



Location
4225 Beverly Road

Project Name
Urban Garage

Applicant
John Urban/John Drolet -
Drolet Custom Homes

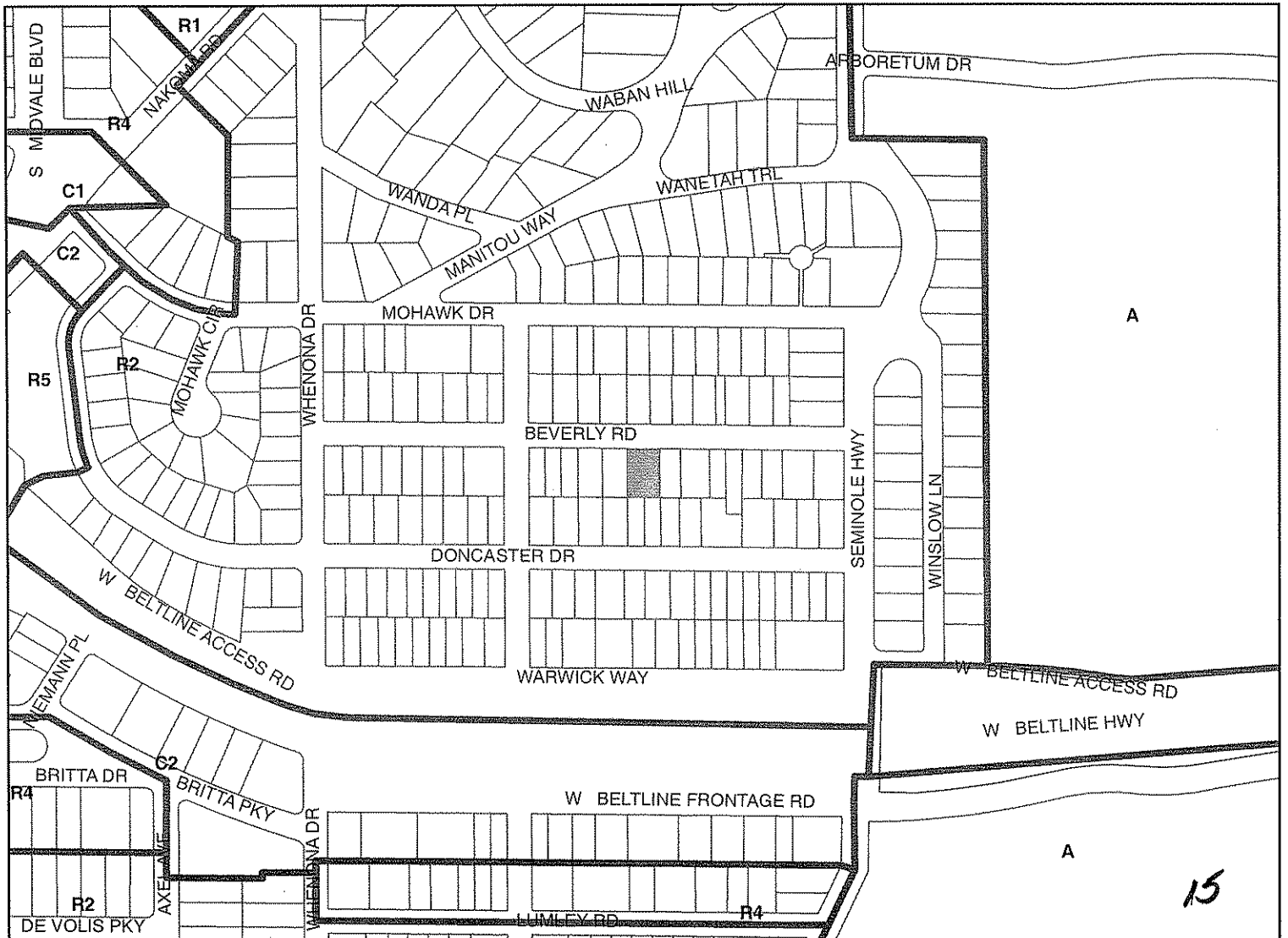
Existing Use
Single-Family Home

Proposed Use
Construct Garage in Excess of 576
Square Feet in R2 Zoning District

Public Hearing Date
Plan Commission
18 August 2008



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 : 04 August 2008



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: \$550.00 Receipt No. 92870
 Date Received 7/16/08
 Received By JLK
 Parcel No. 0709 324 1009 9
 Aldermanic District 10 Brian Solomon
 GQ WP10 wetland
 Zoning District R2 WP10
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification _____ Waiver _____
 Nbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 7/16/08

1. Project Address: 4225 BEVERLY ROAD Project Area in Acres: _____

Project Title (if any): GARAGE

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN URBAN Company: _____

Street Address: 4225 BEVERLY RD City/State: MADISON, WI Zip: 53711

Telephone: (608) 271-0079 Fax: () Email: johnnyu@mailbag.com

Project Contact Person: Jon Prolet Company: PROLET CUSTOM HOMES

Street Address: 1902 Melrose St. City/State: MADISON, WI Zip: _____

Telephone: (608) 843-2174 Fax: () Email: jondrolet411@hotmail.com

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: A 4 car detached garage for two cars, storage and a small area for home and art projects

Development Schedule: Commencement UPON APPROVAL Completion 30 DAYS FROM APPROVAL

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 1/2 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/RUD) 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 Comprehensive Plan, which recommends:

Low Density Residential 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 SOLOMON, ALDERPERSON - NOTICE SENT JUNE 5th, 2008

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 Heather Stouder Date 7/7/08 | Zoning Staff Jo Petyhus Date 7/1/08

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

Printed Name _____ Date _____

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 7.15.08

July 15, 2008

John Urban
4225 Beverly Road
Madison, WI 53711
608.271.0079

To: City of Madison Plan Commission:

The purpose of this letter is to inform you of my intentions to build a garage on my property. The garage will be 748 square feet and will be used for 2 cars, storage and a small workspace for house projects and artwork.

My house at 4225 sits on 2(two) lots, numbers 29 and 30 on Beverly road and the proposed garage will sit on the empty number 30 lot.

The plan is to start construction as soon as the project is approved and my builder, Jon Drolet plans to have the garage completed in 30 days from the start date.

The garage will sit back on the empty lot and will really only be visible from directly in front of my two lots due to the landscaping that is currently on the property and the location of my house on lot 29.

Thank you for your time.

Sincerely,

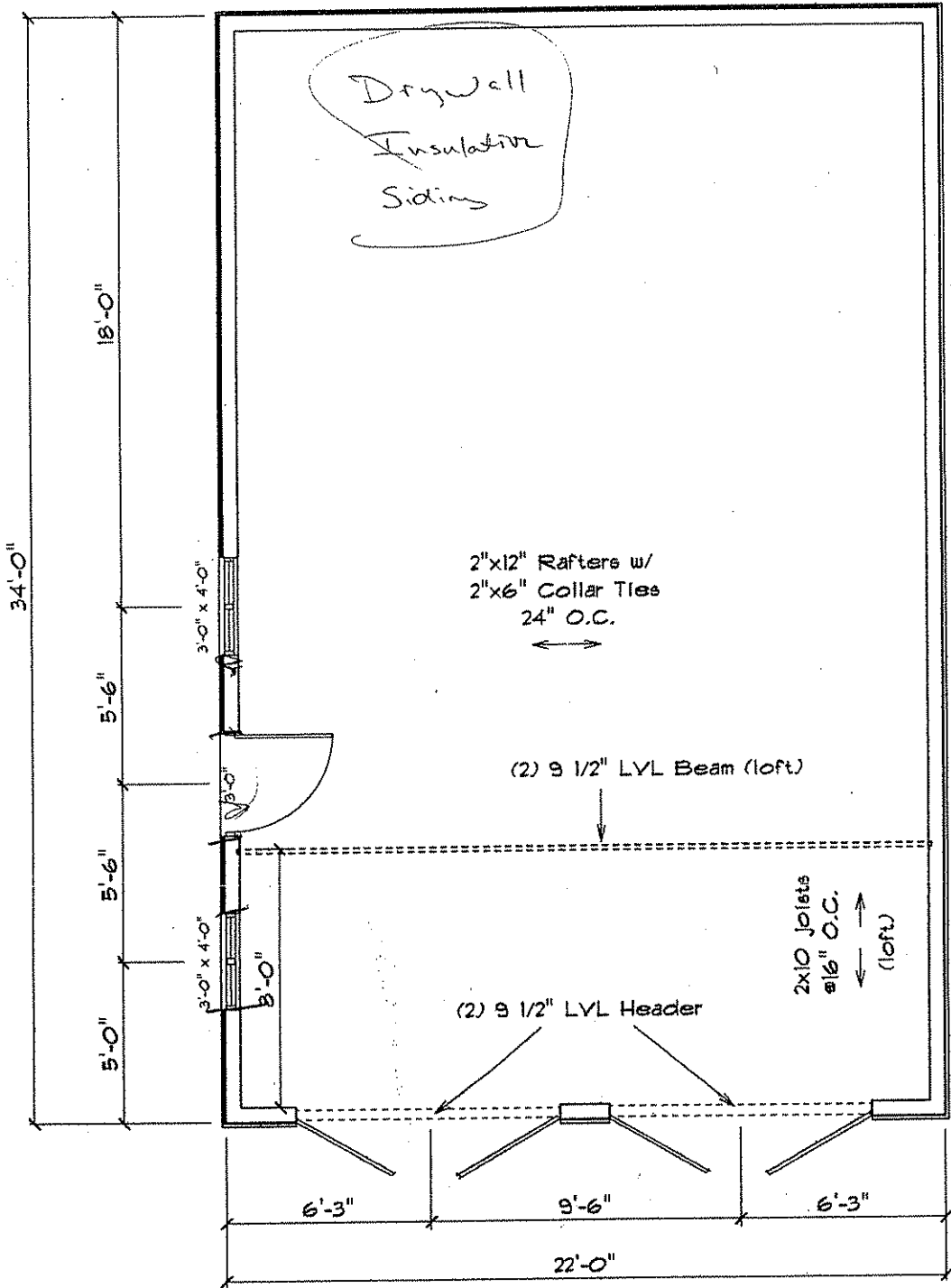
A handwritten signature in black ink, appearing to read 'John Urban', written in a cursive style.

John Urban

LS426-25

1280 sq. ft

DryWall
Insulative
Siding



623KR

Dry wall
50
1500 sqft siding
14-Insulation

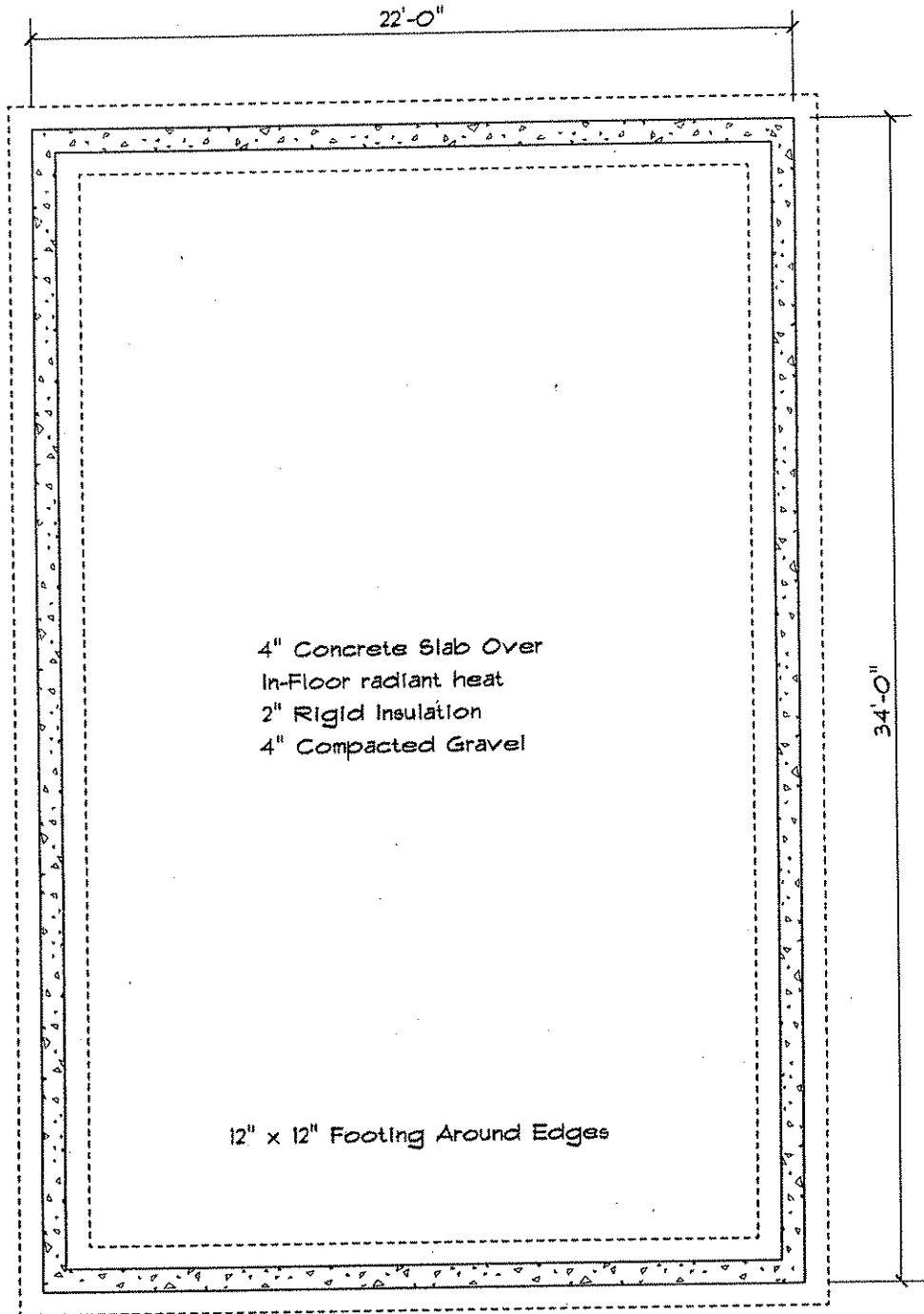
1472

Garage

Scale: 3/16" = 1'

842-2174

15

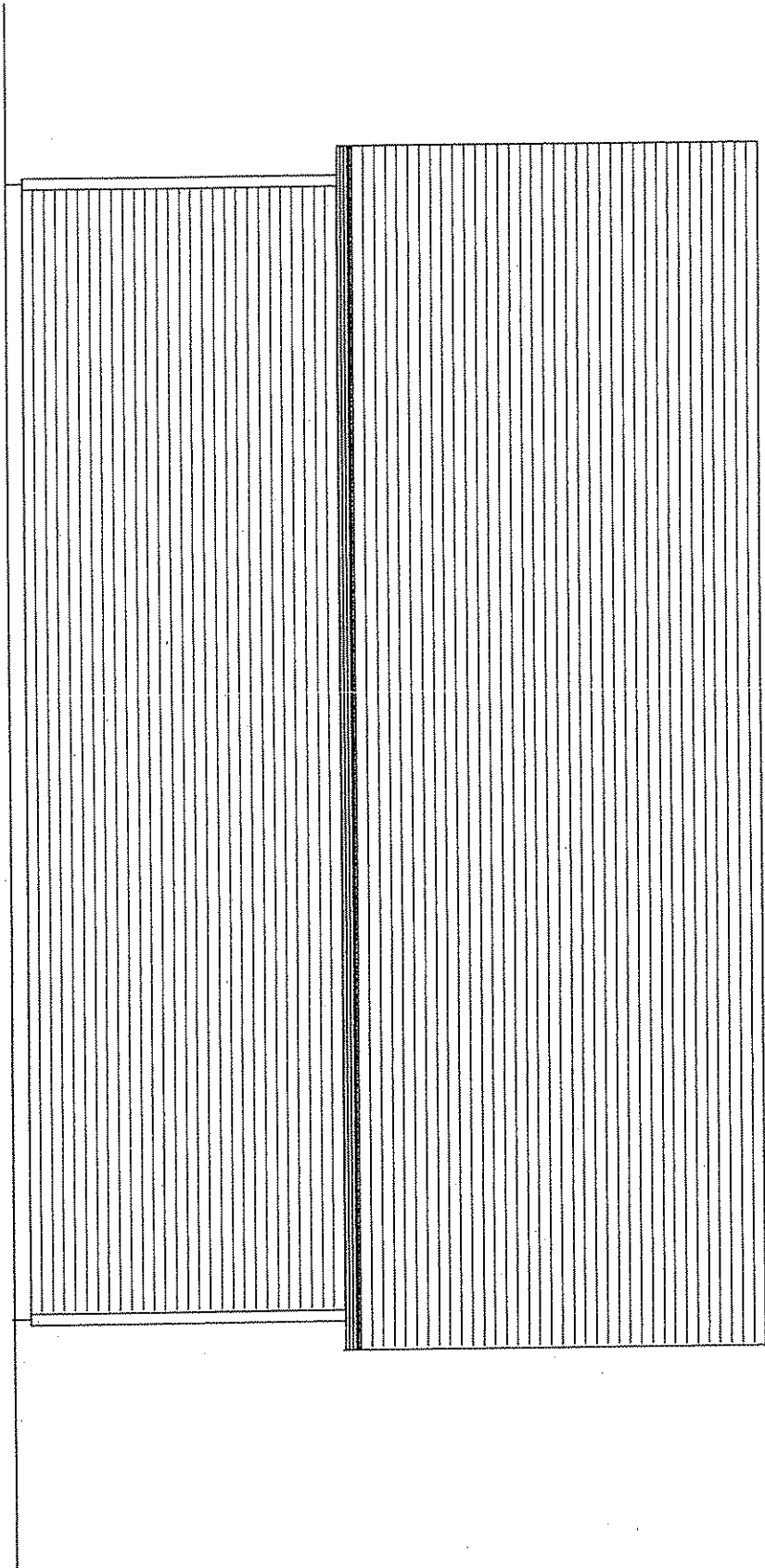


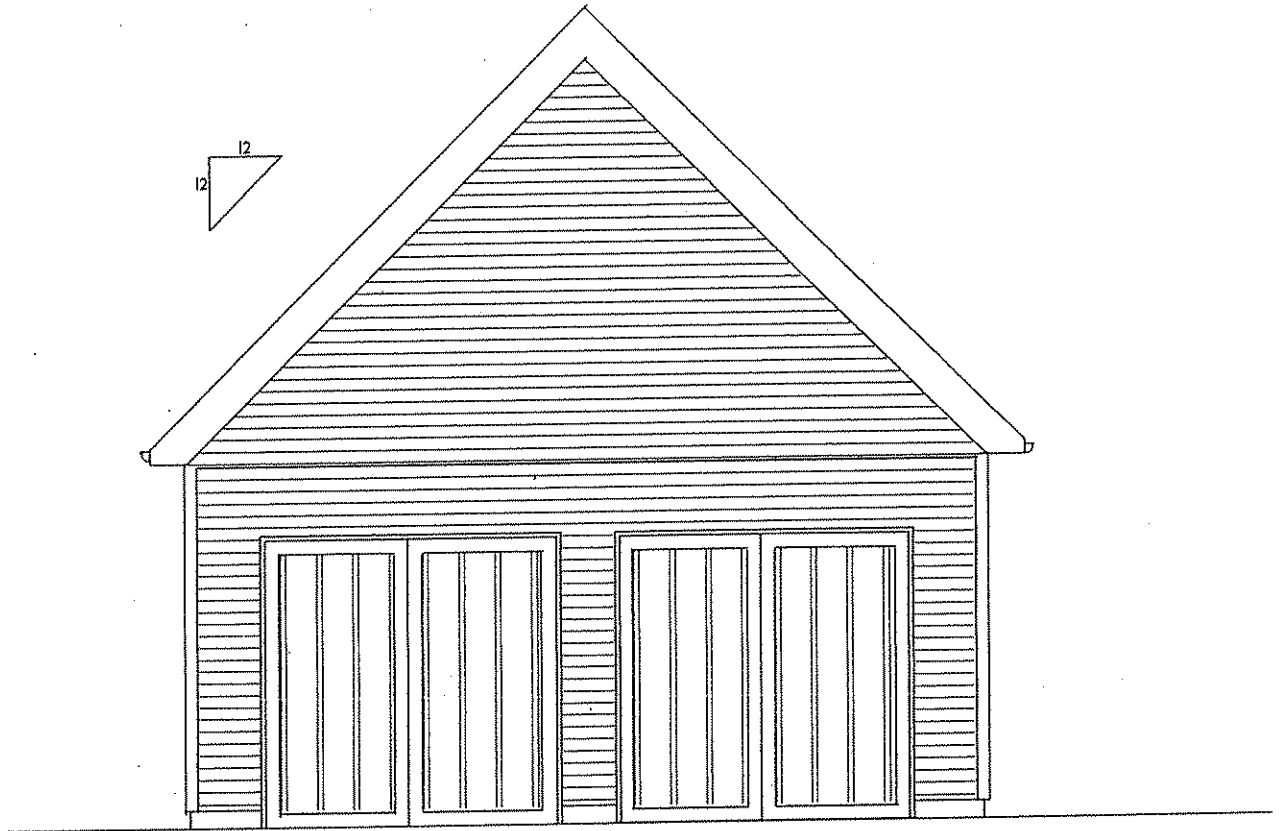
Garage
Foundation

Scale: 3/16" = 1'

Right Elevation

scale: 3/16" = 1'



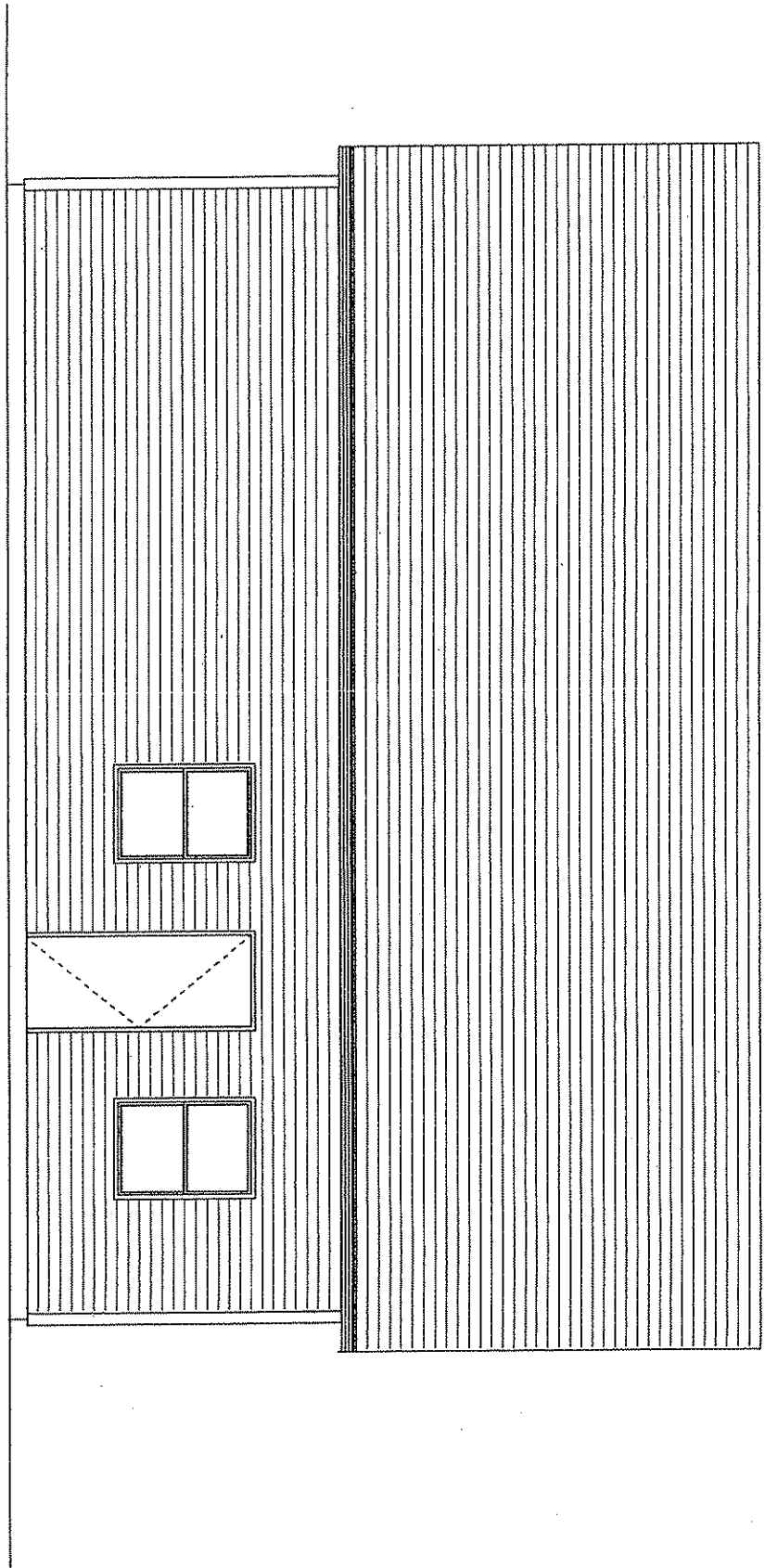


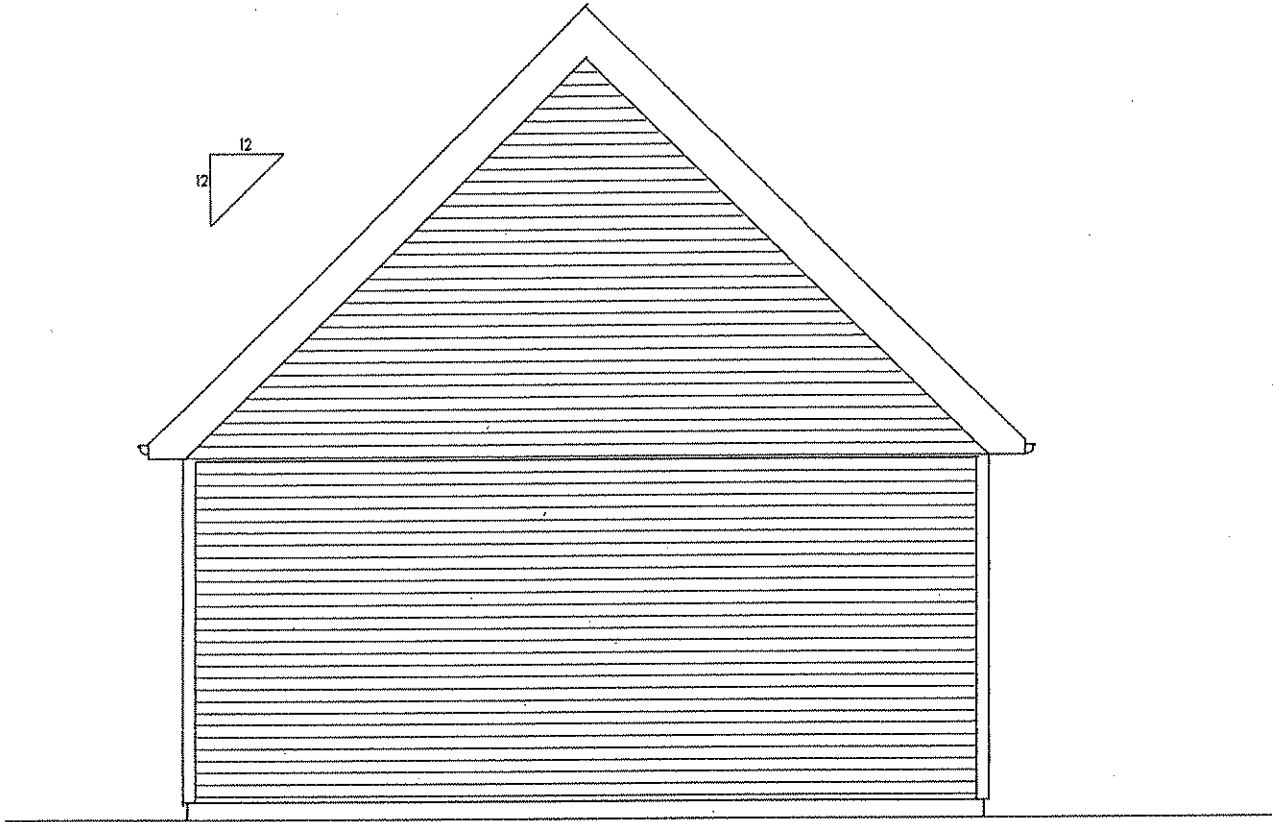
Garage
Front Elevation

scale: 3/16"=1'

Left Elevation

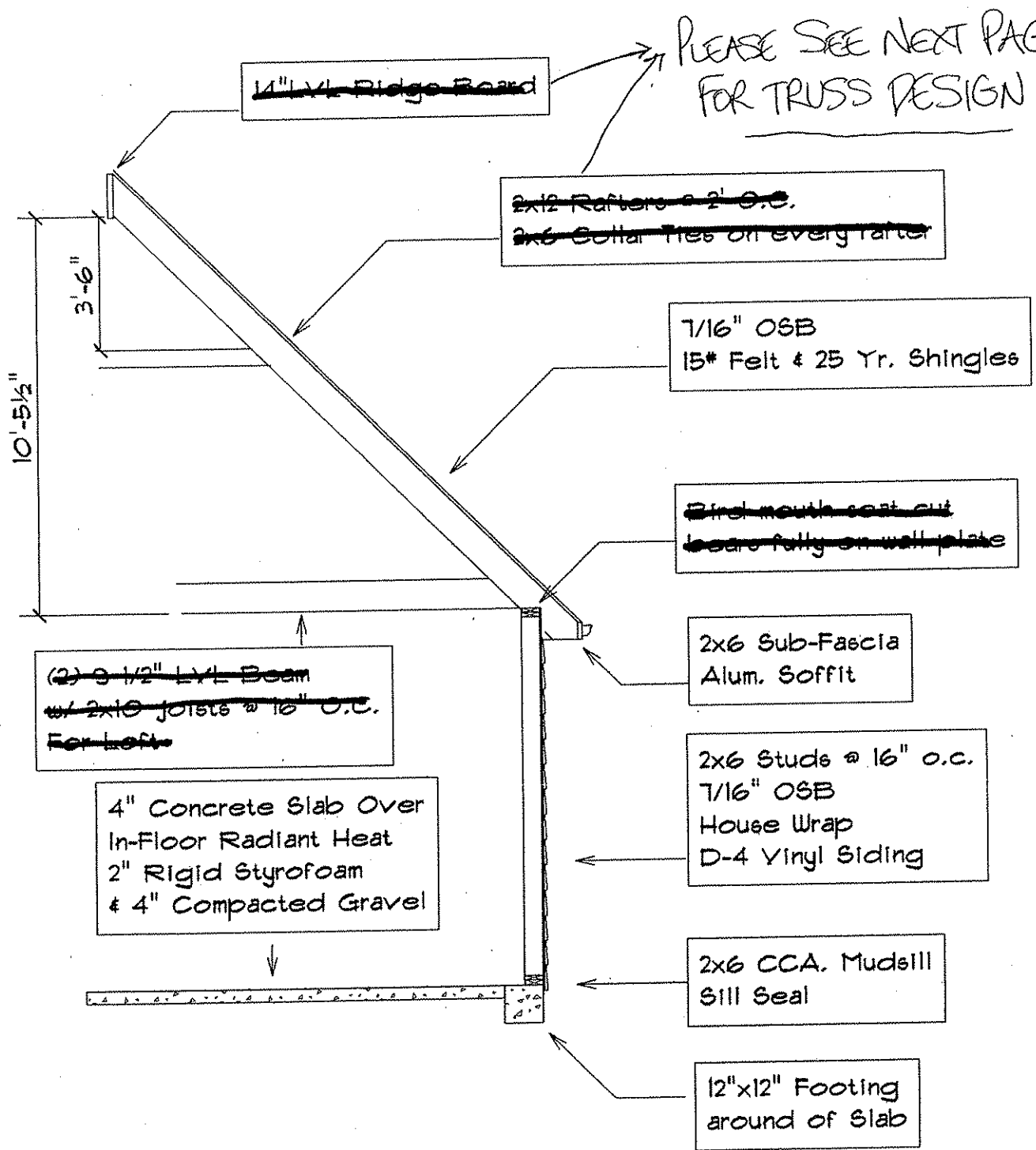
scale: 3/16"=1'





Garage
Rear Elevation

scale: 3/16"=1'



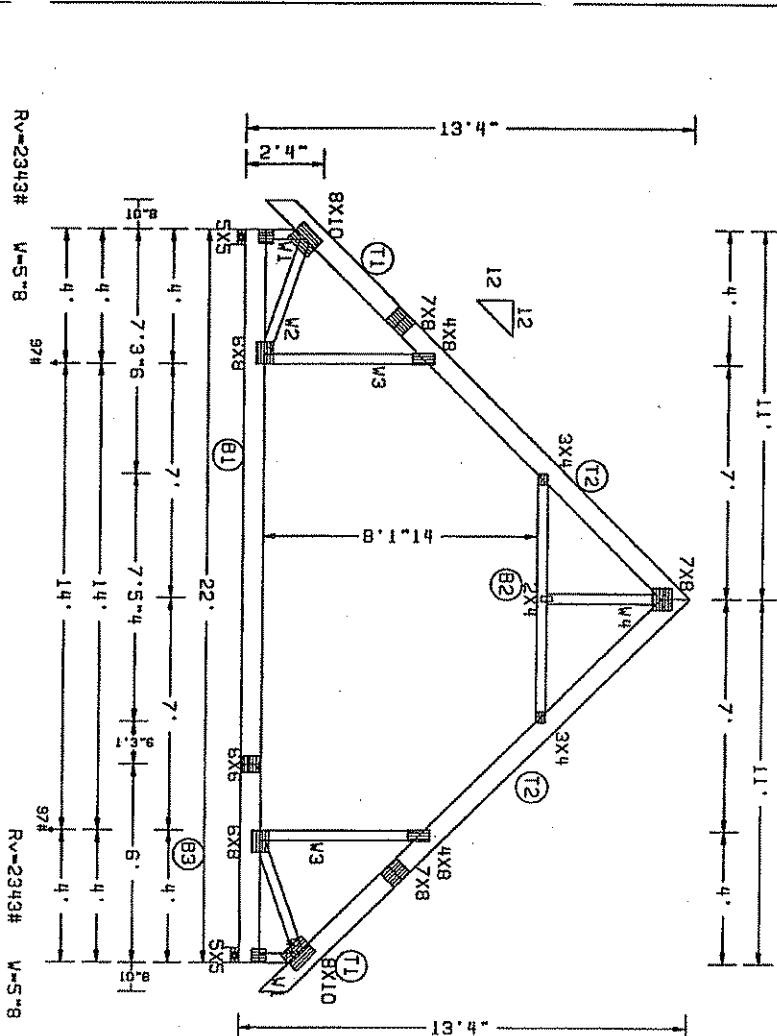
Wall Section

John D.

608-843-2174

Top chord 2x8 SP 2400F-2.0E
 Bot chord 2x8 SP 2400F-2.0E : 82 2x4 SPF #1/#2:
 Webs 2x4 SP #1/#2
 Truss design per IRC sect. 2305.1. 10.00 psf non-concurrent bottom chord live load applied per HNSI/TPI 1.
 Deflection meets L/480 live and L/360 total load.

Calculated horizontal deflection is 0.15" due to live load and 0.14" due to dead load.
 Bottom chord checked for additional 20-psf live load in areas with 42"-high x 24"-wide overhang.
 Collar-tie braced with continuous lateral bracing at 24" OC. on rigid ceiling.
 EC attic room floor loading: LL = 40.00 psf; DL = 10.00 psf; from 4'-0" to 18'-0".
 Raft'd plate area and steel section increased by a 1.20 factor. Plates sized for a minimum of 3.50 sq. in./piece.



LEFT RAKE = 1'2"14
 TRG - TYP. - WAVE
 IBC/TP12002 (ST0) Cq/RT-1.00(1.25)/10(0) QTY = 5 TOTAL = 5



Brunsell Hubbard & Millwork
 Services since 1938
 1204 East Lincoln St. 608-437-7183
 Mt. Horeb, WI 53572 fax 608-437-7475
 Component Division
 Corporate Office
 4611 West Bellvue Hwy Madison, WI 53711 608-275-7171

WARNING: TRUSSES REQUIRE EXTREME CARE IN FABRICATING, HANDLING, SHIPPING, INSTALLING AND PLACING. THEY ARE DESIGNED TO BE INSTALLED AND USED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED BY THE MANUFACTURER. THESE INSTRUCTIONS MUST BE READ AND UNDERSTOOD BEFORE THE TRUSS IS USED. ANY DEVIATION FROM THESE INSTRUCTIONS IS THE RESPONSIBILITY OF THE USER. THE TRUSS MANUFACTURER ASSUMES NO LIABILITY FOR DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE USE OF TRUSSES IN ANY MANNER OTHER THAN THAT SPECIFIED IN THE INSTRUCTIONS PROVIDED BY THE MANUFACTURER.

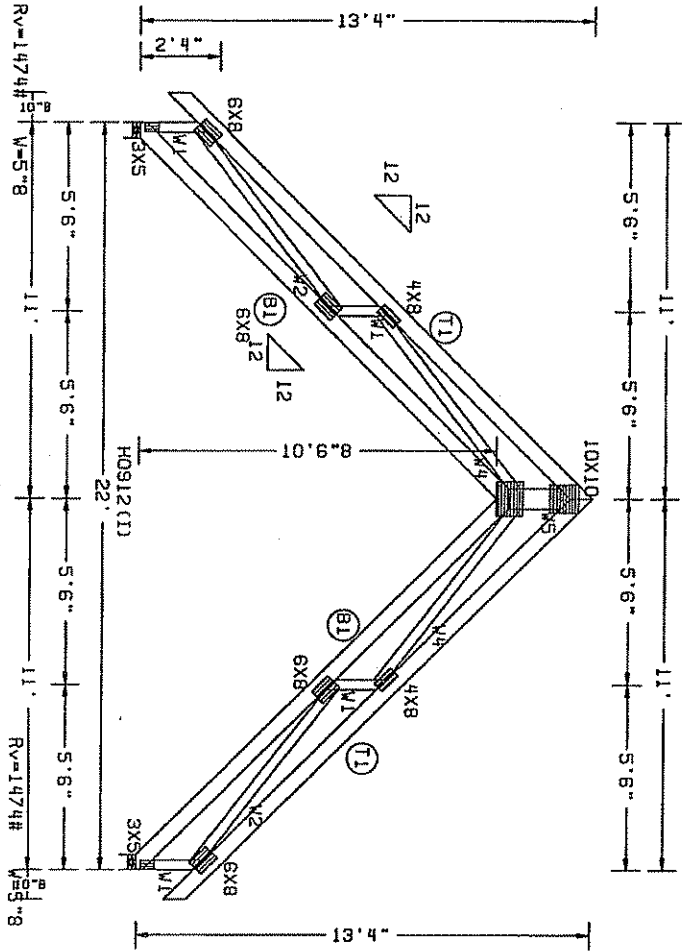
PRELIMINARY
 TRUSS SET.
 BRUNSELL HUBBARD LTD.

RIGHT RAKE = 1'2"14
 REV. 7.39.0810.03
 SCALE = 0.1850

REV.	7.39.0810.03	SCALE	0.1850
TC LL	30.0psf	REF	
TC DL	10.0psf	DATE	06-03-2008
BC DL	10.0psf	DRWG	
BC LL	5.0psf	HJC	
TOT. LD.	55.0psf	O/A LEN.	22
DUR. FRAC.	1.15	JOB #:	HC08355
SPACING	24.0"	TYPE	ATTIC

Top chord 2x8 SPF 2100F-1.8E
 Bot chord 2x8 SPF 2100F-1.8E
 Webs 2x4 SPF #1/#2 WS 2x8 SP 2400F-2.0E:
 Truss design per IRC sect. 2306.1. 10.00 psf non-snowrumpant bottom chord live load applied per ANSI/TPI 1.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.
 Req'd plate area and steel section increased by a 1.20 factor. Plates sized for a minimum of 3.90 sq.in./platea.

Calculated horizontal deflection is 0.67" due to live load and 0.53" due to dead load. Bottom chord checked for additional 20-psf live load in areas with 42"-high x 24"-wide clearance.
 Deflection meets L/480 live and L/360 total load.
 WARNING: Furnish a copy of this DWG to the installation contractor. Special care must be taken during handling, shipping and installation of trusses. See "WARNING" note below.



PRELIMINARY
 TRUSS DEPT.
 BRUNSELL LUMBER LTD.

LEFT RAKE = 1'2"14
 TRG - TS
 P.L. TYP. - WAVE

IBC/TP12002 (STD) C4/RT-1.00(1.25/1.0) D QTY= 13 TOTAL = 13

RIGHT RAKE = 1'2"14

REV. 7.38.08 10.03 SEQ = 20058
 SCALE = 0.1882

Brunsell
 LUMBER & MILLWORK
 "Service since 1938"
Component Division
 1204 East Lincoln St. 808-437-7183
 Mt. Airy, WI 53572 fax: 808-437-7475
 Corporate Office
 4611 West Ballou Hwy
 Madison, WI 53711 808-275-7171

WARNING TRUSSES REQUIRE EXTREME CARE IN FABRICATING, SHIPPING, INSTALLING AND BRACING. REFER TO BCST 1.03 (BUILDING COMPONENT SAFETY INFORMATION) AND IBC/TP12002 (STD) OF PERMIT, 1500 ENTERPRISE LN., MADISON, WI 53719 AND VENDOR LOAD TRUSS COUNCIL PAGES AND BIDS ON THESE DIMENSIONS AND CONDITIONS. TOP CHORD SHALL BE PROPERLY ATTACHED STRUCTURAL PRODUCTS, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THIS DESIGN. ANY FAILURE TO BUILD TO THE TRUSS IN CONFORMANCE WITH THE OR FABRICATING, HANDLING, SHIPPING, INSTALLING & BRACING OF TRUSSES. DESIGN CONDITIONS WITH APPLICABLE PROVISIONS OF NDS (NATIONAL DESIGN SPEC. FOR WOOD CONSTRUCTION) SHALL BE USED. DESIGNER'S RESPONSIBILITY FOR THE TRUSS COMPONENT DESIGN SHOWN. THE DESIGNER, PER ANSI/TPI 1, SEC. 2.

TC LL	30.0psf	REF
TC DL	10.0psf	DATE 06-03-2008
BC DL	10.0psf	DRWG
BC LL	5.0psf	HJC
TOT. LD.	55.0psf	O/R LEN. 22
DUR. FAC.	1.15	JOB #: HCO8355
SPACING	24.0"	TYPE COMN