



City of Madison

Proposed Conditional Use

Location
1717 Kendall Avenue

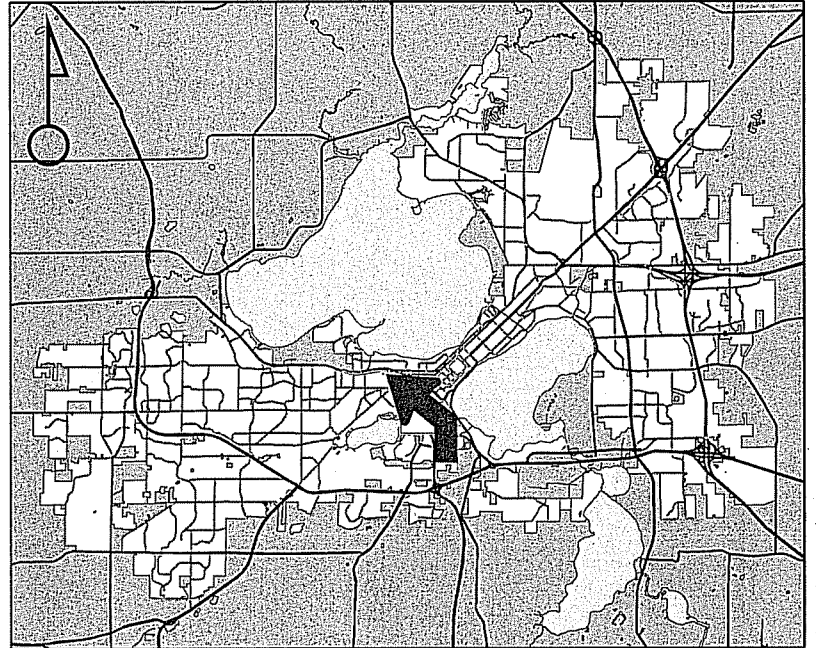
Project Name
LaMontagne Garage

Applicant
Scott & Jennifer LaMontagne

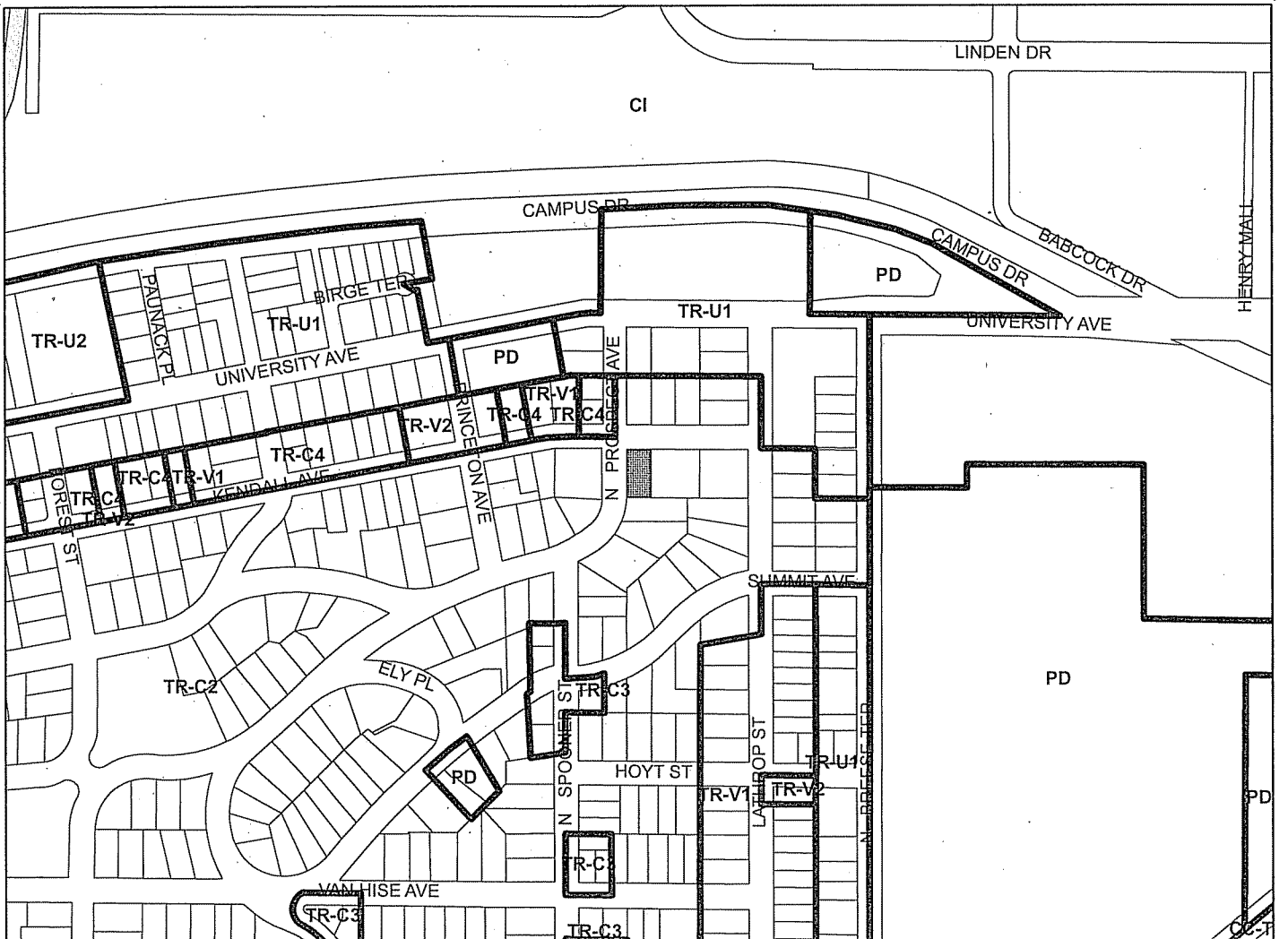
Existing Use
Single-family house

Proposed Use
Construct accessory building exceeding
576 square feet in the TR-C2 zoning
district

Public Hearing Date
Plan Commission
13 January 2014

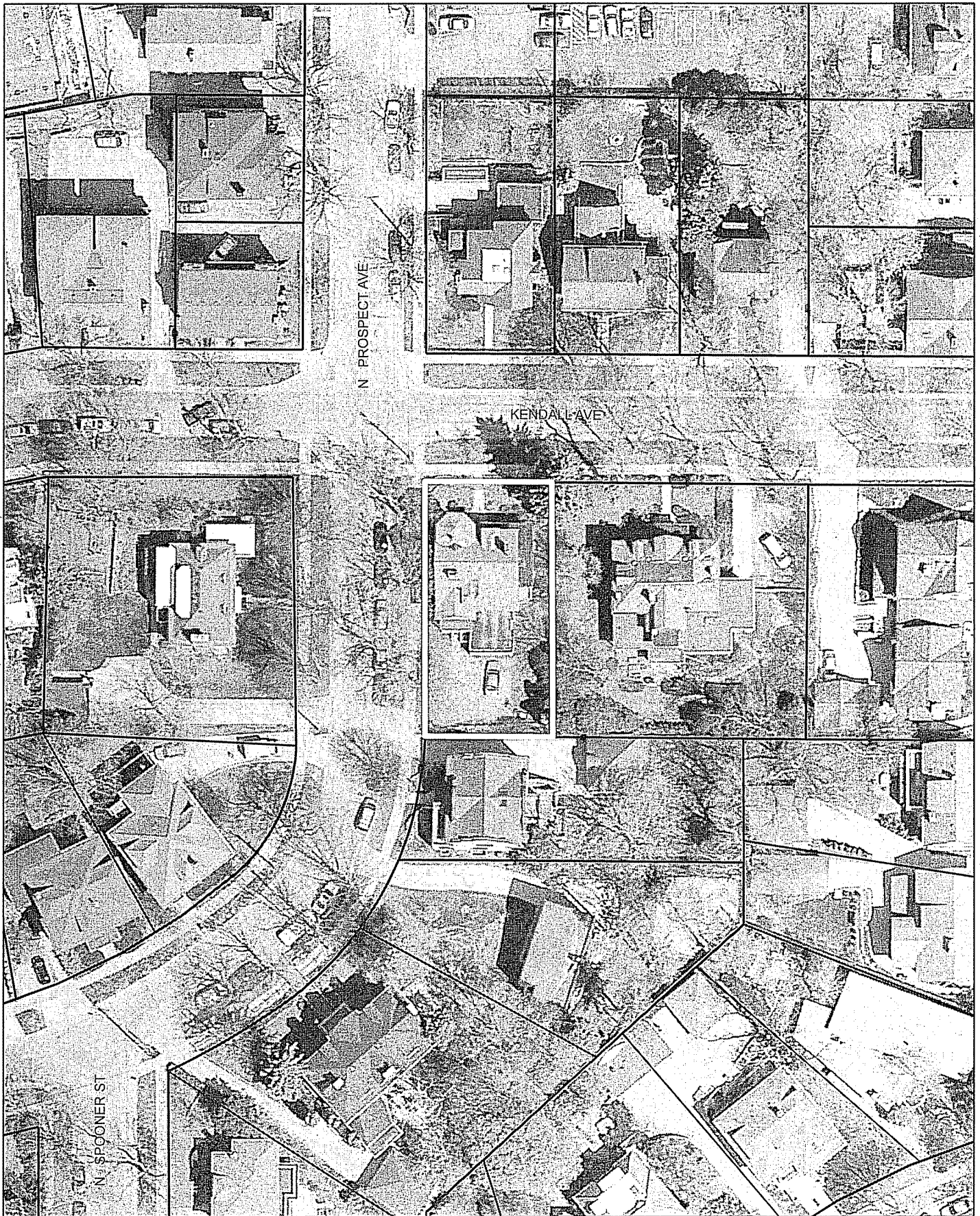


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 January 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

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: 1717 KENDALL AVE, MADISON, WI 53726
 Project Title (if any): 1717 KENDALL GARAGE

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: SCOTT/JENNIFER LAMONTAGNE Company: _____
 Street Address: 1717 KENDALL AVE City/State: MADISON, WI Zip: 53726
 Telephone: (608) 467-2188 Fax: () Email: terioje@hotmail.com
scott.lamontagne@hotmail.com
 Project Contact Person: See Applicant 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: Removal of deteriorated attached residential garage and construction of a new detached garage of 656 sq feet.
 Development Schedule: Commencement Summer 2014 Completion Fall 2014

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:

- *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.

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: Heather Stouder Date: 11/11/2013 Zoning Staff: Jenny Kirchgatter Date: 11/11/2013

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

Name of Applicant Scott & Jennifer LaMontagne Relationship to Property: Owners

Authorizing Signature of Property Owner [Signature] Date 11/14/2013

Scott & Jennifer LaMontagne
1717 Kendall Avenue
Madison, WI 53726
November 14, 2013

Zoning Commission
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Room LL.100
Madison, WI 53701-2085

Dear Zoning Commission,

The house at 1717 Kendall is on the corner of Kendall and Prospect in The University Heights Historic District. It was built in 1895. Sometime before 1940, a two car flat roofed garage was attached to the back of the house. The garage has been poorly maintained and was deemed "unserviceable" during our home inspection in May 2012.

We have obtained approval from the Madison Landmarks Commission to remove this structure. In its place, we would like to build a detached garage in the back corner of our lot; the Landmarks Commission also approved these construction plans. Ideally we would begin construction in the summer of 2014 and complete the project that fall.

The new garage would hold two cars along with garbage cans, lawnmower, snow blower, garden tools, bikes, and other typical items. It aims to be unobtrusive and the roofline was reduced so as to not block a neighbor's lake views. The garage would be 656 square feet and we are seeking approval for a variance given that it is larger than the 576 square foot limit for such structures. The extra square footage aims to make up for a loss of attic storage given the low roofline. There would be a side entry porch of 43 square feet, similar to the house's back porch. Significant green space will be replenished with the removal of the existing parking lot (left over from student rental days).

The house is built on a hill and the back yard is currently sloped towards the house. When building the garage, we also plan to re-grade the back yard to keep water from flowing towards the house foundation.

We look forward to responding to any questions from the Zoning Commission and other relevant parties.

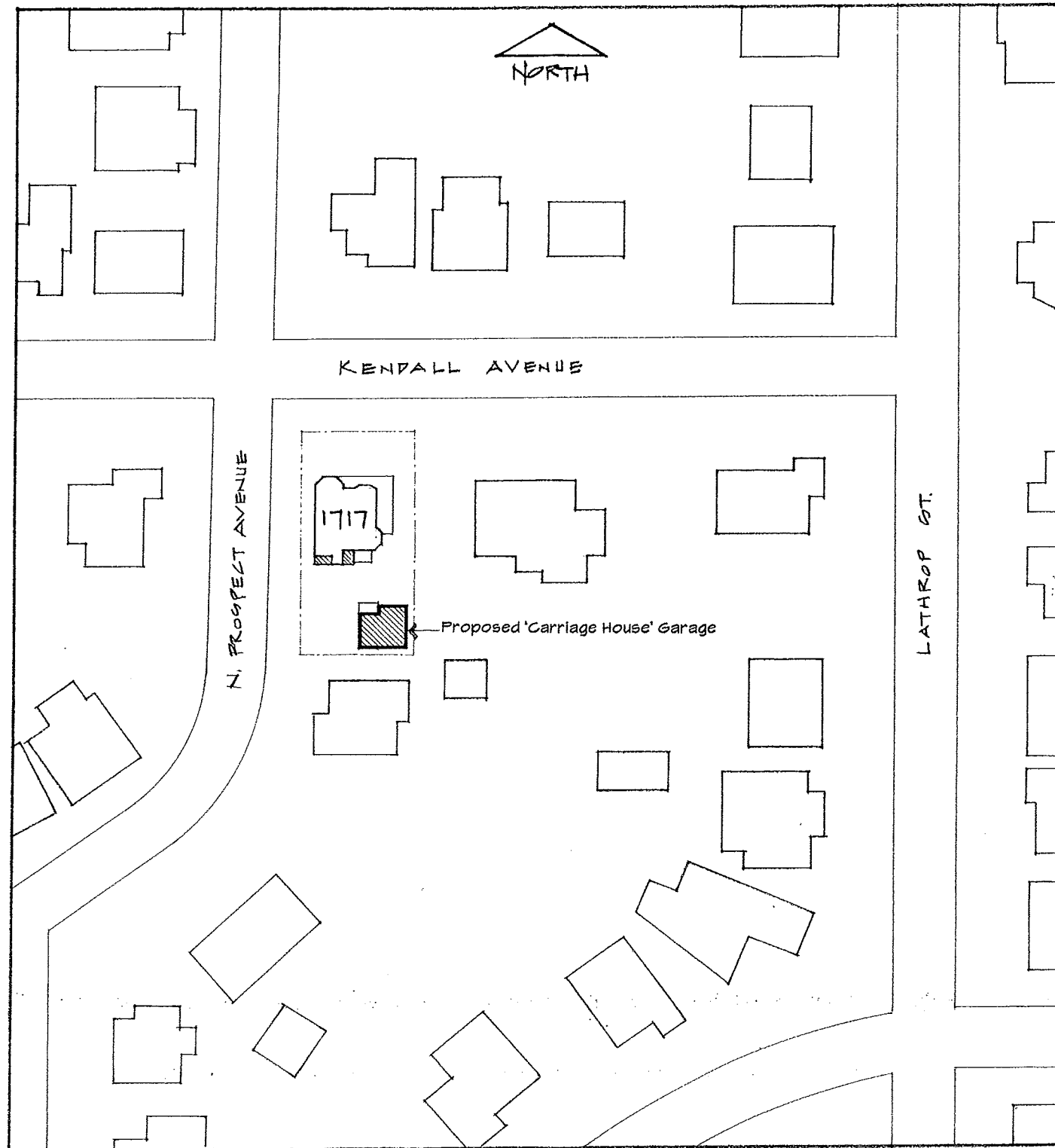
Thank you,



Scott and Jennifer LaMontagne

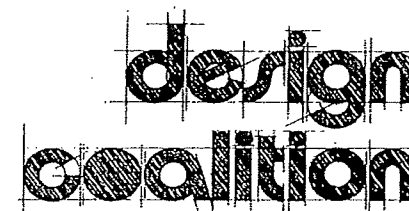
PROPOSED ADDITION AND 'CARRIAGE HOUSE' GARAGE FOR SCOTT AND JENNIFER LAMONTAGNE RESIDENCE

**1717 KENDALL AVENUE
MADISON, WISCONSIN**



LOCATION MAP SHOWING NEIGHBORING RESIDENCES

Map based on map prepared by Dane County Land Information Office

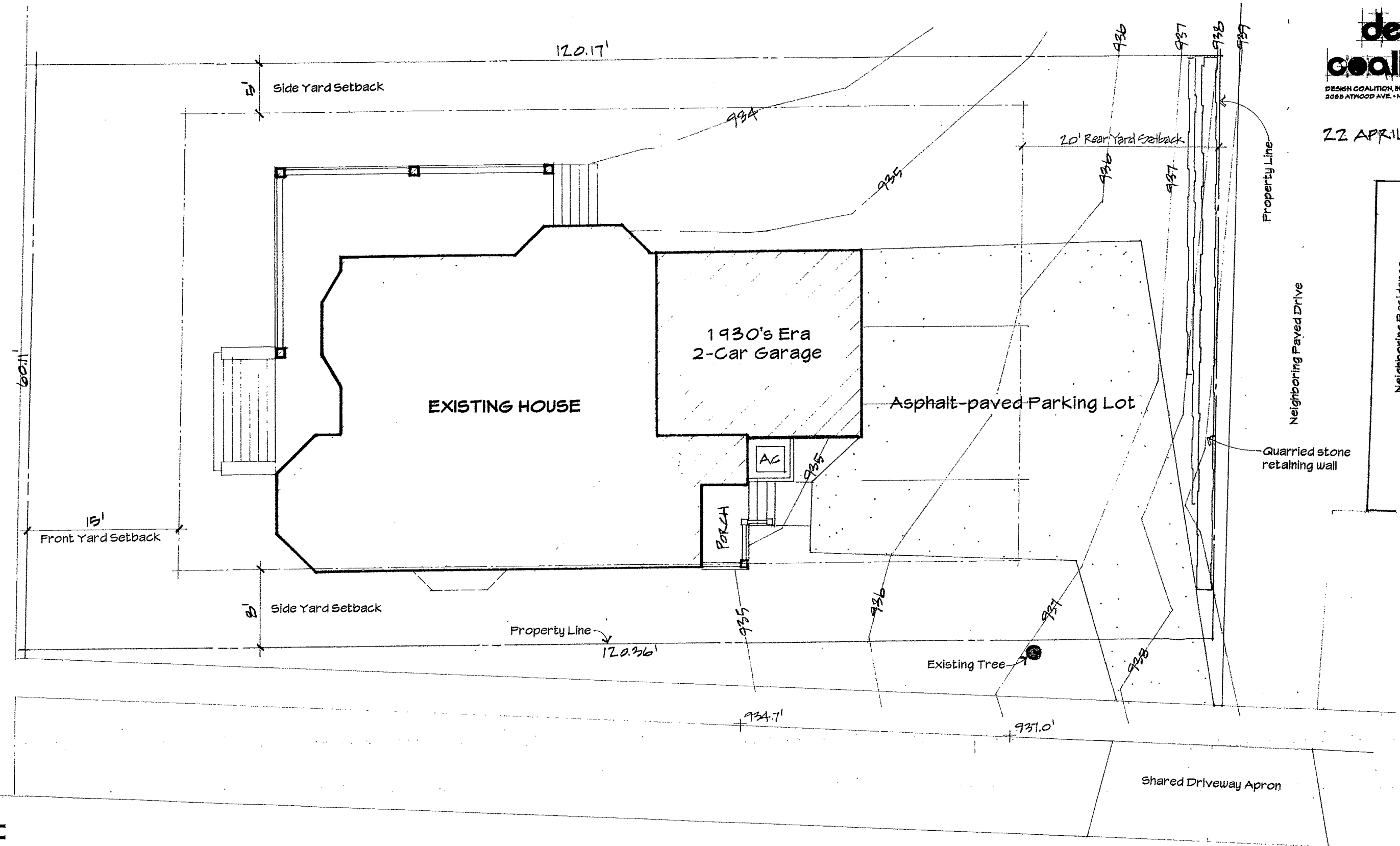


DESIGN COALITION, INC. ARCHITECTS
2088 ATWOOD AVE. • MADISON, WISCONSIN

16 OCT 2013

22 APRIL 2013

KENDALL AVENUE

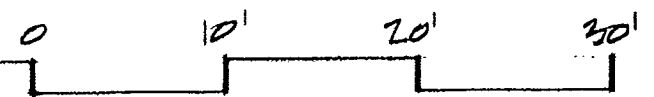


ADDITION & GARAGE FOR LAMONTAGNE RESIDENCE
 1717 KENDALL AVENUE • MADISON, WISCONSIN



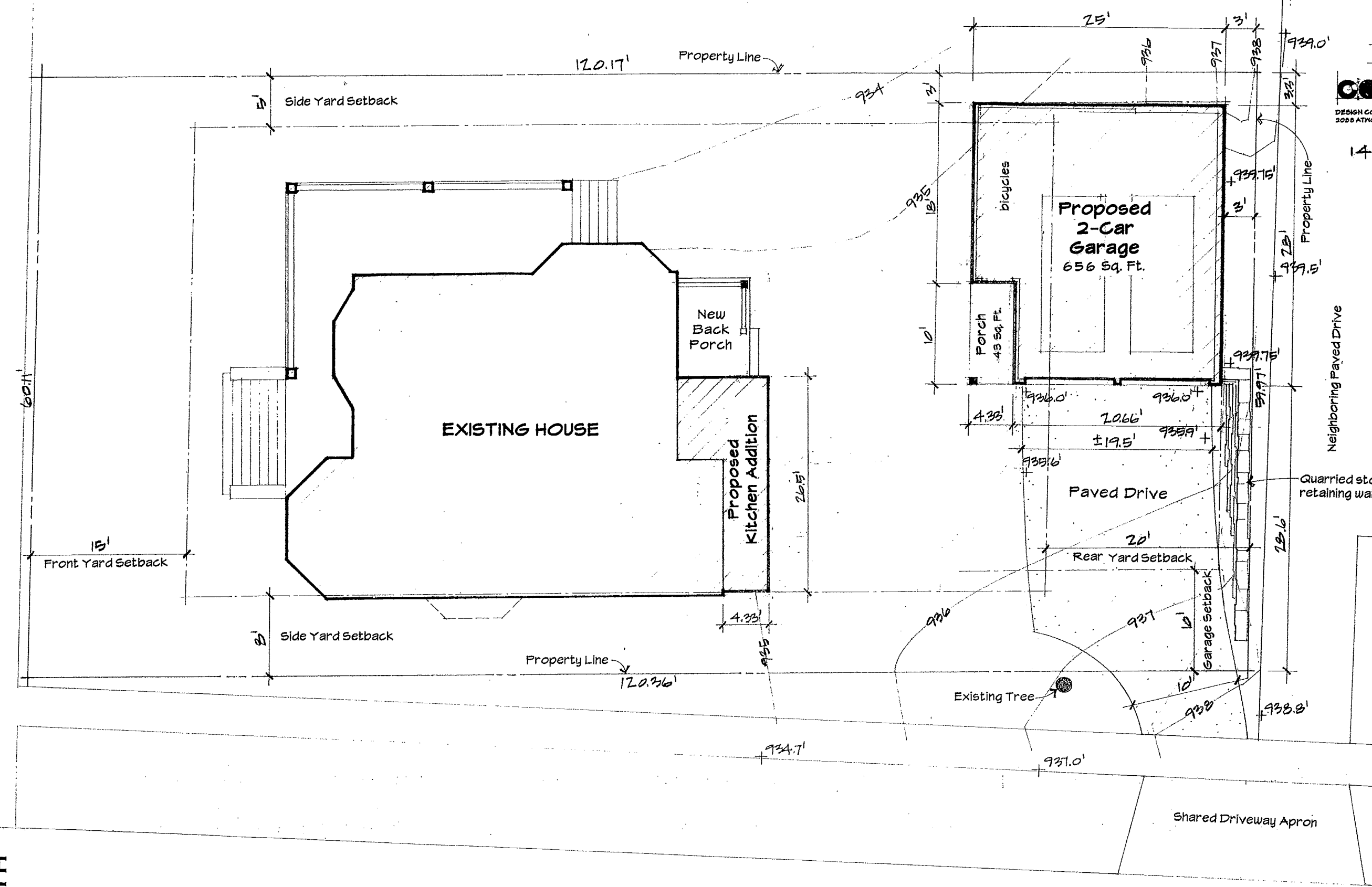
SITE PLAN - EXISTING

Site plan based on March 19, 2007 survey by Williamson Surveying & Assoc., L.L.C., 104A W. Main St., Waunakee, WI



14 OCT 2013

KENDALL AVENUE



Neighboring Residence

Neighboring Paved Drive

ADDITION & GARAGE FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN

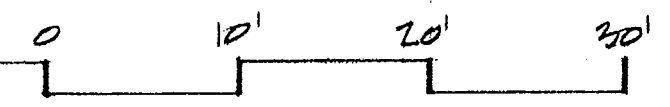


NORTH

N. PROSPECT AVENUE

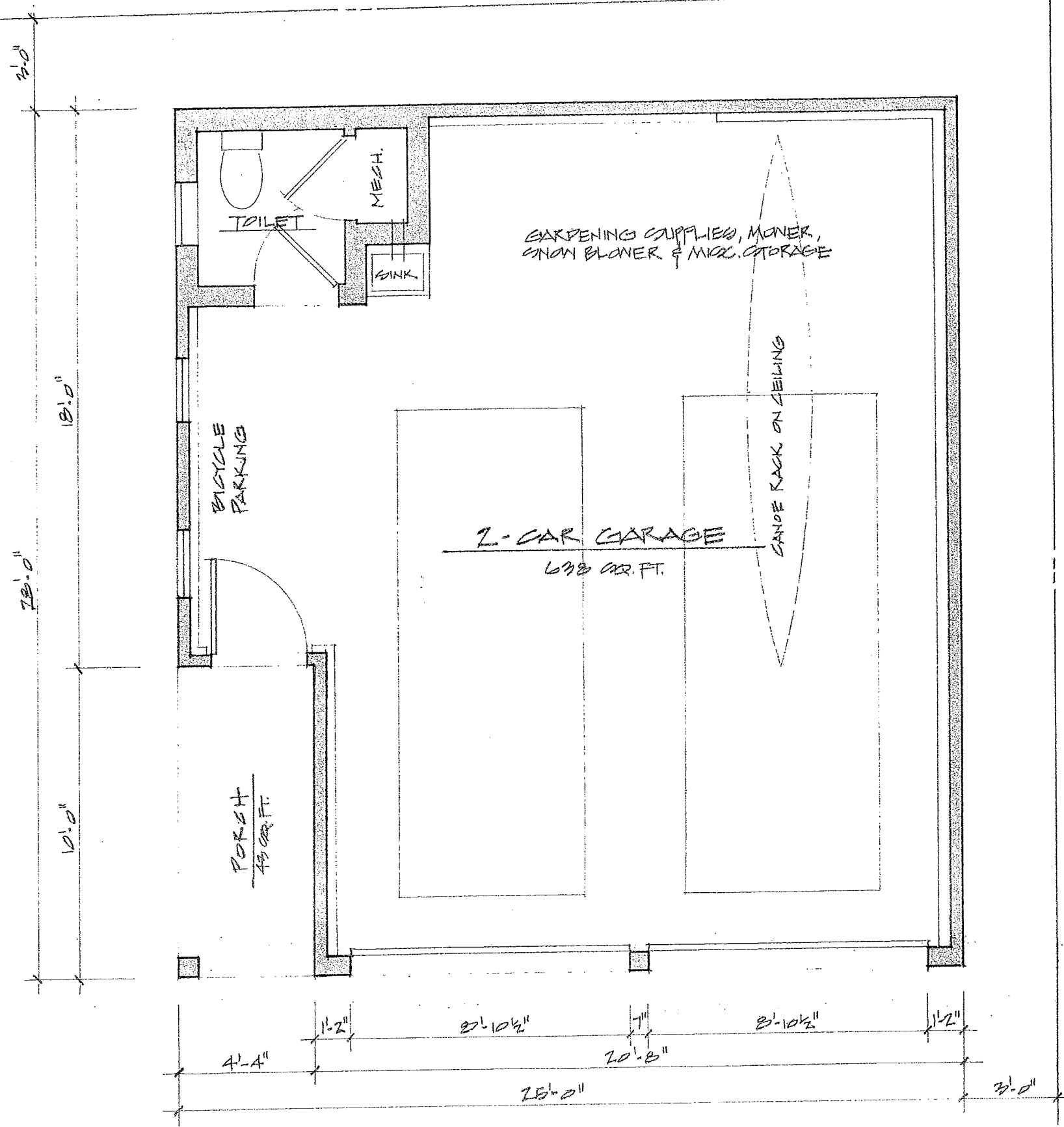
SITE PLAN - PROPOSED

Site plan based on March 19, 2007 survey by Williamson Surveying & Assoc., L.L.C., 104A W. Main St., Waunakee, WI



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

16 OCT 2014



GARAGE FLOOR PLAN

1/4" = 1'-0"

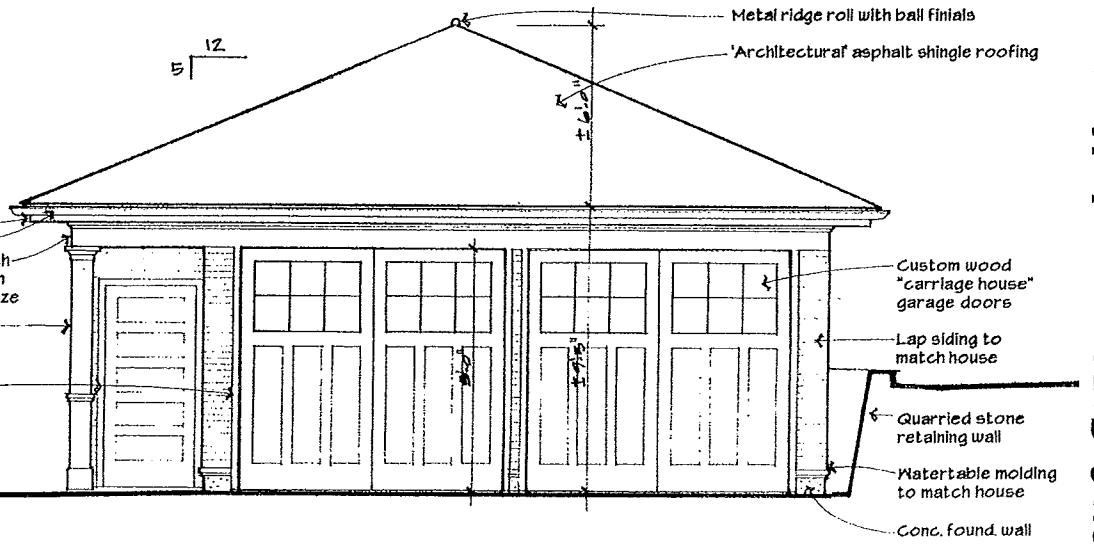
'CARRIAGE HOUSE' FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN

16 OCT 2013

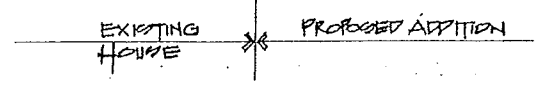
PRELIMINARY ONLY
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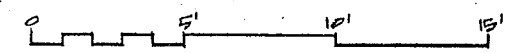
- Handrail to match historic photos
- Fascia, frieze and moldings to match existing
- Fascia with molding to match house
- Half-round rain gutters
- Bevel siding to match existing
- Column with details similar to but simpler than columns at existing house
- Door and window casings to match house
- Stone foundation to match existing



EXISTING HOUSE



PROPOSED 'CARRIAGE HOUSE' GARAGE



WEST ELEVATION

ADDITION & GARAGE FOR LAMONTAGNE RESIDENCE
 1717 KENDALL AVENUE • MADISON, WISCONSIN

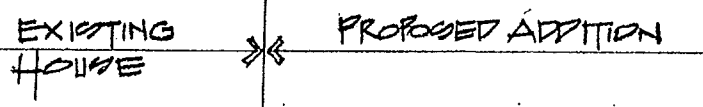
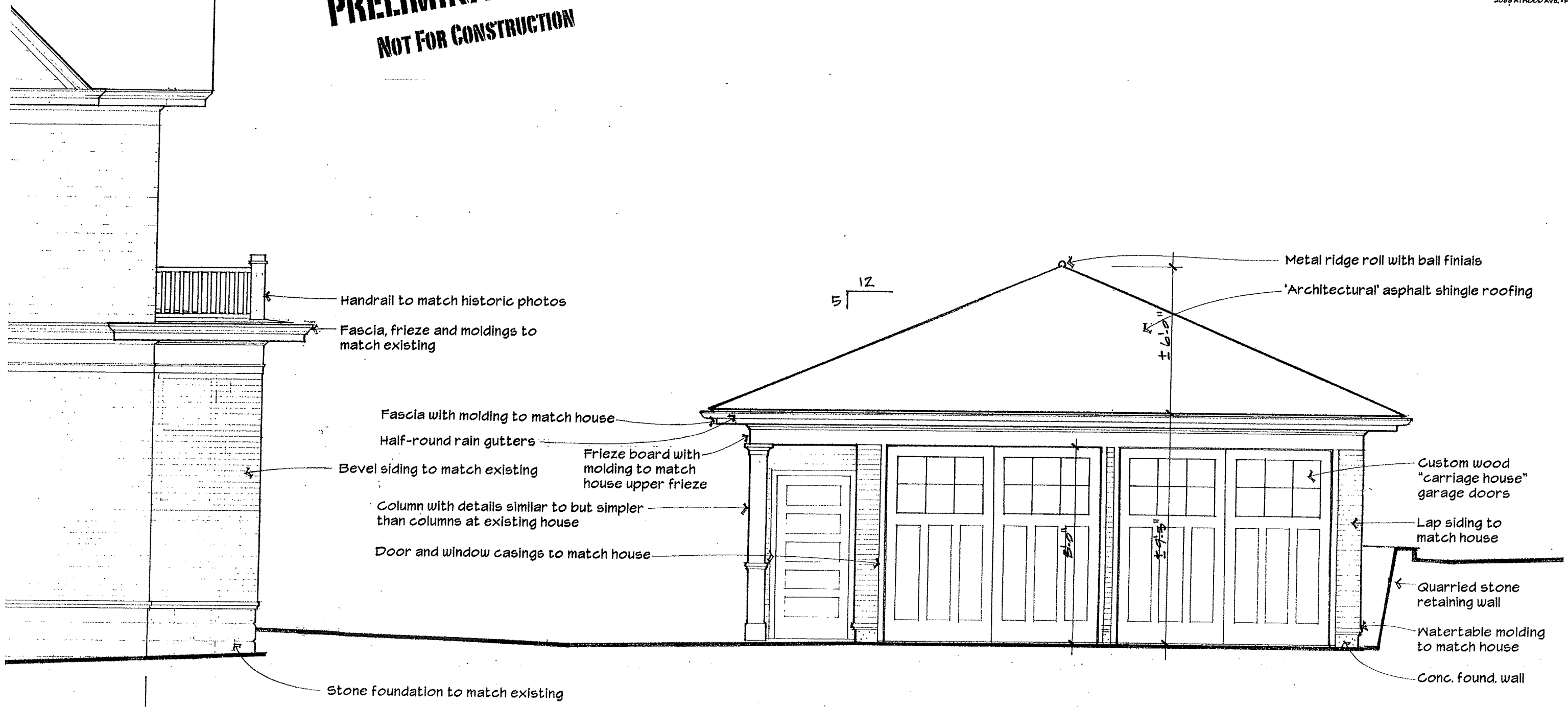
ADDITION & GARAGE FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN

Design by Mark Hinrichs

16 OCT 2013

PRELIMINARY ONLY
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This non-original window will be removed and a skylite installed on roof above at a later date



PROPOSED 'CARRIAGE HOUSE' GARAGE

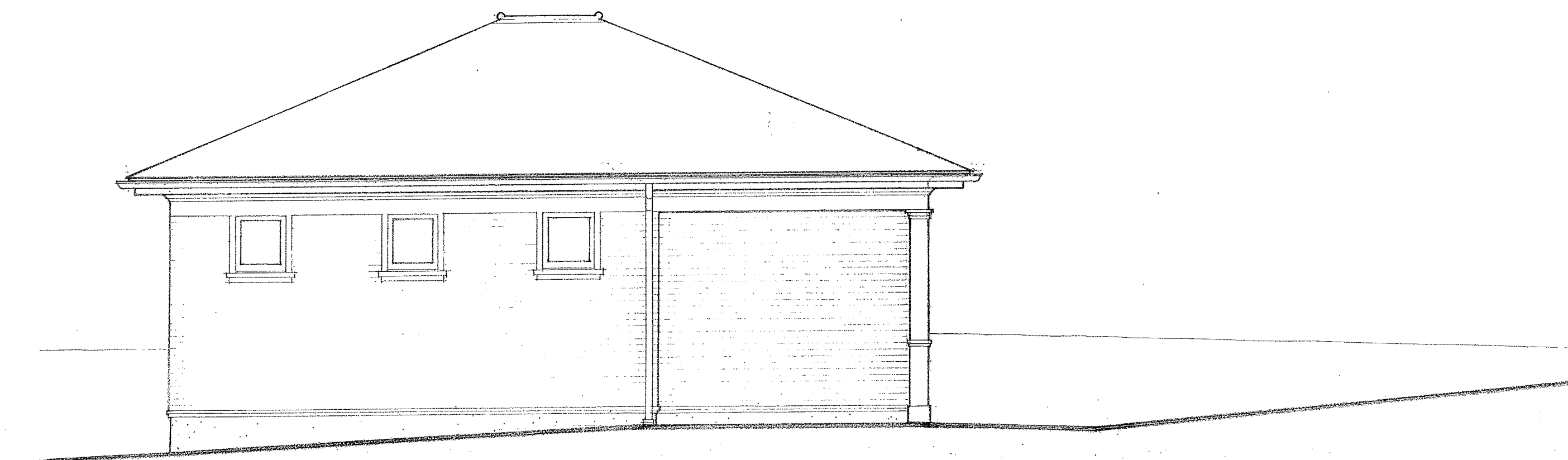


WEST ELEVATION

ADDITION & GARAGE FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN

PRELIMINARY ONLY
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16 OCT 2013



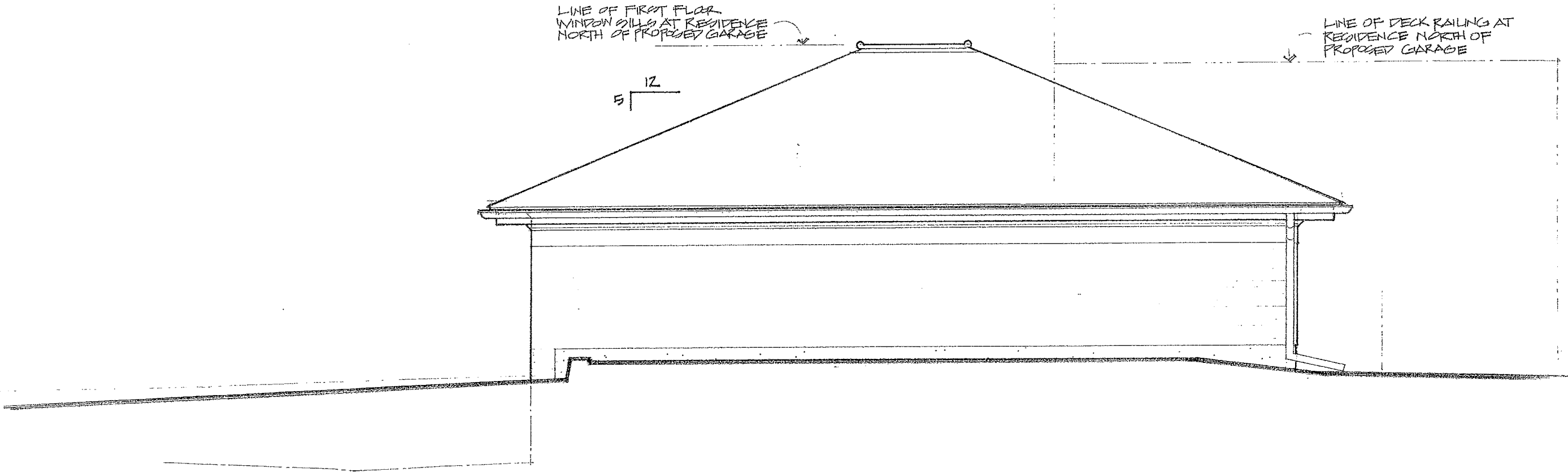
GARAGE NORTH ELEVATION

1/4" = 1'-0"

ADDITION AND GARAGE FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN

PRELIMINARY ONLY
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16 OCT 2019



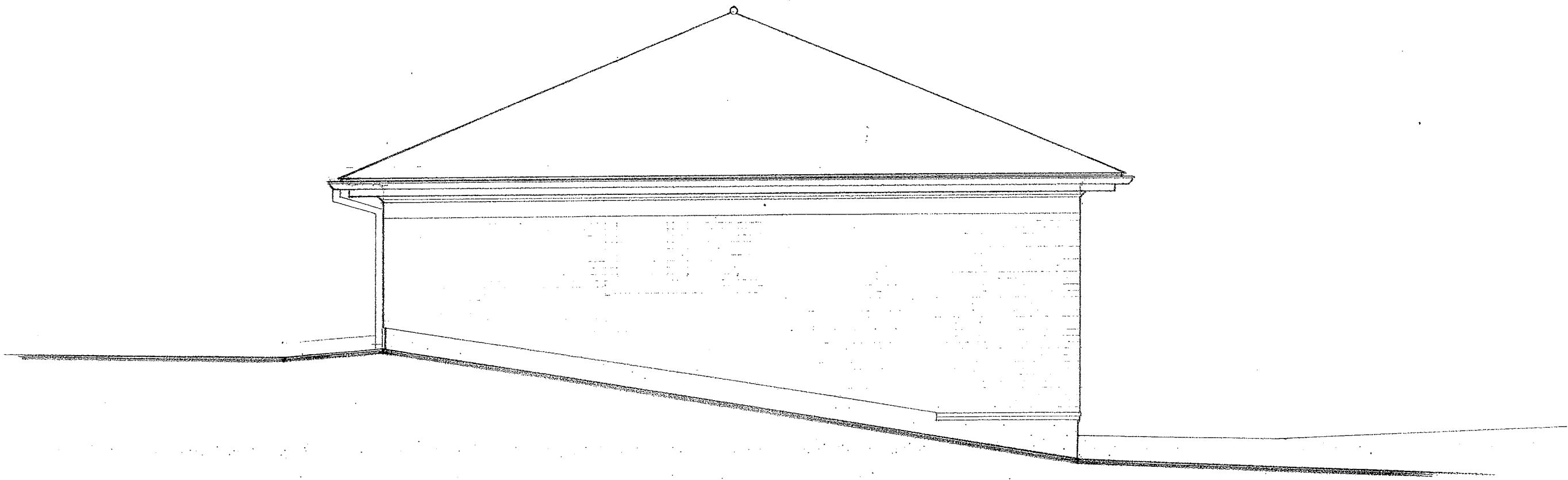
GARAGE SOUTH ELEVATION

$\frac{1}{4}'' = 1'-0''$

ADDITION AND GARAGE FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN

16 OCT 2014

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



GARAGE EAST ELEVATION

$\frac{1}{4}'' = 1'-0''$

ADDITION AND GARAGE FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN