



# City of Madison

## Conditional Use

### Location

2154 West Lawn Avenue

### Project Name

Wills Garage

### Applicant

Charles Wills & Crystal Redfield/  
Andy Fieber – Aldo Partners, LLC

### Existing Use

Single-family residence

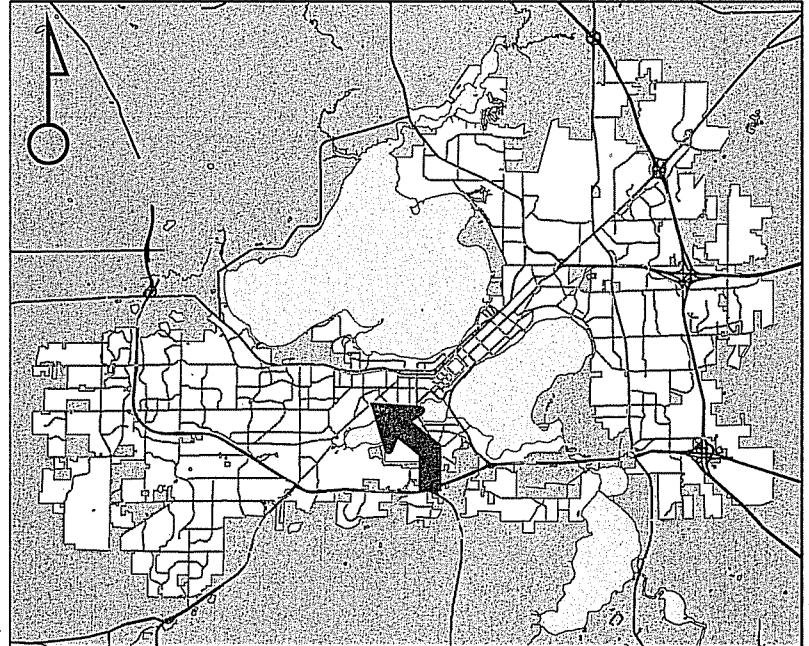
### Proposed Use

Construct accessory building exceeding  
10 percent of the area of the lot

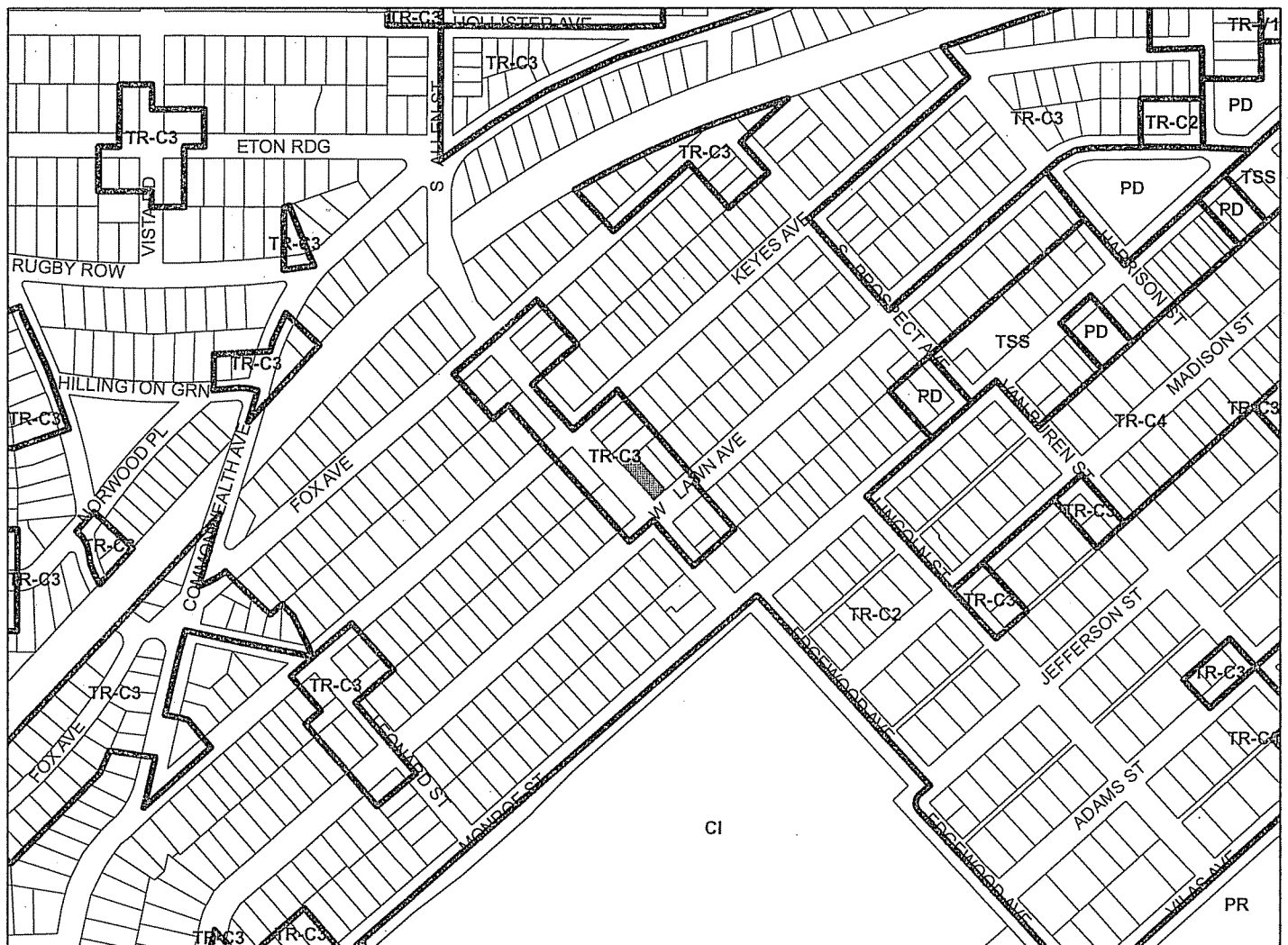
### Public Hearing Date

Plan Commission

30 September 2013



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 September 2013





# 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	<u>600</u> Receipt No. <u>146088</u>
Date Received	<u>8/14/13</u>
Received By	<u>PDA</u>
Parcel No.	<u>0709-223-2114-9</u>
Aldermanic District	<u>13</u>
Zoning District	<u>TR-C3</u>
Special Requirements	<u>-</u>
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:** 2154 West Lawn Ave, Madison, WI 53711  
**Project Title (if any):** 2154 West Lawn Garage

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:** Charles Willis      **Company:** \_\_\_\_\_  
**Street Address:** 2154 West Lawn Ave      **City/State:** Madison, WI      **Zip:** 53711  
**Telephone:** (608) 220-3282      **Fax:** ( )      **Email:** charliewills40@gmail.com

**Project Contact Person:** Andy Fieber      **Company:** Aldo Partners, LLC  
**Street Address:** 9407 Ancient Oak Ln      **City/State:** Madison, WI      **Zip:** 53593  
**Telephone:** (608) 209-2183      **Fax:** ( )      **Email:** atfieber@hotmail.com

**Property Owner (if not applicant):** Crystal Redfield  
**Street Address:** 2154 West Lawn Ave      **City/State:** Madison, WI      **Zip:** 53711

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Remove current 1 car garage and construct new 22x 24 garage

Development Schedule: Commencement ASAP Completion ASAP

**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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: Matt Tucker Date: 8-5-2013

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

Name of Applicant Charles Wills Relationship to Property: Property Owner  
Authorizing Signature of Property Owner  Date 8-5-2013

Dear Plan Commission:

This is our letter of intent to file an application for a conditional use permit. The permit will be used to remove the current 1 car garage and construct an architecturally fitting 2 car garage.

Our home is located at 2154 West Lawn Ave, Madison, WI 53711. We are requesting that the current garage that is 12.0x17.9 =214.8 sq. ft to be expanded to 22x24=528 sq. ft. The current position of the garage has a 6' set back to the side yard. We plan to reduce that to 3' and take the garage out 22' to stay inside of the 15' street side set back rule. The width of the garage is planned to be 24' wide and meets the back yard set back rules with over 15' remaining (and only 10' is required per zoning rules for TR-C3). The new proposed design will incorporate the architectural style of the house and the area.

The conditional use permit is needed because the garage is greater than the 10% of the square feet of the total lot size (456 sq ft). In this case it will be 11.5% (528 sq ft) of the sq. footage of the total lot size (4560 sq. ft). The total lot coverage area including the house, driveway and garage is 1708.50 sq. ft which is 37% lot coverage. The open space of the lot will be 2851.50 sq ft, which exceeds the requirement of 500 sq. ft for this district.

The garage will be used for storage of bikes, seasonal items, garbage/recycling cans, tools, lawn equipment and our 2 vehicles. We have attached the 4 sided elevations, floor plan, site plan (current and proposed) expansion and a survey. If you have any questions, please feel free to call at 608-220-3282.

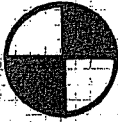
Thank you,



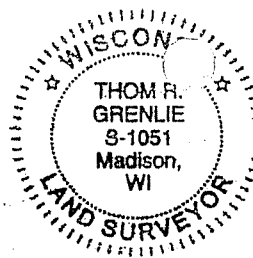
Charlie Wills and Crystal Redfield



# THOM R. GRENLIE SURVEY MAP



REGISTERED LAND SURVEYOR S-1051  
400 S. NINE MOUND RD, Verona, Wisc. 53593 (845-6882)



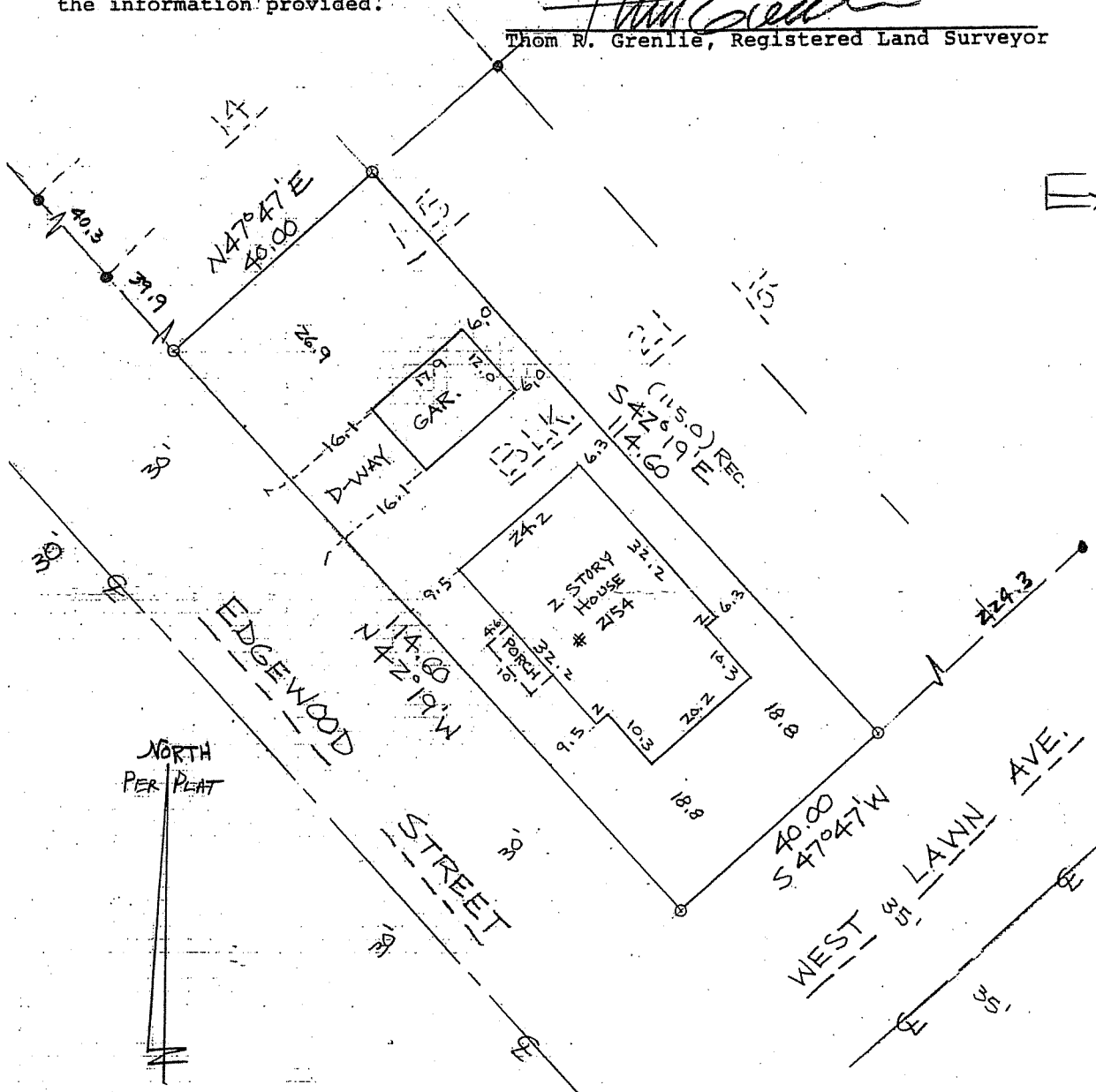
### SURVEYOR'S CERTIFICATE

State of Wisconsin )  
County of Dane ) SS.

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

*Thom R. Grenlie*  
Thom R. Grenlie, Registered Land Surveyor



EXISTING

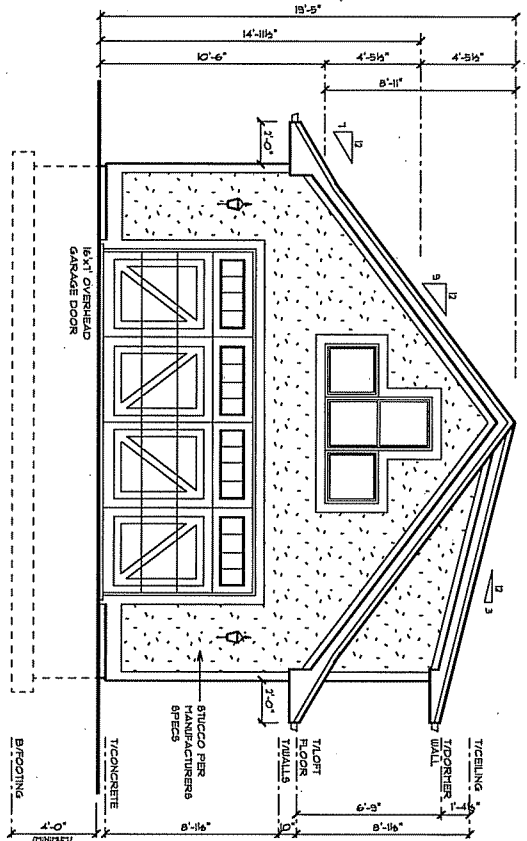
**LEGEND**  
Scale: 1 inch = 20 ft.  
● Iron stake found  
○ 1" x 24" iron pipe set  
min. wt. = 1.13#/in ft.

SURVEYED: HC-EH  
DRAWN: HC  
APPROVED: TRG  
FIELD BOOK: FILE  
DATE: 06-14-2012  
TAPE/FILE: CW12154.2AK

SURVEYED FOR: *CHARLIE WILLS* 226-3282  
2154 WESTLAWN AVE, MADISON, WI  
DESCRIPTION-LOCATION: SW 40' OF LOT 15, BLK 21  
PLAT OF WESTLAWN, IN CITY OF MADISON,  
DANE COUNTY, WI

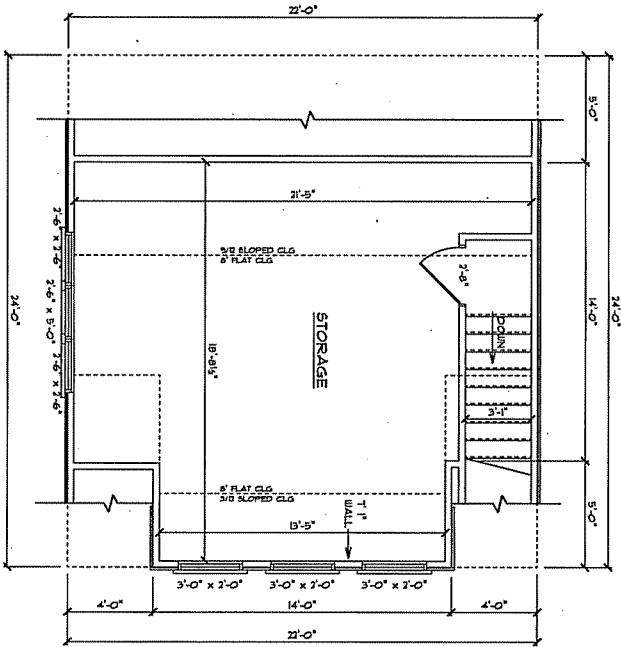
OFFICE MAP NO. \_\_\_\_\_



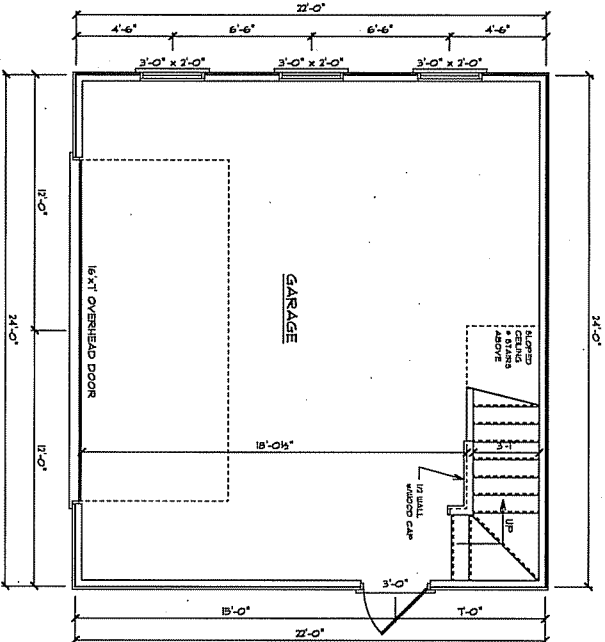


FRONT ELEVATION  
SCALE: 1/4" = 1' 0"

DETACHED GARAGE FOR:  
**WILLS RESIDENCE**  
2154 W. LAWN AVE  
MADISON, WI 53711



LOFT FLOOR PLAN  
SCALE: 1/4" = 1' 0"



MAIN FLOOR PLAN  
SCALE: 1/4" = 1' 0"

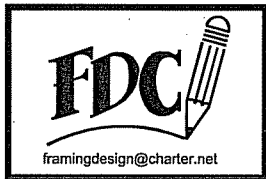
SHEET NO.  
**1**

DATE  
8-14-13  
8-30-13

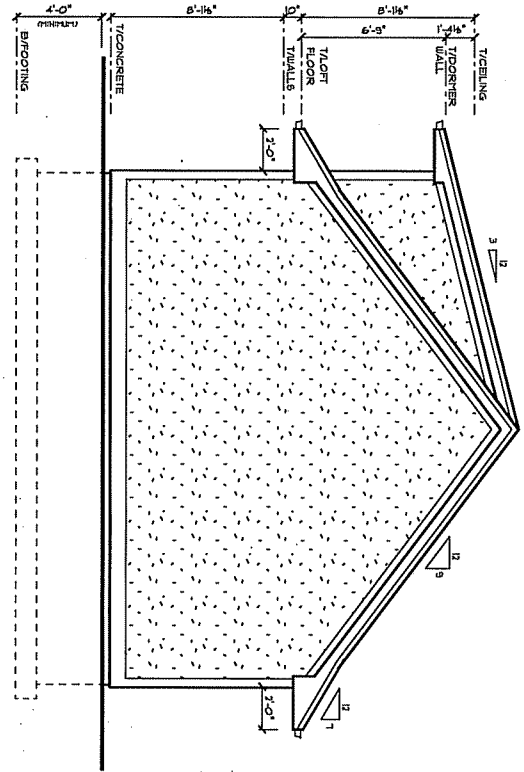
ALDO PARTNERS, LLC  
WILLS RESIDENCE  
FLOOR PLAN & FRONT ELEVATION

PO BOX 45601  
MADISON, WI 53744

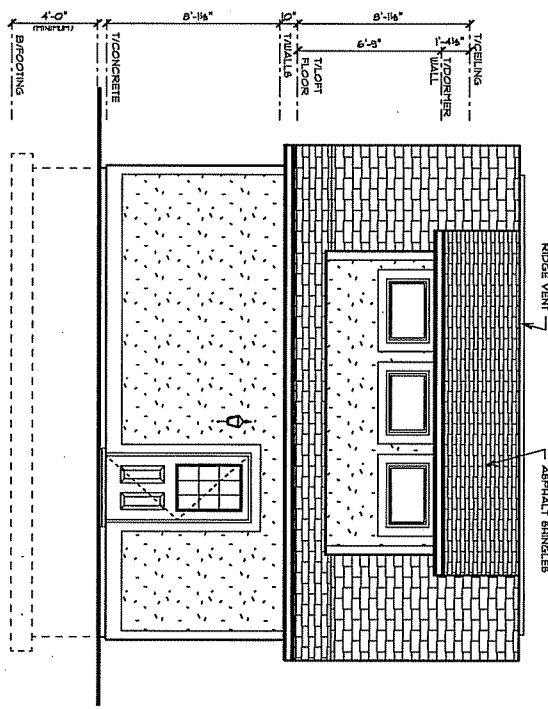
2154 W. LAWN AVE  
MADISON, WI 53711



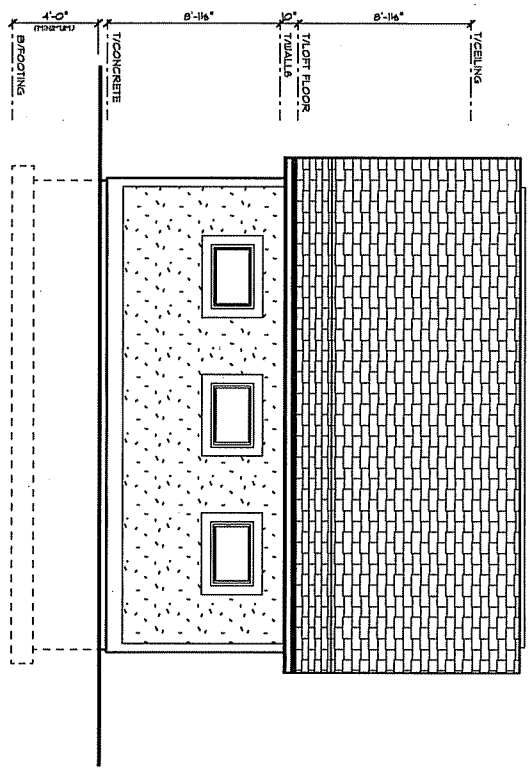




REAR ELEVATION  
SCALE: 1/4" = 1' 0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1' 0"

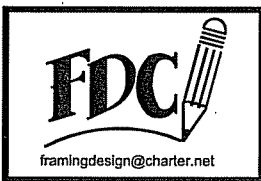


LEFT SIDE ELEVATION  
SCALE: 1/4" = 1' 0"

SHEET NO.  
**2**

DATE  
8-14-13  
8-30-13

ALDO PARTNERS, LLC  
WILLS RESIDENCE  
SIDE & REAR ELEVATION  
PO BOX 45601  
MADISON, WI 53744  
2154 W. LAWN AVE  
MADISON, WI 53711



BRACED WALL	METHOD OF WALL BRACING	WALL LENGTH	BRACE PANEL LENGTH	BRACING REQUIRED	ACTUAL BRACING
1	WOOD STRUCT PANEL	24' 0"	8' 0"	6.8	33%
2	WOOD STRUCT PANEL	24' 0"	8' 0"	6.8	33%
A	WOOD STRUCT PANEL	27' 0"	6' 0"	6.8	71.3%
B	WOOD STRUCT PANEL	27' 0"	8' 0"	6.8	36.4%

CONTINUOUSLY - SHEATHED 7/16" OSB w/ RETURN PER COM 2126/16/2.

BRACE PANEL LENGTH, REF TABLE 2126/1

PERCENTAGE OF WALL BRACING, REF TABLE 2126/1

FASTENER SPACING: 6" ON EDGES, 8" ON CENTER SUPPORTS PER APPENDIX

WOOD STRUCTURAL PANEL - 7/16" OSB PER COM 2126/16/2

BRACE PANEL LENGTH, MIN 47" PER TABLE 2126/4

PERCENTAGE OF WALL BRACING, MIN 6% PER TABLE 2126/4

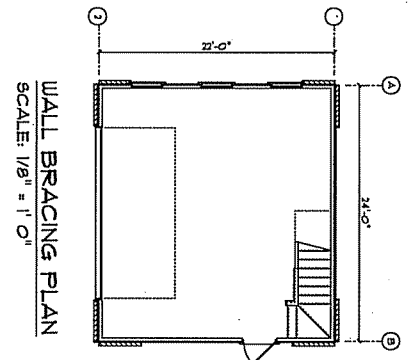
FASTENER SPACING: 6" ON EDGES, 8" ON CENTER SUPPORTS PER APPENDIX

1" GYP BOARD APPLIED TO BOTH SIDES OF WALL PER COM 2126/16/6

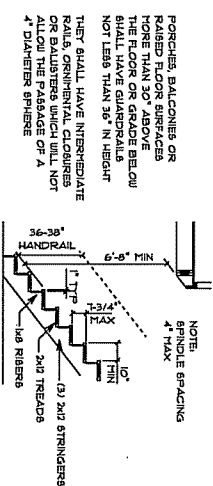
BRACE PANEL LENGTH, MIN 40" PER TABLE 2126/1

PERCENTAGE OF WALL TO BE BRACED, MINIMUM 25% PER TABLE 2126/1

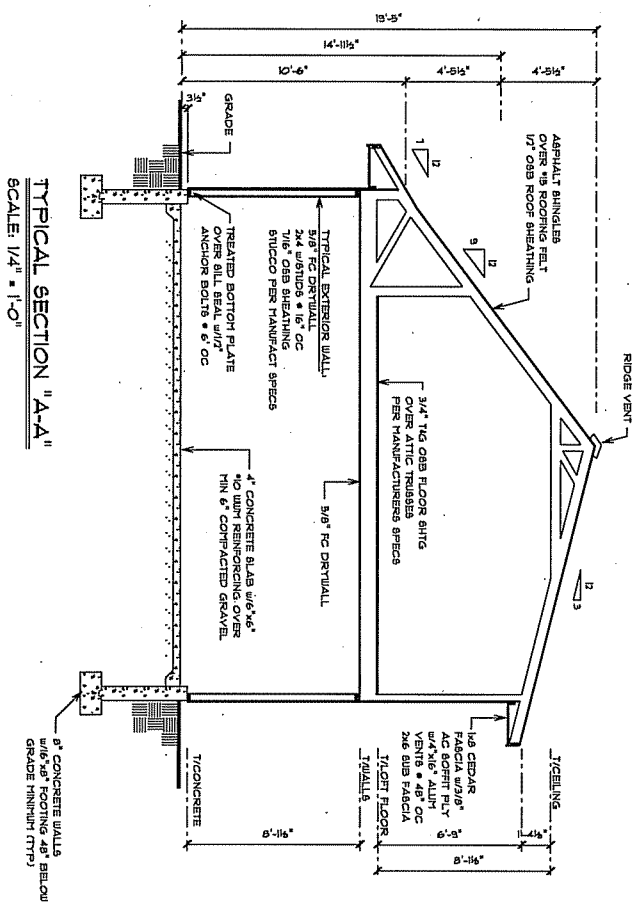
FASTENER SPACING: 1" ON ALL EDGES PER COM 2126/16/6



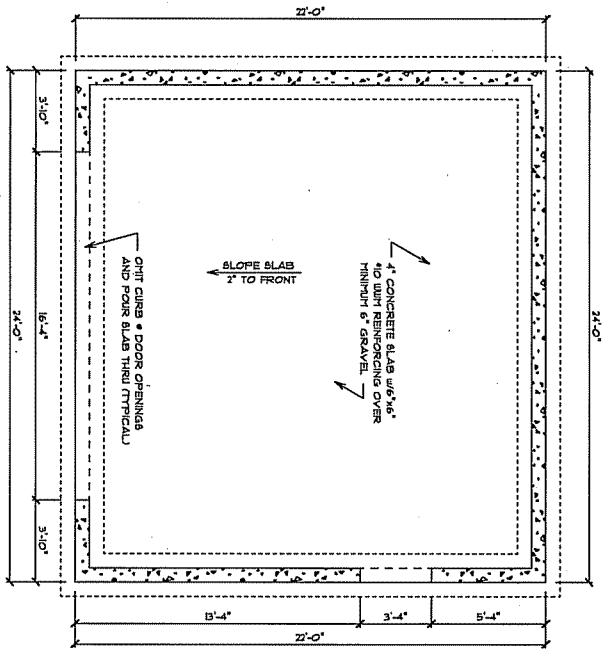
WALL BRACING PLAN  
SCALE: 1/8" = 1'-0"



TYPICAL STAIR DETAILS  
SCALE: 1/4" = 1'-0"



TYPICAL SECTION "A-A"  
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

NOTES:  
1. 4" CONCRETE WALLS WITH 4x4 REBAR FOOTING 48" BELOW GRADE MINIMUM (TFP)  
2. TREATED BILL OVER CONCRETE WALLS

ALDO PARTNERS, LLC

PO BOX 45601  
MADISON, WI 53744

WILLS RESIDENCE

2154 W. LAWN AVE  
MADISON, WI 53711

FOUNDATION & BRACING PLAN w/DETAILS



SHEET NO.  
**3**

DATE  
8-14-13  
8-30-13