



**Location**

901 Lake Court

**Project Name**

Luther Garage

**Applicant**

Robert & Deborah Luther

**Existing Use**

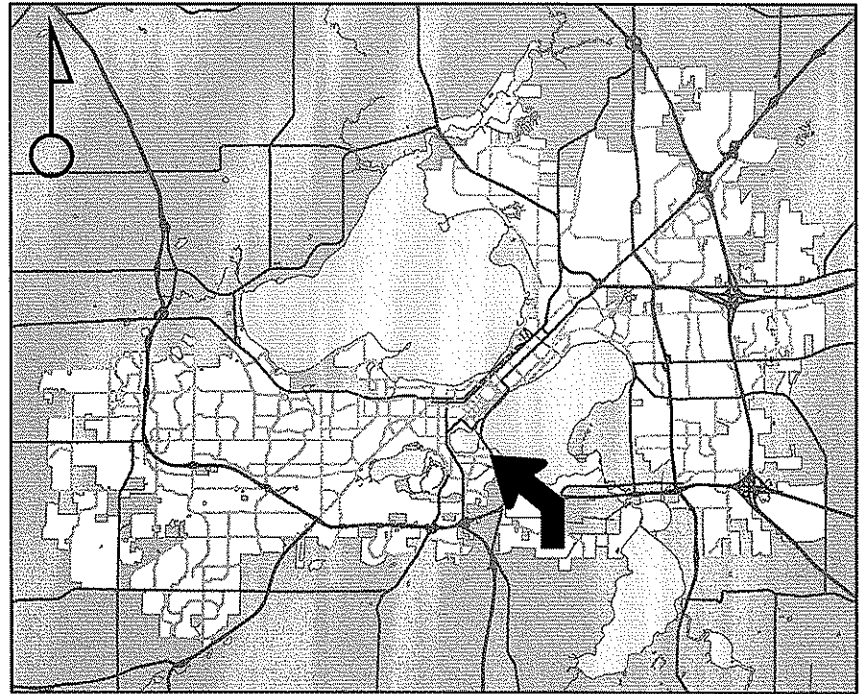
Single-Family House

**Proposed Use**

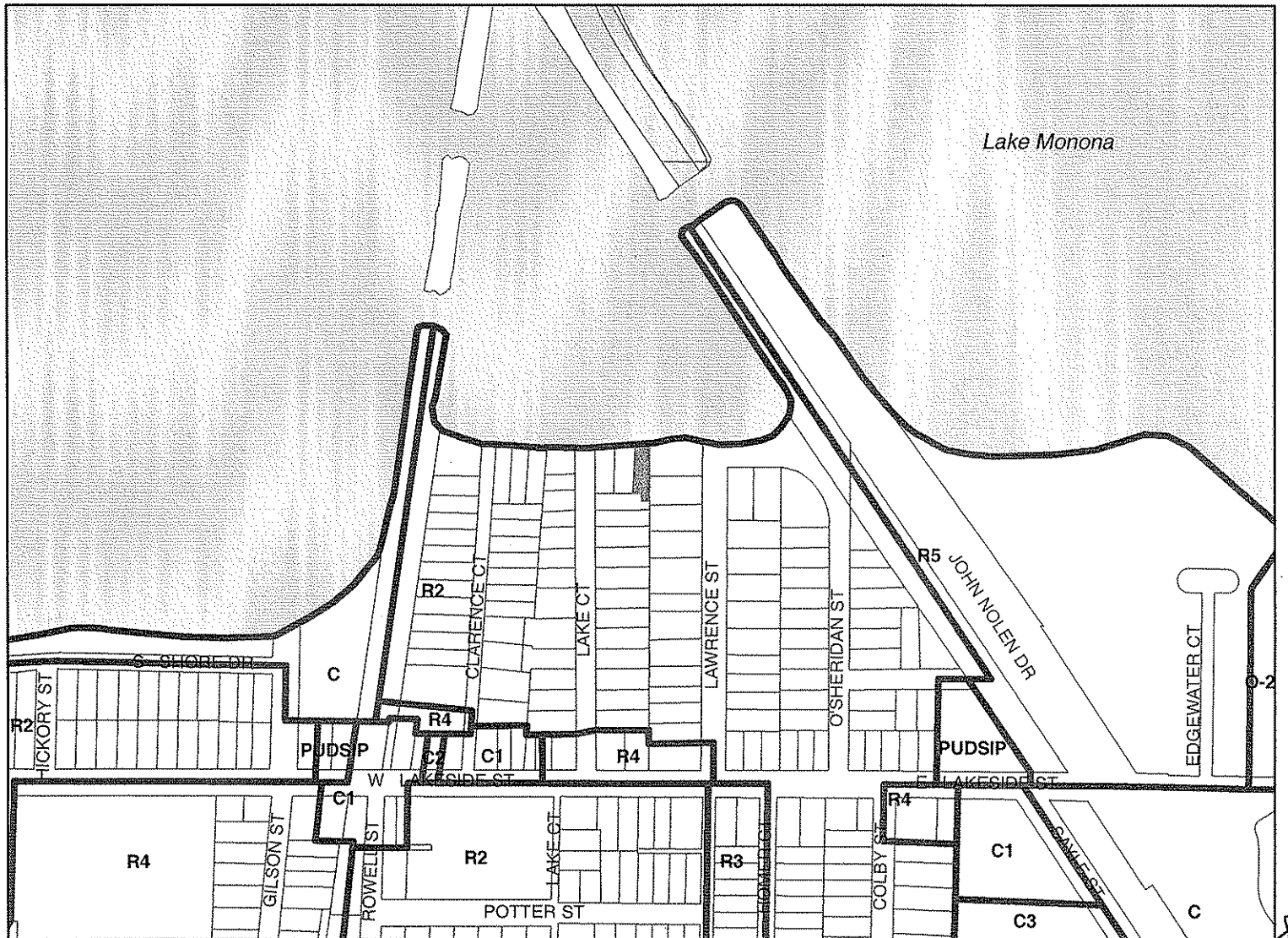
Detached Garage on a Lakefront Parcel

**Public Hearing Date**

Plan Commission  
28 January 2008



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 January 2008



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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.

FOR OFFICE USE ONLY:	
Amt. Paid	\$550. <sup>00</sup> Receipt No. 87555
Date Received	12/11/07
Received By	JLK
Parcel No.	0709 261 0201 6
Aldermanic District	13 - Julia Kerr
GO	waterfront; flood plain;
Zoning District	R2
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input checked="" type="checkbox"/> N/A Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/> N/A
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	

1. Project Address: 901 LAKE CT Project Area in Acres: \_\_\_\_\_

Project Title (if any): DETACHED 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: ROBERT + DEBORAH LUTHER Company: \_\_\_\_\_  
Street Address: 901 LAKE CT City/State: MADISON WI Zip: 53715  
Telephone: (608) 255-8315 Fax: ( ) Email: REDMANSBAY@CHARTER.NET

Project Contact Person: \_\_\_\_\_ Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

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: DETACHED GARAGE TO HOUSE VEHICLES

Development Schedule: Commencement SPRING/SUMMER Completion FALL/WINTER 8  
CONTINUE →

**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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 550 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: CITY COMP PLAN Plan, which recommends: LDR - LOW DENSITY RESIDENTIAL 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 KEVIN FICCHOW Date 12/6/2007 | Zoning Staff MATT TUCKER Date 12/6/2007

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

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner Robert D. Luther Date 12-11-07

December 11, 2007

Madison Plan Commission  
215 Martin Luther King Jr., Blvd.  
Room LL-100  
Post Office Box 2985  
Madison, Wisconsin 53701-2985

To Whom It May Concern,

On November 29, 2007, the Zoning Board of Appeals approved our plans for a garage. We now ask your approval for this structure. This will be a small detached garage where our driveway terminates at the Southeast end of our lot. The lake borders the lot on the North side. The area is very flat and no vegetation will be removed for building. The building site is bordered on two sides by trees and bushes planted to soften the view of the existing parking area. Storage gained will help with problems in our basement from wet conditions caused by high lake levels.

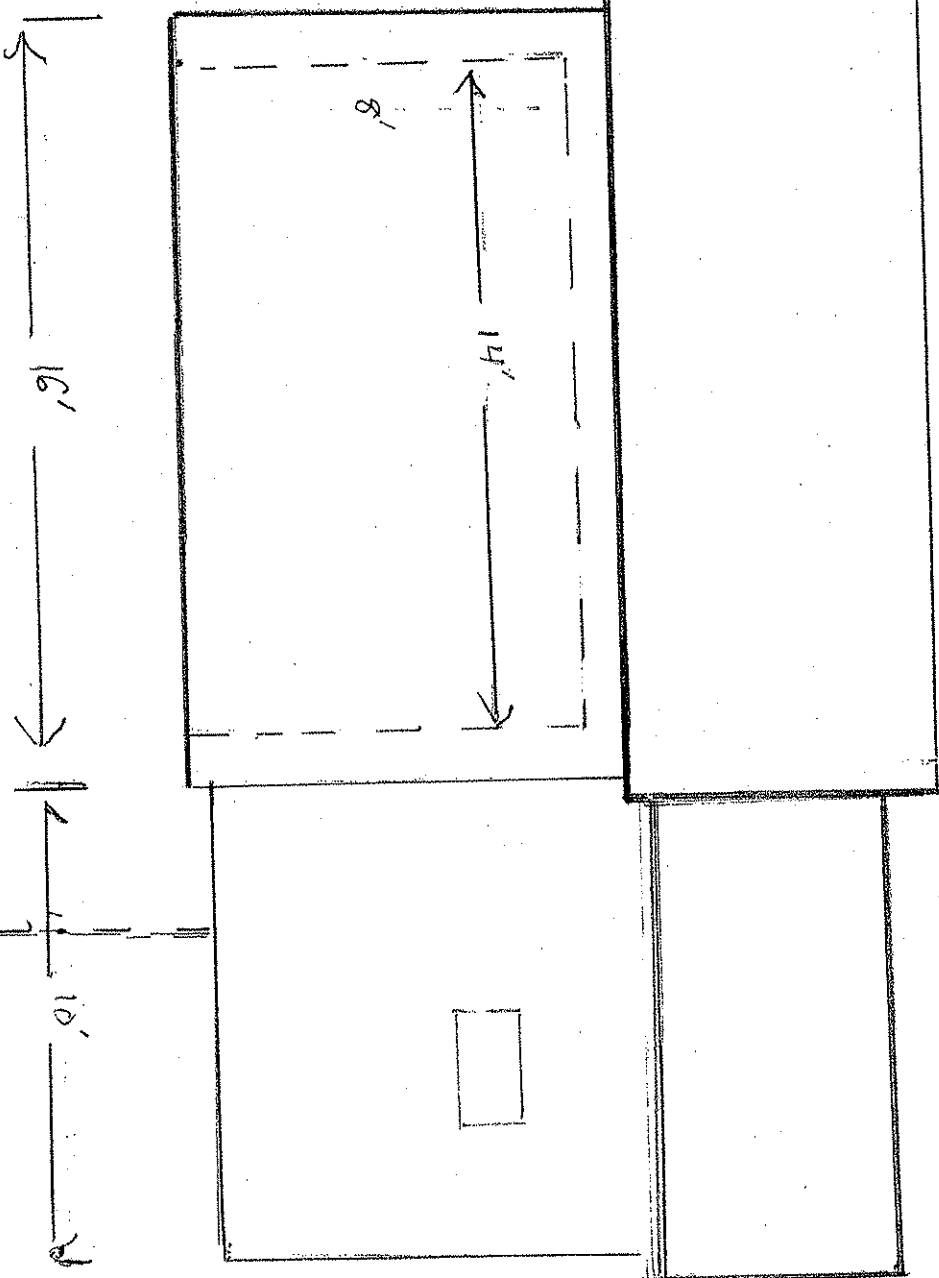
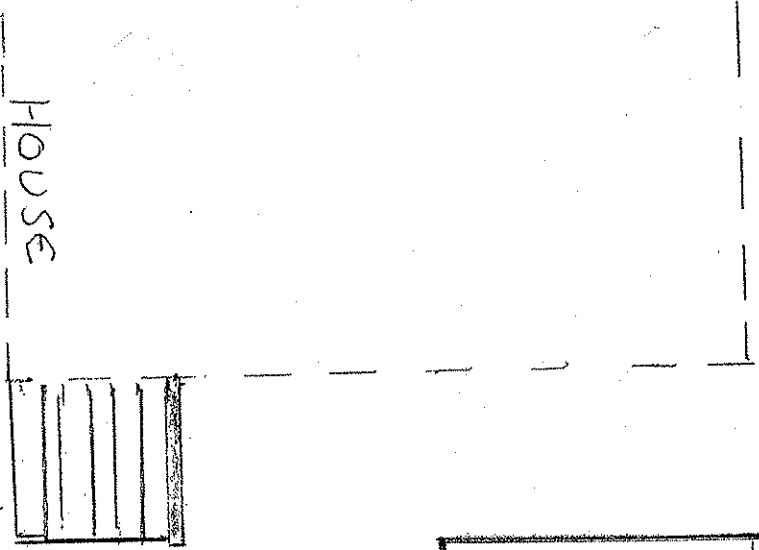
We will be happy to answer any questions or concerns you may have about our project. Please feel free to call 608-255-8315.

Sincerely, *Robert D. Luther*  
*Deborah Luther*  
Robert & Deborah Luther  
901 Lake Court  
Madison, Wisconsin 53715  
608-255-8315

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ROBERT + DEBORAH LUTHER  
401 CARLE CT

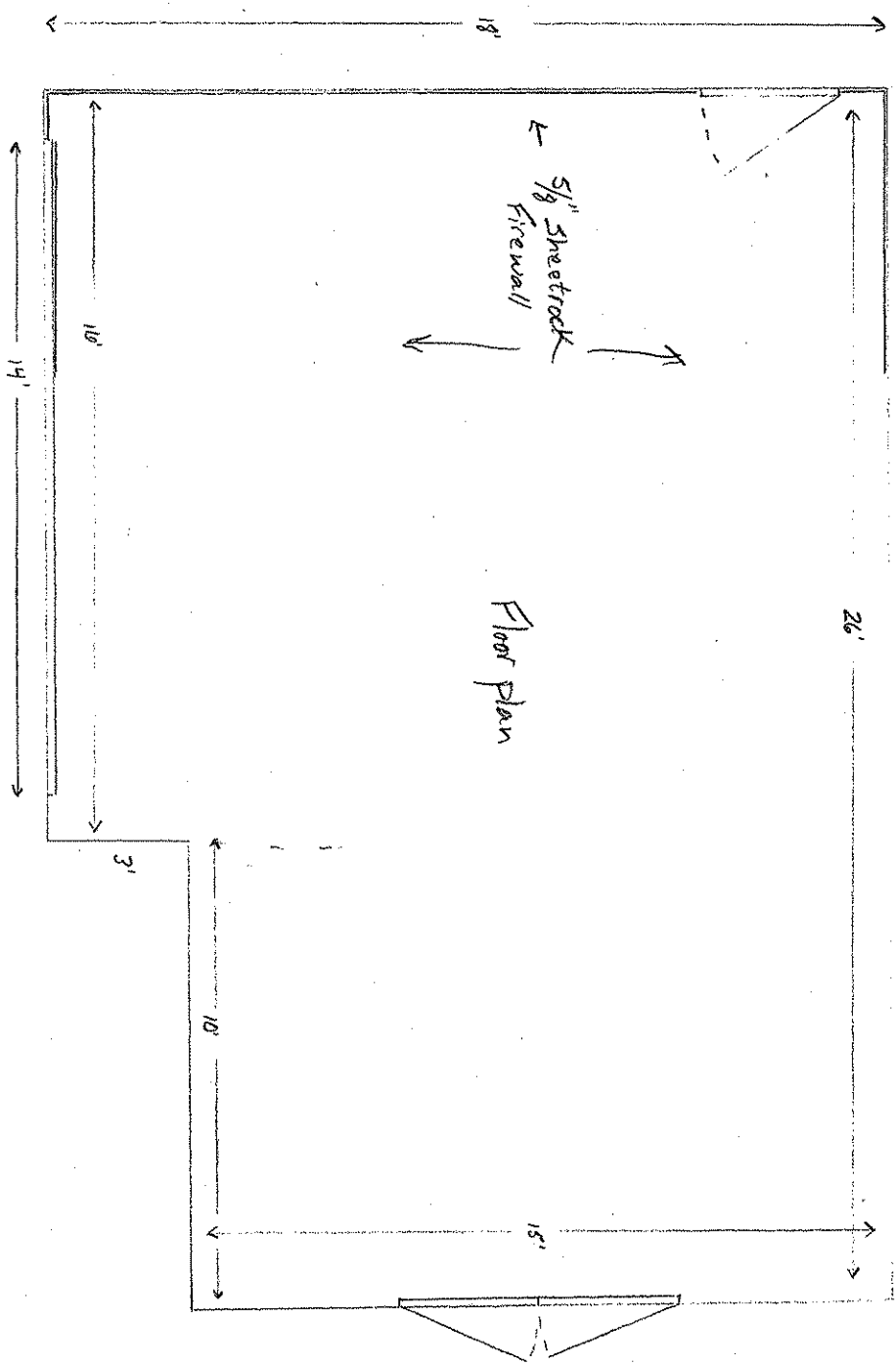
FRONT ELEVATION



C 11/17/11-11/11

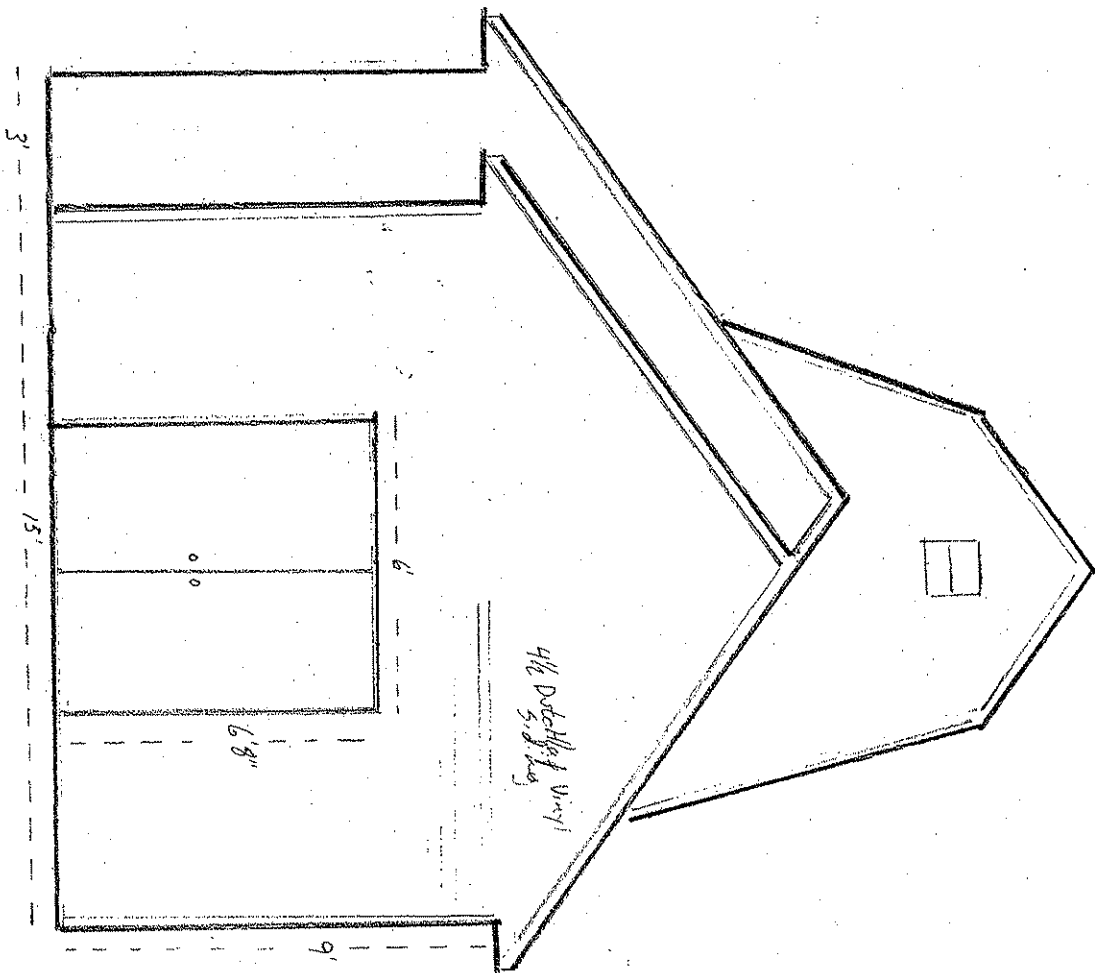
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21 Robert + BOBORAH LUTNER  
901 Lake St.  
Madison WI



Robert Luther + DEBORAH  
901 Lake St.  
Madison WI

Side Profile



1/2 N

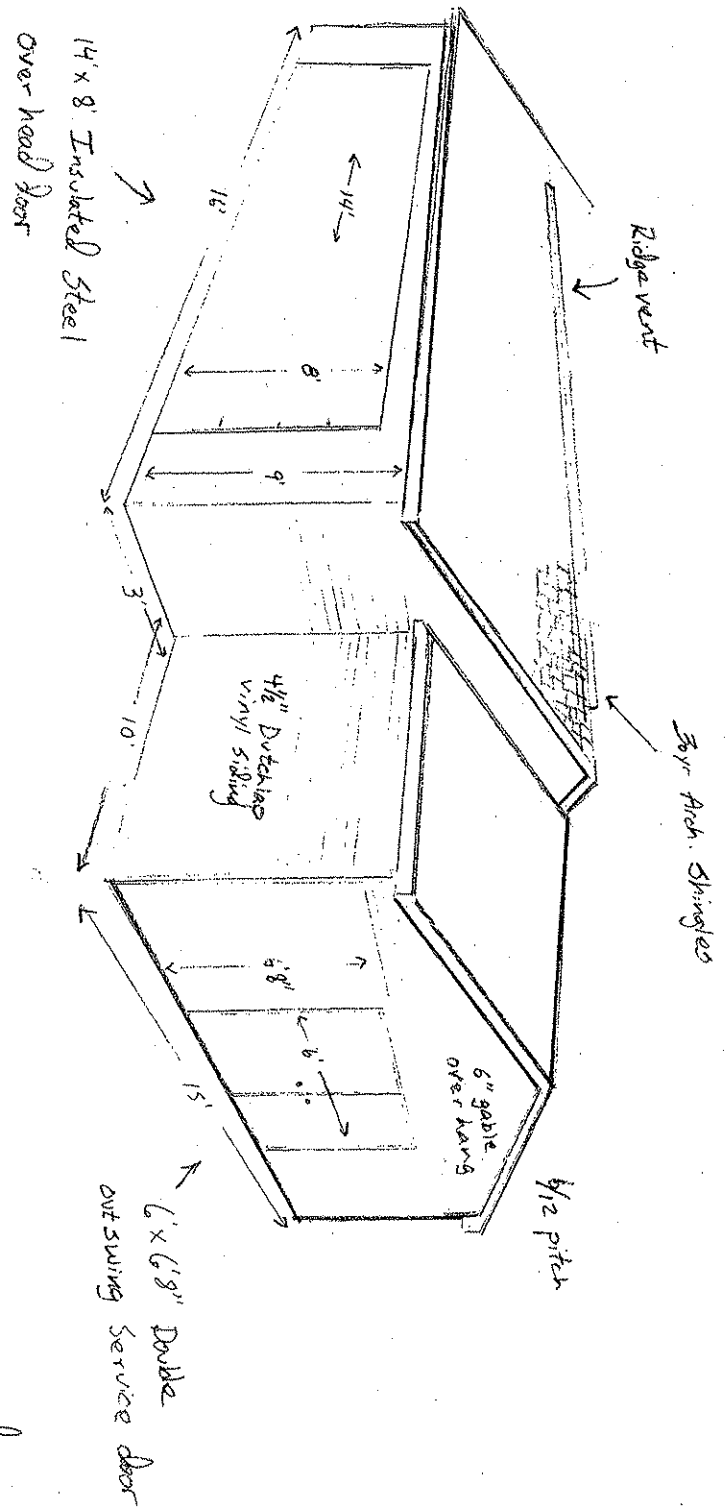
Scale 1/4" = 1'-0"



Robert Luther  
901 Lake Ct.  
Madison WI

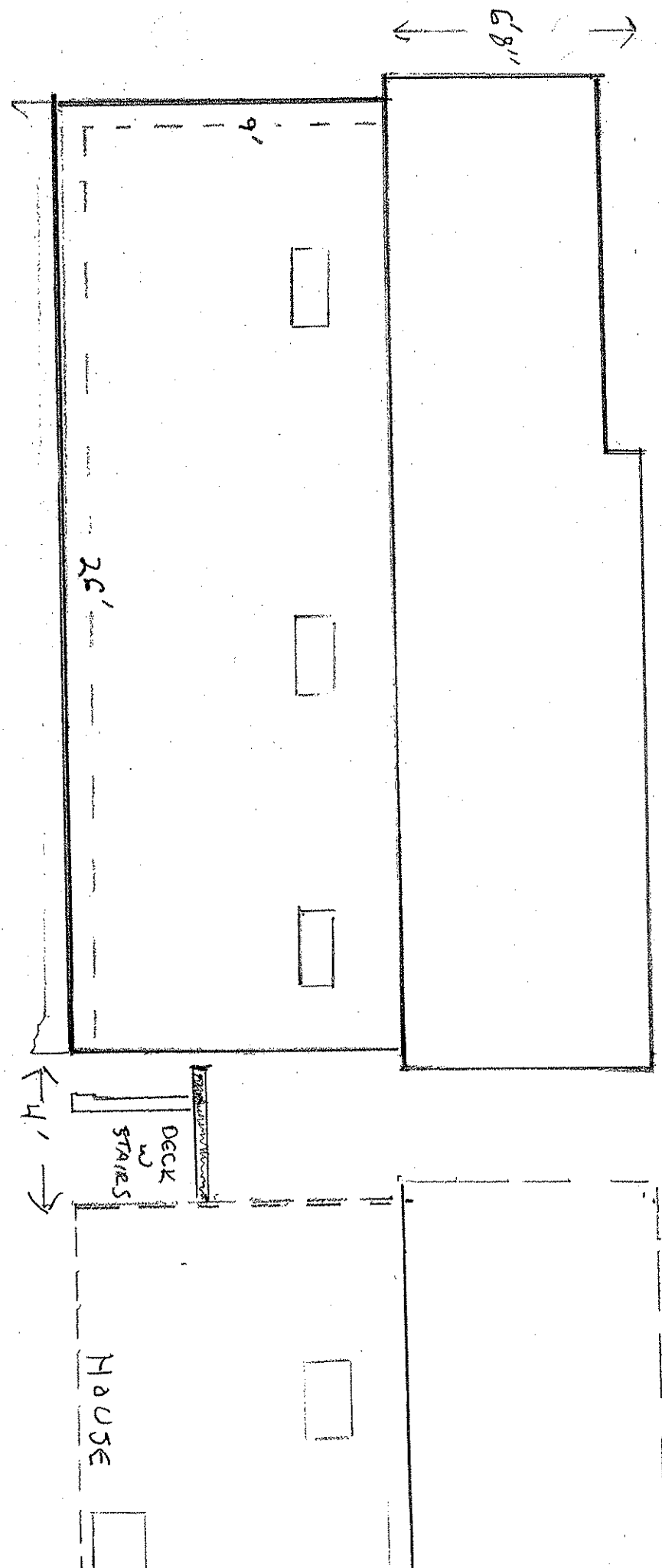


Front



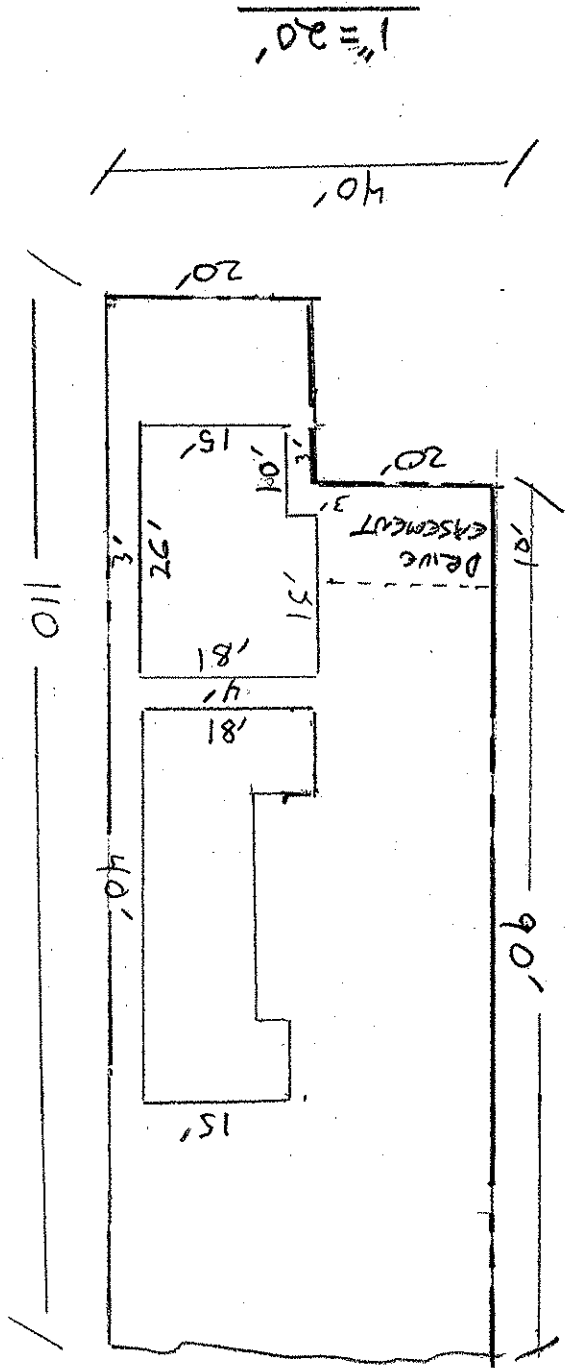
Side

ROBERT + DEBORAH LUTHEE  
901 LAKE CT



REAR

SITE PLAN 901 LAKE CT.  
288+150=438 SQ FT.



**ZONING ADMINISTRATOR'S REPORT  
AREA EXCEPTION APPLICATION  
901 Lake Court**

**Zoning:** R2  
**Owner:** Robert and Deborah Luther

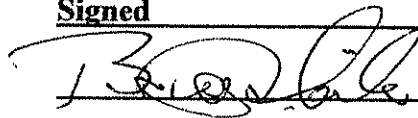
**Technical Information:**

**Lot Size:** 40' w x (irr) 110±'d, no street frontage    **Minimum R2 Lot Width:** 50'  
**Lot Area:** 3,500± sq. ft.    **Minimum R2 Lot Area:** 6,000 sq. ft.

**Madison General Ordinance Section Requiring Area Exception:** 28.08(3)(g) 2. (b)

The elevation drawings identified as "front" and "rear" do not accurately reflect the roof area proposed above the 10' x 15' storage area. The roof area above this part of the structure should be shown as lower than the roof above the main garage. Also, the 26' long wall identified as the "rear" elevation (facing east) has no windows or other measures incorporated to soften its appearance. Given its close proximity to the side lot line, design measures should be implemented to soften the appearance of this wall from the neighboring properties to the east.

**I have seen Robert and Deborah Luther's plans addressing the above inaccuracies. I (we) have no objections to their changes from the drawings received in the mail from The Neighborhood Preservation & Inspection Division.**

<b>Signed</b>	<b>Address</b>	<b>date</b>
	915 Lake Ct	11/26/07
Debra Willey	915 Lake Court	11-26-07
Justin Willey	907 LAKE COURT	11-26-07
	909 LAKE COURT	11-26-07
	902 LAKE COURT	11-26-07
Barbara Tutkwa		
Maria Butkus-Bornius	906 Lawrence St.	11/26/07
Ronald P. Ammer	911 Lake Ct	11/27/07
Dorothy Ammer	911 Lake Ct.	11/27/07

October 27, 2007

Matt Tucker  
Zoning Board of Appeals  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Room LL-110

Dear Mr. Tucker,

Rob Luther, my immediate and adjoining neighbor, has asked me on numerous occasions if I had any concerns regarding his plans to build a garage. Having seen his drafts of the structure and the location of the same, I do not find any problems. The clearances and aesthetics are fine.

Rob and Debbie have our (Dorothy & myself) complete approval.

Sincerely,



Donald P. Annen  
911 Lake Court  
Madison

906 Lawrence St.  
Madison, WI 53715  
November 29, 2007

Mr. Matt Tucker  
Zoning Administrator  
Madison Municipal Building  
215 Marting Luther King Jr. Blvd.  
Madison, WI 53701

Dear Mr. Tucker,

As we are unable to attend this evening's public zoning hearing, we would like to submit this letter of our support for the request by our neighbors, Robert and Deb Luther, to build a garage. The back of our property adjoins the site where they propose to build their garage. Mr. and Mrs. Luther have shown us all of their plans and have kept us apprised of their plans for the garage from the very beginning of the process. We understand the impact of the placement of the garage and have no problems with the proposed structure. We support their decision to build a garage in the place they propose and will be glad to cooperate with our neighbors and their builders in any way they need. We appreciate the zoning board asking for our input and trust this letter will clarify our position in the matter. If you have any further questions or concerns, please don't hesitate to contact us. Thank you.

Sincerely,

*Michael Butkus-Bomier*

*Maria Butkus-Bomier*

Michael and Maria Butkus-Bomier  
258-1393

*Hope this is okay Jim*

**James A. Tretheway**

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909 Lake Court • Madison, WI 53715  
Phone: (608) 255-8824 • Fax: (608) 255-7137 • E-Mail: jtretheway@tds.net

November 18, 2007

Matt Tucker  
Zoning Administrator  
Dept of Planning and Community & Economic Development  
Neighborhood Preservation and Inspection Division  
City of Madison  
P.O. Box 2984  
Madison, WI 53701-2984

RE: Zoning Board of Appeals Hearing, November 29, 2007  
Property: 901 Lake Court, owned by Robert and Deborah Luther

Dear Mr. Tucker:

I am writing on behalf of myself and my wife, Laura, in support of the planned garage addition to the 901 Lake Court property of Robert and Deborah Luther.

My wife and I live at 909 Lake Court, two doors from the Luther home, and we also own 907 Lake Court, immediately adjacent to the Luther home. Both of our houses have easements on them to provide the Luthers with street access to their home. I think it is fair to say that we are the most affected by changes to the Luther property.

We believe that the proposed garage is an attractive and useful addition to the neighborhood. It serves to make the Luther home a more livable environment that encourages owner-occupied housing and maintenance of the neighborhood's character.

Once again, Laura and I strongly support the approval of the Luther proposal.

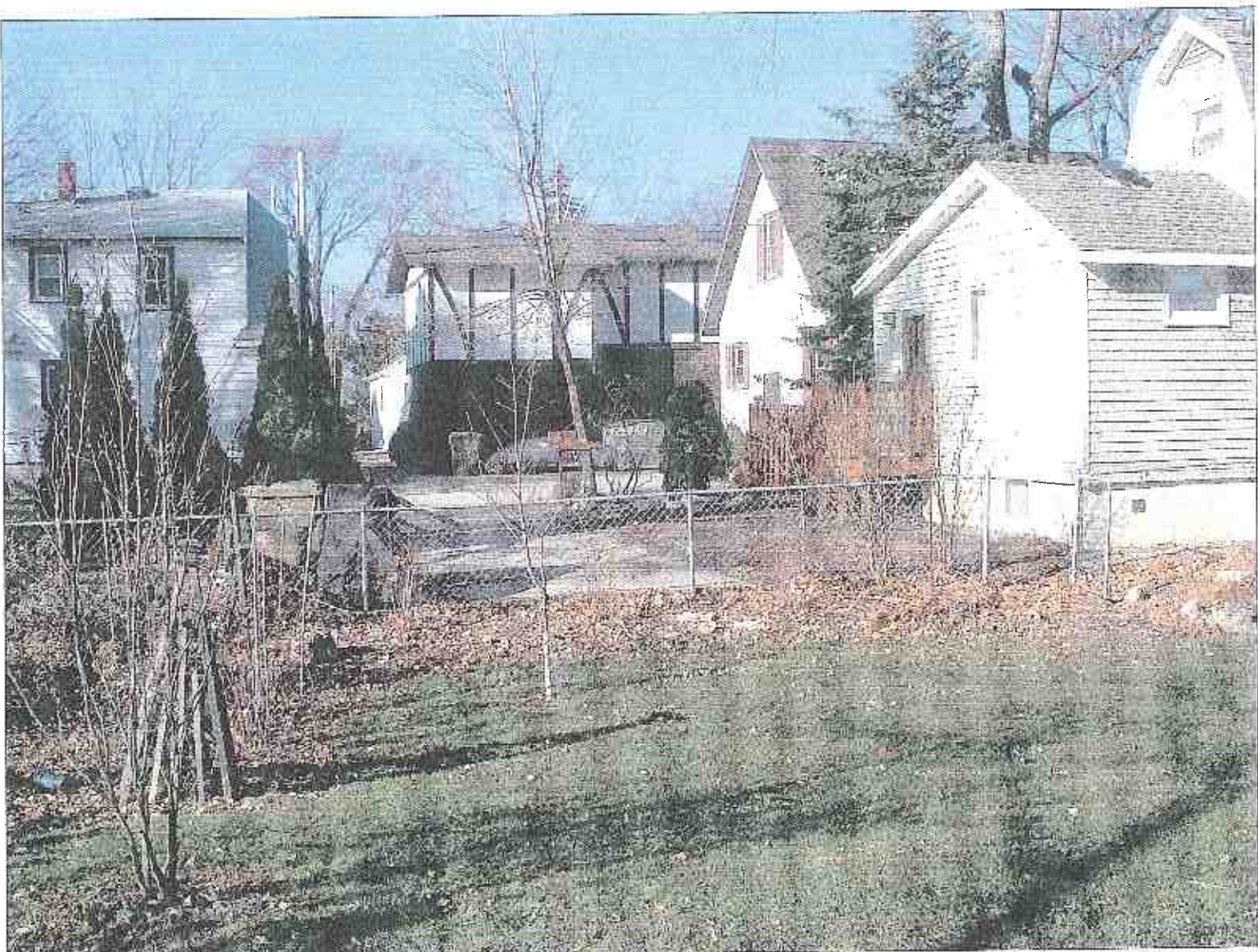
Sincerely,



James A. Tretheway

cc. Robert and Deborah Luther

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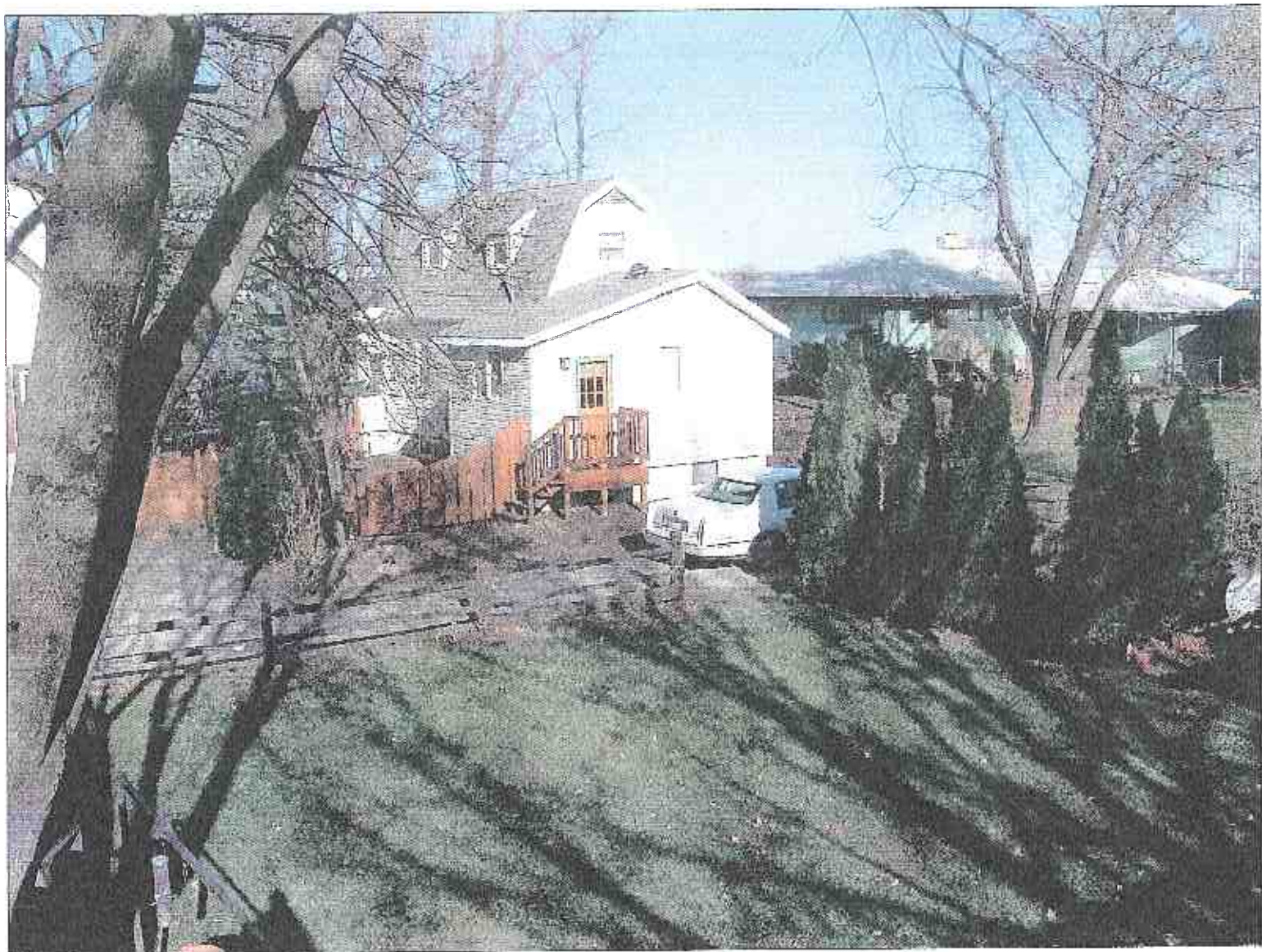
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