



City of Madison

Conditional Use

Location
933 Menomonie Lane

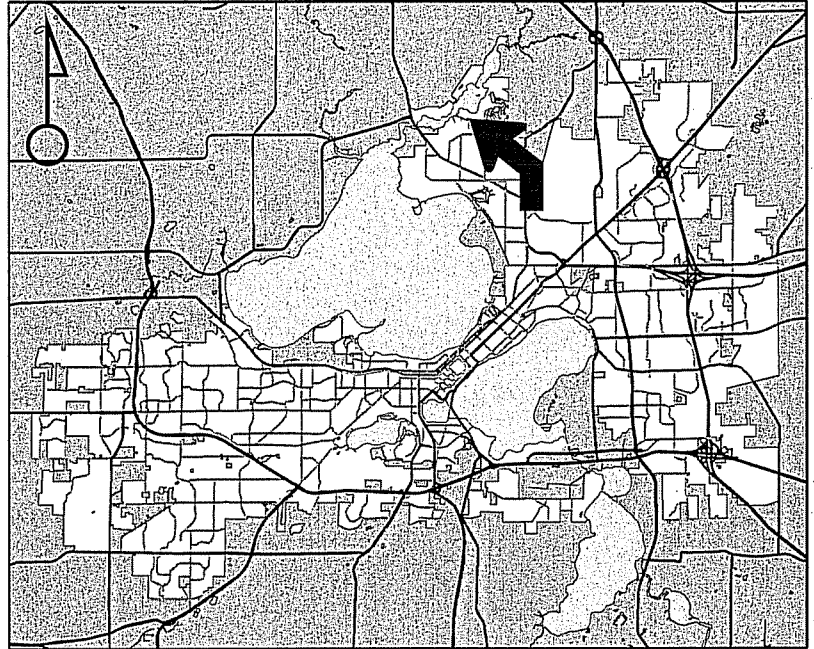
Project Name
Torti Garage

Applicant
Obasi Torti

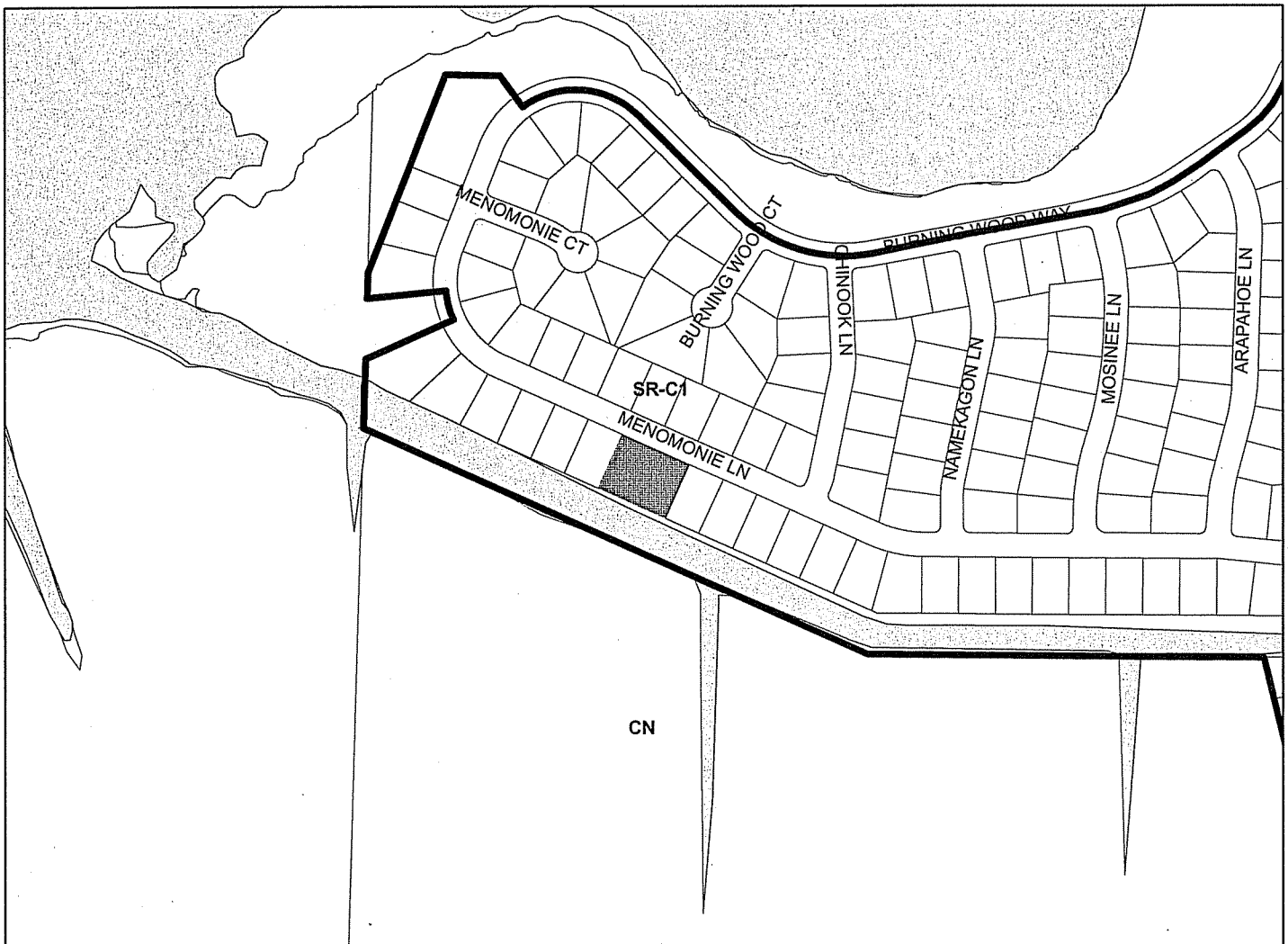
Existing Use
Single-family residence

Proposed Use
Construct new accessory building exceeding
800 square feet on SR-C1 zoned lot

Public Hearing Date
Plan Commission
27 June 2016



For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 June 2016





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:** 933 MENOMONIE LANE, MADISON, WI, 53704
Project Title (if any): NEW 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: OBASI TORTI **Company:** _____
Street Address: 933 MENOMONIE LANE **City/State:** MADISON/WISCONSIN **Zip:** 53704
Telephone: (608) 438-1329 **Fax:** () **Email:** OBASIUT@GMAIL.COM

Project Contact Person: OBASI TORTI **Company:** _____
Street Address: 933 MENOMONIE LANE **City/State:** MADISON/WISCONSIN **Zip:** 53704
Telephone: (608) 438-1329 **Fax:** () **Email:** OBASIUT@GMAIL.COM

Property Owner (if not applicant): APPLICANT
Street Address: _____ **City/State:** _____ **Zip:** _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 3 CAR GARAGE TO BE PSITIONED IN THE SIDE YARD IN LINE WITH EXITING STRUCTURES.

Development Schedule: Commencement ASAP Completion AUGUST 2016

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/altered 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:

EMAIL SENT TO ALDER AND NEIGHBORHOOD ASSOCIATION 11/25/2015

→ 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: JLV Date: 4/27/16 Zoning Staff: JENNY KIRCHGATTER Date: 4/27/16

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

Name of Applicant OBASI TORTI

Relationship to Property: HE IS I

Authorizing Signature of Property Owner 

Date 5/11/16

May 11, 2016

To Whom it May Concern:

Please see attached documentation regarding a proposed 3-car detached garage next door to 933 Menomonie Lane, Madison WI 53704, in the Cherokee Park neighborhood.

Currently, we live in the house on the property with our two teenaged daughters. The house sits on a double lot property which we have owned since 2013. My wife's family has lived on this property since 1985. The neighborhood consists of unique single family homes in a very nature-oriented setting. It is a quiet street, with little traffic, and a mix of families, retirees, single people and couples.

Proposed garage is a 3-car detached using a connected driveway from the main house. Please see attached map for details on where the garage will be sited. We intend to use this as extra garage space for our family as our daughters start driving and as extra storage.

We are planning to purchase an engineered garage kit from a local home improvement store. We plan to build the garage over the summer using our own labor along with electrical, concrete and other subcontracted help. We have done many home improvement projects in the past at our former residences in Dane County, so we have experience with this type of construction.

The proposed garage is 1,014 sq ft with 3 overhead doors and windows on the front above the overhead doors. It will have two entry doors with windows and a single-slope roof design. We intend to use siding that matches our house. Please see attached picture with our documentation of the kit we intend to purchase. The lot size is 26,100 sq ft. The existing house including patio and driveways, plus the new structure, will total 4,438 sq ft which is 17.75% lot coverage.

As for the driveway and landscaping, we intend to have approximately 10ft of concrete apron immediately in the front of the building, then use a unique permeable/driveable grass surface to finish the driveway and connect to the existing driveway. This allows for natural drainage into the soil and means we will use a lot less concrete. We feel that this sustainable & innovative solution is a good fit with our proximity to the wetlands in the area, due to its ability to minimize runoff and preserve the environment.

Thank you for the consideration,

Obasi Torti
933 Menomonie Lane
Madison, WI 53704
608-438-1329, obasiut@gmail.com

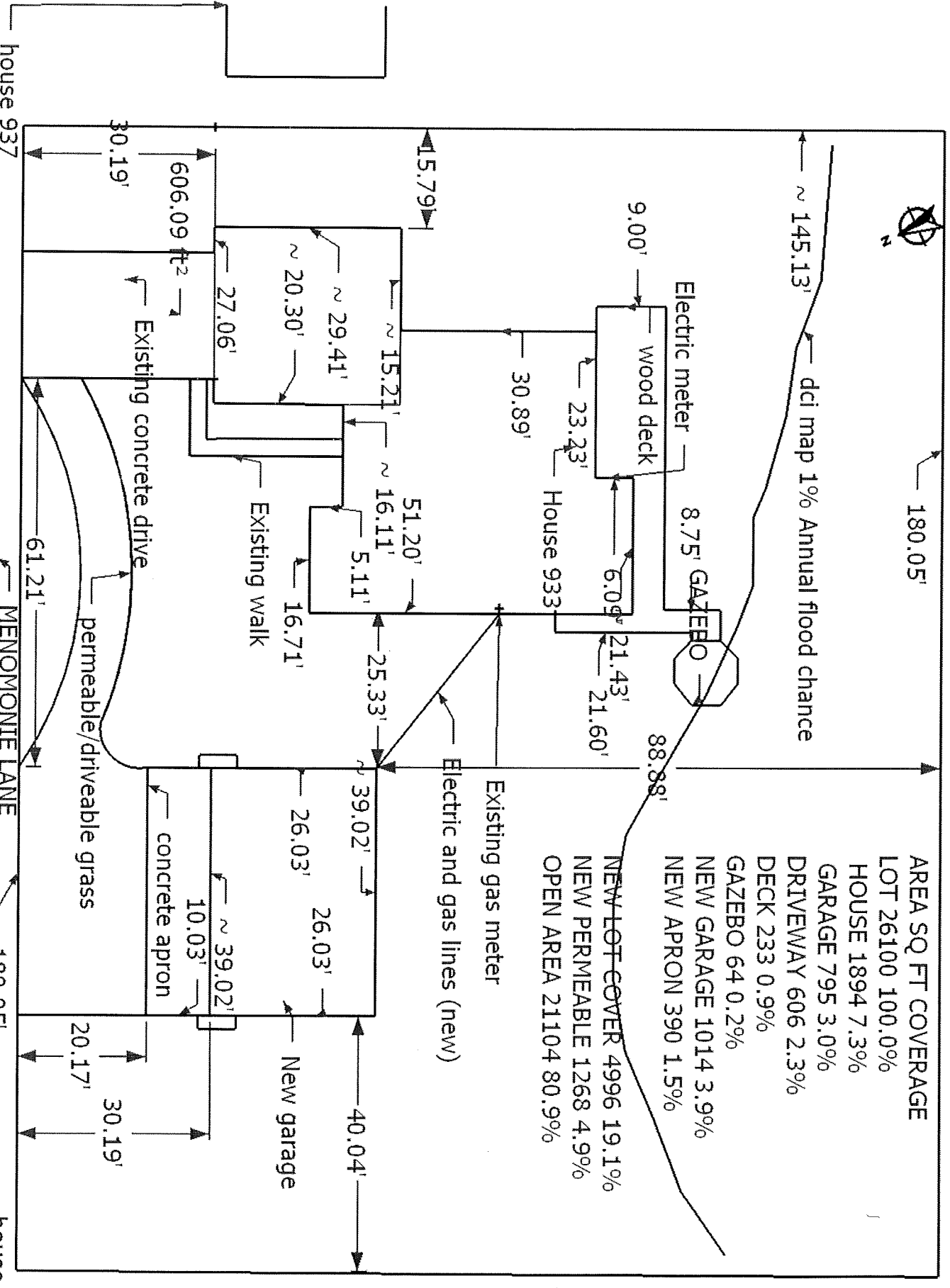


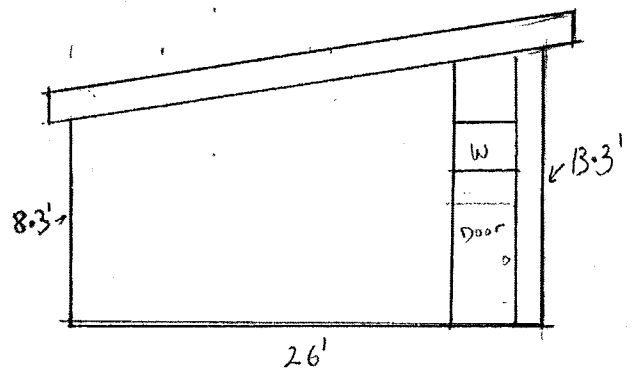
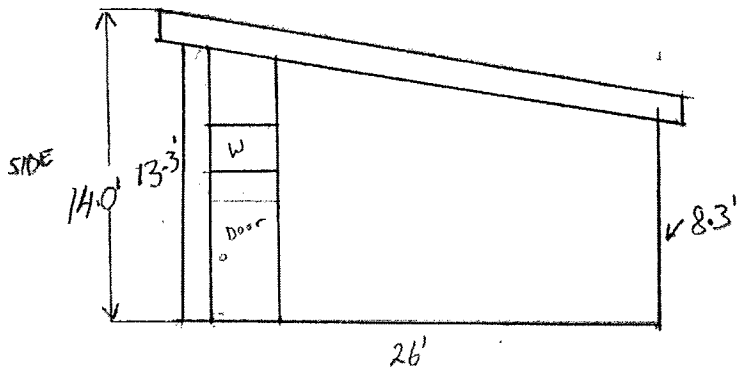
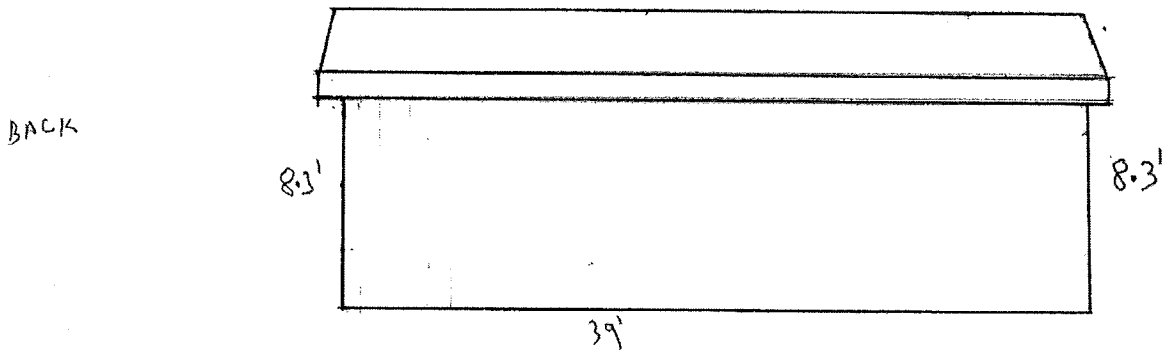
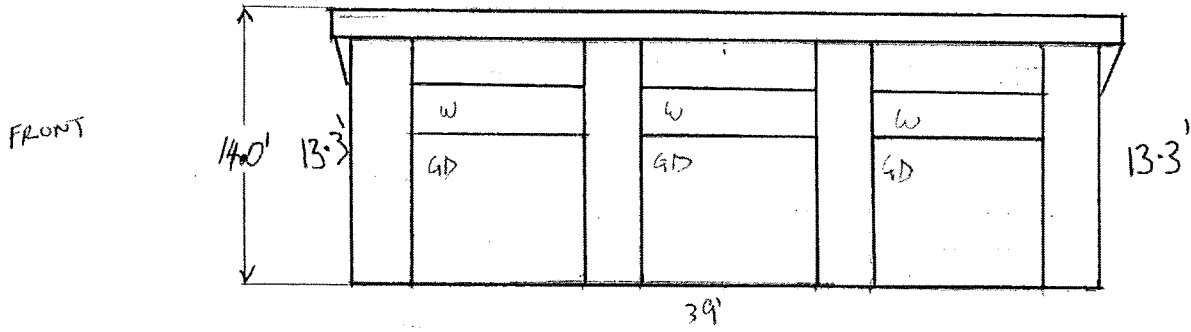
180.05'

~ 145.13' dci map 1% Annual flood chance

AREA SQ FT COVERAGE
 LOT 26100 100.0%
 HOUSE 1894 7.3%
 GARAGE 795 3.0%
 DRIVEWAY 606 2.3%
 DECK 233 0.9%
 GAZEBO 64 0.2%
 NEW GARAGE 1014 3.9%
 NEW APRON 390 1.5%

NEW LOT COVER 4996 19.1%
NEW PERMEABLE 1268 4.9%
OPEN AREA 21104 80.9%





W = WINDOW/GLASS BLOCK ABOVE ALL DOORS

GD = 8'x9' GARAGE DOOR

SIDING TO BE BOARD + BATTEN TO MATCH HOUSE

ROOF TO BE DARK COLORED STEEL

ROOFING- COLORED RIBBED METAL
SIDING- BOARD AND BATTEN TO MATCH HOUSE
WINDOWS- CLEAR GLASS OR GLASS BLOCK
TRIM AND DOORS- NATURAL TONES (WOOD LOOK)

