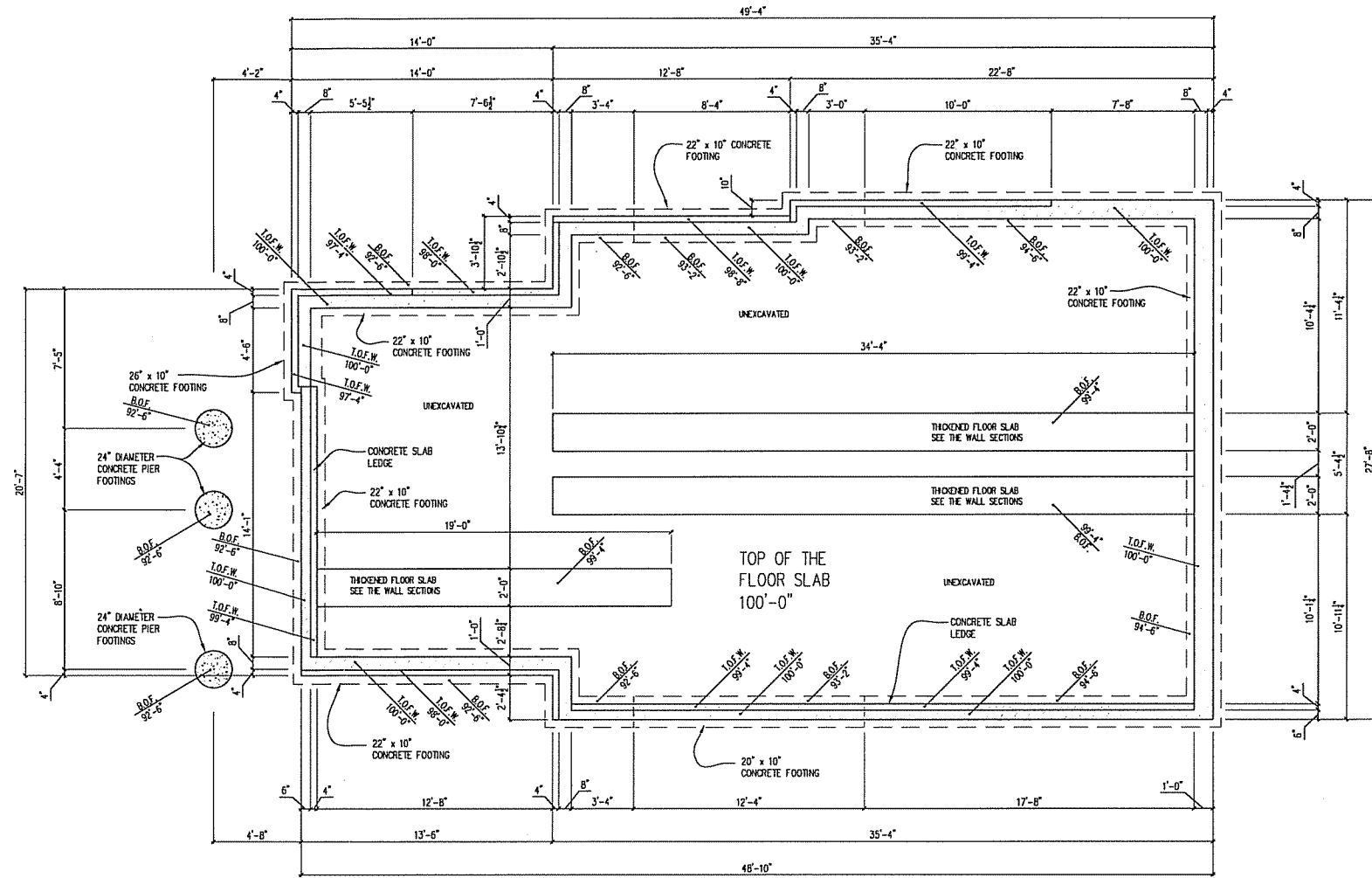
PROPOSED SITE PLAN
1" = 10'-0"

PROPOSED GRADING/EROSION PLAN
PROPOSED VEGETATION PLAN
PROPOSED SITE PLAN

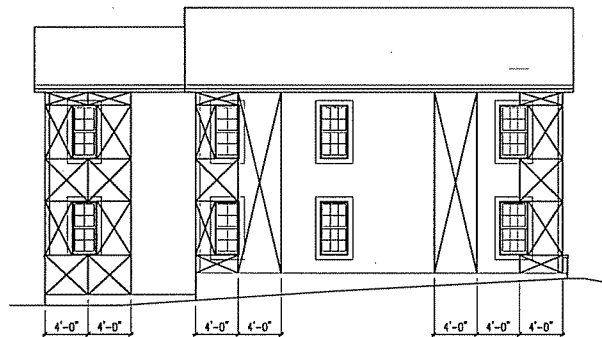
TWO FAMILY RESIDENCE
1801 BELD STREET
CITY OF MADISON, WISCONSIN

DATE: 4/8/2013
REVISION DATE: 5/23/2013

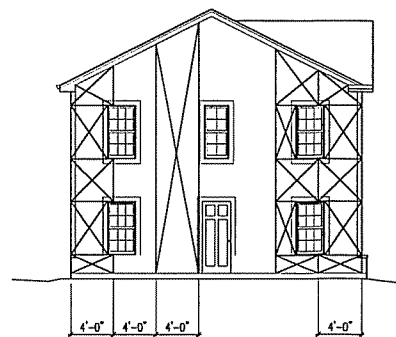
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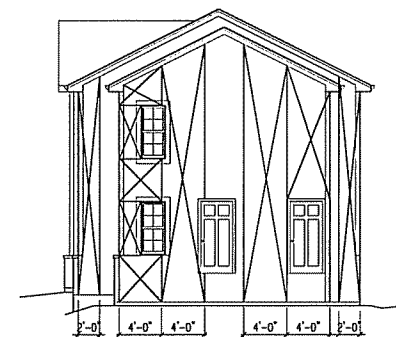
N
FOUNDATION PLAN
1/4" = 1'-0"



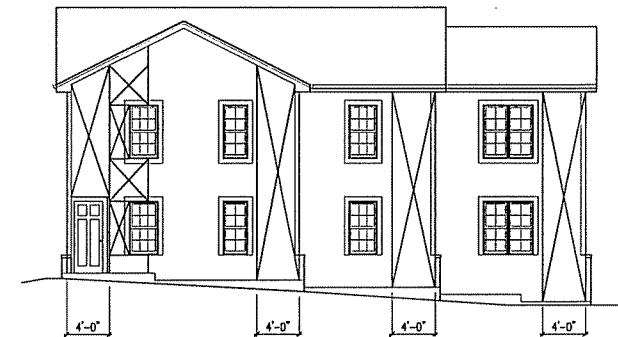
WALL BRACING
SOUTH ELEVATION
1/4" = 1'-0"



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



WALL BRACING
WEST ELEVATION
1/8" = 1'-0"



WALL BRACING
NORTH ELEVATION
1/8" = 1'-0"

- WALL BRACING GENERAL NOTES**
- 1 THE WALL BRACING IS TO MEET ALL OF THE CODE REQUIREMENTS IN CHAPTER "VI - WALLS" IN THE WISCONSIN BUILDING CODE CHAPTER SFS 321
 - 2 ALL WALL BRACING PANELS ARE TO BE NAILED WITH 6d COMMON NAILS AT 12" O.C. ON ALL OF THE FRAMING MEMBERS AND ALL OF THE PANEL EDGES

FOUNDATION PLAN

TWO FAMILY RESIDENCE
1801 BELD STREET
CITY OF MADISON, WISCONSIN

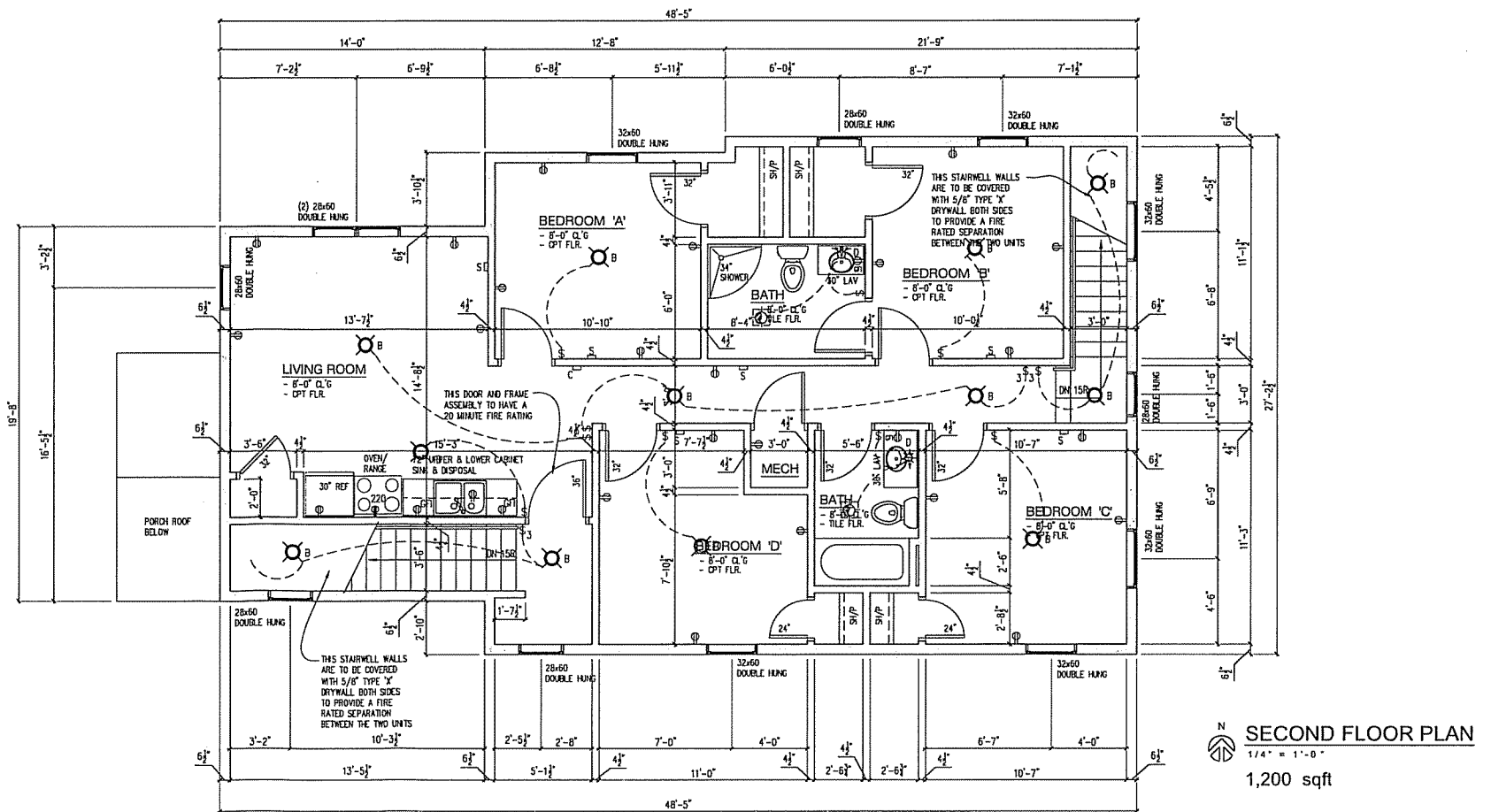
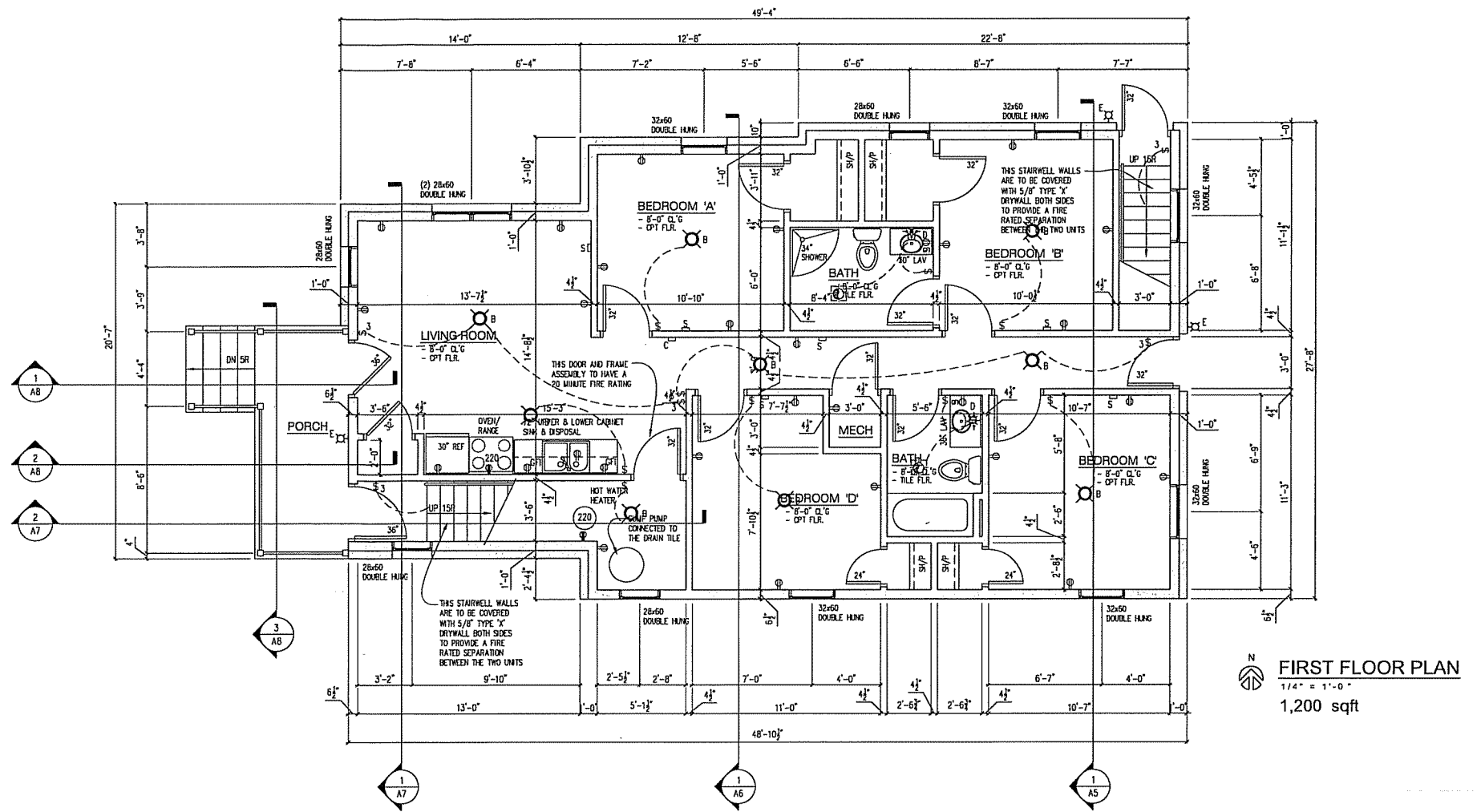
DATE:
4/9/2013
REVISION DATE:
5/23/2013
6/1/2013

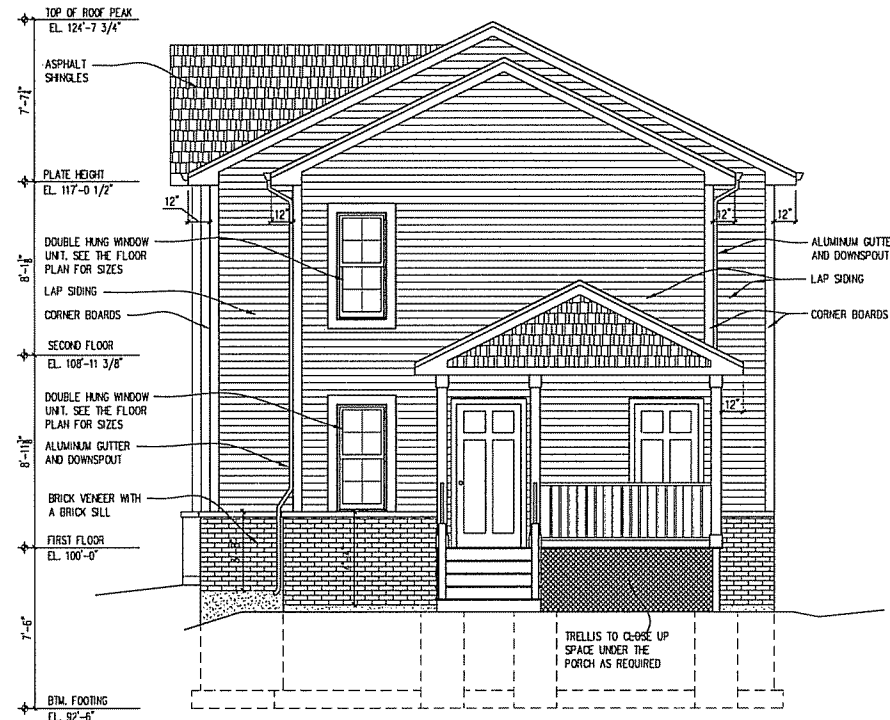
JOB NO.:
2013025.00
DRAWN BY:
TEV

LIGHTING KEYED NOTES		
SYMBOL	TYPE	NOTES
⊞ ^A	SCONCE	CONNECTED TO A ELEC BOX IN THE DRYWALL WALL
⊞ ^B	SURFACE MOUNTED	CONNECTED TO A ELEC BOX IN THE CEILING
⊞ ^C	EXHAUST FAN - LIGHT	MUST BE EXHAUSTED TO THE EXTERIOR
⊞ ^D	WALL SCONCE	CONNECTED TO A ELEC BOX IN THE DRYWALL WALL
⊞ ^E	WALL SCONCE	SET WITH AN OCCUPANCY SENSOR

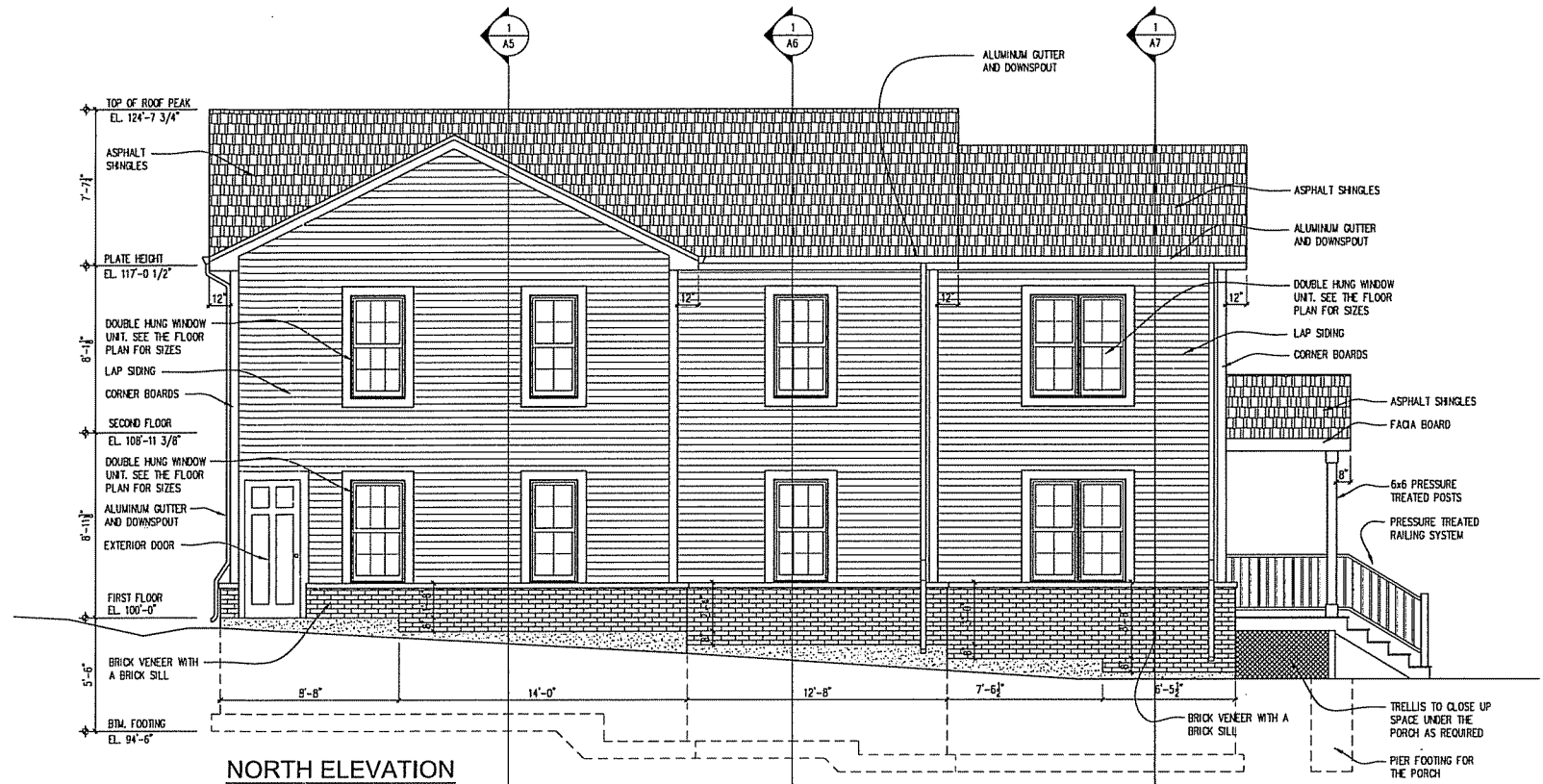
ELECTRICAL KEY	
SYMBOL	TYPE
⊞	DUPLEX OUTLET
⊞GFI	GROUND FAULT OUTLET
⊞220	220 DUPLEX OUTLET
⊞	PHONE
⊞	LIGHT SWITCH
⊞3	THREE WAY LIGHT SWITCH
⊞S	INTERCONNECTED SMOKE DETECTIONS
⊞C	CARBON DIOXIDE DETECTOR

NATURAL LIGHT AND VENTILATION					
ROOM	AREA	LIGHT - 8%		VENTILATION - 3.5%	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
KITCHEN/ LIVING ROOM	235 SQFT	18.8 SQFT	47 SQFT	8.23 SQFT	25.2 SQFT
BEDROOM 'A'	112 SQFT	8.96 SQFT	11.6 SQFT	3.92 SQFT	5.71 SQFT
BEDROOM 'B'	112 SQFT	8.96 SQFT	11.6 SQFT	3.92 SQFT	5.71 SQFT
BEDROOM 'C'	120 SQFT	9.6 SQFT	23.2 SQFT	4.2 SQFT	11.42 SQFT
BEDROOM 'D'	112 SQFT	8.96 SQFT	11.6 SQFT	3.92 SQFT	5.71 SQFT

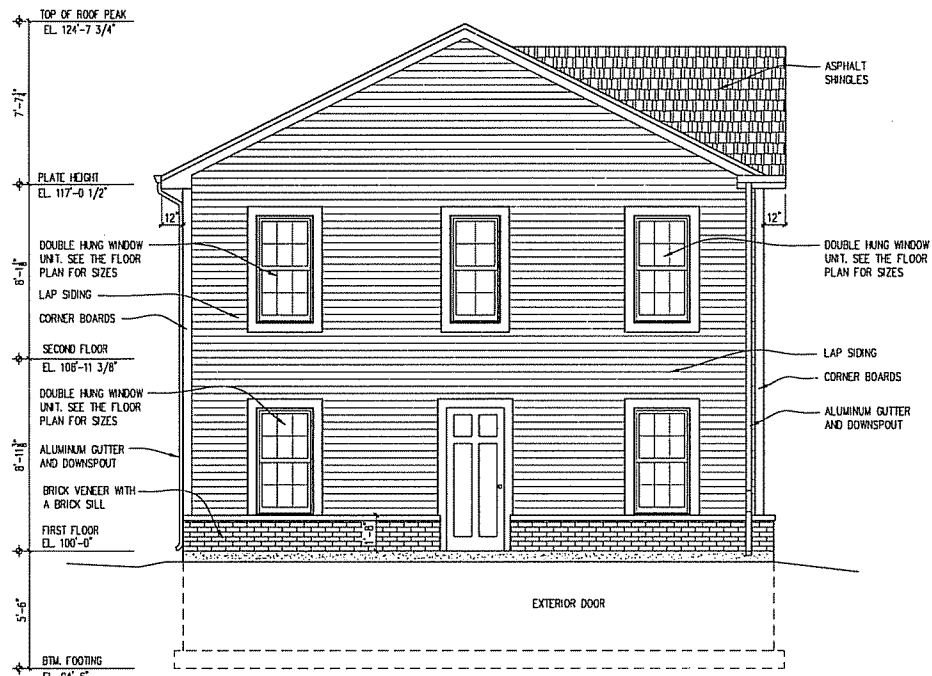




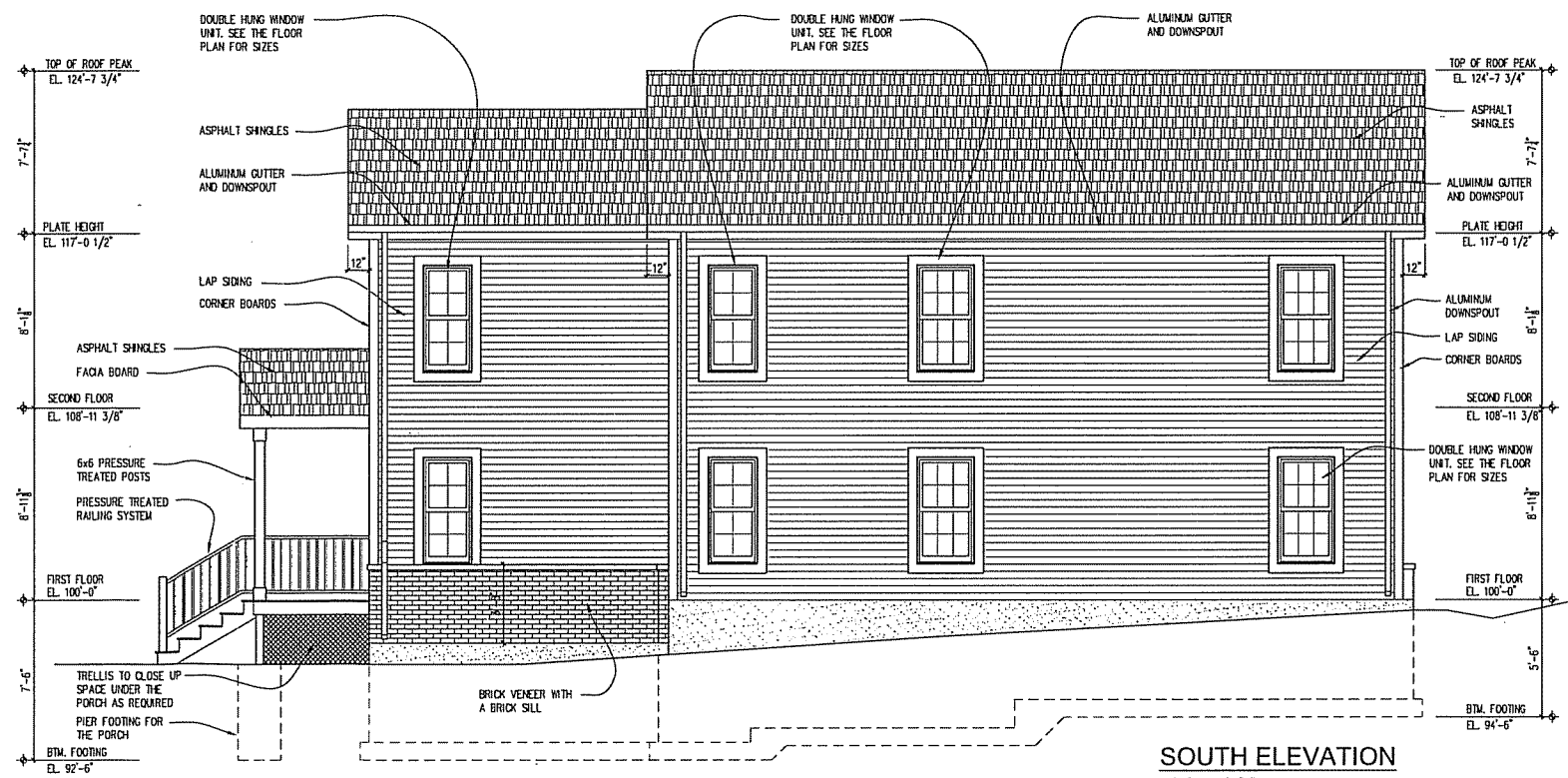
WEST ELEVATION
1/4" = 1'-0"



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



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



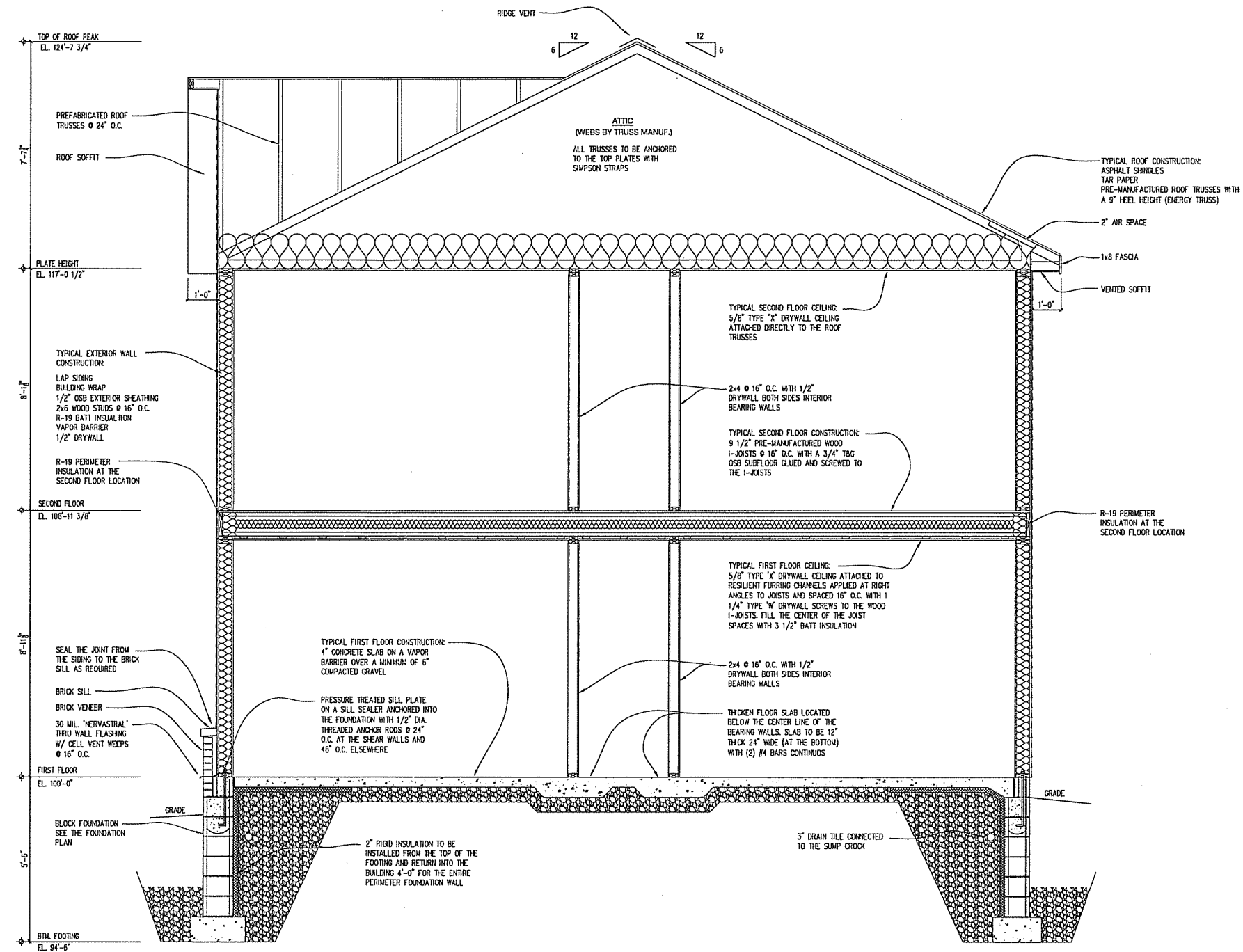
SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS

TWO FAMILY RESIDENCE
1801 BELD STREET
CITY OF MADISON, WISCONSIN

DATE: 4/9/2013
REVISION DATE: 5/23/2013

JOB NO.: 2013025.00
DRAWN BY: TEV



1
A5
FRAMING SECTION
SCALE - 1/2" = 1'-0"

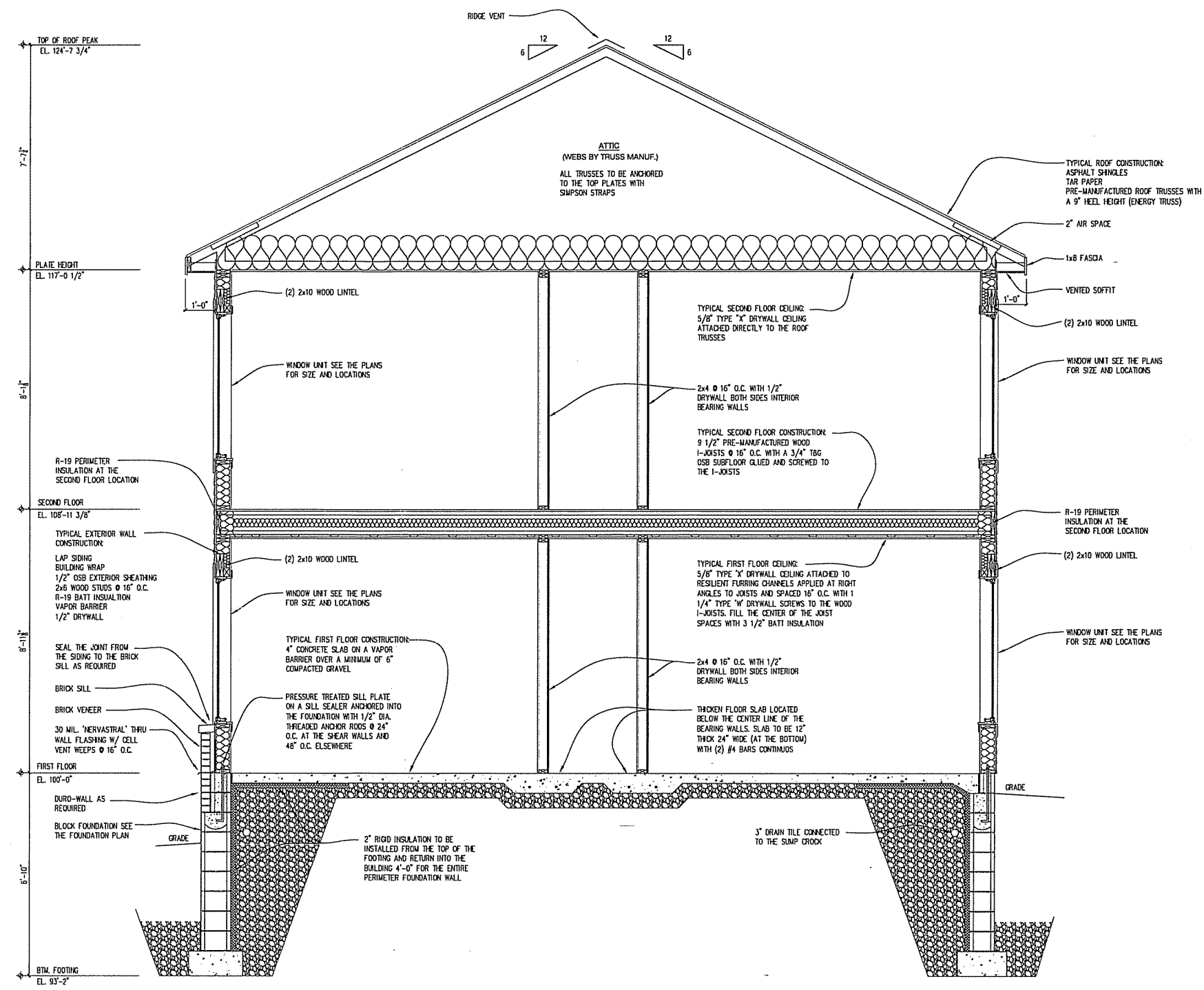
BUILDING SECTIONS

TWO FAMILY RESIDENCE
1801 BELD STREET
CITY OF MADISON, WISCONSIN

DATE:
4/9/2013
REVISION DATE:
5/23/2013

JOB NO.:
2013025.00
DRAWN BY:
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A5



1
A6
FRAMING SECTION
SCALE - 1/2" = 1'-0"

BUILDING SECTIONS

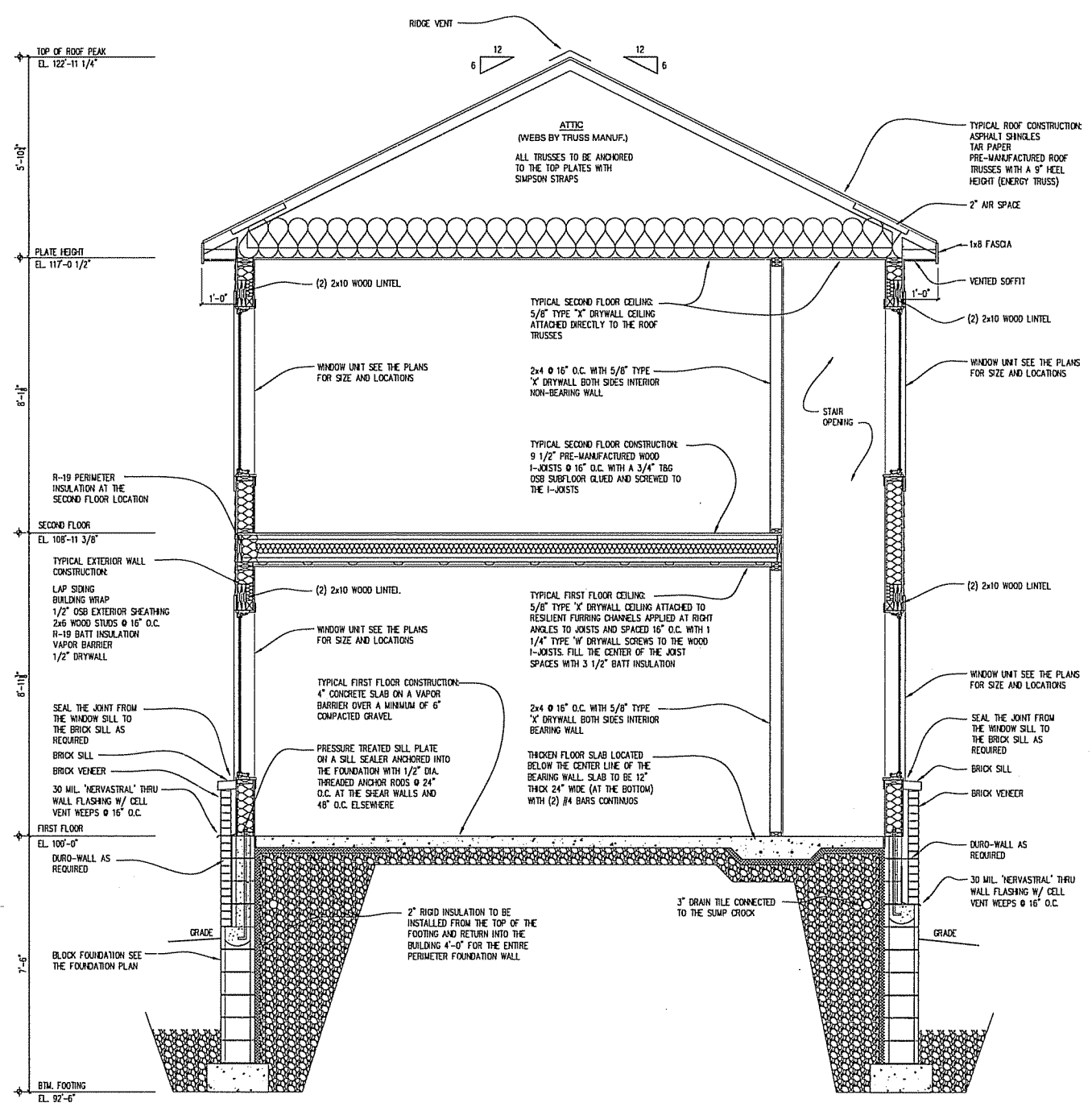
TWO FAMILY RESIDENCE
1801 BELD STREET
CITY OF MADISON, WISCONSIN

PROJECT TITLE

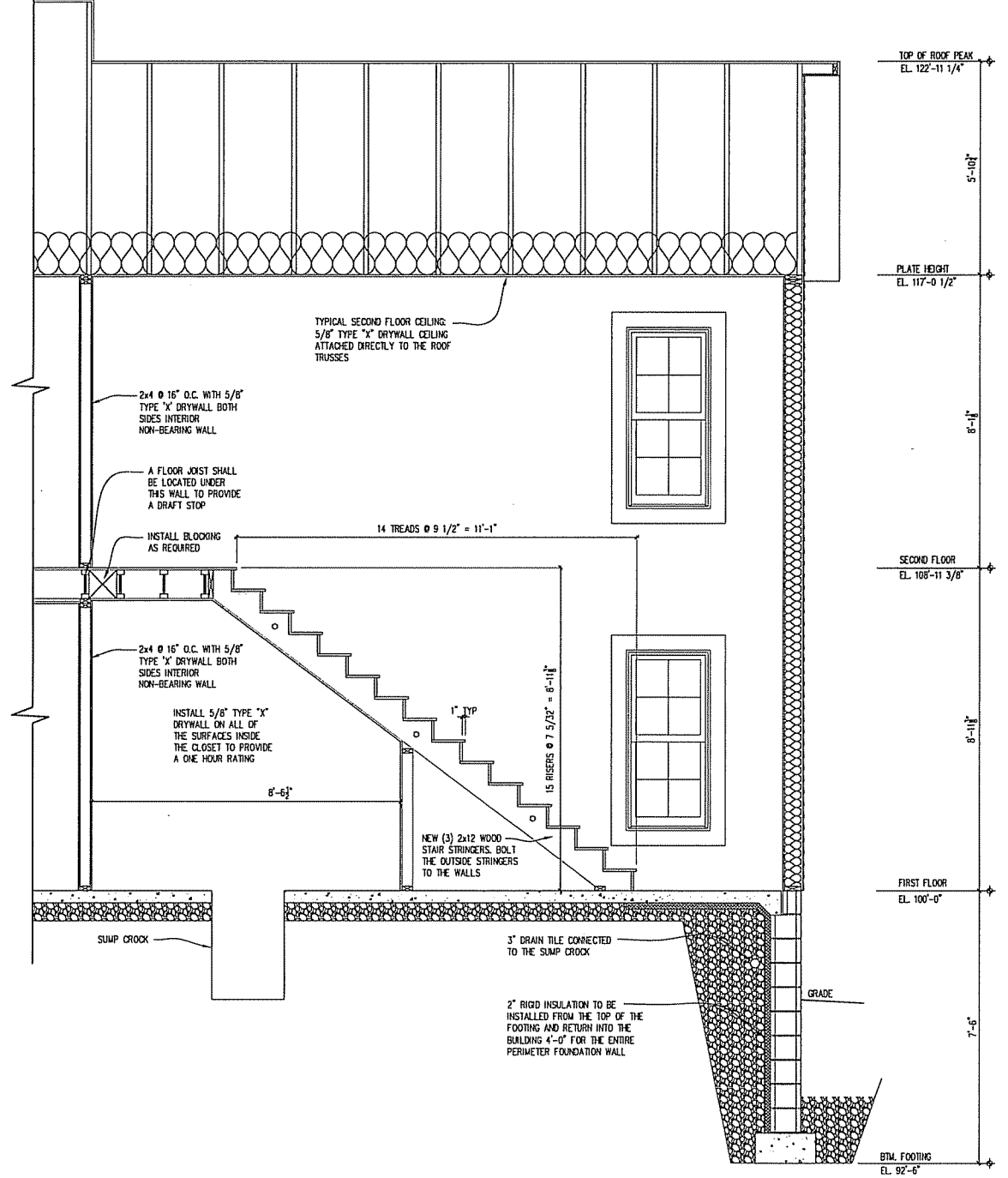
DATE: 4/9/2013
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JOB NO.: 2013025.00
DRAWN BY: TEV

A6



1 FRAMING SECTION
 A7 SCALE - 1/2" = 1'-0"



2 FRAMING SECTION
 A7 SCALE - 1/2" = 1'-0"

BUILDING SECTIONS

TWO FAMILY RESIDENCE
 1801 BELD STREET
 CITY OF MADISON, WISCONSIN

PROJECT TITLE

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