



Location
4109 Mandan Crescent

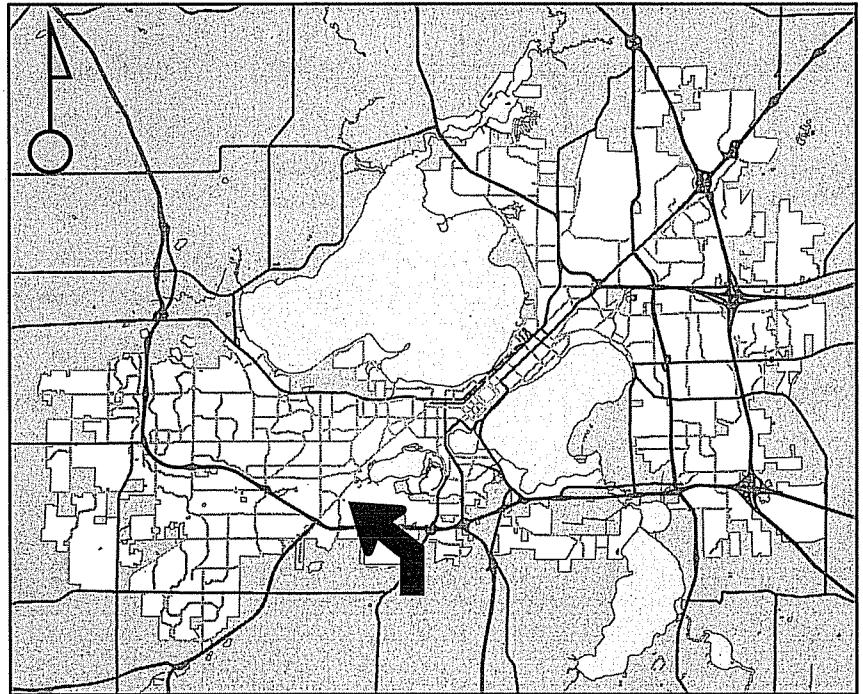
Project Name
Durham Garage

Applicant
Carmine & Jennifer Durham/
David Milburn - Bouril Design Studio

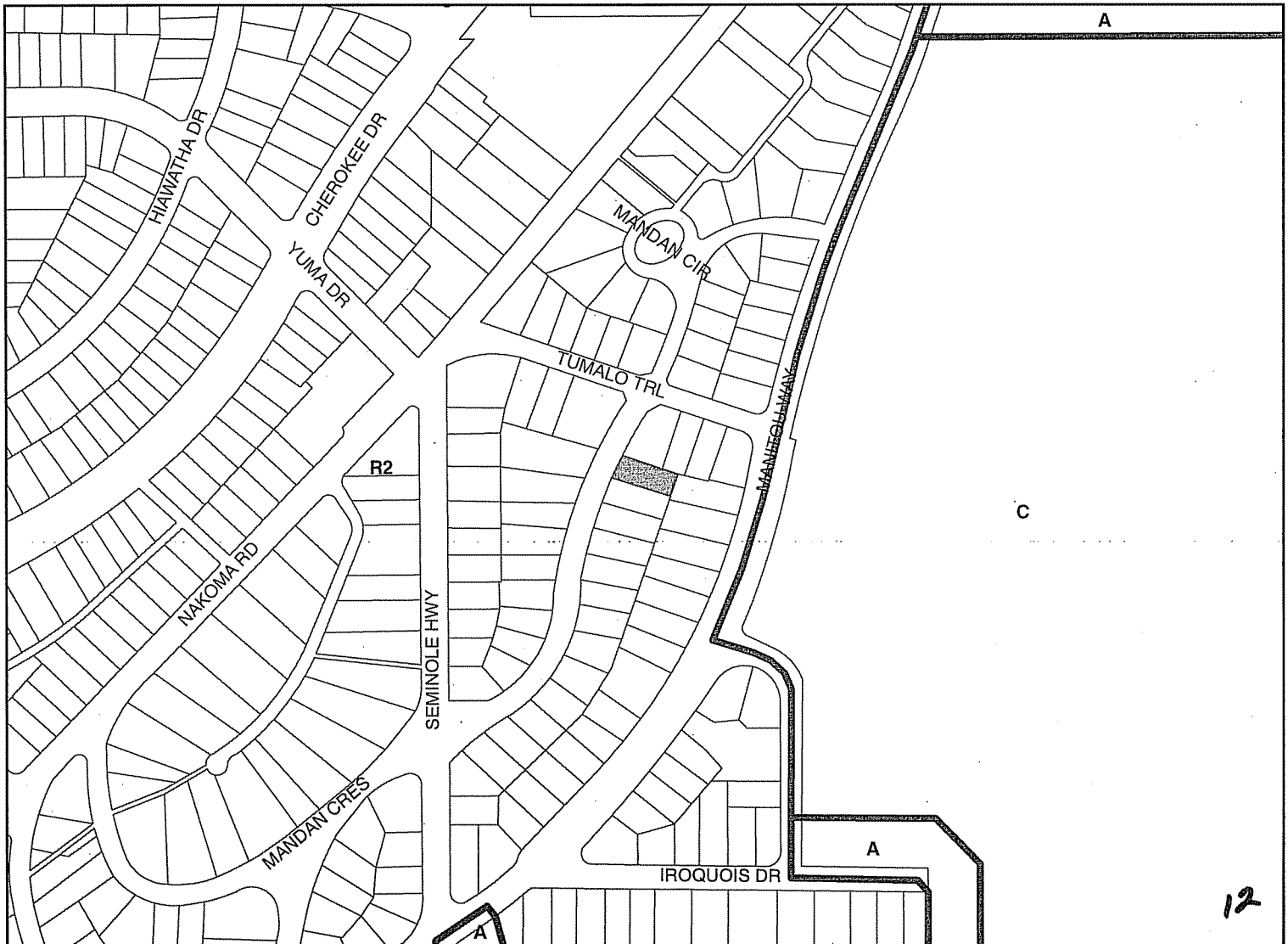
Existing Use
Single-Family Residential

Proposed Use
Garage In Excess of
576 square feet in R2 Zoning

Public Hearing Date
Plan Commission
23 July 2007



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





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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 _____ Receipt No. _____
 Date Received _____
 Received By _____
 Parcel No. _____
 Aldermanic District _____
 GQ _____
 Zoning District _____
For Complete Submittal
 Application _____ Letter of Intent _____
 IDUP _____ Legal Descript. _____
 Plan Sets _____ Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. Project Address: 4109 Mandan Crescent Project Area in Acres: .2

Project Title (if any): _____

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Carmine + Jennifer Durham Company: _____

Street Address: 9522 Blue Heron Dr. City/State: Middleton, WI Zip: 53562

Telephone: (608) 833-0674 Fax: () Email: _____

Project Contact Person: David Milburn Company: Bouril Design Studio

Street Address: 6602 Grand Teton Plaza #150 City/State: Madison, WI Zip: 53719

Telephone: (608) 833-3400 Fax: (608) 833-3408 Email: _____

Property Owner (if not applicant): Jason S. + Deborah S. Doeschel

Street Address: 3814 W 52nd St. City/State: Minneapolis, MN Zip: 55418

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Single Family residential site (R2). This request is to remove a shed and build a 2-car garage in the rear yard.

Development Schedule: Commencement August 2007 Completion November 2007

CONTINUE →

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 ½ 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:** \$ 550 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 City of Madison Comprehensive Plan, which recommends: residential housing 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:
Brian L. Solomon (Dist. 10) - contacted 6-6-07, Nakoma League
 - 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 _____	Date _____	Zoning Staff <u>Kathy Vocek</u> Date <u>5-23-07</u>
		<u>Ron Towle</u> 6-6-07

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

Printed Name Jennifer Durham Date 6-6-07
 Signature Jen Relation to Property Owner Buyer
 Authorizing Signature of Property Owner Jennifer Durham Date 6/6/2007



06,06,2007

Conditional Use Permit Application – Letter of Intent

The following information summarizes the application for a Conditional Use permit for construction on the property at 4109 Mandan Crescent.

Construction Schedule

Proposed construction starts: Summer/Fall 2007

Description Of Existing Condition

An Existing House and a separate utility shed

Architect

Robert Bouril AIA
Bouril Design Studio, LLC
6602 Grand Teton Plaza, Suite 150
Madison, WI 53719-1010

Occupancy

Single-family residential (R2)

Total Gross Square Footage Of Buildings

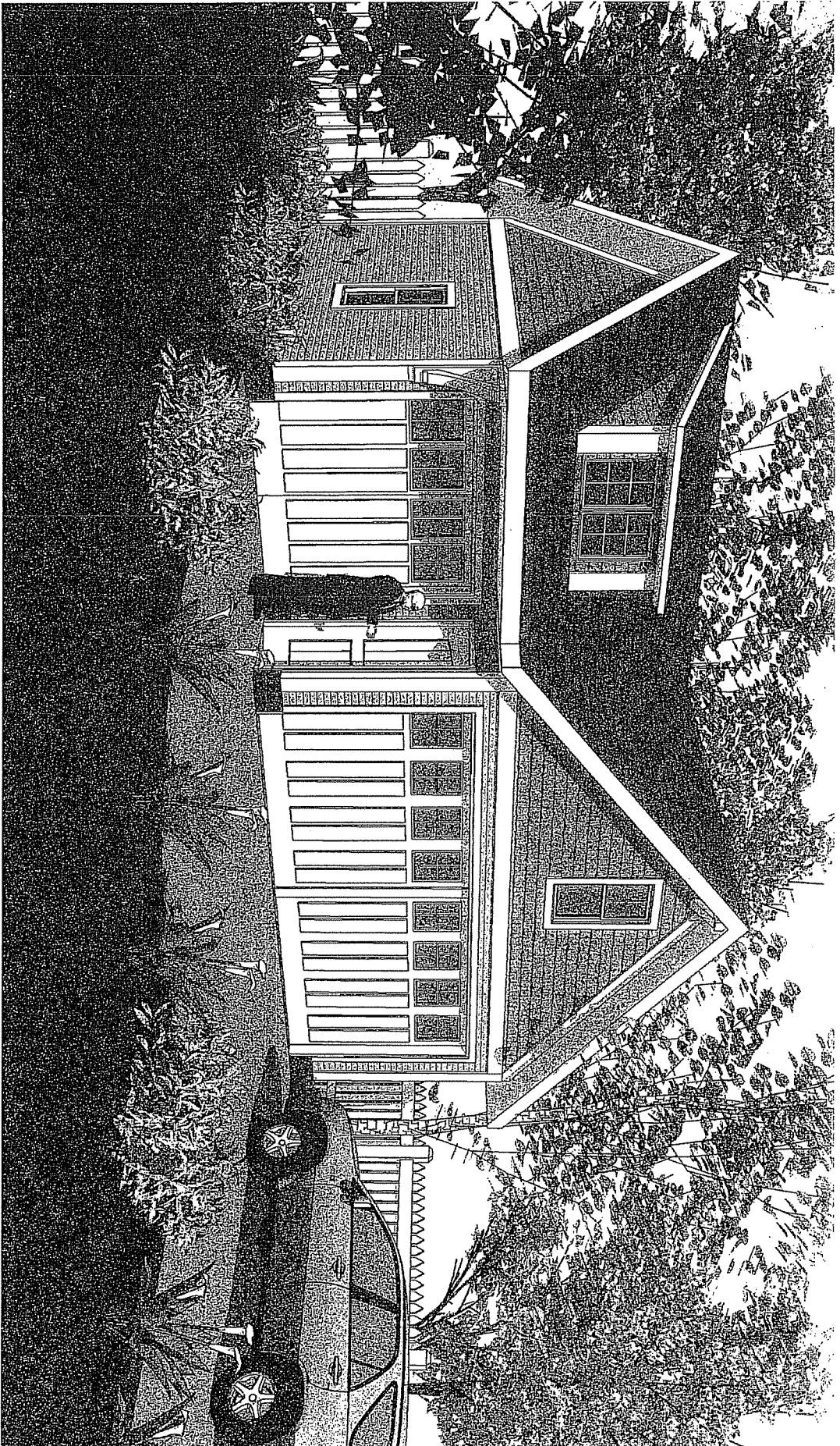
Existing Utility Shed	84 Sq.ft.
New Separate Garage	751 Sq.ft.

Square Footage of the site

8,950 Sq. ft

Project Goals

The intent of the project is to remove the existing shed in rear yard and build a new 3 car garage.



Jennifer & Carmine Durham
4109 Mandan Crescent, Madison, WI 06.06.2007



Bouril Design
Studio, LLC

6602 Grand Teton Plaza, #150
Madison, WI 53719 -1000
Phone: 608.833.3400

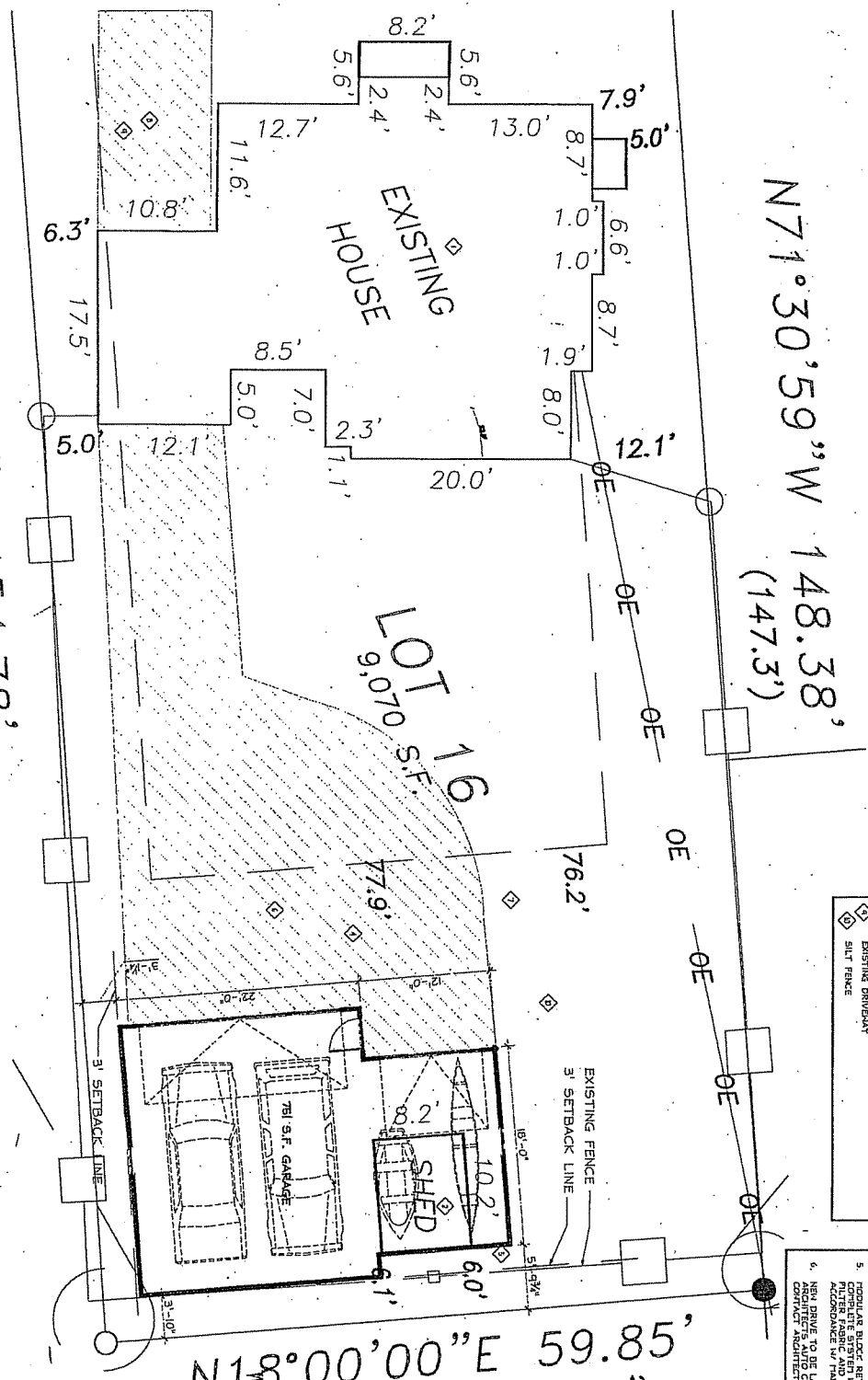
Garage Perspective

S71°26'11"E 154.78'
(153.6')

N71°30'59"W 148.38'
(147.3')

N18°00'00"E 59.85'
(60')

① SITE LAYOUT PLAN
1" = 10'



KEY NOTES - SITE PLAN:

- 1. EXISTING HOME FOOTPRINT
- 2. REMOVE AND DISPOSE OF EXISTING SHED INCLUDING ANY FOUNDATION AS REQUIRED
- 3. NEW STEPS
- 4. REMOVE AND DISPOSE OF EXISTING RETAINING WALL AS REQUIRED
- 5. REMOVE EXISTING TREE
- 6. HIGH CONCRETE PAVER/BLK SPAWN MATCHED
- 7. EXISTING PAVEMENT TO BE REMOVED
- 8. EXISTING DRIVEWAY
- 9. SILT FENCE

GENERAL NOTES - SITE PLAN:

1. CONTRACTOR TO VERIFY CONDITIONS & LOCATIONS OF (ED) UTILITIES FROM THE STATE OF ALL DISBURGERS THAT AFFECT CONSTRUCTION
2. FIELD VERIFY GRADES AND MAINTAIN DRAINAGE AWAY FROM STRUCTURES
3. FLOOR ELEVATIONS SHOWN ON SITE PLAN ARE TIED TO TO ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS AND CONTRACT ARCHITECT IF IN QUESTION
4. SURVEY INFORMATION FROM PAULSON & ASSOCIATES, LLC, 925 N. HOLLEN STREET, DEERFIELD, WI 53015
5. FOOTING BLOCK RETAINING WALLS TO BE FABRICATED BY CONTRACTOR USING APPROVED DESIGN PER ARCHITECT'S AUTO CAD FILE. CC TO CORRODATE WITH FUTURE RESURFACING TO BE INSTALLED IN ACCORDANCE WITH PLAN SHEETS.
6. NEW DRIVE TO BE LAID OUT BY SURVEYOR PER ARCHITECT'S AUTO CAD FILE. CC TO CORRODATE WITH FUTURE ADJUSTMENTS FOR ELEVATIONS FILE.

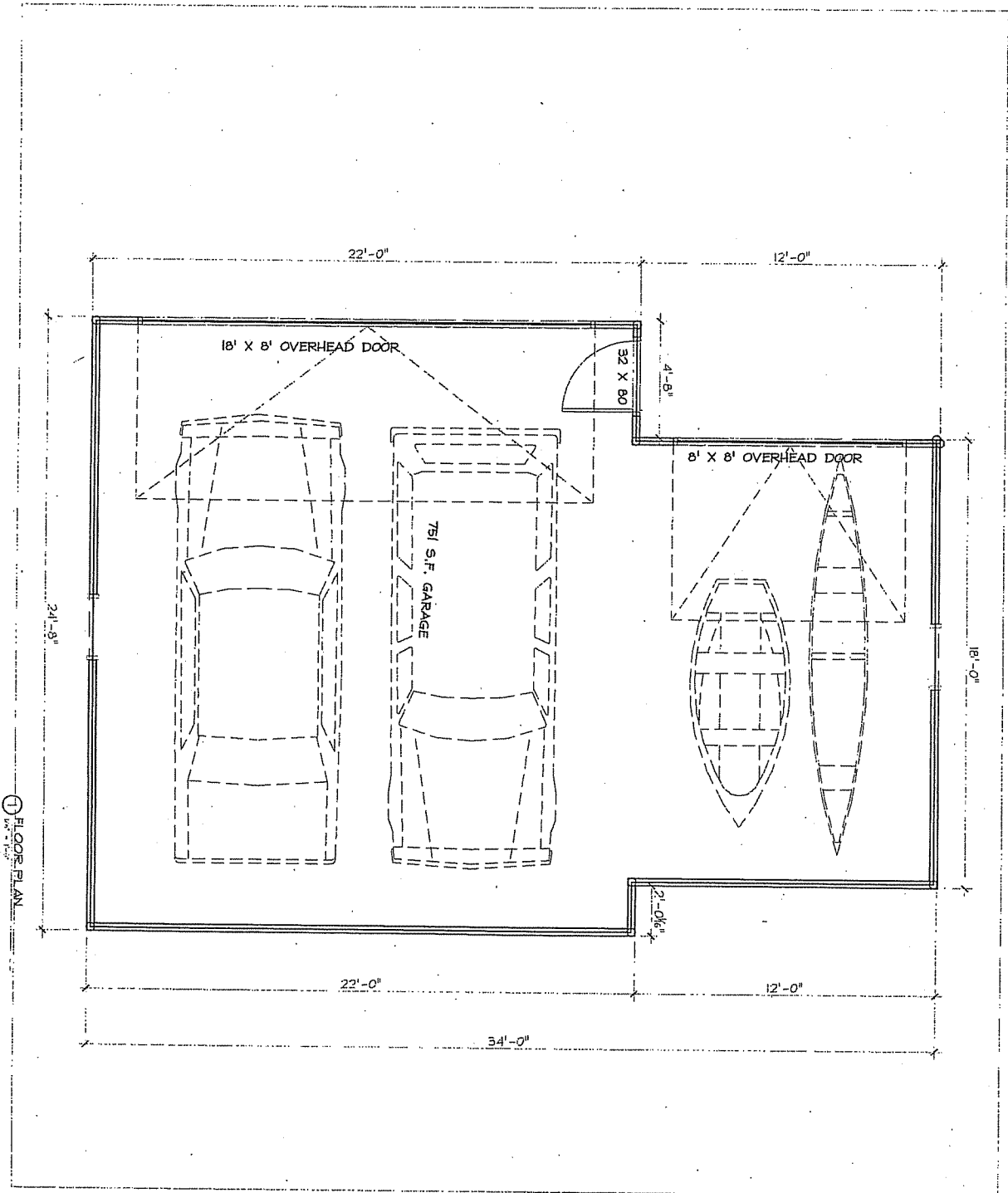
PROJECT NO.	DATE	PREPARED BY	SW

ADDITIONAL REMODEL FOR:
JENNIFER & CARMINE DURHAM
4129 MANDAN CRESCENT
MADISON, WISCONSIN 53711

Bovall Design Studio, Inc.
2023 Grand Central Avenue, Suite 200, Madison, WI 53703-1001
TEL: 608.261.1111 FAX: 608.261.1112
WWW.BOVALLDESIGNSTUDIO.COM

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

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① FLOOR PLAN

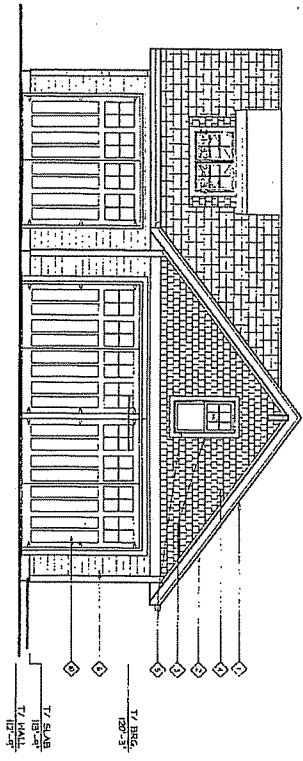
1	A	DATE	JUNE 4, 2007	PROJECT NO.	
		DRAWN BY			
		CHECKED BY			
		DATE			
		SCALE			
		PROJECT NO.			

ADDITION/REMODEL FOR:
**JENNIFER & CARMINA
 DURHAM**
 4109 MANDAN CRESCENT
 MADISON, WISCONSIN 53711

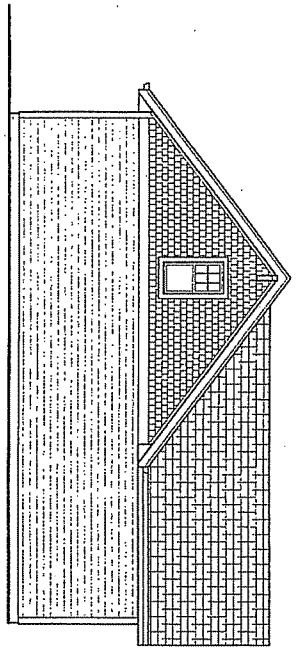


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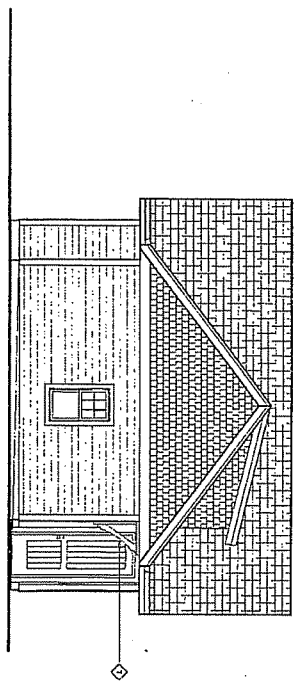
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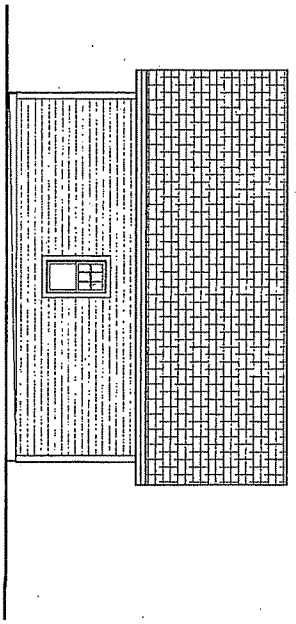
① WEST ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. SEE SHEET 11 FOR DETAILS, MATERIAL IDENTIFICATION.
2. ALL MATERIALS TO BE INSTALLED PER MANUFACTURERS' CURRENT PRINTED INSTRUCTIONS.
3. VERIFY ALL WORK WITH ARCHITECT PRIOR TO COMMENCEMENT.
4. REFER TO FLOOR PLANS FOR ROOM SIZES AND LOCATIONS.
5. ALL EXTERIOR FINISH COLORS, TEXTURES SHALL BE COORDINATED WITH OWNER UNDER ARCHITECT'S SUPERVISION.
6. CONTRACTOR TO VERIFY ALL MATERIALS TO BE USED ARE APPROVED BY ARCHITECT AND LOCAL BUILDING CODE REGULATIONS.
7. ALL EXTERIOR MATERIALS, GENERAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. VERIFY ALL MATERIALS TO BE USED ARE APPROVED BY ARCHITECT AND LOCAL BUILDING CODE REGULATIONS.
8. DO NOT PERFORM ANY WORK UNLESS IT IS SPECIFICALLY NOTED ON THESE DRAWINGS. ALL WORK SHALL BE APPROVED BY ARCHITECT PRIOR TO COMMENCEMENT.

KEY NOTES - EXTERIOR ELEVATIONS:

- ◆ ASPHALT SHINGLE ROOF
- ◆ 3 1/2" CEDAR FASCIA NO OVER 1/2" CEDAR FASCIA NO
- ◆ CEDAR TRIM BOARD AROUND WINDOWS
- ◆ "FLAKE-CUT" ZENYAK SHINGLE
- ◆ MASONRY
- ◆ BRACKET (PAINTED)
- ◆ 1 1/2" CEDAR TRIM BOARD
- ◆ CEDAR SIDING SUBROOFED (SEE DETAIL S-40)
- ◆ TRIMMER BOARD - EXTERIOR IDENTIFICATION
- ◆ TRIMMER BOARD - INTERIOR IDENTIFICATION
- ◆ TRIMMER BOARD - 1/2" CEDAR TRIM BOARD

NO. DATE ISSUE	
1	DATE
2	DATE
PROJECT NO.	
DRAWN BY	
DATE	
SCALE	
SHEET NO.	

ADDITION/REMODEL FOR
**JENNIFER & CARMYNE
 DURHAM**
 4103 MANDAN CRESCENT
 MADISON, WISCONSIN 53711

Bouril Design Studio, LLC
 6022 Grand Island Plaza, #100, Madison, WI 53719-2041
 Phone: (773) 833-2400 Fax: (773) 833-2408
 E-mail: Bouril@BourilDesign.com

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Madison, WI 53711

