



# City of Madison

## Conditional Use

Location  
1028 Sherman Avenue

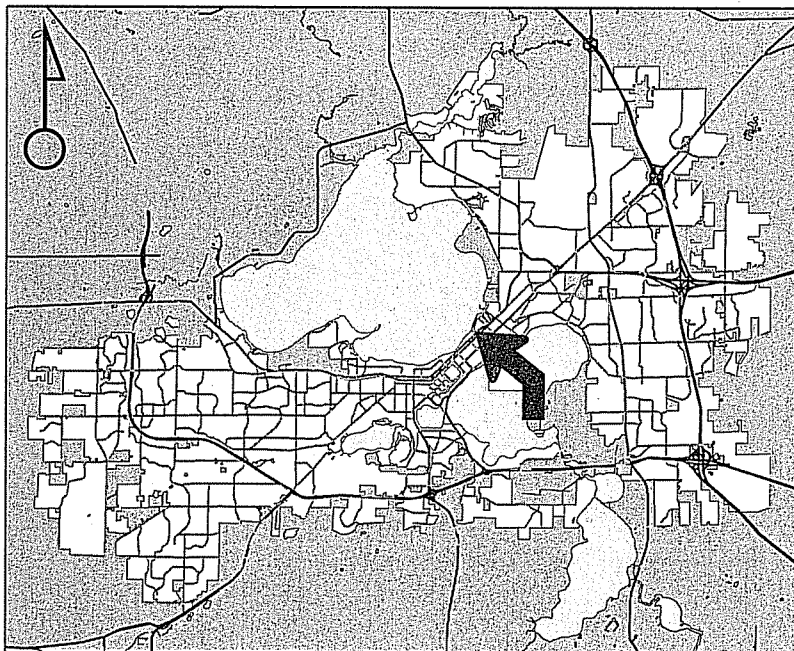
Project Name  
Goeden Garage

Applicant  
Kimberly & David Goeden/  
Todd Barnett - Barnett Architecture, LLC

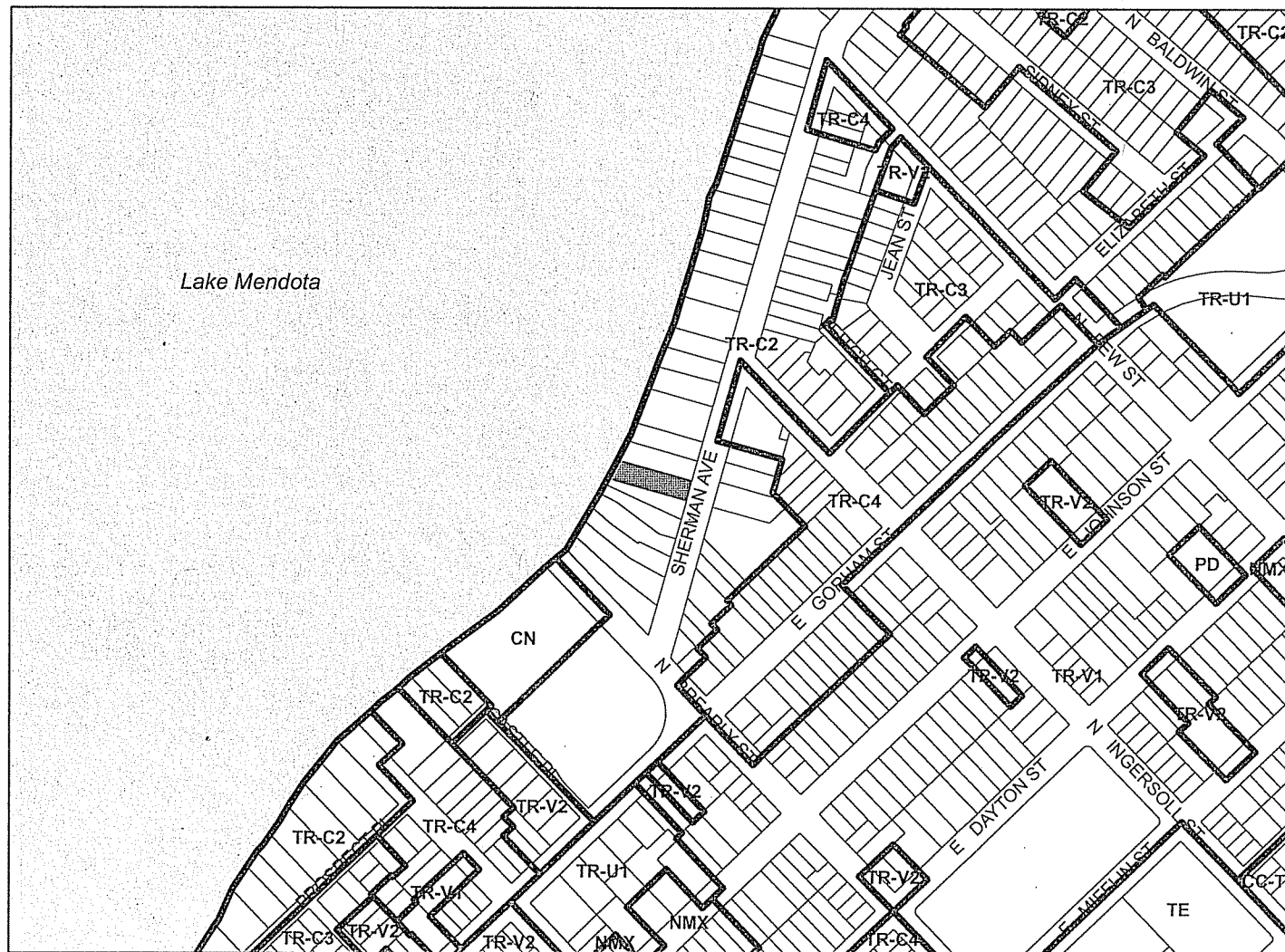
Existing Use  
Single-family residence

Proposed Use  
Construct new accessory building on  
lakefront property

Public Hearing Date  
Plan Commission  
30 September 2013



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 : 26 September 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>600</u>	Receipt No. <u>146094</u>
Date Received <u>8/14/13</u>	
Received By <u>JGP</u>	
Parcel No. <u>0709-132-0106-1</u>	
Aldermanic District <u>2 - ZELLERS</u>	
Zoning District <u>TR-C2</u>	
Special Requirements <u>NAT'L REG; ZBA, CU</u>	
Review Required By: <u>WATERFRONT; F'PLAIN</u>	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1026 and 1028 Sherman Avenue: Garage Demolition; 1028 New Garage  
**Project Title (if any):** Goeden 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:** Kimberly and David Goeden      **Company:** \_\_\_\_\_  
**Street Address:** 1028 Sherman Avenue      **City/State:** Madison      **Zip:** 53703  
**Telephone:** (716) 472-5859      **Fax:** ( )      **Email:** kimberlygreid@hotmail.com

**Project Contact Person:** Todd Barnett      **Company:** Barnett Architecture LLC  
**Street Address:** 118 N. Breese Terrace Suite I      **City/State:** Madison, WI      **Zip:** 53726  
**Telephone:** (608) 233-4538      **Fax:** ( )      **Email:** todd@barnettarchitecture.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: Demolition of share garage at 1026 and 1028 Sherman Avenue and construction of garage at 1028 Sherman Avenue

Development Schedule: Commencement Fall 2013      Completion Spring 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/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 <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](mailto: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 Ledell Zellars: 7-5-2013; Joe Lusson Neighborhood Association Waiver Requested - Pending.


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

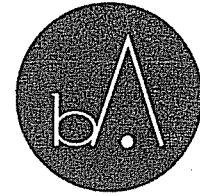
**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Strouder Date: 8-13-2013 Zoning Staff: Matt Tucker Date: 8-13-2013

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

Name of Applicant Kimberly and David Goeden Relationship to Property: Agent

Authorizing Signature of Property Owner  Date 8-14-2013 13



**Barnett Architecture**

August 14, 2013

Mr. Matt Tucker, Zoning Administrator  
Department of Planning and Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2984

**Re: Letter of Intent**

Proposed Garage for the Kimberly and David Goeden Residence  
1028 Sherman Avenue  
Parcel No. 070913201079

Proposed Shared Garage Demolition  
1026 and 1028 Sherman Avenue  
Parcel No. 070913201079 (1028 Sherman Avenue); Kimberly and David Goeden  
Parcel No. 070913201061 (1026 Sherman Avenue) ; Michael Major Jr.

Aldermanic District: 2  
Alder: Ledell Zellers

Members of the Plan Commission:

This Conditional Use Application is presented for your consideration is for a two part project: the demolition of a shared garage between the owners of 1026 and 1028 Sherman Avenue and the construction of a new garage for Kimberly and David Goeden.

Attached please find:

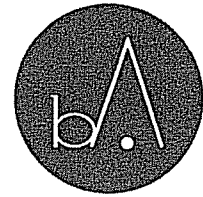
1. Twelve Copies of the Land Use Application Form
2. Twelve Copies of the Letter of Intent
3. Fourteen Sets of Full-Size 11x17 Plan Sets
4. One Set Reduce 8 1/2 x 11 Plan Sets
5. Email from Michael Major, Jr. in Support of the Project

The existing garage is placed over the existing property line and an eight foot easement (four feet either side of the property line) recorded for the joint use of the two properties. The garage is in very poor shape due to normal age and obsolescence. In addition, the shared garage agreement lacks proper language to establish maintenance responsibility. Both properties are zoned TR-C2 and does not require a zoning variance. The proposed garage is not in the 100 Year Flood Plain.

The owners of 1026 and 1028 Sherman Avenue mutually agree to raze the existing garage and replace with a detached garage at 1028. This is the only garage proposed. The owners of 1026 have an underground garage and have no plans that we are aware of to build a new garage. The attached email from Michael Major, Jr. expresses his support for the demolition of the existing garage and the construction of the new one. The application is required due to the 500 square foot threshold for waterfront construction. The proposed tandem garage measures 576 square feet in comparison to the existing at approximately 560 square feet. The proposed work includes a modified curb cut.

The home at 1028 was designed by Claude and Starck and built in 1902. Although Landmarks Approval is not required, great effort was made to create a structure which will be compatible with the existing home. This includes:

1. Brick end walls with returns to "read" as elements and not veneers.



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2. Roof pitches to match existing.
3. Shingle and wood siding color to match existing.

**Project Team**

Owner

Kimberly and David Goeden  
1028 Sherman Avenue  
Madison, WI 53703  
P. 608.

Attorney

Ronald M. Trachtenberg  
Murphy Desmond S.C.  
33 East Main Street, Suite 500  
P.O. Box 2038  
Madison, WI 53701-2038  
P. 608-268-5575  
F. 608-257-2508

Architect

Barnett Architecture LLC  
Todd Barnett  
118 N. Breese Terrace Suite I  
Madison, WI 53726  
P. 608-233-4538

Surveyor

Mark Gerhardt  
Badger Surveying  
525 W. Prairie Street  
Columbus, WI 53925  
P. 920-623-2010

**Existing Conditions**

The existing shared garage proposed to be removed.

**Project Schedule**

Construction is proposed for this fall pending Plan Commission approval.

**Proposed Uses and Square Footage**

Proposed use is for a two-car tandem style garage.

**Lot Coverage and Usable Open Space Calculations**

The lot area per the survey is 10,489 square feet. The existing house and front porch are at 1192 SF and 207 SF, respectively. The proposed garage is 576 square feet.

**Value of Land**

Value of the land is set at \$315,000 per City of Madison records.

**Estimated Project Cost**

The estimate cost of the project is approximately \$50,000.

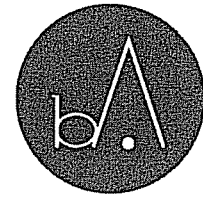
Thank you for your consideration and please contact me with any questions or additional information.

118 N. Breese Terrace Suite I

Madison, WI 53726-4133

P. 608.233.4538

barnettarchitecture.com



**Barnett Architecture**

Sincerely,

Todd Barnett, ALA  
Architect

cc Kimberly and David Goeden; Ron Trachtenberg; Michael Major, Jr.. Mark Gebhardt

**PROJECT**  
**NEW GARAGE FOR GOEDEN RESIDENCE**  
 1028 SHERMAN AVENUE  
 MADISON, WI 53703

# PLAN COMMISSION APPLICATION

**PROJECT TEAM**

**OWNER**  
 KIMBERLY AND DAVID GOEDEN  
 1028 SHERMAN AVENUE  
 MADISON, WI 53703

**ARCHITECT**  
 BARNETT ARCHITECTURE LLC  
 118 N. BREESE TERRACE, SUITE I  
 MADISON, WI 53726  
 P. 608-233-4538  
 CONTACT: TODD BARNETT, ARCHITECT  
 email: todd@barnettarchitecture.com

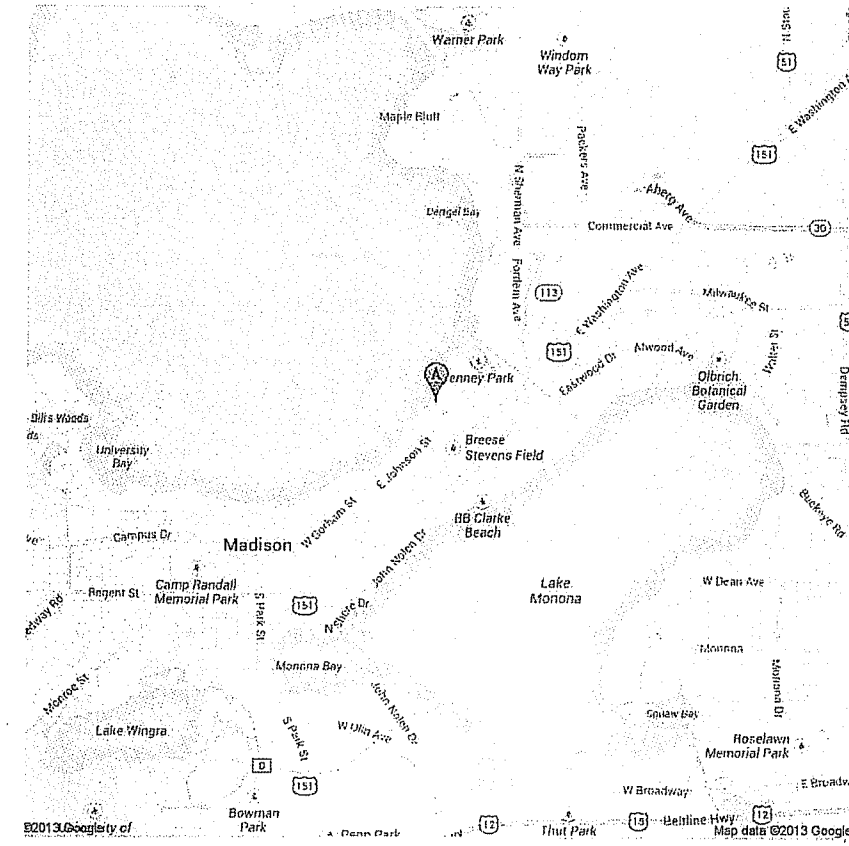
**ATTORNEY**  
 RONALD M. TRACHTENBERG  
 MURPHY DESMOND S.C.  
 33 EAST MAIN STREET, SUITE 500  
 MADISON, WI 53701-2038  
 P. 608-268-5575

**SURVEYOR**  
 MARK GERHARDT  
 BADGER SURVEYING  
 525 W. PRAIRIE STREET  
 COLUMBUS, WI 53925  
 P. 920-623-2010

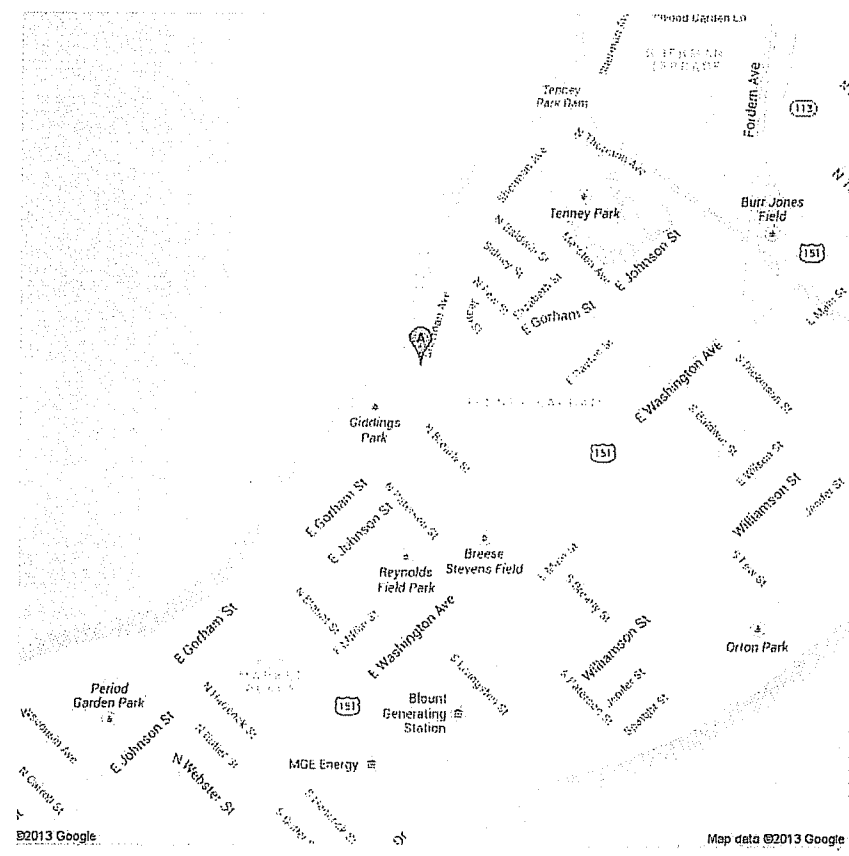
**DRAWING INDEX**

- |   |                            |
|---|----------------------------|
| 1 | COVER SHEET/ LOCATION PLAN |
| 2 | SITE - EXISTING            |
| 3 | SITE - PROPOSED            |
| 4 | FLOOR PLAN                 |
| 5 | EAST ELEVATION             |
| 6 | NORTH ELEVATION            |
| 7 | SOUTH ELEVATION            |
| 8 | WEST ELEVATION             |
| 9 | EXISTING PHOTOGRAPHS       |

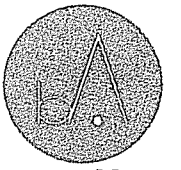
PRELIMINARY  
 NOT FOR CONSTRUCTION  
 FOR PLAN REVIEW ONLY



**1 AREA MAP**  
 NOT TO SCALE



**2 SITE LOCATION MAP**  
 NOT TO SCALE



**Barnett Architecture**  
 118 NORTH BREESE TERRACE  
 SUITE I  
 MADISON, WISCONSIN 53726  
 608.233.4538  
 barnettarchitecture.com

**NEW GARAGE FOR:  
 GOEDEN RESIDENCE**  
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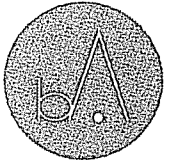
**FOR REVIEW**

**DRAWING ISSUE DATES**  
 8-14-2013

**1**

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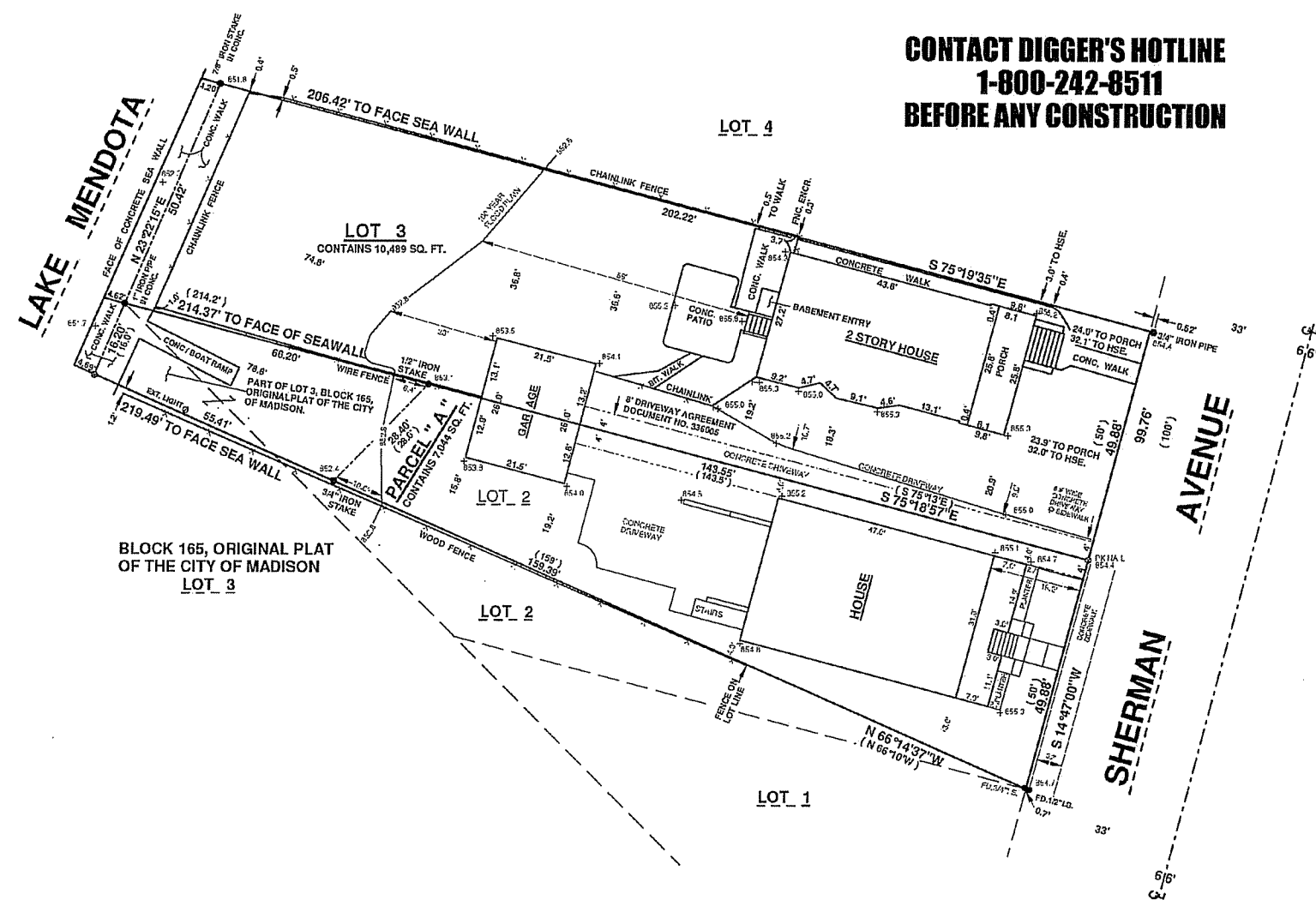
118 NORTH BREESE TERRACE  
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MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

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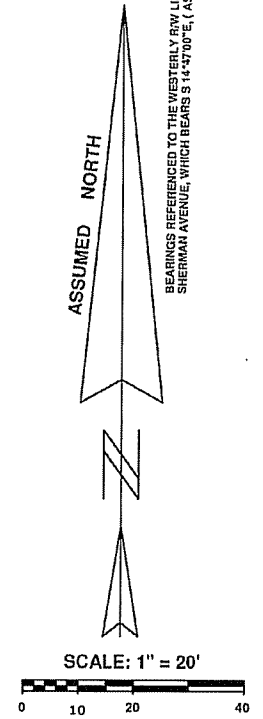
**CAUTION!!!!**

**CONTACT DIGGER'S HOTLINE  
1-800-242-8511  
BEFORE ANY CONSTRUCTION**



- LEGEND:**
- IRON STAKE FOUND SIZE & TYPE AS NOTED
  - RAILROAD SPIKE SET
  - DRILL HOLE IN CONC. SET
  - +— FENCE, TYPE NOTED
  - ( ) REC'D. AS
  - + SPOT ELEVATION

BENCHMARK IS S 1/4 CORNER SECTION 12 - 7 - 9, BRASS CAP MONUMENT, ELEV. = 851.47 NGVD 29

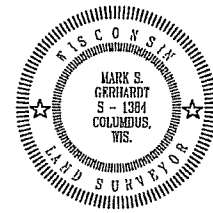


**SURVEYOR'S CERTIFICATE:**

I, Mark Steven Gerhardt, Wisconsin Land Surveyor, S-1983, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.

Date: October 15, 2012

Mark Steven Gerhardt  
Wisconsin Land Surveyor, S-1983



PREPARED FOR:  
KIMBERLY GOEDEN

REVISION: 4-25-13 TO SHOW NEW SPOT ELEVATIONS AND 100-YEAR FLOOD LINES

<b>BADGER SURVEYING AND MAPPING SERVICE, LLC.</b>		
565 WEST PRARIE, SUITE 101, COLUMBUS, WISCONSIN 53526 (608) 244-2370 FAX: (608) 242-1819		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY:
DATE: APRIL 25, 2013	M. S. GERHARDT	M.W.F.
<b>PLAT OF SURVEY</b>		
		DRAWING NUMBER: <b>12G-38C</b>

**PROPERTY ADDRESS:**  
1028 SHERMAN AVENUE

**LEGAL DESCRIPTION:**

PART OF LOT TWO (2), WILLOW PARK, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE ON THE WESTERLY LINE OF SHERMAN AVENUE AND ON LINE BETWEEN LOTS 1 AND 2, WILLOW PARK; THENCE NORTH 66°10' WEST 159 FEET TO AN IRON STAKE ON WHAT WAS DESIGNATED AS THE SHORE LINE OF LAKE MENDOTA ON THE PLAT OF WILLOW PARK; THENCE NORTH 44° EAST 28.6 FEET TO THE ORIGINAL STAKE BETWEEN LOTS 2 AND 3 AND ON WHAT WAS DESIGNATED AS THE SHORE LINE OF LAKE MENDOTA ON THE PLAT OF WILLOW PARK; THENCE SOUTH 75°13' EAST AND AT RIGHT ANGLES TO SHERMAN AVENUE 143.2 FEET ALONG THE LINE BETWEEN LOTS 2 AND 3 AND TO AN IRON STAKE ON WESTERLY SIDE OF SHERMAN AVENUE; THENCE SOUTH 14°47' WEST ALONG SIDE OF SHERMAN AVENUE 50 FEET, TO PLACE OF BEGINNING, TOGETHER WITH AND SUBJECT TO ONE DRIVEWAY AGREEMENT RECORDED IN VOLUME 28 OF MISC., PAGE 499, DOCUMENT NO. 336005.

ALL THAT LAND LYING BETWEEN ABOVE PARCEL AND THE PRESENT SHORE LINE OF LAKE MENDOTA AS THE SAME HAS BEEN EXTENDED BY ALLUVIUM AND FILL-IN AND APPORTIONABLE TO PARCEL ABOVE DESCRIBED.

ALSO ALL THAT PART OF LOT 2 OF WILLOW PARK AND OF LOT THREE (3), BLOCK ONE HUNDRED SIXTY-FIVE (165), ORIGINAL PLAT OF THE CITY OF MADISON AND THE LAND LYING BETWEEN SAID LOT 2 AND SAID LOT 3 AND THE WATER'S EDGE OF LAKE MENDOTA AND LYING NELY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT AN IRON STAKE ON THE WESTERLY LINE OF SHERMAN AVENUE AND ON THE LINE BETWEEN LOTS 1 AND 2 OF WILLOW PARK; THENCE NORTH 66°10' WEST TO THE WATER'S EDGE OF LAKE MENDOTA, ALL IN THE CITY OF MADISON.

SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

**PROPERTY ADDRESS:**  
1028 SHERMAN AVENUE

**LEGAL DESCRIPTION:**

LOT THREE (3), WILLOW PARK, SUBDIVISION IN THE CITY OF MADISON, DANE COUNTY WISCONSIN, TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY AS CREATED UNDER AN AGREEMENT RECORDED IN VOL. 28 OF MISCELLANEOUS AT PAGE 499, AND DOC. NO. 336005 IN THE DANE COUNTY REGISTRY, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

**1 SITE PLAN: EXISTING**

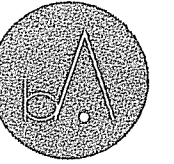
SCALE: NOT TO SCALE



**FOR REVIEW**

**DRAWING ISSUE DATES  
8-14-2013**

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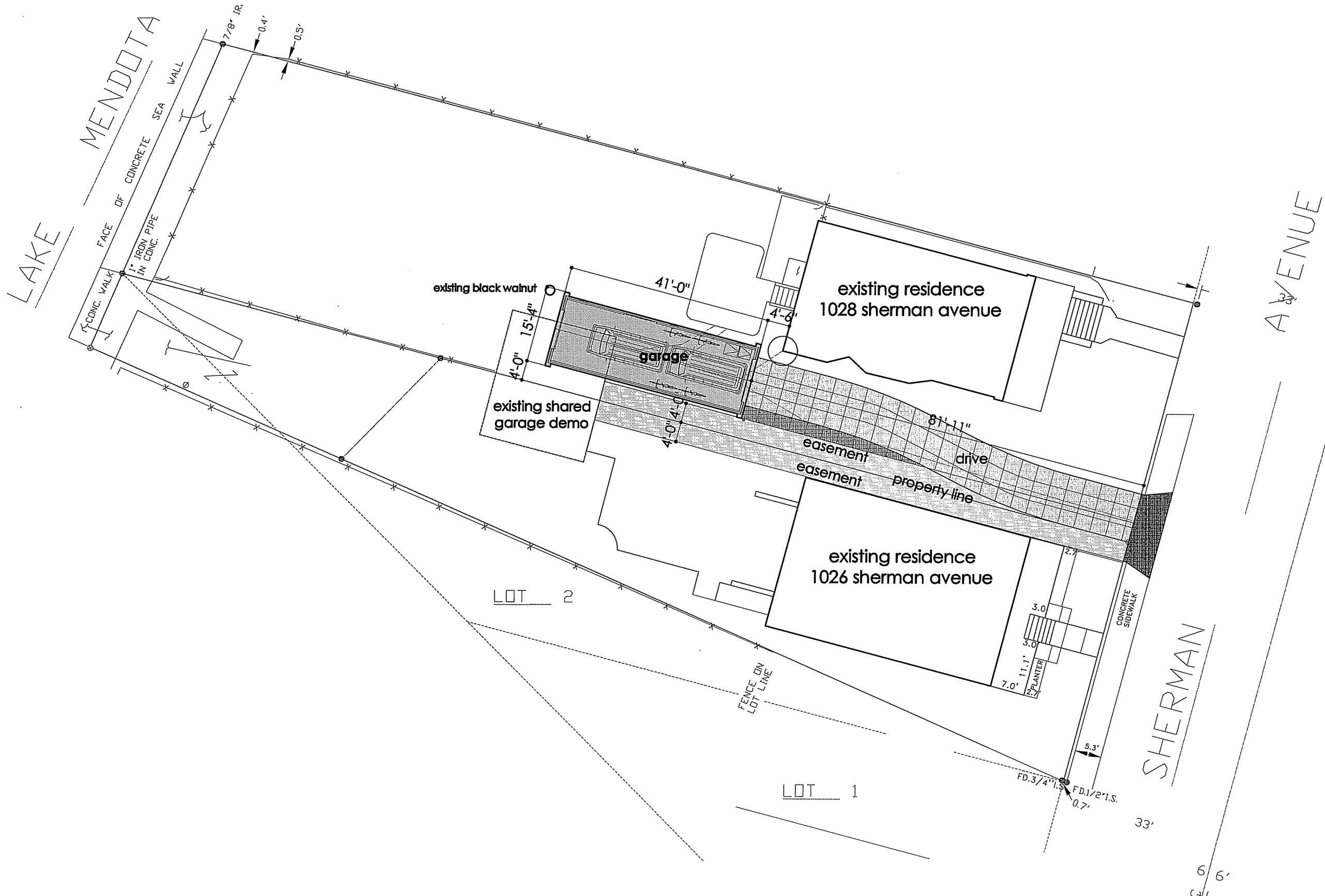


**Barnett Architecture**

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

**NEW GARAGE FOR:  
GOEDEN RESIDENCE**

1028 SHERMAN AVENUE  
MADISON, WI 53703



**FOR REVIEW**

**DRAWING ISSUE DATES**  
6-21-2013  
7-30-2013  
8-12-2013  
8-13-2013  
8-14-2013

**1 SITE PLAN: PROPOSED**

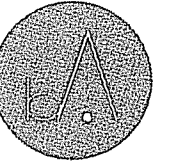
SCALE: 1"=20'-0"



**PLAN  
NORTH**

**3**

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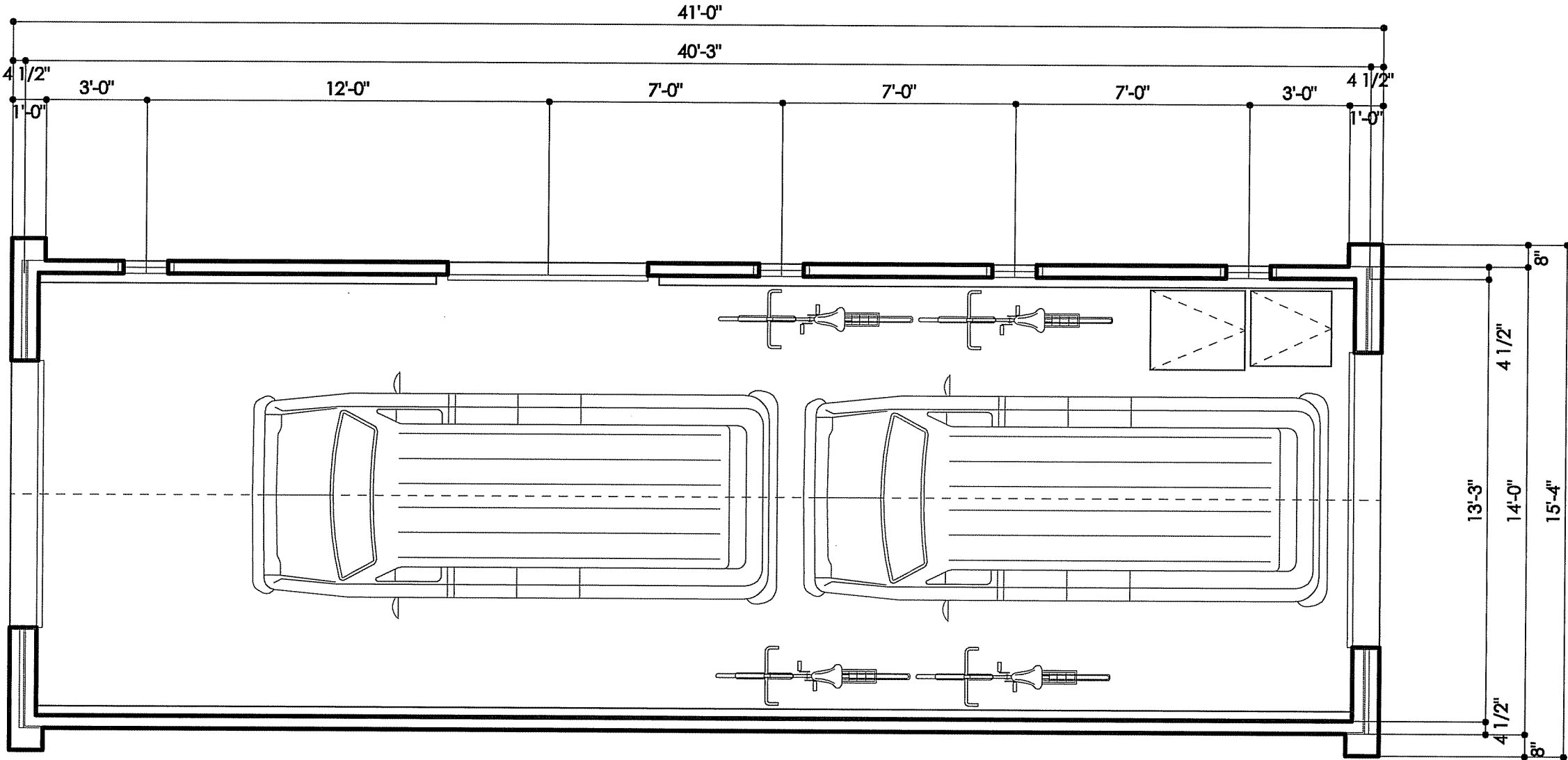


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**1 FLOOR PLAN**

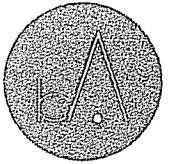
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**Barnett Architecture**

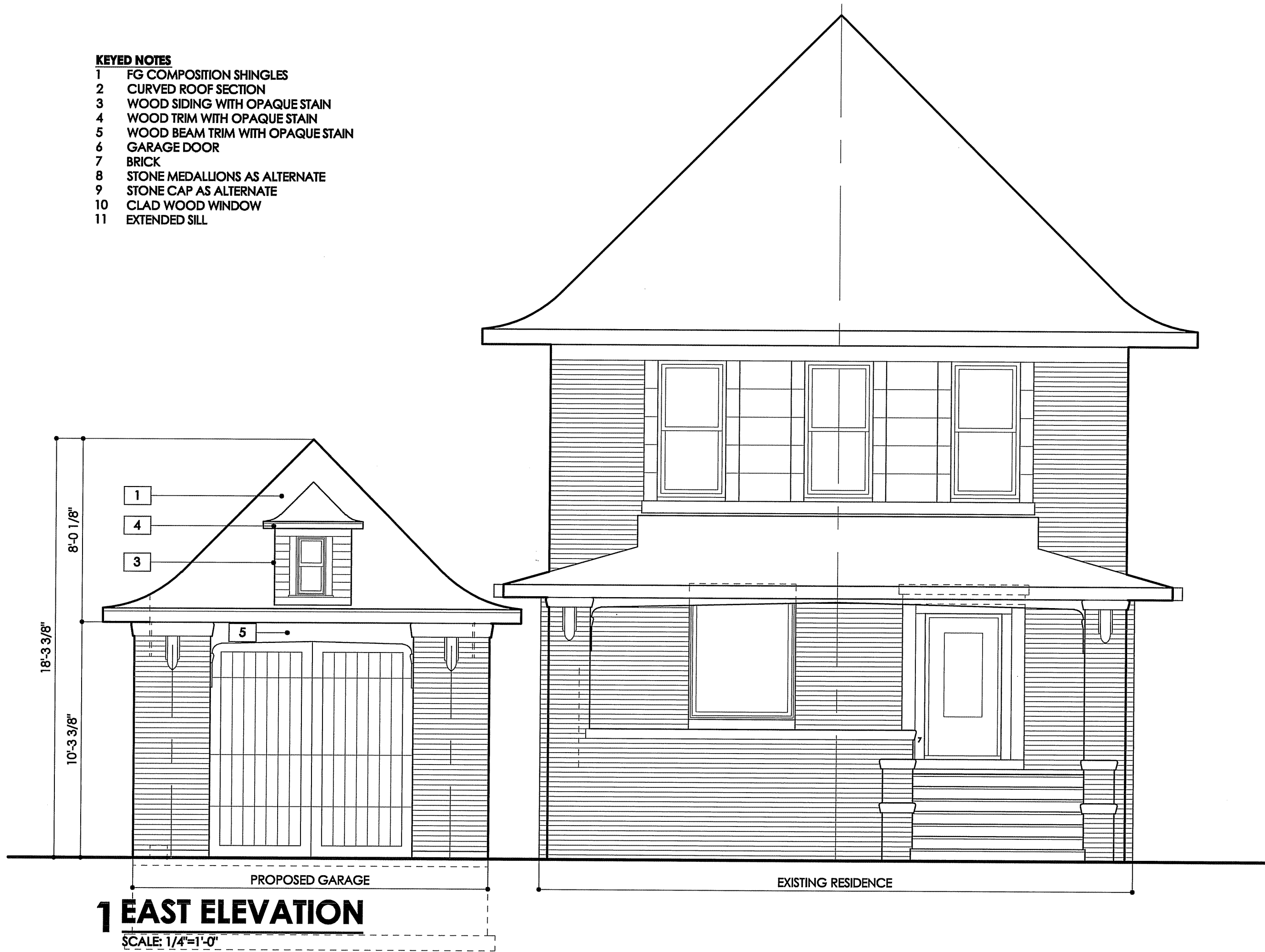
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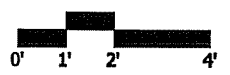
**KEYED NOTES**

- 1 FG COMPOSITION SHINGLES
- 2 CURVED ROOF SECTION
- 3 WOOD SIDING WITH OPAQUE STAIN
- 4 WOOD TRIM WITH OPAQUE STAIN
- 5 WOOD BEAM TRIM WITH OPAQUE STAIN
- 6 GARAGE DOOR
- 7 BRICK
- 8 STONE MEDALLIONS AS ALTERNATE
- 9 STONE CAP AS ALTERNATE
- 10 CLAD WOOD WINDOW
- 11 EXTENDED SILL



**1 EAST ELEVATION**

SCALE: 1/4"=1'-0"

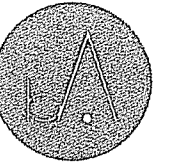


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 6-21-2013  
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 8-13-2013  
 8-14-2013

**5**

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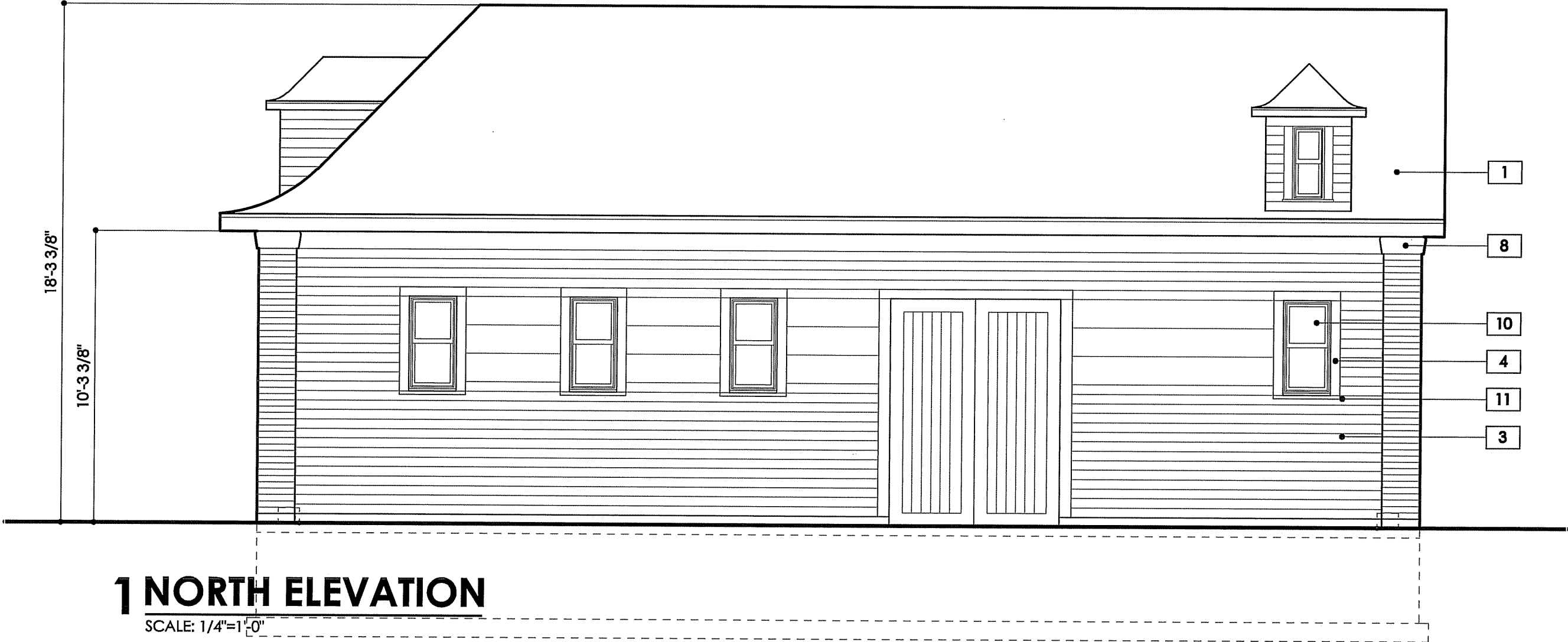
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**NEW GARAGE FOR:  
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**KEYED NOTES**

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- 6 GARAGE DOOR
- 7 BRICK
- 8 STONE MEDALLIONS AS ALTERNATE
- 9 STONE CAP AS ALTERNATE
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- 11 EXTENDED SILL

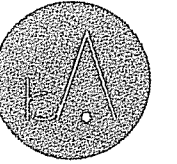


**FOR REVIEW**

**DRAWING ISSUE DATES**  
6-21-2013  
7-30-2013  
8-13-2013  
8-14-2013

**6**

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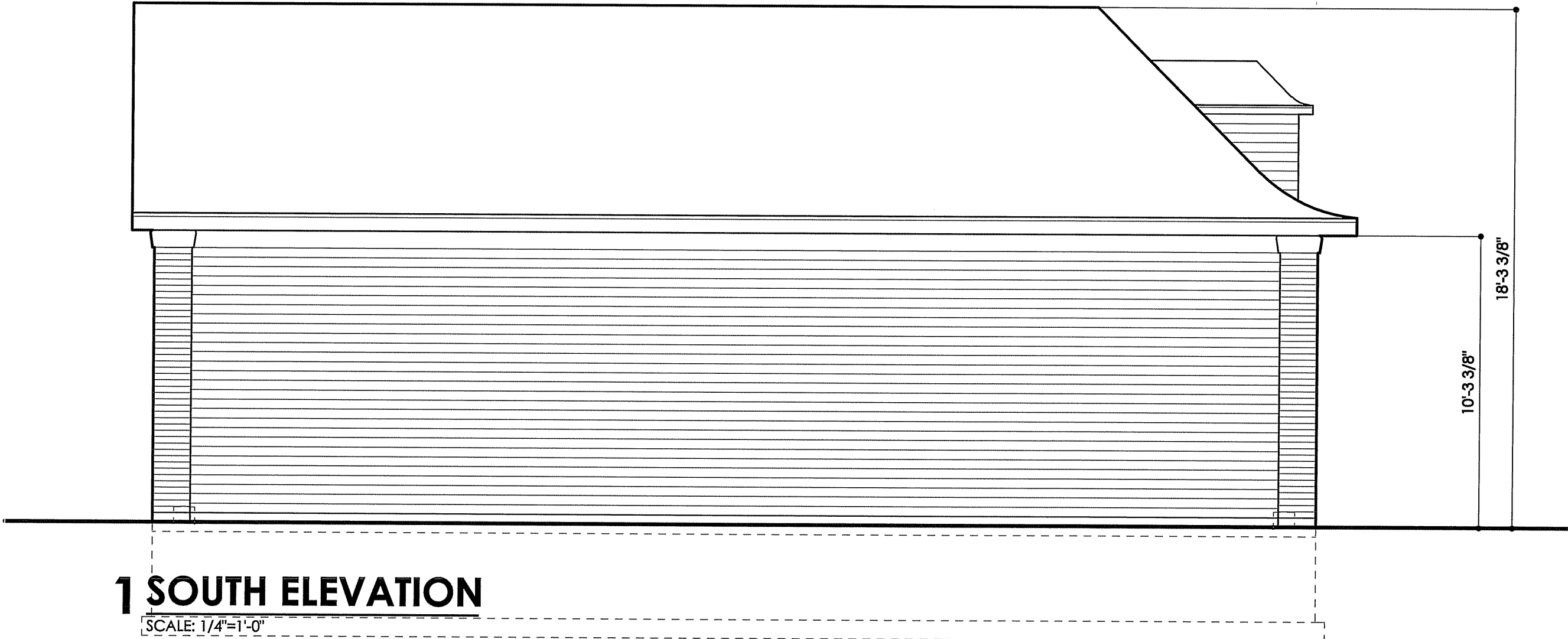
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SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

**NEW GARAGE FOR:  
GOEDEN RESIDENCE**

1028 SHERMAN AVENUE  
MADISON, WI 53703

**KEYED NOTES**

- 1 FG COMPOSITION SHINGLES
- 2 CURVED ROOF SECTION
- 3 WOOD SIDING WITH OPAQUE STAIN
- 4 WOOD TRIM WITH OPAQUE STAIN
- 5 WOOD BEAM TRIM WITH OPAQUE STAIN
- 6 GARAGE DOOR
- 7 BRICK
- 8 STONE MEDALLIONS AS ALTERNATE
- 9 STONE CAP AS ALTERNATE
- 10 CLAD WOOD WINDOW
- 11 EXTENDED SILL

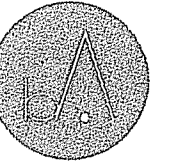


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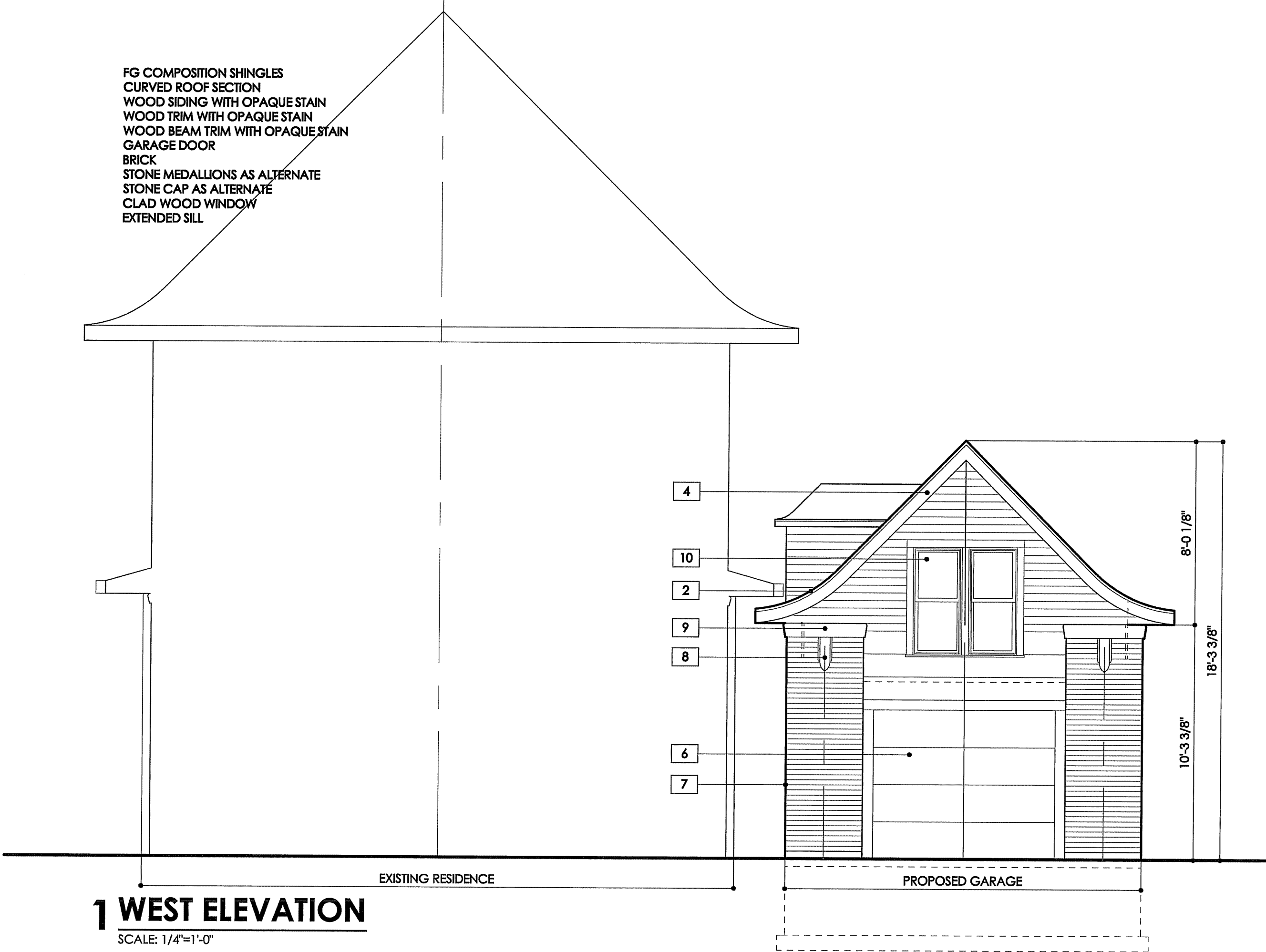
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**NEW GARAGE FOR:  
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FG COMPOSITION SHINGLES  
CURVED ROOF SECTION  
WOOD SIDING WITH OPAQUE STAIN  
WOOD TRIM WITH OPAQUE STAIN  
WOOD BEAM TRIM WITH OPAQUE STAIN  
GARAGE DOOR  
BRICK  
STONE MEDALLIONS AS ALTERNATE  
STONE CAP AS ALTERNATE  
CLAD WOOD WINDOW  
EXTENDED SILL



# 1 WEST ELEVATION

SCALE: 1/4"=1'-0"



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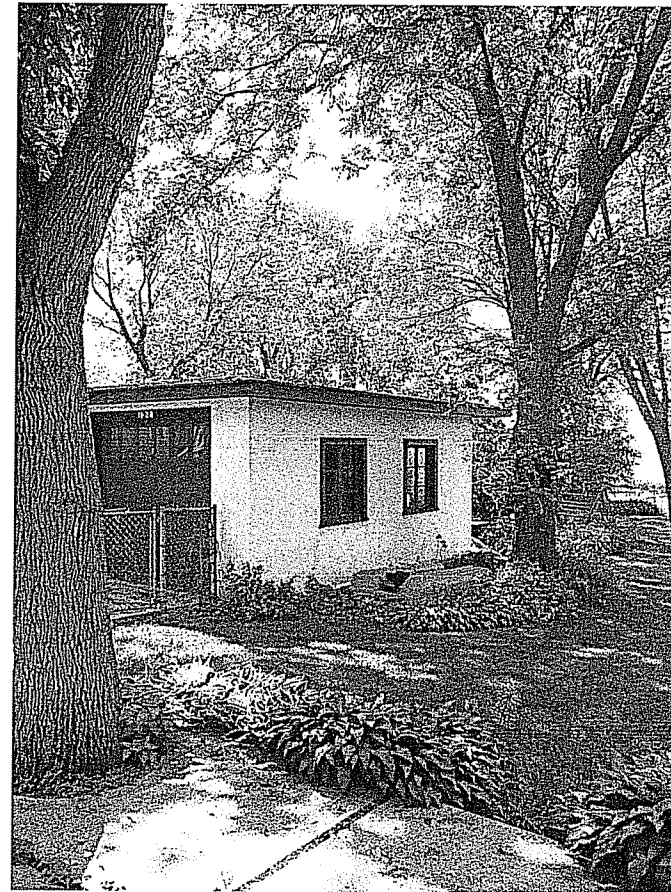
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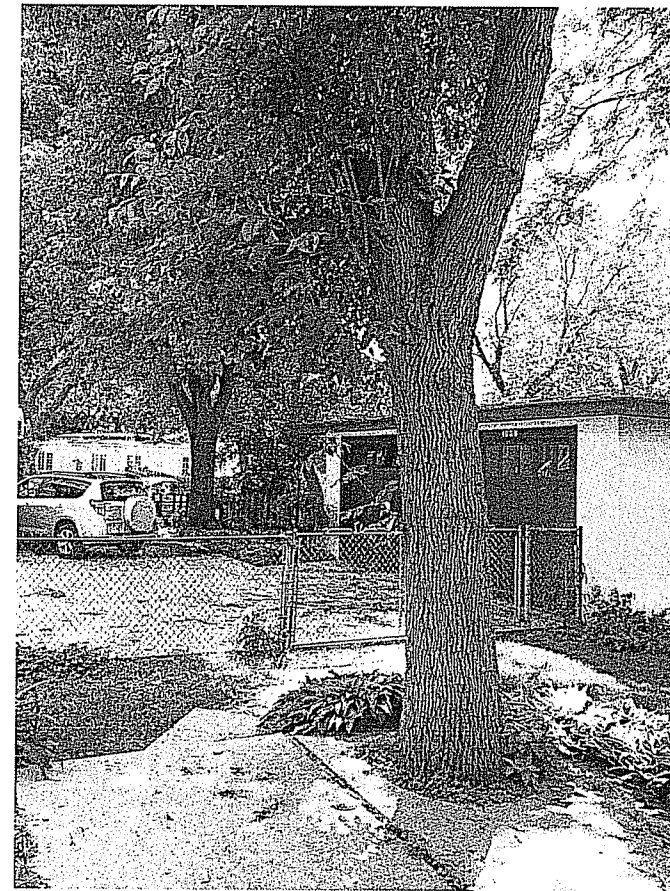
**EXISTING RESIDENCE - EAST ELEVATION**



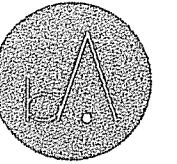
**EXISTING RESIDENCE - WEST ELEVATION**



**EXISTING SHARED GARAGE**



**EXISTING SHARED GARAGE**



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**NEW GARAGE FOR:  
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