



Location
4110 Veith Avenue

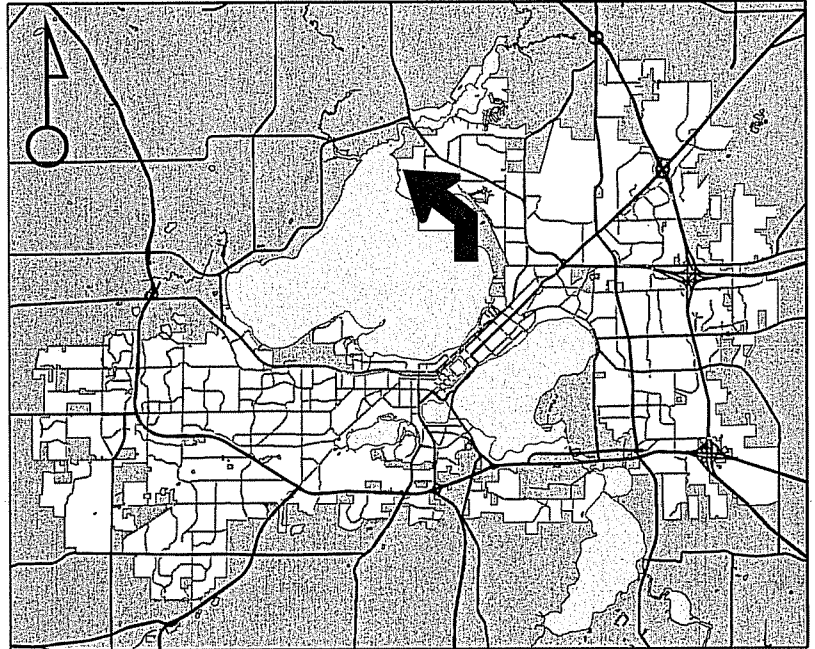
Project Name
Manier Accessory Building

Applicant
Robert Manier

Existing Use
Single-family house

Proposed Use
Modify accessory building
on lakefront lot

Public Hearing Date
Plan Commission
05 October 2015



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 September 2015





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 \$600 Receipt No. 6508-0001
 Date Received 8/3/15
 Received By PDA.
 Parcel No. 0809-274-0104-4
 Aldermanic District 18 KEMBLE
 Zoning District SR-C2
 Special Requirements WATERFRONT
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 4110 Veith Ave., Madison, WI 53704
Project Title (if any): Accessory Building and Patio

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: Robert Manier Company: _____
 Street Address: 4110 Veith Ave. City/State: Madison, WI Zip: 53704
 Telephone: (513) 348-8071 Fax: () Email: rvmanier@gmail.com

Project Contact Person: Robert Manier Company: _____
 Street Address: 4110 Veith Ave. City/State: Madison, WI Zip: 53704
 Telephone: (513) 348-8071 Fax: () Email: rvmanier@gmail.com

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: Modify accessory bldg. with helical pier footers, re-roof/enclose/add double doors. Install patio.

Development Schedule: Commencement 9-21-15 Completion 9-30-2016

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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & 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:

Alder Weier, March 20, 2015, N. LK Mendota Neighborhood Assoc.
Ms. Copeland + Ms. White on 3-20-15

→ 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: Kevin Firchow Date: 3-19-15 Zoning Staff: Pat Anderson Date: 3-19-15

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

Name of Applicant Robert V. [Signature] Relationship to Property: OWNER 10
Authorizing Signature of Property Owner Robert V. [Signature] Date August 3, 2015

Letter of Intent for Accessory Building and Patio at 4110 Veith Ave., Madison WI

This is a proposal for conditional approval to modify a lakeside accessory building and to lay a patio. The accessory building roof deck, railing and external stairs would be removed. We'd repair the existing rubber roof, re-footer the structure with the use of helical galvanized piers attached to the floor joists and enclose the structure with plywood and siding and add double doors at the northwesterly and southeasterly ends of the building. The existing electrical will be reattached and consist of 2 wall outlets, 3 light switches, an external light, wall outlet and 2 internal ceiling lights. This building will be used as secure storage for water sports equipment and accessories. The patio would be a 16 foot round patio with a fieldstone Boardered grilling pit. The base would consist of 6" clear stone native base and top dressed with a decorative stone. The patio boarder would consist of bullet edgers. Four diseased Box Elder trees (3 on the south side of the accessory building and 1 on the north side) would be removed.

Project Team:

	Craig Kittleson	Jesse Bunn
Steve Greve and Son, Inc.	Kittleson Landscape Inc.	Badger Basement Systems
4867 St Hwy 19	10486 County Road ID	N1656 Hwy 12, P.O.Box 158
Waunakee, WI 53597	Blue Mounds, WI 53517	Fort Atkinson, WI 53538
(608) 849-7864	(608) 437-8845	(608) 290-7867

Existing conditions:

This is a 14-15 year old screened accessory building with an exterior staircase that leads to the roof. The roof is a flat rubber roof with a deck floor and railings on all 4 sides. Internally, the structure has a decking board floor. There is permitted electrical to the structure.

Project schedule:

September 21, 2015 to September 31, 2016

Building square footage:

The interior square footage: 192 sq. ft.

Outside deck and step at ground level: 66.5 sq ft

Lot Coverage & Usable Open Space Calculations:

Lot Area=31,124 sq ft

House, Deck, Roof, Overhangs Stairs= 2821 sq ft

Stone and Boulder Retaining Walls= 300 sq ft

Accessory Building = 192 sq ft

Accessory Building Ground Level Deck with overhang and step= 66.5 sq ft.

New Patio (minus interior of grilling pit)=151 sq ft.

Total lot surface coverage: 3379.5

Total lot surface coverage/Total lot area: 11.5%

Value of Land: 2015 assessed land value: \$306,600

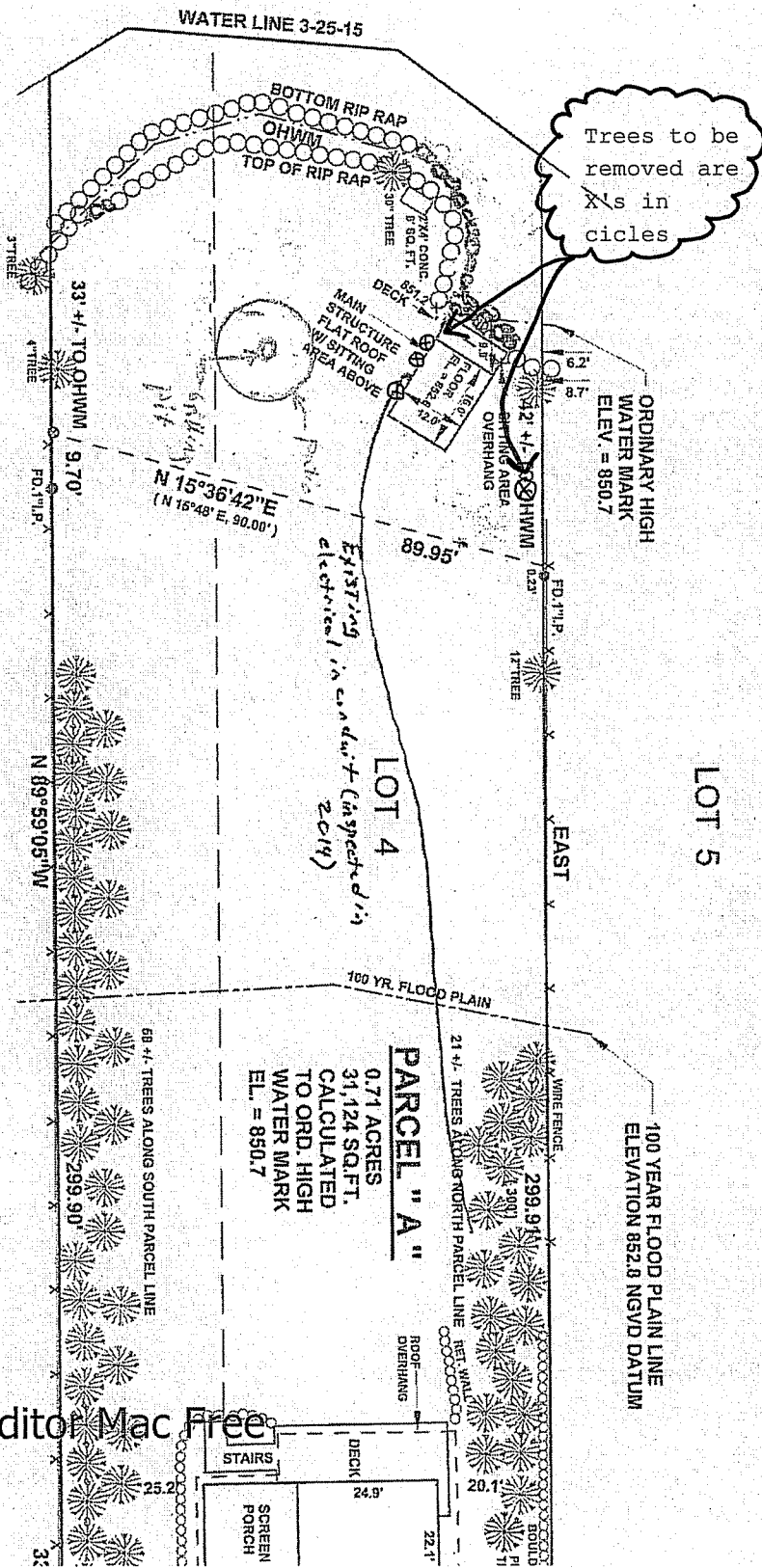
Estimated Project Cost (accessory building and patio): \$22,000



EXISTING STRUCTURE

PHOTO PROVIDED BY APPLICANT

LAKE MENDOTA
 LAKE LEVEL EL.
 3-25-15 = 848.62
 NGVD DATUM



Trees to be removed are X's in circles

IMPERVIOUS SURFACE AREA CALCULATION

1) LAKE SIDE STRUCTURE
 INCL. DECK AND STAIRS 302.3 SQ. FT.

2) HOUSE, DECK, ROOF
 OVERHANGS STAIRS 2021 SQ. FT.

3) STONE AND BOULDER
 RETAINING WALLS 300 SQ. FT.

NOTE: RIP RAP @ LAKESHORE
 & STONE WALK AREA
 NOT INCLUDED

TOTAL IMPERVIOUS

SURVEYOR'S CERTIFICATE:

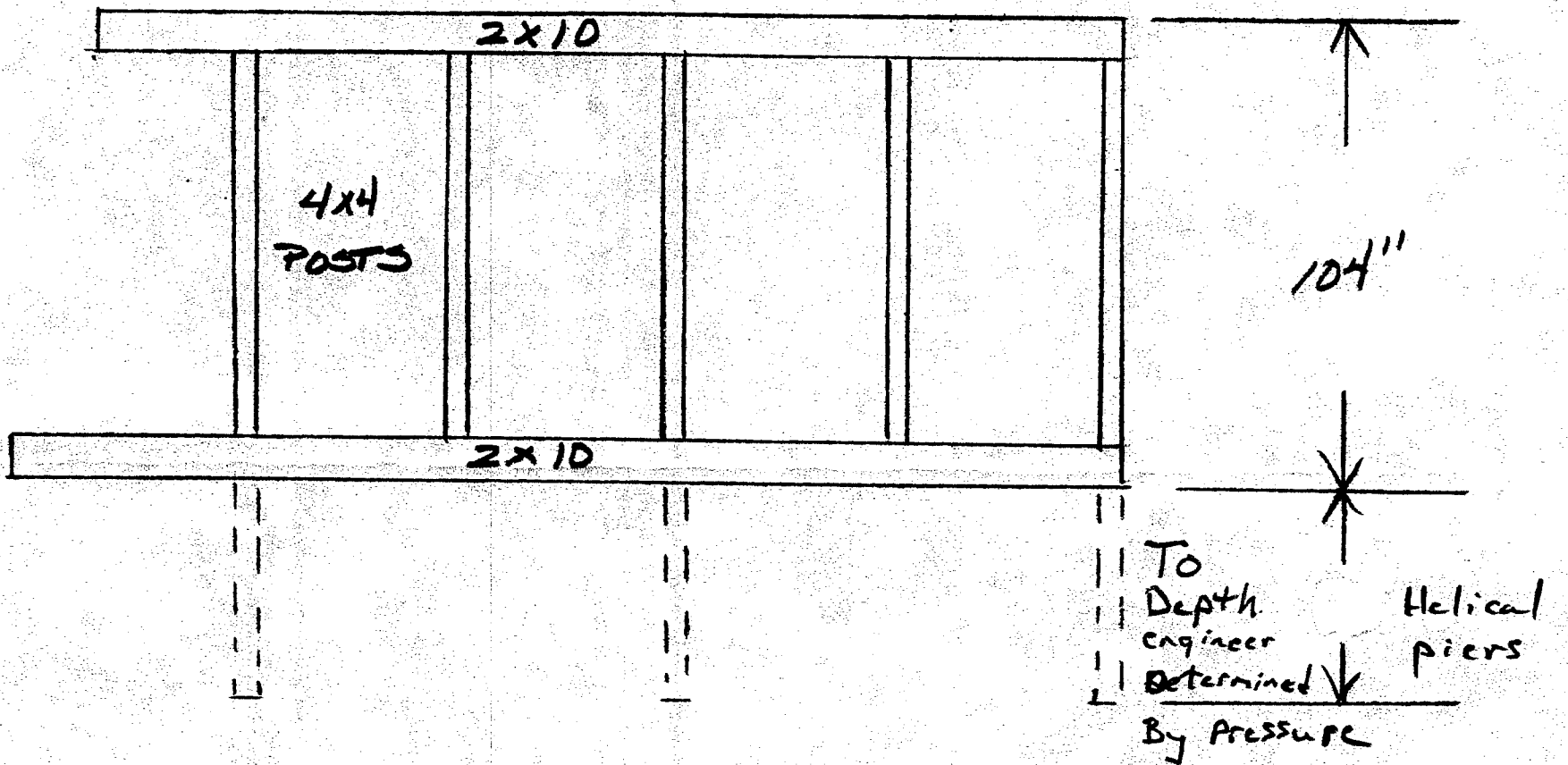
I, Mark Steven Gerhardt, Wisconsin Land Surveyor, S-1983, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.

Date: March 25, 2015

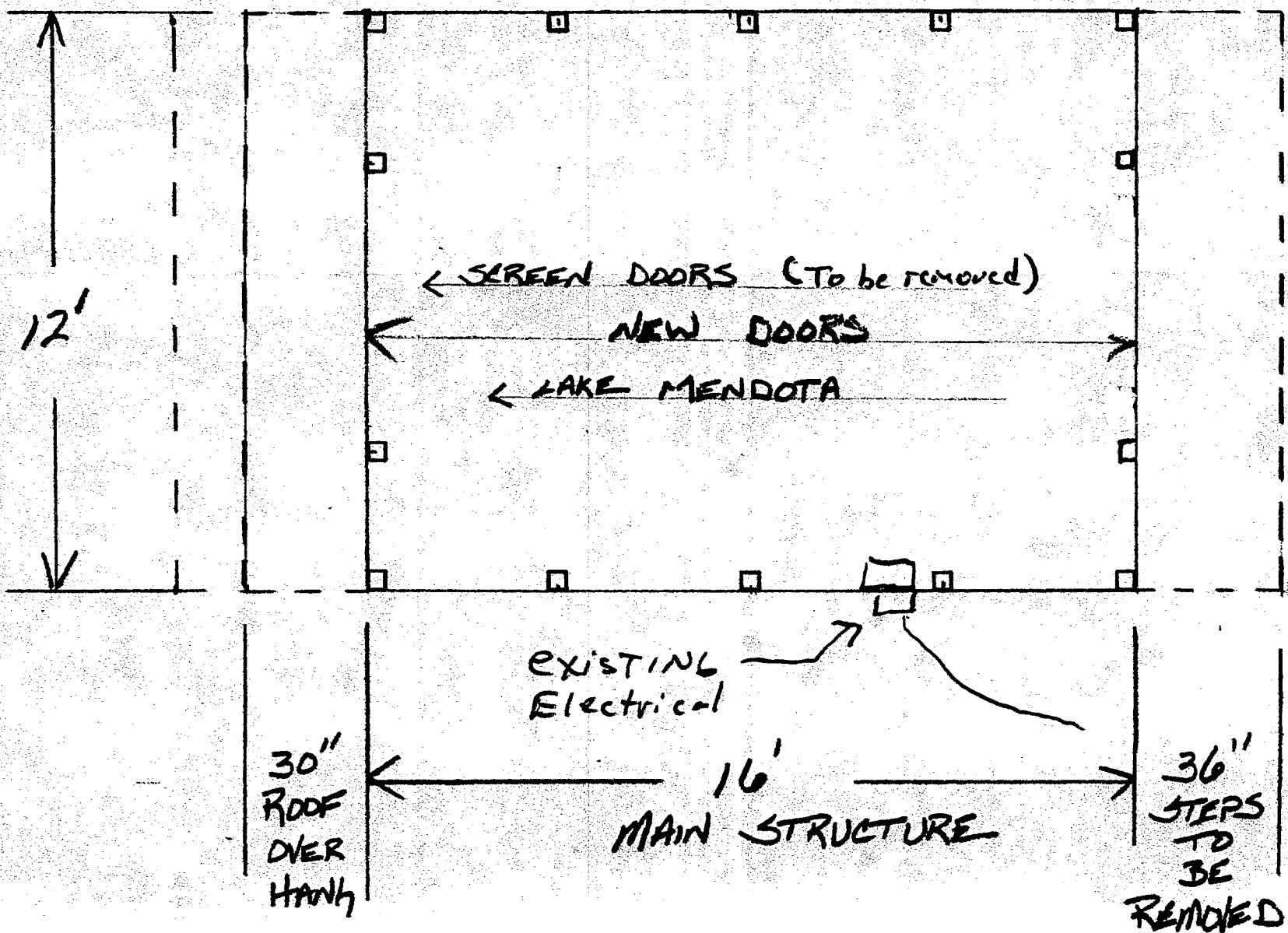
PDF Editor Mac Free

1/4" = 1'0"

MANIER RES
4110 VEITH AVE

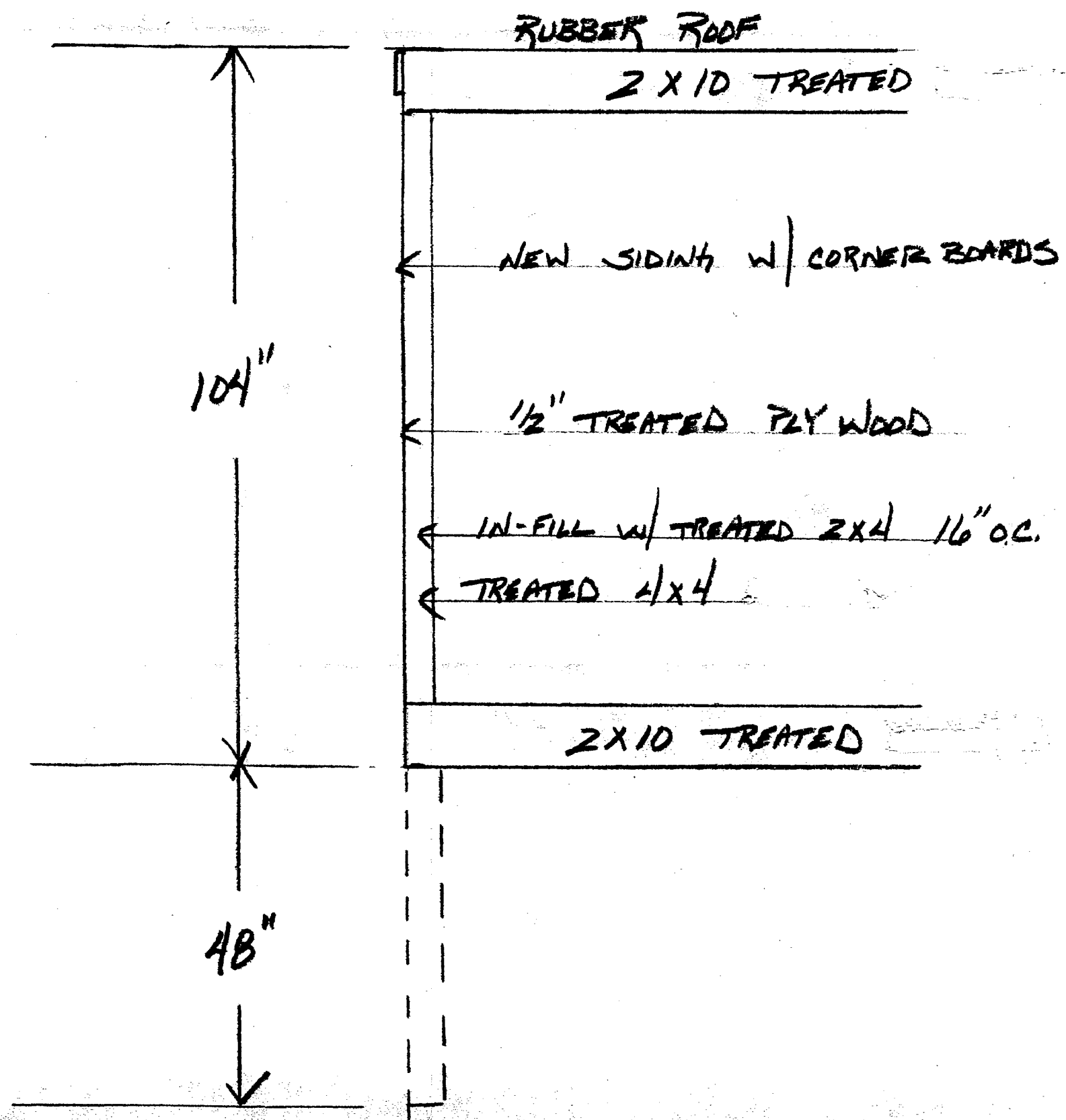


EXISTING
48"
DECK

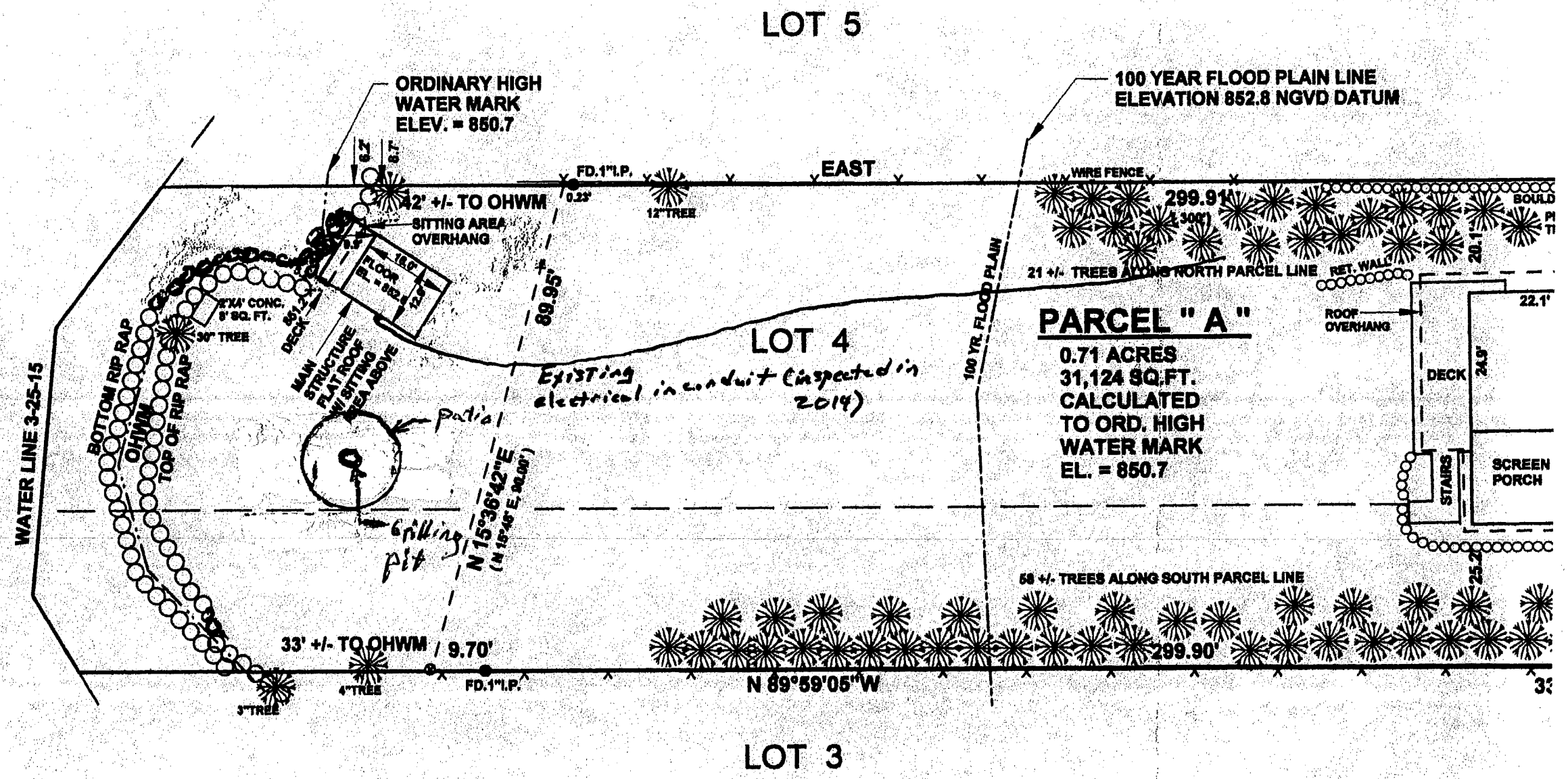


$\frac{1}{2}'' = 1' 0''$

MANIER RES
4110 VEITH AVE



LAKE MENDOTA
 LAKE LEVEL EL.
 3-25-15 = 848.62
 NGVD DATUM

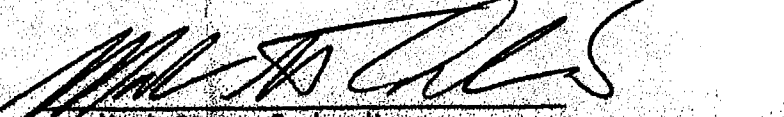


IMPERVIOUS SURFACE AREA CALCULATION

- 1) LAKE SIDE STRUCTURE INCL. DECK AND STAIRS 302.3 SQ. FT.
 - 2) HOUSE, DECK, ROOF OVERHANGS STAIRS 2821 SQ.FT.
 - 3) STONE AND BOULDER RETAINING WALLS 300 SQ.FT.
- NOTE: RIP RAP @ LAKESHORE & STONE WALK AREA NOT INCLUDED
- TOTAL IMPERVIOUS

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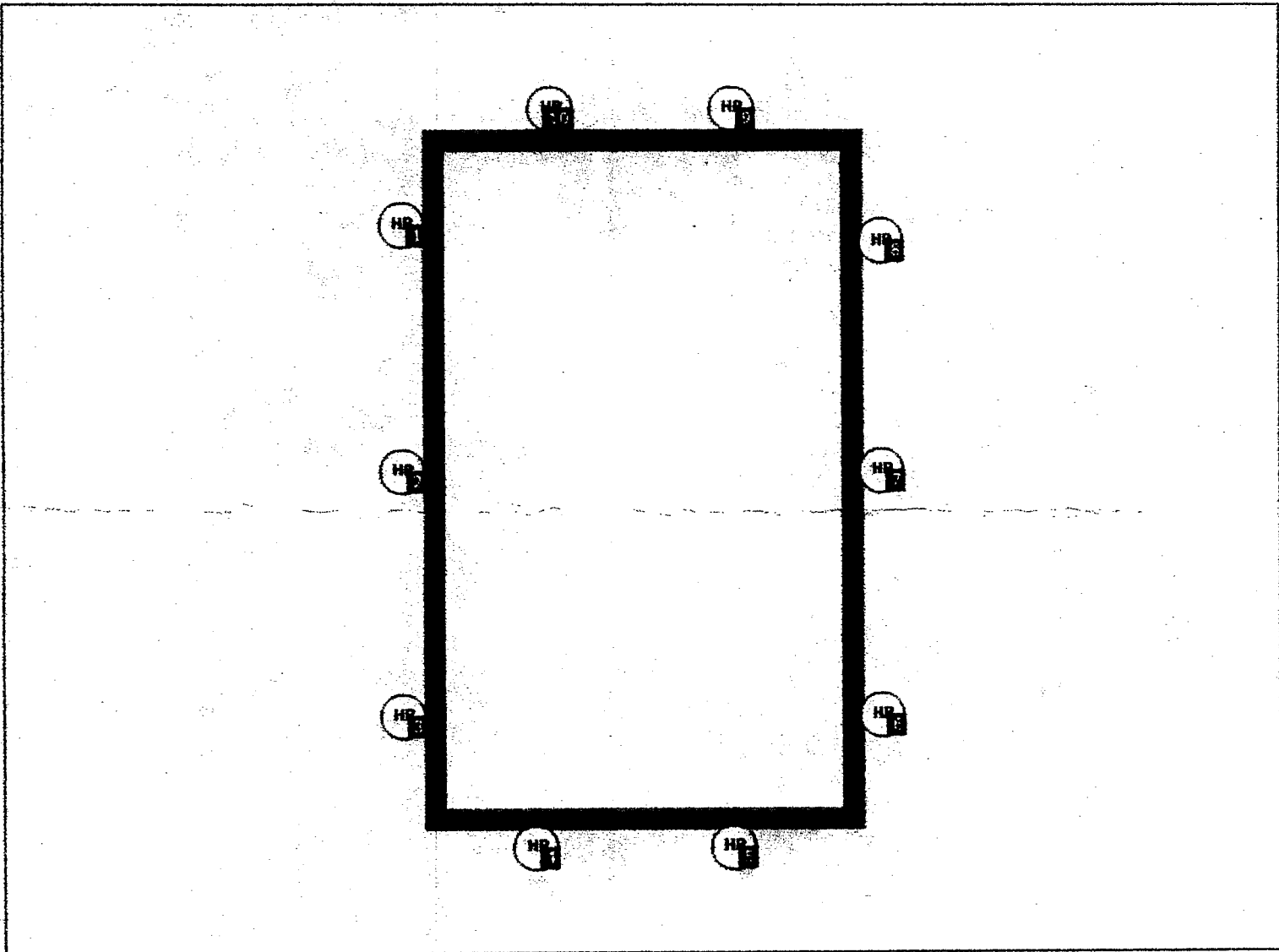


Helical pier placement

JOB LOCATION: 4110 Veith Ave Madison, WI 53704

MANIER RES

JOB DETAIL



LABELS:

SPECIFICATIONS:

1. 3" Helical Pier Deck Bracket
2. Acquire appropriate permits and engineering as per local building code.
3. City of MADison

CONTRACTOR WILL:

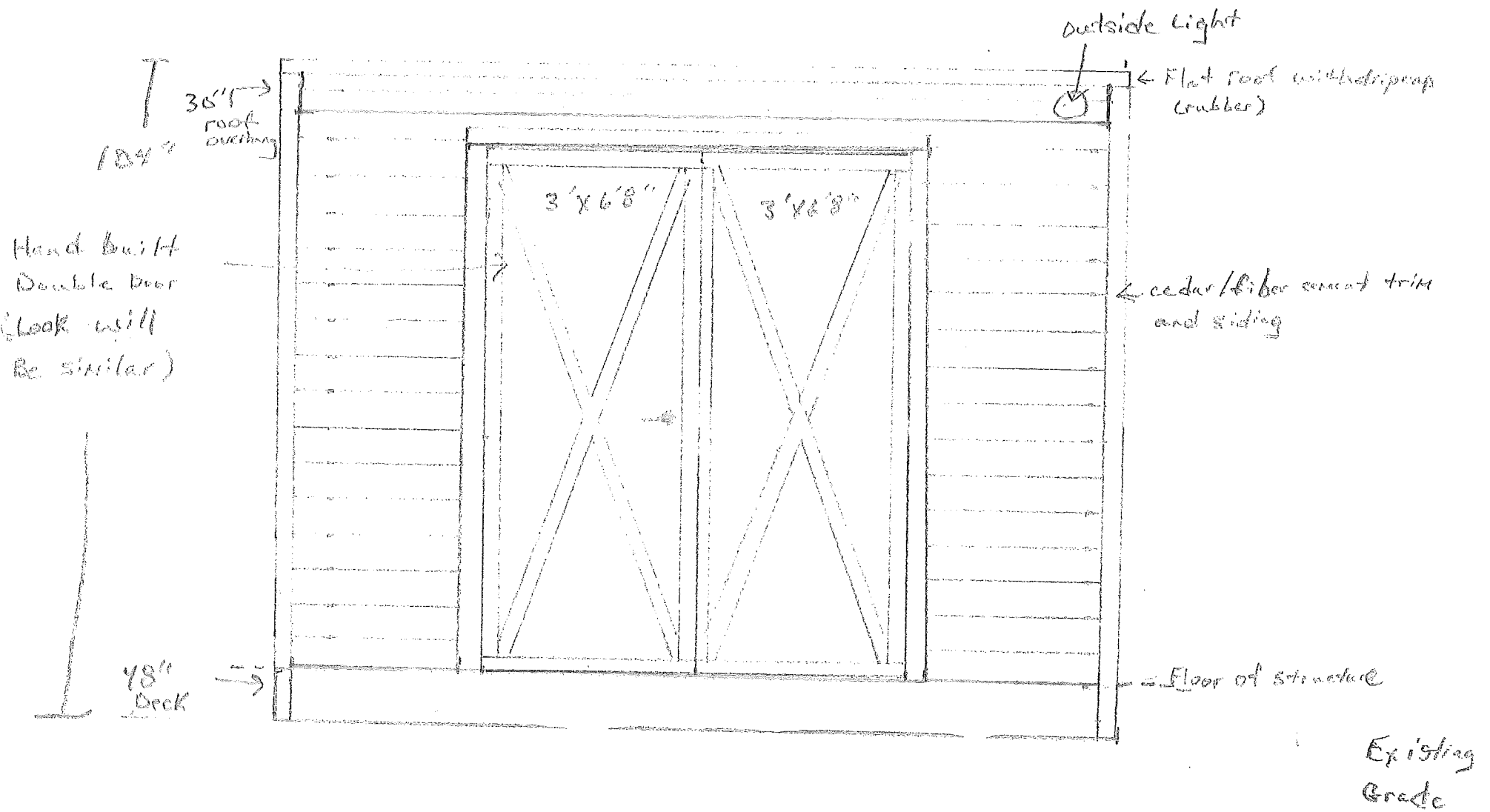
1. Install piers to any depth necessary at no additional cost to the customer.

CUSTOMER WILL:

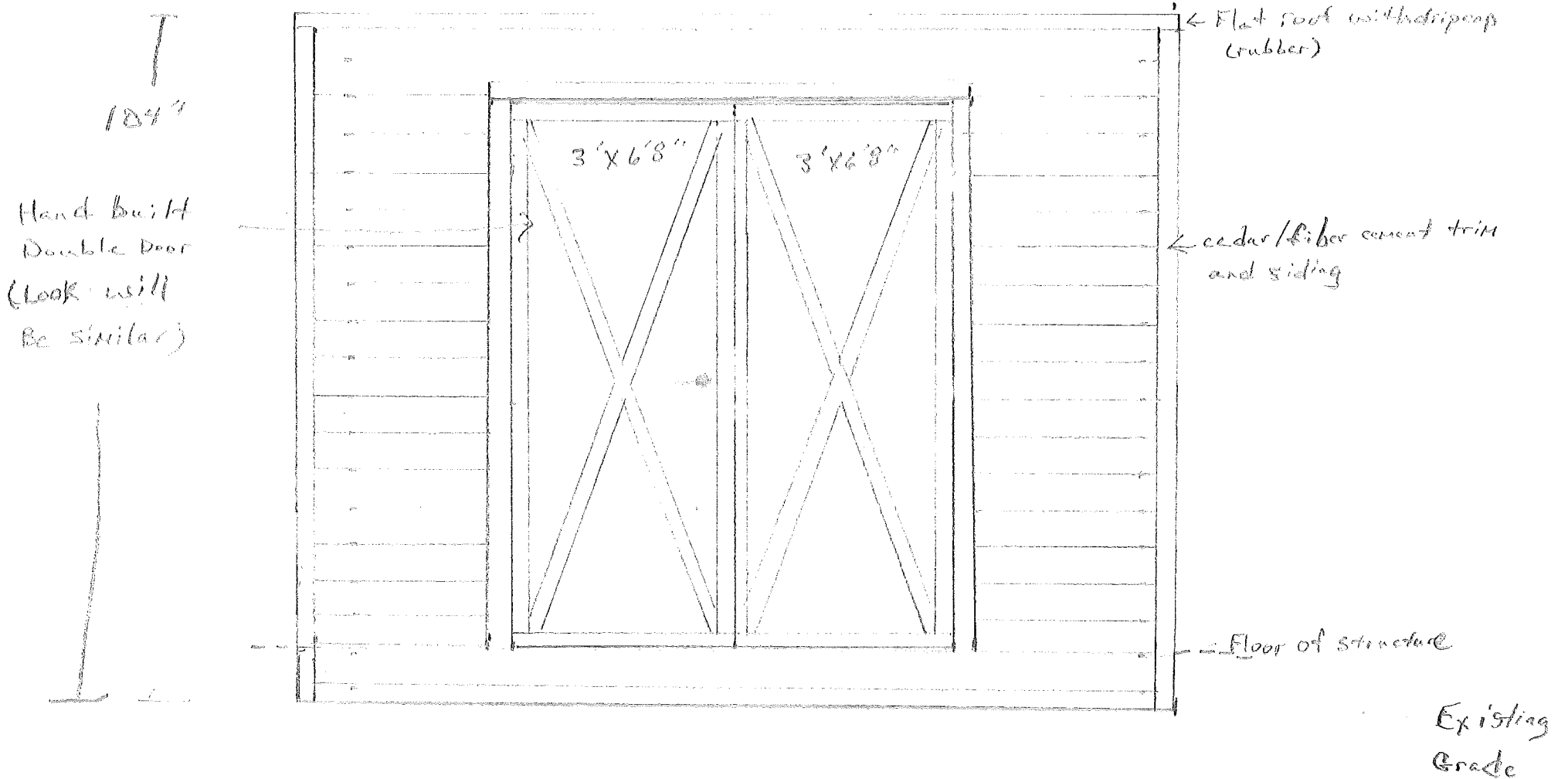
1. Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines.

ADDITIONAL NOTES:

Elevation Face's Lake Mandata



Elevation Facing residence



Elevation faces North East



Flat roof with
Drain cap (rubber)

30' overhang

cedar/iber
cement trim
and siding

48" Deck

Floor of structure
existing
Grade

10'

Elevation Faces South West

