



Location  
1901 West Lawn Avenue

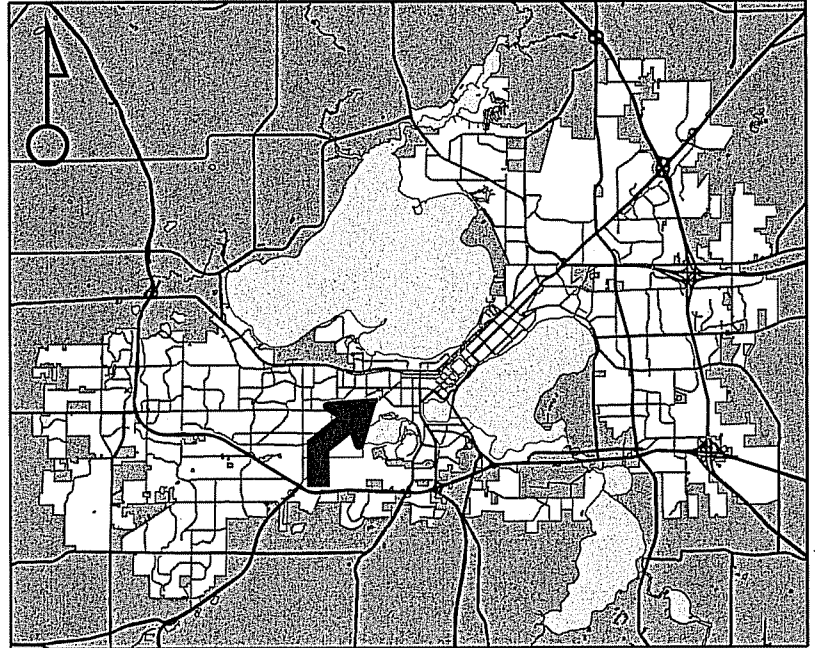
Project Name  
Hinke Garage

Applicant  
Hans Hinke

Existing Use  
One car garage

Proposed Use  
Construct accessory building  
exceeding 10% of lot area

Public Hearing Date  
Plan Commission  
09 March 2015

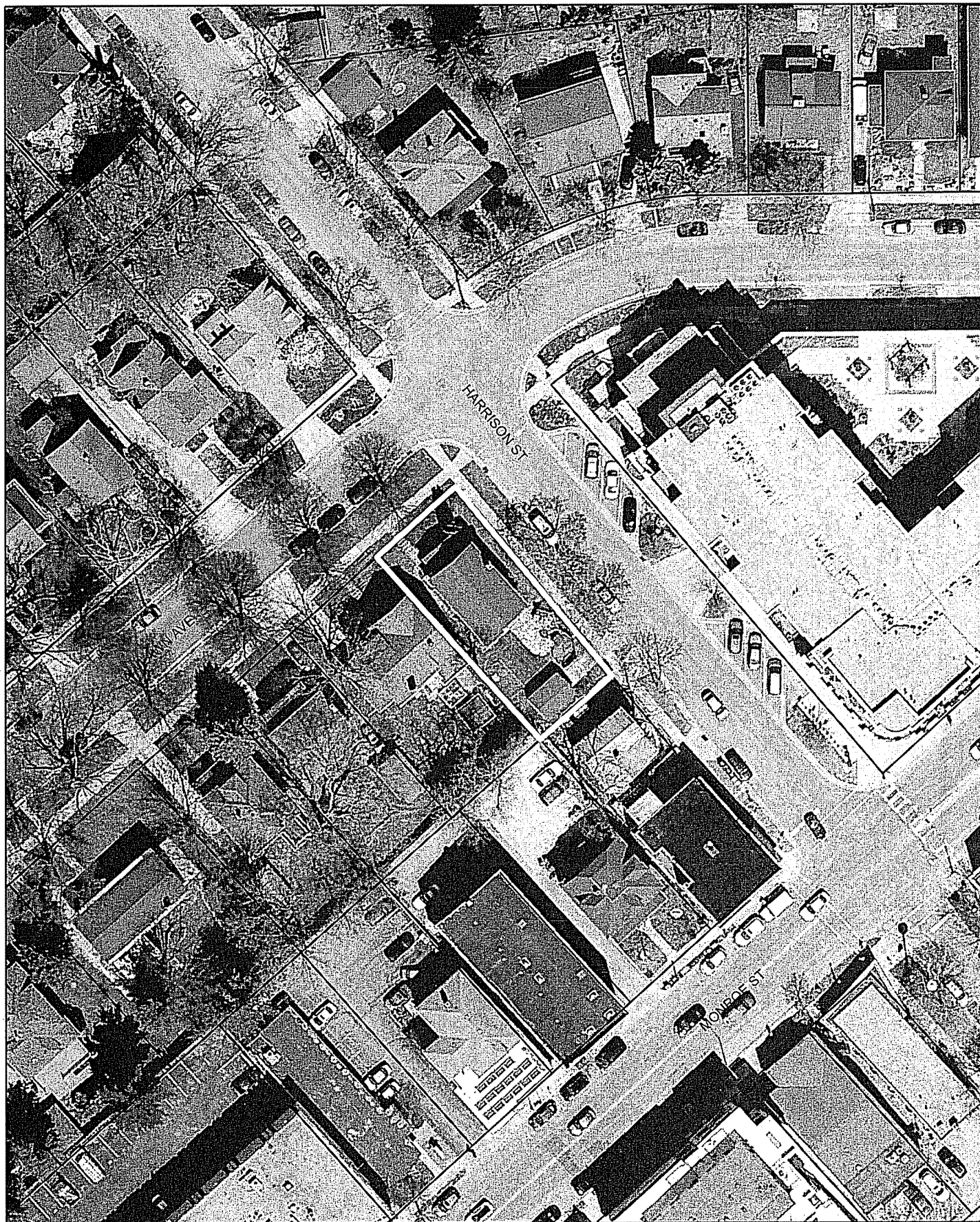


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 March 2015





# 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 \$600 Receipt No. 000485-  
 Date Received 1/20/15 0025  
 Received By SK  
 Parcel No. 0709-223-2201-4  
 Aldermanic District 13 Lucas Dailey  
 Zoning District TR-C2  
 Special Requirements OK  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 1901 West Lawn Ave. Madison, WI 53711  
Project Title (if any): \_\_\_\_\_

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: Hans Hinke Company: \_\_\_\_\_  
 Street Address: 1901 West Lawn Ave City/State: Madison Zip: 53711  
 Telephone: (608) 512-9617 Fax: ( ) Email: hjhinke@uwalumni.com

Project Contact Person: S.A.A. 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: Replacement of a 1920's era single car garage with two car garage with loft.

Development Schedule: Commencement Spring 2015 Completion Summer 2015

**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 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 <sup>2</sup> 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:  
Alder Dailey (12/22/2014), President Dudgeon-Monroe Neighborhood Association (12/22/2014)

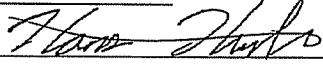
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**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: Matt Tucker Date: Jan 15, 2015 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

Name of Applicant Hans Hinke Relationship to Property: Owner

Authorizing Signature of Property Owner  Date January 20, 2015

Planning Commission/Matt Tucker

Letter of Intent

Garage replacement at 1901 West Lawn Ave.

This letter serves as notice that, I, Hans Hinke, the home owner at 1901 West Lawn Ave, intend to replace my 1920's era single car garage with a modern 2 car garage with loft above. I am acting as owner, designer, and builder of the proposed replacement.

Existing Conditions: Single family residence and detached one car garage, zoned TR-C2. The parcel is on a street corner with Monroe commons (zoned PD tiff district 33) across Harrison st, TSS parcels to the south, and TR-C2 single family residences to the west and TR-C3 single family residences to the north (across West Lawn Ave.)

Special Conditions: The existing garage was built with the house in the mid 1920s and is in need of repair. As the commercial spaces to the south have modernized over the years, the grade has increased to the south of my garage on the order of 3 ft, none of the soil from the grade raising on these commercial properties (notably 1904 Monroe) has been permitted with any grading easements onto my property or the property of 1905 W. Lawn. None of the soil from the grade raising has been retained by the party raising the grades with retaining walls either. As a result of these grade alterations over time, a couple of feet of soil has spill over the lot lines the south and western walls of my garage are partially underground, which has rotted the wood, and soil pours into my garage during rain events. At the time of garage construction, the slab on grade is believed to have had a reveal above grade of 6-inches.

I do not intend to sue or negotiate damages with the owner of the subject commercial property, as he is a neighbor and a friend, but I would like to take the opportunity to modernize and improve my garage if I have to replace it anyway.

Proposed Uses: replace 216 square foot single car single story garage with 576 square foot 2 car, single story garage with loft space.

Conditional use request: My parcel is in the new TR-C2 zoning, and the properties to the south are in the Monroe Street TSS district. In the TR-C2 zoning as I understand, accessory buildings are allowed to be up to 576 square feet, though an additional standard was added to relate the square footage of all accessory buildings on a property to the size of the parcel. My parcel is 5230 square feet based on city assessor's records which would limit the size of the accessory building to 523 square feet. This letter of intent is a request to exceed the 10% rule via conditional use permit to be allowed to construct the building up to the TR-C2 typical 576 square feet. The proposed structure would occupy 11.0% of the lot area. Based on precedence of previous and recent conditional use permits in the neighborhood (e.g. 2154 W Lawn Ave.), exceedance of the 10% have been allowed (in the case of 2154 W. Lawn, 11.5% was approved)

Lot coverage: current is 23.2%, proposed is 30.0%, max per code is 75%, as such usable open space remains adequate. The rear yard is over 50 ft wide and as such this 24 ft wide building will not cover more than half of the rear yard.

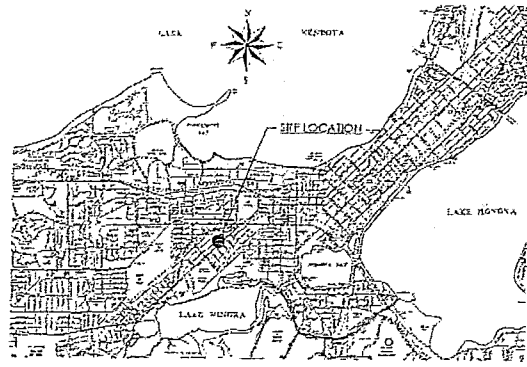
Setbacks: The lot is a corner lot, the proposed building will maintain 3 ft required from side and rear yard, and will be 18 ft off of the sidewalk on Harrison St, the adjacent TSS building (1902 Monroe, Harrison entrances) has walls abutting the sidewalk with zero setback.

Visually: The proposed building will be constructed with siding, roofing and trim to match the color and style of the existing residence. The larger garage will also help adjust the awkward mass and height step from the current 216 square ft single story garage to the neighboring TSS zoned 1902 Monroe building across the lot line at minimum setback which is 3 stories, has a footprint of 3,923 square feet and occupies 78% of the lot area.

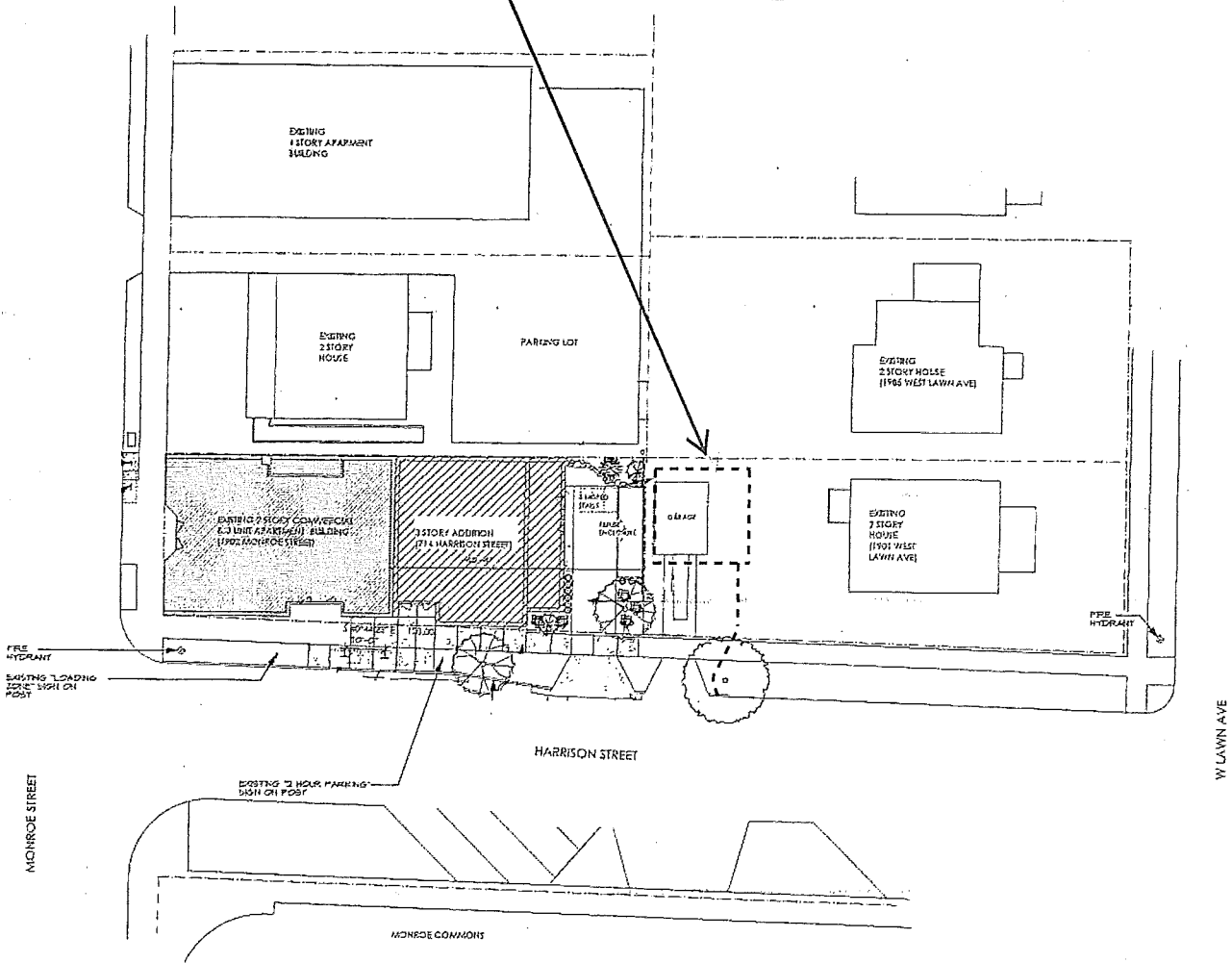
Height: the Building height for accessory building of 15 ft above existing grade will be complied with, it is noted that the garage floor of the proposed building will be 2 ft lower than the existing, such that the steep driveway is flattened. There have been several cases of unoccupied cars parked on ice on the current steep driveway that slide into the sidewalk and/or street at night, this lowering is to mitigate this safety hazard to the public. The height of the proposed garage is significantly lower than the residence on the lot, and the adjacent 3 story mixed use development.

Schedule: We intend to start demolition and construction in April 2015, as soon as conditional use permit is granted and the weather is favorable for soil excavation and concrete placement. We intend to complete the construction and occupy the building by the end of summer of 2015.

# Proposed Garage replacement and driveway expansion



SITE MAP



SITE PLAN

# Property Statistics

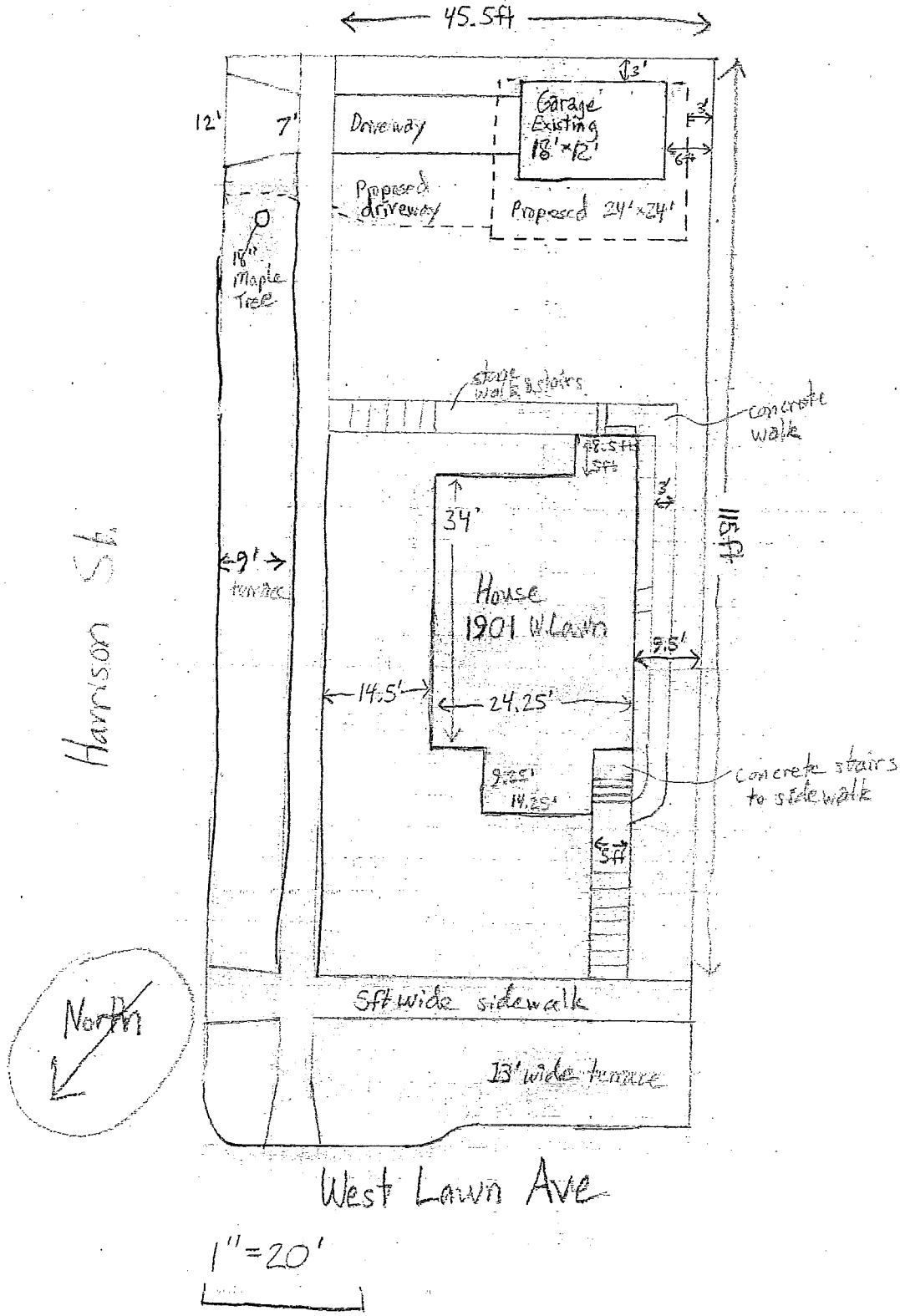
Size - 5,230 square ft

Pervious Area Current = 66% of Lot

House Footprint - 998 square ft

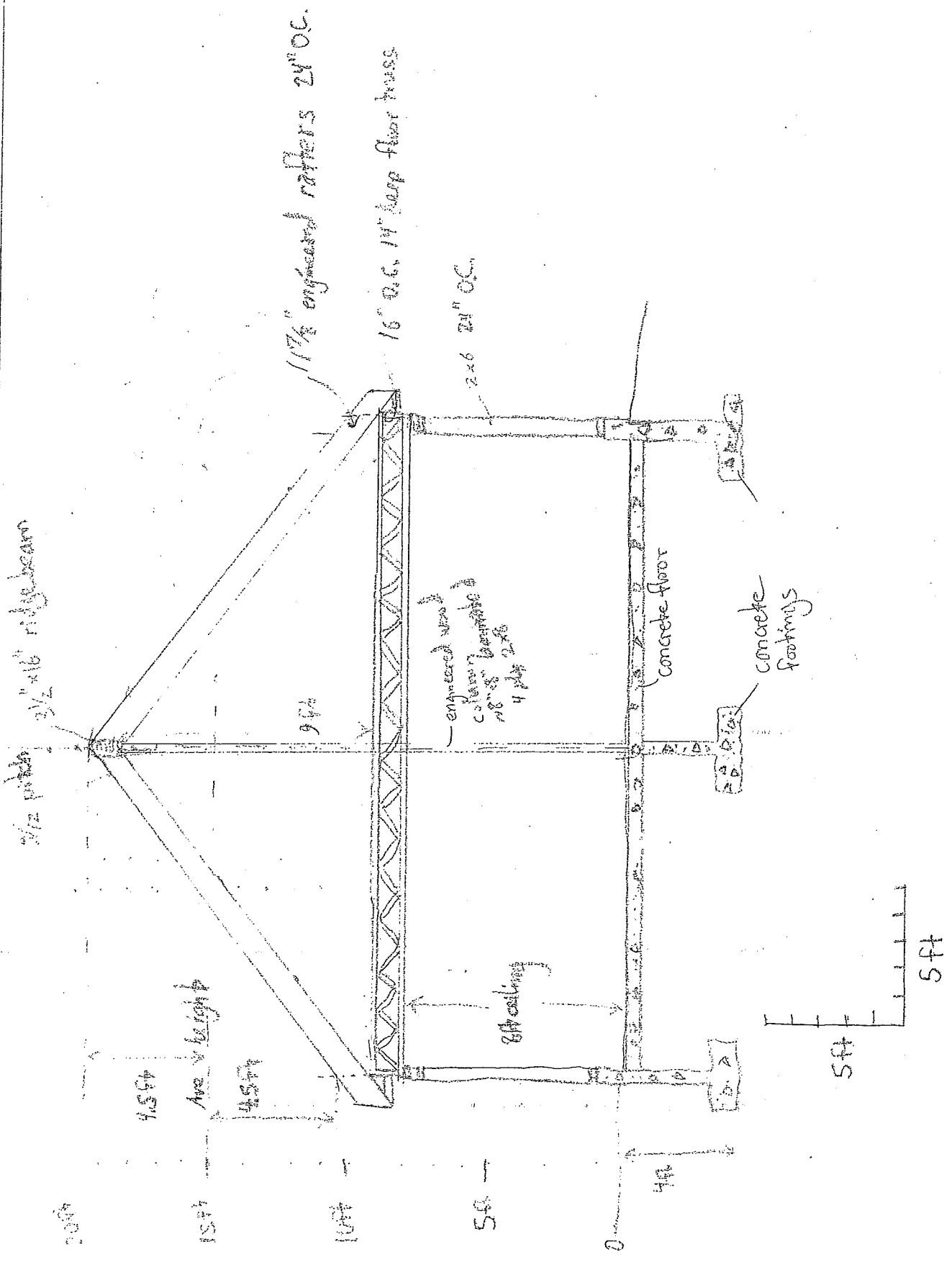
Pervious Area Proposed = 56% of Lot

12,500 1/2" SHEETS & CO. NATIONAL

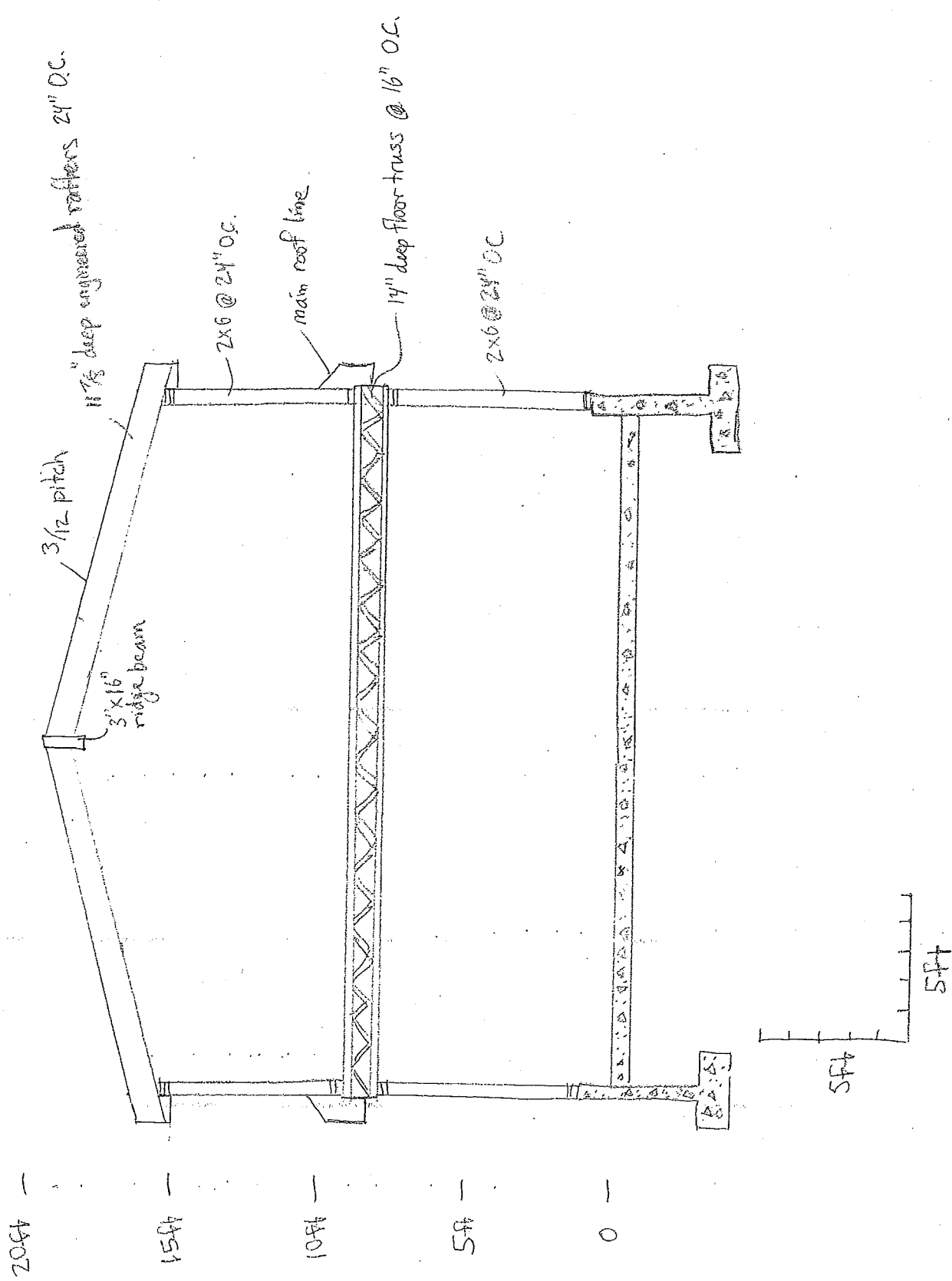


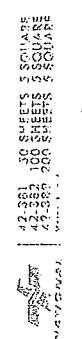


End Section



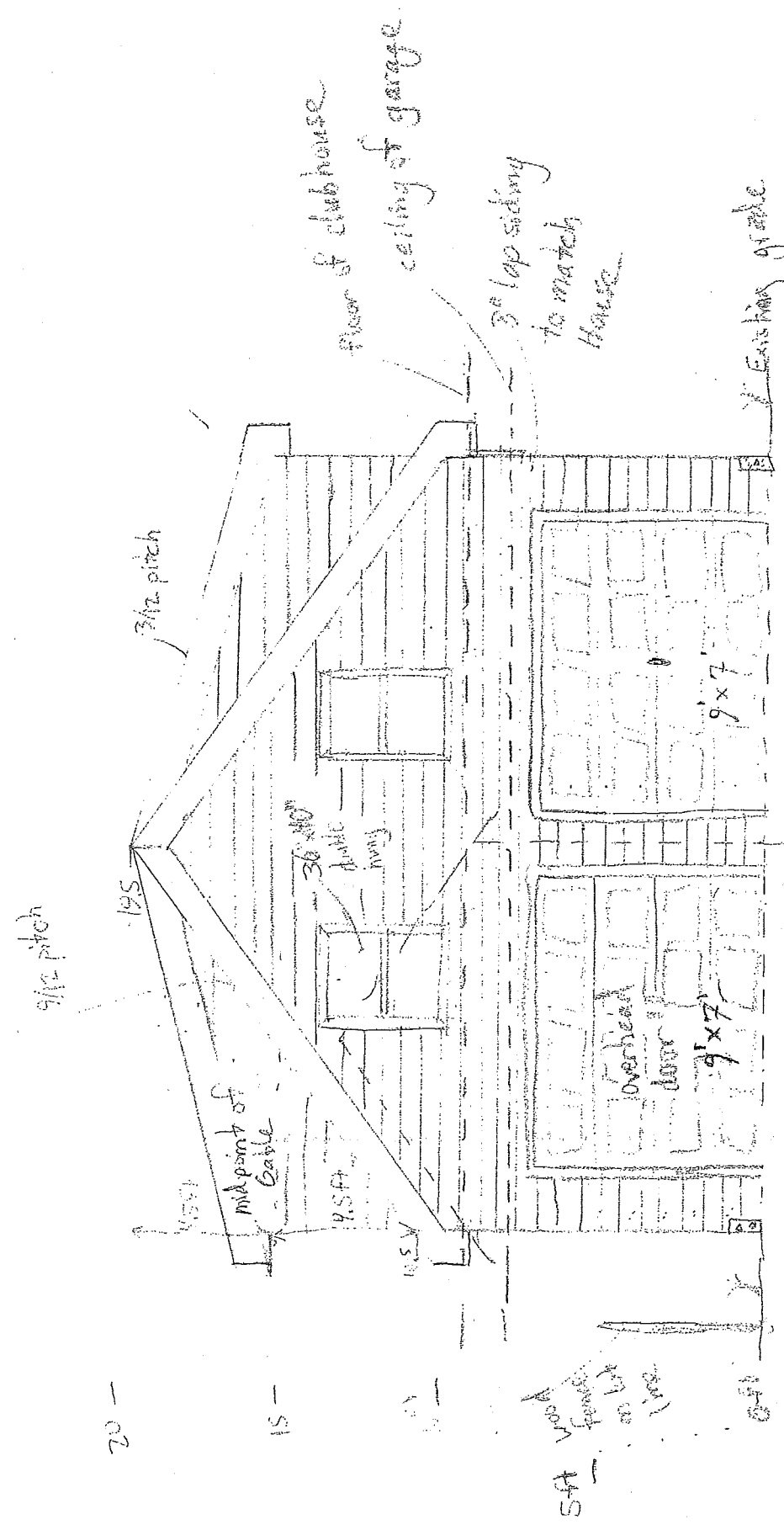
Midsection with dormers





# East Elevation

faces Harrison St.



9 1/2 pitch

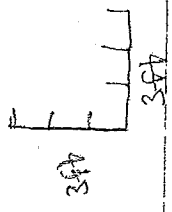
7 1/2 pitch

20 -

15 -

10 -

5 ft  
Floor  
Finish  
Line on  
View  
5 ft



out line of existing building

Existing grade

3° lap siding to match house

floor of clubhouse ceiling of garage

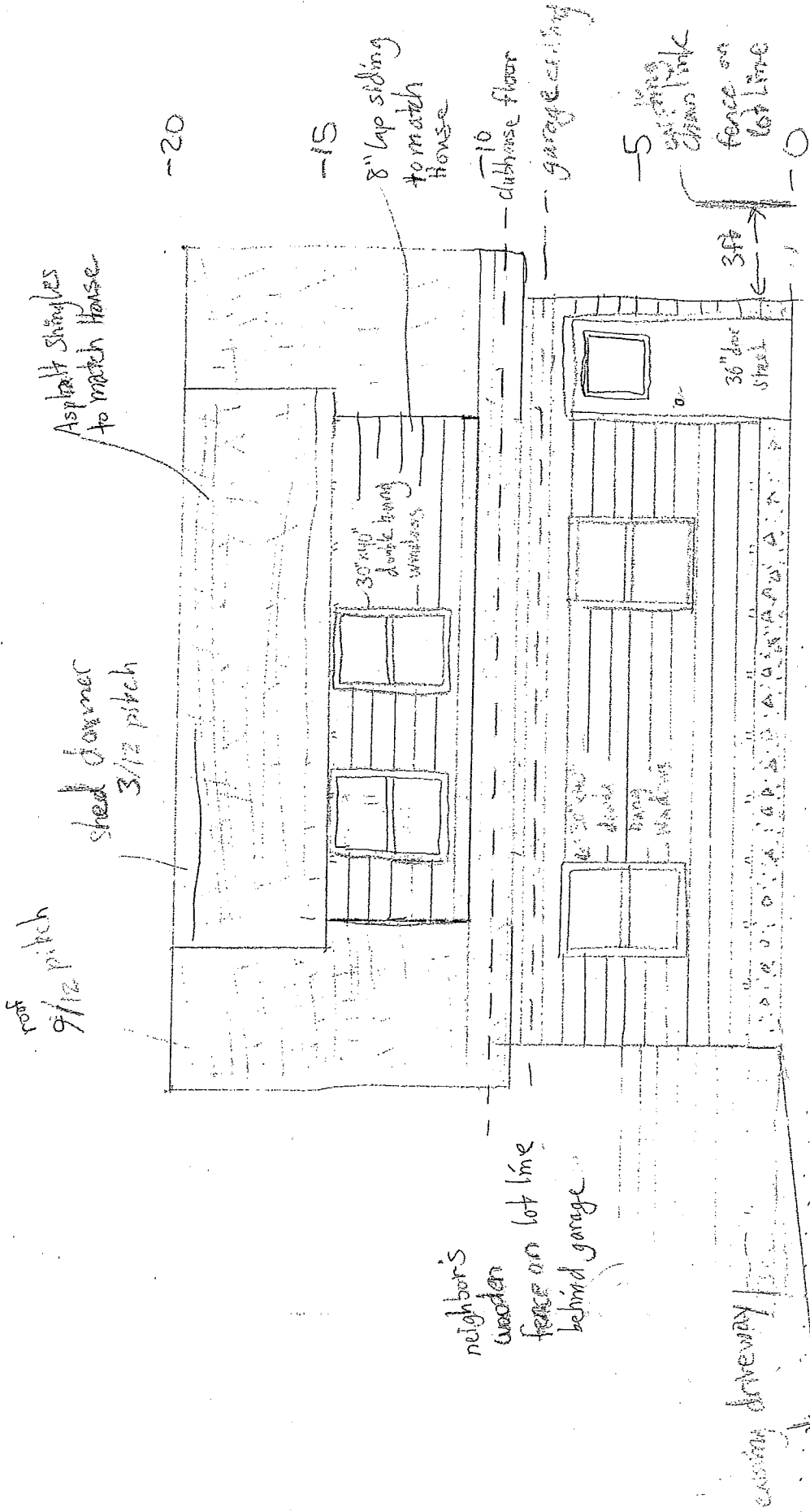
9'x7'

9'x7'

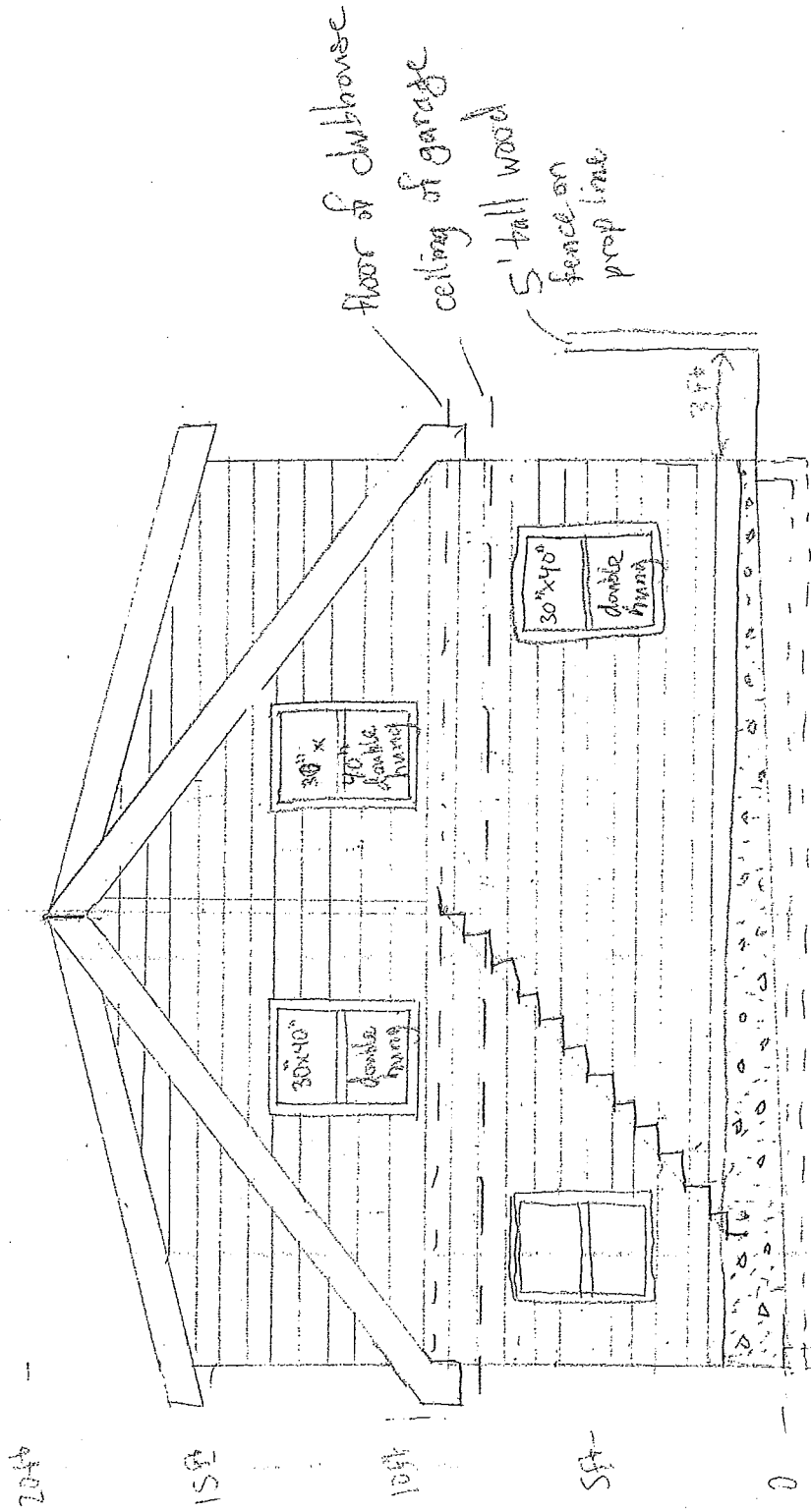
36 1/2" double lining

Midpoint of Cable

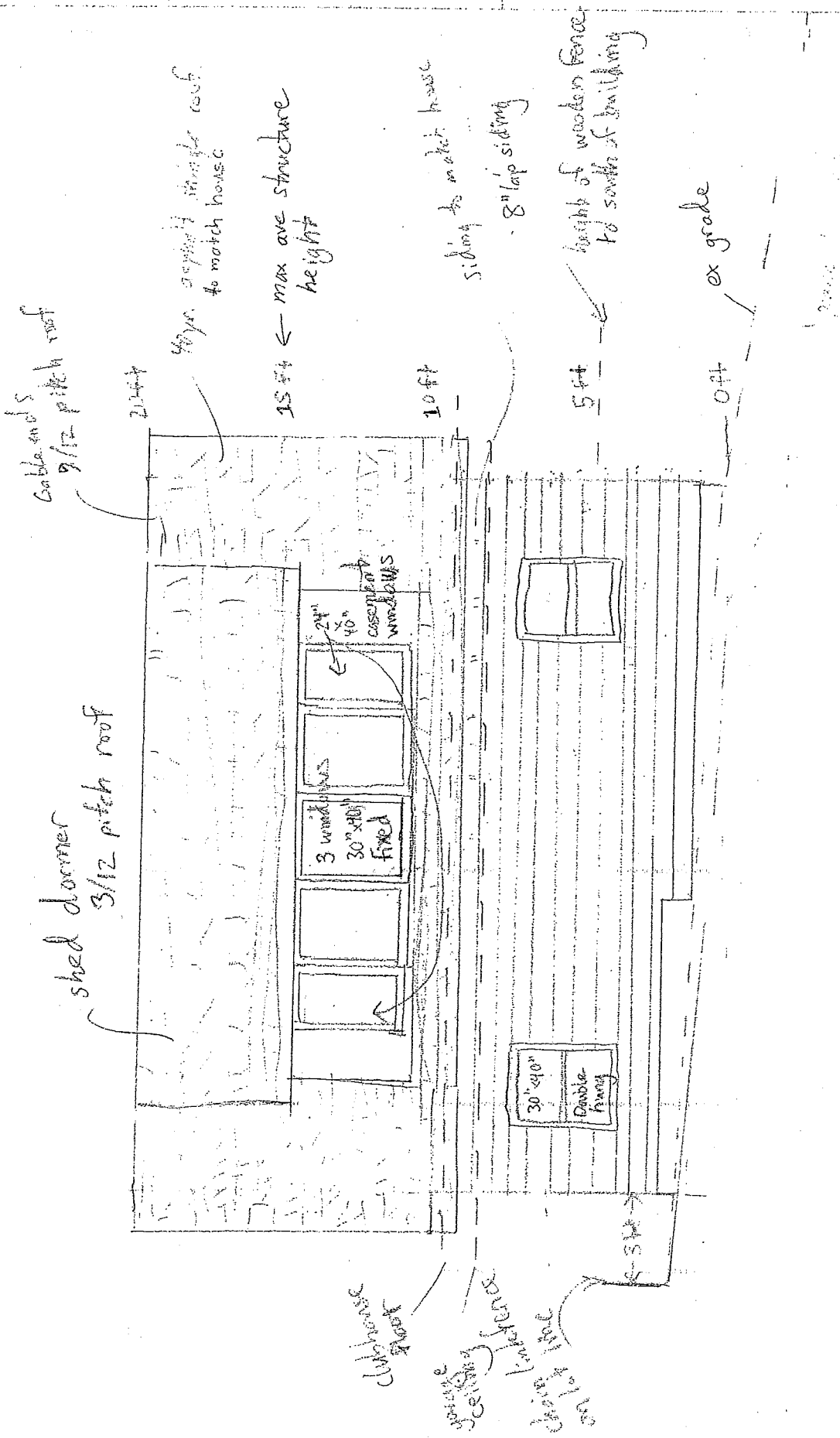
# North Elevation



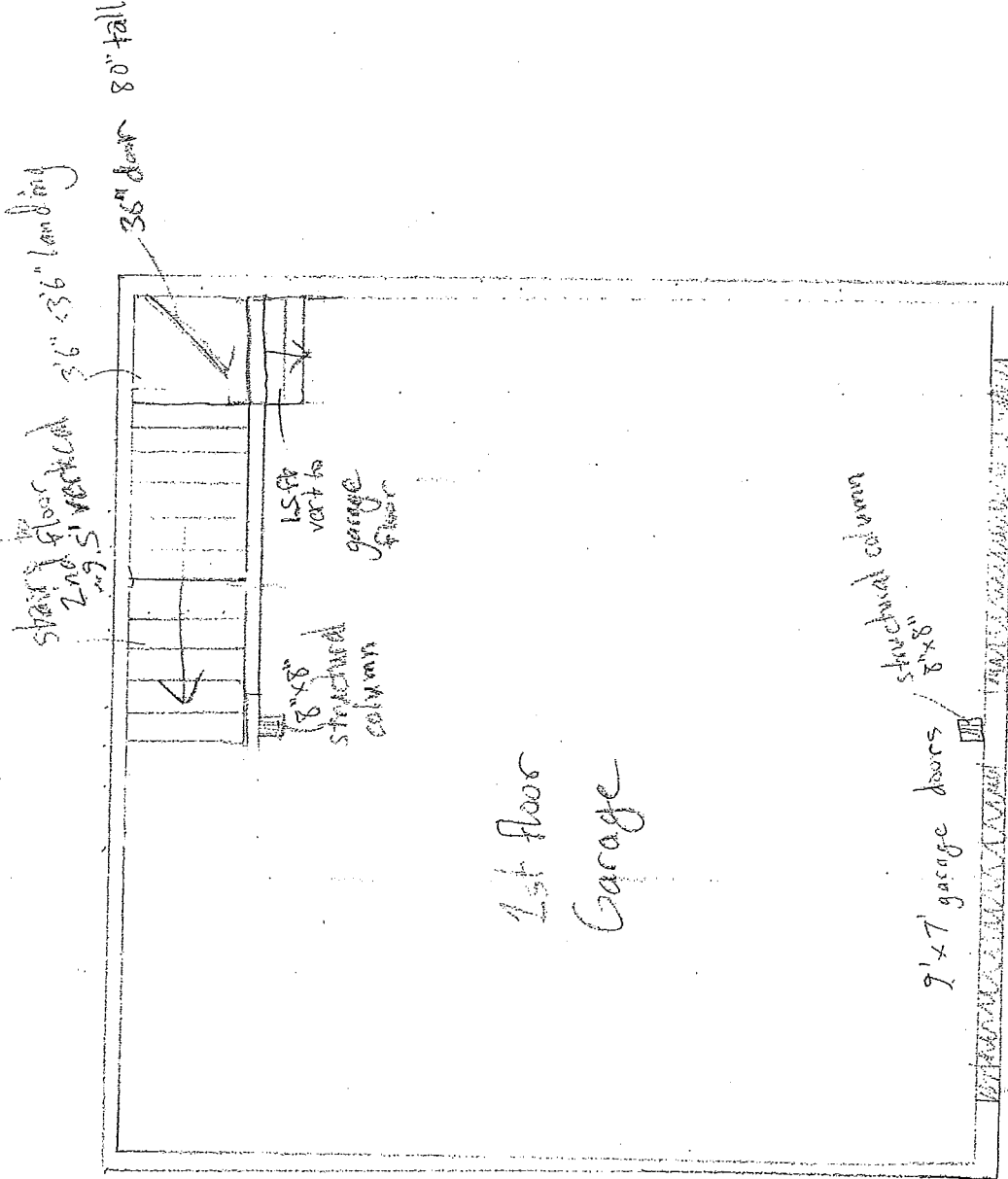
West Elevation



# South Elevations



Plan view



24ft x 24ft exterior

5ft

5ft