



City of Madison

Conditional Use

Location

5510 Lake Mendota Drive

Project Name

Spencer Garage

Applicant

Sarah Spencer/
Brian Mast – Brian Mast Construction

Existing Use

Single-family residence

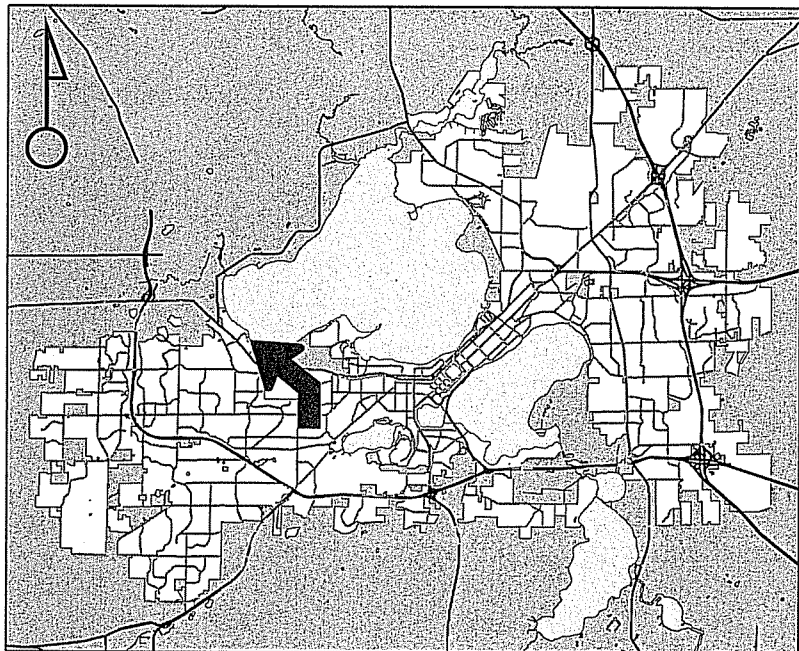
Proposed Use

Construct accessory building
on a lakefront lot

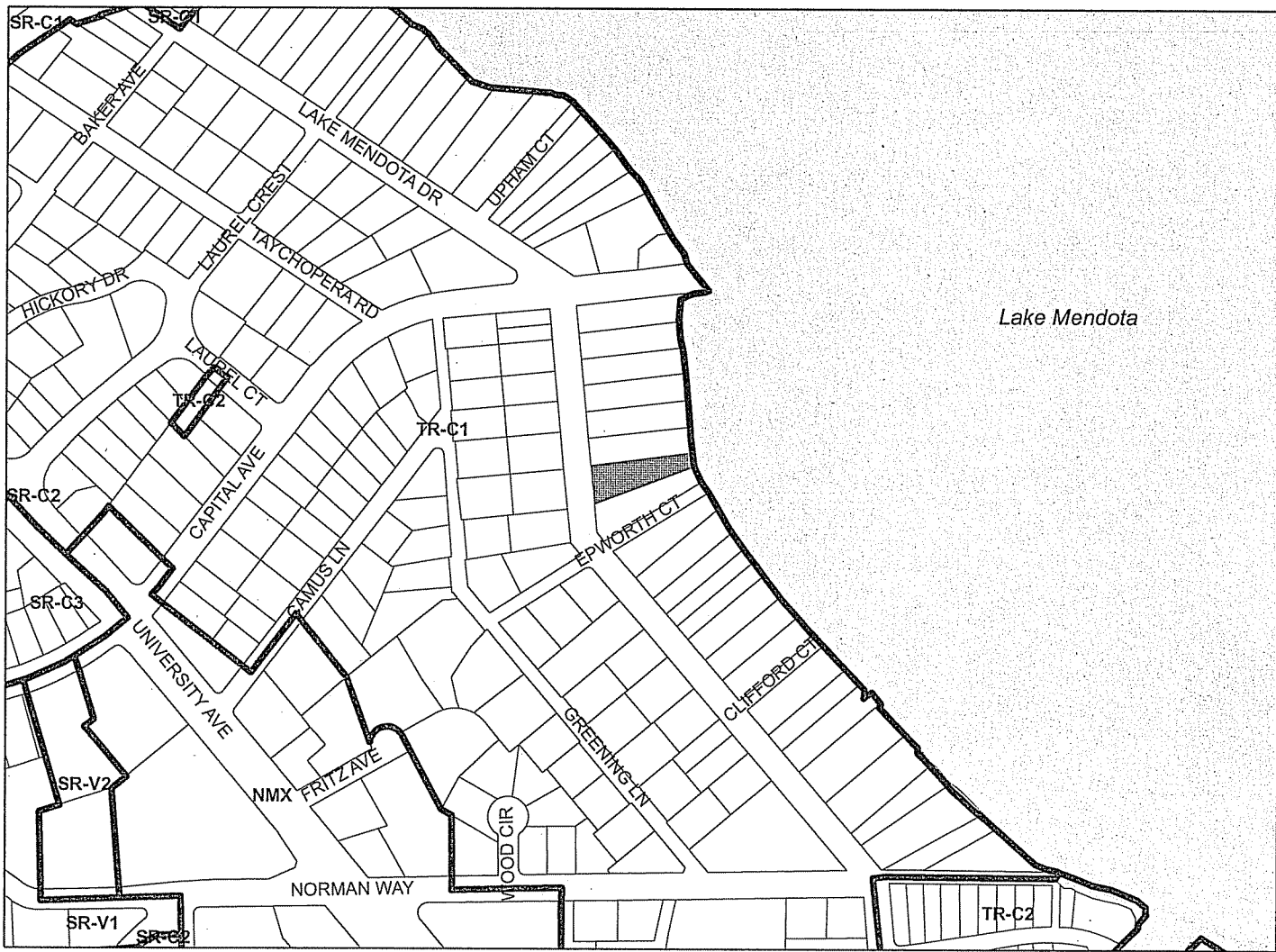
Public Hearing Date

Plan Commission

02 December 2013



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 : 21 November 2013





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. 148188
 Date Received 10/16/13
 Received By JEM
 Parcel No. 0709-181-0207-4
 Aldermanic District 19
 Zoning District TR-C1
 Special Requirements COP, FLOOD, WATERFRONT
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 5510 LAKE MENDOTA DR.
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: SARAH SPENCER Company: _____
 Street Address: 3100 LAKE MENDOTA DR. City/State: MADISON, WI. Zip: 53705
 Telephone: 608 231-2567 Fax: () Email: sessasmds@aol.com
 Project Contact Person: BRIAN MAST Company: BRIAN MAST CONSTRUCTION
 Street Address: _____ City/State: Hayward, WI. Zip: _____
 Telephone: 715 558-2857 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: BUILD A ONE CAR DETACHED GARAGE, NOT SEEN FROM ROAD BECAUSE

Development Schedule: Commencement _____ Completion _____
OF TREES & SHRUBS ON RIGHT OF WAY E MY PROPERTY. —

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**; demolished/proposed/alterd buildings; parking stalls, driveways, **side walks**, location of existing HVAC/Utility location and screening details; useable open space; and **other physical improvement**)
 - 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)
 - 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** set. In addition to the above information, **all** plan sets should also include: 1) Colored elevation drawings with **photometric plan & fixture cut** and a list of exterior building materials/colors; 2) Existing/proposed lighting with **photometric plan & fixture cut**; 3) Contextual site plan: information including photographs and layout of adjacent **buildings and structures**. The 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
 - Existing Conditions
 - Project Schedule
 - Proposed Uses (and ft² of each)
 - Hours of Operation
 - Building Square Footage
 - Number of Dwelling Units
 - Auto and Bike Parking Stalls
 - Lot Coverage & Usable Open Space Calculations
 - Value of Land
 - Estimated Project Cost
 - Number of Construction & Time Equivalent Jobs Create
 - Public Subsidy Requested

- 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 **Adobe Acrobat PDF files** on a non-returnable CD to be included with their application materials, or by e-mail pcapplications@cityofmadison.com. **Don't know how to do this. - Kevin**
- 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. **Kevin**

→ 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. **Kevin**

Planning Staff: **KEVIN FIRCHOW** Date: **10/14/2013** Zoning Staff: **PAT ANDERSON** Date: **10/14/2013**

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

Name of Applicant: **Josh E. [Signature]** Date: **10/14/2013**


Authorizing Signature of Property Owner: **Josh E. [Signature]** Relationship to Property: **OWNER** Date: **10/14/2013**

LETTER OF INTENT

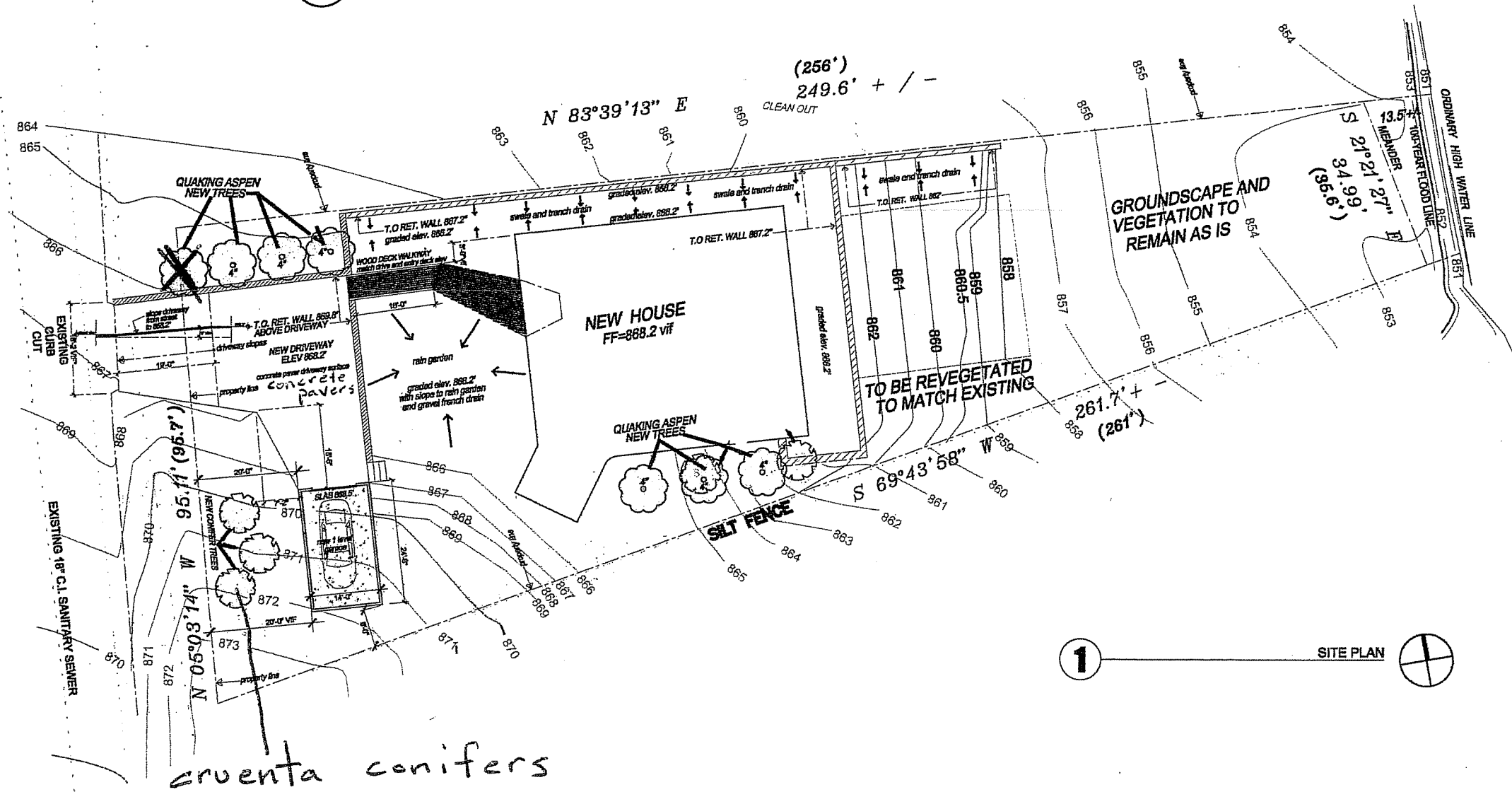
Garage @ 5510 Lake Mendota Drive

My house is almost finished and I would like to build a detached, one car garage on my property, before winter. The landscaping around garage and in yard will obscure it from the street. I also plan to use pieces from an old (early 20th C) Tracte garage to enhance the look, and for nostalgia's sake. It will be very special. Thank you.

Sincerely,
Sarah Spencer


 GARAGE - ONE CAR
 SARAH SPENCER 5510 LAKE MENDOTA DR.

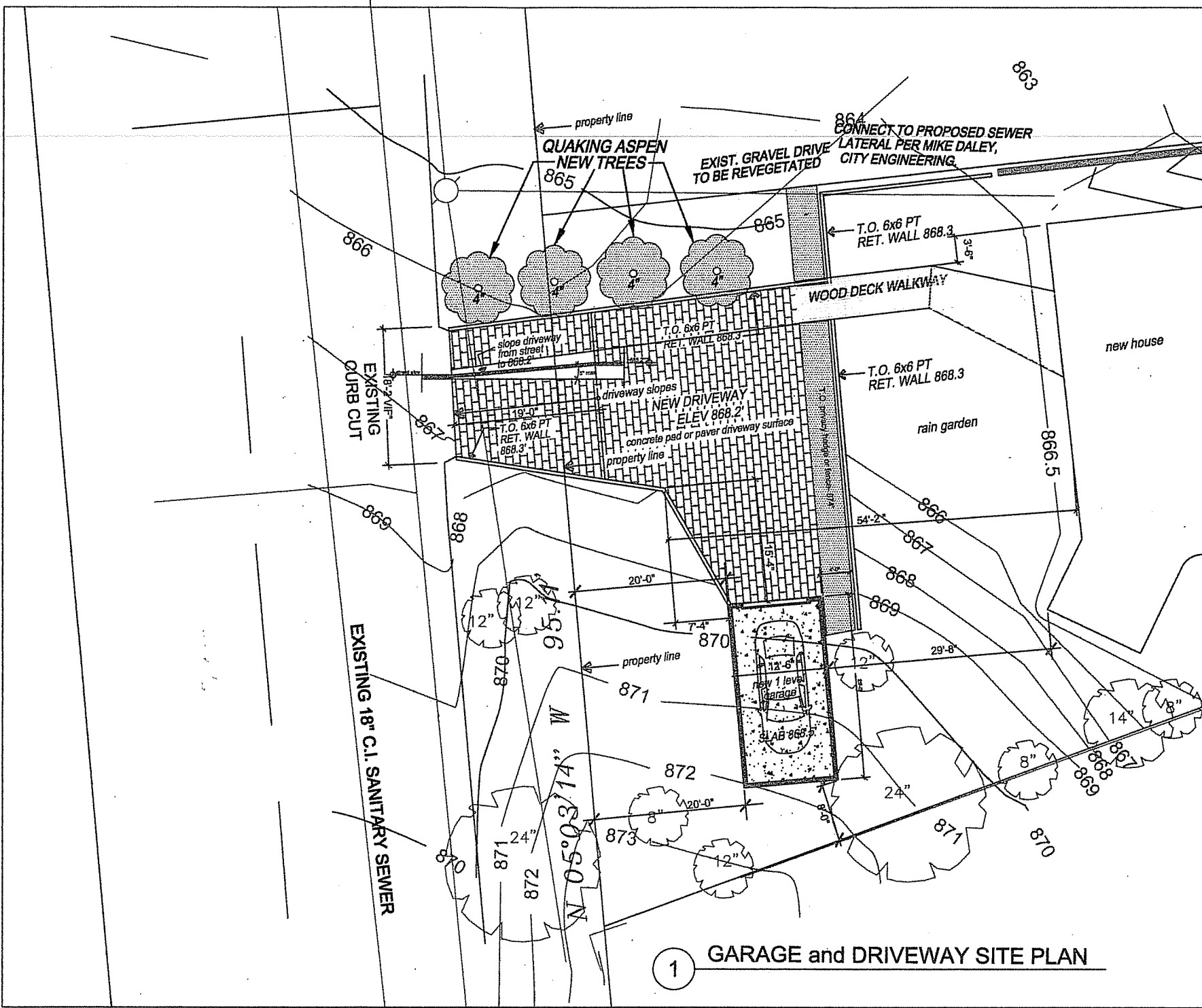
Planting Schedule ~ conifers & aspens this fall, weather permitting.



eruenta conifers

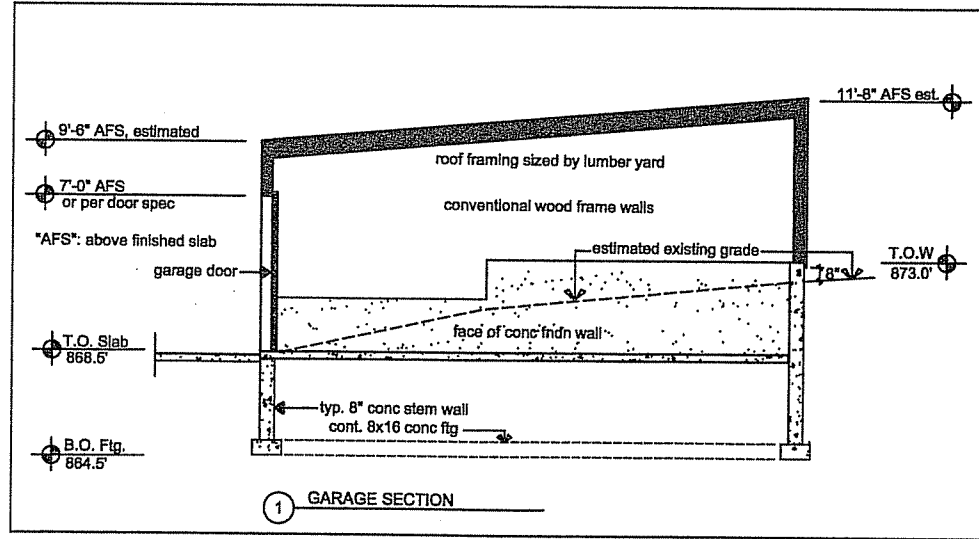
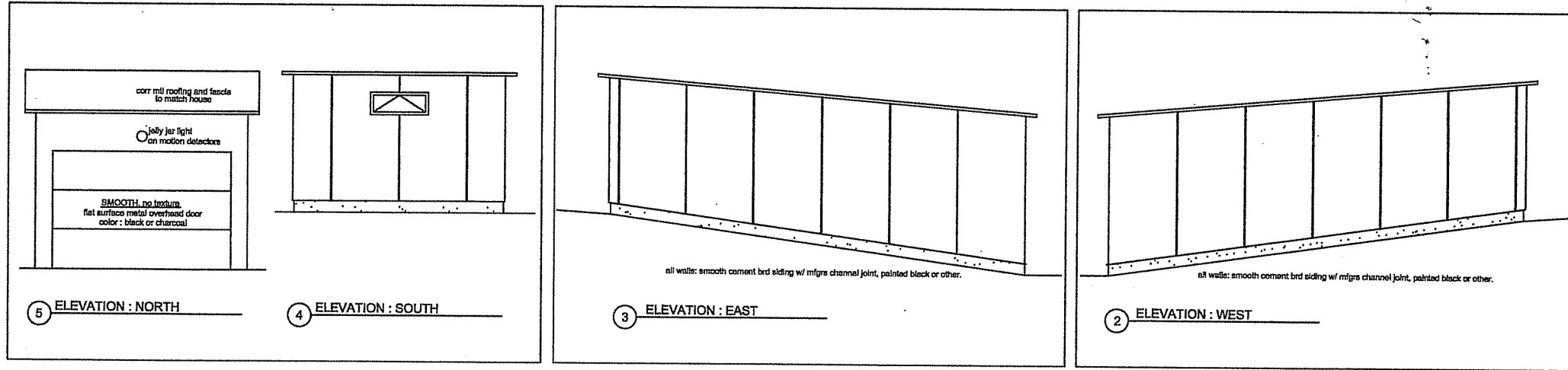
Designer
FlatPak LLC 2537 Burnham Rd Minneapolis MN 55418 Charlie Lazor: T 612 812 3548 charlie@jazoroffice.com
Client
Sarah Spencer 5510 Lake Mendota Drive Madison WI 53705
Structural Engineer
Stroh Engineering PO 792140 Pala, HI 96779 T: 651.454.9455
Civil Engineer
Snyder & Assoc 5010 Voges Road Madison, WI 53718 T: 608.638.0444
General Contractor
Mast Construction 304 5th St. Waukegan, WI, 53597 Contact: Brian Mast T: 715.558.2857 E: bfmast@hotmail.com
FOR PERMIT
Date 10.16.13 Permit Review
L-101

5510 LAKE MENDOTA DR.



1 GARAGE and DRIVEWAY SITE PLAN

Designer FlatPak LLC 2537 Burnham Rd Minneapolis MN 55416 Charlie Lazor: T 612 812 3548 charlie@lazoroffice.com
Client Sarah Spencer 5510 Lake Mendota Drive Madison WI 53705
Civil Engineer Snyder & Assoc 5010 Voges Road Madison, WI 53718 T : 608.838.0444
General Contractor Mast Construction 304 5th St. Waunakee, WI, 53597 Contact: Brian Mast T : 715.558.2857 E: bfmast@hotmail.com
FOR PERMIT
Date 06.19.13
S-1



Designer
FlatPak LLC 2537 Burnham Rd Minneapolis MN 55416 Charlie Lazor: T 612 812 3548 charlie@lazoroffice.com
Client
Sarah Spencer 5510 Lake Mendota Drive Madison WI 53705
Civil Engineer
Snyder & Assoc 5010 Voges Road Madison, WI 53718 T : 608.838.0444
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