

# CITY OF MADISON

# Proposed Conditional Use

Location: 5426 Lake Mendota Drive

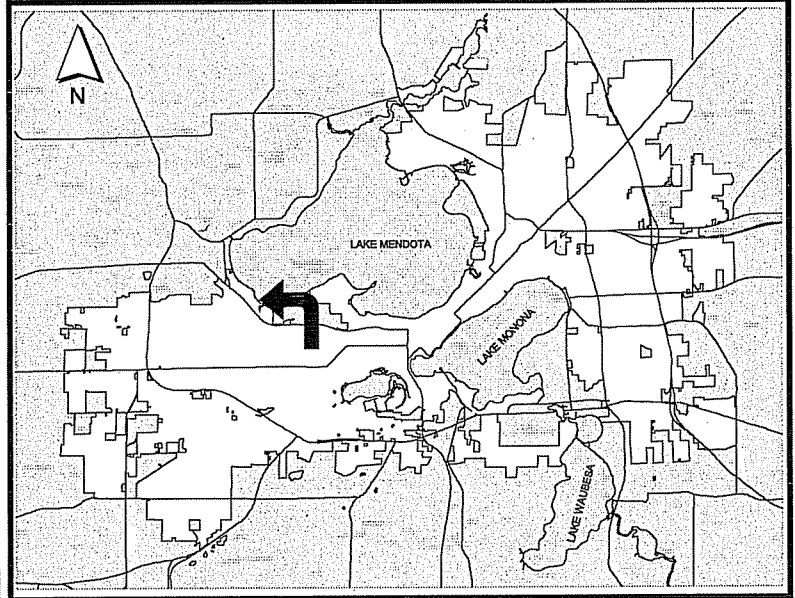
Project Name: Wiencek Garage

Applicant: John Wiencek/Milt Arendt -  
Best Built Garage Builders

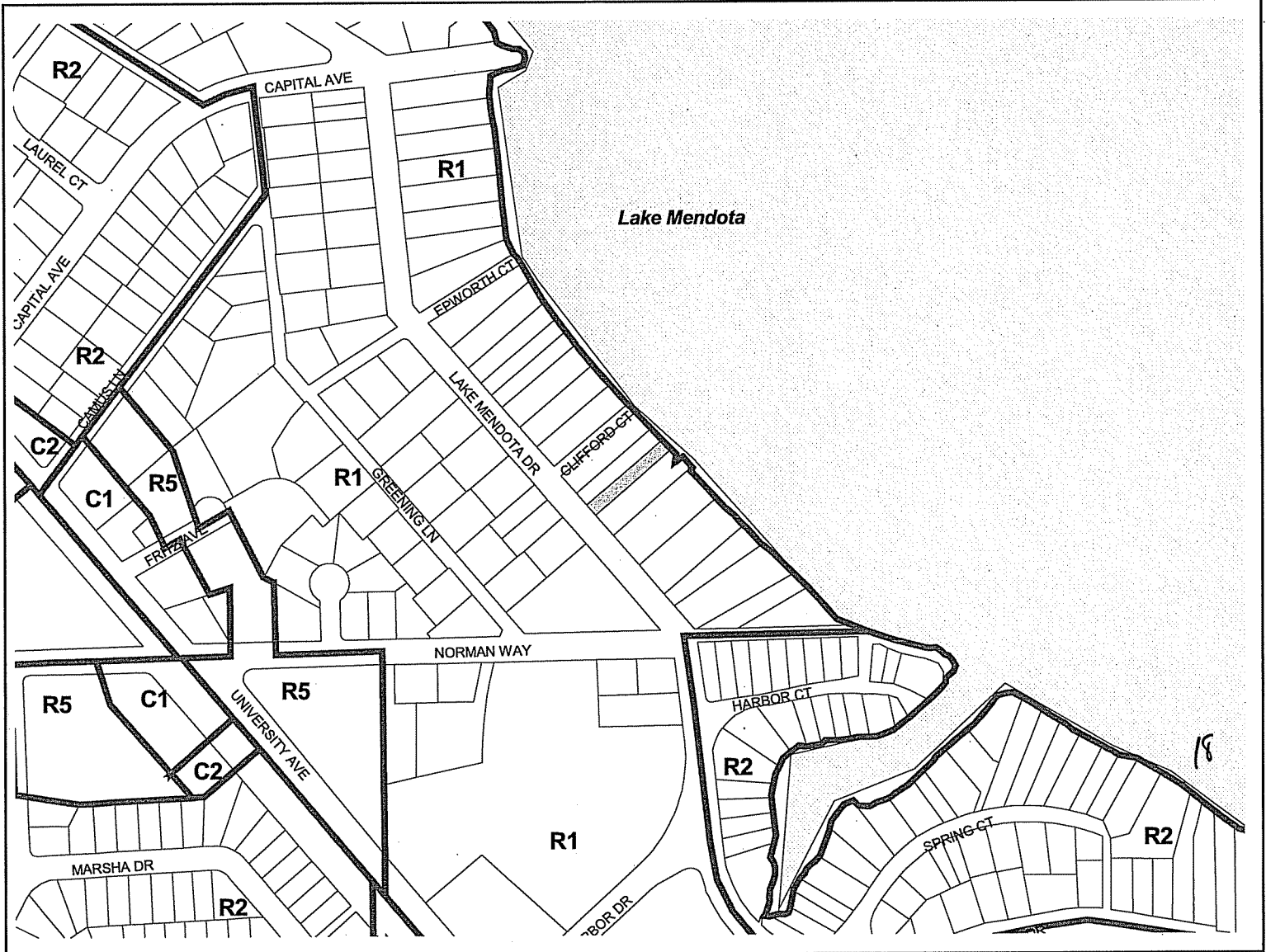
Existing Use: Single Family House

Proposed Use: Remove Old Garage & Build New  
616 square foot Garage on Waterfront Lot

Public Hearing Date:  
Plan Commission 10 July 2006



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



# 5426 Lake Mendota Drive

100 0 100 Feet



*Date of Aerial Photography - April 2000*



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# 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 zoning applications should be filed directly with the Zoning Administrator.

| OFFICE USE ONLY:       |                                                                                          |
|------------------------|------------------------------------------------------------------------------------------|
| Amt. Paid              | <u>550.<sup>00</sup></u> Receipt No. <u>71017</u>                                        |
| Date Received          | <u>5-23-06</u>                                                                           |
| Received By            | <u>RJT</u>                                                                               |
| Parcel No.             | <u>0709-181-0403-8</u>                                                                   |
| Aldermanic District    | <u>19</u>                                                                                |
| GQ                     | <u>ZBA, Waterfront</u>                                                                   |
| Zoning District        | <u>R1</u>                                                                                |
| For Complete Submittal |                                                                                          |
| Application            | <input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/> |
| IDUP                   | <u>N/A</u> Legal Descript. _____                                                         |
| Plan Sets              | <input checked="" type="checkbox"/> Zoning Text <u>N/A</u>                               |
| Alder Notification     | _____ Waiver _____                                                                       |
| Ngbrhd. Assn Not.      | _____ Waiver _____                                                                       |
| Date Sign Issued       | <u>5-24-06</u>                                                                           |

1. Project Address: 5426 LAKE MENDOTA DR. Project Area in Acres: \_\_\_\_\_

Project Title (if any): WIENCER GARAGE

2. This is an application for: (check at least one)

|                                                                                                                          |                                                                   |                                                          |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly) |                                                                   |                                                          |
| <input type="checkbox"/> Rezoning from _____ to _____                                                                    | <input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP       |                                                          |
| <input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP                                                              | <input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP |                                                          |
| <input checked="" type="checkbox"/> Conditional Use                                                                      | <input type="checkbox"/> Demolition Permit                        | <input type="checkbox"/> Other Requests (Specify): _____ |

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN WIENCER Company: \_\_\_\_\_  
Street Address: 5426 LAKE MENDOTA DR. City/State: MADISON, WI Zip: 53705  
Telephone: (608) 233-5808 Fax: ( ) Email: \_\_\_\_\_

Project Contact Person: MILT AREWAT Company: BEST BUILT GARAGE BUILDERS  
Street Address: 3815 E. WASHINGTON City/State: MADISON Zip: 53704  
Telephone: (608) 241-2030 Fax: (608) 241-4221 Email: MILT1A1A1@CAACTER.NET

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a general description of the project and all proposed uses of the site: REPLACE GARAGE ON WATER FRONT PROPERTY

Development Schedule: Commencement AS SOON AS POS Completion 3 WEEKS FROM START

**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 but not limited to, including: 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.
- Filing Fee:** \$ \_\_\_\_\_ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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 Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

\_\_\_\_\_

*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 Counter and Planning Unit staff; note staff persons and date.
 

Planner William Roberts Date 5/23/06 | Zoning Staff Ron Towle Date 5-23-06

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

Printed Name MILT ARENDT Date 5-23-06

Signature *Milt Arendt* Relation to Property Owner CONTRACTOR

Authorizing Signature of Property Owner *[Signature]* Date 5/23/06

# BEST BUILT GARAGE BUILDERS, INC.

CORPORATE OFFICE: 405 Best Built Parkway  
Marshal, WI 53559

AREA OFFICE: 3815 E. Washington Ave.  
Madison, WI 53704

Phone: 608-241-2030  
Fax: 608-241-4221  
Tuesday, May 23, 2006

Remove old dilapidated garage and replace with new 22' X 28' Detached Garage. A variance has already been issued by the City of Madison Zoning Board of Appeals.

Name of Project: Wiencek Garage

Schedule: We would like to start as soon as possible. Once Site preparation has begun, the overall length of the project should be 3 weeks.

Existing Conditions: Existing 20' X 24' Garage located on side and front property line. Garage is old and is in poor condition.

People involved: The owner, John Wiencek and Best Built Garage Builders, project coordinator is Milt Arendt.

Building Usage: 2 car garage and storage as the house has no basement.

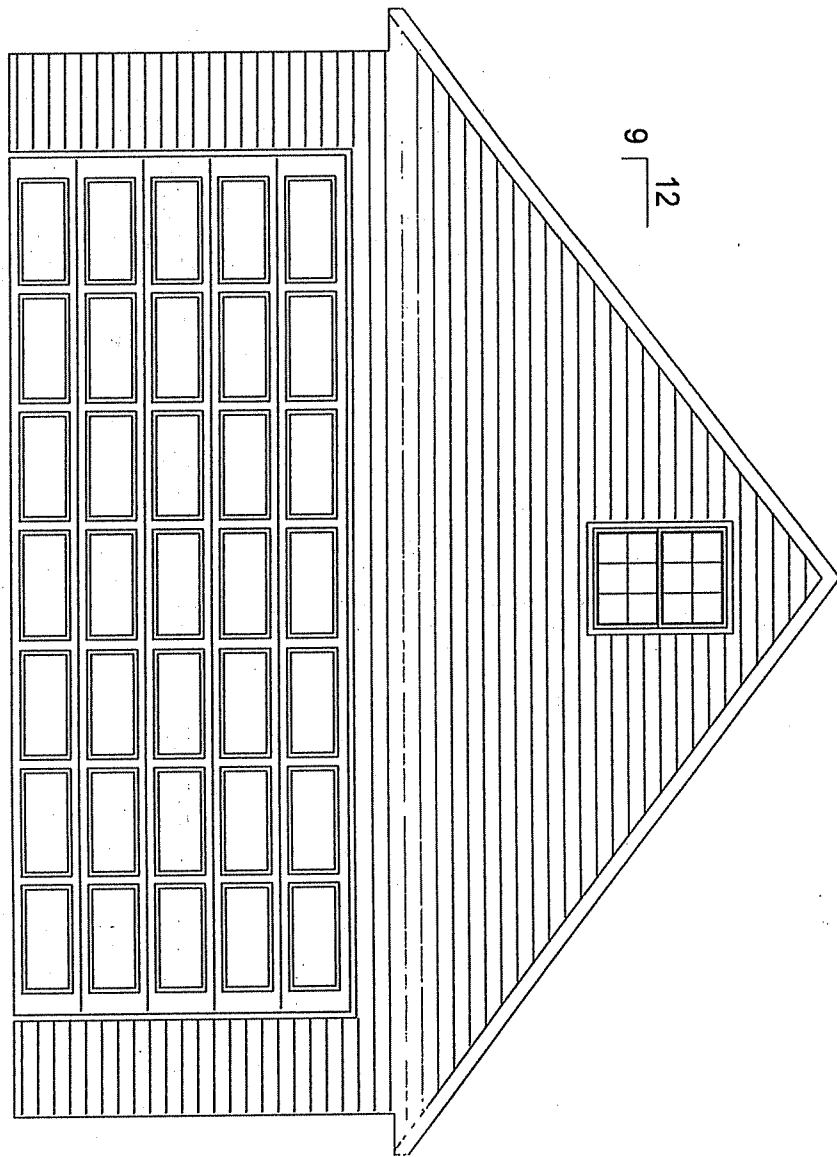
Total Square footage: 616

Lot Square Footage: 8,400

Thank you,



Milton Arendt



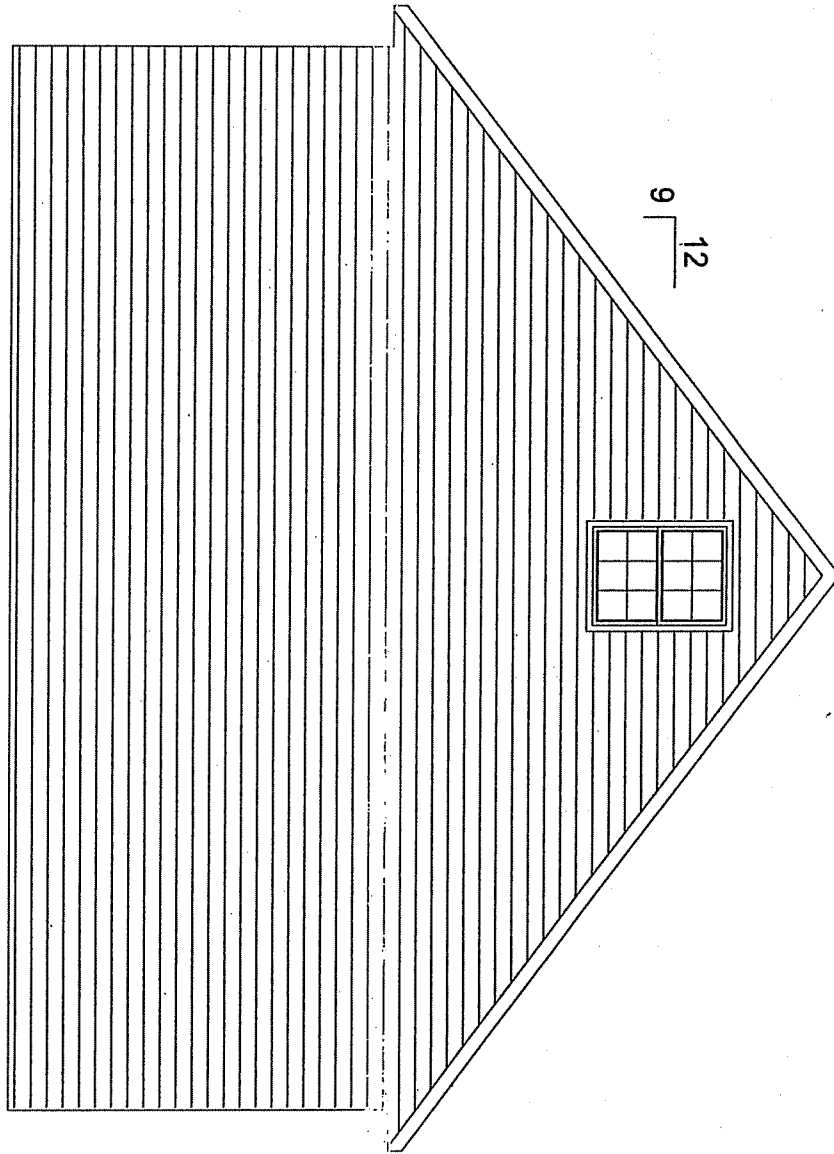
FRONT ELEVATION

JOHN WIENCEK  
5423 LAKE MENDOTA DR.  
MADISON, WI. 53705

BEST BUILT GARAGE BUILDERS  
405 BEST BUILT PARKWAY  
MARSHALL WI. 53559

DATE 04/24/06

DRAWN BY RT



REAR ELEVATION

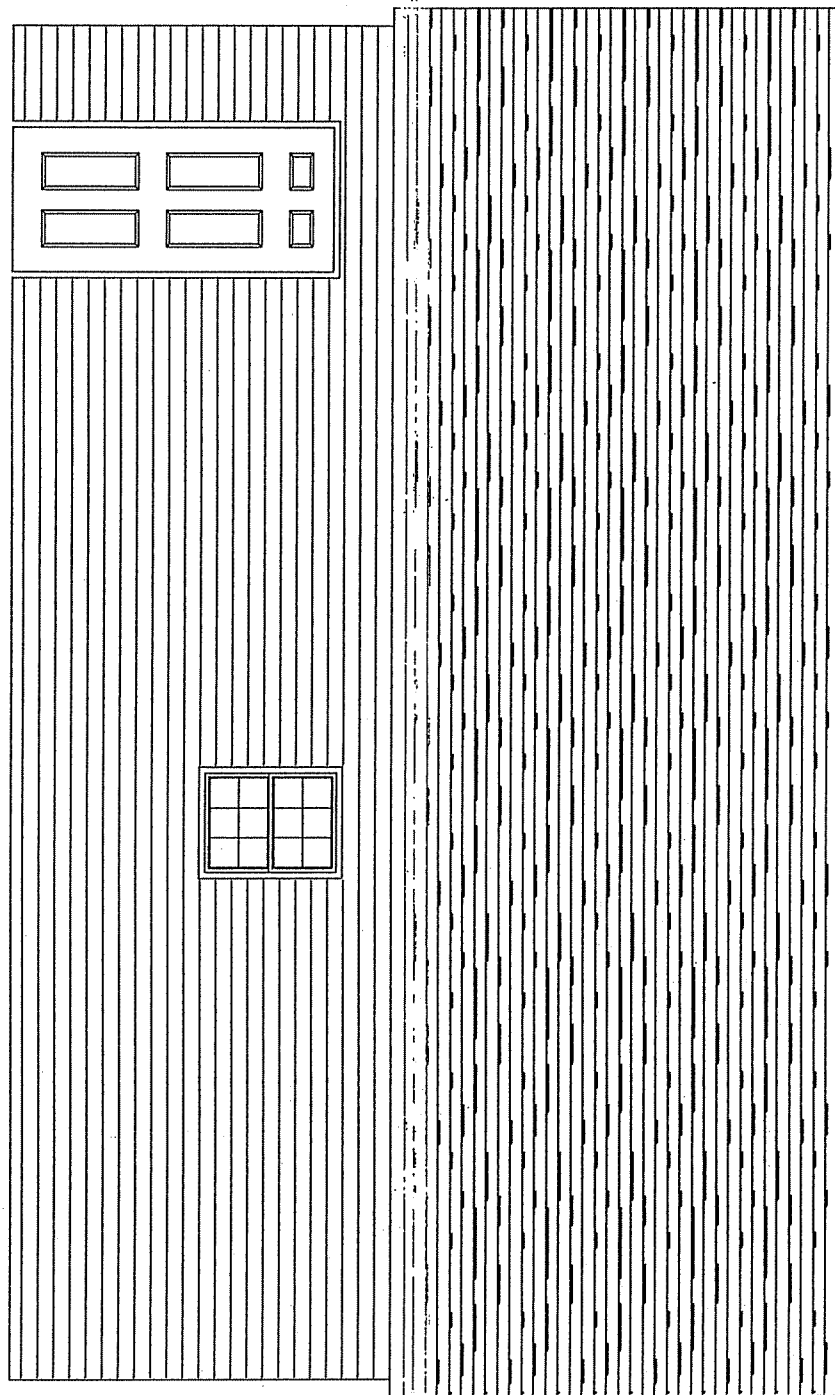
JOHN WIENCEK  
5426 LAKE MENDOTA DR.  
MADISON, WI. 53705

BEST BUILT GARAGE BUILDERS  
405 BEST BUILT PARKWAY  
MARSHALL WI. 53559

DATE 04/24/06

DRAWN BY RT

K



LEFT ELEVATION

18

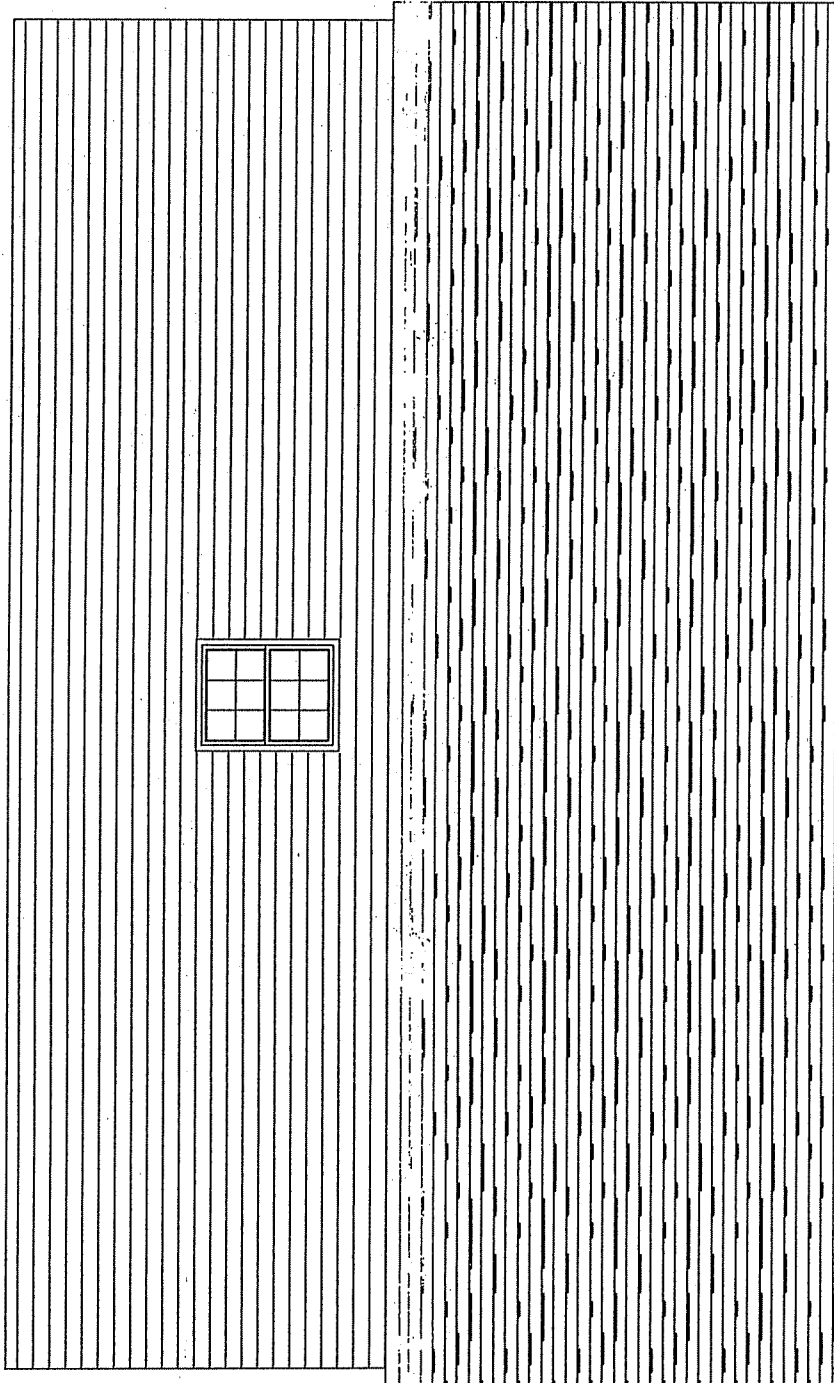
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5426 LAKE MENDOTA DR.  
MADISON, WI. 53705

BEST BUILT GARAGE BUILDERS  
405 BEST BUILT PARKWAY  
MARSHALL WI. 53559

DATE 04/24/06

DRAWN BY RT





RIGHT ELEVATION

18

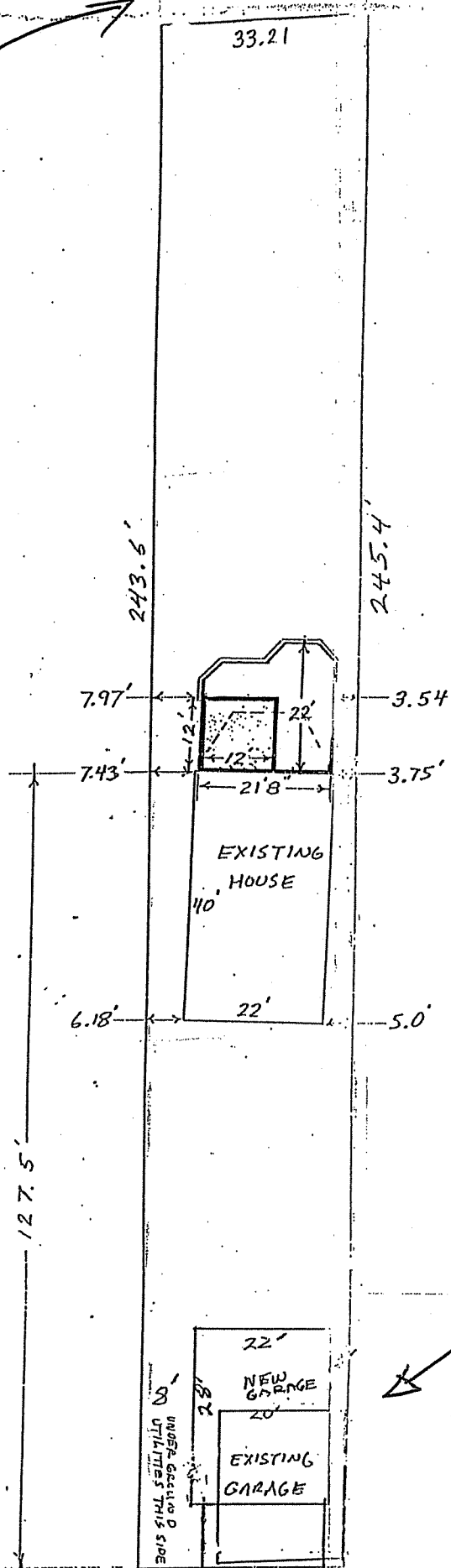
JOHN WIENCEK  
5423 LAKE MENDOTA DR.  
MADISON, WI. 53705

BEST BUILT GARAGE BUILDERS  
405 BEST BUILT PARKWAY  
MARSHALL WI. 53559

DATE 04/24/06

DRAWN BY RT

LAKE



LAKE MENDOTA DRIVE

LAKE MENDOTA DRIVE

WIENCEK SCREEN PORCH  
5426 LAKE MENDOTA DR.  
MADISON, WI  
" - 1 - "