



City of Madison

Conditional Use

Location
2022 Monroe Street

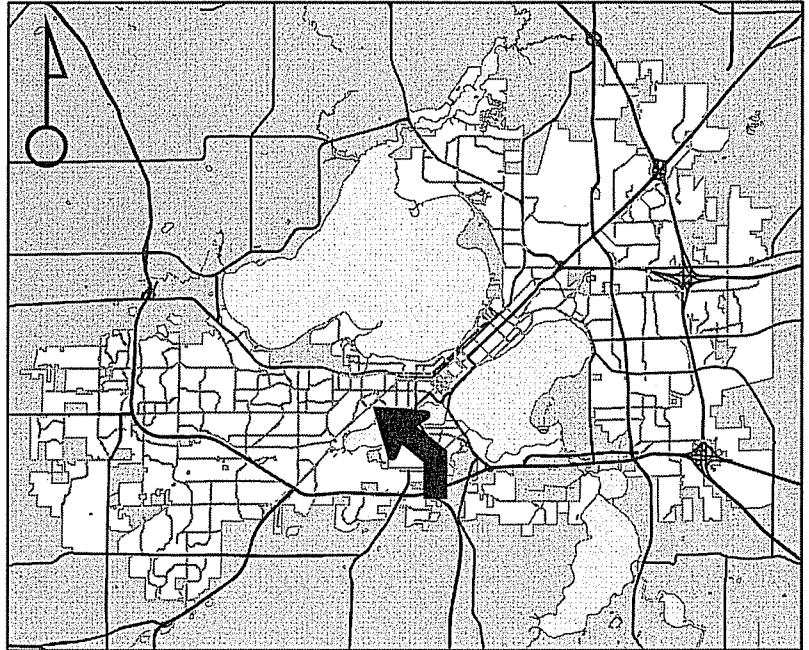
Project Name
Bodilly Garage

Applicant
Joel Bodilly / Eric Nelson
Great American Home Improvement

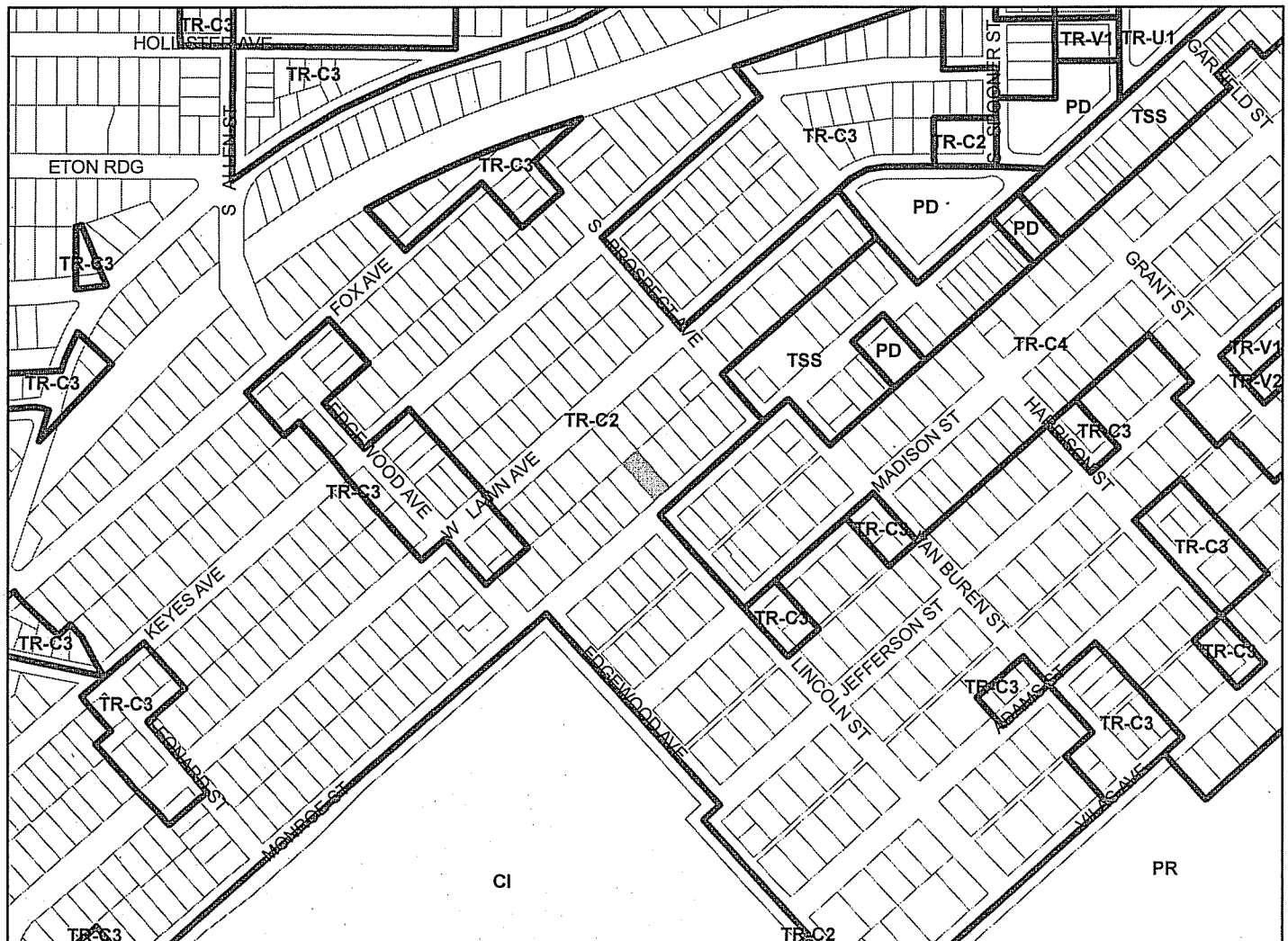
Existing Use
Single Family Home

Proposed Use
Construct detached garage with
accessory dwelling unit

Public Hearing Date
Plan Commission
19 September 2016



For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
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: 2022 MONROE STREET
Project Title (if any): _____

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: ERIC NELSON Company: GREAT AMERICAN HOME IMPROVEMENT
 Street Address: 1417 KINGS LYNN RD. City/State: STOUGHTON, WI Zip: 53589
 Telephone: 608 575-5187 Fax: () - Email: GREATAM1@HOTMAIL.COM

Project Contact Person: SAME Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): JOEL BODILLY
 Street Address: 2022 MONROE ST. City/State: MADISON, WI Zip: 53711

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: REMOVE EXISTING ATTACHED GARAGE, BUILD NEW 24x24 GARAGE WITH LIVING QUARTERS.
 Development Schedule: Commencement IMMEDIATELY Completion NOV. 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 1/2 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 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: Jenny Kirchgatter Date: 8-16-2016

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

Name of Applicant ERIC NELSON Relationship to Property: CONTRACTOR

Authorizing Signature of Property Owner Joel Boock Date 8-15-2016

Planning Commission/Matt Tucker

Letter of Intent

Garage replacement at [2022 Monroe St., Madison, WI](#)

The zoning for the property is

TR – C2

Property Owner: Joel Bodilly

This letter serves as notice that I, Eric Nelson the contractor for the project at [2022 Monroe St., Madison, WI](#) , intend to replace the original single car garage with a modern two car detached garage with he finished area above.

Existing conditions: The house was built approximately hundred years ago two-story all brick home with a tiny attached garage. The property is owner occupied and will continue to be owner occupied when the new garage is complete.

The new garage will be 576 ft.² and will be a two car garage on the bottom and 576 ft.² of living space above the garage. This will be a one bedroom unit with bathroom and kitchen. Under current zoning the garage and the living quarters meet all the current codes except for the kitchen. Kitchen is not allowed in as that is why we are applying for this conditional use permit for accessory dwelling building.

The new garage coverage will be less than 10% of the lot. The total lot coverage with the garage the existing driveway and sidewalk and new garage apron will be approximately 38% of the lot size.

The setbacks are 4 foot on the side yard, and 10 foot in the rear yard.

The current assessment for the property is \$282,900 with the land being \$105,900 in improvements \$177,000.

The estimated cost of the project is \$80,000

From: **Joel Bodilly** bodilly@gmail.com
Subject: Fwd: Conditional use permit 2022 Monroe st
Date: August 9, 2016 at 8:02 AM
To: eric_nelson_greatam1@hotmail.com

----- Forwarded message -----

From: **Eskrich, Sara** <district13@cityofmadison.com>
Date: Sunday, May 29, 2016
Subject: Conditional use permit 2022 Monroe st
To: Joel Bodilly <bodilly@gmail.com>, Tyler Leeper
<tyleeps@gmail.com>

Thanks, Joel. I just advise talking with your neighbors, as they will receive notice of the conditional use request - and it's better to hear about change from you than the city :)

Otherwise, I don't have any concerns.

Sara

Sara Eskrich

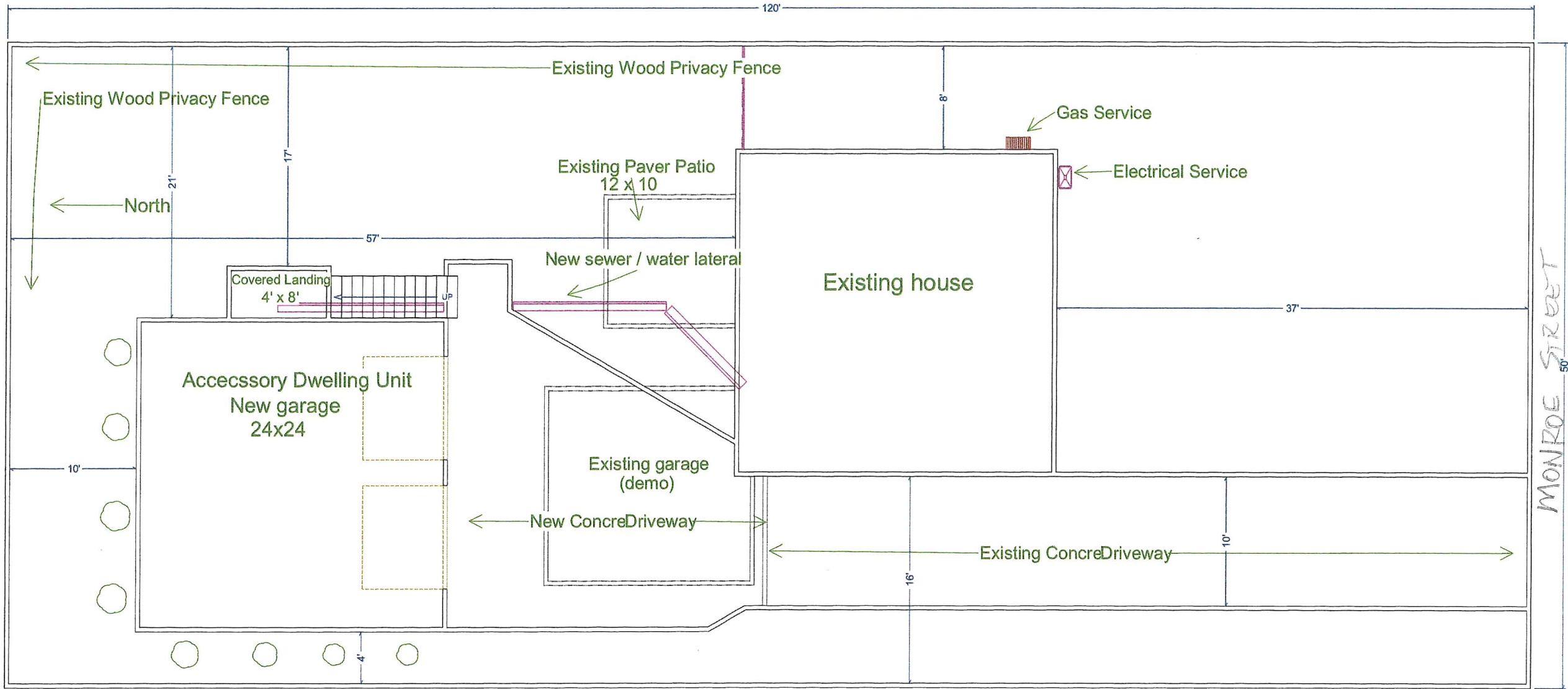
DISTRICT 13 ALDER
CITY OF MADISON
(608) 669-6979
district13@cityofmadison.com

Subscribe to District 13 updates at www.cityofmadison.com/council/district13/

From: Joel Bodilly <bodilly@gmail.com>
Sent: Tuesday, May 24, 2016 5:54 PM
To: Eskrich, Sara; Tyler Leeper
Subject: Conditional use permit 2022 Monroe st

Exterior Finishes

- * Fascia 10" wood painted (light tan)
- * Soffit aluminum (light tan)
- * Gutters aluminum (light tan)
- * Siding (brown to match house brick) corners , trim boards
Wood painted (light tan)
- * Steps and handrail, spindles
Painted (brown stain)
- * Roof . Architectural composition .
(Desert Tan color) match existing shingle color on house

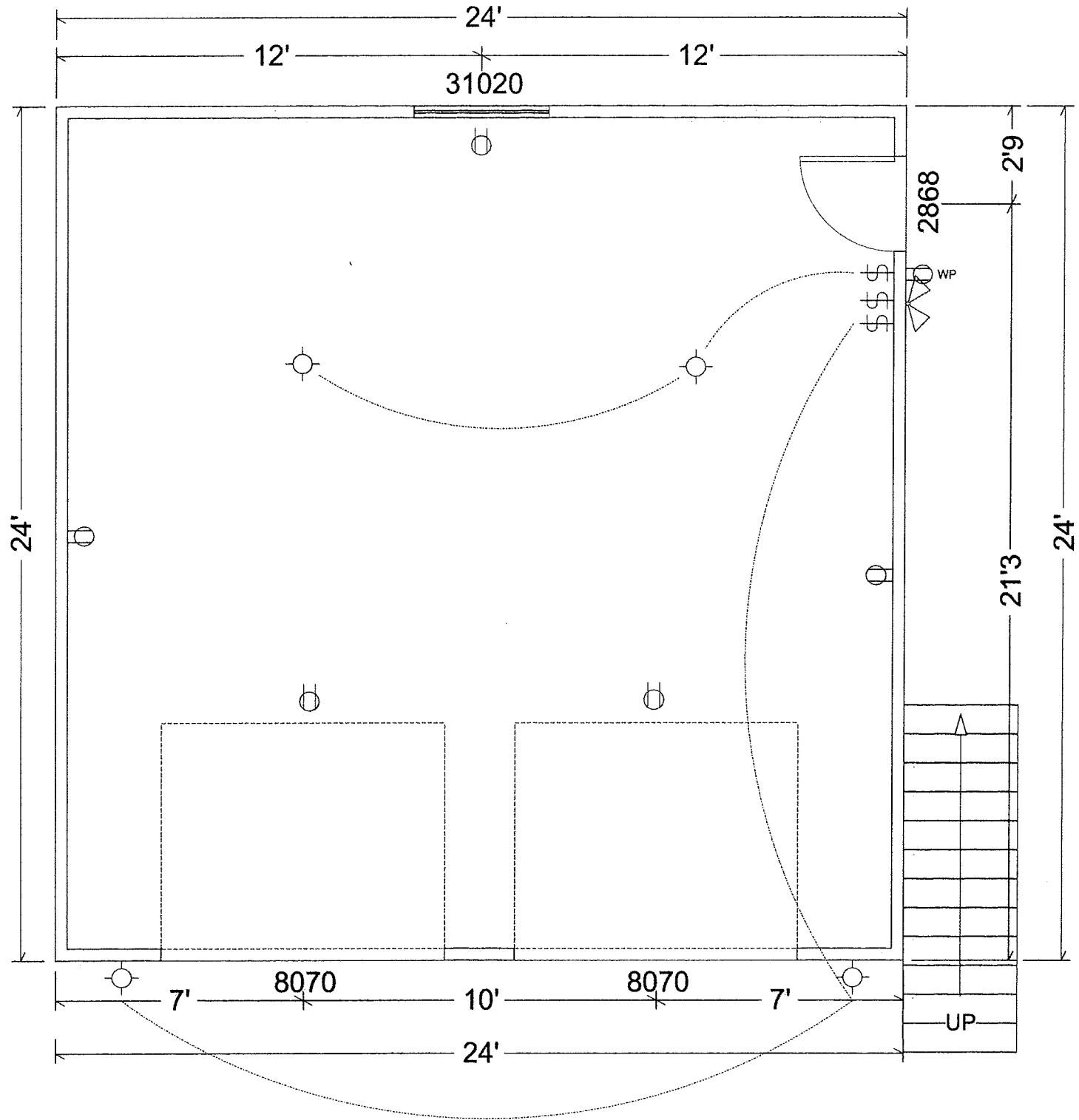


Scale: 1 - 1/16" = 10'

Great American Home Improvement
 1417 Kings Lynn Road
 Stoughton, WI 53589

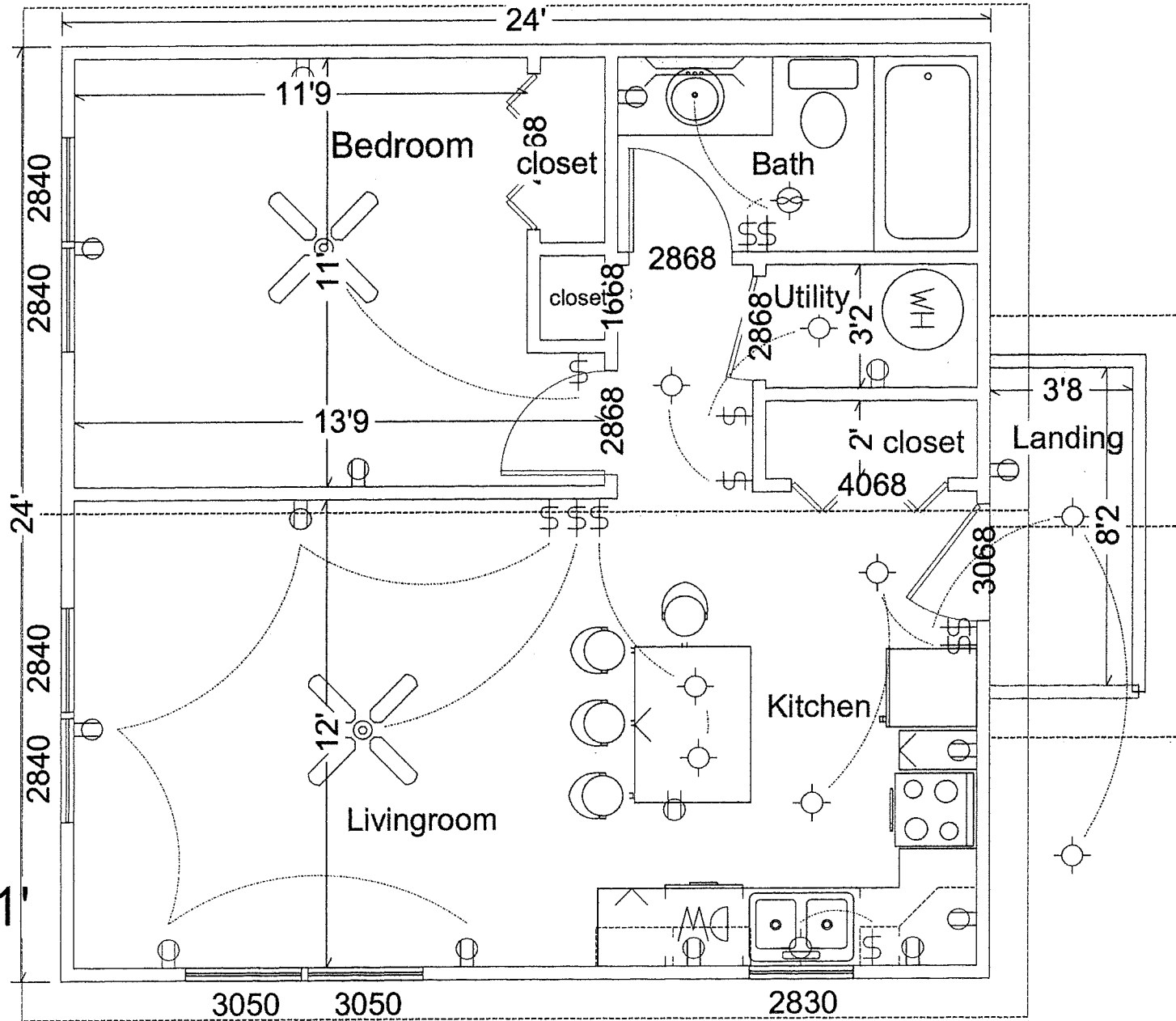
Great American Home
Improvement
1417 Kings Lynn Road
Stoughton, WI 53589

Scale: 1/4" = 1'



Great American Home
Improvement
1417 Kings Lynn Road
Stoughton, WI 53589

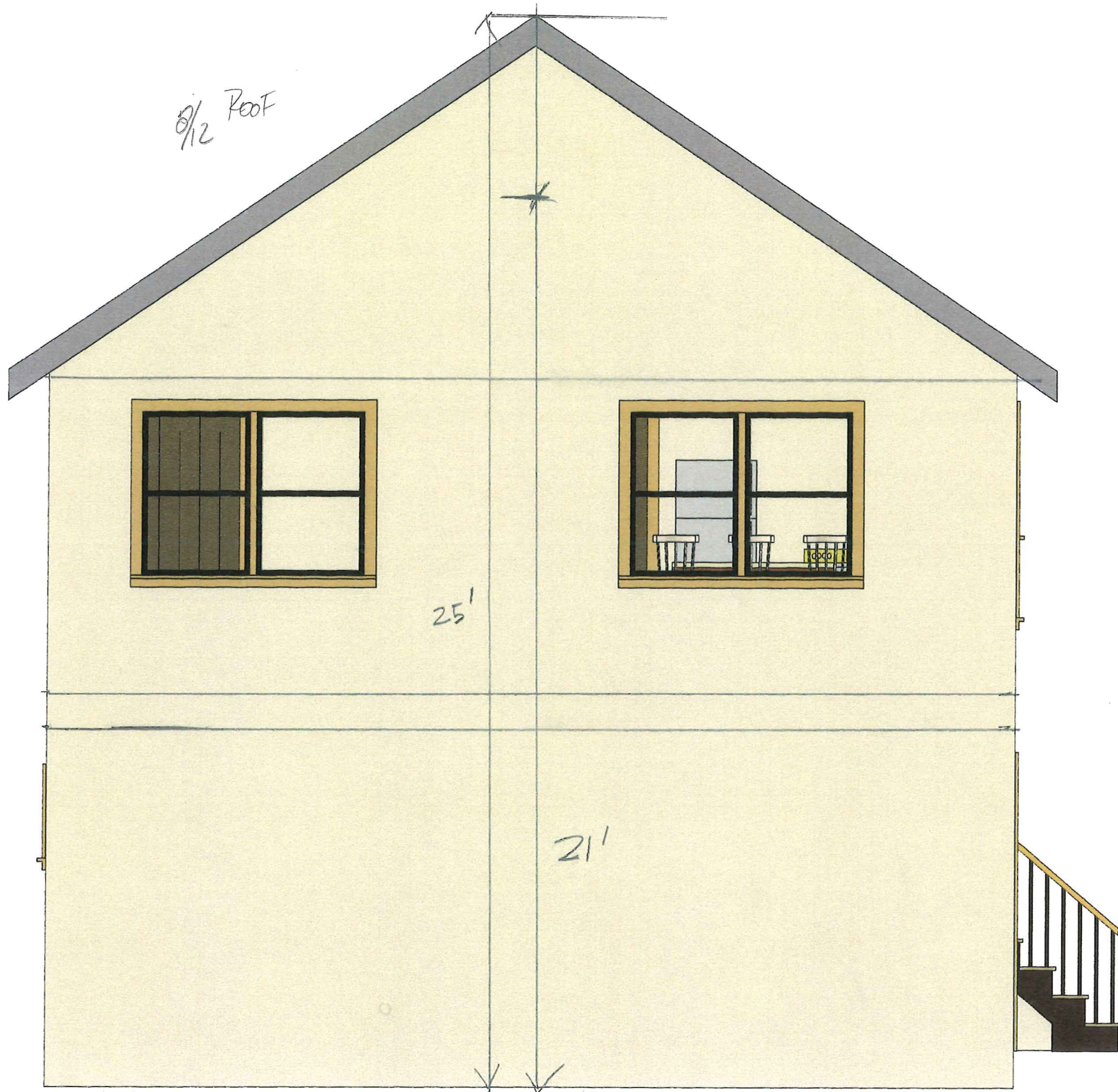
Scale 1/4"=1'



Great American Home Improvement
1417 Kings Lynn Road
Stoughton, WI 53589



Great American Home
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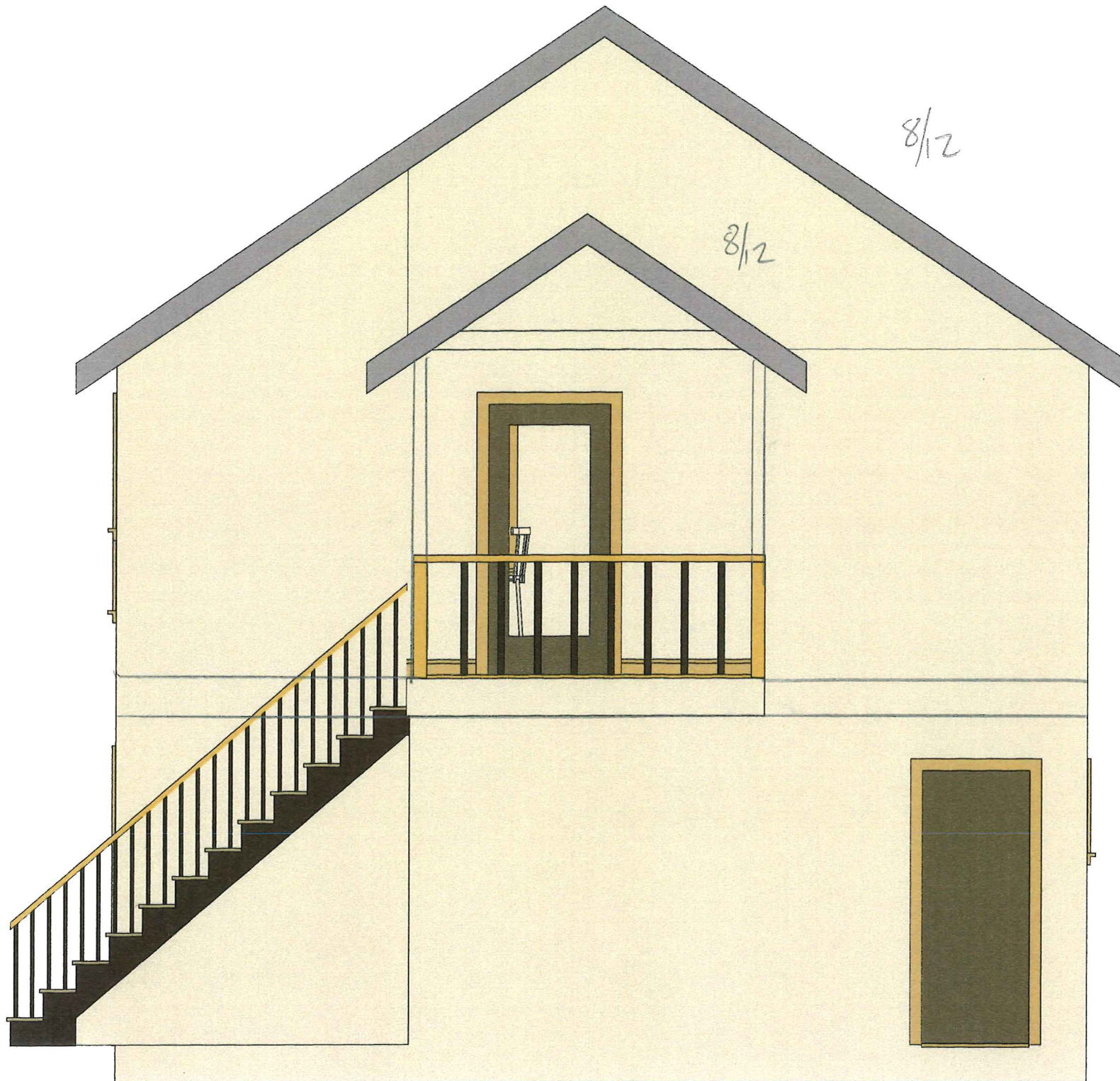
WEST ELEVATION

Great American Home
Improvement
1417 Kings Lynn Road
Stoughton, WI 53589



REAR ELEVATION

Great American Home
Improvement
1417 Kings Lynn Road
Stoughton, WI 53589



EAST ELEVATION