



Location
2410 Willard Avenue

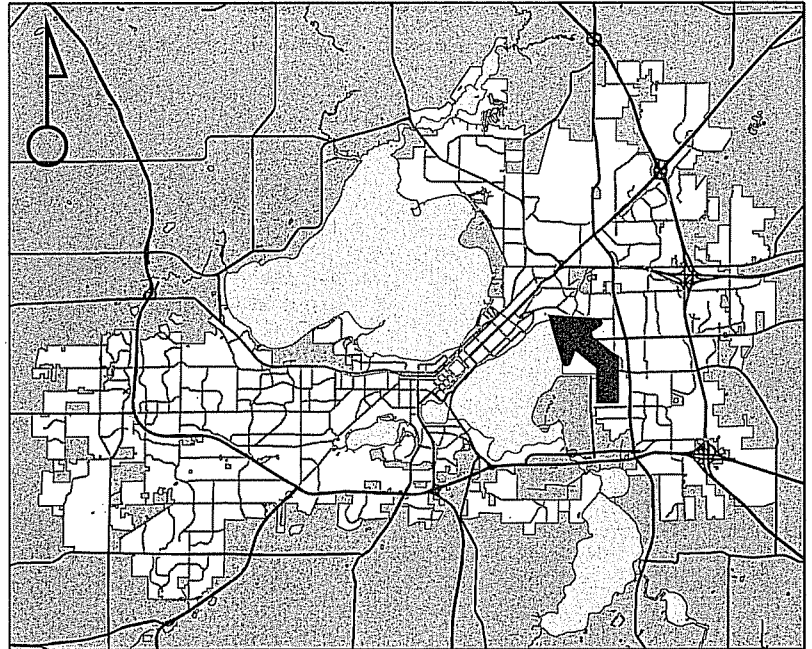
Project Name
Nevala Garage/Storage

Applicant
David Nevala

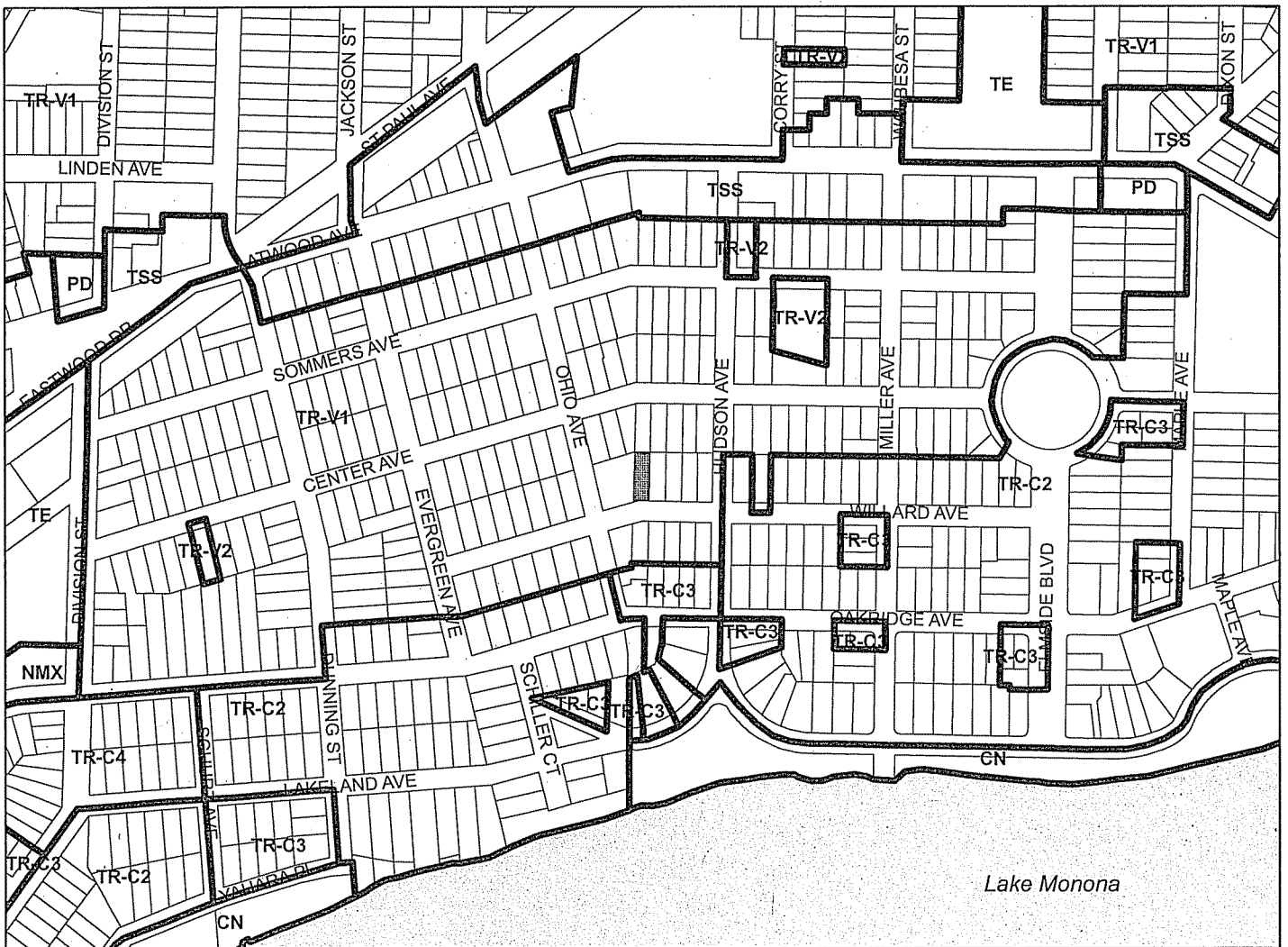
Existing Use
Single-family residence

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

Public Hearing Date
Plan Commission
10 February 2014

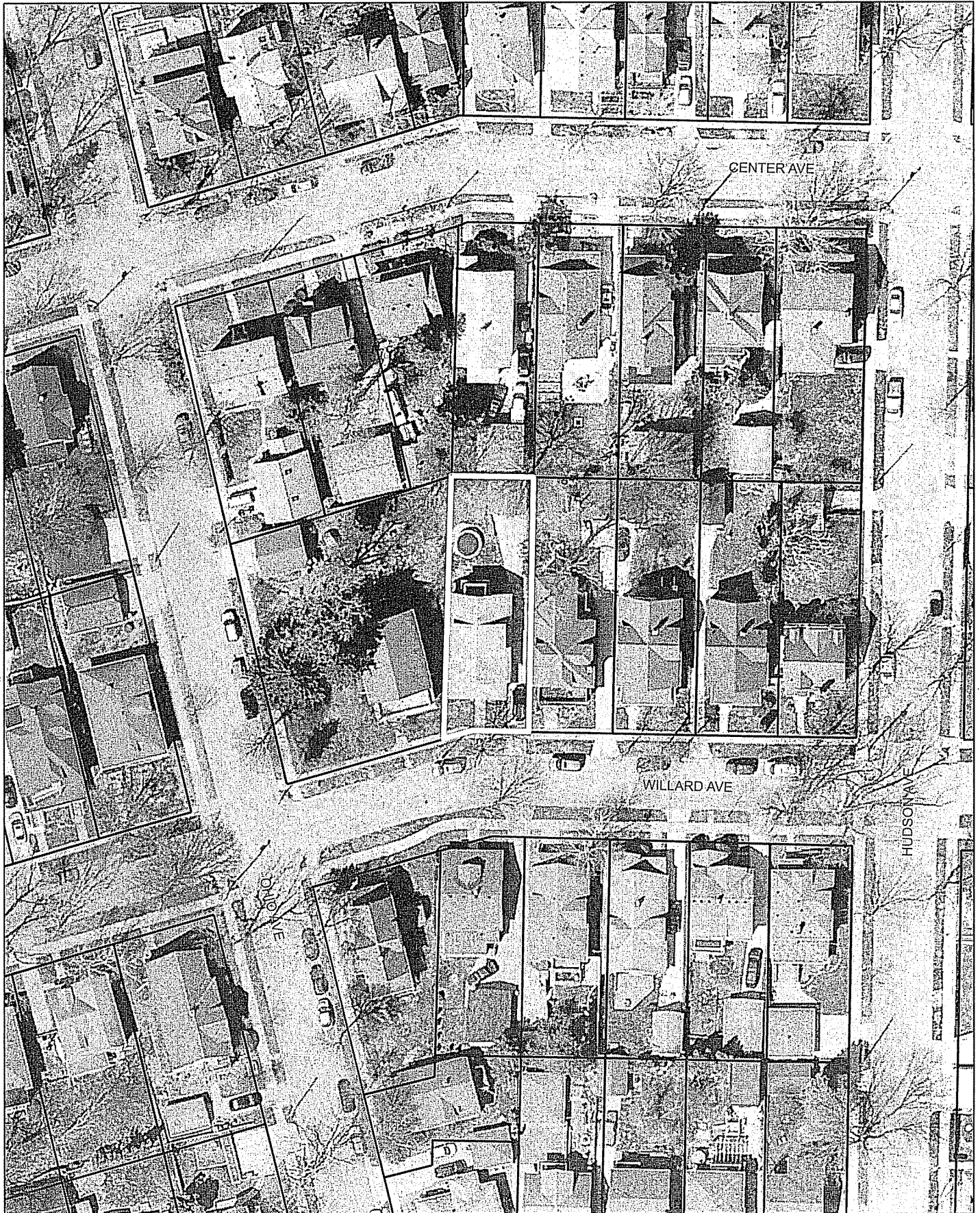


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 February 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

FOR OFFICE USE ONLY:	
Amt. Paid <u>46000</u>	Receipt No. <u>150024</u>
Date Received <u>12/16/13</u>	
Received By <u>[Signature]</u>	
Parcel No. <u>0710-053-3910-8</u>	
Aldermanic District <u>6-Marysha Rummel</u>	
Zoning District <u>TR-V1</u>	
Special Requirements <u>[Signature]</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: 2410 Willard Ave
Project Title (if any): Nevala Garage/Storage

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: David Nevala Company: _____
 Street Address: 2410 Willard Ave City/State: Madison, WI Zip: 53704
 Telephone: (608) 695-4543 Fax: () Email: david@davidnevala.com

Project Contact Person: David Nevala Company: _____
 Street Address: same as above City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

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

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Tear down existing garage, rebuild new, slightly larger garage, with storage rooms and possible recreation/meditation/yoga room
 Development Schedule: Commencement Spring 2014 Completion Spring 2014

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 1/2 X 11-inch paper

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(per Heather)

* 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 Inquiries & Fee Schedule. Make checks payable to: *City Treasurer*. **\$600**

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

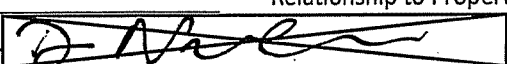
Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
 Marsha Rummel, SASYNA (Lou Host Jablonski). See attached for 30 day notice waiver.

→ 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: Heather Stouder Date: Dec 11 Zoning Staff: Pat Anderson Date: Dec 11

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

Name of Applicant David Nevala Relationship to Property: Owner
 Authorizing Signature of Property Owner  Date 12.13.13

City of Madison Planning Commission

SUBMITTAL FOR CONDITIONAL USE APPROVAL

Address: 2410 Willard Ave, Madison WI 53704

Owners: David & Marta Nevala

Reason for Submittal/Application:

The Property's TR-V1 Zoning District allows for a 576 s.f. Garage structure, but the Property's 4,607 square-foot lot area only allows for a total of 460 s.f. for Accessory Buildings (max. 10% of lot area). The Owner proposes a building size of 528 s.f., which is less than the allowable garage size but more than 10% of the lot area – thus requiring approval as Conditional Use to be permitted.

LETTER OF INTENT

Project Team:

Architect: Sandberg Architecture And Design Inc.
Contractors: TBD

Existing Conditions:

Currently, a very old garage occupies the space. It is beyond repair and starting to fall over. It will need to be demolished before the project can begin.

Project Schedule:

Spring 2014 start/completion

Proposed Uses:

Garage, 292 s.f.

Storage, 236 s.f.

Recreation (attic level only, 140 s.f. of total space with min. 7' height within a total of 224 s.f. space (within walled area with min. 5' height))

Hours of Operation:

N/A

Building Square Footage:

528 s.f. Building Footprint

Number of Dwelling Units:

None

Auto and Bike Parking Stalls:

(1) Auto garage stall/space, replacing existing (1) garage stall/space

Lot Coverage:

528 s.f. Accessory Building on 4,607 s.f. lot = 11.5% lot coverage

Usable open space:

995 s.f. (500 minimum required)

Property Value (per City of Madison Assessor):

2013 Assessed Land Value	\$ 63,500
2013 Assessed Value of Improvements	\$215,300
2013 Total Assessed Value	\$278,800

Estimated Project Cost:

Approximately \$60,000 to \$70,000

Number of Construction & Full Time Equivalent Jobs Created:

Estimated 2 full time positions for one to two months

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Number of Dwelling Units:

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2013 Assessed Value of Improvements \$215,300

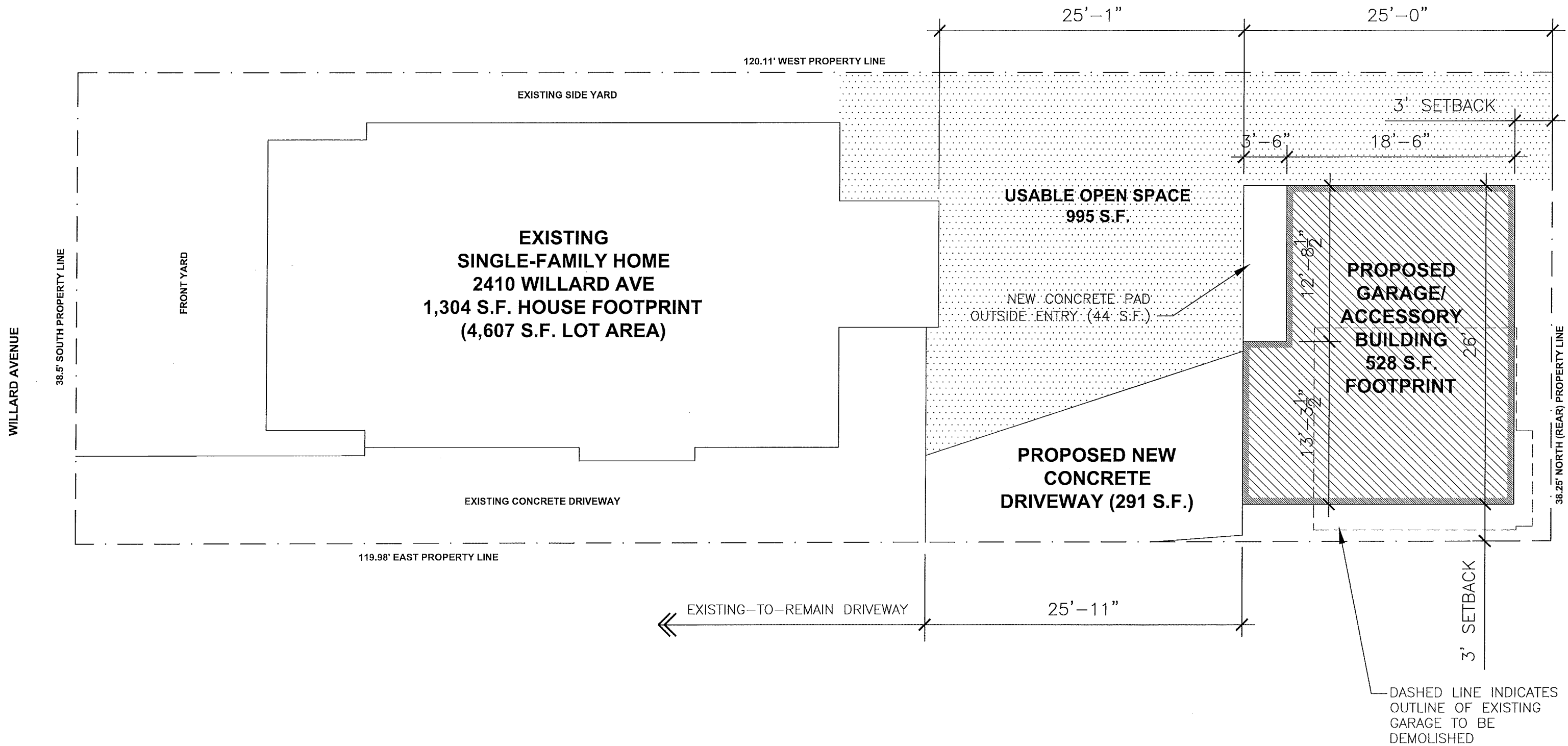
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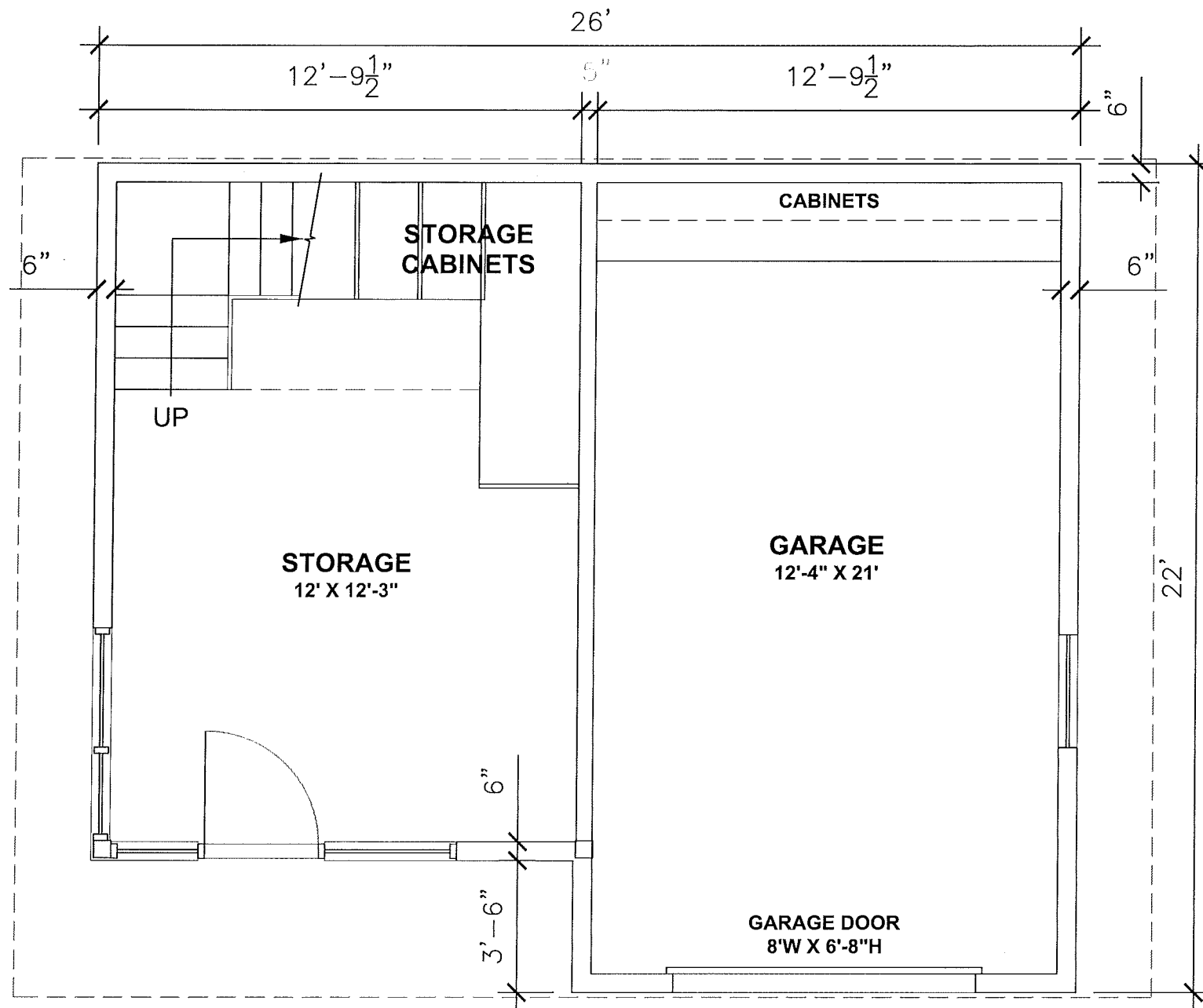
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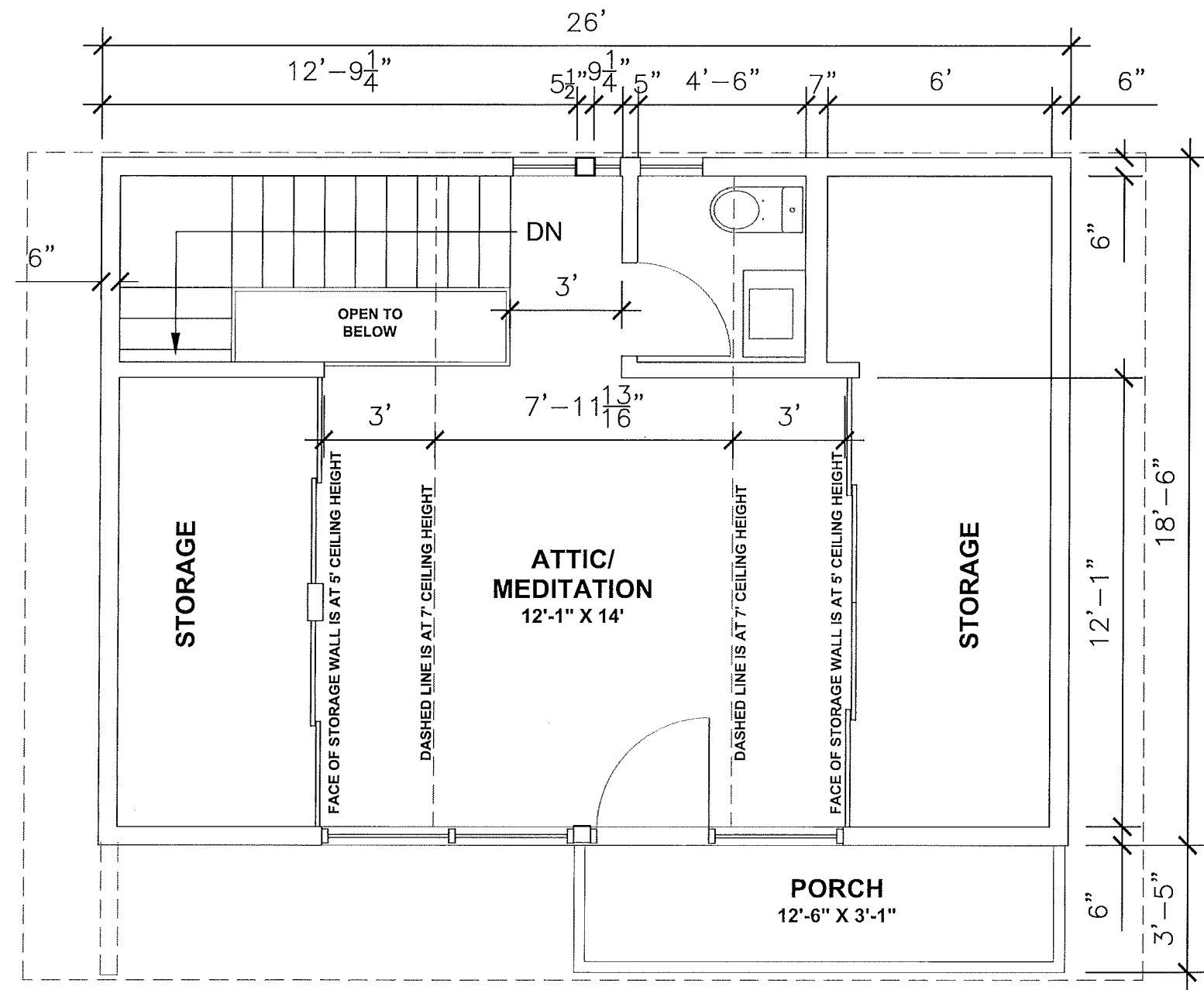
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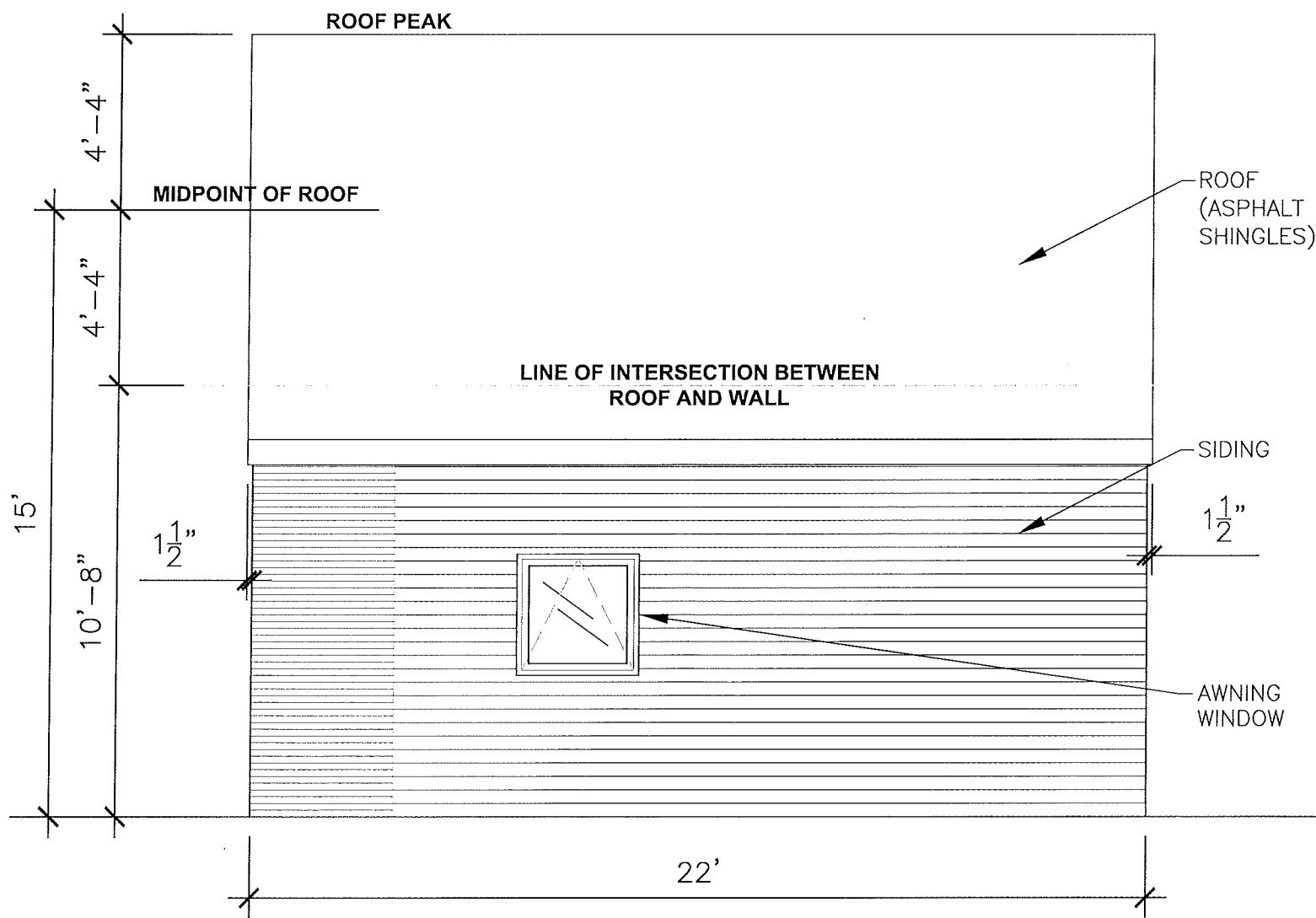
SITE PLAN
SCALE: 1/8"=1'



1ST FLOOR PLAN
SCALE: 1/4"=1'

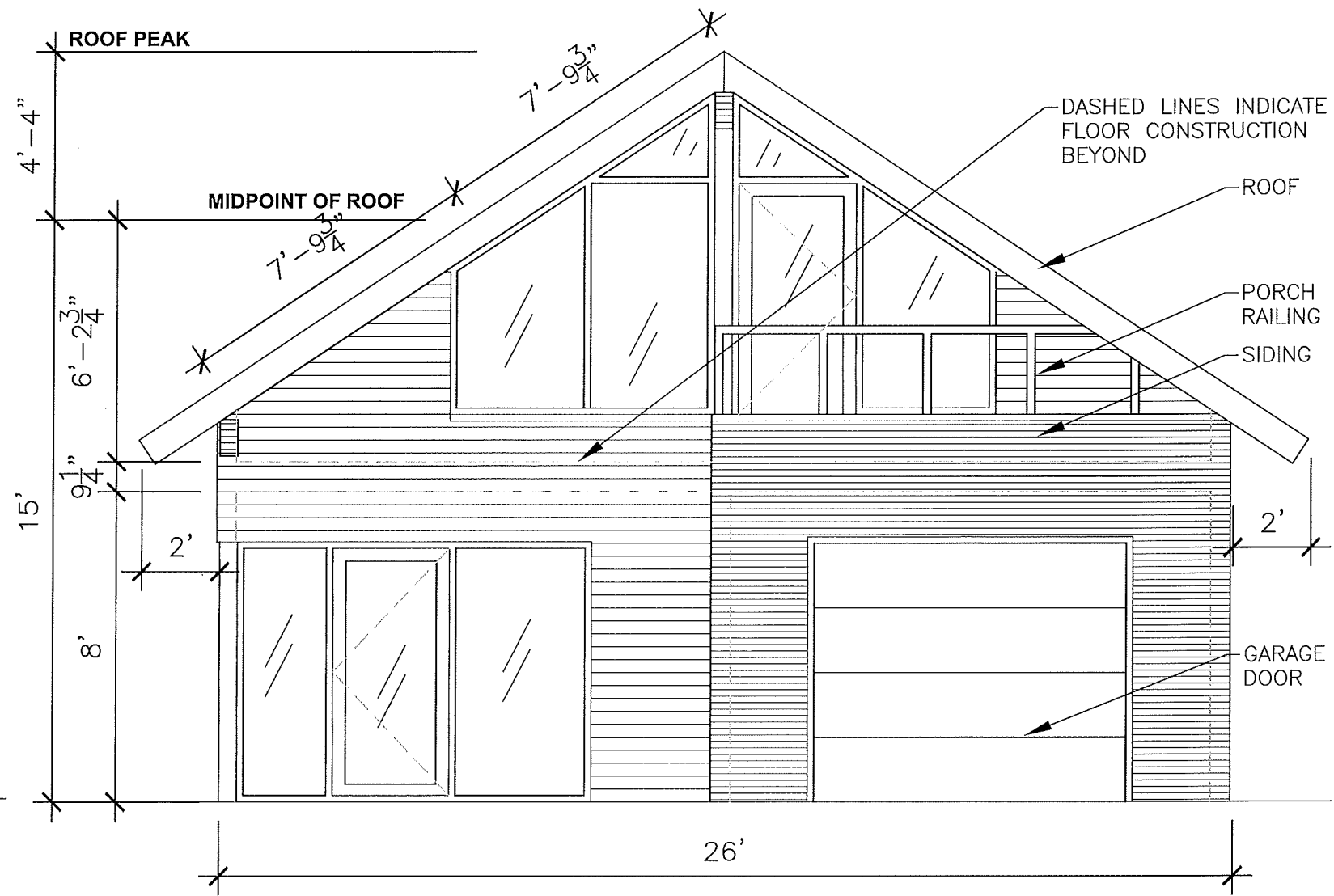


2ND FLOOR PLAN
SCALE: 1/4"=1'



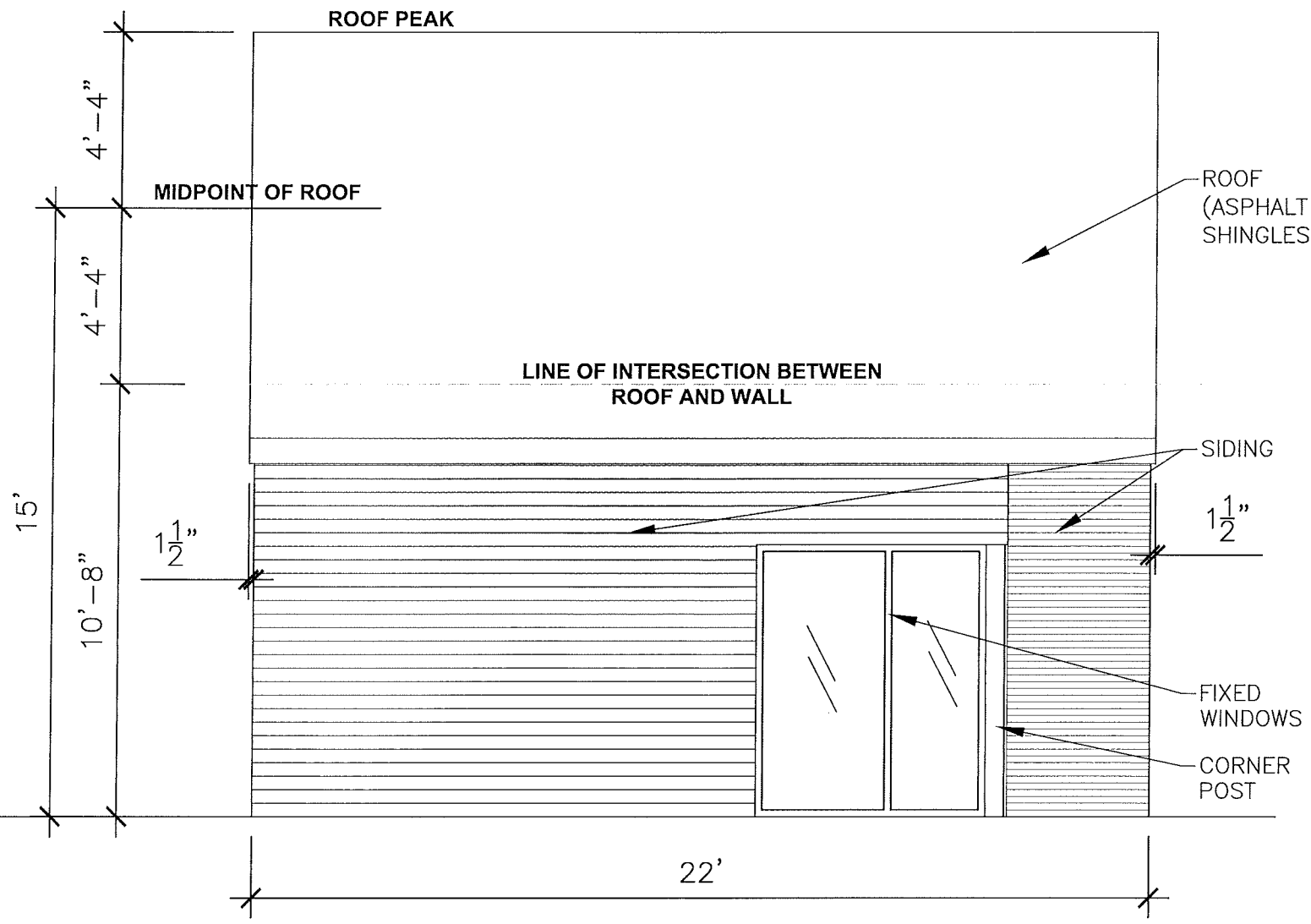
**ACCESSORY BUILDING/GARAGE
EAST ELEVATION**

SCALE: 1/4"=1'



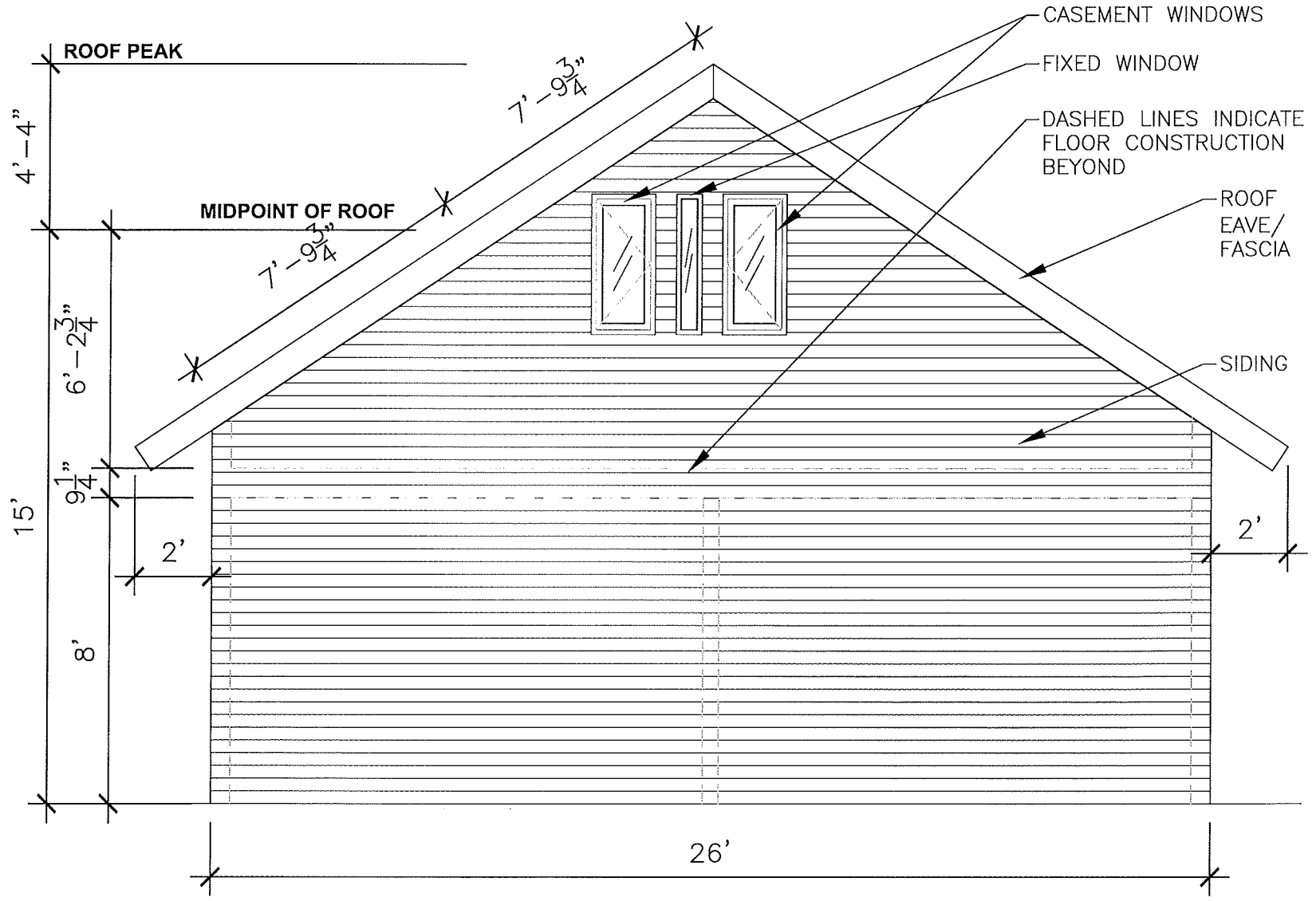
**ACCESSORY BUILDING/GARAGE
SOUTH ELEVATION**

SCALE: 1/4"=1'



**ACCESSORY BUILDING/GARAGE
WEST ELEVATION**

SCALE: 1/4"=1'



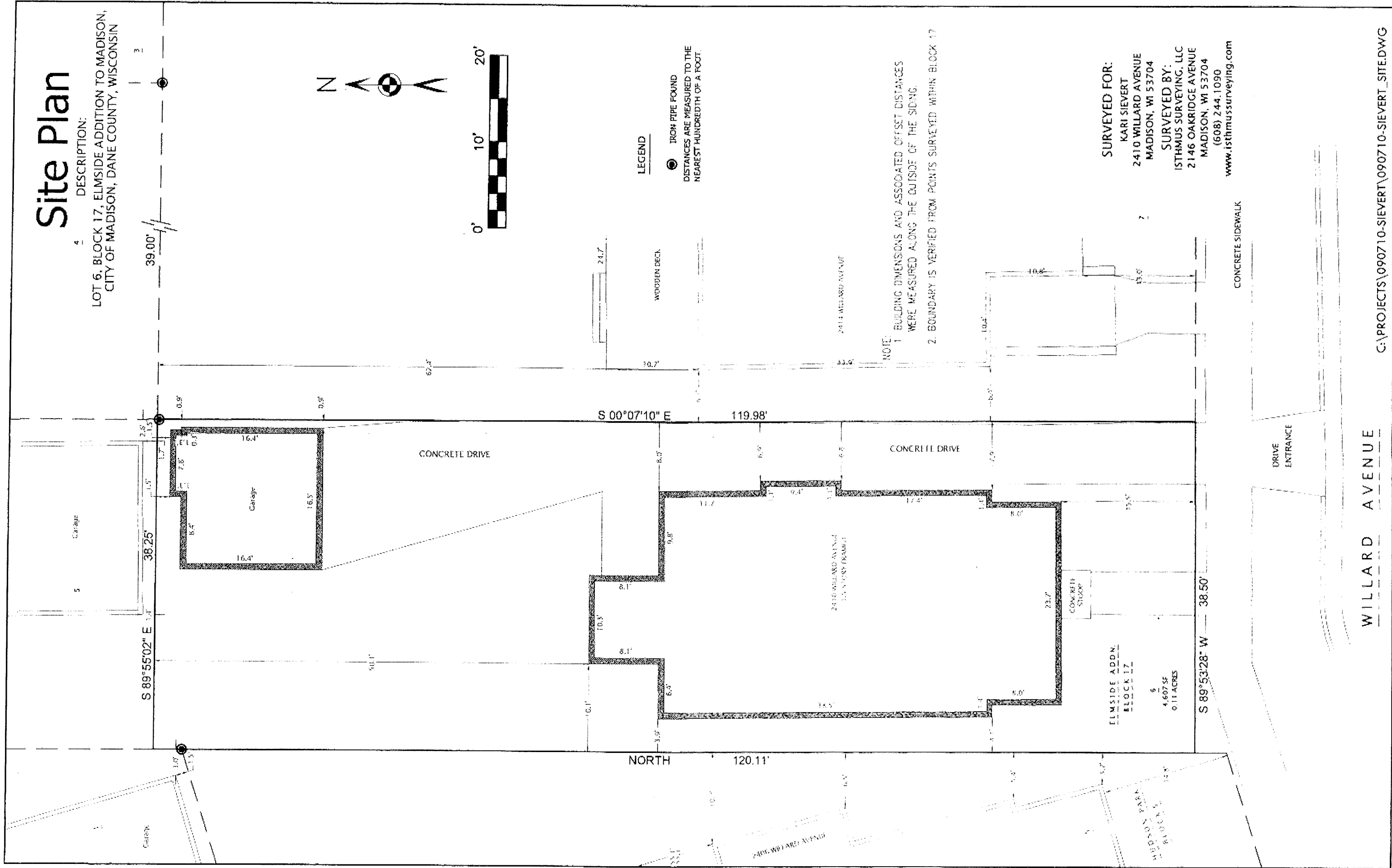
**ACCESSORY BUILDING/GARAGE
NORTH ELEVATION**

SCALE: 1/4"=1'

Site Plan

DESCRIPTION:

LOT 6, BLOCK 17, ELMSIDE ADDITION TO MADISON,
CITY OF MADISON, DANE COUNTY, WISCONSIN



SURVEYED FOR:
KARI SIEVERT
2410 WILLARD AVENUE
MADISON, WI 53704

SURVEYED BY:
ISTHMUS SURVEYING, LLC
2146 OAKRIDGE AVENUE
MADISON, WI 53704
(608) 244.1090
www.isthmussurveying.com

NOTE:
1. BUILDING DIMENSIONS AND ASSOCIATED OFFSET DISTANCES WERE MEASURED ALONG THE OUTSIDE OF THE SIDING.
2. BOUNDARY IS VERIFIED FROM POINTS SURVEYED WITHIN BLOCK 17.

WILLARD AVENUE