



### Location

216 East Dean Avenue

### Project Name

Kravits Accessory Building Construct

### Applicant

Josh Kravits / Ron Belshaw – Maple  
Tree Builders LLC

### Existing Use

Single-Family Home

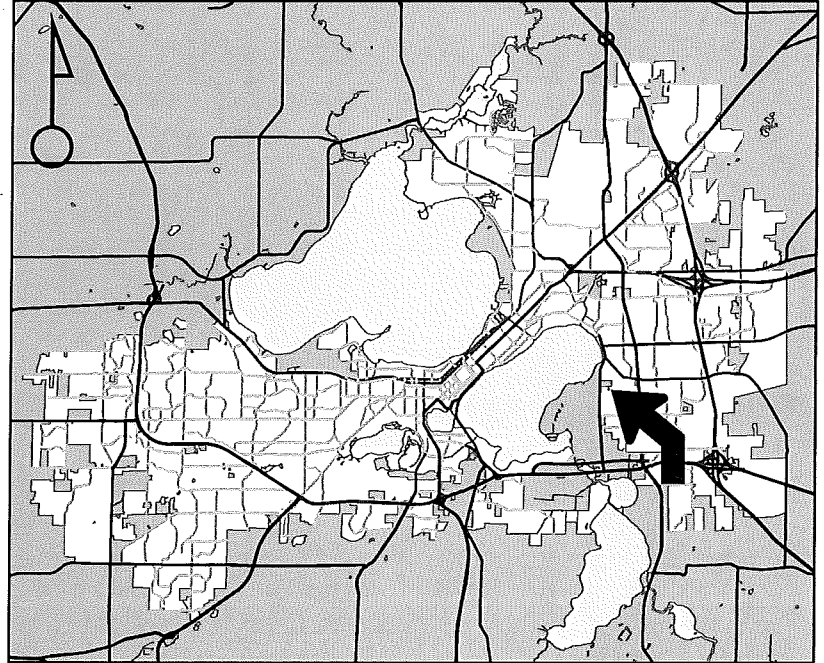
### Proposed Use

Construct accessory building in  
excess of 800 sq. ft. in SR-C1 zoning

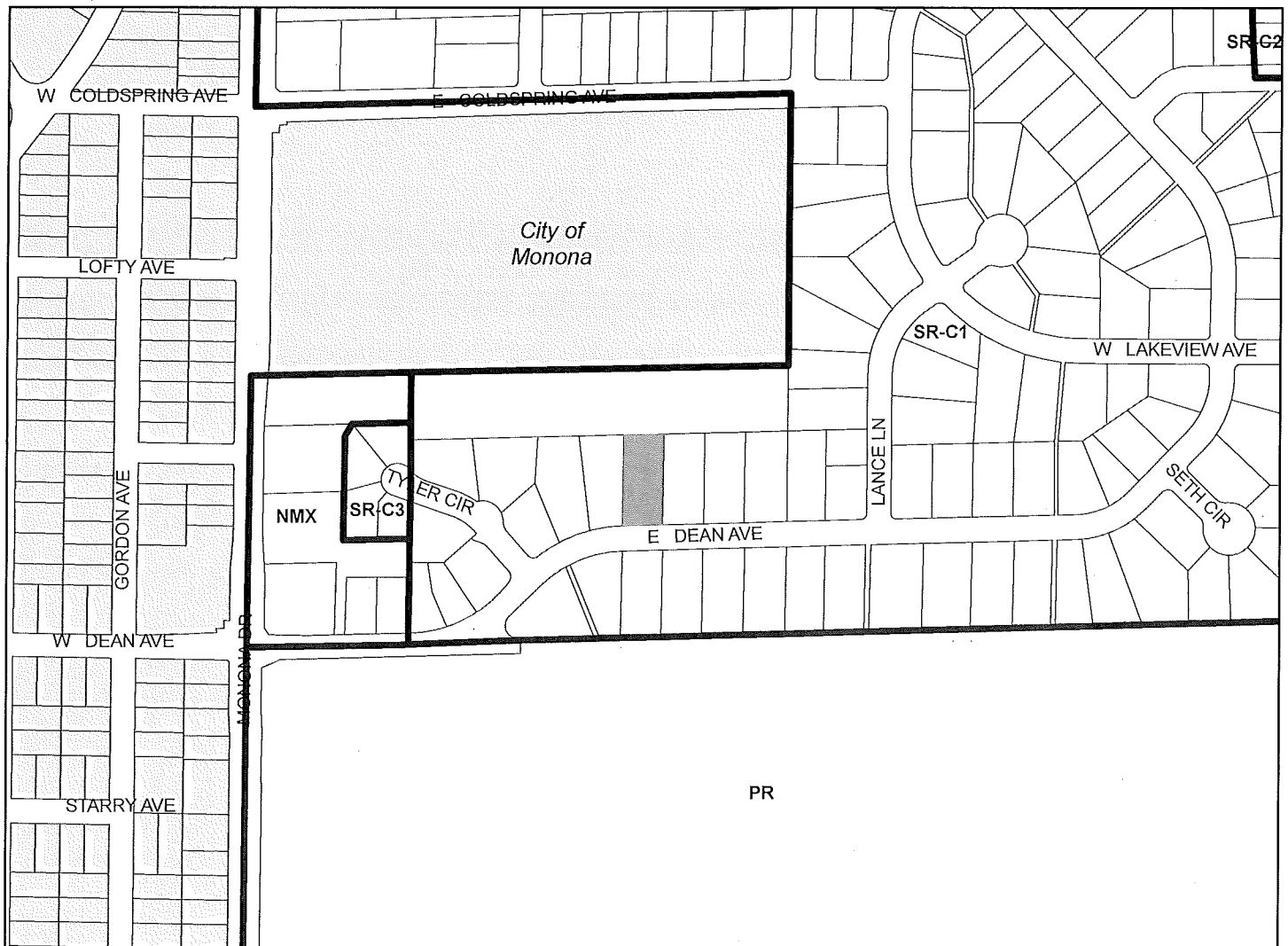
### Public Hearing Date

Plan Commission

21 November 2016



For Questions Contact: Chris Wells at: 261-9135 or [cwells@cityofmadison.com](mailto:cwells@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'





# 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. 021750-0001  
Date Received 10/10/16  
Received By [Signature]  
Parcel No. 0710-162-0719-6  
Aldermanic District 15-Ahrens  
Zoning District SR-C1  
Special Requirements OK  
Review Required By: LNDUSE-2016-00118  
☐ Urban Design Commission ☐ Plan Commission  
☐ Common Council ☐ Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 216 E. Dean Ave, Madison, WI 53716  
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: Ron Belshaw Company: Maple Tree Builders LLC  
Street Address: P.O. Box 46123 City/State: MADISON, WI Zip: 53744  
Telephone: 608 279-2943 Fax: ☐ Email: info@mapletreebuilders.com

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

Property Owner (if not applicant): Josh Kravits  
Street Address: 216 E. Dean Ave City/State: MADISON, WI Zip: 53716

## 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 24'x50' GARAGE

Development Schedule: Commencement NOV 2016 Completion MAY 2017

## 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 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 <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: Chris Wells Date: 7/12/16 Zoning Staff: Jenny Kirchgatter Date: 7/12/16

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

Name of Applicant

Kon Belsh

Relationship to Property:

Contractor

Authorizing Signature of Property Owner

[Signature]

Date

10/10/16

Kravits Garage  
216 East Dean Ave  
Madison, WI 53716

Project team:

Contractor: Maple Tree Builders LLC, P.O. Box 46123, Madison, WI 53744 (608)279-2943

Owner: Josh Kravits, 216 East Dean Ave, Madison, WI 53716 (608)577-5674

Schedule: Nove 2016-May 2017

Use: Garage/workshop

SQ/FT: 1,200

Estimated Cost: \$40,000

Letter from Owner:

Dear David Adams & Lake Edge Neighborhood Association,

This is our official notification to you regarding our intent to request a conditional use permit for a garage, storage & workshop accessory building on our lot.

My name is Josh Kravitz and I own the house at 216 E. Dean Ave. I am planing to remove my existing 2-car garage and replace it with a new one. Because of the depth of our lot (we back up to MG High School) we would like to extend the back of the garage 400 square feet more than is specified by zoning for an accessory building. The maximum requirement is 800 square feet and we would like to build a 24'x50' or 1,200 square foot garage. We are very conscious of the neighborhood and curb appeal so we have taken time to design a building that fits nicely on our lot and in the neighborhood. I have spoken with a few of my neighbors and they have no issues with the addition. As stated before, we are very focused on this building looking as seamless as possible. I feel that the large part of the square footage is dispersed in the length of the building which creates a less intrusive look from the street.

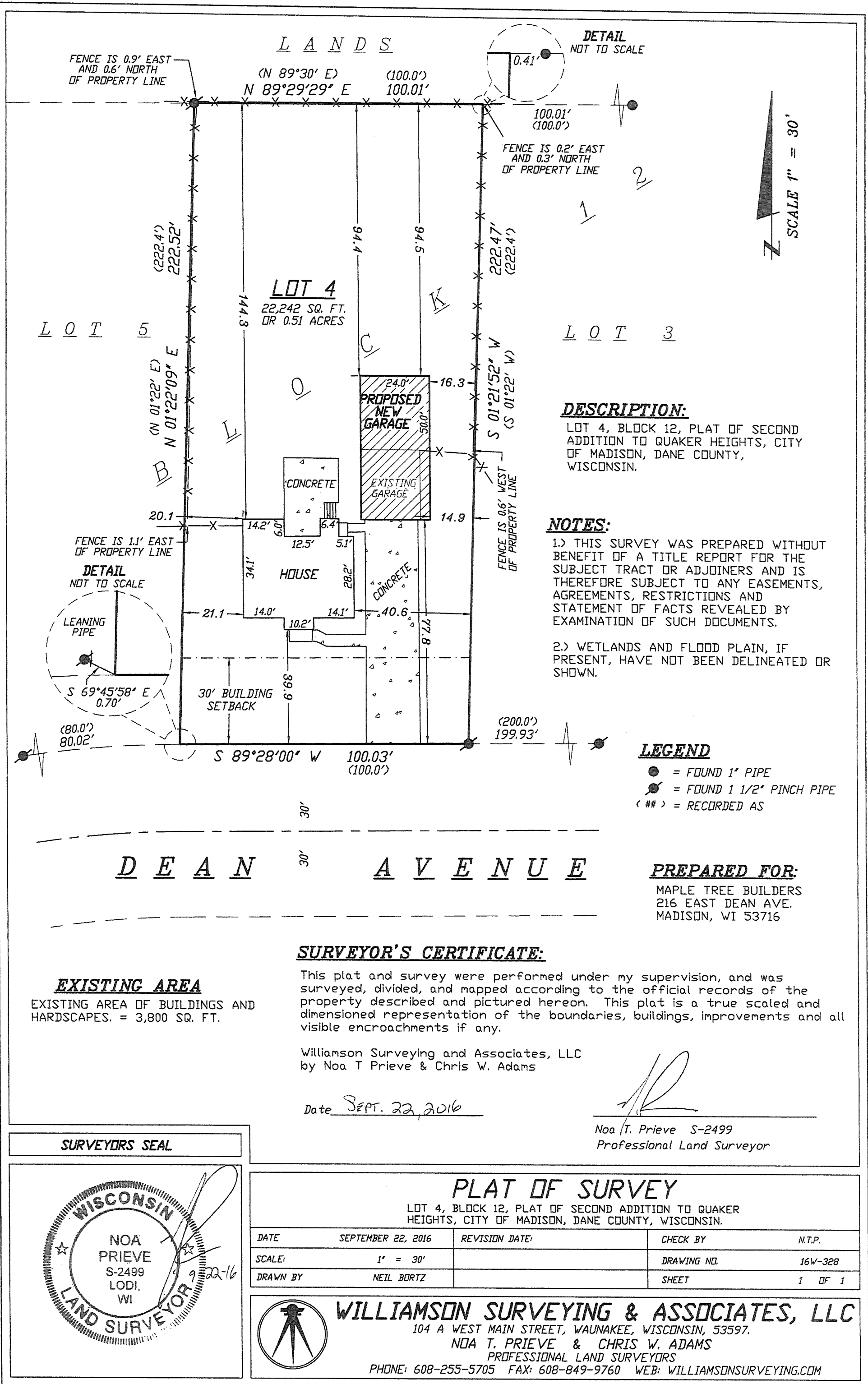
We will work closely with The City of Madison Zoning, Building and City Council to ensure we meet all requirements and address any concerns raised during this process. Please feel free to call or reply with questions or concerns.

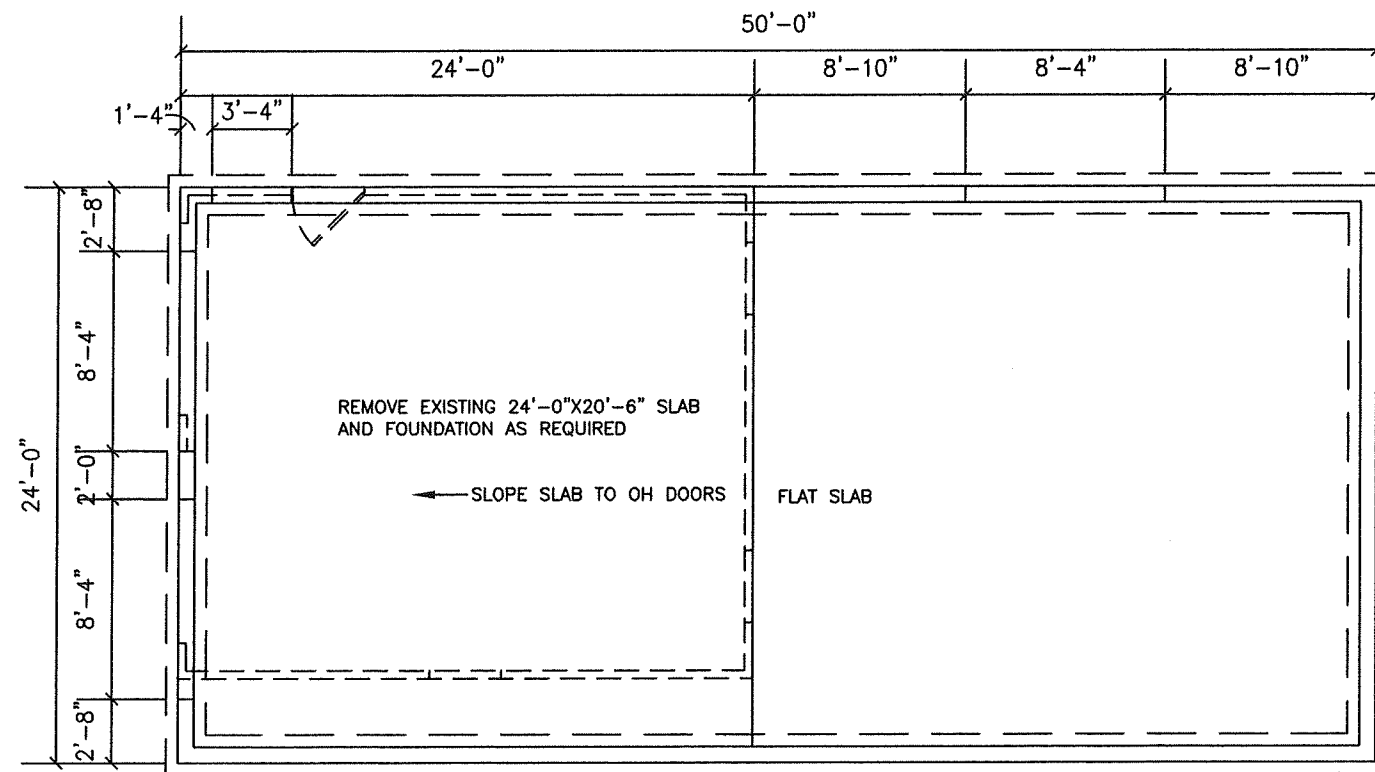
Sincerely,

Josh Kravitz

Ron Belshaw  
Project Manager  
Maple Tree Builders, LLC  
P.O. Box 46123  
Madison, WI 53744  
608-279-2943





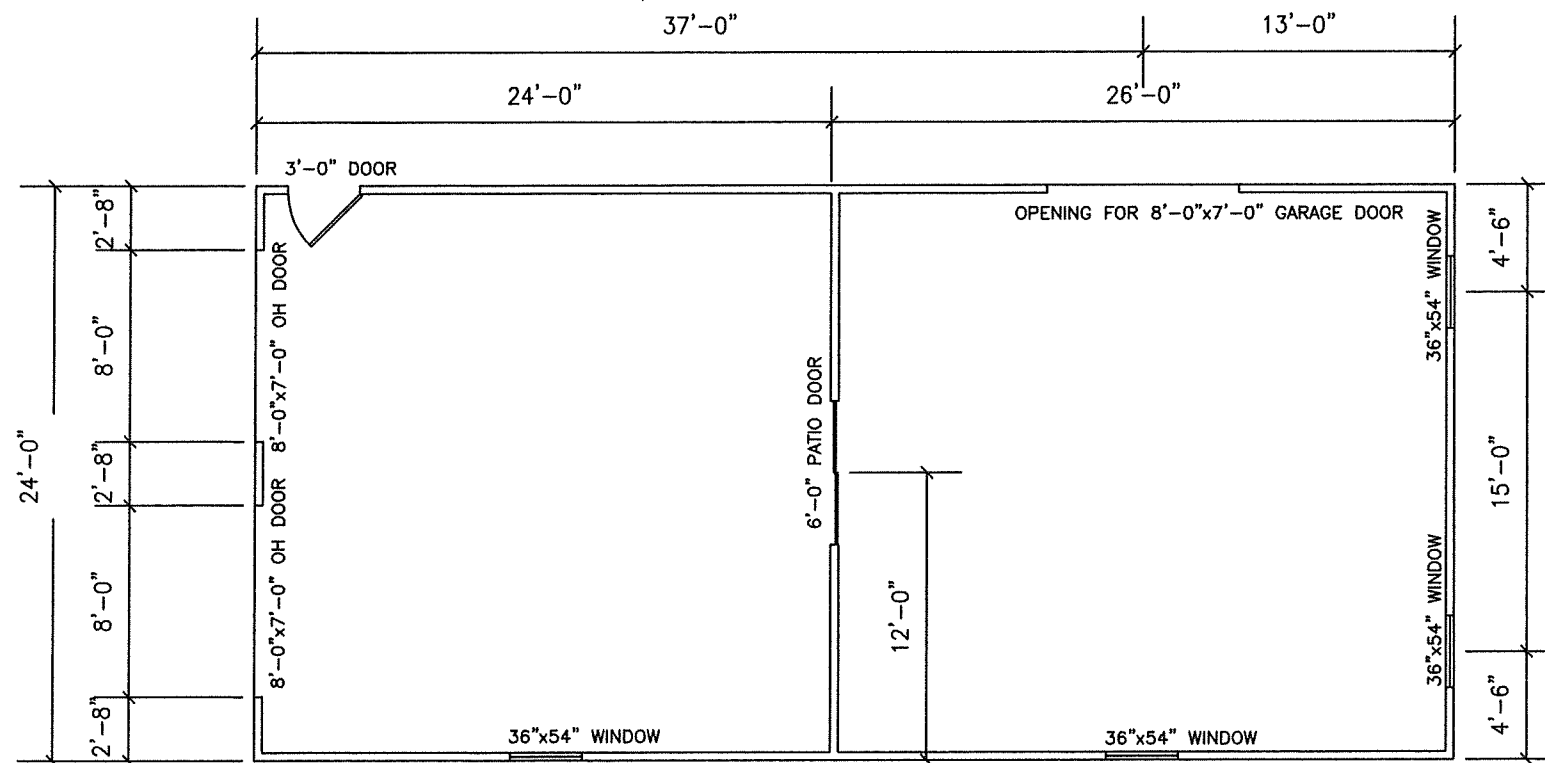


FOUNDATION PLAN

1/8" = 1'-0"



NORTH

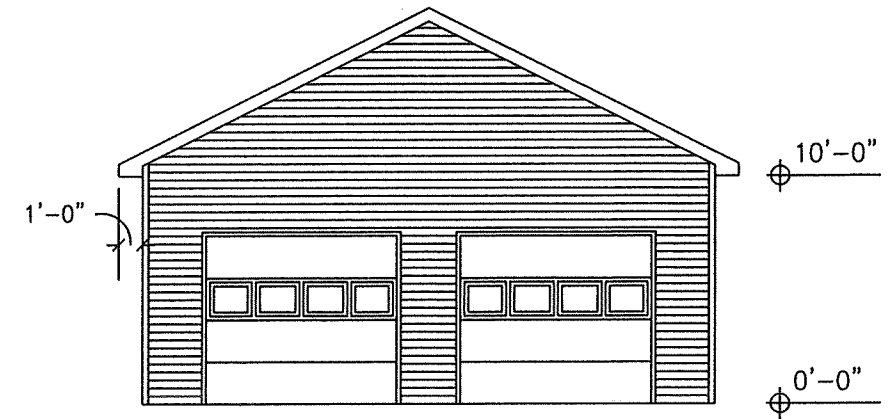


FLOOR PLAN

1/8" = 1'-0"

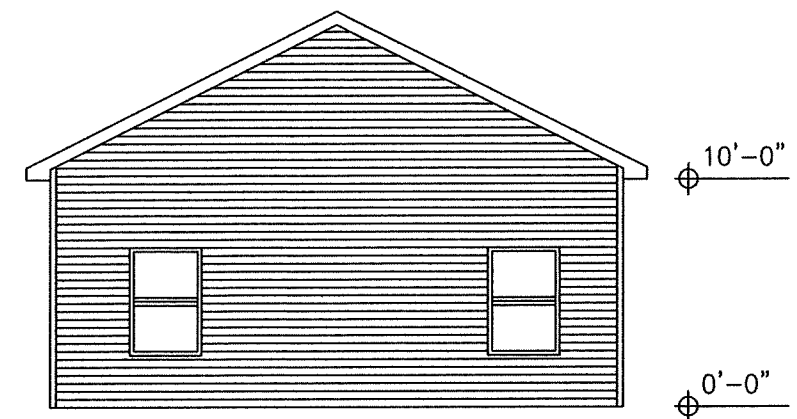


NORTH



NORTH ELEVATION

1/8" = 1'-0"

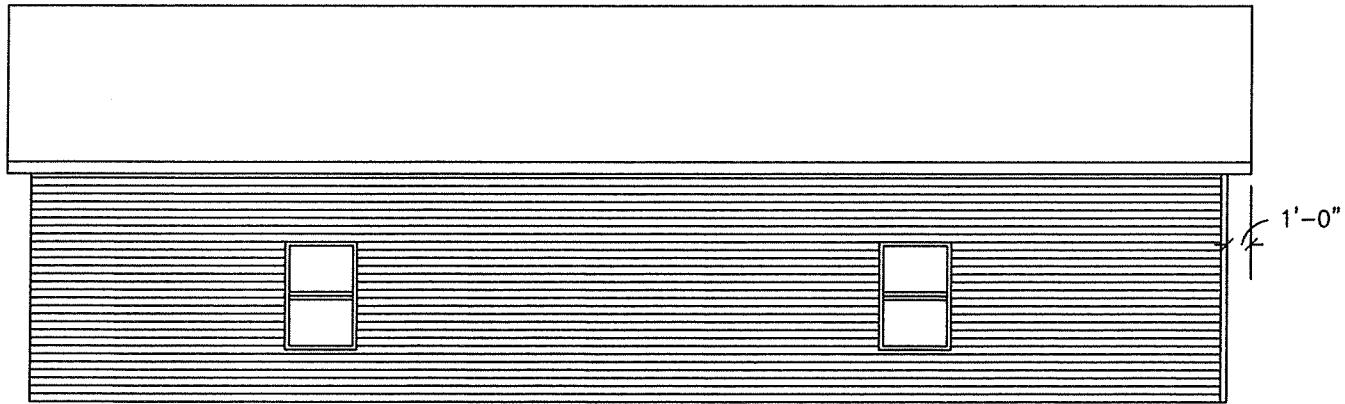


SOUTH ELEVATION

1/8" = 1'-0"

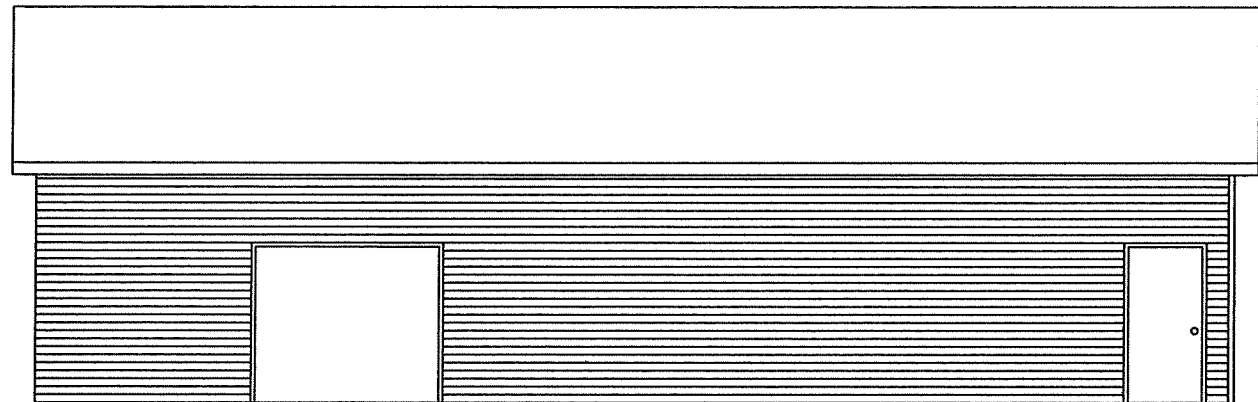
GENERAL CONTRACTOR:  
MAPLE TREE BUILDERS, LLC  
P.O. BOX 46123  
MADISON, WI 53744  
608-279-2943

PROJECT ADDRESS / OWNER:  
JOSH KRAVITS  
216 EAST DEAN AVE.  
MADISON, WI 53716  
608-577-5674



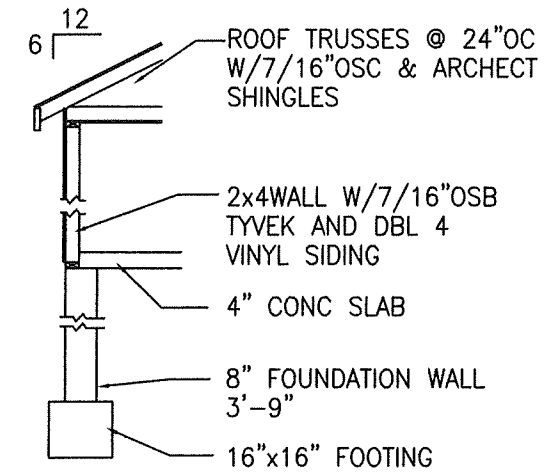
WEST ELEVATION

1/8" = 1'-0"



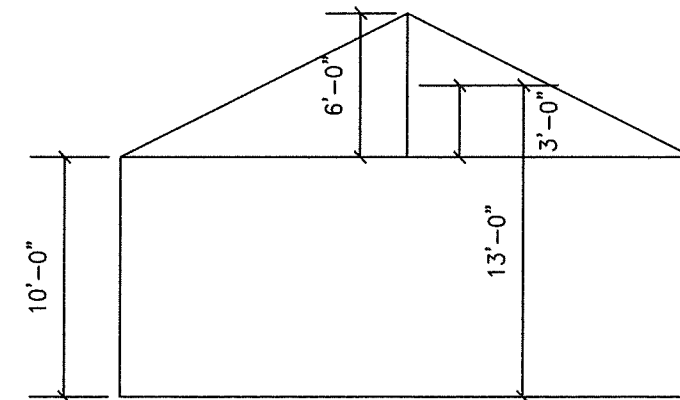
EAST ELEVATION

1/8" = 1'-0"



WALL SECTION

1/4" = 1'-0"



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