



# City of Madison

## Proposed Conditional Use

Location  
3026 Atwood Avenue

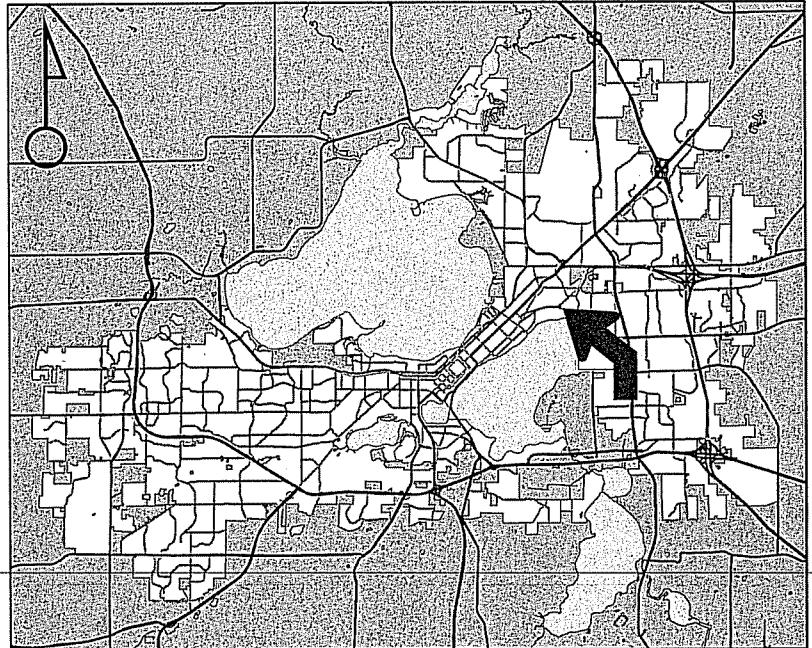
Project Name  
Martin Garage

Applicant  
Andrew Martin

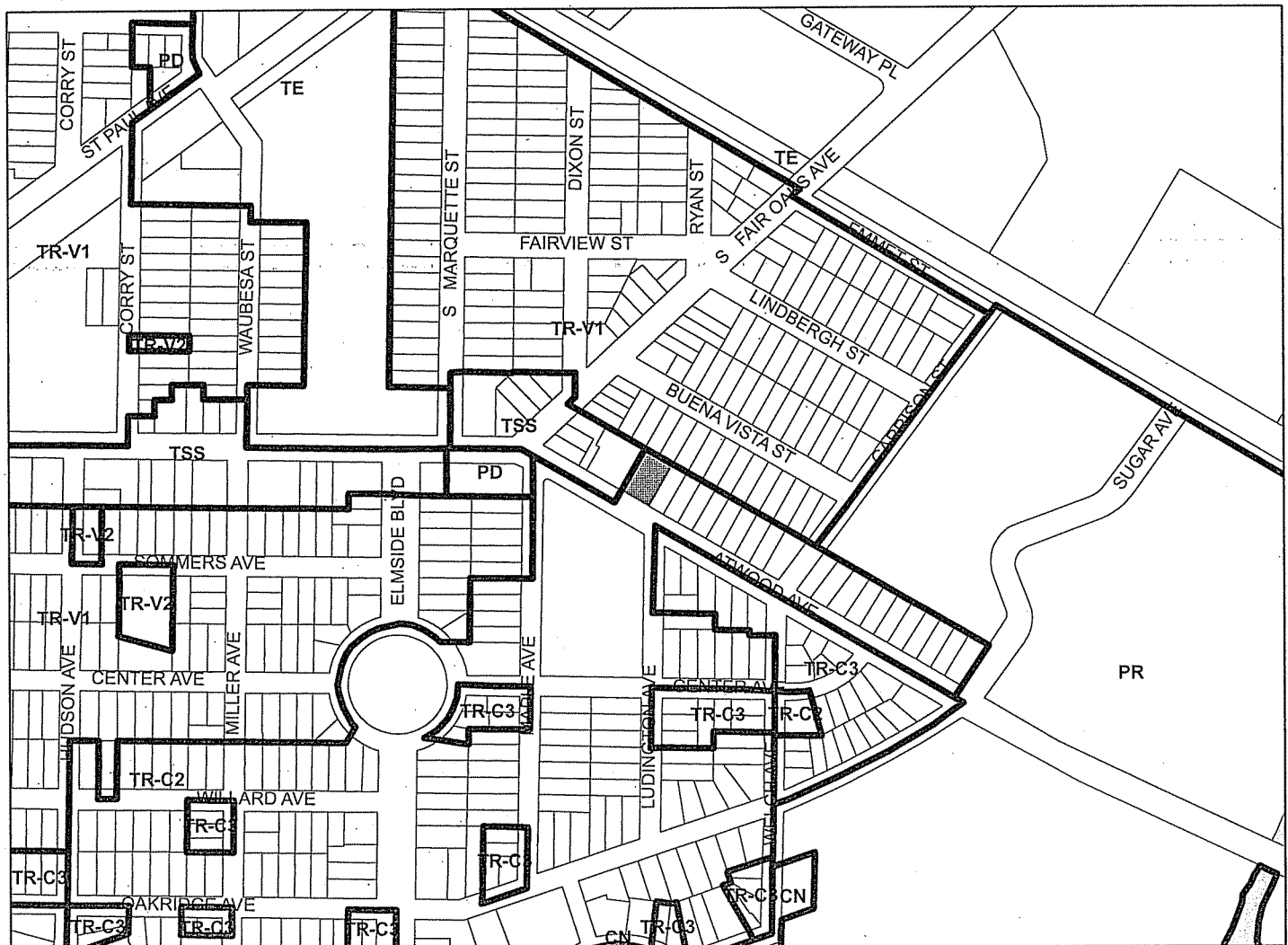
Existing Use  
Single-family home

Proposed Use  
Construct accessory building exceeding  
576 square feet in TR-C2 zoning

Public Hearing Date  
Plan Commission  
12 May 2014

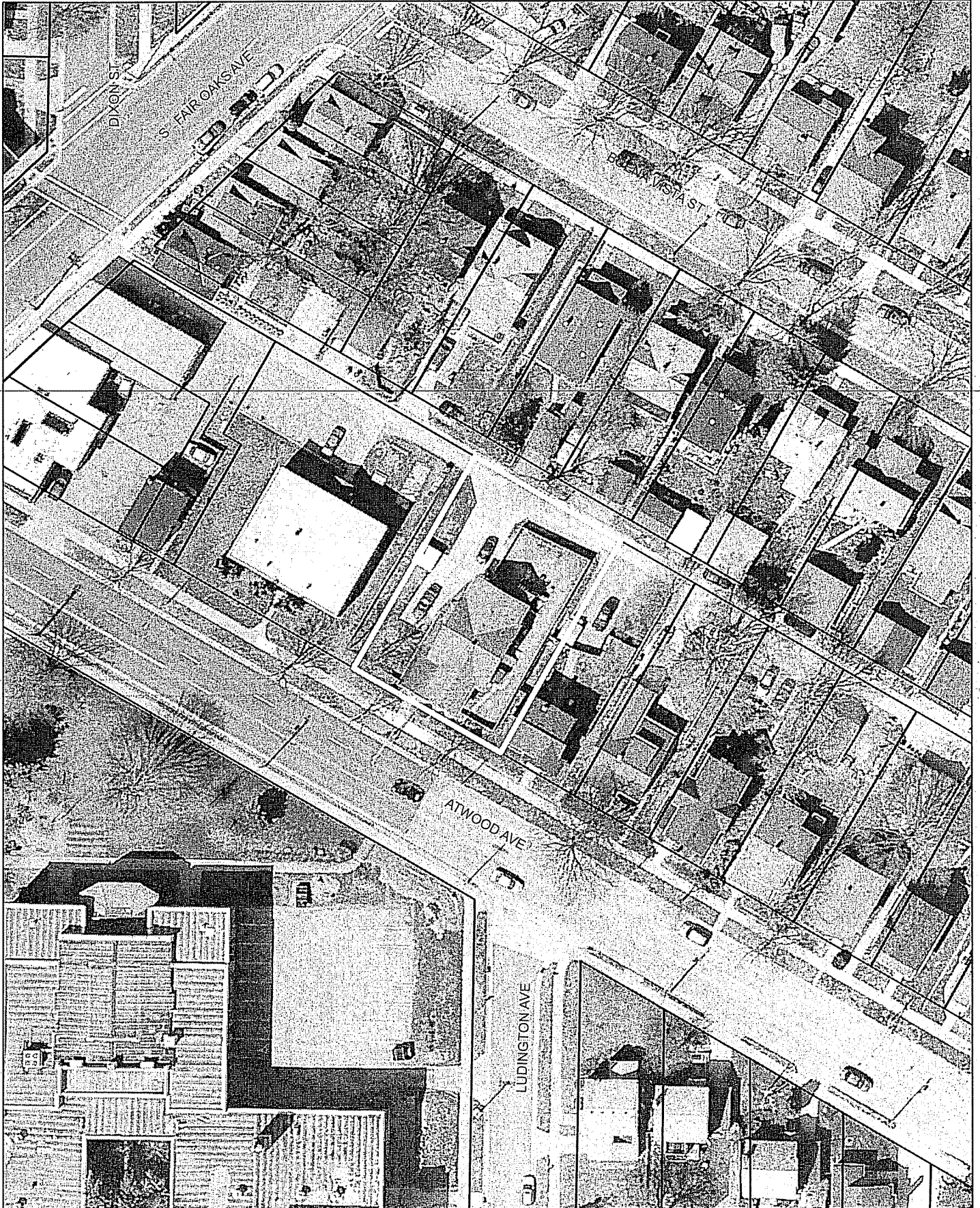


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 May 2014





# 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. 152752  
Date Received 4/2/14  
Received By SA  
Parcel No. 0710-053-1625-5  
Aldermanic District 6 Marsh & Rummel  
Zoning District TR-C2, WP-08  
Special Requirements OK  
Review Required By:  
☐ Urban Design Commission ☒ Plan Commission  
☐ Common Council ☐ Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 3026 Atwood Ave, Madison, WI 53704

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 Martin Company: \_\_\_\_\_  
Street Address: 3026 Atwood Ave City/State: Madison, WI Zip: 53704  
Telephone: (262) 488-1783 Fax: ( ) Email: awmartin@uwalumni.com

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

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: 3-car garage construction, new driveway position

Development Schedule: Commencement May 2014 Completion Jun 2015

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:

→ 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: Heather Stouder Date: 3/20/14 Zoning Staff: Greg Pathymes Date: 3/20/14

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

Name of Applicant Andrew Martin

Relationship to Property: Owner

Authorizing Signature of Property Owner  Date 4/1/14

## Letter of Intent

Hi, my name is Andy Martin and my wife, son, and I reside at 3026 Atwood Ave. The necessity of the land use application is because we would like to construct a 3-car garage 32'x22' (704 ft<sup>2</sup>) to house our 2 vehicles, boat and yard care equipment.

Because the garage construction is part of an entire lot renovation, I thought it would be beneficial to summarize each change to better visualize the improvement potential for the property.

Our home resides on a double lot (9320 ft<sup>2</sup>) with an oversized double-wide driveway (1500 ft<sup>2</sup>) in the middle, coming out from the alley. This driveway segments the green space into several small yard areas, making it nearly impossible to both maintain healthy grass with two high energy dogs and fully enjoy the space that the lot has to offer. The plan is to remove the existing driveway, construct a 3-car garage w/small driveway in the back corner of the lot, extend a single lane driveway to the cellar door along the house, and connect fence to enclose the yard.

The yard renovation project would actually decrease the lot's concrete footprint while greatly increasing green space and usability. The new plan would consolidate spaces to allow for a 3400 ft<sup>2</sup> yard space, 3-car garage (eliminating the need for a 10ft x 10ft shed), a single driveway up to the cellar door, and a designated garden area in the southeast corner of the lot. The garage would be positioned almost entirely behind the house (from Atwood Ave) and not visible from the street.

To summarize:

### Reasons for each part of construction

- 3-car garage —————> house 2 vehicles, boat, yard equipment, eliminate need for shed (shed to be removed upon garage completion)
- Alley side driveway —————> garage entrance, adjacent fence gate entry
- Single lane driveway along house —————> easy access to cellar door for lumber loading/unloading, work area during spring/summer/fall (I do woodworking as a hobby)
- Fence —————> enclose entire lot for containment of dogs/privacy
- Patio walkway —————> eliminate walkway wear on lawn, use of pervious pavers to for decrease of runoff/appearance

I have attached both the current layout and the proposed layout.

I have received verbal approval of the plan from my neighbors to the east, Andy and Maggie Berg. Andy can be reached at (608) 445-6318. The 9ft setback from the alley should not effect any alley traffic, adjacent driveway function, or snow removal. (Currently, there is a 6ft fence on that line)

The schedule for the project is to remove old driveway, lay concrete, lay patio bricks, connect fence, and plant grass by the end of the summer in 2014. Garage construction would begin May 2015, and be completed by June 2015.

I greatly appreciate your time and work in the community so far and look forward to enjoying this great neighborhood for a long time in our beautiful home.

Thank you,



Andrew Martin



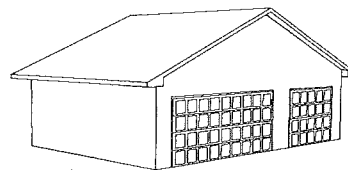
## Items Selected:

Gable roof w/ 5/12 pitch, standard trusses 2' O.C.  
Truss Design Location Zip Code: 53704  
2x4 Wall Framing Material  
32' Wide X 22' Deep X 9' High  
Vinyl Dbl 3.5" Lap Siding  
- White  
7/16" OSB Wall Sheathing  
Nova Wrap  
12" gable/24" eave overhangs  
1/2" OSB Roof Sheathing  
Duration, Driftwood Shingles  
4' Shingleover Ridge Vent  
White Aluminum Soffit & Fascia  
White Premium Roof Edge  
1 - Garage Door Opener  
White Vinyl Overhead Door Jamb

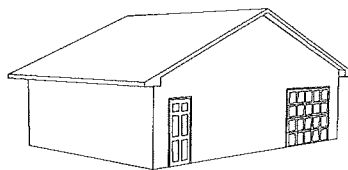
## Options Selected:

The options you have selected are:  
30 LB Roof Felt  
2 Rows Granular Ice & Water Barrier  
R-13 Faced Roll Wall Insulation  
1/2" 4'x8' Gypsum Wall Liner Panel  
R-38 Faced Batt Ceiling Insulation  
5/8" 4'x8' Gypsum Ceiling Liner Panel  
1 - 36x80 Service Door - CM1 6-Panel Steel RS  
2 - 9x7 Overhead Door - Insulated RP Brown  
1 - 16x7 Overhead Door - Insulated RP

Front View



Back View



**Estimated base price: \$4,240.94\***

The base price includes: 0" Eave/0" Gable Overhangs, Framing Materials, 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galvanized Regular Roof Edge, 8" Textured Vertical Hardboard Siding, No Service Doors, No Overhead Doors, No Windows, or Any Other Options.

**Estimated price: \$9,047.54\***

\*Today's estimated price, future pricing may go up or down.

\*Tax, labor, and delivery not included.

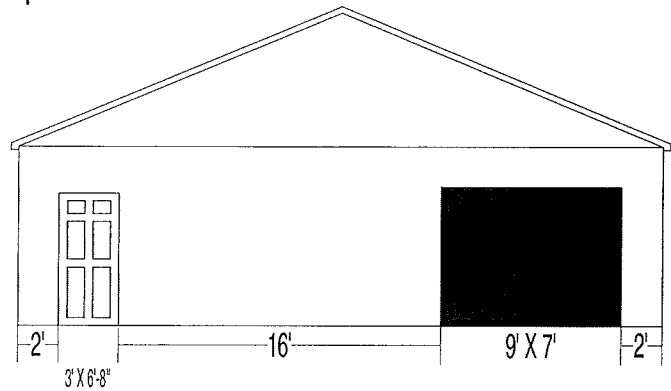
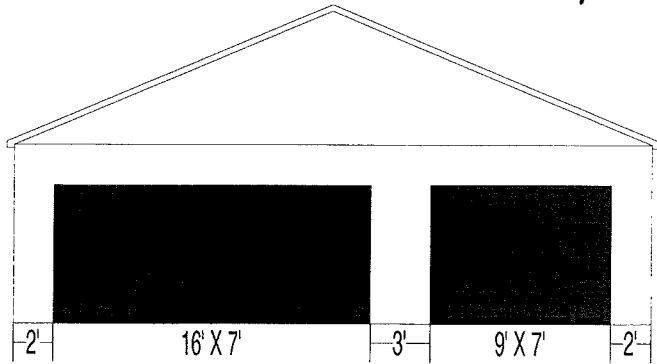
**\*\*\* Take this sheet to the Building Materials counter to purchase your materials. \*\*\***

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



\*\*\* Here are the wall configurations for your design.

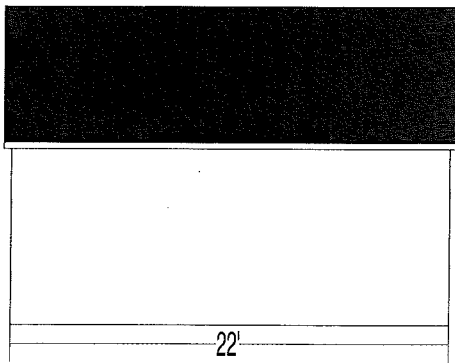
Illustration May Not Depict All Options Selected



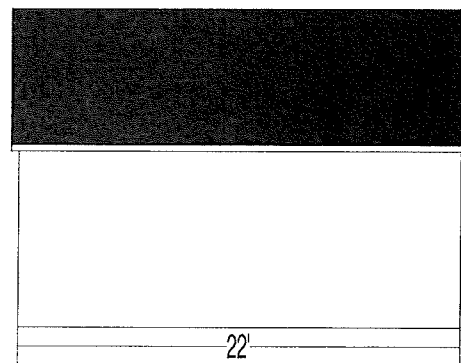
Gable Front View

- (1) - M4SV 16X7 EZ-SET BROWN M4SV INSUL
- (1) - M4SV 9X7 EZ-SET BROWN M4SV INSUL

- (1) - CM-1 6-PANEL STEEL DOOR 36X80 RH PH
- (1) - M4SV 9X7 EZ-SET BROWN M4SV INSUL



Eave Front View



Eave Back View

Building Size: 32 feet wide X 22 feet long X 9 feet high

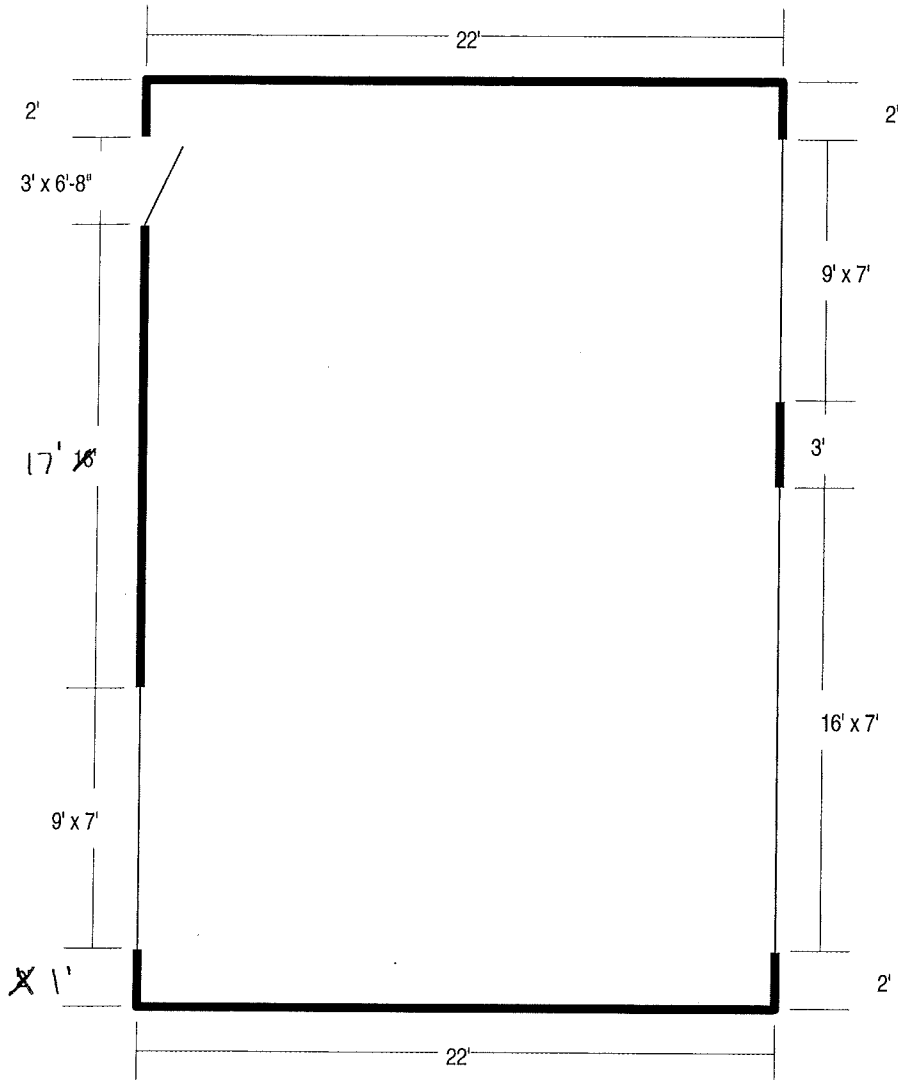
Approximate Peak Height: 16 feet 1 inches (193 inches)

Menards provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.



## \*\*\* Garage Floor Plan.

Illustration May Not Depict All Options Selected



Building Size: 32 feet wide X 22 feet long X 9 feet high

Note: Wall construction is 2x4 @ 16" on center



Design # 32326

MILWAUKEE MANUFACTURING, Eau Claire, WI. 54603

ROUSSEAU 3200 MILLER INDUSTRIES, INC. WED-FED 11 U/44.39 2009 Page 1

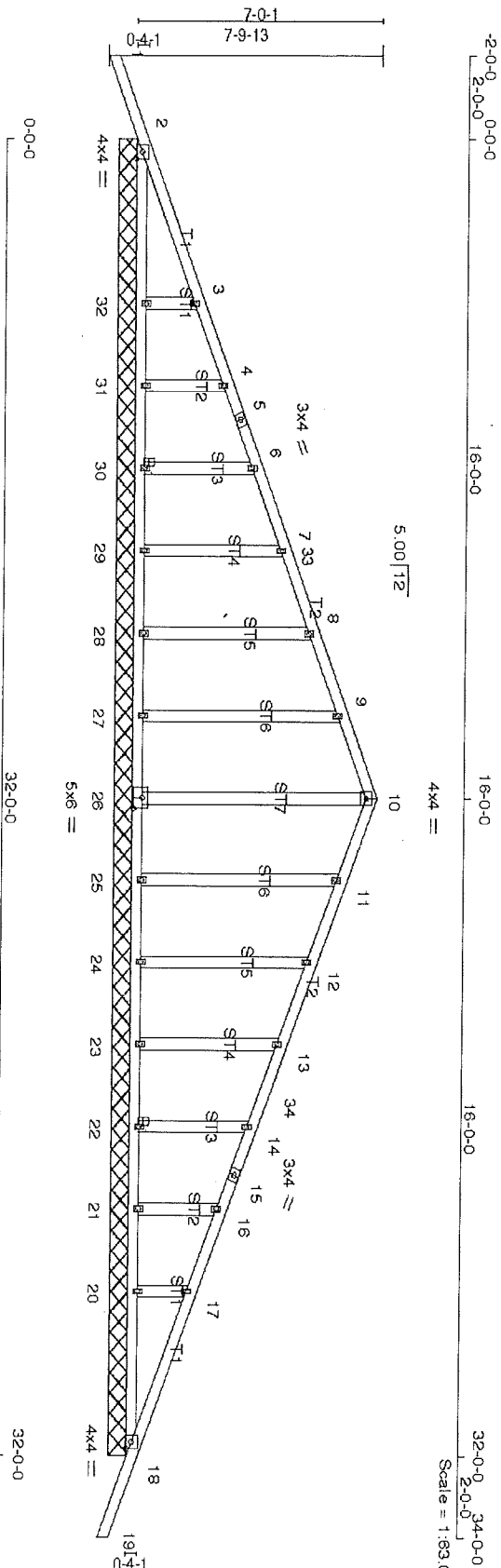


Plate Offsets (X,Y): [26:0-3:0-0-3:0]

LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 30.0	Plates Increase 1.15	TC 0.35	in (loc)	MT20	197/144
TCCL 7.0	Lumber Increase 1.15	BC 0.14	Vert(LL) -0.04		
BCCL 0.0	Rep Stress Incr YES	WB 0.17	Vert(TL) -0.04		
BCDL 10.0	Code IRC2006/TP12002	(Matrix)	Horz(TL) 0.01		
			18		
			n/a		
			n/a		
				Weight 137 lb	

**LUMBER**  
TC 2 X 4 SPF No 2  
BC 2 X 4 SPF No 2  
OTHERS 2 X 4 SPF Stud

**BRACING**  
TOP CHORD  
BOT CHORD  
Structural wood sheathing directly applied or 6-0-0 oc purlins.  
Rigid ceiling directly applied or 10-0-0 oc bracing.

**REACTIONS**  
All bearings 32-0-0.  
(lb) - Max Horz 2=-84(LC 10)  
Max Uplift: All uplift 100 lb or less at joint(s) 2, 18, 27, 28, 29, 30, 31,  
32, 25, 24, 23, 22, 21, 20  
Max Grav. All reactions 250 lb or less at joint(s) 30, 31, 22, 21 except  
2-356(LC 2), 18=356(LC 2), 26=259(LC 2), 27=351(LC 3), 28=354(LC  
3), 29=277(LC 3), 32=302(LC 14), 25=351(LC 4), 24=354(LC 4),  
23=277(LC 4), 20=302(LC 15)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

**NOTES** (15)

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 90mph; h=25ft; TCCL=4.2psf; BCDL=6.0psf; Category II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33. This truss is designed for C-C for members and forces, and for MWFRS for reactions specified.
- 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see MITek "Standard Gable End Detail".
- 4) TCLL: ASCE 7-05; P=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=42.9 psf (ground snow); Ps=29.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Cl=1.1
- 5) Roof design snow load has been reduced to account for slope.
- 6) Unbalanced snow loads have been considered for this design.

Continued on back



MILWAUKEE MANUFACTURING, LAULAH, WI. 54/03

1/03/05 Jan 3 2008 Milwaukee Industries, Inc. Wed Feb 11 07:44:40 2009 Page 2

NOTES (15)

- 7) This truss has been designed for greater of min roof live load of 16.0 psf or 1.00 times flat roof load of 29.7 psf on overhangs non-concurrent with other live loads.
- 8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 9) All plates are 1.5x3 MFT20 unless otherwise indicated.
- 10) Gable requires continuous bottom chord bearing.
- 11) Gable studs spaced at 2'-0" oc.
- 12) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-6" tall by 1'-0" wide will fit between the bottom chord and any other members.
- 13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 18, 27, 28, 29, 30, 31, 32, 25, 24, 23, 22, 21, 20.
- 14) This truss is designed in accordance with the 2006 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- 15)

LOAD CASE(S) Standard

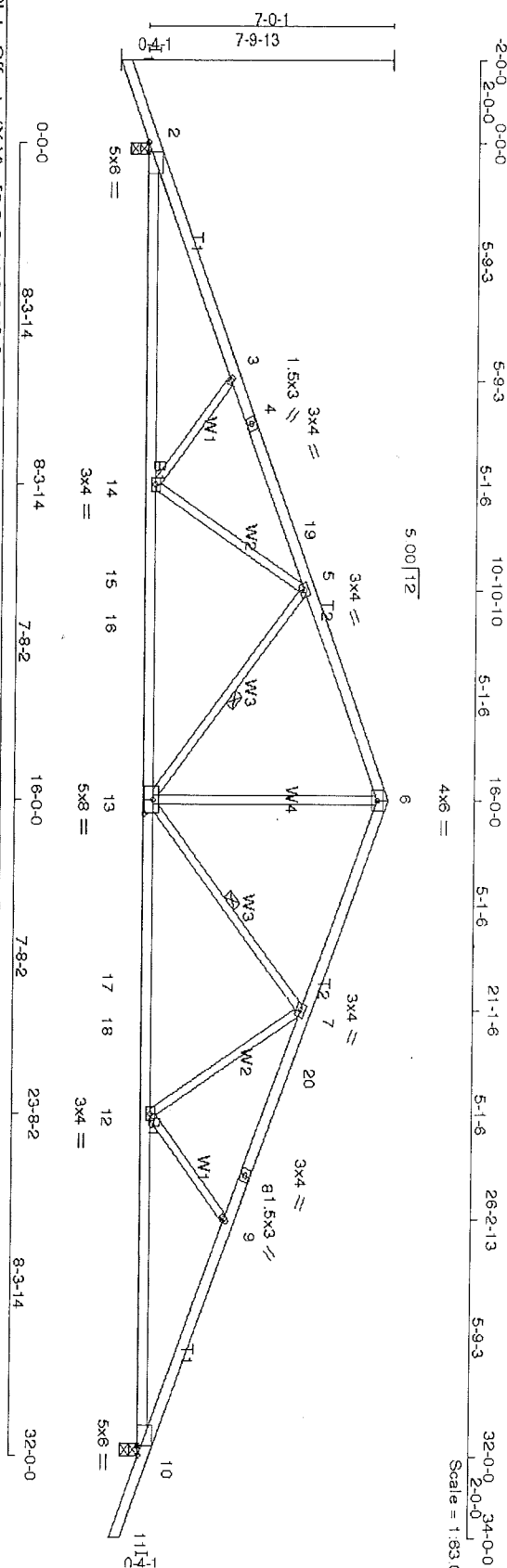


Plate Offsets (X,Y): [2.0-2.4,0.0-2.1], [0.0-2.14,0.0-2.1], [13.0-4.0,0.3-0.3]									
LOADING (psi)		SPACING		CSI		DEFL		PLATES	
TCLL	30.0	Plates Increase	2-0-0	T/C	0.45	in (loc)	1/defl	L/d	GRIP
TCDL	7.0	Lumber Increase	1.15	BC	0.84	Vert(TL)	>999	240	MT20
BCLL	0.0	Rep Stress Incr	YES	WB	0.70	Vert(TL)	>734	180	197/144
BCDL	10.0	Code IRC2006/TPI2002		(Matrix)		Horz(TL)	n/a	n/a	Weight: 111 lb

**LUMBER**

1C 2 X 4 SPF No.2  
BC 2 X 4 SPF No.2  
WB 2 X 3 SPF Stud

## REACTIONS

(lb/size) 2=1681/0-3-8, 10=1681/0-3-8  
Max Horz 2=-84(LC 10)  
Max Uplift 2=-199(LC 9), 10=-199(LC 10)  
Max Grav 2=1692(LC 2), 10=1692(LC 2)

**FORCES (lb  
TOP CHORD**

2-mx. Comp./mx. 1en. - All floors 250 (lb) or less except when shown.  
 1-3- = 325/1447, 3-4- = 2933/388, 4-19- = 2857/392, 5-19- = 2798/401,  
 5-6- = 2080/354, 6-7- = 2080/354, 7-20- = 2798/401, 8-20- = 2857/392,  
 8-9- = 2932/388, 9-10- = 3251/447  
 2-1-4 = 312/2910, 14-15- = 207/2395, 15-16- = 207/2395, 13-16- = 207/2395,  
 13-17- = 207/2395, 17-18- = 207/2395, 12-16- = 207/2395, 10-12- = 312/2910  
 3-14- = 371/147, 5-14- = 147/503, 5-13- = 889/165, 6-13- = 136/1154, 7-13- = 889/165,  
 7-12- = 503/9, 9-12- = 371/147

## WEBS

## NOTES

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 90mph;  $h=25ft$ ;  $TCDL=4.2psf$ ;  $BClD=.6psf$ ; Category II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33. This truss is designed for C-C for members and forces, and for MWFRS for reactions specified.
- 3) TOLL: ASCE 7-05;  $P_r=30.0psf$  (roof live load); Lumber DOL=1.15 Plate DOL=1.15;  $P_g=42.9psf$  (ground snow);  $P_s=29.7psf$  (roof snow);  $P_r$  Lumber DOL=1.15 Plate DOL=1.15; Category II; Exp B; Fully Exp.;  $C_e=1.1$
- 4) Roof design snow load has been reduced to account for slope.

Existing Layout (1 square = 4ft<sup>2</sup>)

Alley

6ft fence

6ft fence

Concrete Driveway (1500ft<sup>2</sup>)

6ft fence

Porch (80ft<sup>2</sup>)

Shed (100ft<sup>2</sup>)

116.5ft

6ft fence

House (1750ft<sup>2</sup>)

cellar Door

Porch (

9320ft<sup>2</sup>  
total lot area

4ft fence

4ft fence

retaining wall

retaining wall

side walk

(grass)

Atwood A.D

Proposed Site Layout (1 square = 4 ft<sup>2</sup>)

Alley

