



City of Madison

Conditional Use

Location
729 Pulley Drive

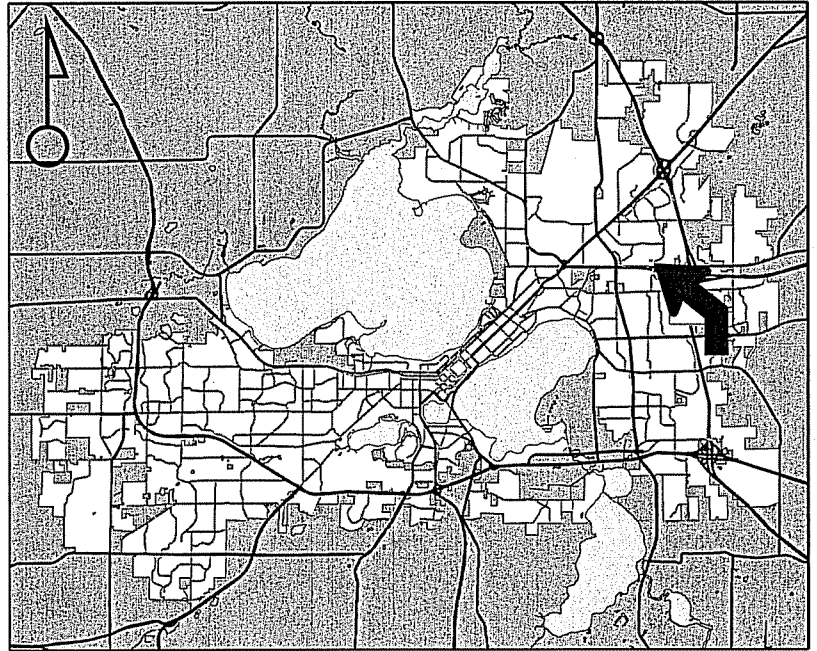
Project Name
McAllen Garage

Applicant
Kerry McAllen

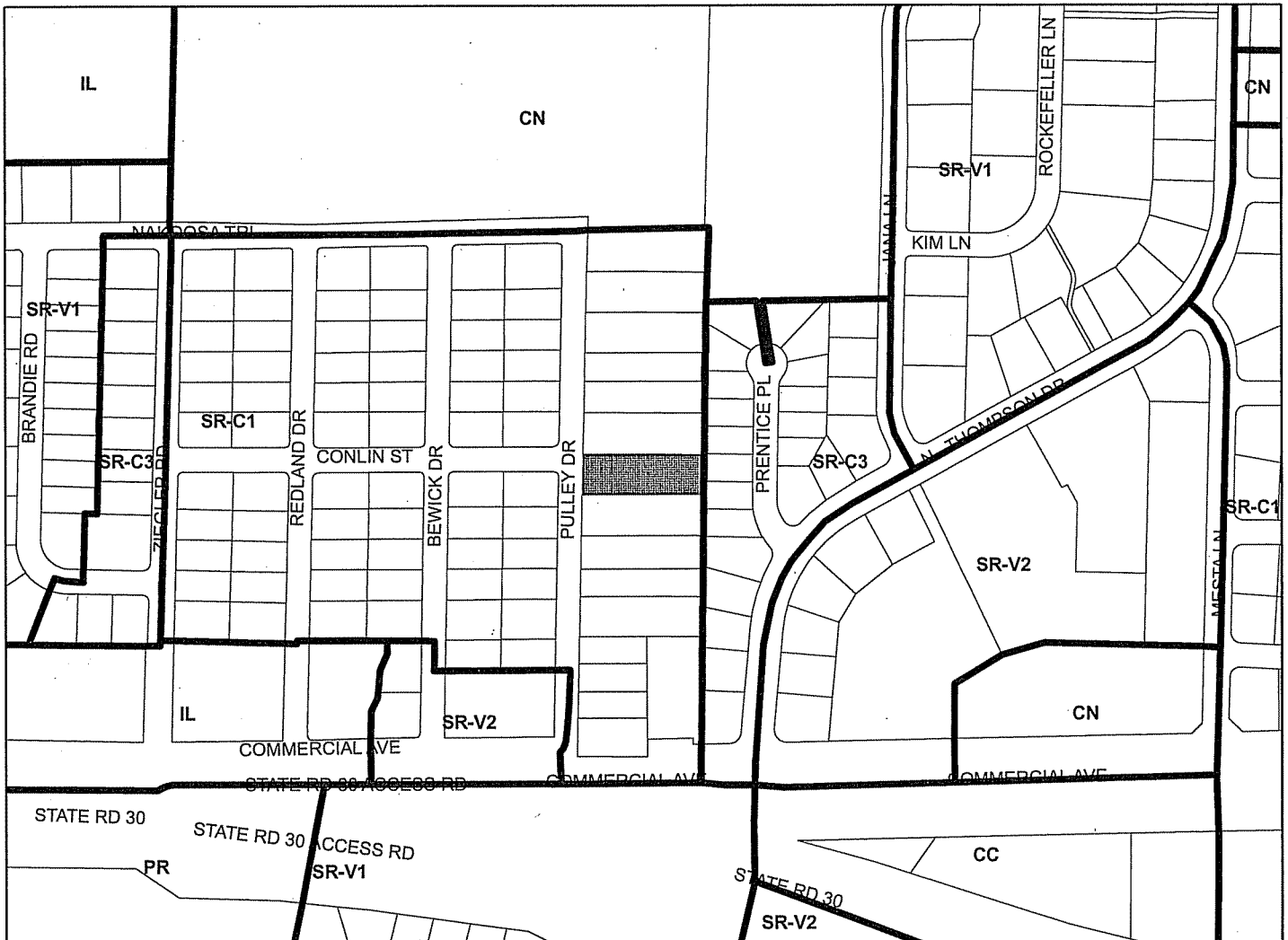
Existing Use
Single-family residence

Proposed Use
Construct accessory building exceeding
800 square feet in SR-C1 zoning

Public Hearing Date
Plan Commission
10 August 2015

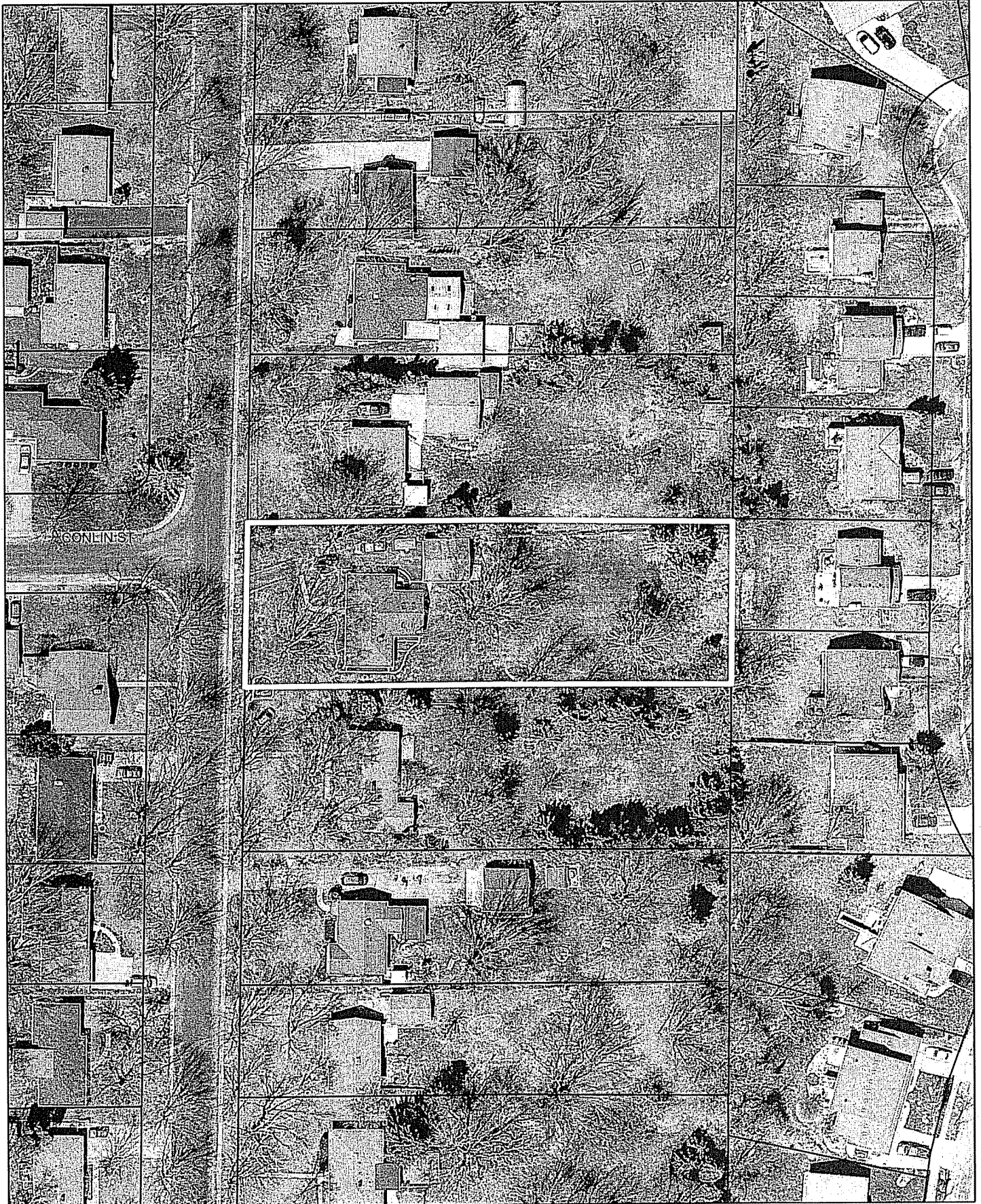


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 August 2015





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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
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:** 729 Pulley Dr.
Project Title (if any): Garage Expansion

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: Kerry McAllen **Company:** N/A
Street Address: 729 Pulley Drive **City/State:** Madison **Zip:** 53714
Telephone: (608) 663-1936 **Fax:** () **Email:** kerry@mcallenproperties.com

Project Contact Person: Kerry McAllen **Company:** N/A
Street Address: 729 Pulley Drive **City/State:** Madison **Zip:** 53714
Telephone: (608) 663-1936 **Fax:** () **Email:** kerry@mcallenproperties.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: The Owner wishes to install a 713 sf addition onto their existing garage, 600 +/- sf. This will require a conditional use as it exceeds 800 sf allowed in the current zoning.

Development Schedule: Commencement As soon as approved Completion 12/31/15

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 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 pcaapplications@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:
See attached email from Alder Ahrens waiving the 30 day notice

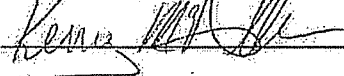
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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: 6/15/15 Zoning Staff: Jenny Kirchgatter Date: 6/5/15

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

Name of Applicant Kerry McAllen Relationship to Property: Owner

Authorizing Signature of Property Owner  Date 15 JUN 15

Letter of Intent
Land Use Application- 729 Pulley Drive
City of Madison, WI.

To whom it may concern,

Re: Accessory Building exceeding the allowable sq. ft.
New Garage Addition
729 Pulley Drive
Madison, WI

Project Scope:

This project consists of adding a 712.5 square foot addition to an existing 600 square foot accessory building (detached garage) in a SR-C1 Zoning district. The total square feet of the combined buildings will be 1312.5 sq. ft. exceeding the allowable accessory building square footage in a SR-C1 district (800 sq. ft.).

Project Team:

Owner: Kerry McAllen
Contractor: Ruedebusch Development and Construction of Madison, WI.

Existing Conditions:

The existing property is a residential lot with single family 1 story house and detached garage located in the SR-C1 zoning district. The attached drawings show the existing conditions with the proposed garage addition.

Project Schedule:

Construction start date- August 2015
Construction completion-December 2015

Proposed Uses:

Automobile, yard and recreational equipment storage and general work shop (Personal)

Hours of Operation:

N/A

Letter of Intent

Land Use Application - 729 Pulley Drive

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Building Sq. Ft. (Accessory Building):

There is an existing 600 sq. ft. garage with a proposed 712.5 sq. ft. addition, bringing the total area of the garage with a new addition to 1,312.5 sq. ft.

Number of Dwelling Units:

N/A

Auto and Bike Stalls:

N/A

Lot coverage and usable open area:

Total lot area = 29,338 sq. ft.

Building coverage:

House = 1,540 sq. ft.

Existing garage = 600sq. ft.

Proposed garage addition = 712.5 sq. ft.

Total = 2,852.5 sq. ft.

Open area = 27,485.50 sq. ft.

Value of land:

Source-City of Madison Assessors- 2015 value = \$ 50,700

Estimated Project cost:

\$ 35,000

Number of Construction Jobs created:

N/A

Public Subsidy Requested:

None

