

CITY OF MADISON

Proposed Conditional Use

Location: 110 Virginia Terrace

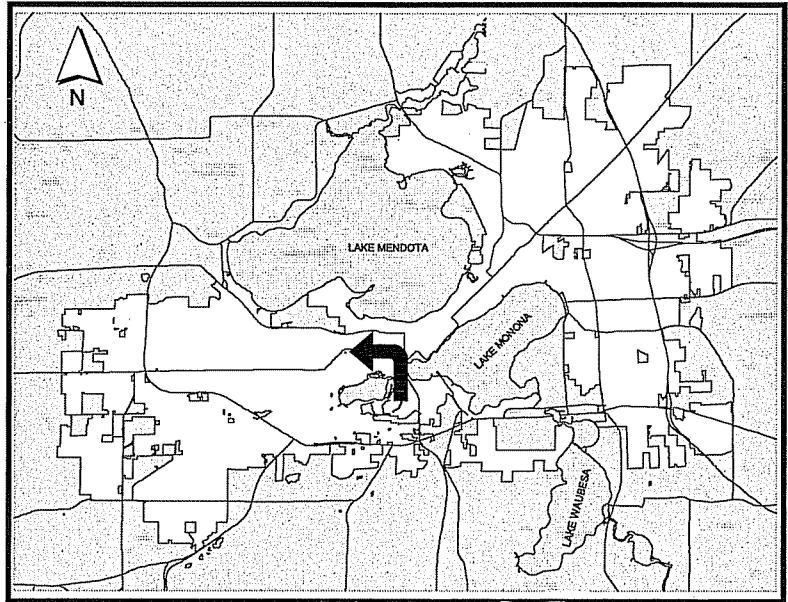
Project Name: Laudon Garage

Applicant: Karen and James Laudon/Teresa Duerst - Christensen Enterprises

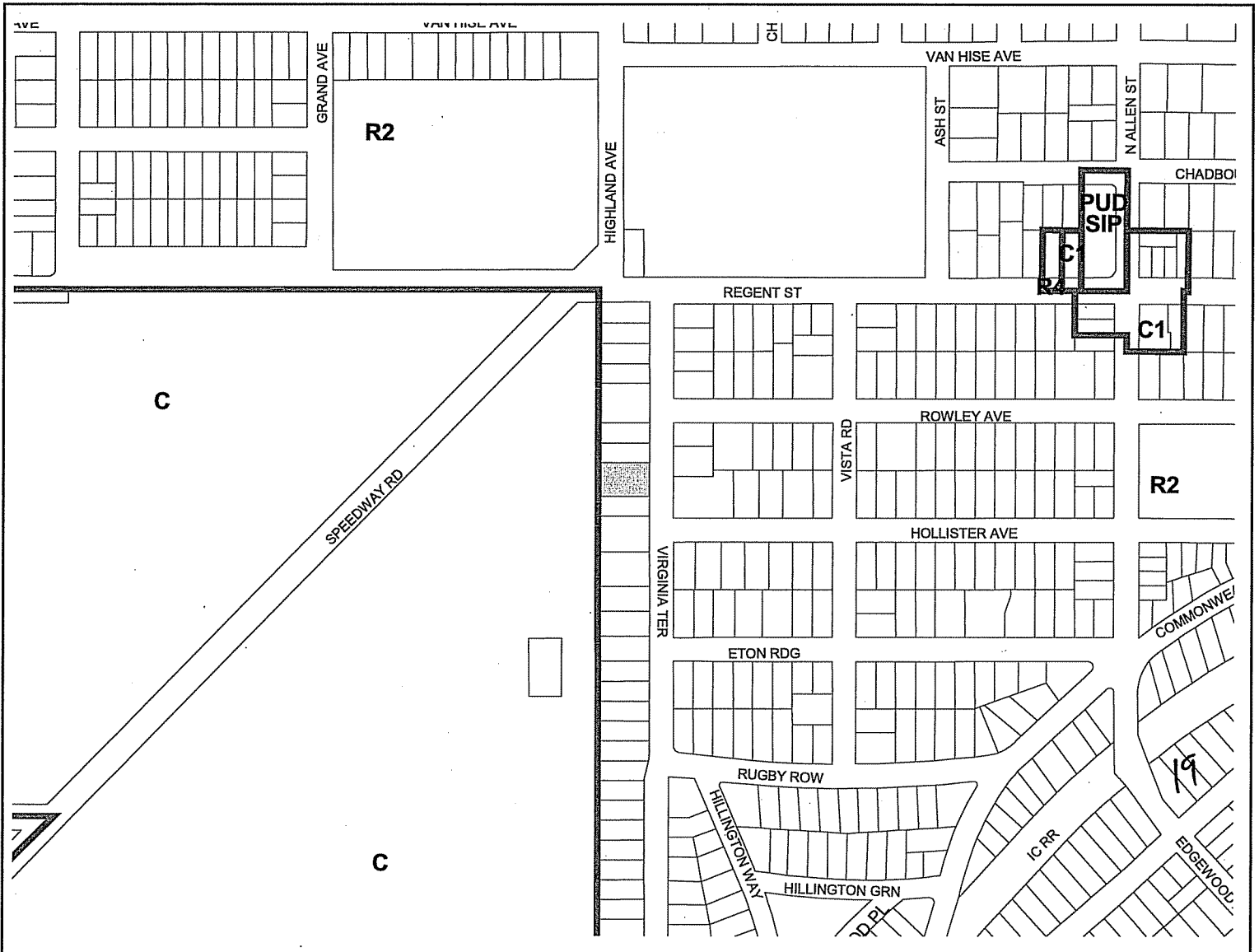
Existing Use: Single Family House

Proposed Use: Addition to Garage in Excess of 576 square feet

Public Hearing Date:
Plan Commission 10 July 2006



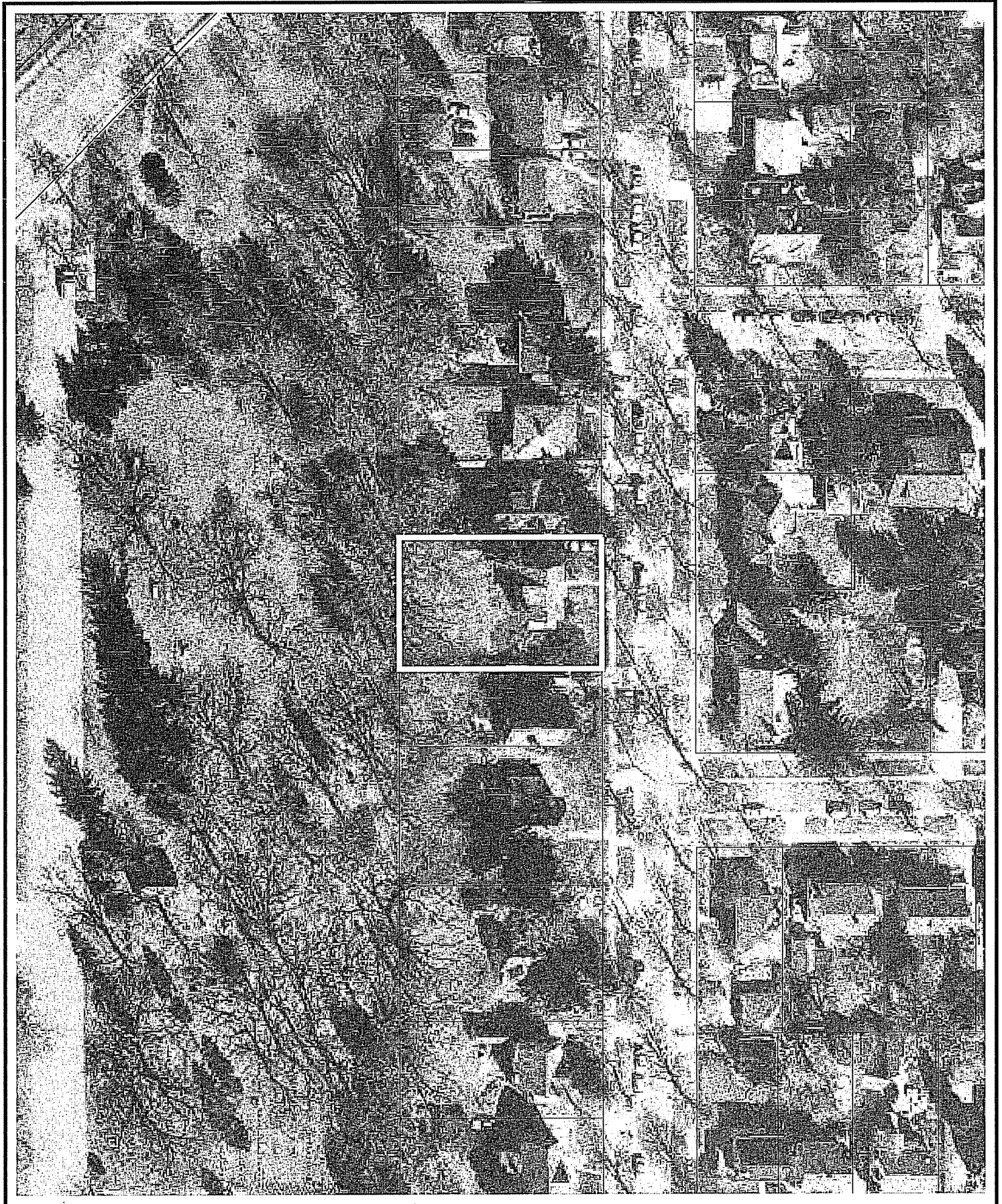
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



110 Virginia Terrace

100 0 100 Feet

Date of Aerial Photography - April 2000



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 500 - Receipt No. 71097
 Date Received 5/29/06
 Received By JSOP
 Parcel No. 0709-214-0308-9
 Aldermanic District 10-GOLDEN
 GQ Nat'l REGISTER
 Zoning District R2
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification 4/5/6 Waiver _____
 Ngrbrhd. Assn Not. 4/12/6 Waiver _____
 Date Sign Issued _____

1. Project Address: 110 VIRGINIA TERRACE Project Area in Acres: _____

Project Title (if any): _____

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: KAREN & JAMES LAUDON Company: _____
 Street Address: 110 VIRGINIA TERRACE City/State: MADISON, WI Zip: 53726
 Telephone: (608) 238-1359 Fax: () Email: _____

Project Contact Person: TERESA DUERST Company: CHRISTENSEN ENTERPRISES LLC
 Street Address: 1117 D JONATHON DRIVE City/State: MADISON, WI Zip: 53713
 Telephone: (608) 252.8406 Fax: (608) 252.8407 Email: teresa@revive-it.net

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: A 12'x18' ADDITION TO A 19
1 CAR DETACHED GARAGE & STORAGE BUILDING FOR ADDITIONAL STORAGE OF
HOMEOWNER'S PRIVATE ARTWORK AND MISC HOUSEHOLD ITEMS

Development Schedule: Commencement AUGUST 2006 Completion SEPTEMBER 2006

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 500⁰⁰ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ *The site is located within the limits of _____ Plan, which recommends: _____ for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

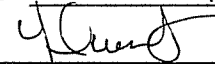
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

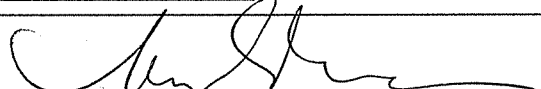
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner TIM PARKS Date 4.27.06 | Zoning Staff MATT TUCKER Date 4.27.06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name ~~TERESA~~ TERESA DUERST Date 5.25.06 19

Signature  Relation to Property Owner CONTRACTOR

Authorizing Signature of Property Owner  Date 5/24/06

1117D Jonathon Drive
Madison, WI 53713

May 24, 2006

Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Room LL-100
P.O. Box 2985
Madison, WI 53701-2985

Re: Conditional Use Permit Application

Dear Members of the Planning Commission,

I am writing to you in regards to a proposed addition to an existing garage at Karen and James Laudon residence, 110 Virginia Terrace, Madison. This will be a 12' x 18' addition (216 sqft) to the detached garage building to be used primarily for storage for the homeowner's private artwork and other household items. The existing detached garage structure is currently 12' x 48' (576 sqft) and is used currently being used as a 1 car garage (12' x 18' = 216 sqft) and storage (12' x 30' = 360 sqft). The current lot size is 86' x 132' (approx. 11,352 sqft) with a 3 bedroom single family house and the existing 1 car detached garage.

This proposed structure is strictly for the homeowner's private use and therefore, will generate no additional traffic, waste, snow removal or any other additional burden on city provided services. Also, this structure is not intended to be used as an additional dwelling space and will not have any bedrooms in it.

The project will take approximately 4 weeks and will take place at the end of this summer, if approved. The contractor, project coordinator and designer are all part of Christensen Enterprises, 1117D Jonathon Drive, Madison, WI 53713; Matt Christensen – Owner, Alan Kromanaker – Superintendent and Teresa Duerst – Project Development Manager.

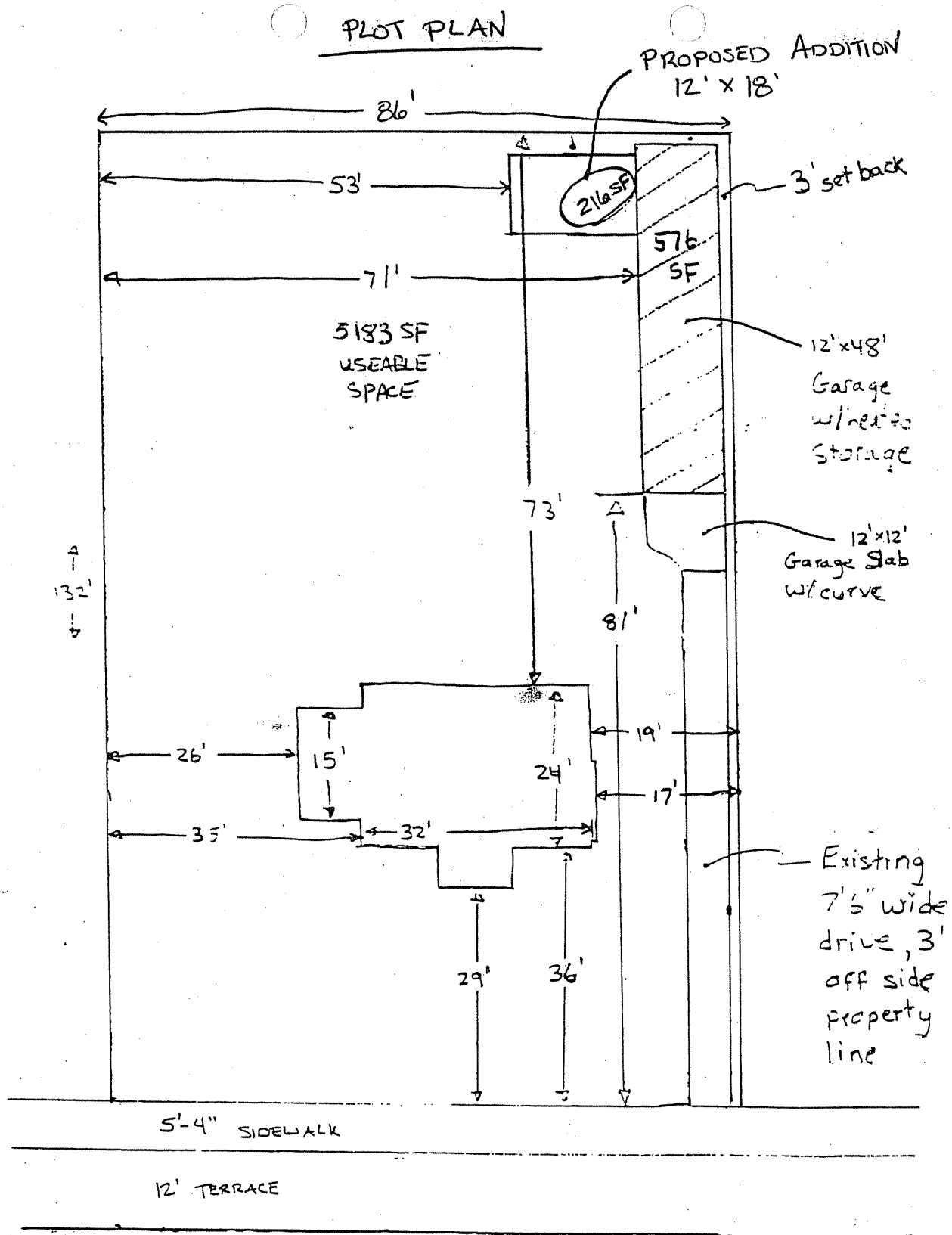
Thank you in advance for your time and consideration of this project. If you are in need of further information, please contact me.

Best regards,

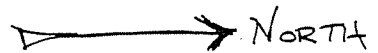


Teresa Duerst
Project Development Manager
Christensen Enterprises, LLC

PLOT PLAN

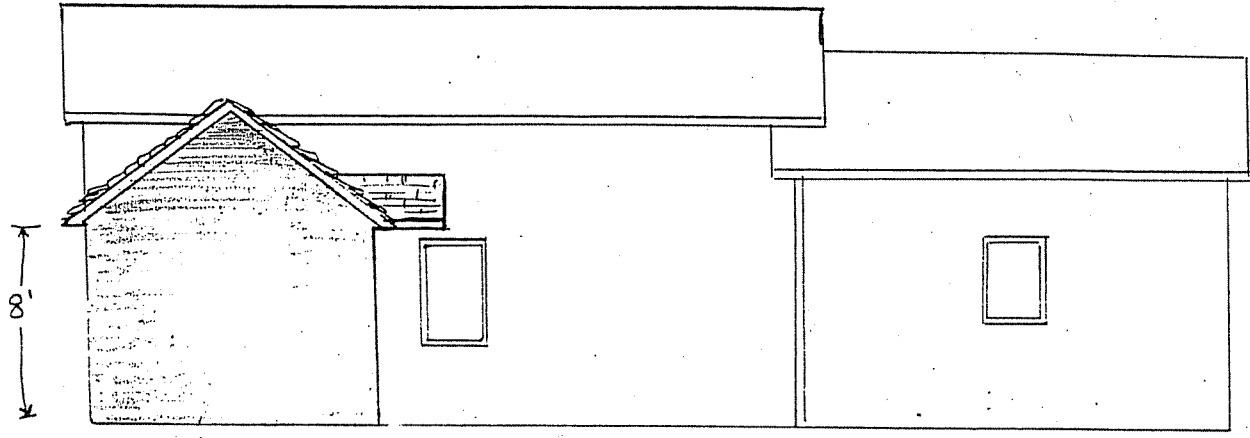


SCALE 1" = 20'
4.24.06

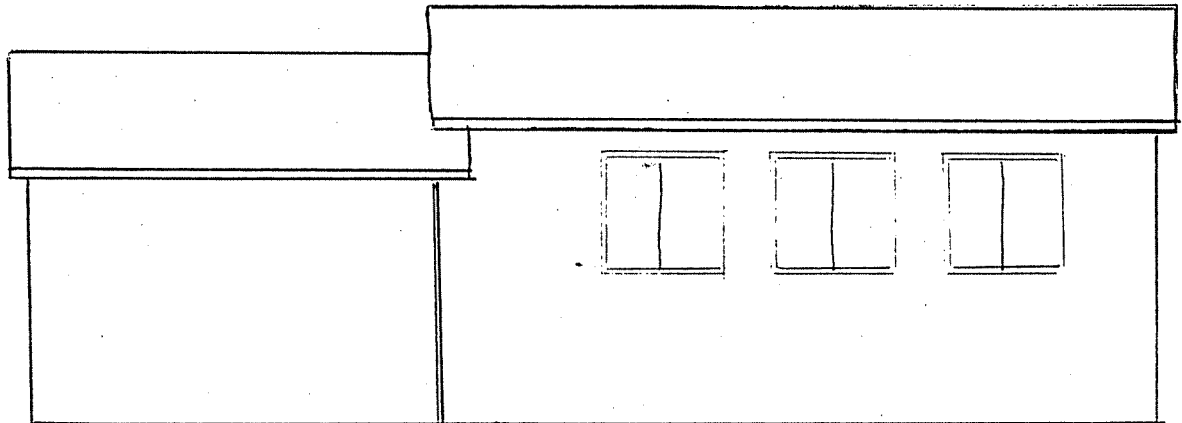


LAUDON RESIDENCE
110 VIRGINIA TERRACE
MADISON, WI 53705

WESTLAWN HEIGHTS BLOCK 41, SOUTH 85' OF
THE NORTH 48S OF LOT 27, ALL OF 20T9, NORTH
35' OF LOT 10

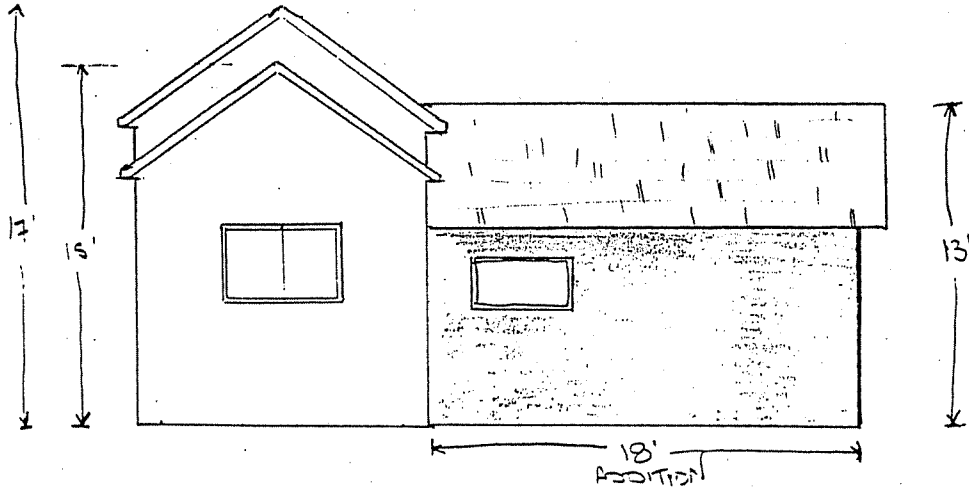


SOUTH ELEVATION

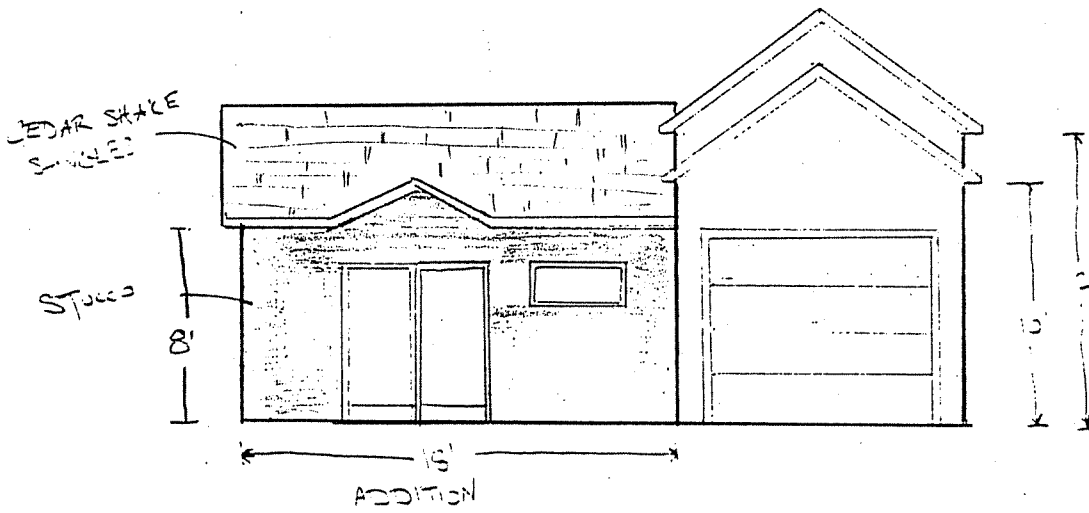


NORTH ELEVATION

LAUDON GARAGE ADDITION
110 VIRGINIA TERRACE
MADISON, WI 53705
4.24.06



WEST ELEVATION



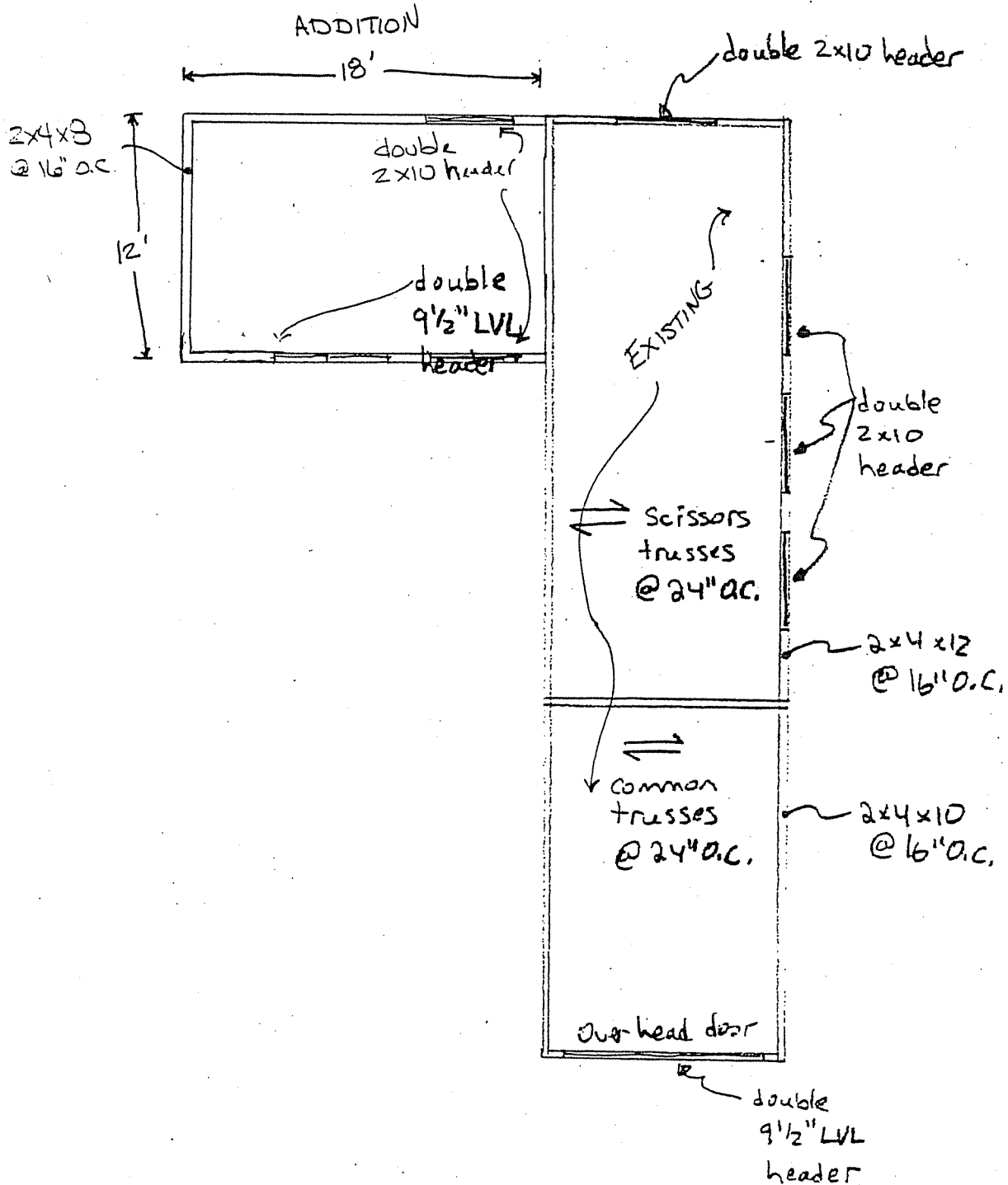
EAST ELEVATION

LAUDON GARAGE ADDITION
 110 VIRGINIA TERRACE
 MADISON, WI 53705
 4.24.06

SCALE 1/8" = 1'-0"

FRAMING PLAN

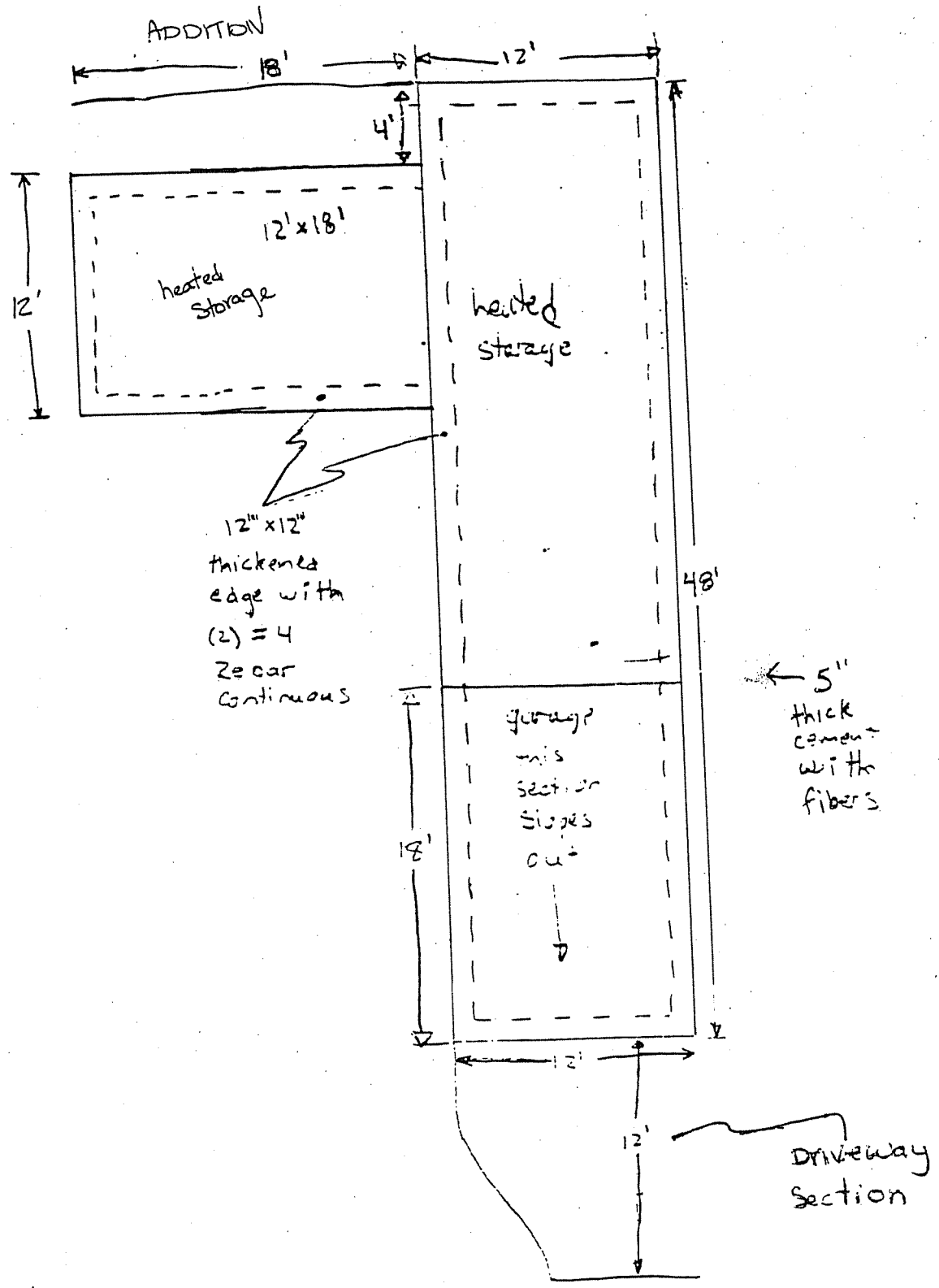
SCALE 1/8" = 1'0"



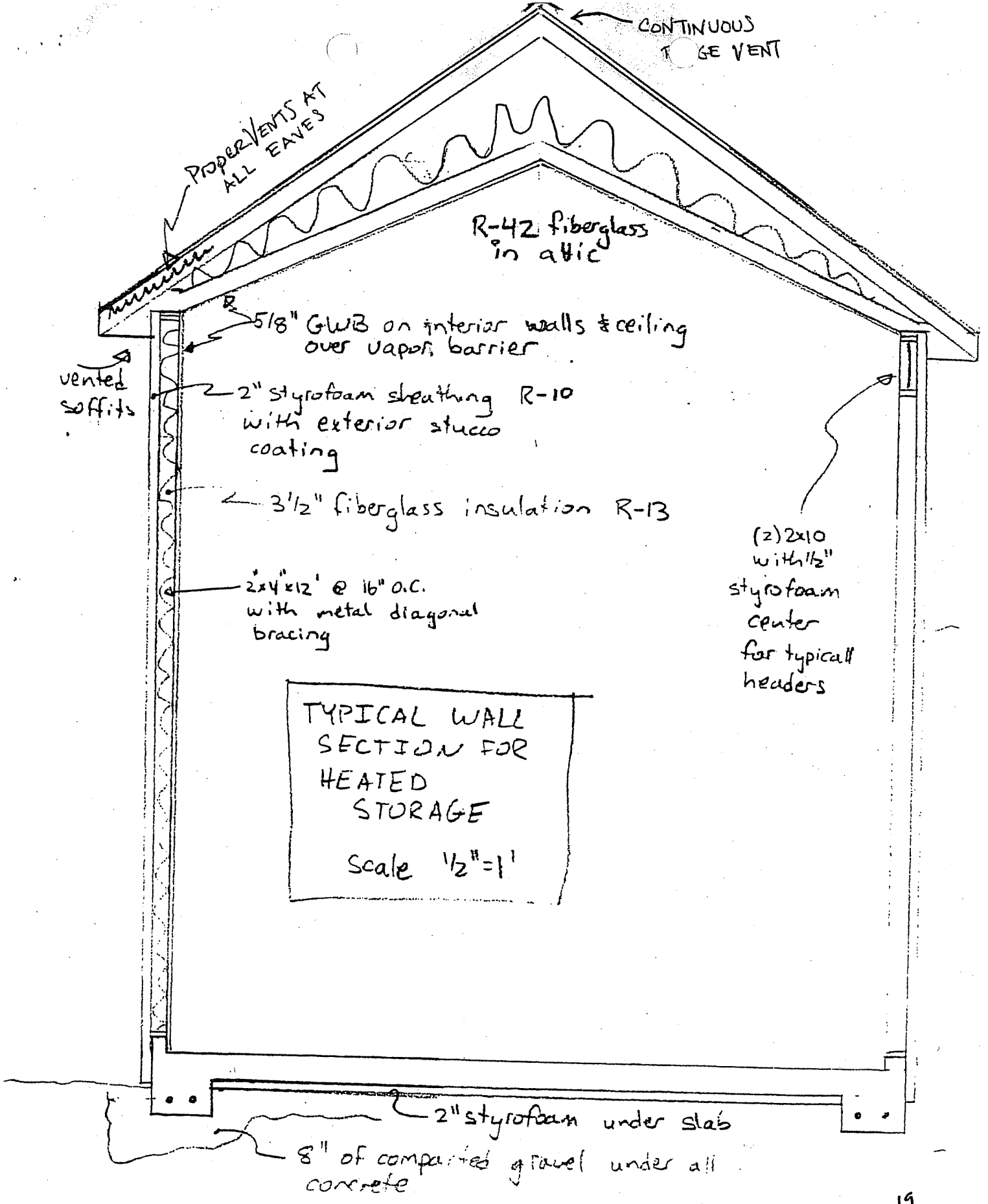
LAUDON GARAGE ADDITION
110 VIRGINIA TERRACE
MADISON, WI 53705
4.24.06

Laundon
4/24/06

FOUNDATION PLAN
SCALE 1/8" = 1'-0"



LAUDON GARAGE ADDITION
110 VIRGINIA TERRACE
MADISON, WI 53705
4.24.02



CONTINUOUS TUBE VENT

PROPER VENTS AT ALL EAVES

R-42 fiberglass in attic

5/8" GWB on interior walls & ceiling over vapor barrier

vented soffits

2" styrofoam sheathing R-10 with exterior stucco coating

3 1/2" fiberglass insulation R-13

2x4x12' @ 16" o.c. with metal diagonal bracing

(2) 2x10 with 1/2" styrofoam center for typical headers

TYPICAL WALL SECTION FOR HEATED STORAGE
Scale 1/2"=1'

2" styrofoam under slab

8" of compacted gravel under all concrete

LAUDON GARAGE ADDITION

4.24.06

**CITY OF MADISON
Common Council
INTER-DEPARTMENTAL
CORRESPONDENCE**

**210 Martin Luther King, Jr. Blvd., Rm. 417
266-4071**

DATE: April 5, 2005

TO: Brad Murphy, Director, Planning Unit
FROM: Ald. Ken Golden, District 10 *KG/d*
SUBJECT: **Laudon Conditional Use, 110 Virginia Terrace**

You have not received this application yet, but after speaking with the applicant, I am waiving the 30-day notification. The proposal is a garage addition, is fairly minor, and really is something that only immediately adjoining neighbors need be consulted about. I've agreed to the waiver on condition that the applicant obtains the approval of neighbors abutting her property and some across the street as well. (I don't think the folks in the graveyard will care very much.) Ms. Laudon assures me she will do that.

I'm copying in representatives of the Regent Neighborhood so they're aware of what I've done and are aware that this application really is too minor to merit tremendous neighborhood involvement. If they disagree, I'm sure Joy or Ron will get back to me, but this one really is up to the neighbors.

Thanks much for your attention.

cc: Karen Laudon, 110 Virginia Terrace (26)
Joy Drummond, President, Regent Neighborhood Association
Ron Rosner, Neighborhood Interaction/Zoning, Regent Neighborhood Association

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