



Location
617 Woodward Drive

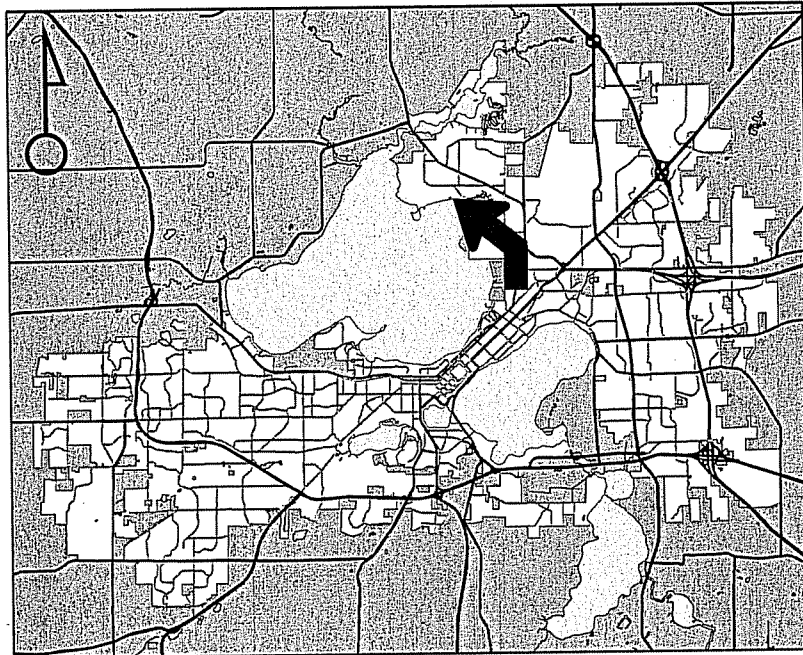
Project Name
Cullen Accessory Building

Applicant
Mark and Carol Cullen/
Loren Imhoff - Homebuilder

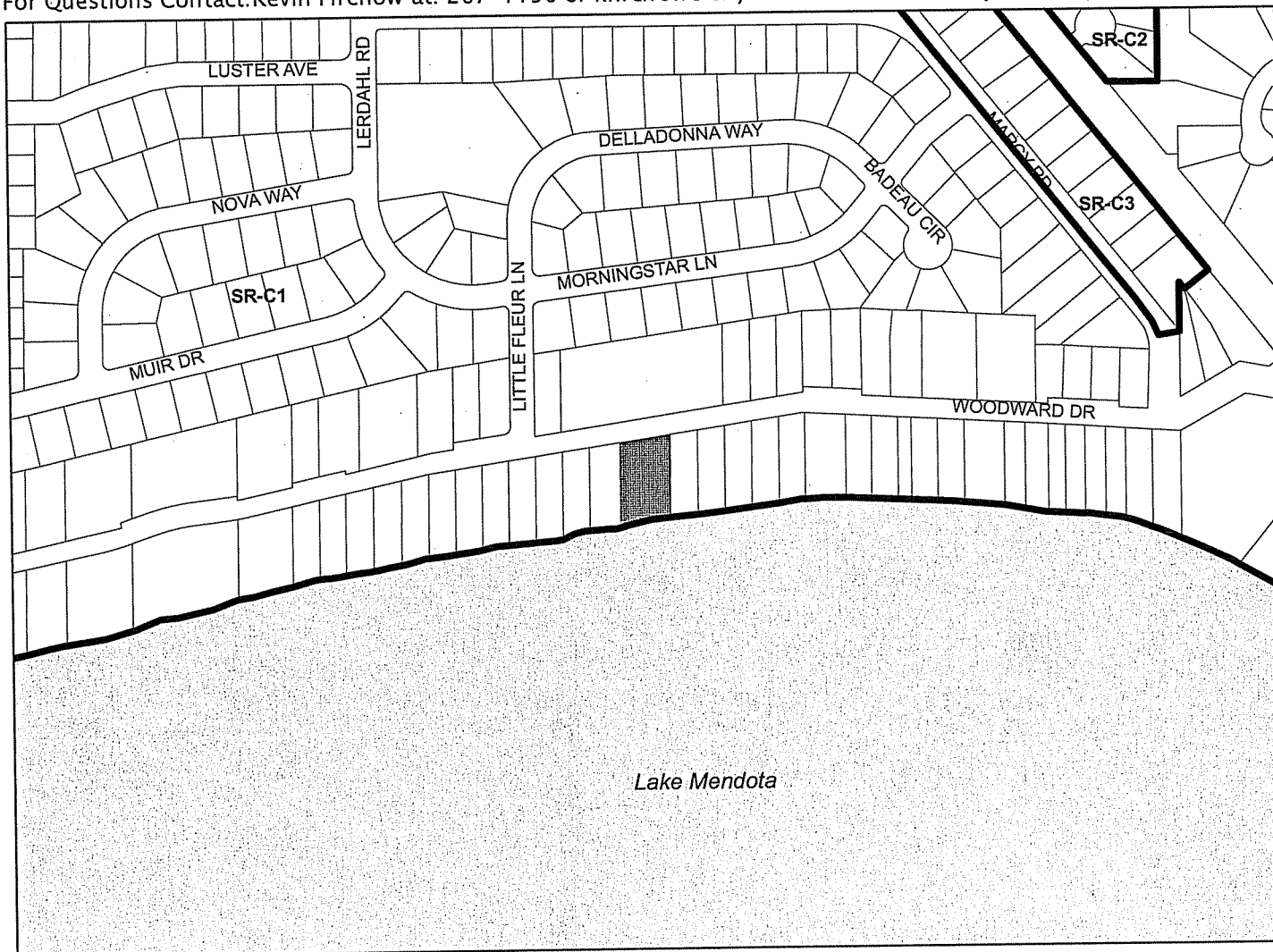
Existing Use
Single-family residence

Proposed Use
Construct accessory building
on lakefront lot

Public Hearing Date
Plan Commission
19 October 2015

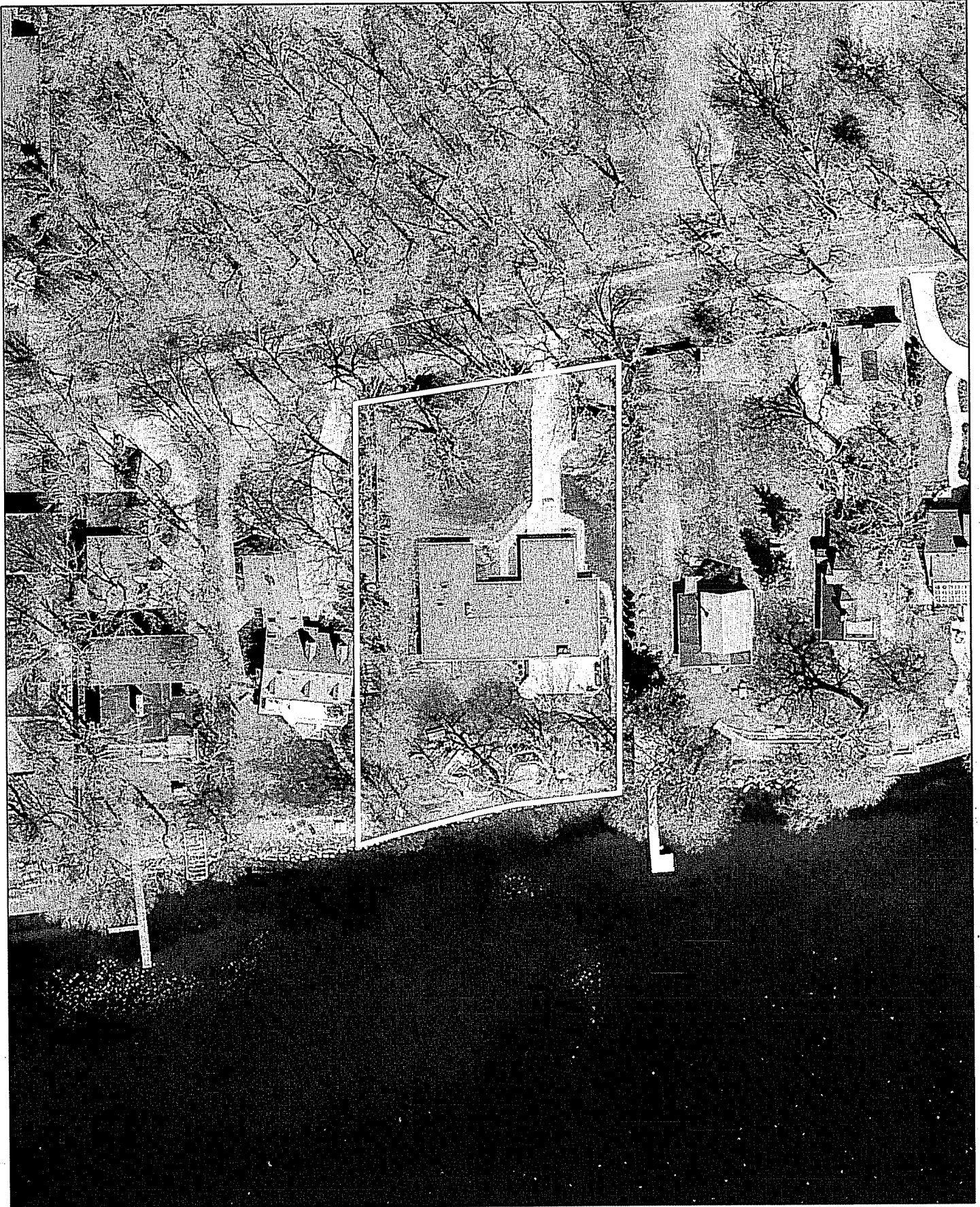


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 October 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 <u>600</u>	Receipt No. <u>7572-0001</u>
Date Received <u>9/2/15</u>	
Received By <u>PDA</u>	
Parcel No. <u>0809-357-0822-8</u>	
Aldermanic District <u>18</u>	
Zoning District <u>SR-C1</u>	
Special Requirements <u>WATERFRONT</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 617 Woodward
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: Loren Imhoff Homebuilder Company: Loren Imhoff Homebuilder

Street Address: Box 620795 City/State: Middleton Zip: 53562

Telephone: (608) 831-1900 Fax: () 831-4142 Email: loren@lorenimhoff.com

Project Contact Person: Loren Imhoff Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Mark and Carol Cullen

Street Address: 617 Woodward City/State: Madison Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
Detached Garage with Living Room above.

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/alterd 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 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:

REBECCA KEMBLE 8/23/15

→ 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: 8/25/15 Zoning Staff: Terry Kindy Date: 8/25/15

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

Name of Applicant CAROL & MARK CURSON Relationship to Property: OWNER

Authorizing Signature of Property Owner Carol Curson Mark Curson Date 8.26.15

Cullen Garage – 617 Woodward

Letter of Intent: Project involves removing an old two car garage and replacing with a new two story garage/living space. Minor landscaping will be required to re-establish the lawn and two small trees will need to be trimmed or removed to eliminate their canopy overhead.

Project Team – Loren Imhoff Homebuilder, Inc.

Existing conditions – Old two car garage

Project Schedule – November 2015 – April 2016

Proposed Uses – 616 sq. ft. of garage – 300 sq. ft. of Living Room – 90 sq. ft. of Bathroom

Building square footage – 616

Dwelling units - -0-

Lot Coverage – 616 sq. ft.

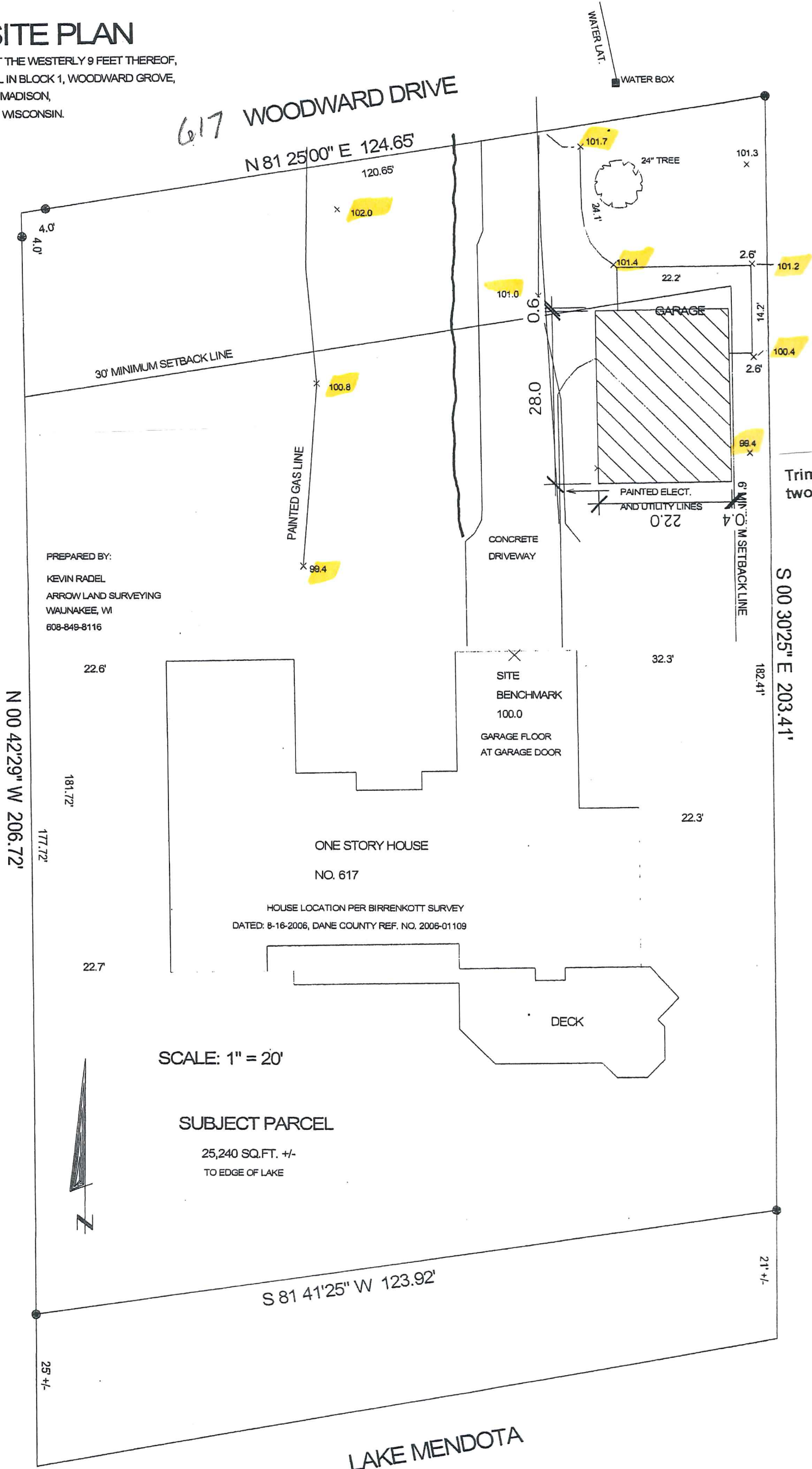
Value of land – N/A

Estimated project cost - \$140,000

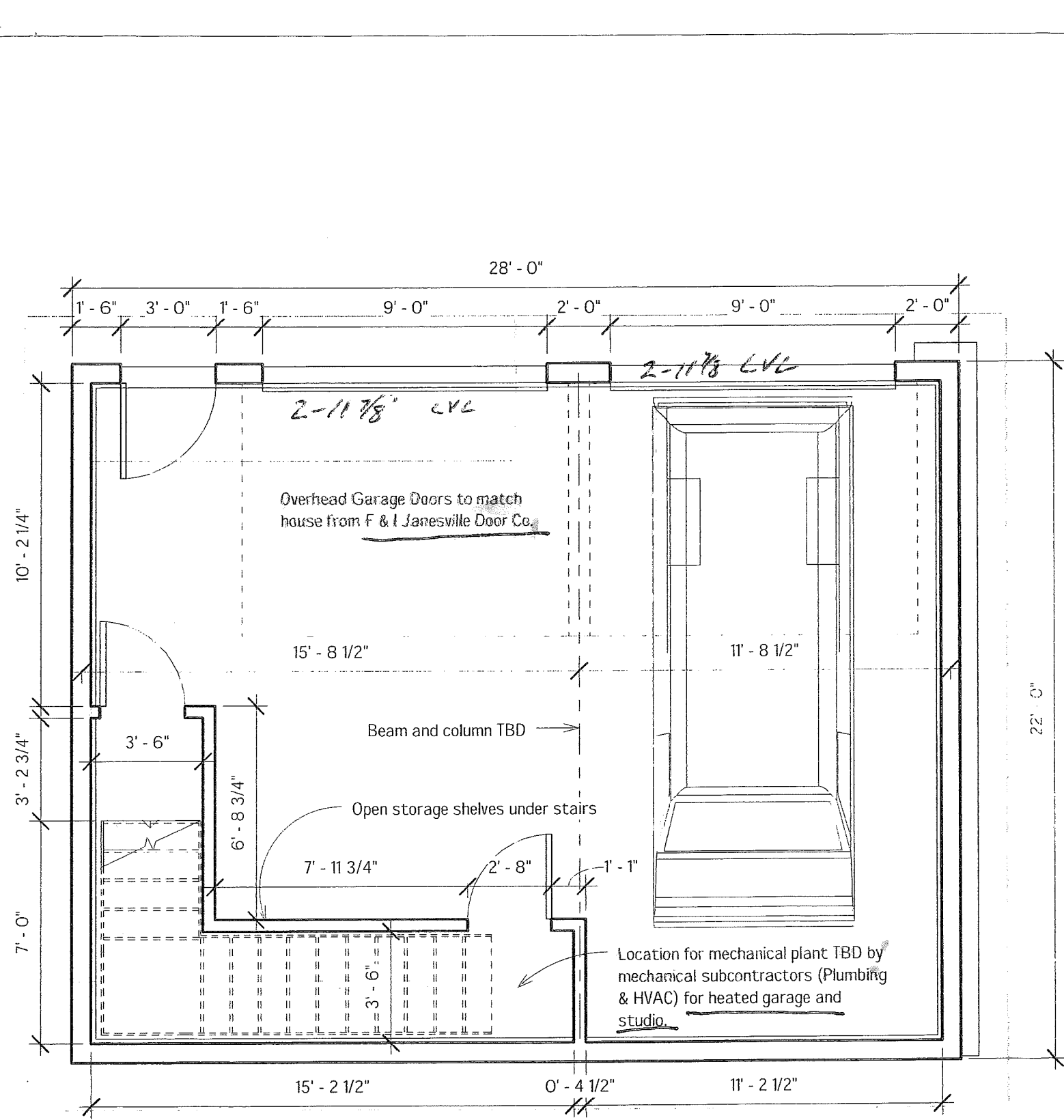
Number of jobs - 12

SITE PLAN

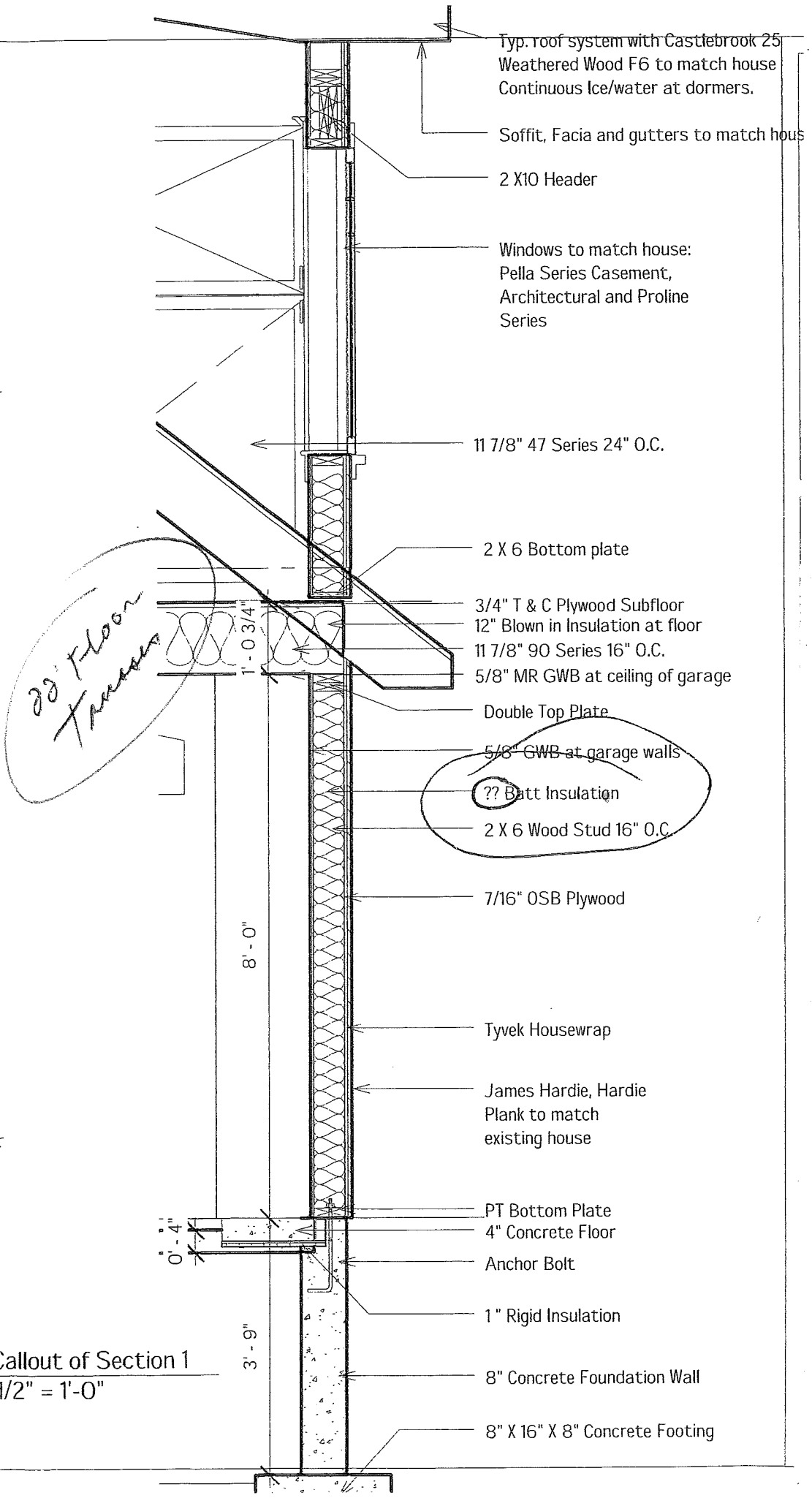
LOT 25, EXCEPT THE WESTERLY 9 FEET THEREOF,
AND LOT 26, ALL IN BLOCK 1, WOODWARD GROVE,
IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN.



PREPARED BY:
KEVIN RADEL
ARROW LAND SURVEYING
WAUNAKEE, WI
608-849-8116

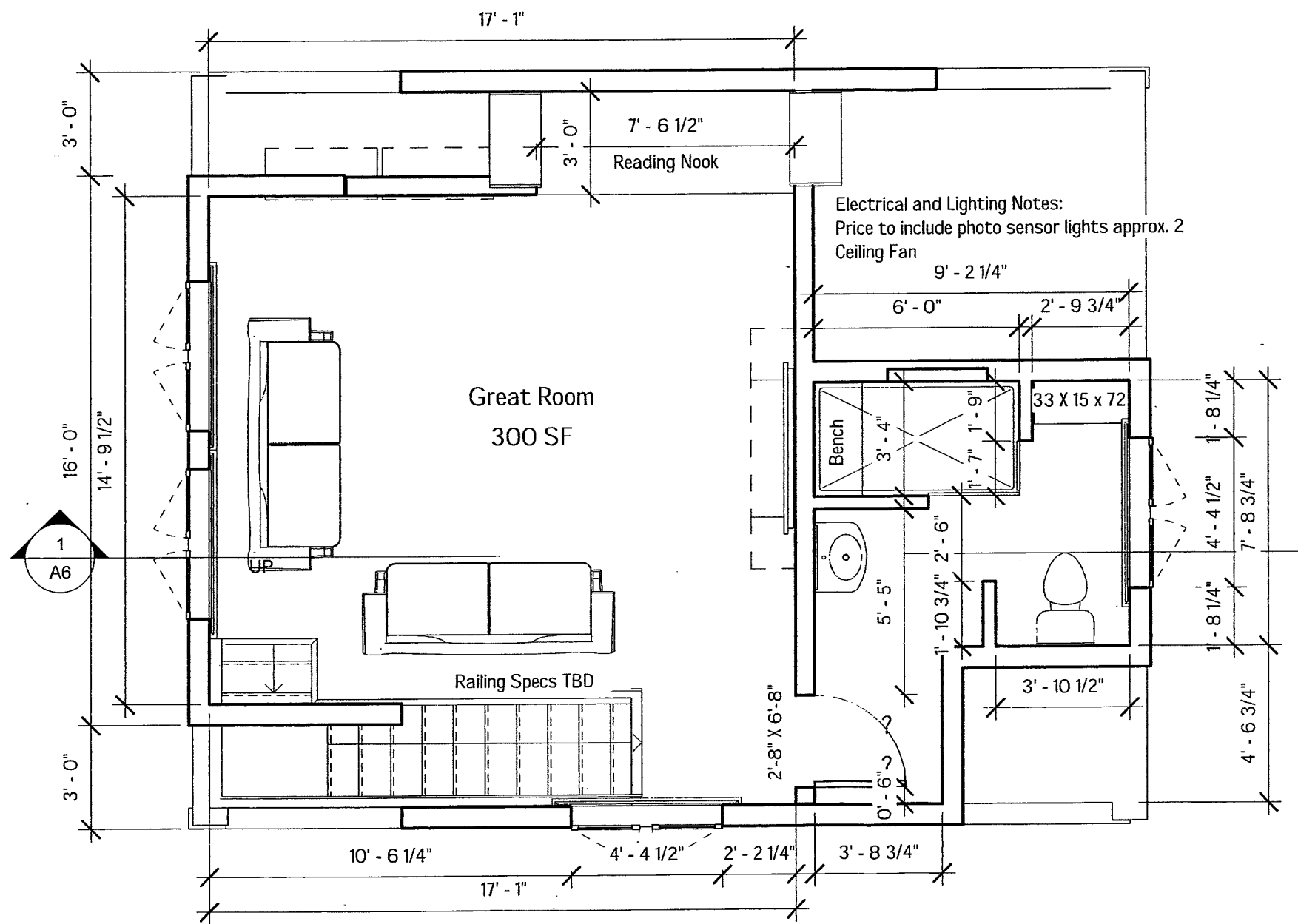


② Proposed Garage Plan
1/4" = 1'-0"

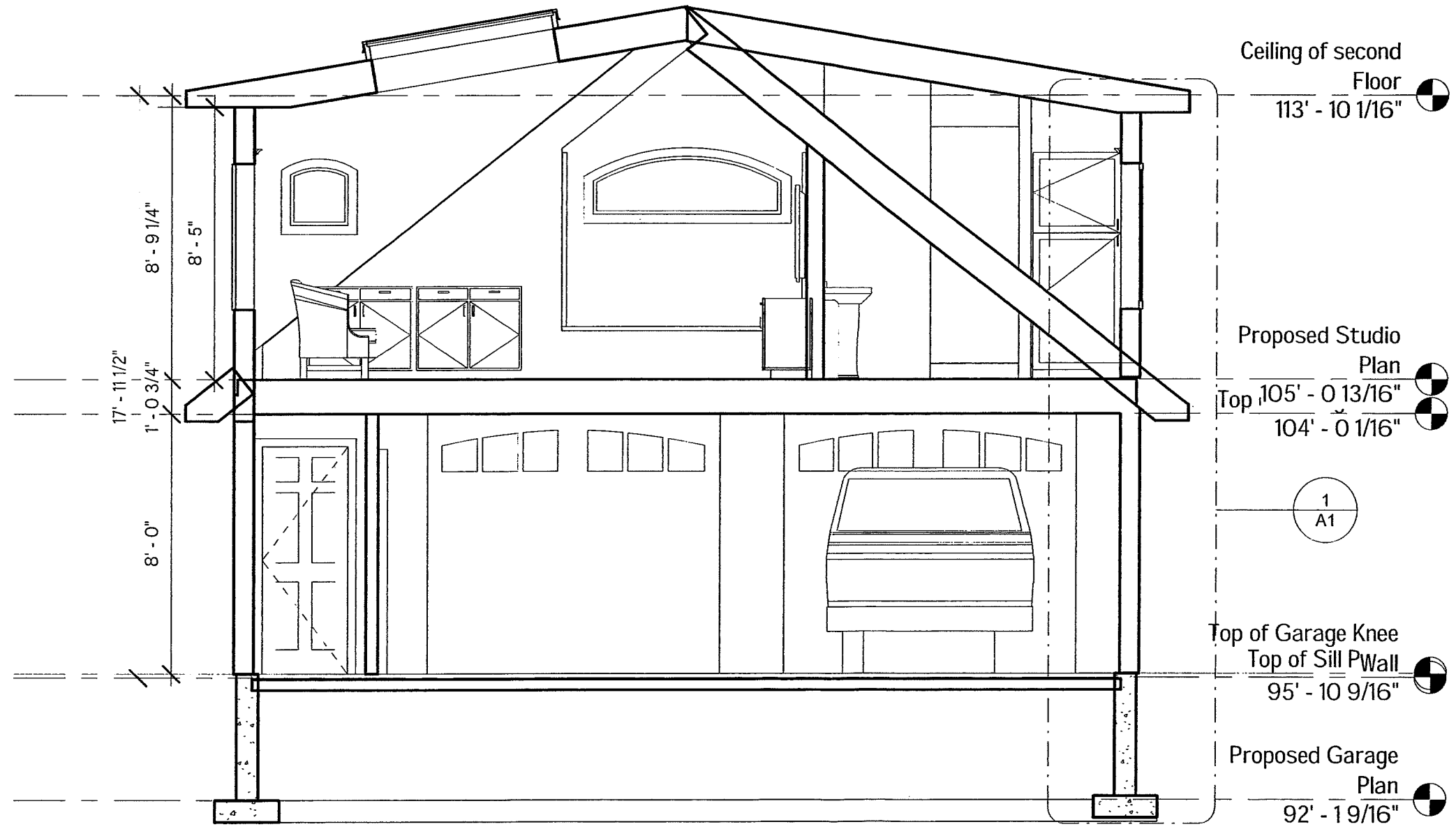


① Callout of Section 1
1/2" = 1'-0"

- Typ. roof system with Castlebrook 25 Weathered Wood F6 to match house
Continuous Ice/water at dormers.
- Soffit, Fascia and gutters to match house
- 2 X10 Header
- Windows to match house:
Pella Series Casement,
Architectural and Proline
Series
- 11 7/8" 47 Series 24" O.C.
- 2 X 6 Bottom plate
- 3/4" T & C Plywood Subfloor
- 12" Blown in Insulation at floor
- 11 7/8" 90 Series 16" O.C.
- 5/8" MR GWB at ceiling of garage
- Double Top Plate
- 5/8" GWB at garage walls
- ?? Batt Insulation
- 2 X 6 Wood Stud 16" O.C.
- 7/16" OSB Plywood
- Tyvek Housewrap
- James Hardie, Hardie
Plank to match
existing house
- PT Bottom Plate
- 4" Concrete Floor
- Anchor Bolt
- 1" Rigid Insulation
- 8" Concrete Foundation Wall
- 8" X 16" X 8" Concrete Footing



① Proposed Studio Plan
1/4" = 1'-0"



① Section 1
1/4" = 1'-0"

1
A1



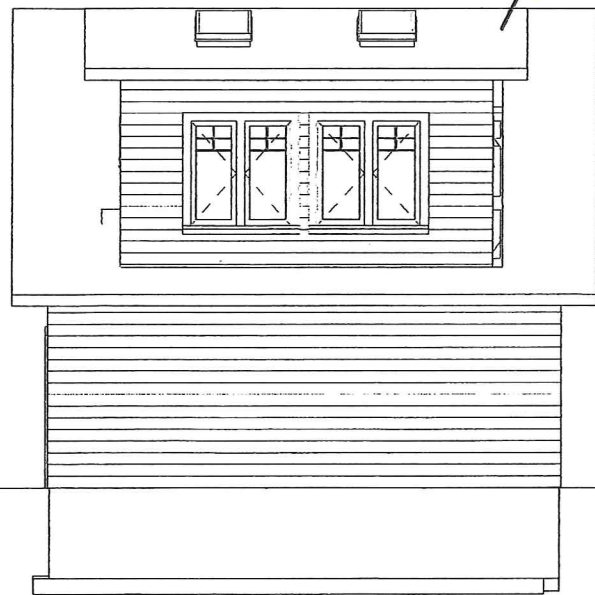
① North 1
1/8" = 1'-0"



② West 1
1/8" = 1'-0"



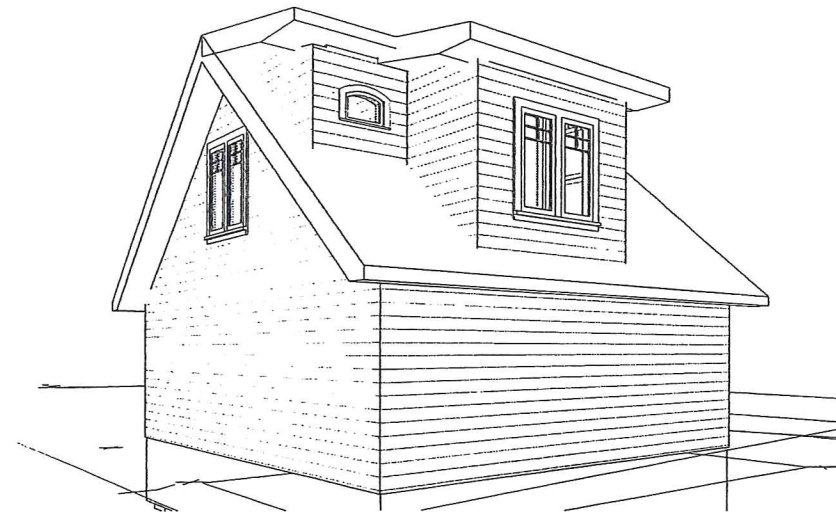
⑥ 3D View 2



④ South 1
1/8" = 1'-0"



③ East 1
1/8" = 1'-0"



⑤ 3D View 10