



City of Madison

Conditional Use

Location
5609 Taychopera Road

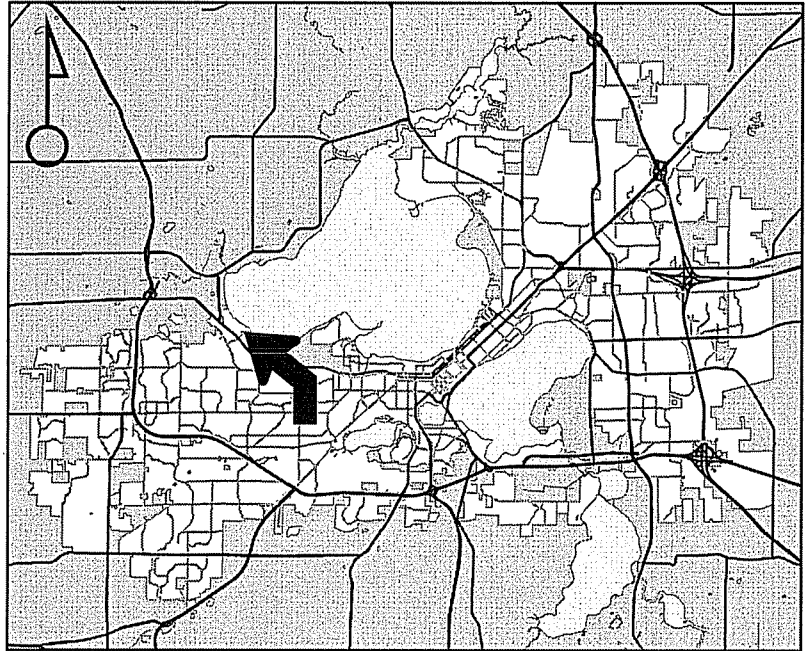
Project Name
Snellman Garage Addition

Applicant
Jussi Snellman

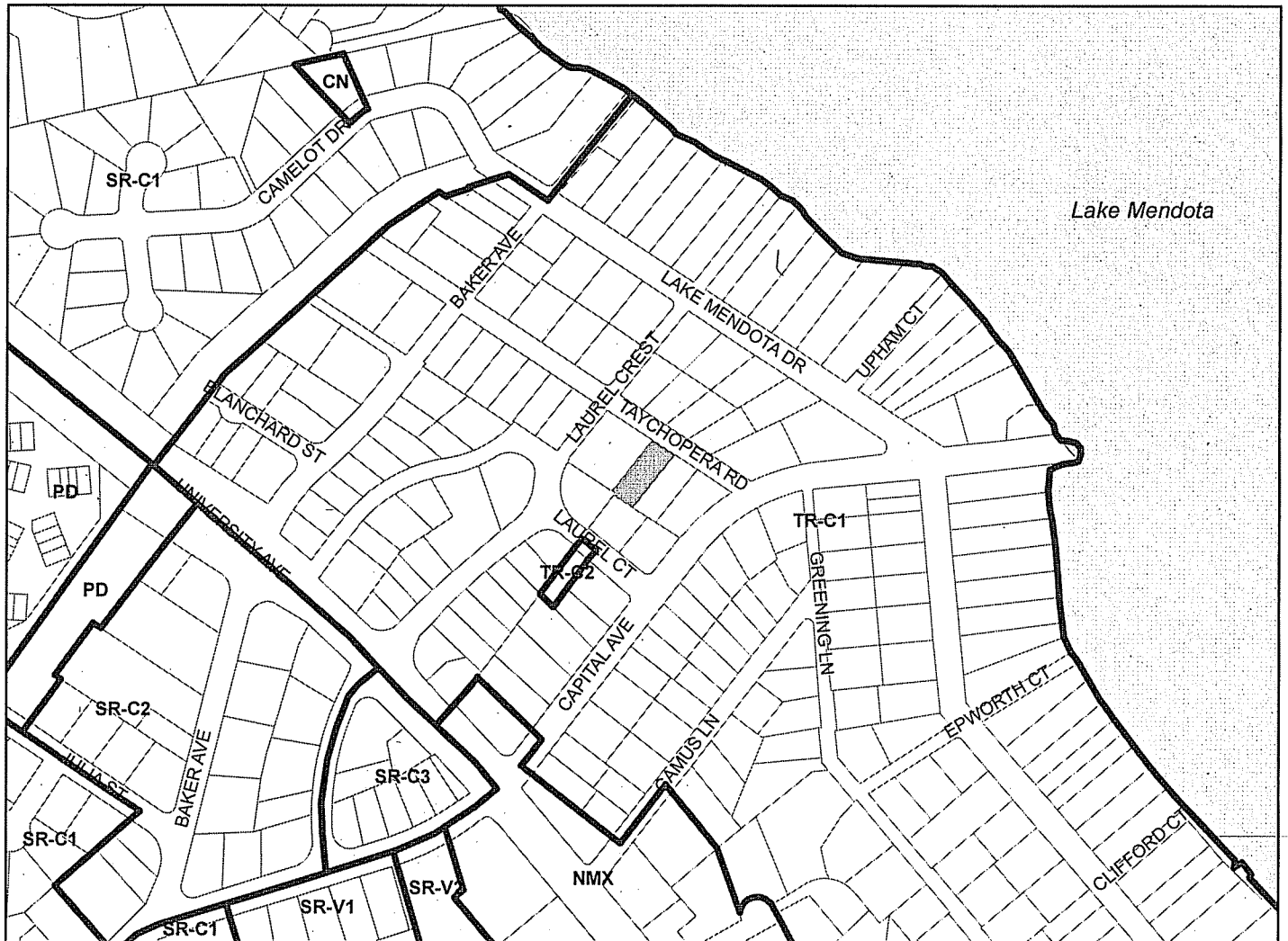
Existing Use
Single Family Home

Proposed Use
Construct accessory building exceeding
576 square feet in TR-C1 zoning

Public Hearing Date
Plan Commission
08 May 2017



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

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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: 5609 Taychopera Rd., Madison WI 53705
 Project Title (if any): garage addition

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: Jussi Snellman Company: _____
 Street Address: 5613 Taychopera Rd City/State: Madison WI Zip: 53705
 Telephone: (608) 238 7022 Fax: (608) 229-2100 Email: Jussi_Snellman@yahoo.com

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

Property Owner (if not applicant): n/a - Owner is Applicant
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: build 24x24 garage behind existing garage, which is attached to existing garage

Development Schedule: Commencement July - Sept 2017 Completion Aug to Nov 2017

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/altere 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:

32
1x17
5/2x
11

- ~~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.

32

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 | | |

600

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

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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:

Alder Mark Clear, Aaron Crandall of Spring Harbor Neighborhood Ass'n. + Neighbor.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form. *see copies.*

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: Chris Wells Date: 2/17/17 Zoning Staff: Jenny Kirsing Date: 2/17/17

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

Name of Applicant Jussi P. Snellman Relationship to Property: owner

Authorizing Signature of Property Owner [Signature] Date 3/17/2017

Letter of Intent to Construct Garage Addition
 5609 Taychopera Rd, Madison WI 53705
 608-238-7022
 Jussi_snellman@yahoo.com
 Jussi Snellman
 March 17, 2017

I'm writing to request a conditional use permit to construct a 24x24 (576 s.f.) garage on my property at 5609 Taychopera Rd. It would be an addition behind the existing detached garage. Under current zoning guidelines, a new garage up to 576 s.f., if not attached to another building, would not need to go through a conditional use process. However, since I wish to attach it to the existing detached garage, a conditional use permit is needed.

Reasons to attach the new garage to the existing garage are: a) that way there will be less disturbed space (no 3-foot gap, that would essentially be a driveway, between the buildings), b) less expensive to construct, as we would not need two extra walls & garage doors, and c) more flexible use of space as it would be contiguous. It would be a basic garage -- no living space; used for automobile and other storage.

The property is zoned TR-C1. The lot coverage, after construction of the garage, will meet existing requirements. Calculations are as follows:

	<i>Current</i>	<i>With New Construction</i>
New Construction Size		576 s.f.
Impervious Area (per water bill)	2163 s.f. (20% of total)	2739 s.f. (25% of total)
Pervious Area (per water bill)	8767 s.f.	8191 s.f.
Total Lot Size (per water bill)	10,930 s.f.	10,930 s.f.
Total Lot Size (per property records)	10,890 s.f.	10,890 s.f.
House footprint	1005 s.f.	1005 s.f.
House living area	1317 s.f. (includes basement 315 s.f.)	1317 s.f. (includes basement 315 s.f.)
Lot coverage by buildings	1435 s.f. (13% of total)	2011 s.f. (18% of total)
Back yard area (behind rear of house)	5561 s.f.	5561 s.f.

	<u>Current</u>	<u>With New Construction</u>
Garage area (all of which is in back yard)	430 s.f.	1006 s.f.
Open space in back yard (i.e., without any buildings)	5131 s.f. (92% of back yard)	4554 s.f. (82% of back yard)
Driveway area in back yard	400 s.f. (approx)	400 s.f. (approx.)
Green space in back yard (i.e., non-driveway, non-building)	4731 (85% of back yard)	4154 (75% of back yard)

I intend to hire Feldt Construction (although no signed contract yet) to build the garage addition. Materials would be matching / like-kind with existing, and I plan to put in generous windows (and also add a window or two to the existing garage) so that it looks more like a little cottage than a garage. It is tucked into the center of the block, so hardly anyone will see it. The goal is to start construction in the fall, and finish construction before the onset of winter in late 2017.

I have consulted with all of the adjoining neighbors, and none of my neighbors has expressed concerns. I informed my alder (Mark Clear) and the Spring Harbor Neighborhood Association president (Aaron Crandall) on February 14, 2017 of these plans. The neighborhood association president had no concerns, and the alder has not responded (and the requisite 30 day period post-notice has passed). The minutes of the SHNA meeting of February 21, 2017 reflect discussion and no objections to the garage construction by the neighborhood association members; alderman Mark Clear was also present at this meeting.

While the property is extensively landscaped, there is minimal landscaping behind the existing garage where this addition would go -- mostly woodchip, a compost pile, and a few shrubs. (By contrast, other parts of the yard contain a patio, lawn, rock wall, Japanese rock garden, sedum bed, yews, and numerous mature trees.) No trees would be impacted by the addition. We will use erosion control measures to the extent needed, although the slope of the land probably won't create any runoff problems. The plan is to run all construction equipment through the existing garage, to avoid disturbing the stone patio, the lawn, or other vegetation.

At the same time, we would repair the existing garage (from the 1930s), which has severely cracked and warped floor (we would replace the concrete), and which leaks in water (and mice), and which has rot in the wall lumber and siding.

Sincerely,
Jussi Snellman

NOTES:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE OWNER / CONTRACTOR HEREBY ASSUMES FULL RESPONSIBILITY AND LIABILITY FOR ALL DIMENSIONS, NOTES, DETAILS, WINDOW & DOOR (SIZES, PLACEMENT, MODEL, AND MAKE), AND STRUCTURAL INTEGRITY. EACH CONTRACTOR, SUBCONTRACTOR IS RESPONSIBLE FOR MEETING OR EXCEEDING ALL LOCAL, COUNTY, STATE, AND NATIONAL BUILDING CODES RELATED TO THEIR SPECIFIC TRADE OR OCCUPATION.

GARAGE WALLS ARE 2X4 UNLESS NOTED OTHERWISE

MATCH EXISTING WALL HEIGHT

ALL EXTERIOR DIMENSIONS ARE SHEETING TO SHEETING, OR SHEETING TO CENTER OF OPENING

ALL HEADERS ARE 2X10 SPF #2 OR BETTER UNLESS NOTED OTHERWISE

SHINGLES (MATCH EXISTING)
15# FELT
1/16" OSB ROOF DECKING W/ CLIPS
2X4 TRUSSES @ 24" O.C.

MATCH EXISTING HEEL HEIGHT

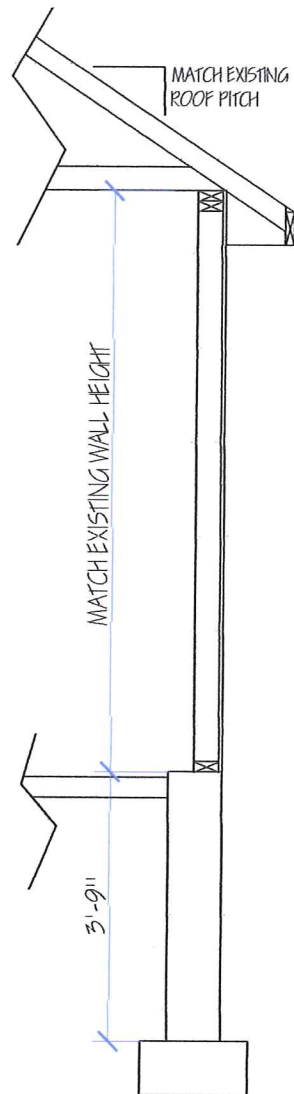
SUB-FASCIA (MATCH EXISTING)
SOFFIT & FASCIA (MATCH EXISTING)

2X4 STUDS @ 16" O.C.
7/16" SHEETING
SIDING OR STONE

2X4 TREATED BOTTOM PLATE
SILL SEALER
4" TO 5" CONCRETE FLOOR

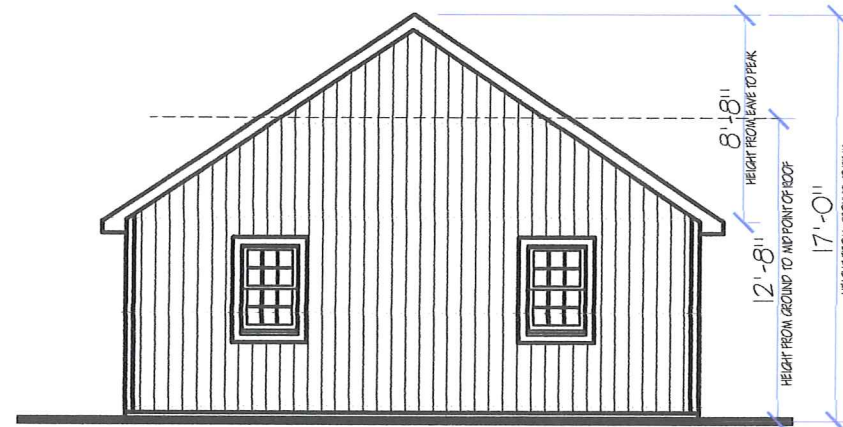
3'-9" X 8" CONCRETE
FROST WALL

16" X 8" CONCRETE FOOTING



CROSS SECTION

SCALE: 3/8" = 1'-0"



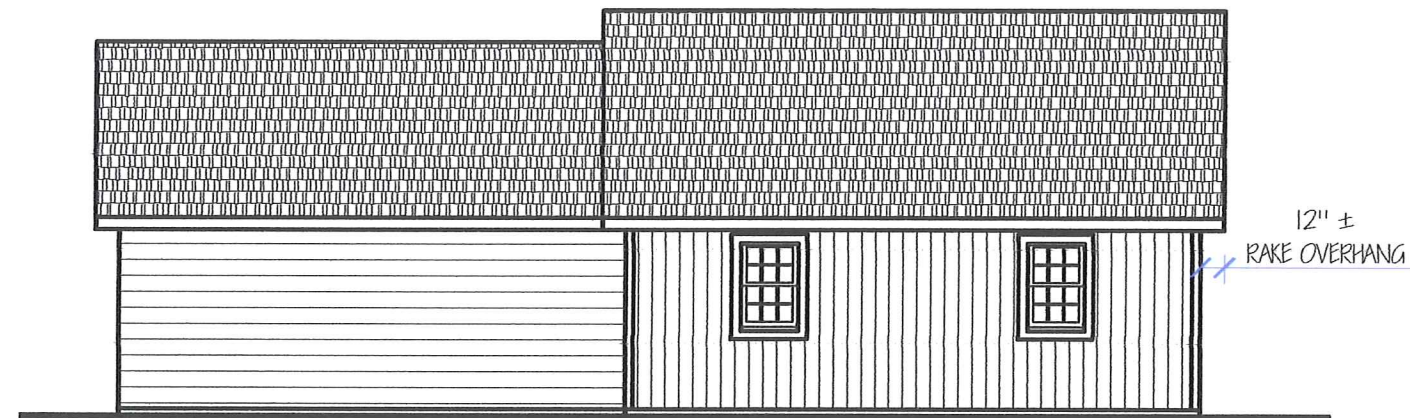
REAR ELEVATION

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



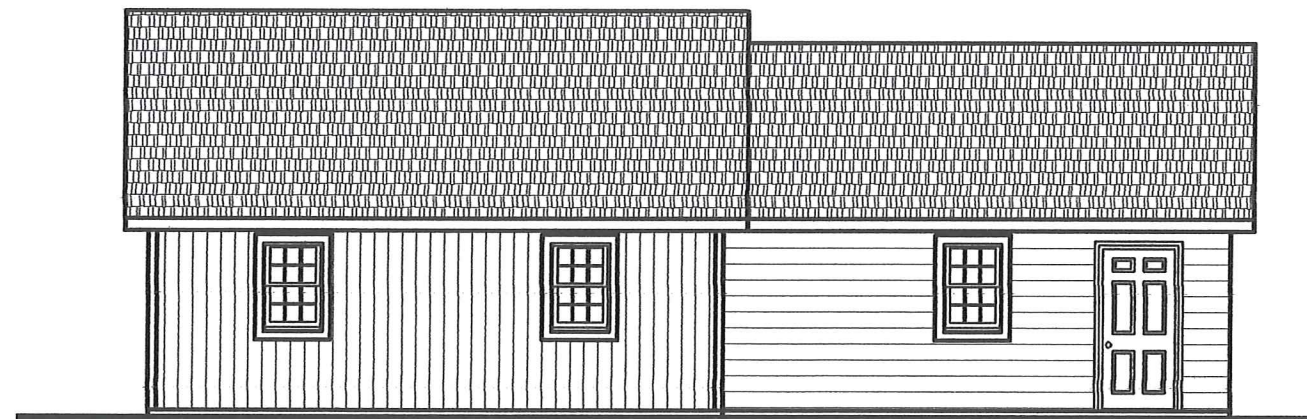
FRONT ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

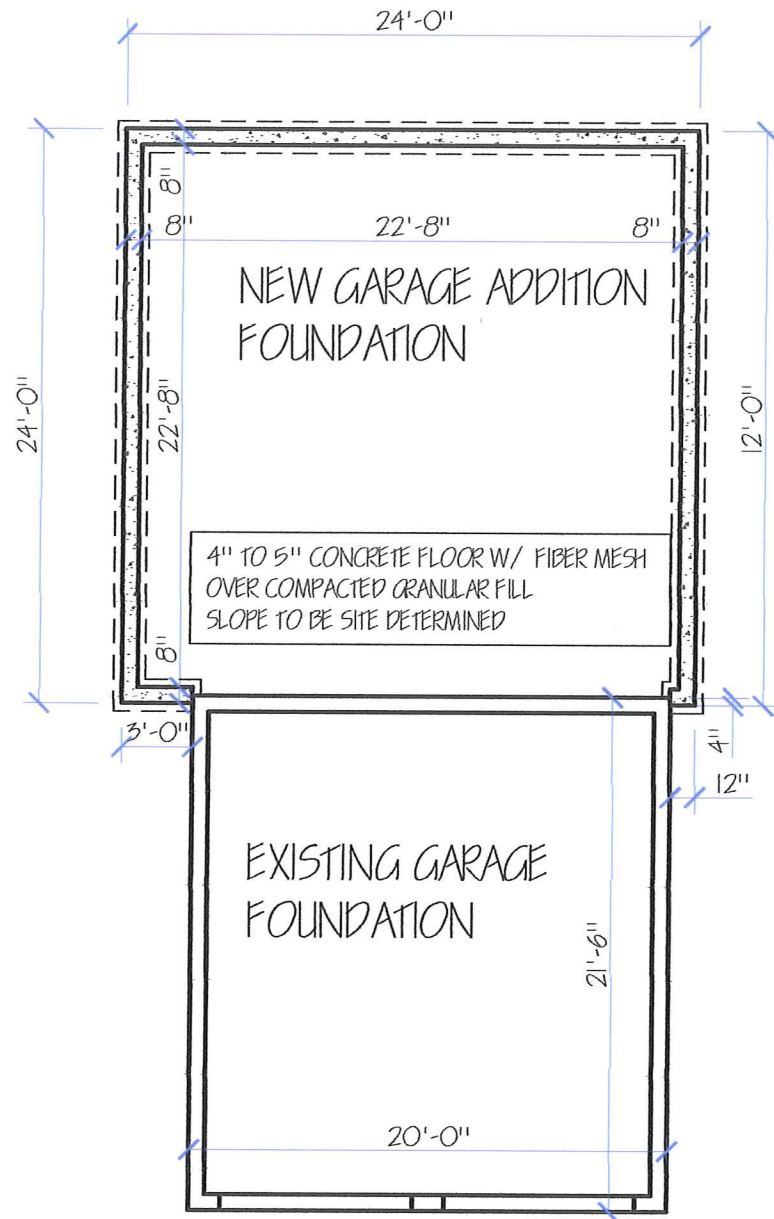
Smellman Garage Addition
5609 Tauchopera Road
Madison, WI

ELEVATIONS / SECTION

DRAWING #
17004/ELE
PRELIM DATE: 02-13-17 FINAL DATE: 02-26-17
REVISION DATES:

SCALE:
NOTED
DRAWN BY:
MCV

W easner
D rafting &
D esign
450 S MAIN ST, VERONA
(608) 848-7641



FOUNDATION PLAN

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

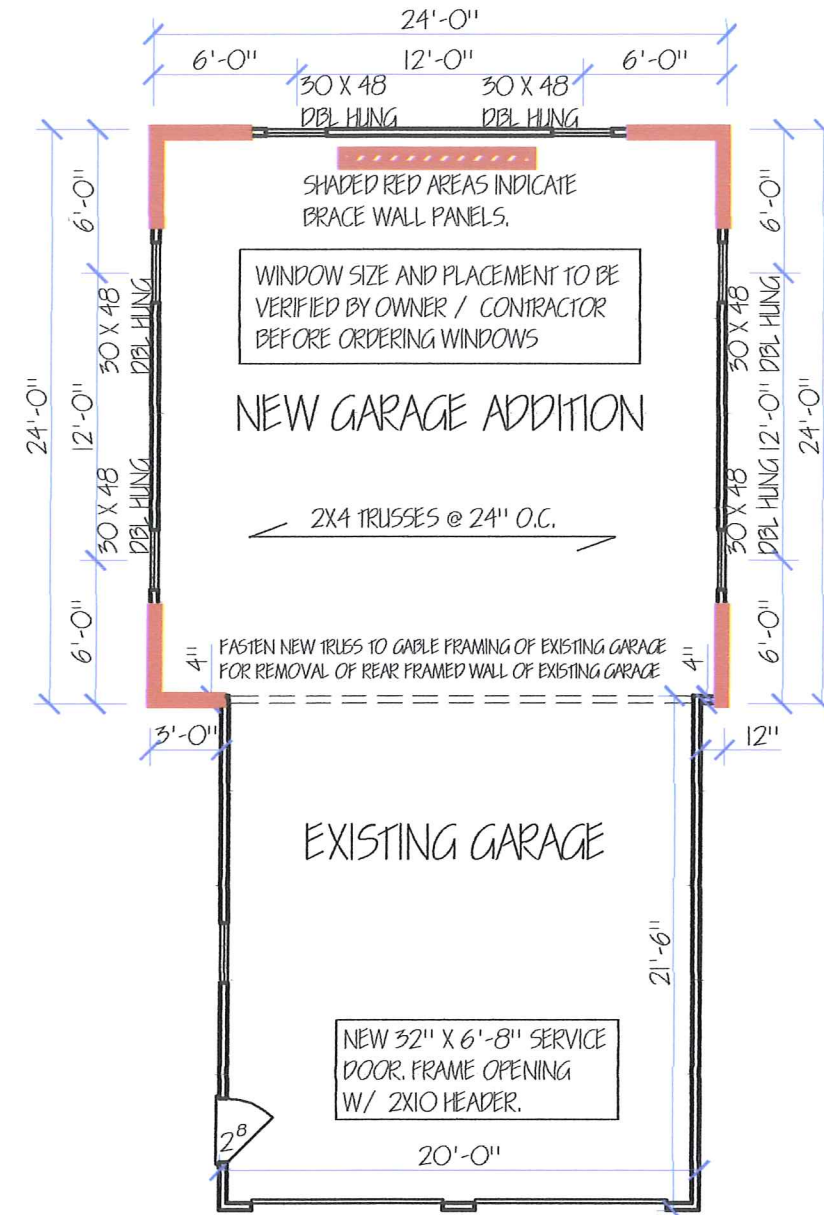
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MATCH EXISTING WALL HEIGHT

ALL EXTERIOR DIMENSIONS ARE SHEETING TO SHEETING, OR SHEETING TO CENTER OF OPENING

ALL HEADERS ARE 2X10 SPF #2 OR BETTER UNLESS NOTED OTHERWISE



FLOOR PLAN

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

Snellman Garage Addition
5609 Taychopera Road
Madison, WI

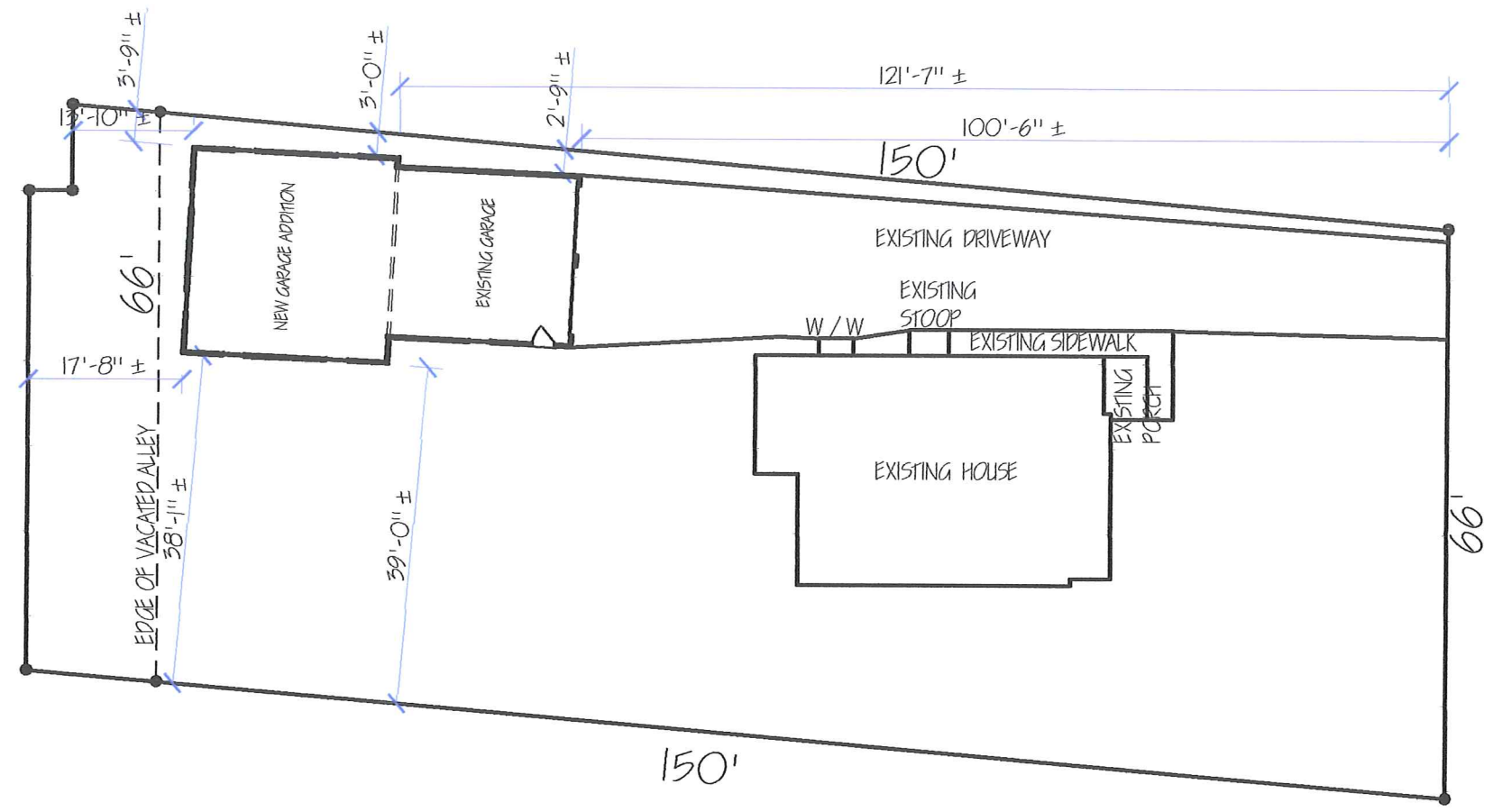
FLOOR / FOUNDATION PLANS

DRAWING # 17004 / FIRST
PRLIM. DATE: 02-15-17 FINAL DATE: 02-26-17
REVISION DATES:

SCALE: 1/8" = 1'-0" DRAWN BY: MCW

W easner
D rafting &
D esign
450 S MAIN ST, VERONA
(608) 848-7641

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SITE PLAN

SCALE: 1" = 20'-0"

TAYCHOPERA ROAD

NOTES:

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- MATCH EXISTING WALL HEIGHT
- ALL EXTERIOR DIMENSIONS ARE SHEETING TO SHEETING, OR SHEETING TO CENTER OF OPENING
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SITE PLAN CREATED FROM INFORMATION BY OTHERS. ANY ADDITIONAL INFORMATION NEEDED NOT SHOWN REFER TO OWNER, CONTRACTOR, OR C.S.M. SITE PLAN MAY NOT REFLECT SITE CONDITIONS. OWNER / CONTRACTOR TO VERIFY POSITION OF HOUSE, DRIVEWAY, SIDEWALK, SEPTIC SYSTEM, WELL, DIRT PILES, SILT FENCE, ETC. ALL FOUNDATION ELEVATIONS TO BE DETERMINED AT TIME OF EXCAVATION.

Snellman Garage Addition
 5609 Taychopera Road
 Madison, WI

SITE PLAN

DRAWING #	
17004 / SHE	
ISSUE DATE	FINAL DATE
02-15-17	02-26-17
REVISION DATES:	

SCALE:	DRAWN BY:
" = 20'-0"	MCW

W easner
 D rafting &
 D esign
 450 S MAIN ST, VERONA
 (608) 848-7641

3