



# City of Madison

## Proposed Conditional Use

Location  
1020 Sherman Avenue

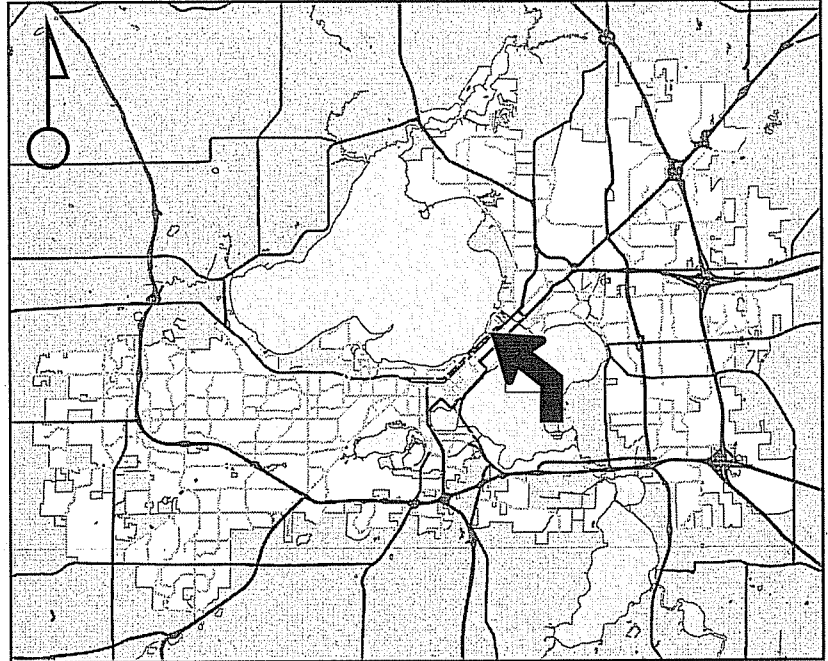
Project Name  
Theisen Garage

Applicant  
Michael Theisen

Existing Use  
Single-Family Home

Proposed Use  
Construct replacement accessory building on lakefront lot

Public Hearing Date  
Plan Commission  
07 March 2011

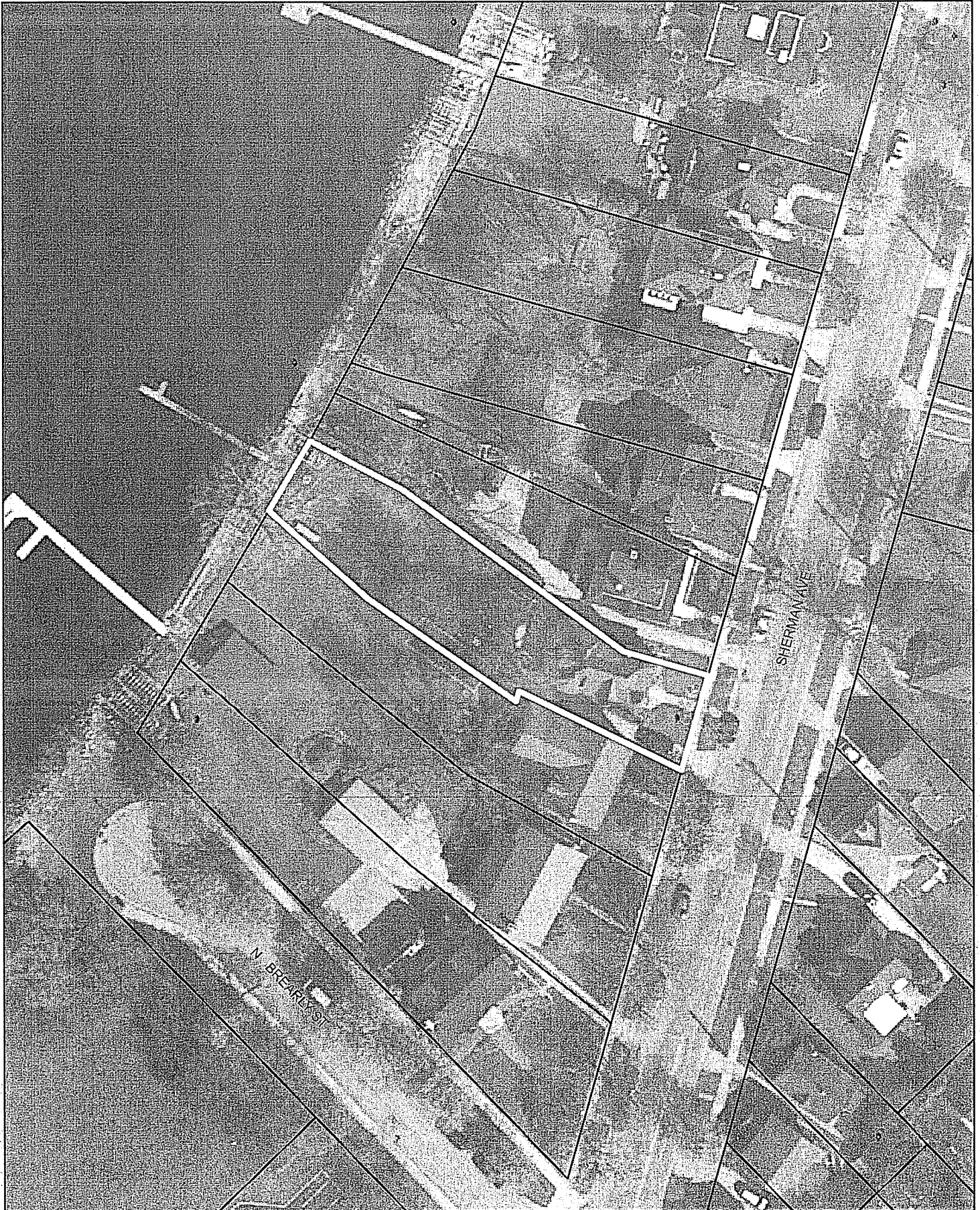


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 February 2011





# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$50</u> Receipt No. <u>117343</u>
Date Received	<u>1/19/11</u>
Received By	<u>PIDA</u>
Parcel No.	<u>0709-132-0104-5</u>
Aldermanic District	<u>2 BRIDGET MANIACI</u>
GQ	<u>WATERFRONT / NRH</u>
Zoning District	<u>R2</u>
<b>For Complete Submittal</b>	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 1020 Sherman Ave Project Area in Acres: .23

Project Title (if any): Garage

2. This is an application for:

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Michael Theisen Company: \_\_\_\_\_  
 Street Address: 1020 Sherman Ave City/State: Madison, WI Zip: 53703  
 Telephone: (608) 438-5570 Fax: ( ) Email: mikedawv@charter.net

Project Contact Person: Michael Theisen 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: Replace existing garage

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

CONTINUE →



**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$550 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 

→ The site is located within the limits of the: \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

See attached

*NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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.
 

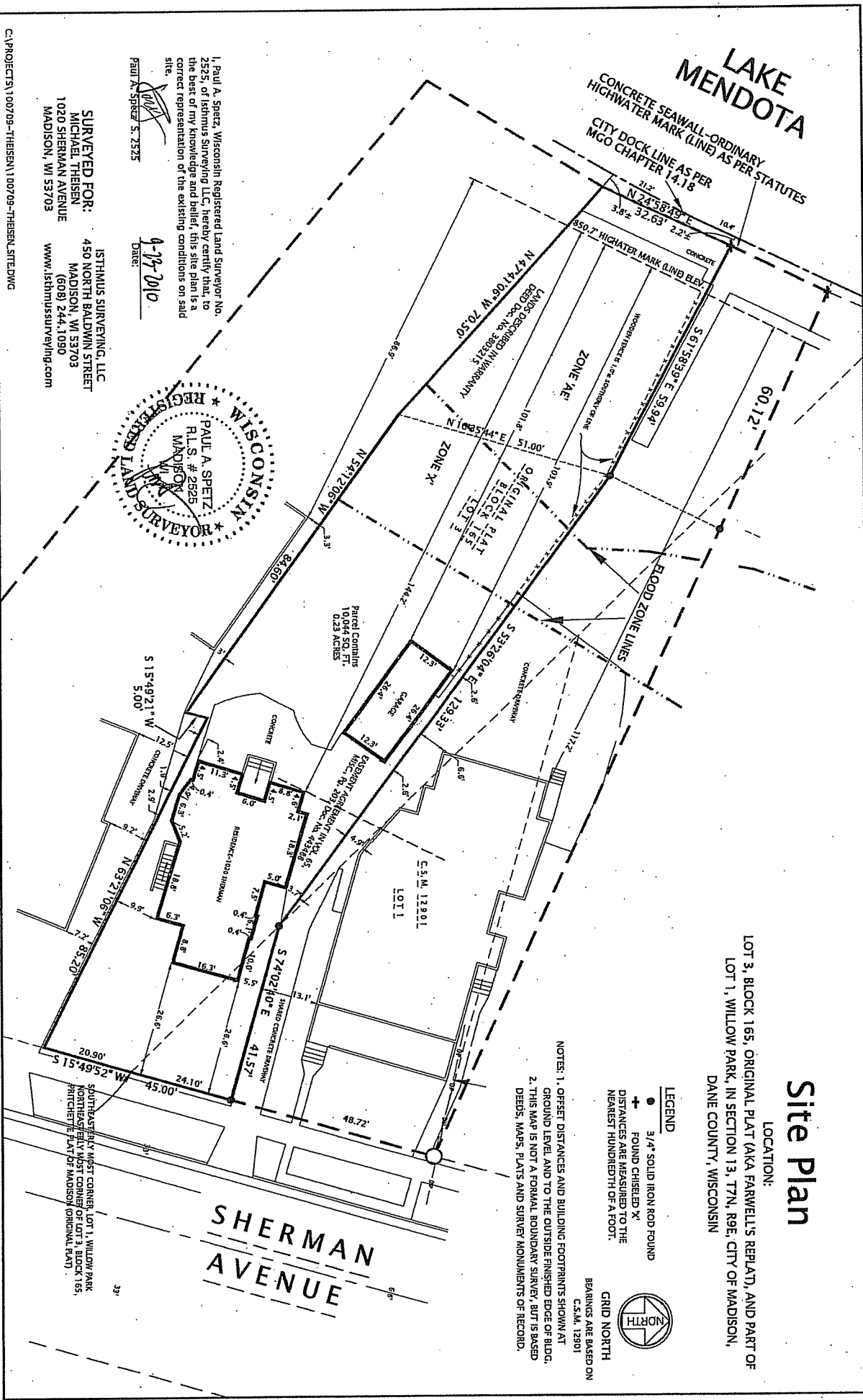
Planning Staff: Heather Stouder Date: 1-19-11 Zoning Staff: PATRICK ANDERSON Date: 1-19-11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Michael Theisen Date 1-19-11  
 Signature [Signature] Relation to Property Owner Owner  
 Authorizing Signature of Property Owner [Signature] Date 1-19-11

# LAKE MENDOTA

CONCRETE SEAWALL-ORDINARY  
HIGHWAY MARK (LINE) AS PER STATUTES  
CITY DOCK LINE AS PER  
MGO CHAPTER 14.18



## Site Plan

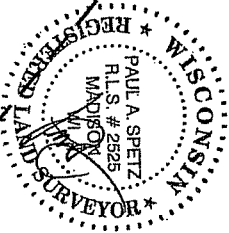
LOCATION:  
LOT 3, BLOCK 165, ORIGINAL PLAT (AKA FARWELL'S REPLAT), AND PART OF  
LOT 1, WILLOW PARK, IN SECTION 13, T7N, R9E, CITY OF MADISON,  
DANE COUNTY, WISCONSIN

- LEGEND**
- 3/4" SOLID IRON ROD FOUND
  - + FOUND CHISELED 'X'
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



GRID NORTH  
BEARINGS ARE BASED ON  
C.S.M. 12901

- NOTES:**
1. OFFSET DISTANCES AND BUILDING FOOTPRINTS SHOWN AT GROUND LEVEL AND TO THE OUTSIDE FINISHED EDGE OF BLDG.
  2. THIS MAP IS NOT A FORMAL BOUNDARY SURVEY, BUT IS BASED DEEDS, MAPS, PLATS AND SURVEY MONUMENTS OF RECORD.



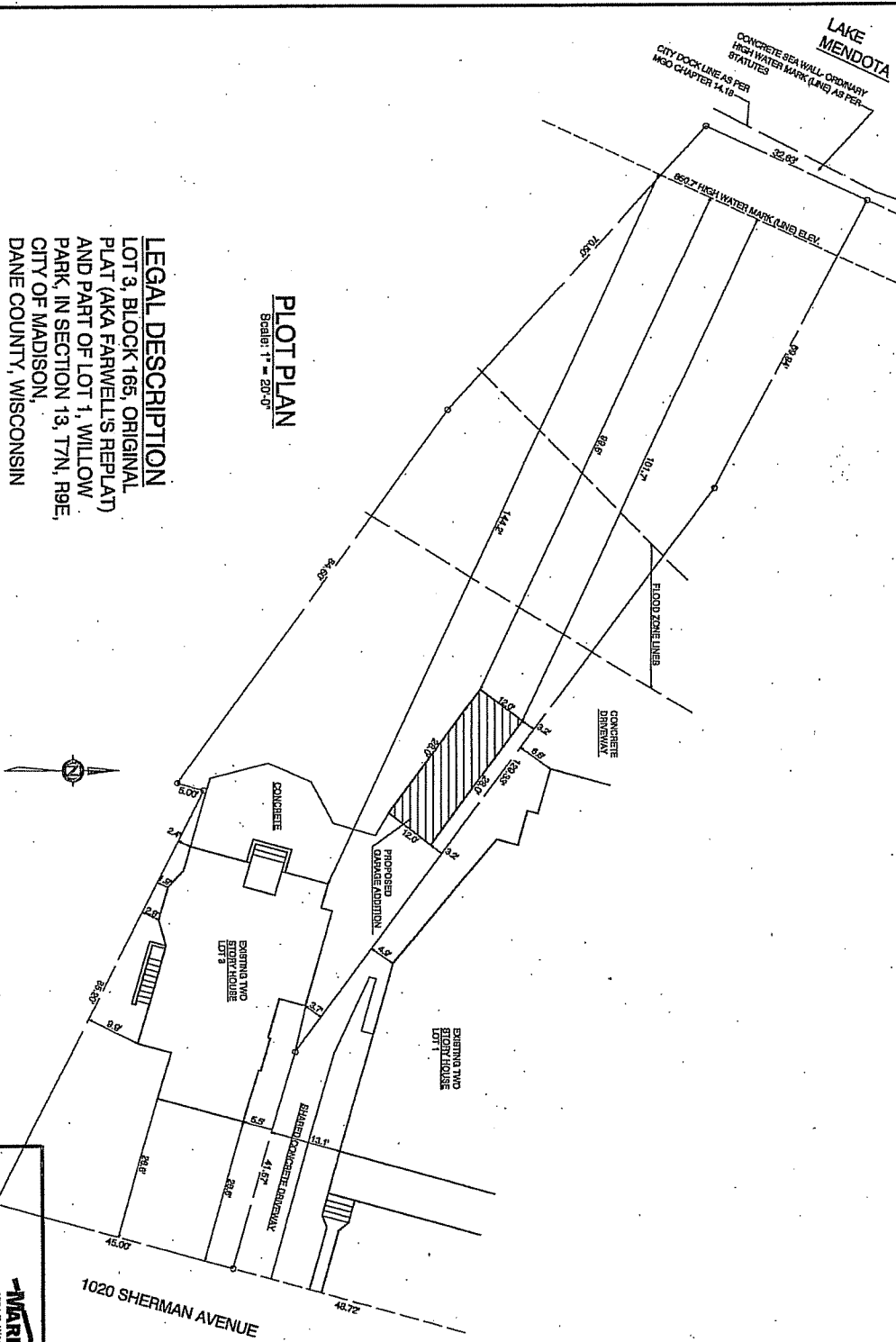
I, Paul A. Spetz, Wisconsin Registered Land Surveyor No. 2535, of Isthmus Surveying LLC, hereby certify that, to the best of my knowledge and belief, this site plan is a correct representation of the existing conditions on said site.

PAUL A. SPEZ S. 2535  
DATE: 4-17-2010

**SURVEYED FOR:** ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

**MICHAEL THEISEN**  
1020 SHERMAN AVENUE  
MADISON, WI 53703

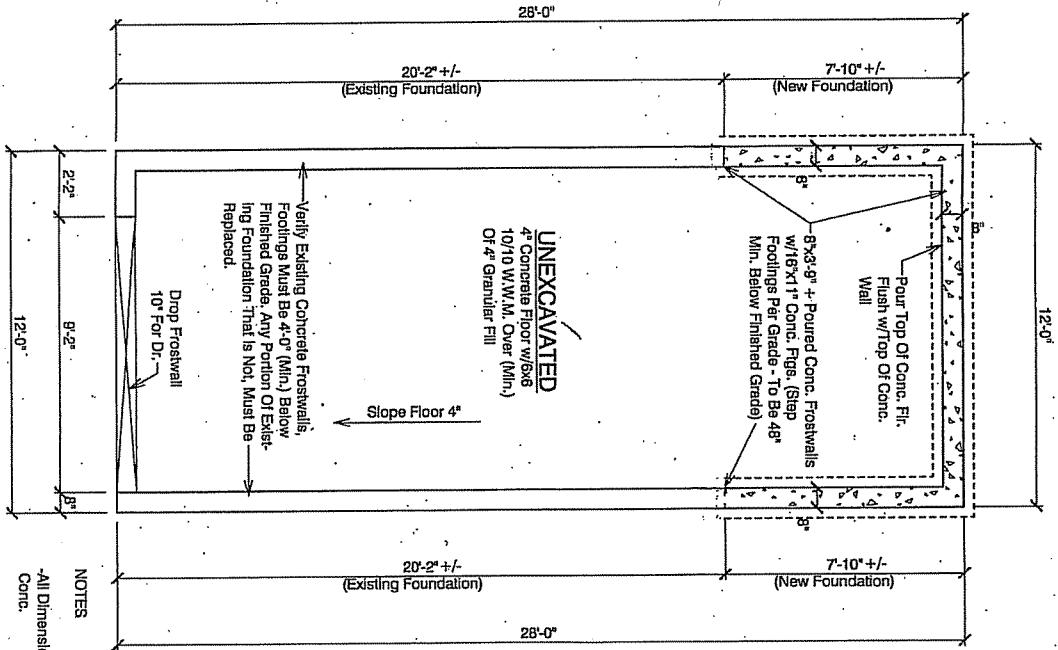
C:\PROJECTS\100709-THEISEN\100709-THEISEN\_SITEDWG



**LEGAL DESCRIPTION**  
 LOT 3, BLOCK 165, ORIGINAL  
 PLAT (AKA FARWELL'S REPLAT)  
 AND PART OF LOT 1, WILLOW  
 PARK, IN SECTION 13, T7N, R9E,  
 CITY OF MADISON,  
 DANE COUNTY, WISCONSIN

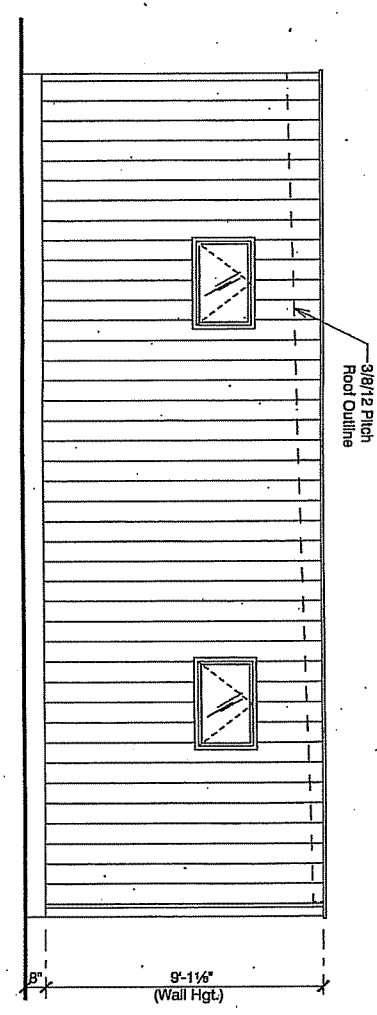
**PLOT PLAN**  
 Scale: 1" = 20'-0"

<p><b>MARLING LUMBER COMPANY</b>          1801 E. WASHINGTON AVE. MADISON, WI 53704</p>		<p>Scale: 1" = 20'-0"</p>
<p><b>MIKE THEISEN</b></p>		<p>Date: 01-13-11</p>
<p><b>PLOT PLAN</b></p>		<p>Drawn By: Brian K. &amp; Chris D.</p>
<p>ALTHOUGH GREAT EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.</p>		<p>DRAWING NUMBER:          1 OF 4</p>

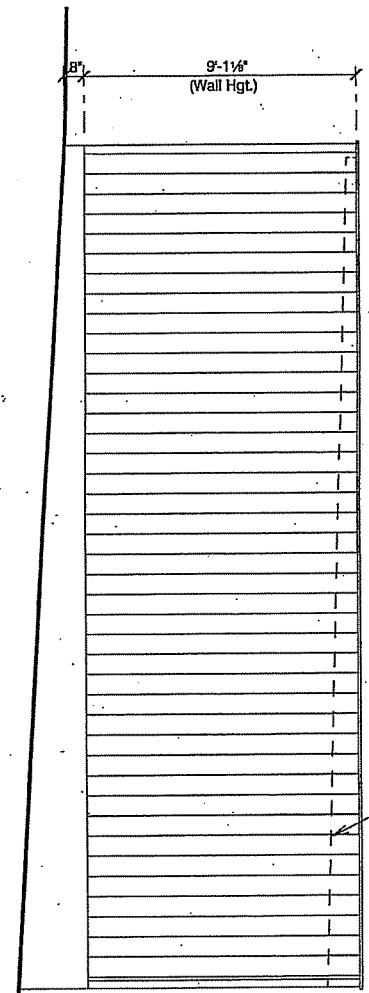


**FOUNDATION PLAN**  
Scale: 1/4" = 1'-0"

- NOTES**
- All Dimensions Are Conc. To Conc.
  - All Conc. Footings To Be 48" (Min.) Below Finish Grade.
  - All Conc. Walls To Be 8" (Min.) Above Finish Grade.

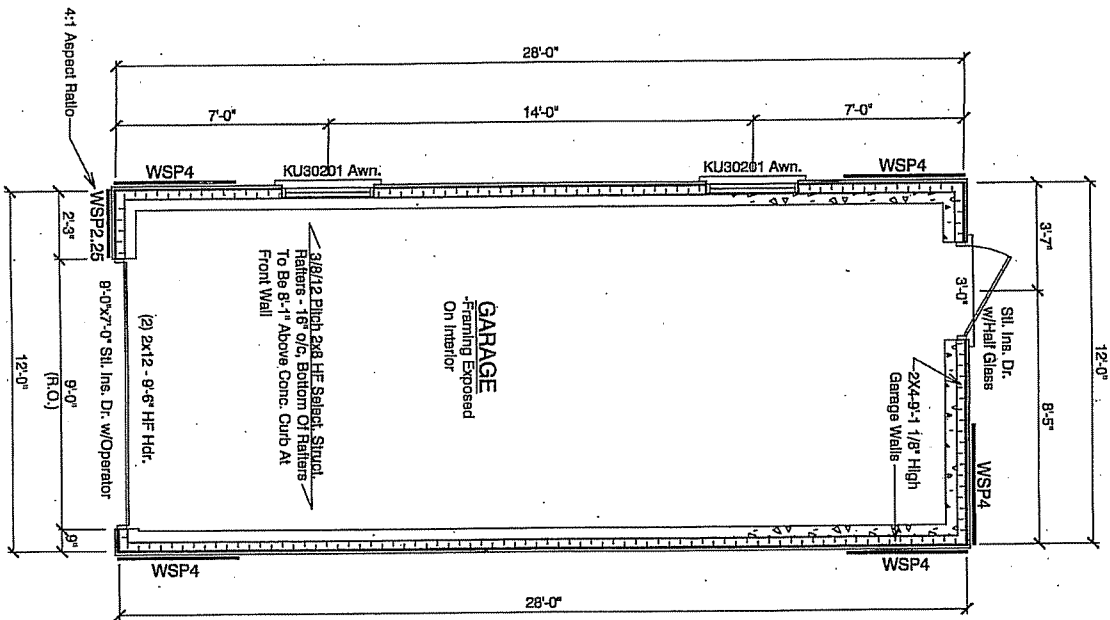


**LEFT ELEVATION**  
Scale: 1/4" = 1'-0"



**RIGHT ELEVATION**  
Scale: 1/4" = 1'-0"

 1801 E. WASHINGTON AVE. MADISON, WI 53718	
Scale: 1/4" = 1'-0"	FOUNDATION PLAN & LEFT & RIGHT ELEVATIONS
Date: 01-13-11	MIKE THEISEN
ALTHOUGH GREAT EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.	
DRAWING NUMBER: 2 OF 3	DRAWN BY: Brian K. & Chris D.



**FLOOR PLAN**  
Scale: 1/4" = 1'-0"

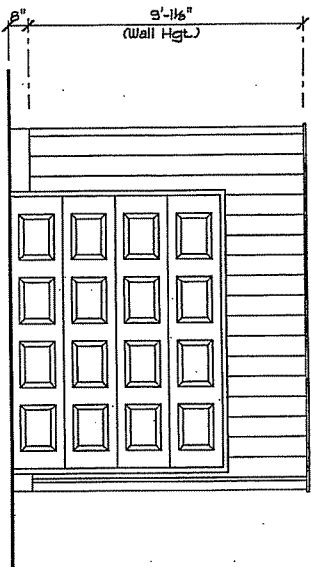
**WALL BRACING NOTES:**

- 1/2" OSB Continuous Wall Sheathing - Wall Braces Method #4, Nailing 8d Smooth Or Common Or 6d Deformed Nails, 6" o/c On All Edges & 12" o/c Intermediate.
- All Vertical Joints Of Braced Wall Panels Shall Occur Over Common Stud. Horizontal Joints Shall Be Backed w/ 1 1/2" Thick Blocking.
- Exterior Corner Framing w/ Min. 2'-0" Wide OSB Panel Per Fig. 21.25G Or A 800# Tie-Down Device #D1T122 Simpson Holdown.

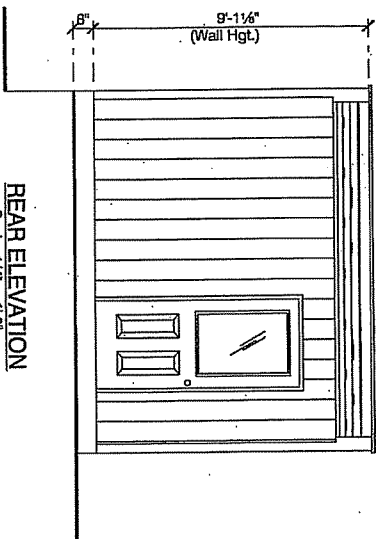
**WSP4- 1/2" Wood Structural Panels, 48" & 27" Wide**

**NOTES**

- All Dimensions Are Stud To Stud Or Stud To Centerline Of Opngs.
- All Headers In Load Bearing Walls Not Noted To Be (2) 2x10 HF #2 Or Better
- New Window To Be Kohls & Kohls Ultra Series Awning w/ Clad Brick Mould Profile & Full Screens



**FRONT ELEVATION**  
Scale: 1/4" = 1'-0"



**REAR ELEVATION**  
Scale: 1/4" = 1'-0"

1020 SHERMAN AVENUE MADISON, WI 53703

**MARLING LUMBER COMPANY**  
1801 E. WASHINGTON AVE. MADISON, WI 53704

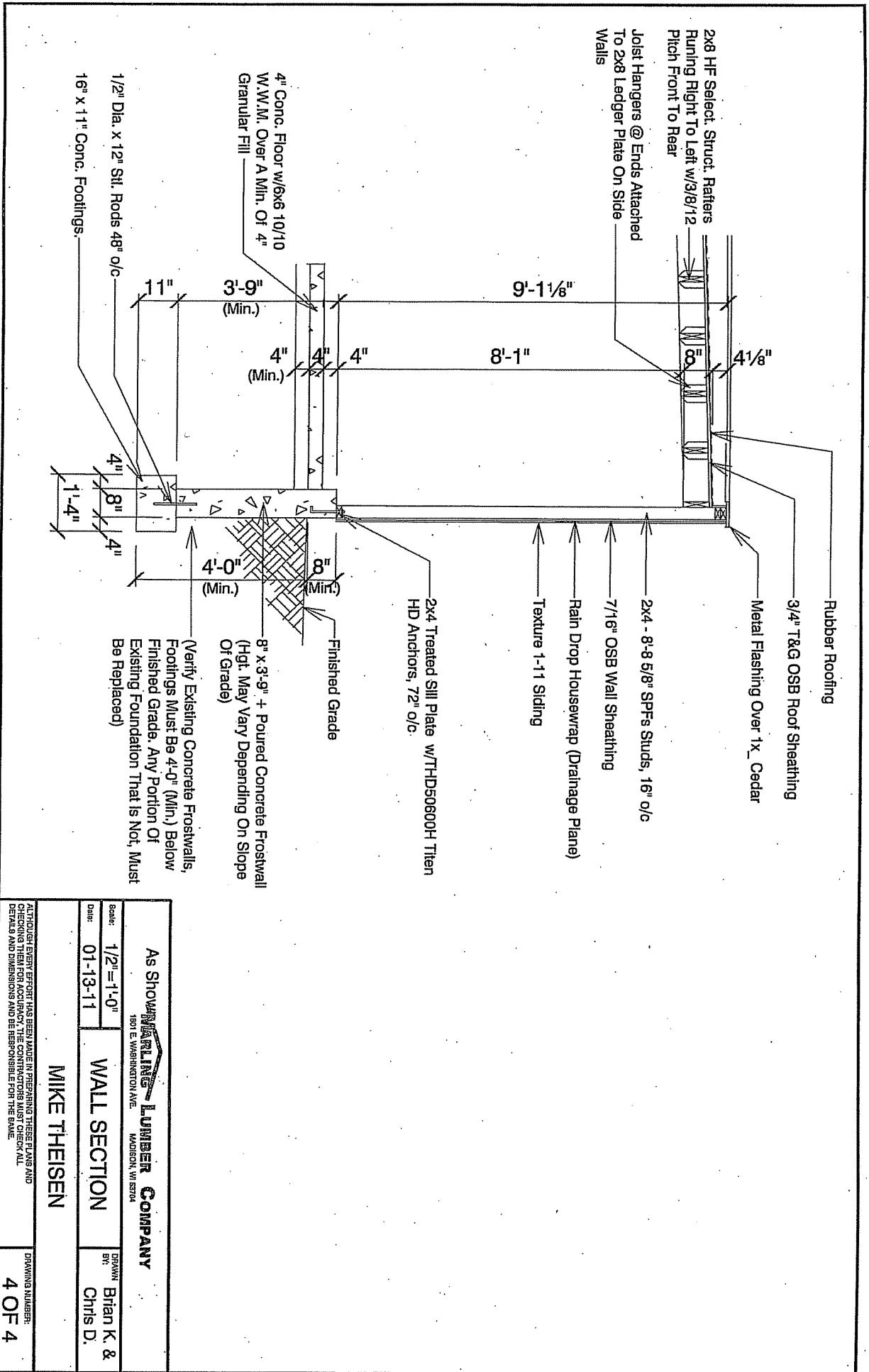
Scale: 1/4" = 1'-0"  
Date: 01-13-11  
FLOOR PLAN, FOUNDATION PLAN & FRONT & REAR ELEVATIONS

DESIGN BY: Brian K. & Chris D.

MIKE THEISEN

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.  
DRAWING NUMBER: 3 OF 4





As Show

**MARKLING LUMBER COMPANY**  
1901 E. WASHINGTON AVE. MADISON, WI ESTD 1904

Scale: 1/2" = 1'-0"

Date: 01-13-11

**WALL SECTION**

**MIKE THEISEN**

DESIGN: Brian K. & Chris D.

DRAWING NUMBER: 4 OF 4

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.