



# City of Madison

## Proposed Conditional Use

Location  
3654 Sussex Lane

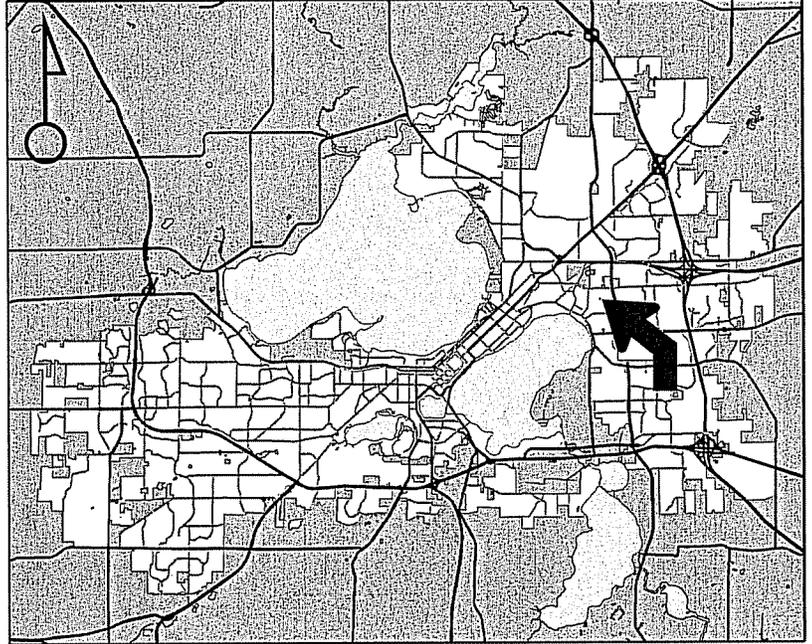
Project Name  
Wilson Garage

Applicant  
Mike Wilson/Tom Lamberson-  
American Garage Builders

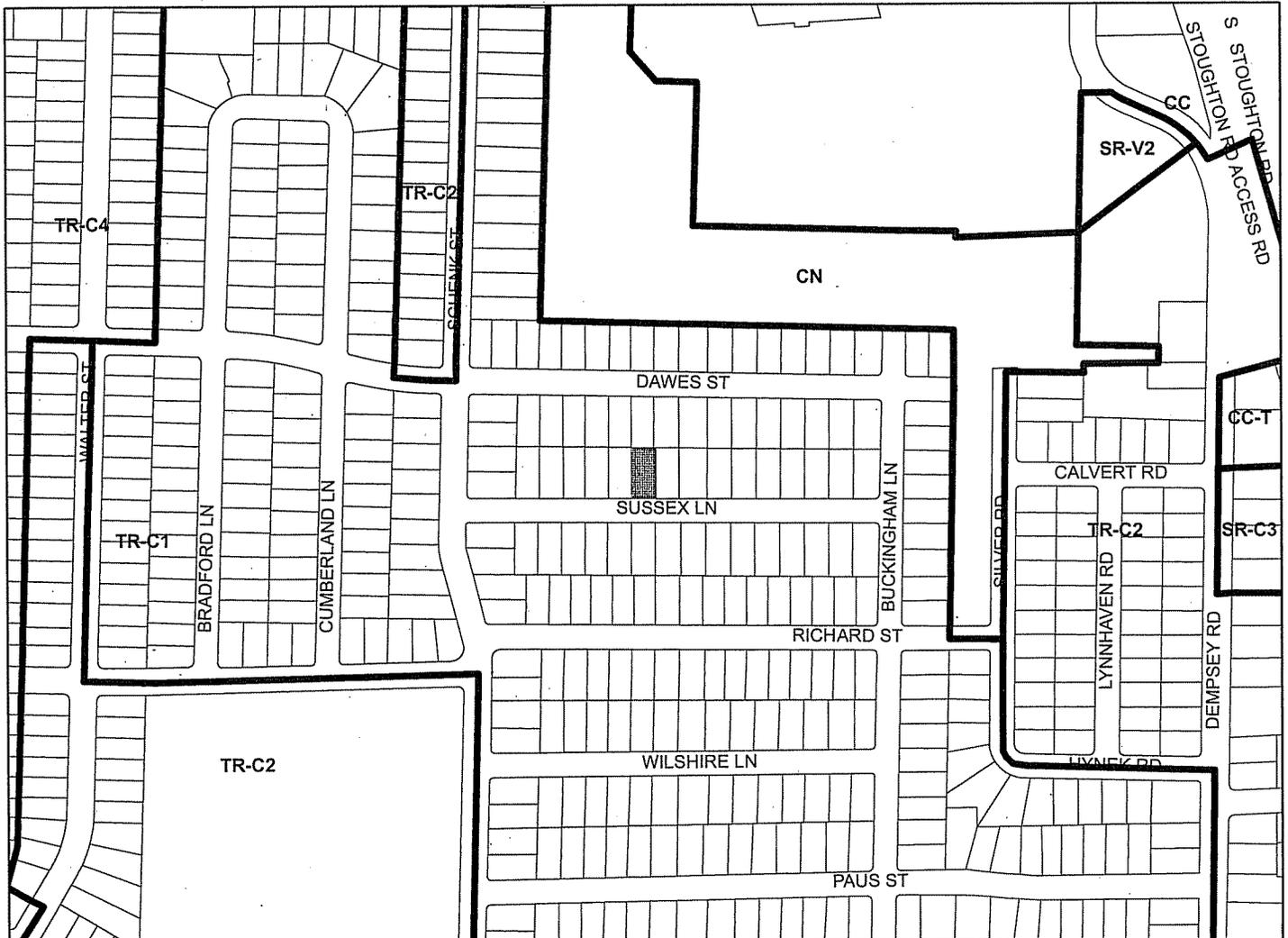
Existing Use  
Single-family house

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

Public Hearing Date  
Plan Commission  
05 October 2015



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 : 28 September 2015



City of Madison

3654 Sussex Lane



Date of Aerial Photography : Spring 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received <u>8/19/15</u>	
Received By <u>JLK</u>	
Parcel No. <u>0710-043-0725-5</u>	
Aldermanic District <u>15-David Ahrens</u>	
Zoning District <u>TR-C1</u>	
Special Requirements <u>OK</u>	
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: 3654 Sussex Ln, Madison, WI 53714  
Project Title (if any): Construct New Detached Garage 26' x 24'

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: Tom Lamberson Company: American Garage Bldgs.  
Street Address: 574 Linnwood Dr. City/State: San Prairie, WI Zip: 53590  
Telephone: 608 236 0400 Fax: 608 834 9396 Email: \_\_\_\_\_

Project Contact Person: Tom Lamberson Company: American Garage Bldgs.  
Street Address: 1204 Enterprise Dr. City/State: Jerona, WI Zip: 53593  
Telephone: 608 235 1868 Fax: 608 898 8322 Email: tomthegarageguy@hotmail.com

Property Owner (if not applicant): Mike Wilson  
Street Address: 3654 Sussex Ln. City/State: Madison, WI Zip: 53714

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Remove Existing 14' x 22' Detached Garage Build New 26' x 24' Detached Garage

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

# AMERICAN GARAGE BUILDERS

576 Linnerud Drive Sun Prairie, WI. 53590  
Office: 608-834-9335, Fax: 608-834-9396  
Garagebuilder86@msn.com

August 18, 2015

Tom Lamberson with American Garage Builders  
Representing Mike Wilson  
3654 Sussex Lane

RE: Proposal for a 26' x 24' Detached Garage

Mr. Wilson currently has a one car 14' x 22' detached garage.

Mr. Wilson would like to raze the existing garage and replace it with a new 26' x 24' detached garage as described and drawn.

The extra 2' x 24' will give Mr. Wilson the additional space he needs to allow him to continue to store general lawn and garden equipment and still park his car and his mother's car. His mother is moving back in with him and would like to be able to keep her car parked in a garage out of the elements.

The lot is one of the larger lots on this block, 60' wide, and can easily accommodate this garage.

Mr. Wilson's neighbor to his West has a garage that appears to be at least 28' x 24' on a narrower lot, 53'.

Since we are only asking for an additional 48 square feet, on a large lot, and meeting all other zoning and building requirements, we hope that you will allow this improvement.

Thank you for your consideration,  
Tom Lamberson  
Mike Wilson

Jenny:

I approve the waiver of the 30 day period for the two garage projects proposed by Mr. Lamberson.

Thank you for your assistance,  
David

David Ahrens

Alder, 15th District

contact me:

[district15@cityofmadison.com](mailto:district15@cityofmadison.com)

608-334-1156

Sign-Up for my monthly

# AMERICAN GARAGE BUILDERS

576 Linnerud Drive Sun Prairie, WI. 53590  
Office: 608-834-9335, Fax: 608-834-9396  
Garagebuilder86@msn.com

August 18, 2015

Tom Lamberson with American Garage Builders  
Representing Mike Wilson  
3654 Sussex Lane

RE: Proposal for a 26' x 24' Detached Garage

## **Demolition**

Remove and haul away existing 14' x 22' Detached garage and concrete slab.

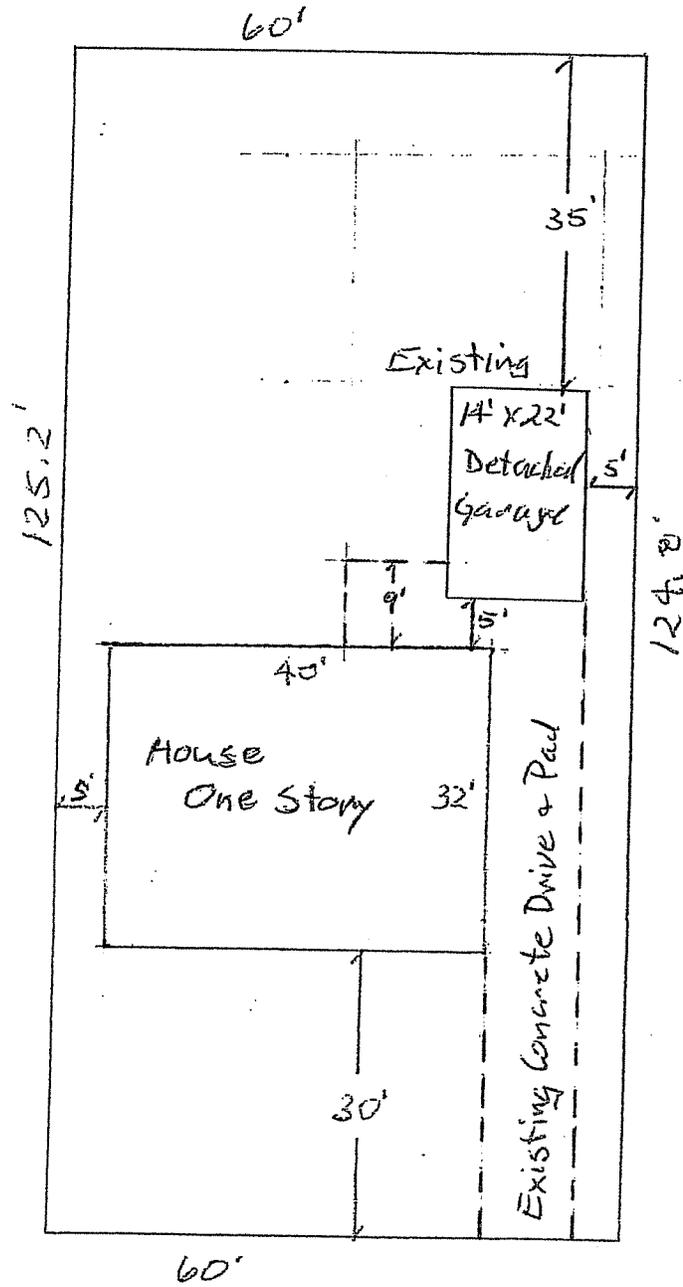
## **Concrete Construction**

26' x 24' reinforced concrete floating slab with 3 ½" raised curb, 8" x 8" thickened edge perimeter/footing, ½" re-rod around perimeter of the slab, 9' x 19' concrete drive, compacted stone base, six bag mix rated at 4000 psi., air-entrained, 6 x 6 wire mech reinforcement and/or 3/8 rebar, includes all excavation.

## **Garage Construction**

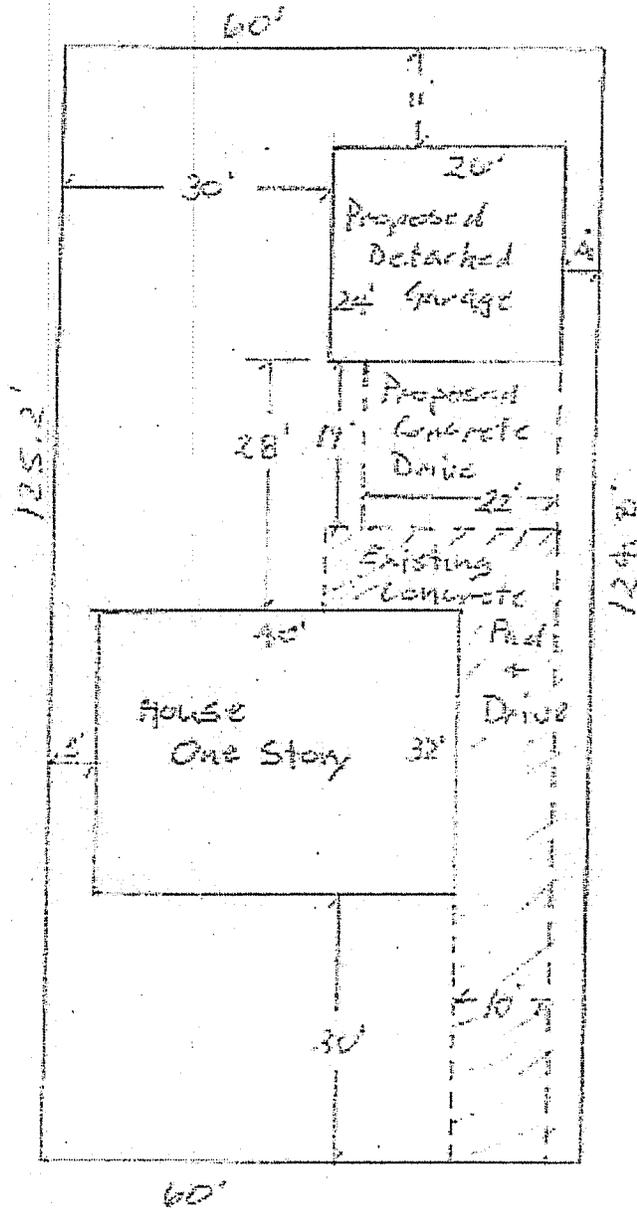
- 8' Walls with Premium Quality 2 x 4 Studs 16" o.c.
- Treated Bottom Plate and Double Top Plates.
- OSB Structural Wall Sheathing.
- 4/4 Vinyl Siding with Lifetime Warranty.
- Aluminum Fascia with Vented Soffit.
- 12" Eave Overhangs and 6" Gable Overhangs.
- OSB Roof Sheathing with Steel H-Clips.
- 4/12 Engineered Common House Trusses with Hurricane Clip Tie-Downs.
- Dimensional Shingles with Lifetime Warranty and 15# ASTM Felt Paper.
- 20 Lineal Feet of Ridge Vent.
- Two 4' x 2' insulated Sliding Windows with Security Lock and Removable Screen.
- 16' x 7' Raised Panel Steel Insulated Overhead Garage Door.
- 3' x 6'8" Raised Panel Steel Service Door with Knob Lock and Two Keys.

Site Plan  
Existing



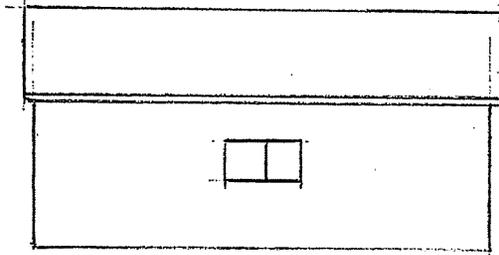
3654 Sussex Lane  
26' x 24' Detached Garage  
Mike Wilson  
Scale 1" = 20' 8/18/15

SITE Plan  
Proposed

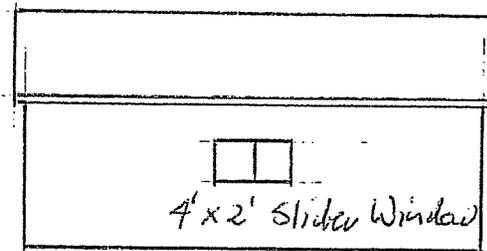


3654 Sussex Lane  
 26' x 24' Detached Garage  
 Mike Wilson  
 Scale 1" = 20'      8/18/15

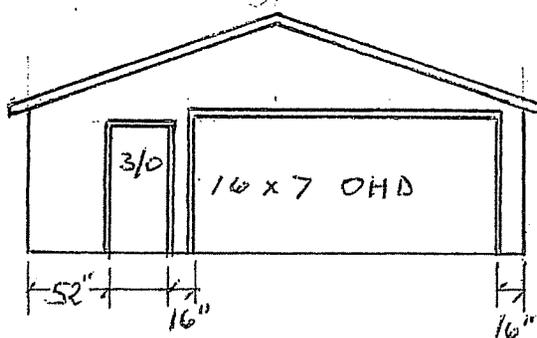
# Elevations



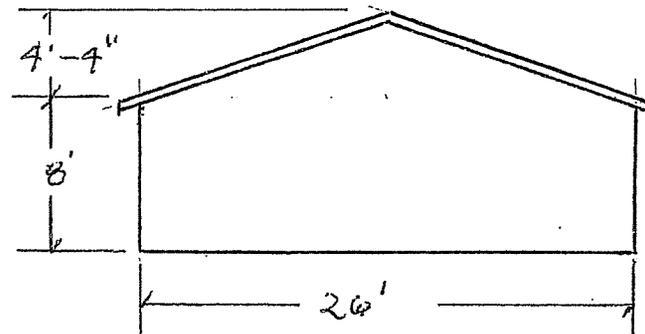
Left Side



Right Side



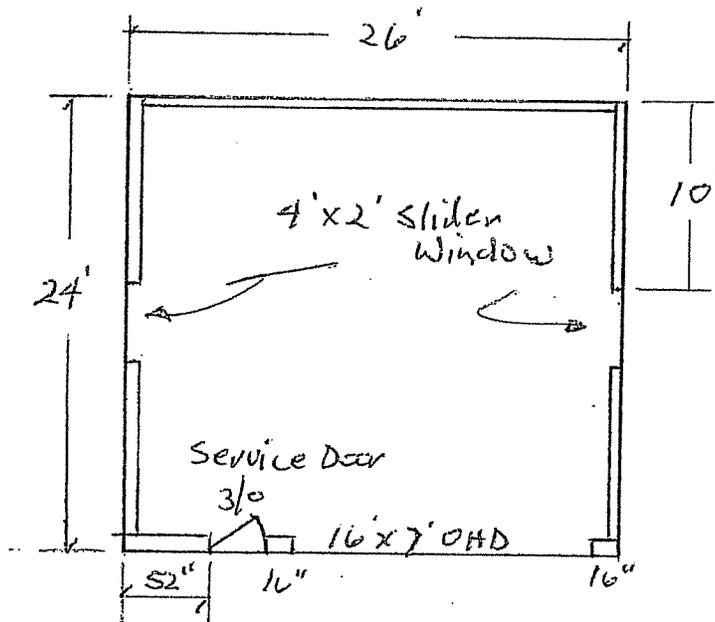
Front



Back

3654 Sussex Ln.  
26' x 24' Detached Garage  
Mike Wilson  
Scale 1" = 10' 8/18/15

# Floor Plan



3654 Sussex Ln.

26' x 24' Detached Garage

Mike Wilson

Scale: 1" = 10'

8/18/15