

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