



City of Madison

Conditional Use

Location

5718-5722 Lake Mendota Drive

Project Name

Tallard accessory building construct

Applicant

Ed Tallard

Existing Use

Single-Family Home

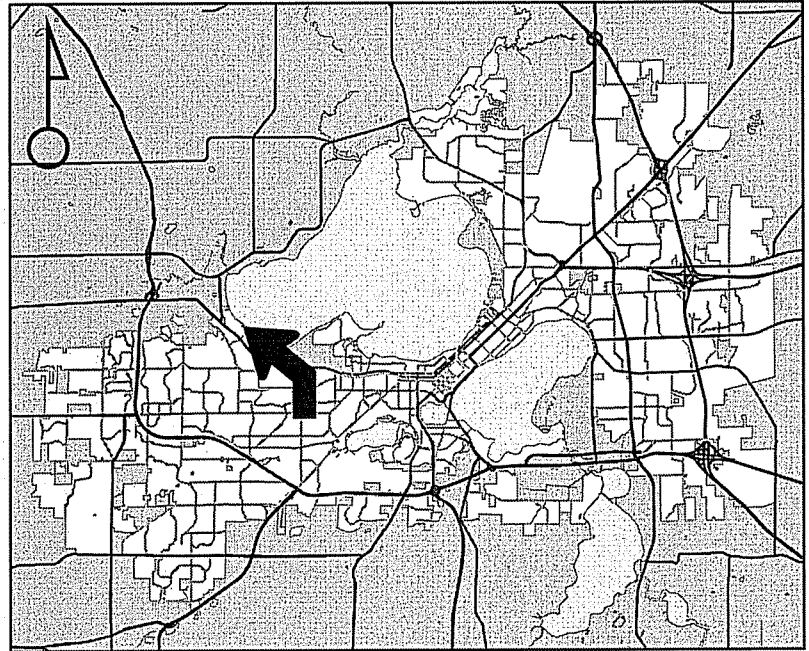
Proposed Use

Construct accessory building in excess of 576 sq. ft. in TR-C1 zoning on lakefront lot

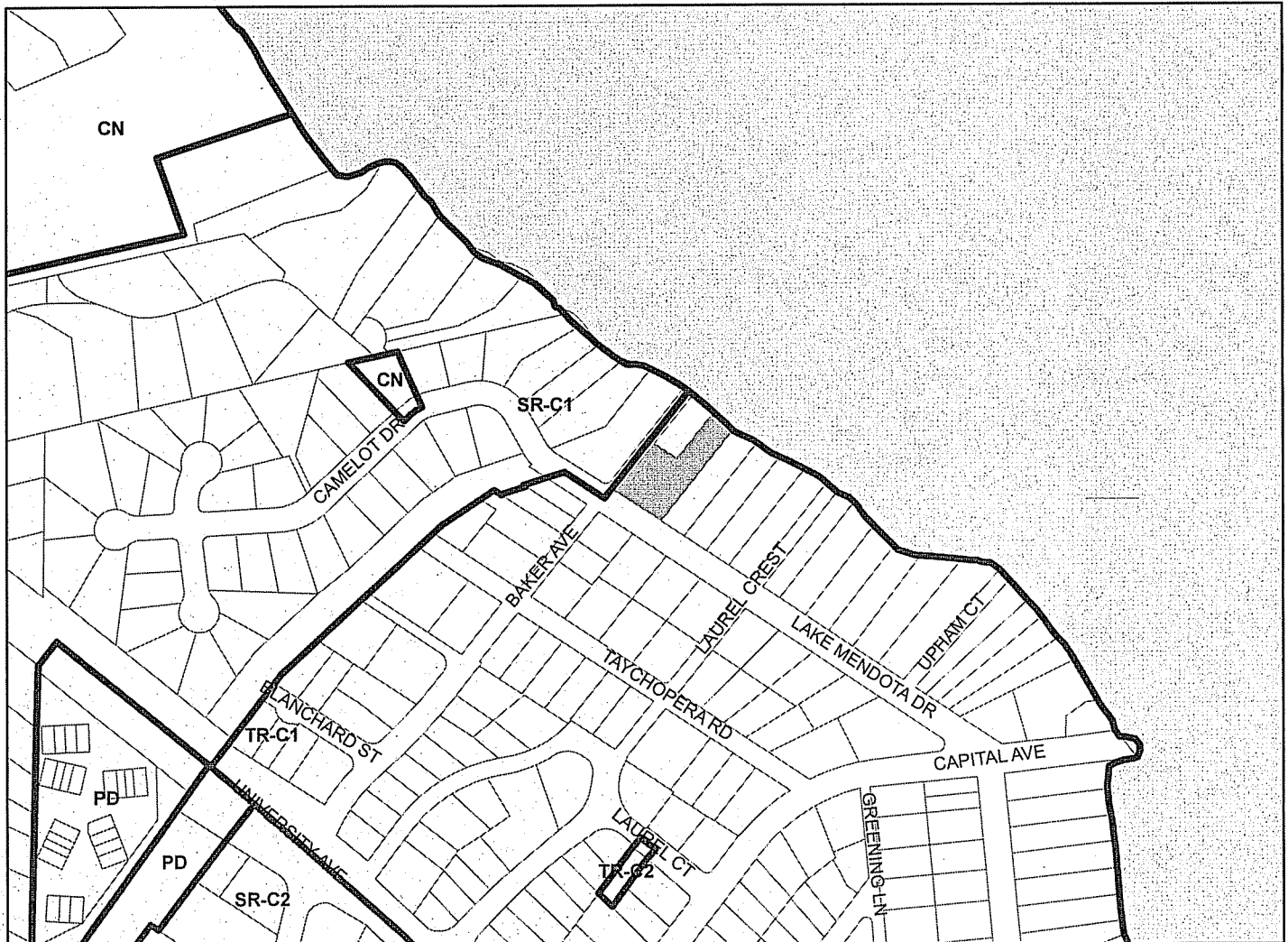
Public Hearing Date

Plan Commission

12 December 2016

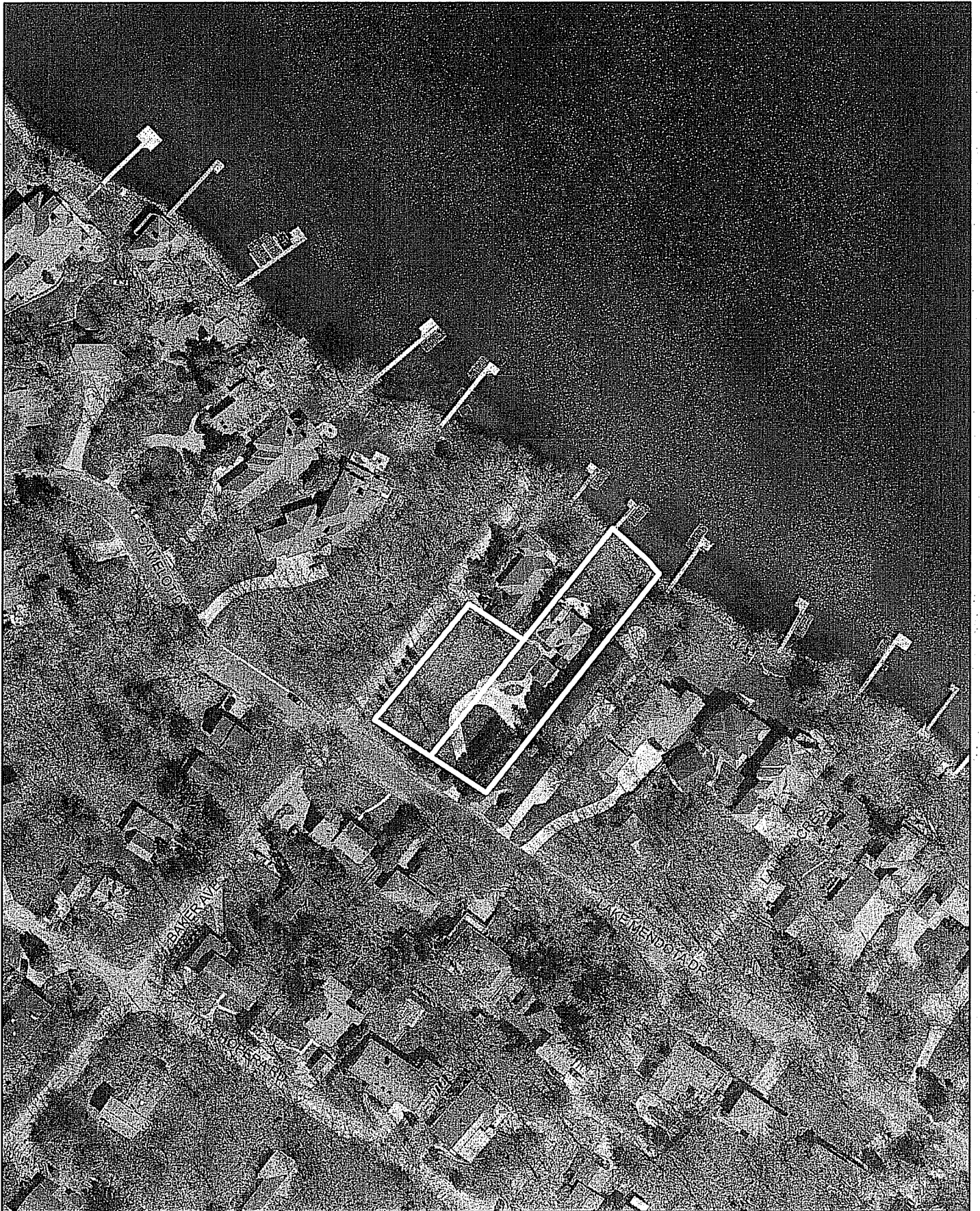


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 6 December 2016





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. 21844-
Date Received	10/12/16 0013
Received By	JLK
Parcel No.	0709-182-0202-2
Aldermanic District	19-Mark Clear
Zoning District	TR-C1
Special Requirements	lakefront
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

LDUSE-2010-00125

1. Project Address: 5722 LAKE MENOTA 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: ED TALLARD Company: _____
 Street Address: 5718 LAKE MENOTA DR City/State: MADISON WI Zip: 53705
 Telephone: (608) 235-8494 Fax: () Email: edwintallard@gmail.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: BUILD A GARAGE

Development Schedule: Commencement _____ Completion _____

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/alterd 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:

- X** *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- 32** **→** *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 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: Kevin Date: _____ Zoning Staff: Matt Date: _____

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

Name of Applicant _____ Relationship to Property: _____ *12*

Authorizing Signature of Property Owner [Signature] Date 10/12/16

To Whom it may concern

RE: Garage at 5722 Lake Mendota Drive

It is our intension to build a 1 story, 2+ car garage on the parcel at 5722 Lake Mendota Dr. It would be the only structure on this parcel, as currently its vacant.

We tore down a dilapidated house on this lot a few years back to the pleasure of the neighborhood and we are ready now to add the garage to the Northwest corner of the lot.

The garage would be built with-in the 5 foot setback from the Baker Street side and the 5 foot setback of the North side of the lot.

The main forces behind building the garage are safety for my family of 4 and storage. Being near the water table, we have no basement at 5718 Lake Mendota Dr, meaning nowhere to go for shelter in severe weather for my family of 4 and we have almost zero storage in our home. The new garage would have a 6'x8' concrete safe room and an above garage storage space.

The Footprint of the garage is 895 SQ FT of finished space and 102 SQ FT of covered patio for a total of a 997 SQ FT footprint. The lot size at 5722 is 9,900 SQ FT

The immediate area around the garage will be sloped away from the building to insure proper drainage. The foundation will be engineered so to withstand the wet conditions. The electrical will be underground and the bathroom will be roughed-in only. There will be no driveway built at this time, as it will mostly be for storage and storm shelter safety. There will be no HVAC, water or sewer to the garage at this point, just roughed in bath plumbing. Landscaping is to be barked around positive drainage sloped area of perimeter of the garage and perennial plants to be added to the barked area.

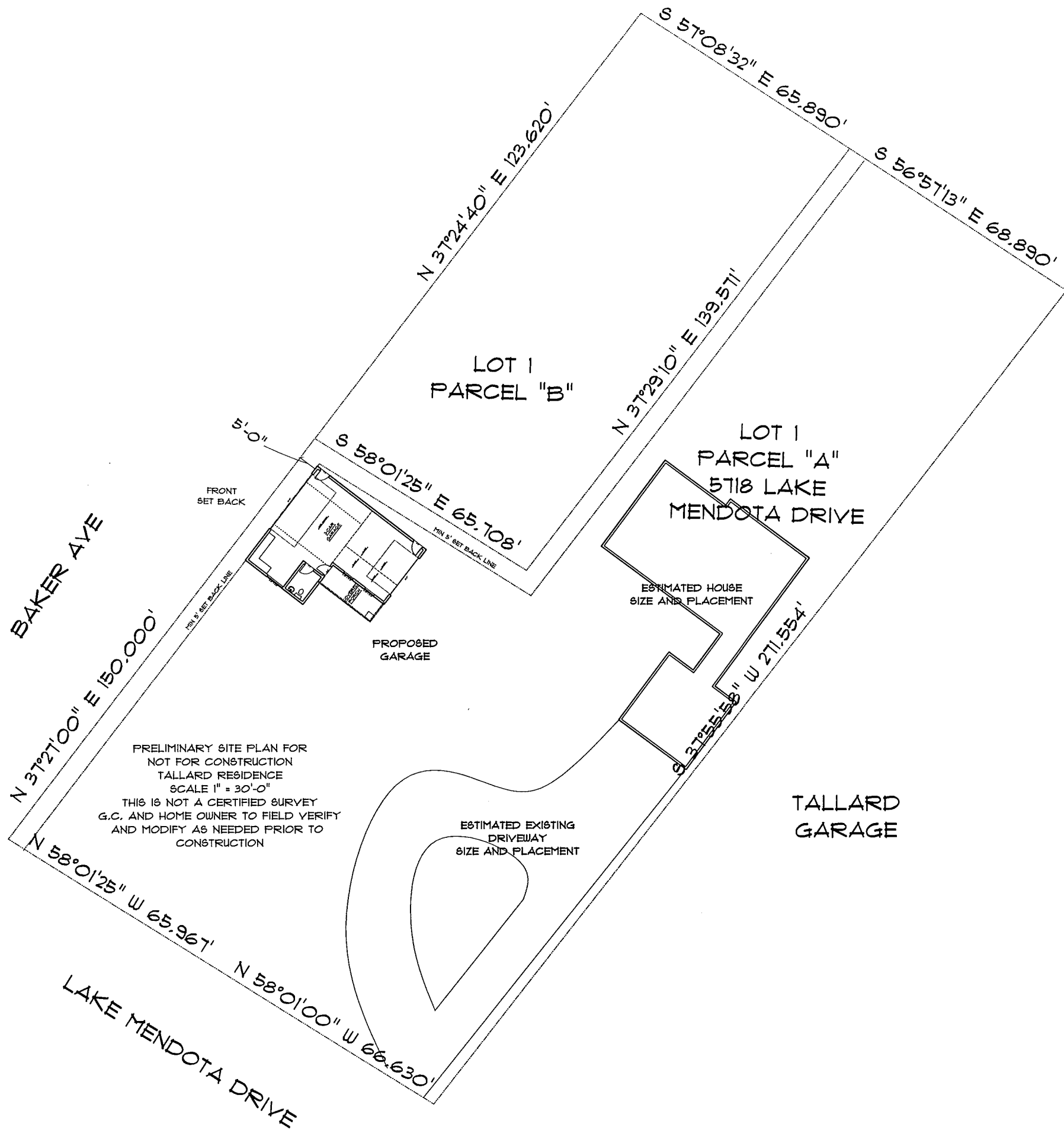
Estimated project cost is between \$35,000.00 and \$45,000.00. The lot at 5722 is currently assessed at \$133,800.00.

The immediate neighbors to the north of the 5722 Lake Mendota, Art & Theresa Pratt have been notified and have no issues with the garage. The same goes for our neighbors to the East, Joe & Kay Tisserand. We are looking to begin construction as soon as possible as we would like to have shelter from severe weather.

Lastly, the garage is designed to make the two lots feel as one, as it will be built with siding, roof and peak to match our residence at 5718 Lake Mendota DR

Thank you

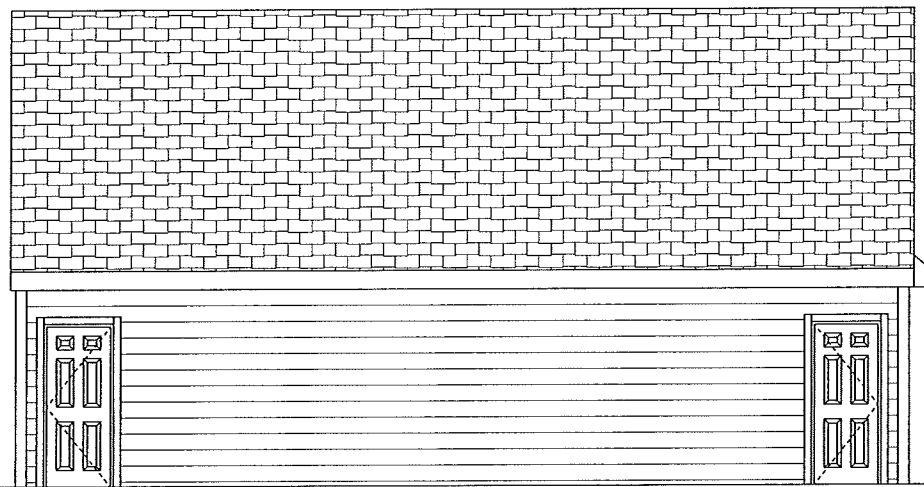
for your consideration Ed & Meg Tallard



PRELIMINARY SITE PLAN FOR
 NOT FOR CONSTRUCTION
 TALLARD RESIDENCE
 SCALE 1" = 30'-0"
 THIS IS NOT A CERTIFIED SURVEY
 G.C. AND HOME OWNER TO FIELD VERIFY
 AND MODIFY AS NEEDED PRIOR TO
 CONSTRUCTION



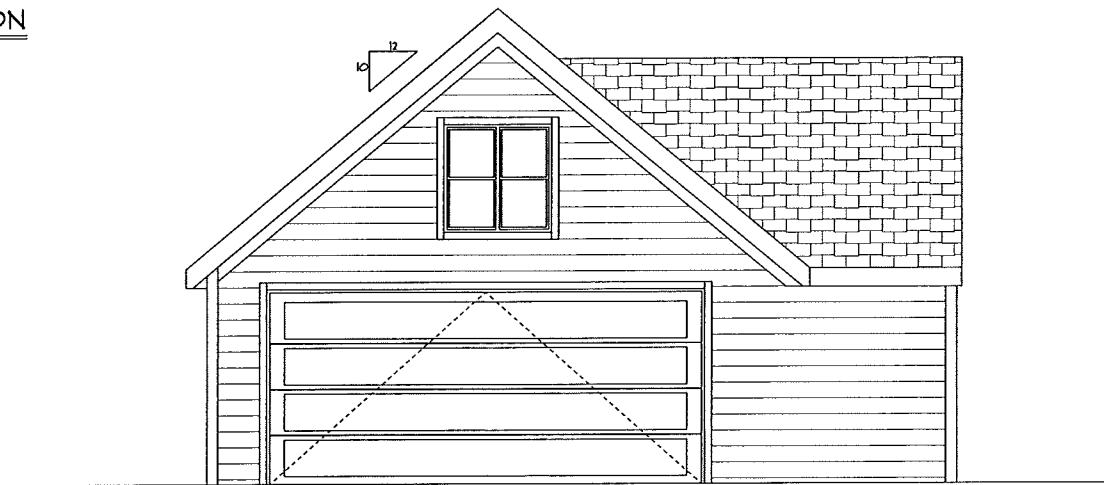
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

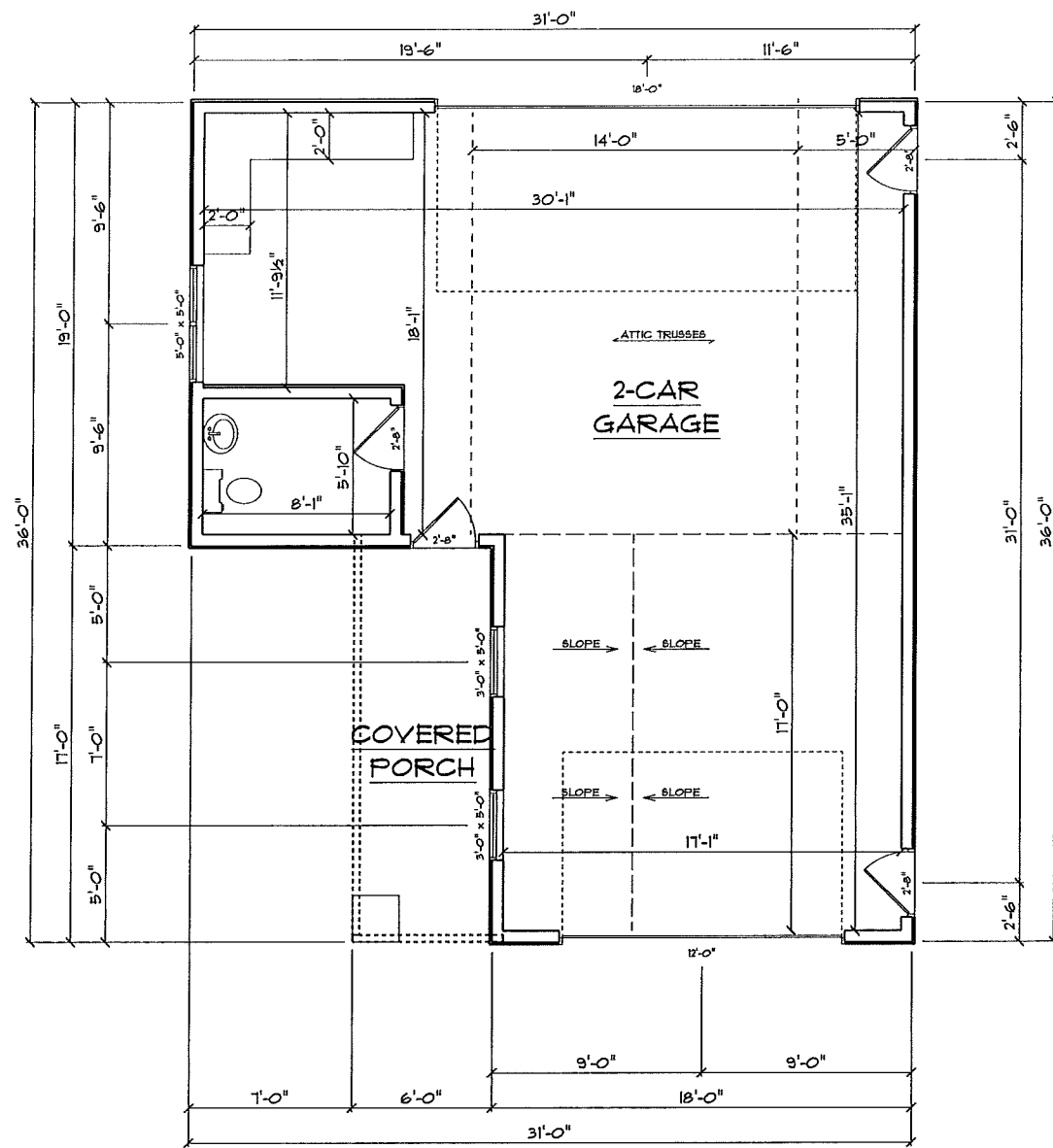
THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM. ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

GARAGE PLAN
ELEVATIONS
SCALE: 1/4" = 1'

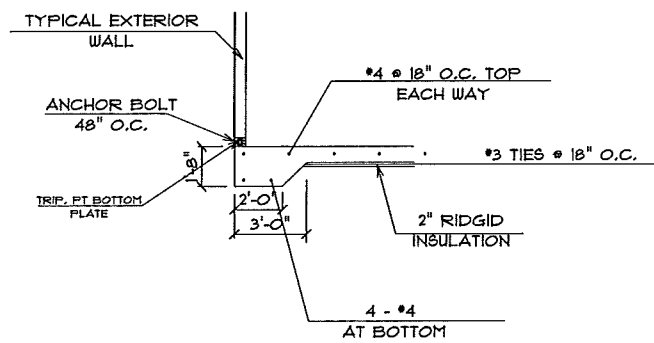
PLAN START DATE 09/07/16
REVISED 09/16/16
REVISED 09/20/16
REVISED 12/06/16

AMERICAN DESIGN CONCEPTS
TALLARD GARAGE

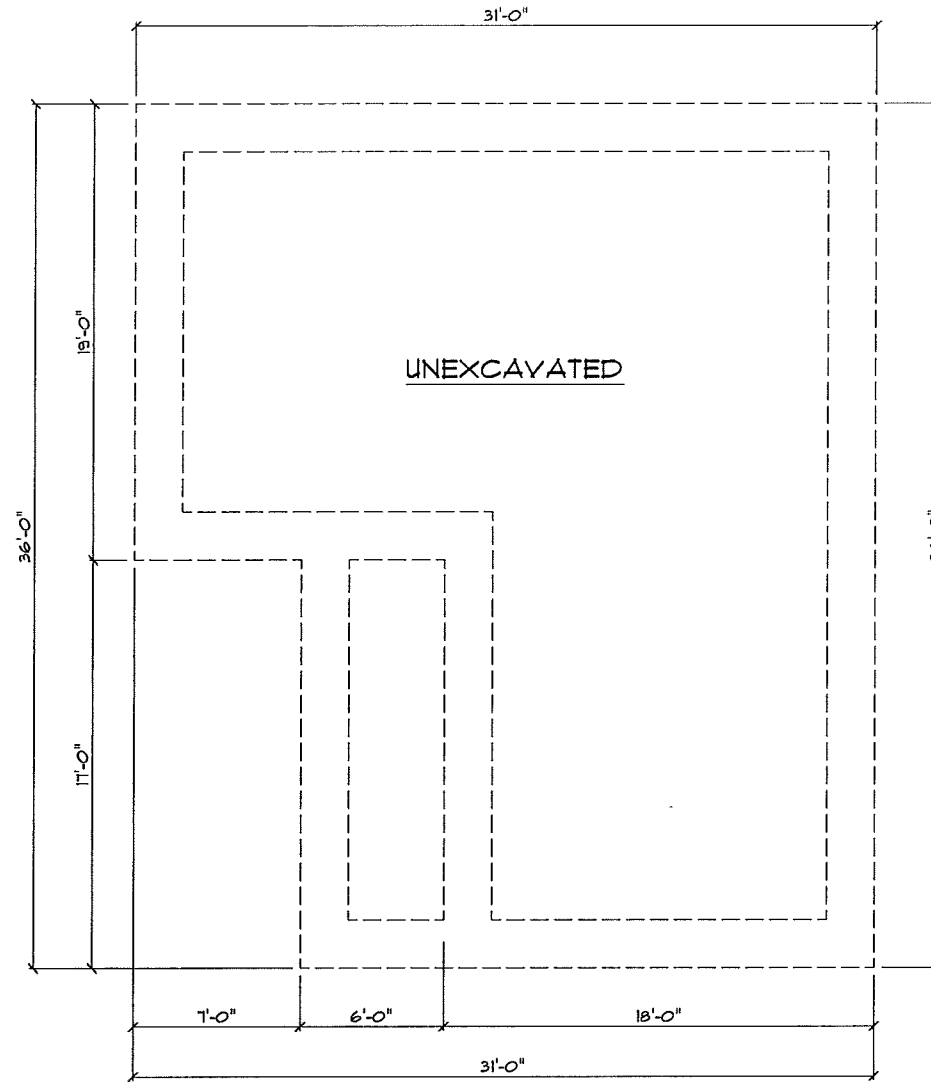
AMERICAN DESIGN CONCEPTS LLC.
DESIGNED BY 1934 APPELLEGATE
MADISON
(608) 273-0710
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© AMERICAN DESIGN CONCEPTS



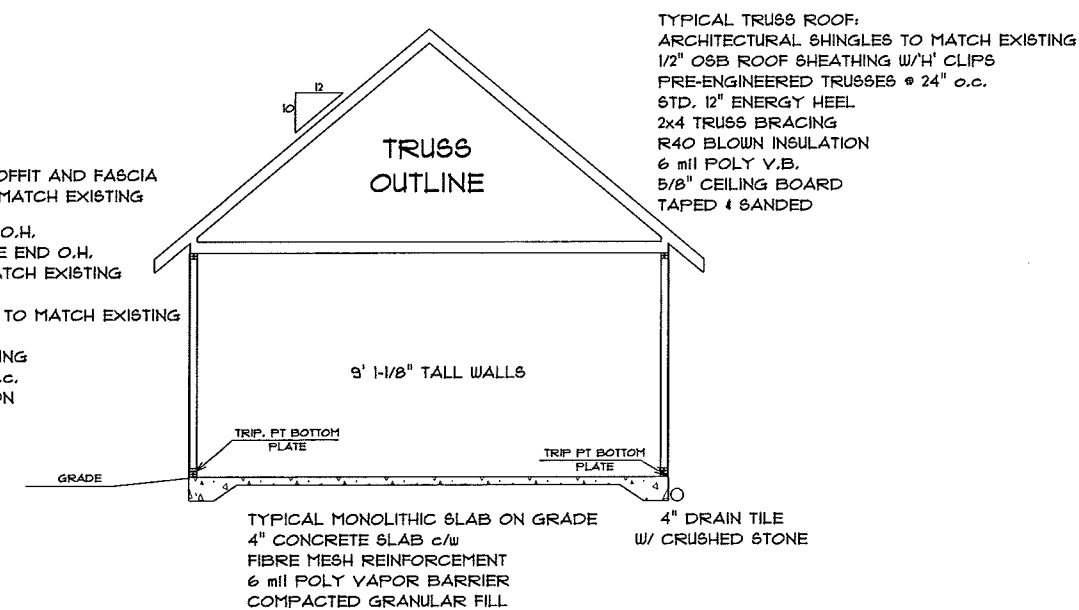
GARAGE PLAN
 SCALE: 1/8" = 1'-0"
 895 SQFT FINISHED AREA
 102 SQFT COVERED PATIO



SECTION THROUGH
 TYPICAL



FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"



SECTION THROUGH
 TYPICAL

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GARAGE PLAN
 895 SQFT FINISHED AREA
 SCALE: 1/4" = 1'

PLAN START DATE 06/07/16
 REVISED 09/16/16
 REVISED 09/20/16
 REVISED 02/04/16

AMERICAN DESIGN CONCEPTS

TALLARD GARAGE

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