



Location  
2021 East Johnson Street

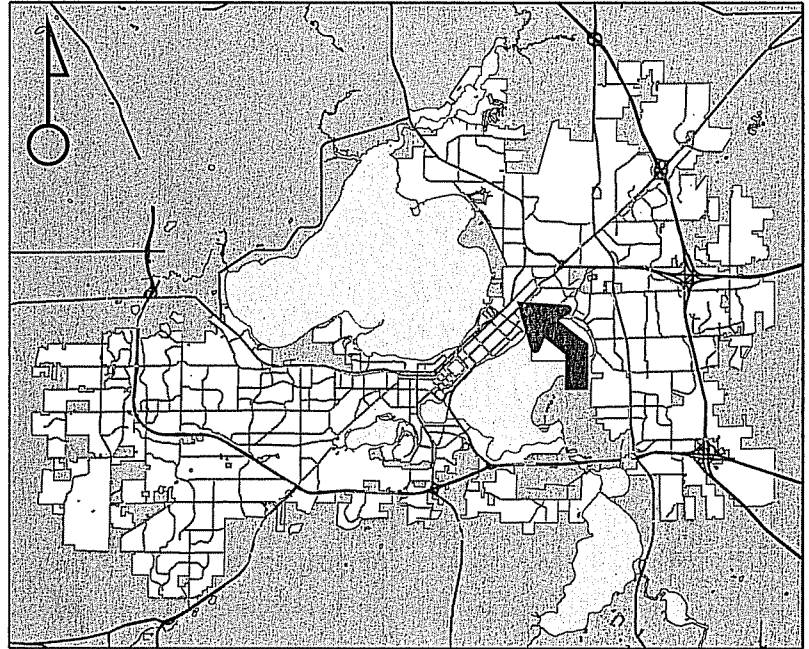
Project Name  
Wilson Garage

Applicant  
Reid Wilson

Existing Use  
Single-family residence

Proposed Use  
Construct oversized accessory building in TR-C4 zoning

Public Hearing Date  
Plan Commission  
05 August 2013



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 July 2013



Date of Aerial Photography : Spring 2010



# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid 600 Receipt No. 148968

Date Received 6/19/13

Received By PDA

Parcel No. 0710-063-0806-1

Aldermanic District 12 CARRY PALM

Zoning District TR-C4

Special Requirements -

Review Required By:

Urban Design Commission  Plan Commission

Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 2021 E Johnson St Madison WI 53704  
Project Title (if any): WILSON GARAGE

### 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: Reid Wilson Company: \_\_\_\_\_

Street Address: 2021 E Johnson St City/State: Madison WI Zip: 53704

Telephone: (608) 577-5338 Fax: ( ) Email: webmaster@reidwilson.com

Project Contact Person: \_\_\_\_\_ Company: \_\_\_\_\_

Street Address: \_\_\_\_\_ 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: Add on to the existing garage by removing the back wall and adding a 20'x24' section.

Development Schedule: Commencement ASAP Completion ASAP

## 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 <sup>2</sup> 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](mailto: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:

Waiver granted. (ced) correspondence to mtucker@cityofmadison.com & tparks@cityofmadison.com

→ 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: TIM PARKS Date: 6/11/13 Zoning Staff: MATT TUCKER Date: 6/11/13

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

Name of Applicant Reid Wilson Relationship to Property: Owner  
Authorizing Signature of Property Owner Reid Wilson Date 6-18-13

Hello,

This is my letter of intent to file an application for a conditional use permit. The permit will be used to expand the garage at my home located at 2021 E Johnson St. The permit application is due by June 19th in order to be scheduled for review at the August 7, 2013 Plan Commission hearing. I am requesting permission to expand my garage from its current 22 X 20 footprint to a 44 X 20 footprint.

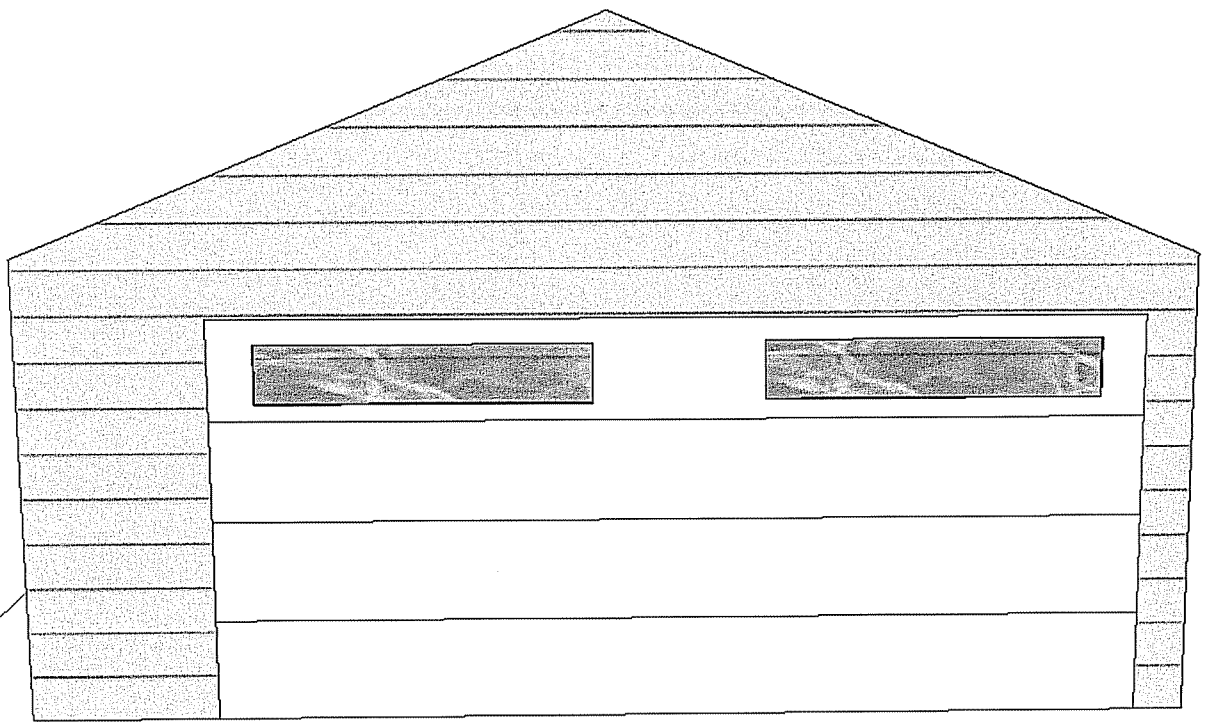
The proposed new garage design will carefully incorporate styling that does not alter the existing curb appeal of the property. The expansion will be added directly behind and will be incorporated into the existing structure as one building. The expansion, therefore, will not be viewable from the street.

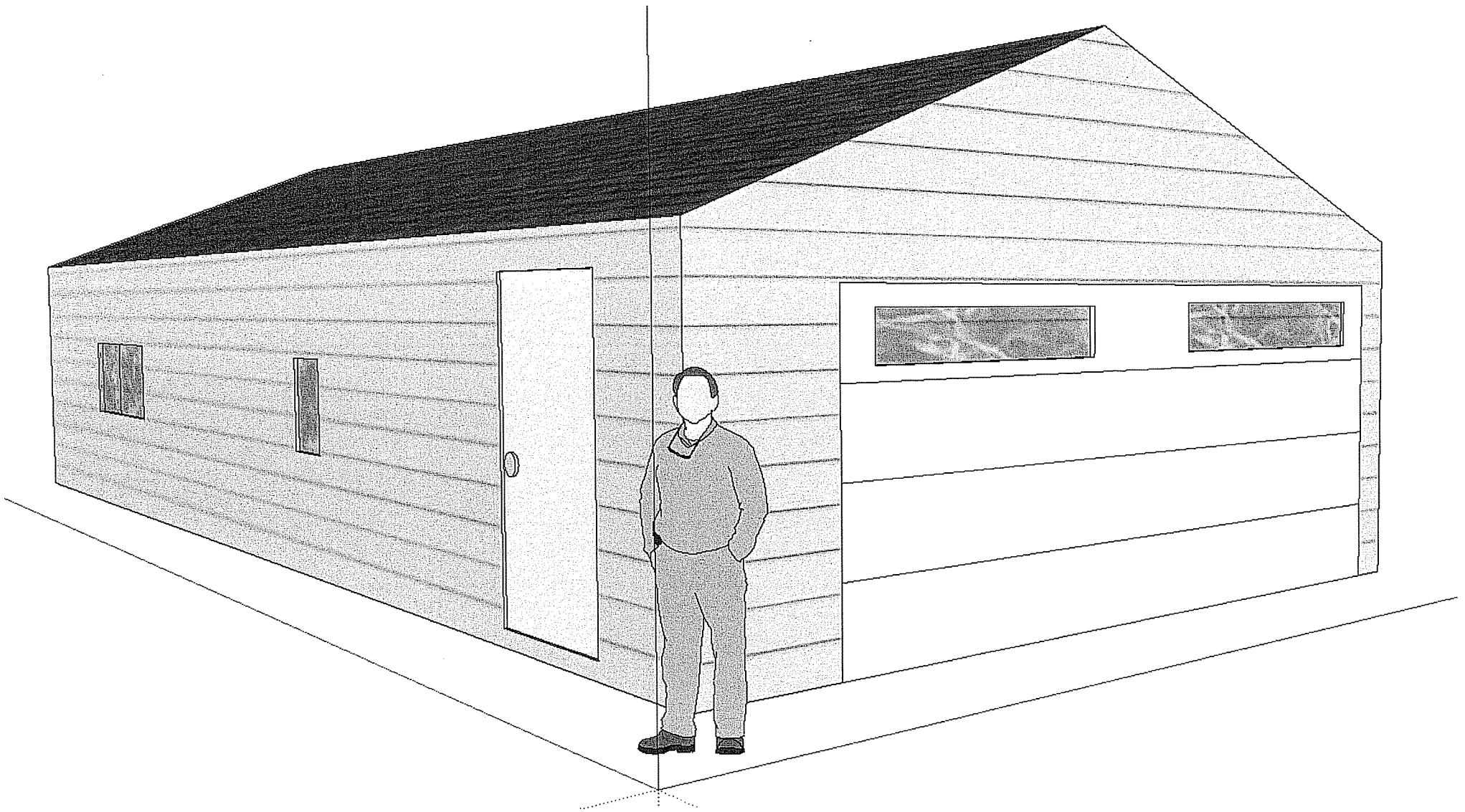
The conditional use permit is required because the proposed additional garage space will bring the total new garage area to a size larger than the 576 sq ft allowed in TR districts and because the total proposed garage footprint will be greater than 10% of the squared lot size (15%). However, the total lot coverage area including the house, driveway and total proposed garage space will be 50% of the lot size, which is less than the maximum 65% allowed by ordinance. Furthermore, open space on the lot will be 1957 sqft, which is in excess of the required 750 Sq ft for this district.

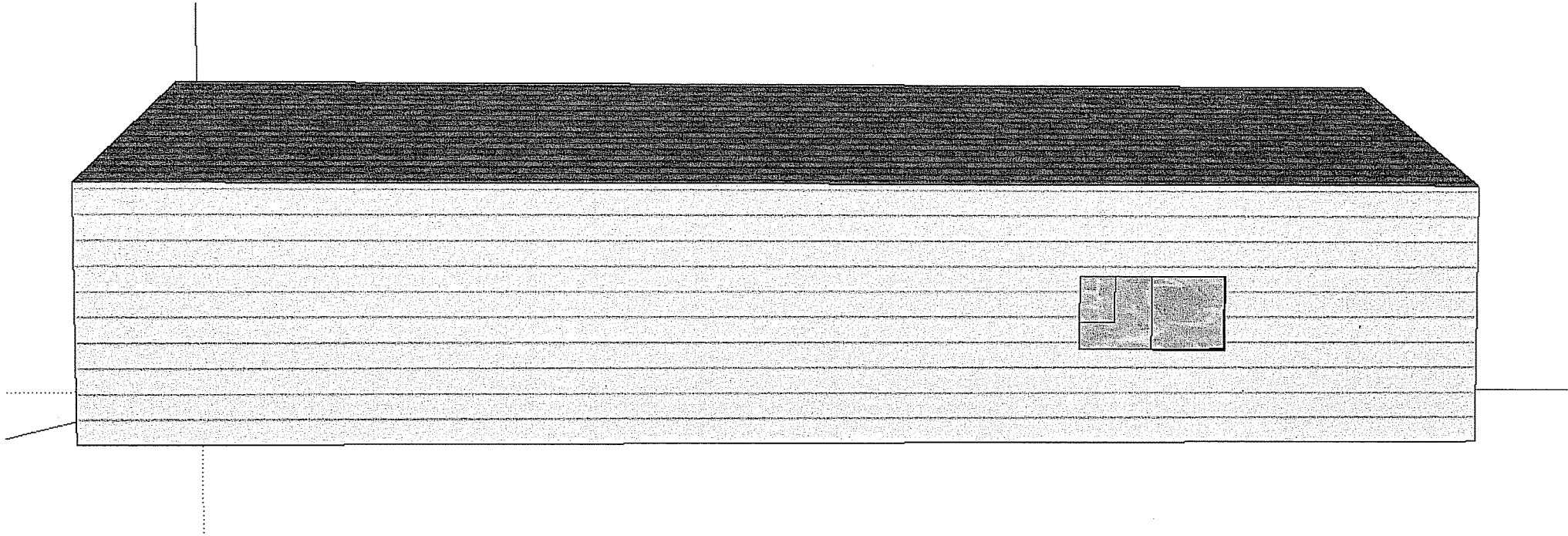
The garage will be used for storage of my personal vehicles. The garage will not be used for any commercial purposes. I have attached a picture of the current garage along with elevation drawings of my proposed expansion, and a site plan. If you have any questions or concerns please feel free to call me at 608-577-5338.

Thank you,

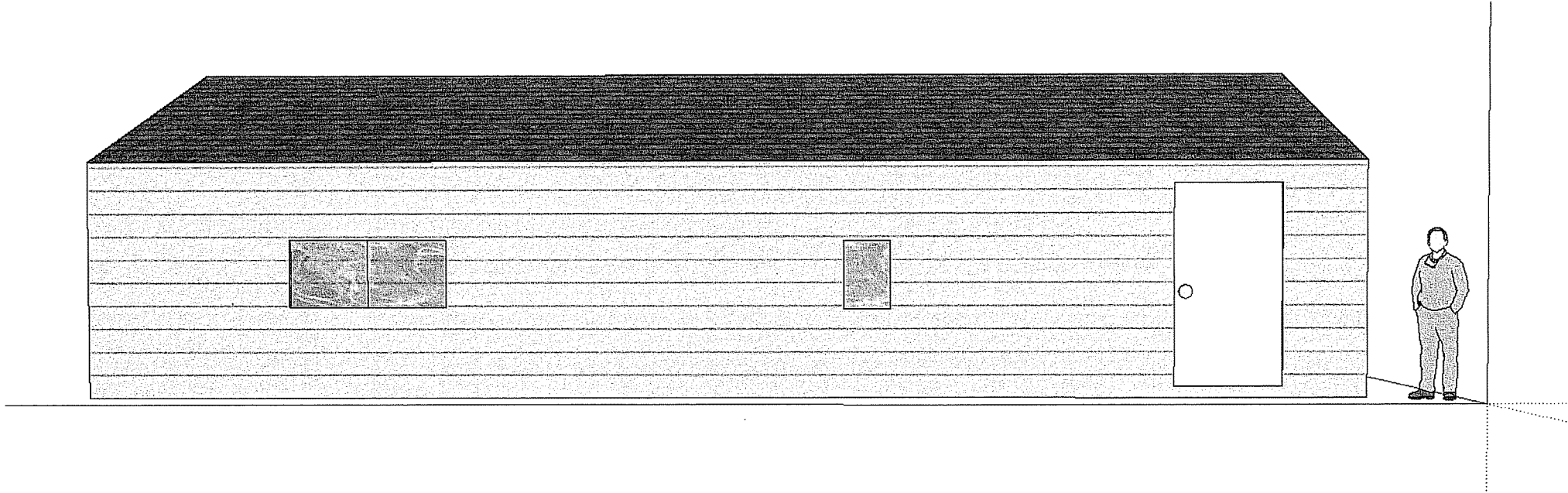
Reid Wilson

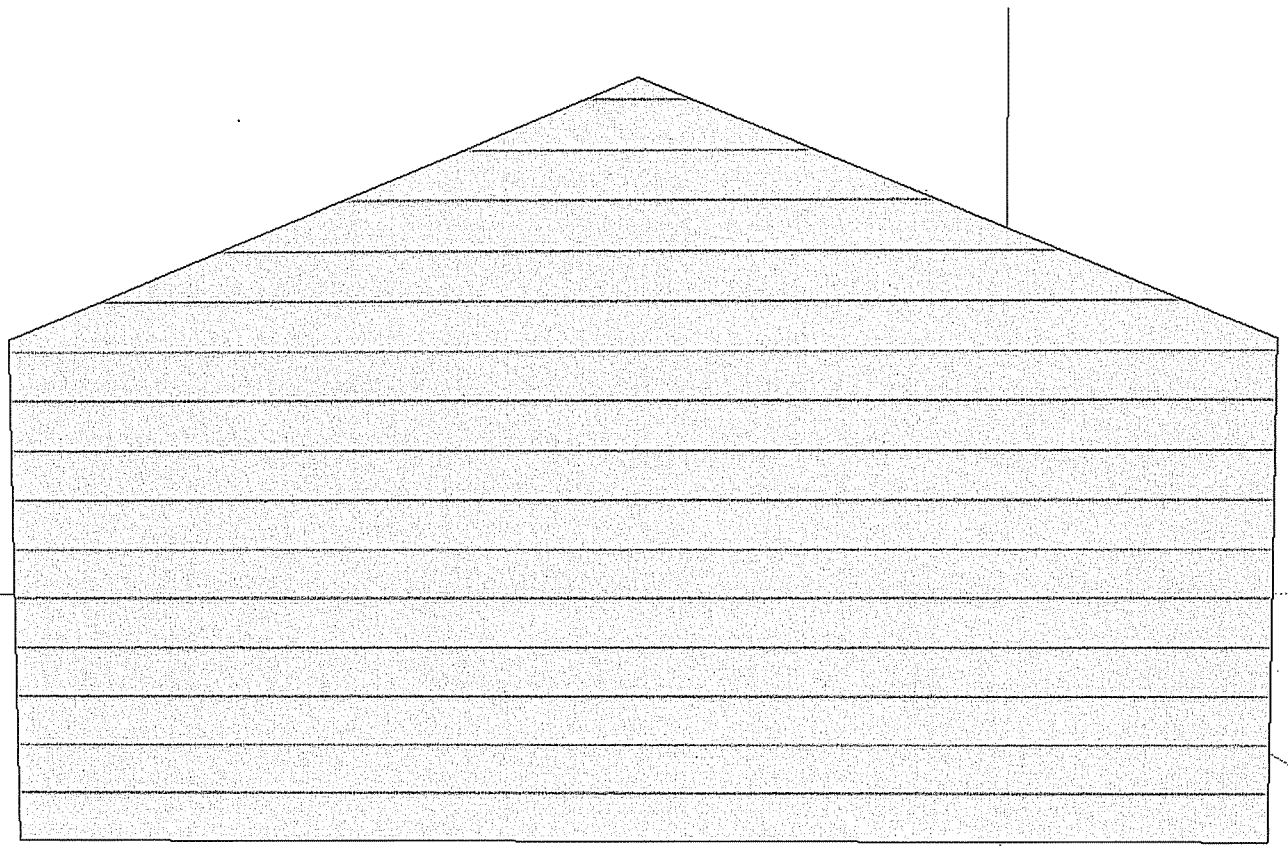


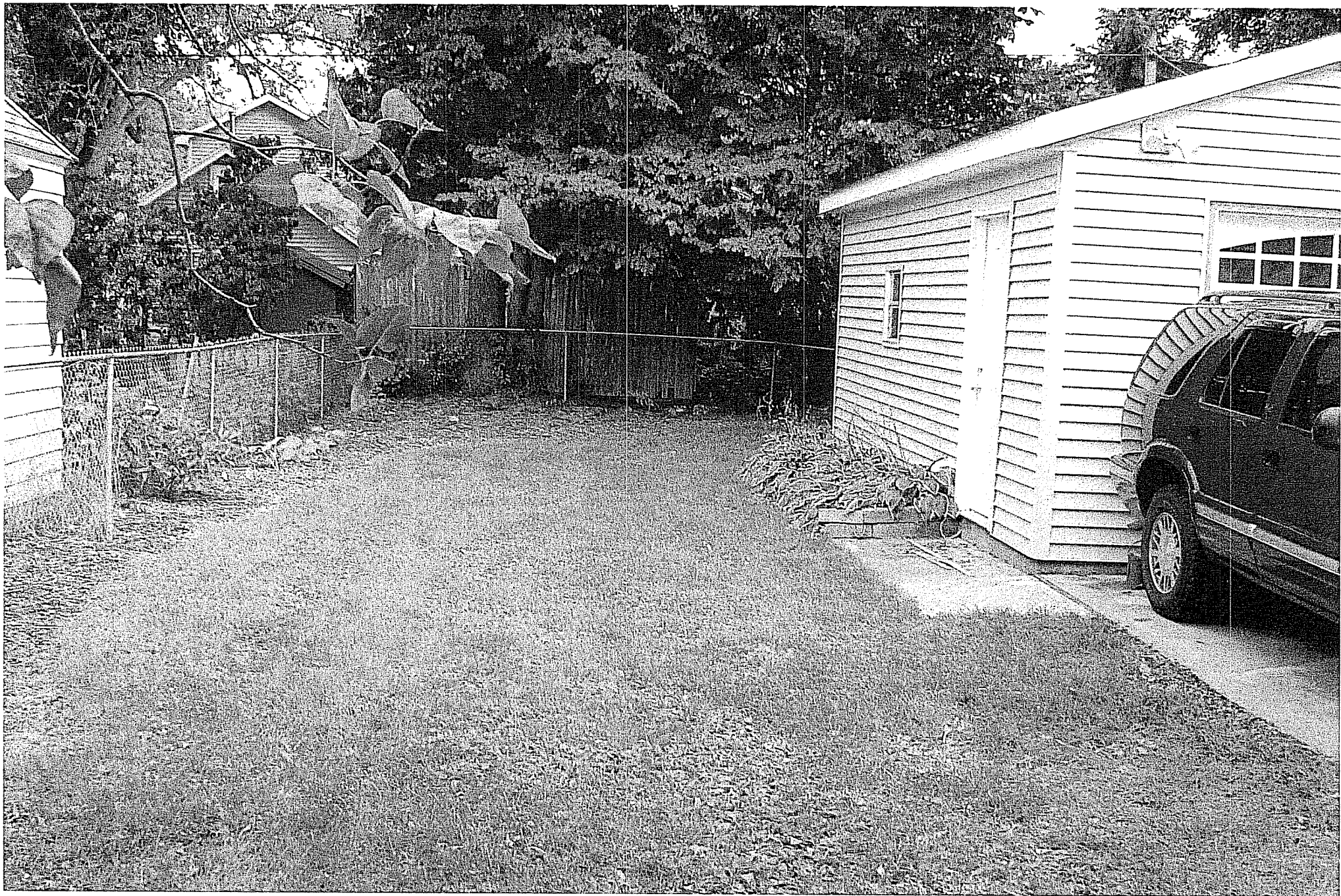










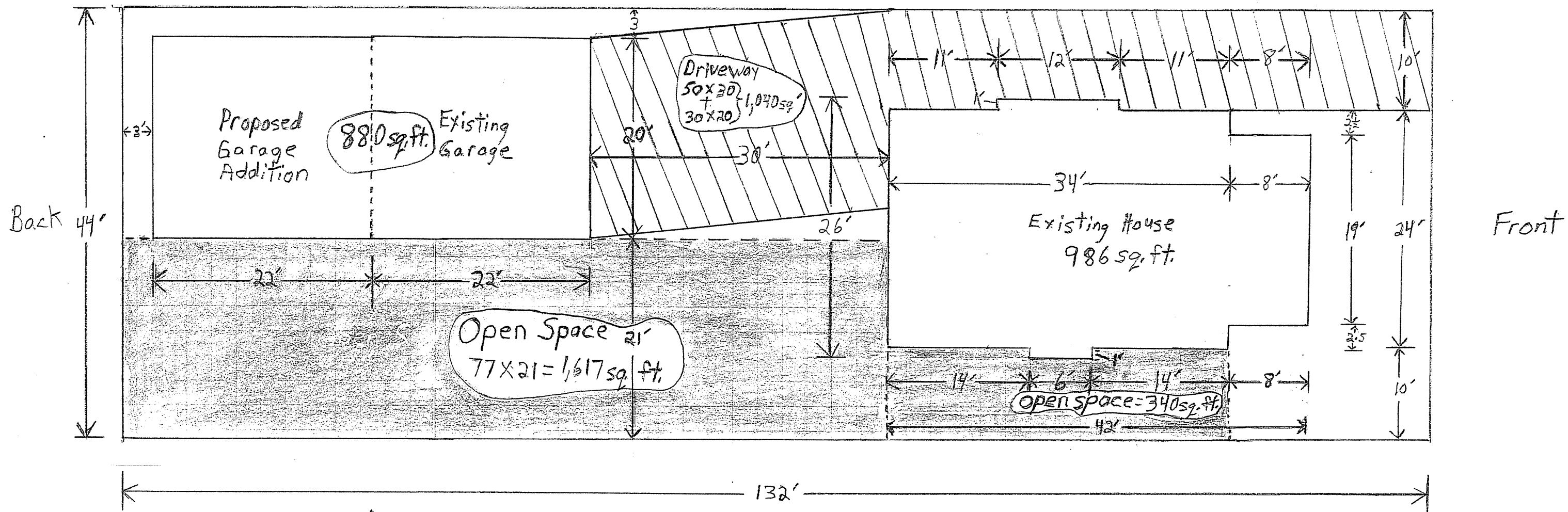


Property: 2021 E. Johnson St.  
Madison, WI

Scale: 1" = 10'

Lot Coverage: 2,907 sq. ft. (50%)

Open Space: 1,617 + 340 = 1,957 sq. ft.



Proposed additional  
garage foot print  
square footage: 440

Existing garage  
foot print square  
footage: 440

House foot print  
square footage: 986

NOTE: Section measurements  
rounded to nearest foot  
for display - total lengths/widths actual