



Location
1634 Baker Avenue

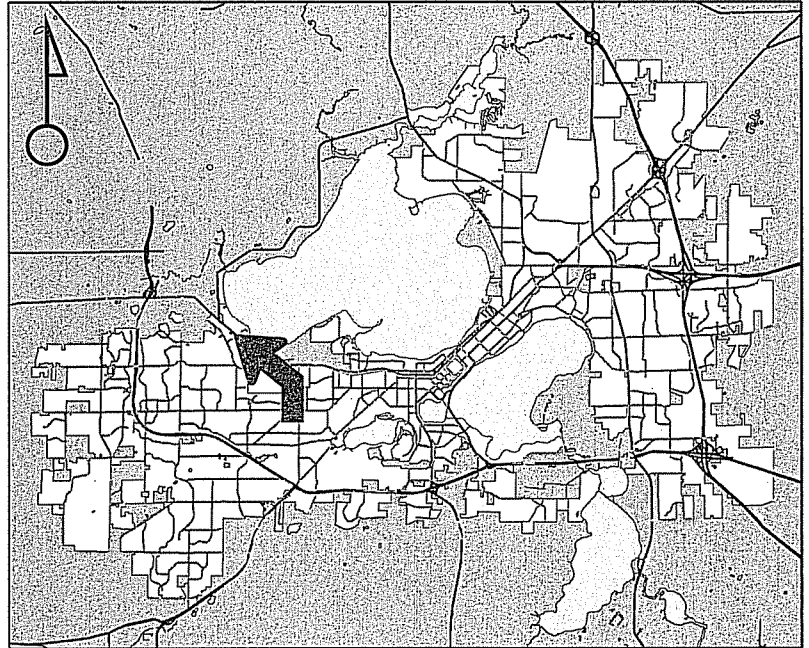
Project Name
Krakora Photo Studio

Applicant
Michael Krakora/
Randy Ziebarth - JG Development

Existing Use
Single-family residence

Proposed Use
Construct oversized accessory building
containing a home occupation

Public Hearing Date
Plan Commission
26 August 2013

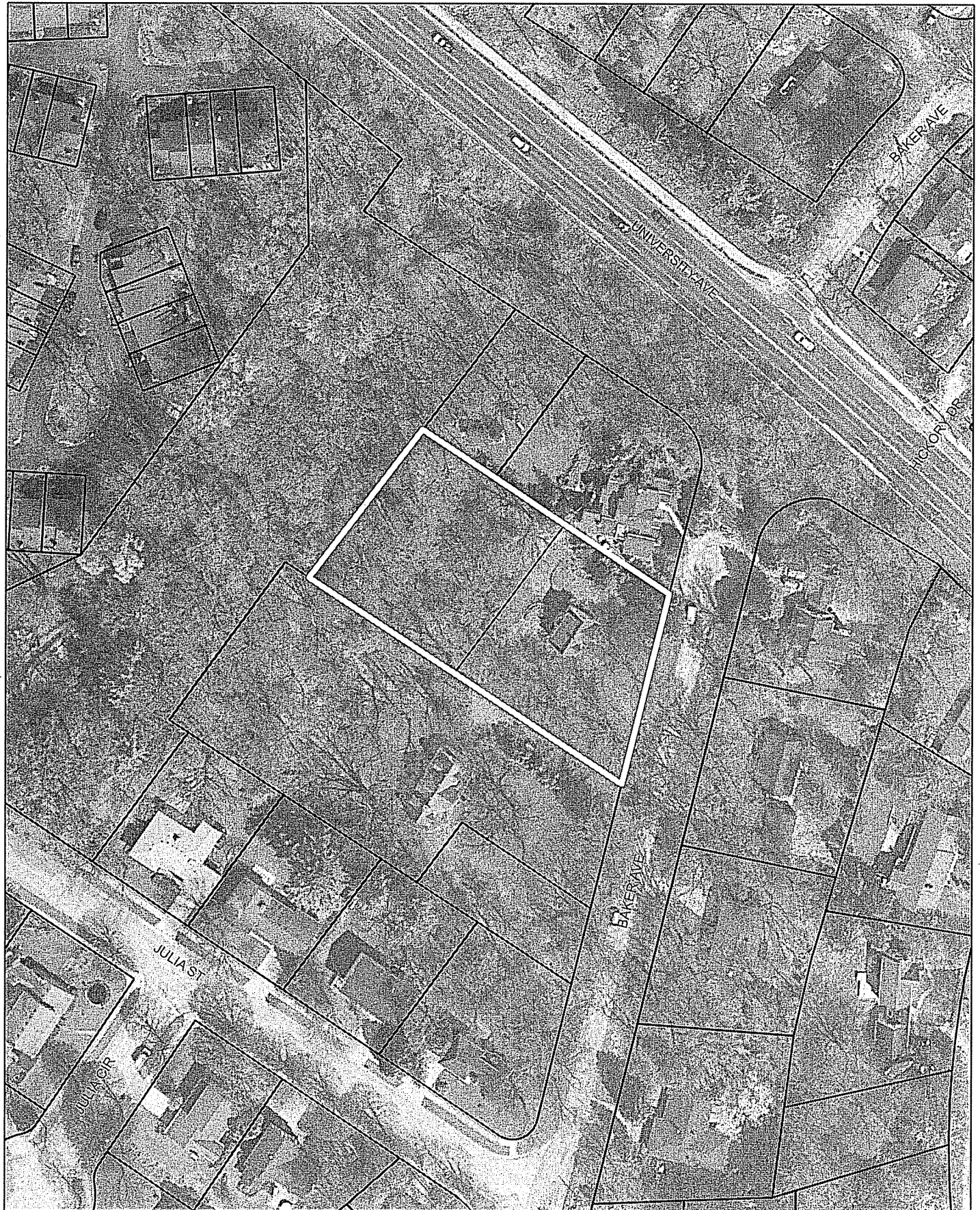


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 August 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

FOR OFFICE USE ONLY:	
Amt. Paid	<u>600 -</u> Receipt No. <u>145040</u>
Date Received	<u>7/17/13</u>
Received By	<u>MOGF</u>
Parcel No.	<u>0709-182-1804-5</u>
Aldermanic District	<u>19-CLEAR</u>
Zoning District	<u>SR-C2</u>
Special Requirements	_____
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1634 Baker Avenue, Madison, WI 53705
Project Title (if any): Krakora Photo Studio

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: Michael Krakora Company: _____
Street Address: 1634 Baker Ave. City/State: Madison/WI Zip: 53705
Telephone: (608) 215-5775 Fax: () _____ Email: michael@krakorastudios.com

Project Contact Person: Randy Ziebarth Company: JG Development
Street Address: 4070 E. Brigham Rd. City/State: Blue Mounds/WI Zip: 53517
Telephone: (608) 437-6181 Fax: () _____ Email: randy@jgdevelopment.com

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: Construction of an accessory building on the property to contain a photography studio.

Development Schedule: Commencement 9/3/2013 Completion 11/29/2013

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/alterred 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 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

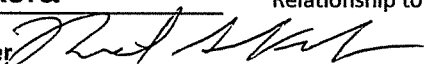
Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alderman Mark Clear, Spring Harbor Neighborhood Association

→ 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: Heather Stouder Date: 7/16/2013 Zoning Staff: Patrick Anderson Date: 7/16/2013

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

Name of Applicant Michael Krakora Relationship to Property: Owner
Authorizing Signature of Property Owner  Date 7/17/2013



krakora
s t u d i o s

2616 Monroe Street
Madison, WI 53711

T 608.238.2020
hello@krakorastudios.com

www.krakorastudios.com

July 17, 2013
City of Madison
Dept of Planning & Community
& Economic Development and Zoning

To Whom It May Concern,

We are Mike and Heather Krakora and we live at and own 1634 Baker Ave. in Madison. We are writing to inform you of our intent to build an accessory building on our property where we can operate our photography business. We will be applying for a conditional use permit to have our business located in the accessory building and to allow our clients inside. One last part of the conditional use permit is the request to allow 120 sqft. more space than the allowed 800 sqft. foot print. This will allow us to better meet the Americans with Disabilities Act requirements while maintaining important meeting and storage spaces that are critical for us to operate our business.

We are the owners of Krakora Studios, a photography business that we started in 2002. It has taken many forms over the years, from working at home in the beginning to our current studio located on Monroe Street. Monroe St. has been a wonderful location for our business as it has helped us to grow and create a welcoming space for our clients. We are a low volume, high quality small boutique studio where we have photographed primarily weddings as well as high school and family portraits over the years.

Due to the increasing rental rates in Madison we are facing a greater economic burden to maintain our studio location which is essential for our business model. Building a studio on our property will allow us to greatly reduce our overhead expenses while maintaining our low volume, high quality boutique studio. Also we are fearful of the impact that the future planned Monroe Street repaving project, as well as the redevelopment of the service station at the corner of Knickerbocker and Monroe Street, will have on our business. Our studio is next door to the planned development and the construction noise will create a serious disruption during our hours of operation at a time of the year when we are at our busiest.

Being a low volume business, we meet with clients by appointment only. We will maintain standard work hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. At times we will need an exception to this schedule for an after hours meeting to meet some of our clients schedule restrictions. We plan on limiting this exception to one (1) evening per week. At the most we have two clients a day as well as a UPS and FEDEX truck a couple times a week so we will not have a lot of vehicle traffic. Also the majority of our photography work is conducted off premises so we will have little outside noise to disrupt the neighborhood. We do not require any signage for our business and our intent is to create as little disruption as possible.

We live on an amazing property and we are in love with the land as well as the neighborhood. It is also nice to live next door to Heather's parents at 1626 Baker Ave., as we have a lot of fun with them and our 11 and 8 year old boys love being able to see their grandparents whenever they would like. Having just under an acre of property allows us to have this building built far enough away from our

home as well as other homes to ensure the privacy of everyone. The area is very overgrown as you can see from the included images. Our intent is to professionally landscape the property to increase its visual appeal while preserving as many current non-invasive trees and plants as possible. We will also be conducting a multi-stage planned removal of any invasive species found on the property and working with a certified arborist and registered landscape designer to enact these plans.

We are working with JG Development, Inc. of Blue Mounds, www.jgdevelopment.com, to create our design for the project and to handle the construction of the building. They are a very reputable company with many great completed projects in the Madison community. They have great resources for eco-friendly materials and are presenting ideas to maintain the secluded nature of the property and to help it blend into the surroundings. While the accessory building will be built in a different style than our home, the style it is not out of character for other homes in the Spring Harbor area and it will be built with materials creating a visually appealing building of lasting quality.

Lastly this information is more on a personal note for why this is an important project for us and our family. Last year in September, Heather ruptured two discs in her lower back and was found to also have a tumor in her spine just millimeters below her central nervous system. The tumor was benign, but very rare. She is one of six documented cases in the world. The discs were repaired and the tumor was removed in December and things are much better. However, the nature of this kind of spinal tumor is that there is a chance for reoccurrence anywhere in the spine or brain so she will have to have MRIs to watch for any new tumors for the remaining part of her life.

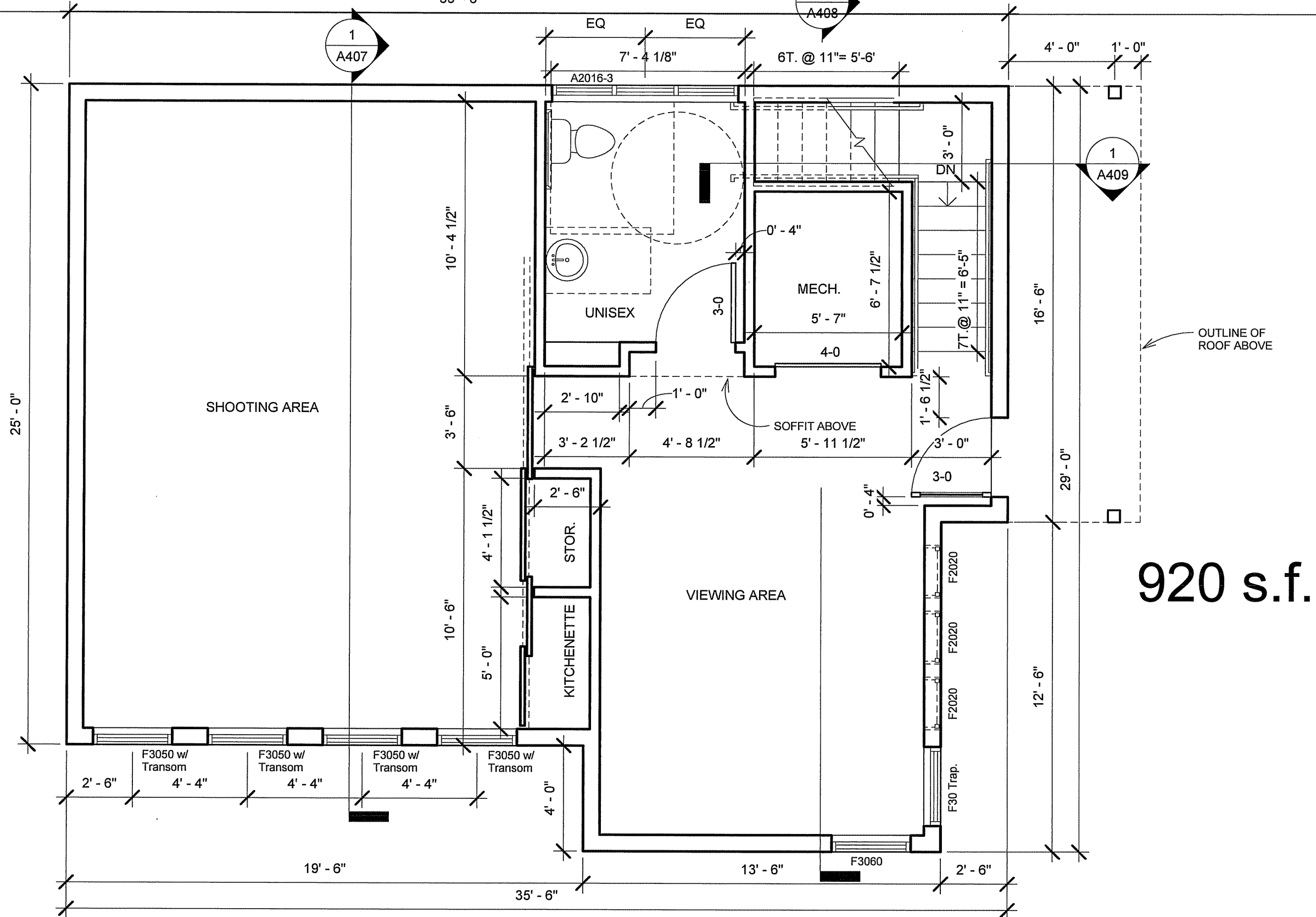
This has been a life changing experience for our family and has forced us to re-evaluate our business-family-life balance. We have decided to eliminate weddings and to concentrate more on families, high school seniors and dog photography as well as exploring the more fine art side of photography in regards to editorial and lifestyle photography for commercial business applications.

Our dream is to build a studio retreat in the furthest allowable corner of our property. We want to create an escape for our clients as well as have the ability to work at home, but to still keep the business separate enough from our home life. We truly feel that having our studio on Baker Avenue will not only enhance our lives, but also the lives of the families who choose to have us document them. What this last year has taught us is that life is incredibly short. You should do what you love and help remind others what makes everyone's lives so special and unique. If we are able to do that on our property and through our photography, then we are living our lives to the fullest.

Thank you for your time and consideration.

Mike + Heather Krakora

Owners of 1634 Baker Ave



920 s.f.

1 FIRST FLOOR PLAN
1/4" = 1'-0"

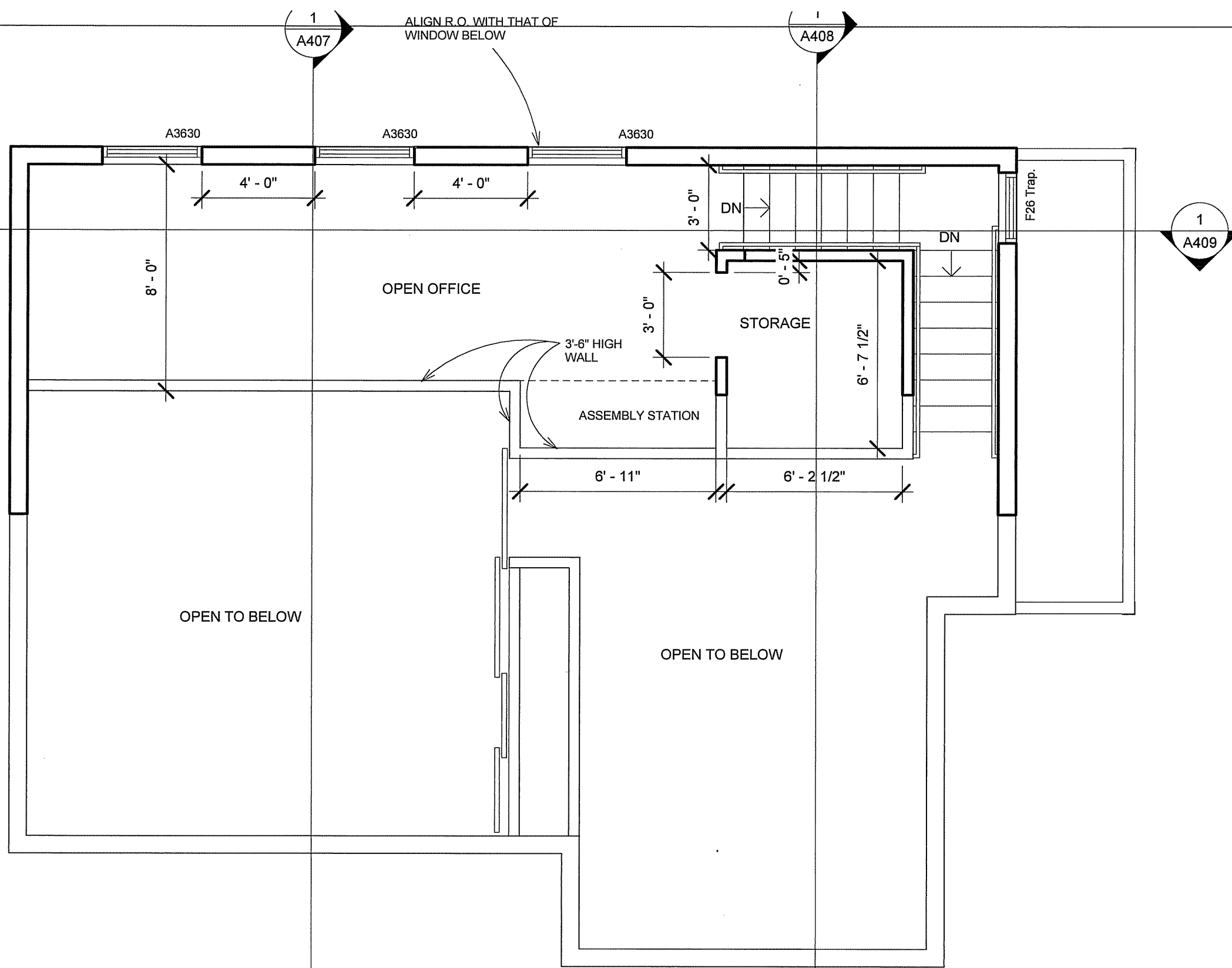
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 • MATERIALS
 • BUILD
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4070 E. Brigham Rd.
 Blue Mounds, WI 53517
 (608) 437-6181
 www.JGDevelopment.com

Krakora Photo Studio

No.	Description	Date

FIRST FLOOR PLAN		A201
Project number	13013	
Date	07/08/13	
Drawn by	Tom Kleinheinz, ALA	
Checked by		
Scale		1/4" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"

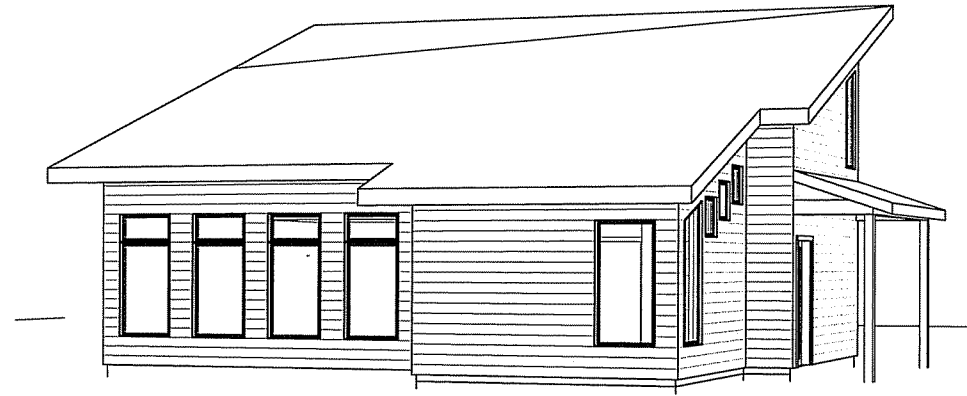
No.	Description	Date

Second Floor Plan

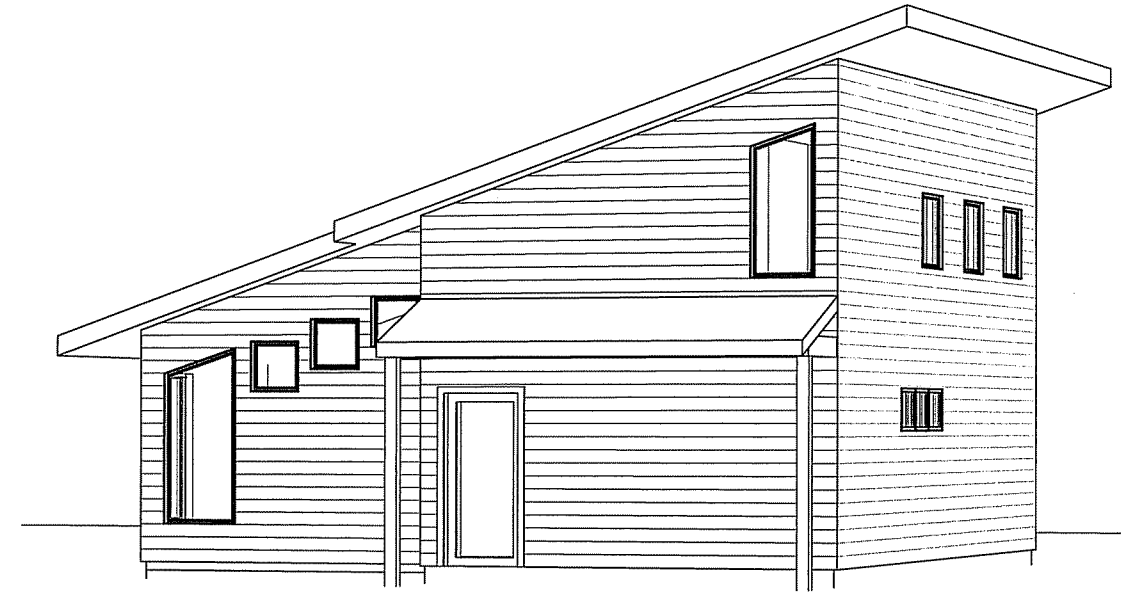
Project number	13013
Date	07/08/13
Drawn by	Tom Kleinheinz, ALA
Checked by	

A202

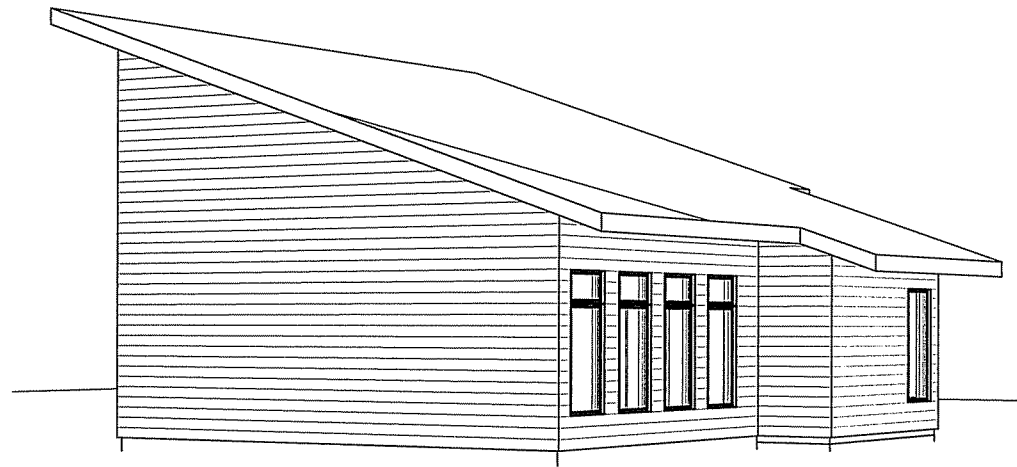
Scale 1/4" = 1'-0"



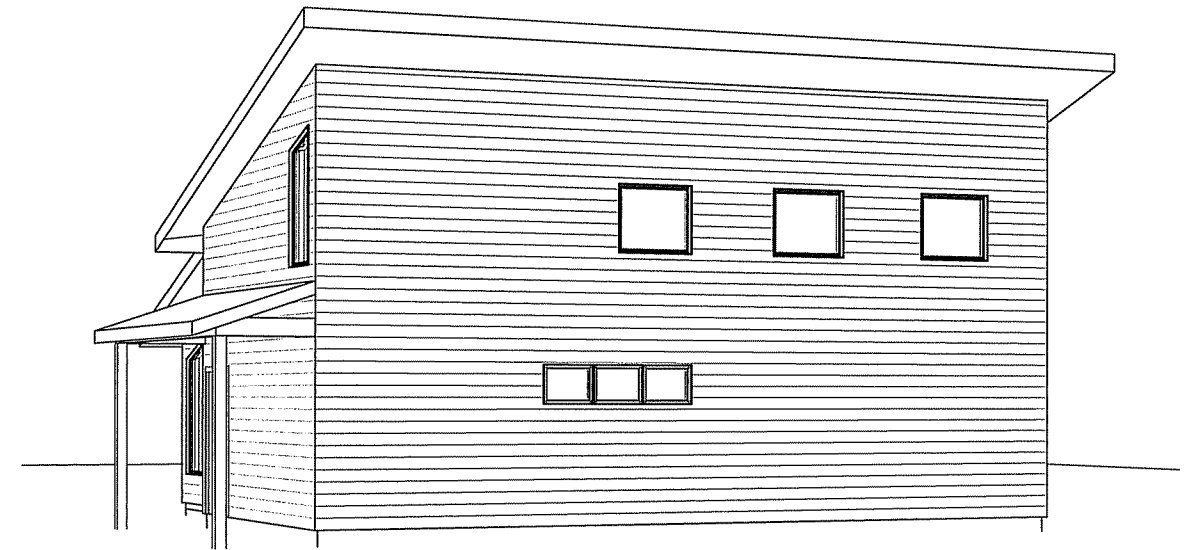
① Perspective Two



② Perspective One



③ Perspective Three



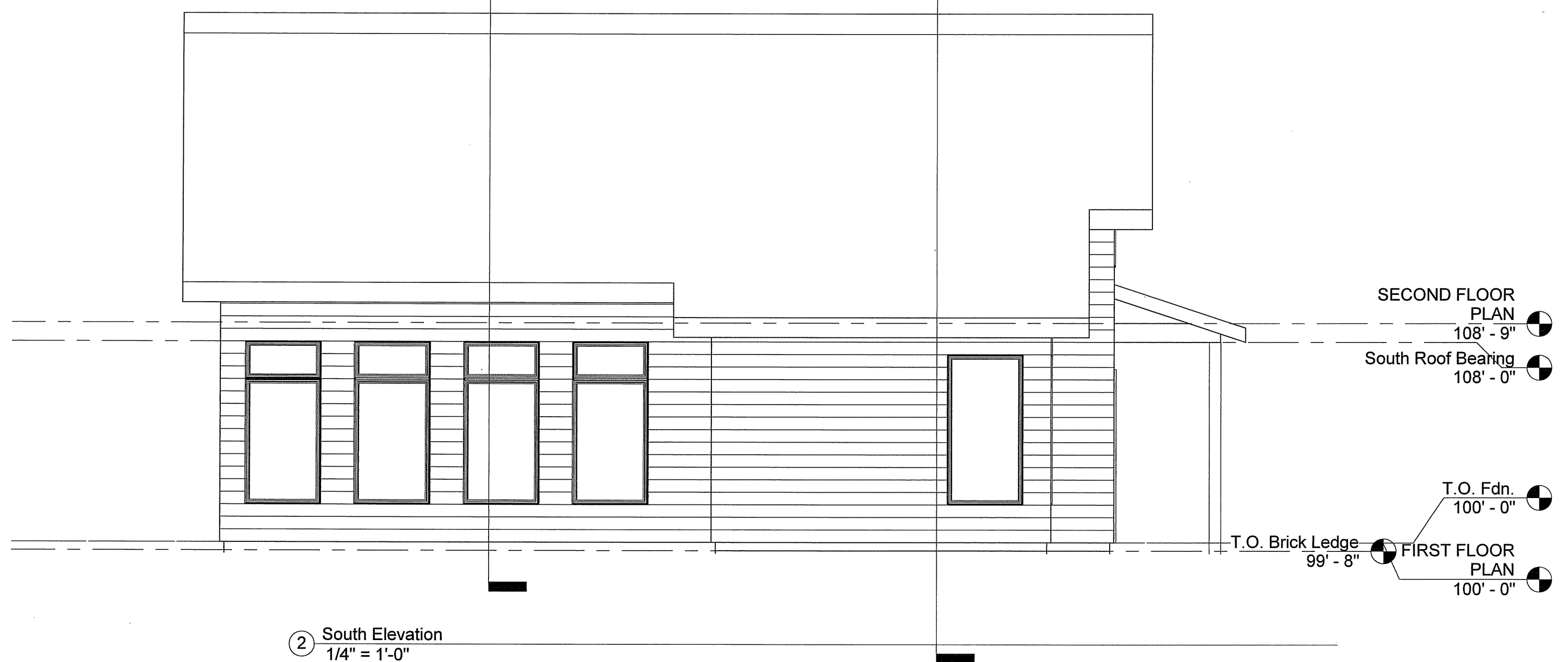
④ Perspective Four

No.	Description	Date

Perspectives		A400
Project number	13013	
Date	07/08/13	
Drawn by	Tom Kleinheinz, ALA	
Checked by		Scale

1
A407

A400



② South Elevation
1/4" = 1'-0"

SECOND FLOOR
PLAN
108' - 9"

South Roof Bearing
108' - 0"

T.O. Fdn.
100' - 0"

T.O. Brick Ledge
99' - 8"

FIRST FLOOR
PLAN
100' - 0"

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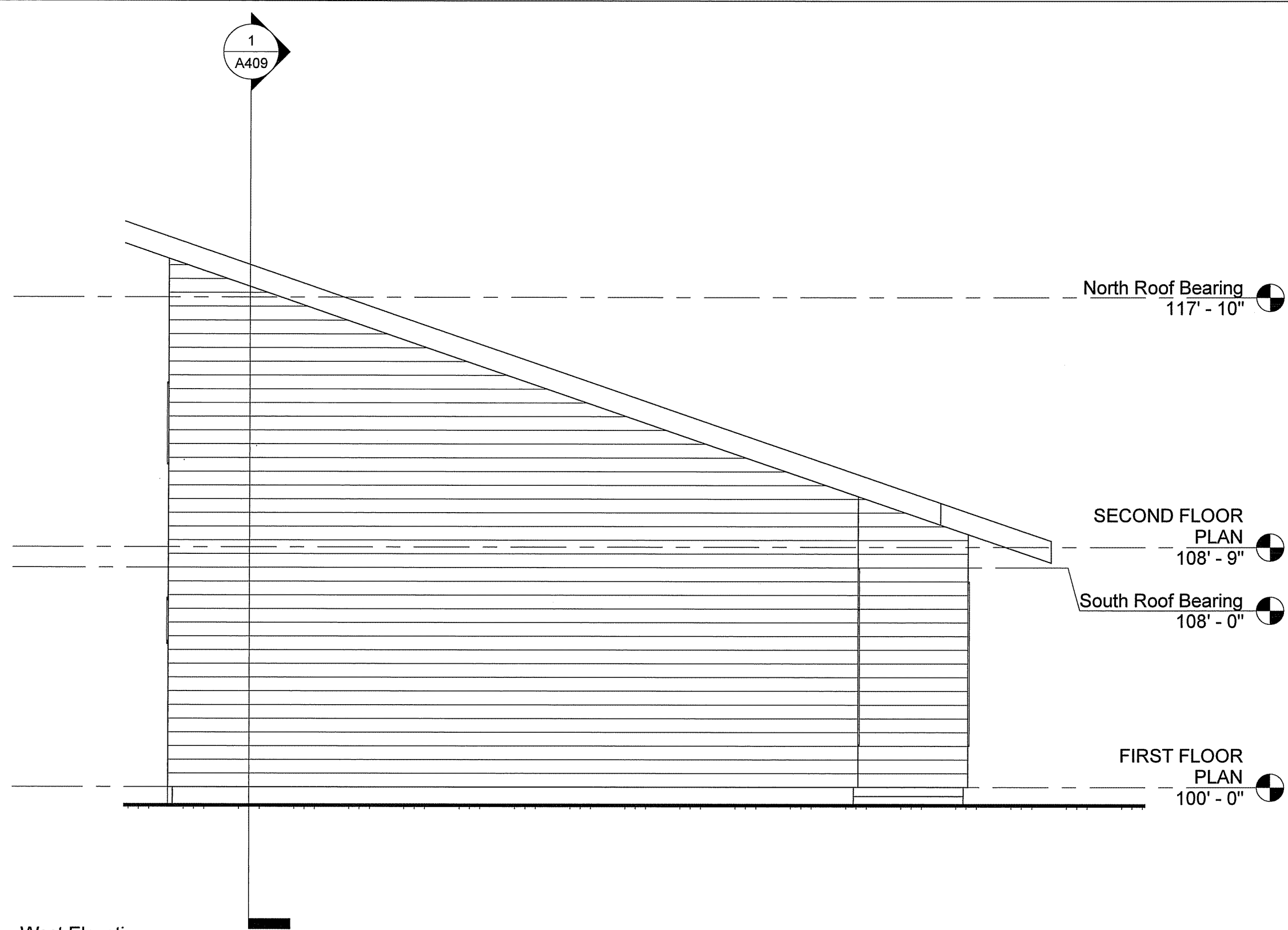
Krakora Photo Studio

No.	Description	Date

South Elevation

Project number	13013	A401
Date	07/08/13	
Drawn by	Tom Kleinheinz, ALA	
Checked by		
Scale		1/4" = 1'-0"

1
A409



① West Elevation
1/4" = 1'-0"

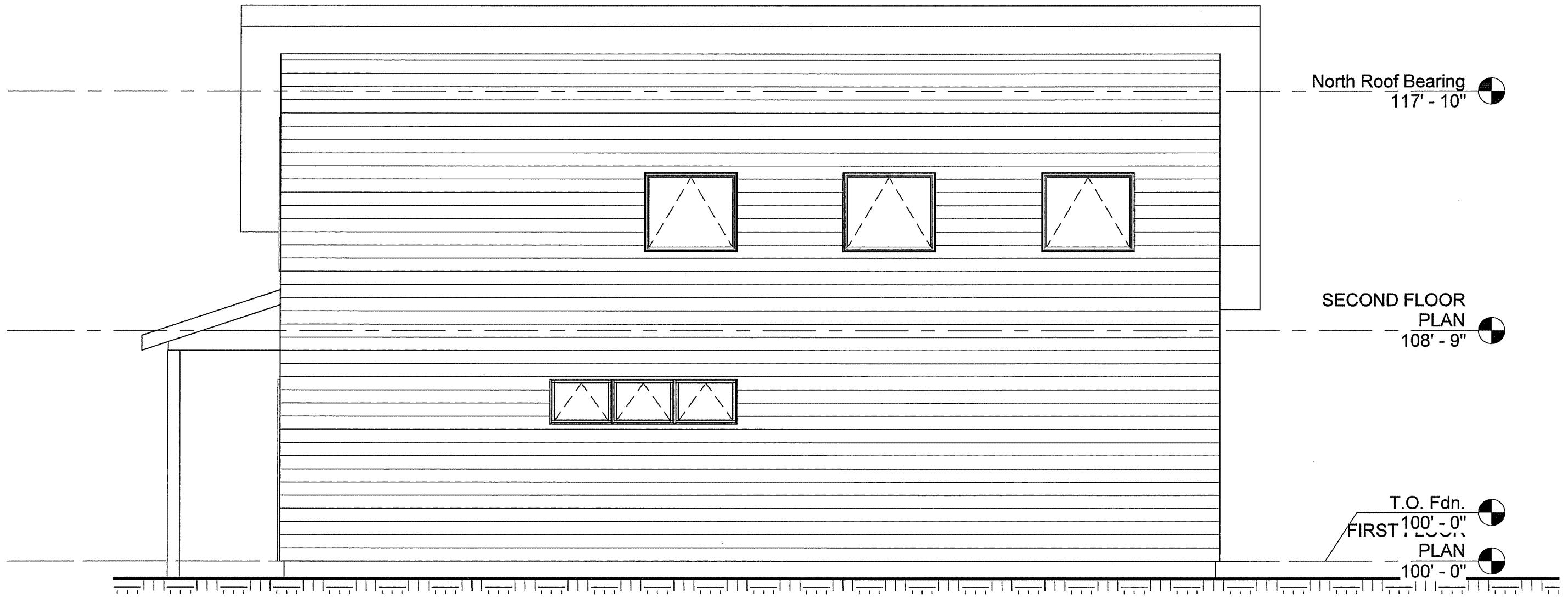
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No.	Description	Date

West Elevation		A402
Project number	13013	
Date	07/08/13	
Drawn by	Tom Kleinheinz, ALA	
Checked by		Scale 1/4" = 1'-0"

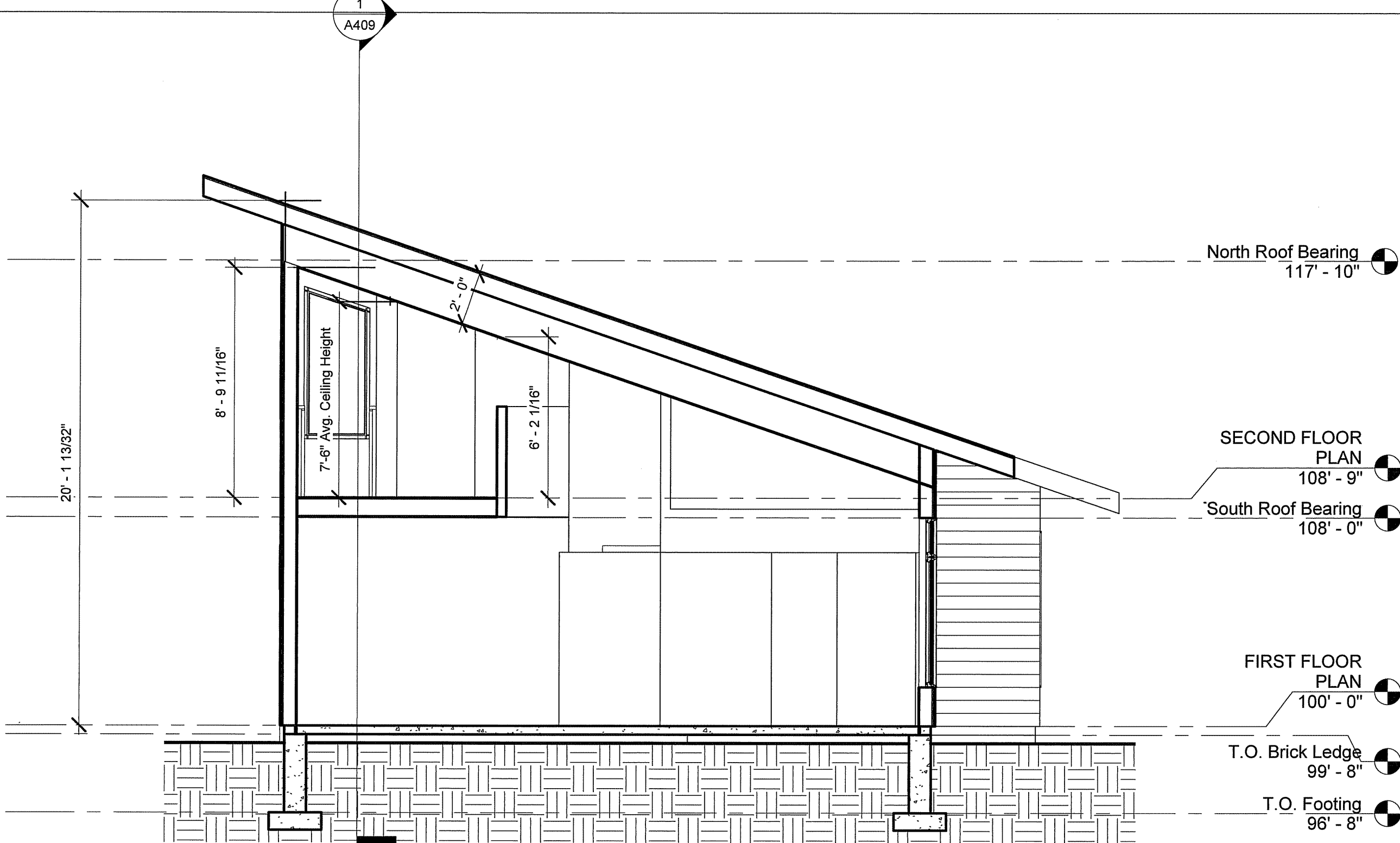


① North Elevation
1/4" = 1'-0"

Krakora Photo Studio

No.	Description	Date

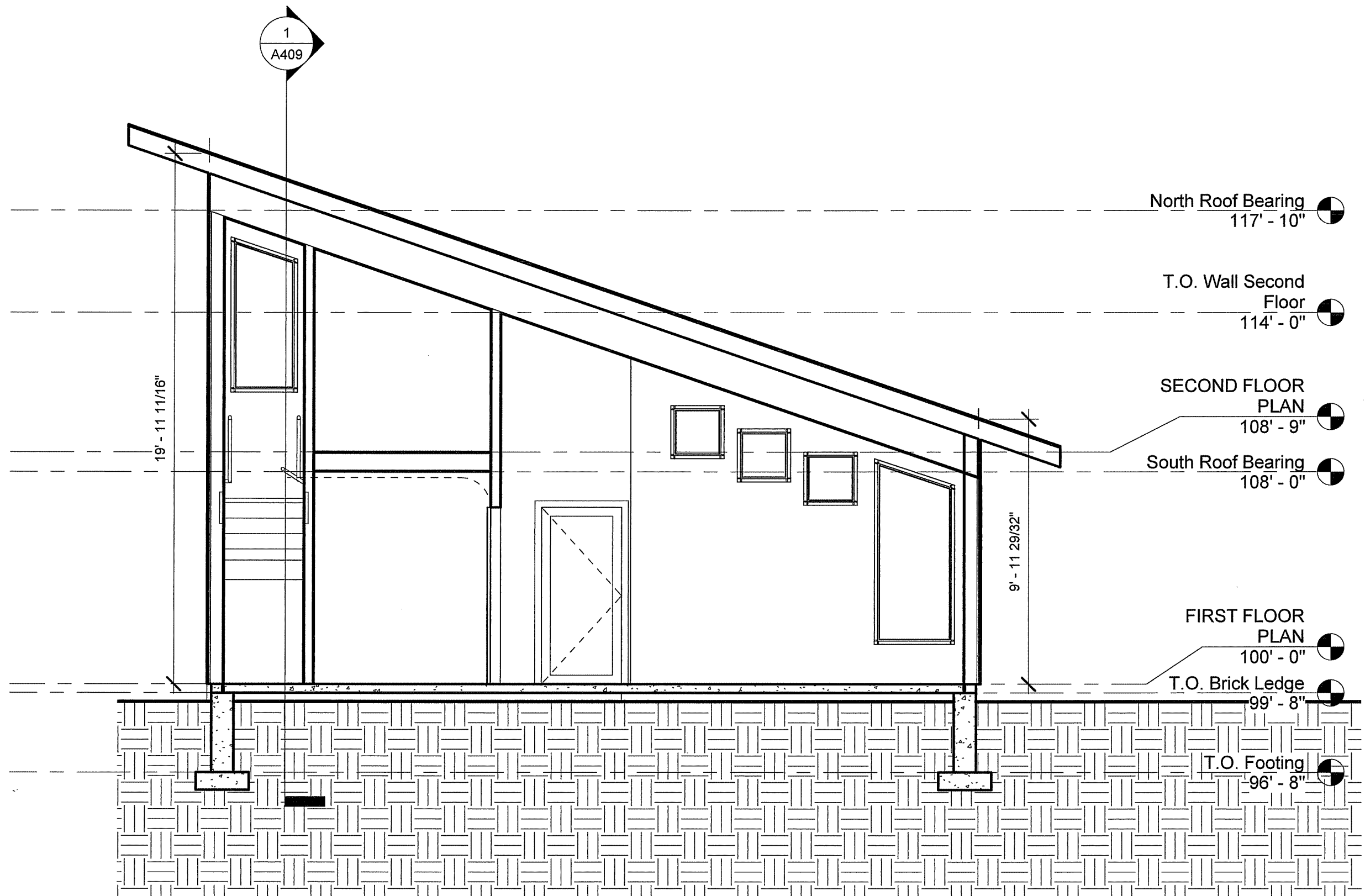
North Elevation		A405
Project number	13013	
Date	07/08/13	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"



① Transverse Building Section One
1/4" = 1'-0"

No.	Description	Date

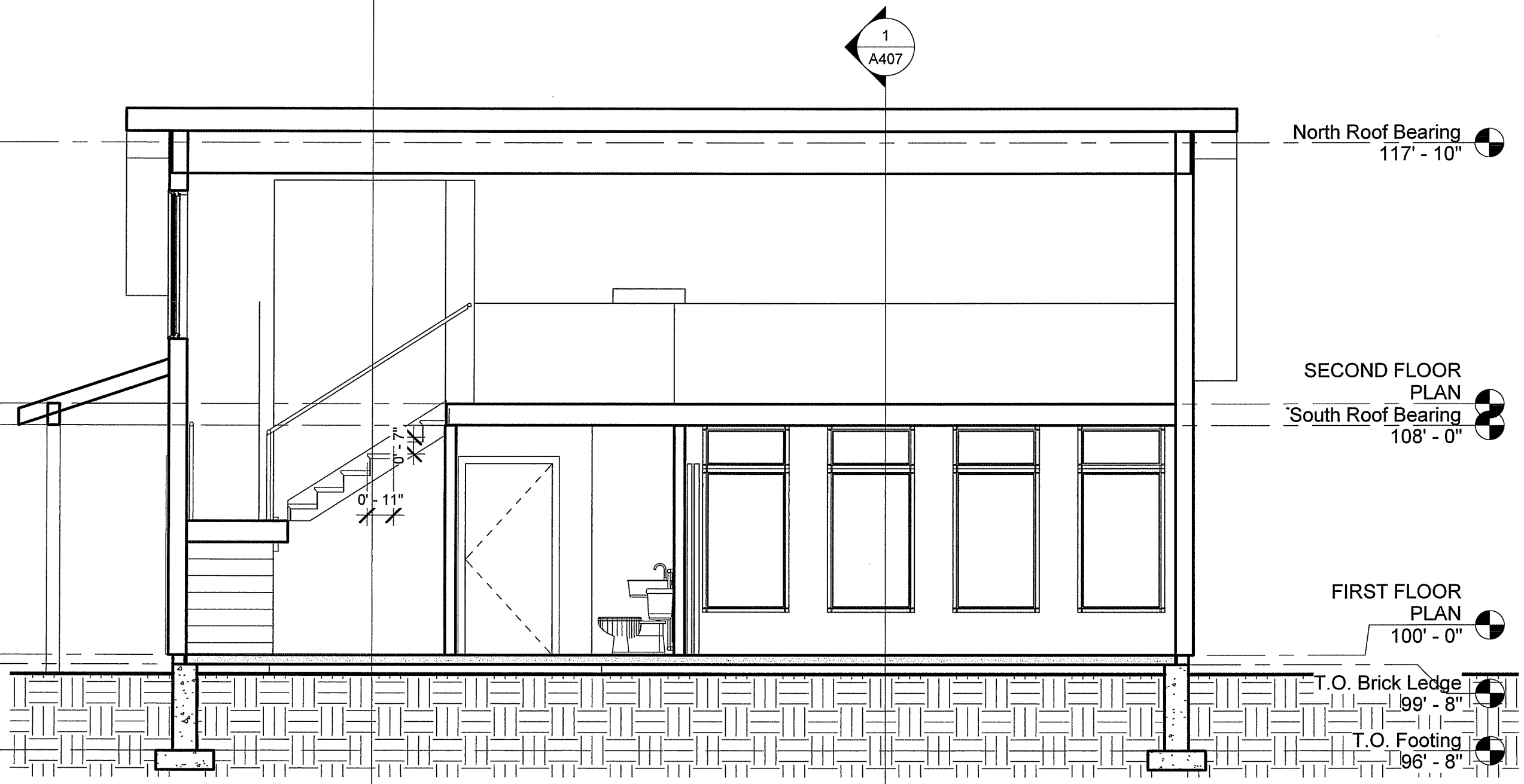
Transverse Building Section One		A407
Project number	13013	
Date	07/08/13	
Drawn by	Author	
Checked by	Checker	
Scale 1/4" = 1'-0"		



① Transverse Building Section Two
1/4" = 1'-0"

No.	Description	Date

Transverse Building Section Two		A408
Project number	13013	
Date	07/08/13	
Drawn by	Author	
Checked by	Checker	
Scale 1/4" = 1'-0"		



① Longitudinal Building Section
1/4" = 1'-0"

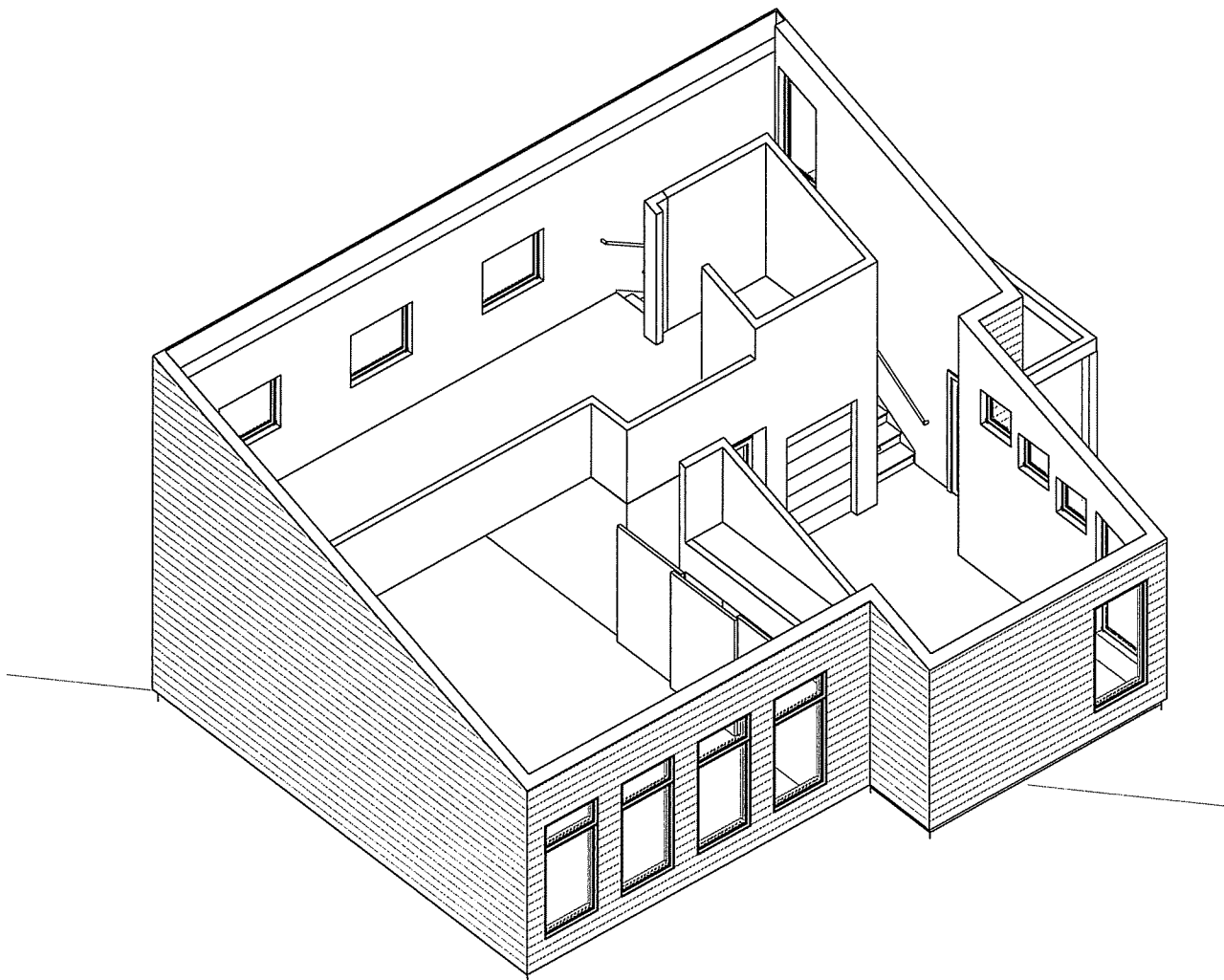
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Krakora Photo Studio

No.	Description	Date

Longitudinal Building Section		
Project number	13013	A409
Date	07/08/13	
Drawn by	Author	
Checked by	Checker	
		Scale 1/4" = 1'-0"



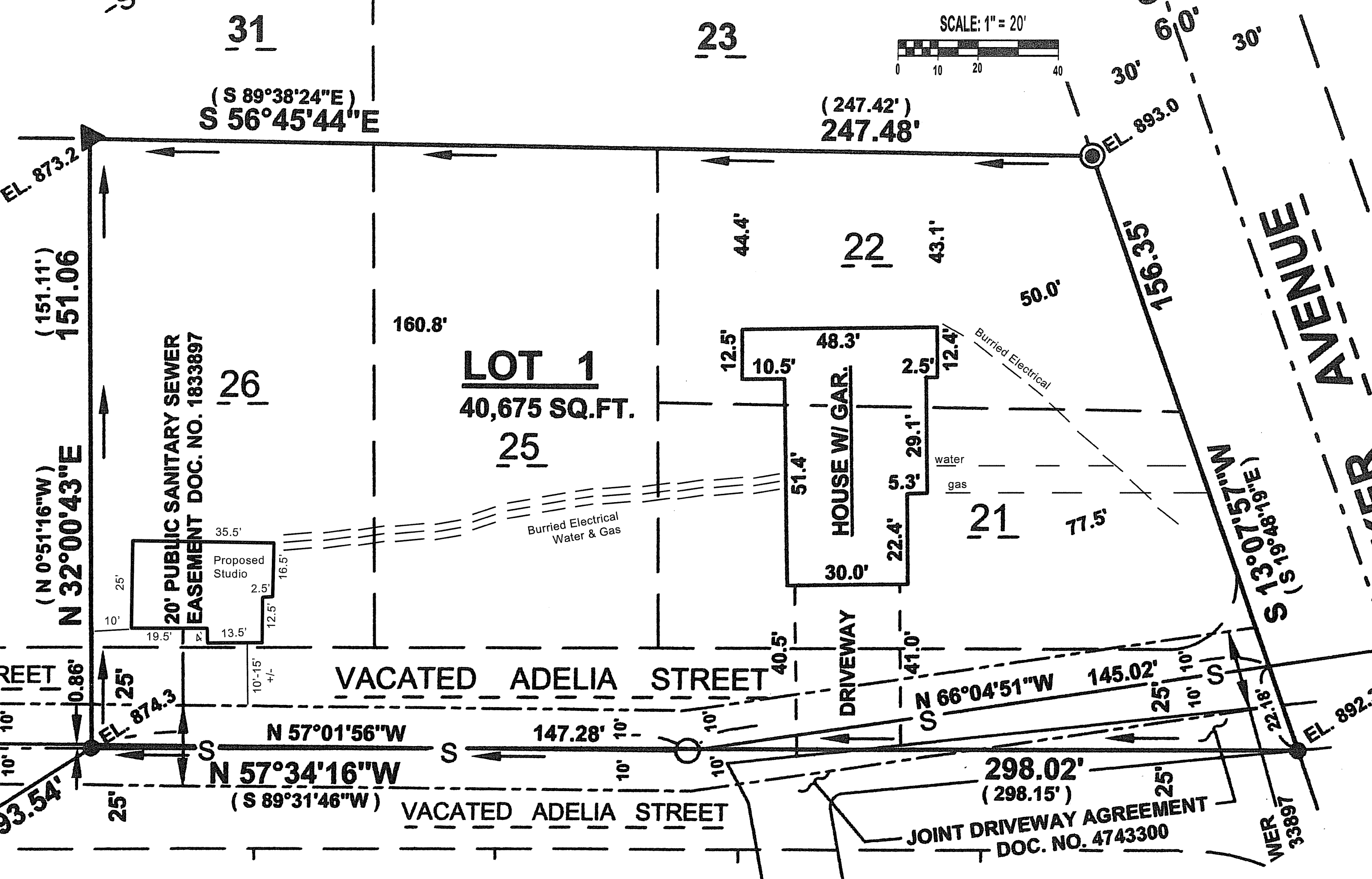
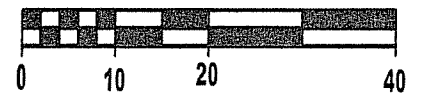
① Interior Perspective

Krakora Photo Studio

No.	Description	Date

Interior Perspective		A410
Project number	13013	
Date	07/08/13	
Drawn by	Author	
Checked by	Checker	
Scale		

SCALE: 1" = 20'



31

23

(S 89°38'24"E)
S 56°45'44"E

(247.42')
247.48'

EL. 873.2

EL. 893.0

(151.11')
151.06

26

LOT 1
40,675 SQ. FT.

25

22

20' PUBLIC SANITARY SEWER
EASEMENT DOC. NO. 1833897

Proposed Studio

HOUSE W/ GAR.

Buried Electrical

Buried Electrical
Water & Gas

water
gas

21

S 13°07'57"W
(S 19°48'19"E)

SEWER AVENUE

VACATED ADELIA STREET

DRIVEWAY

N 66°04'51"W
S

N 57°01'56"W

147.28'

N 57°34'16"W
(S 89°31'46"W)

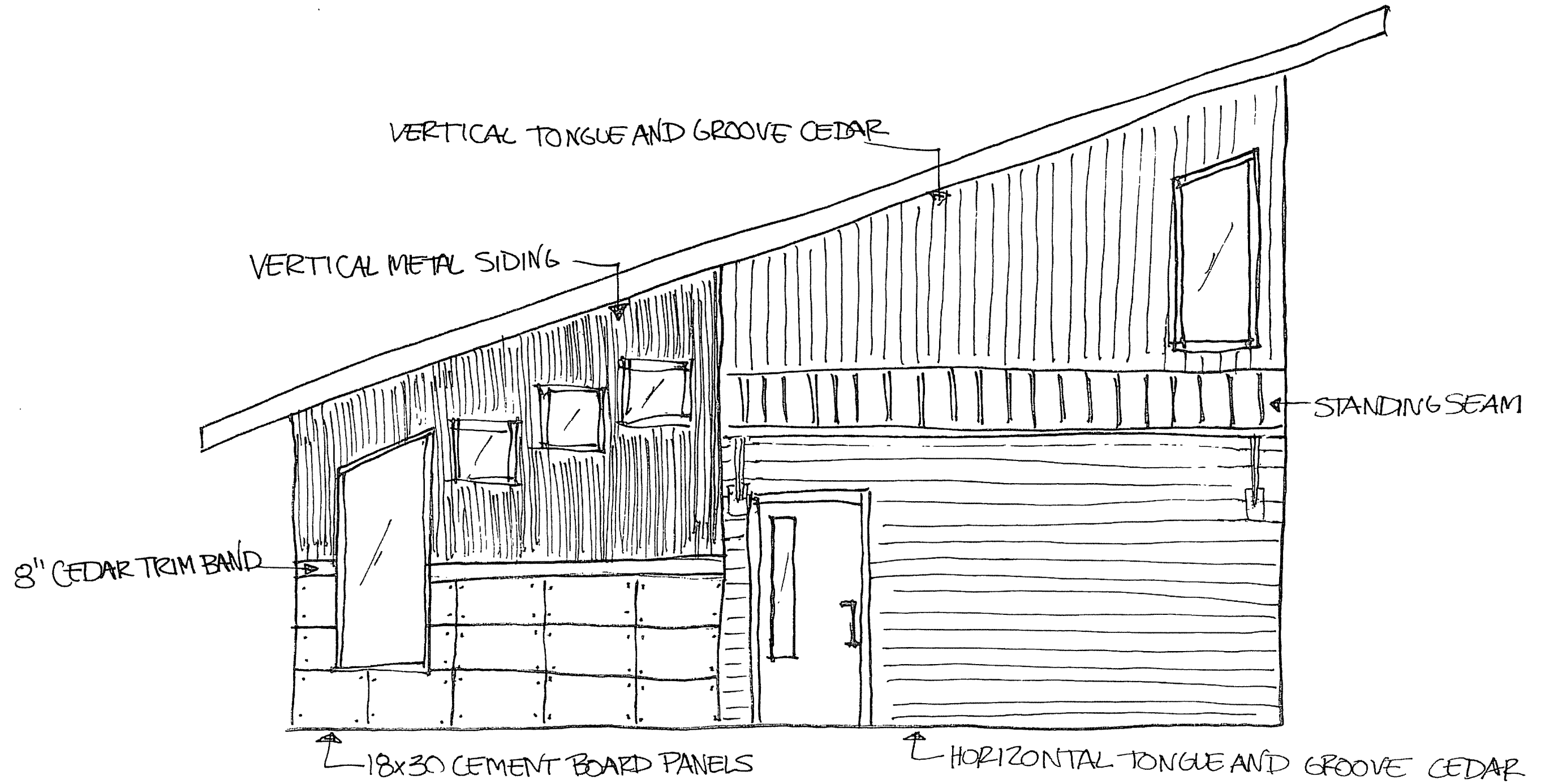
VACATED ADELIA STREET

298.02'
(298.15')

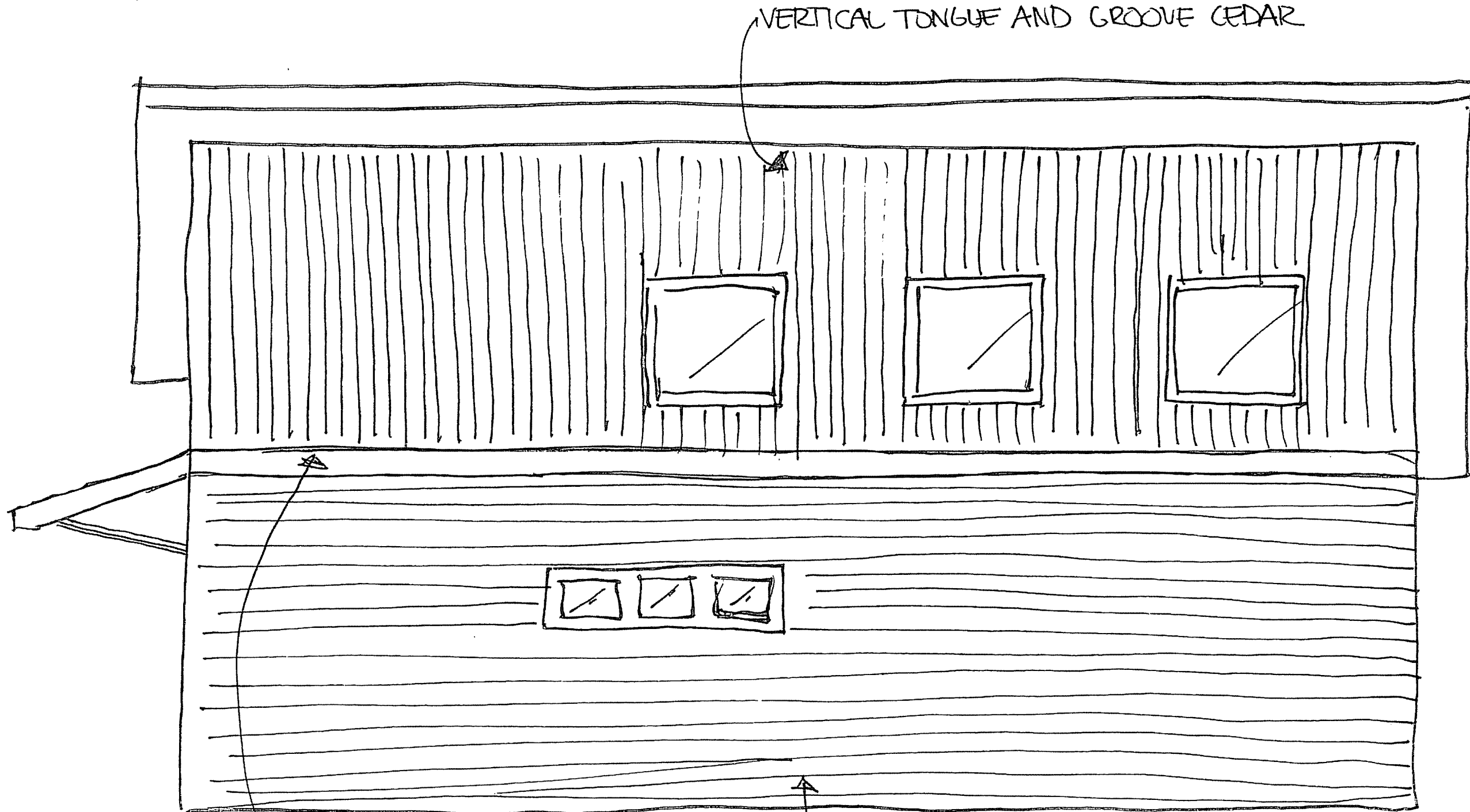
JOINT DRIVEWAY AGREEMENT
DOC. NO. 4743300

SEWER
33897

EL. 892.7



FRONT VIEW



VERTICAL TONGUE AND GROOVE CEDAR

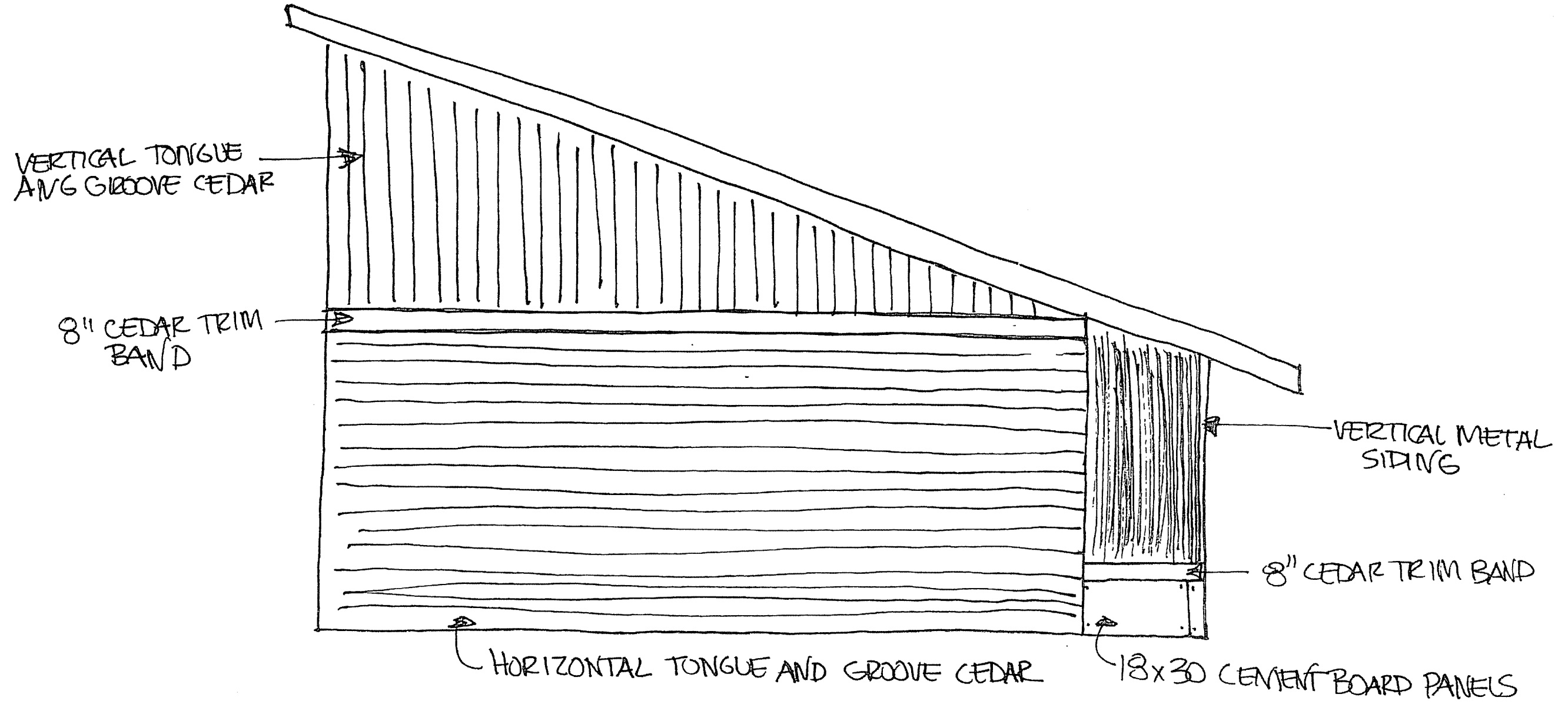
HORIZONTAL TONGUE AND GROOVE CEDAR

8" CEDAR TRIM BAND

RIGHT VIEW



LEFT VIEW



BACK VIEW