



Location  
137 North Prospect Avenue

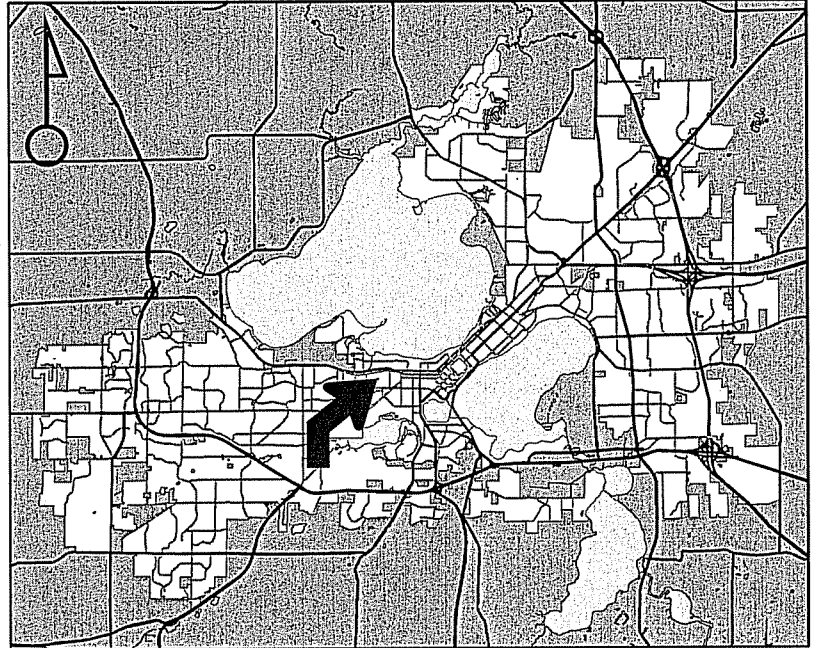
Project Name  
Borkenhagen Garage

Applicant  
Michael Borkenhagen/Eric Donovan-  
TDS Custom Construction

Existing Use  
Single-family residence

Proposed Use  
Construct accessory building exceeding  
576 square feet in TR-C2 zoning

Public Hearing Date  
Plan Commission  
18 May 2015

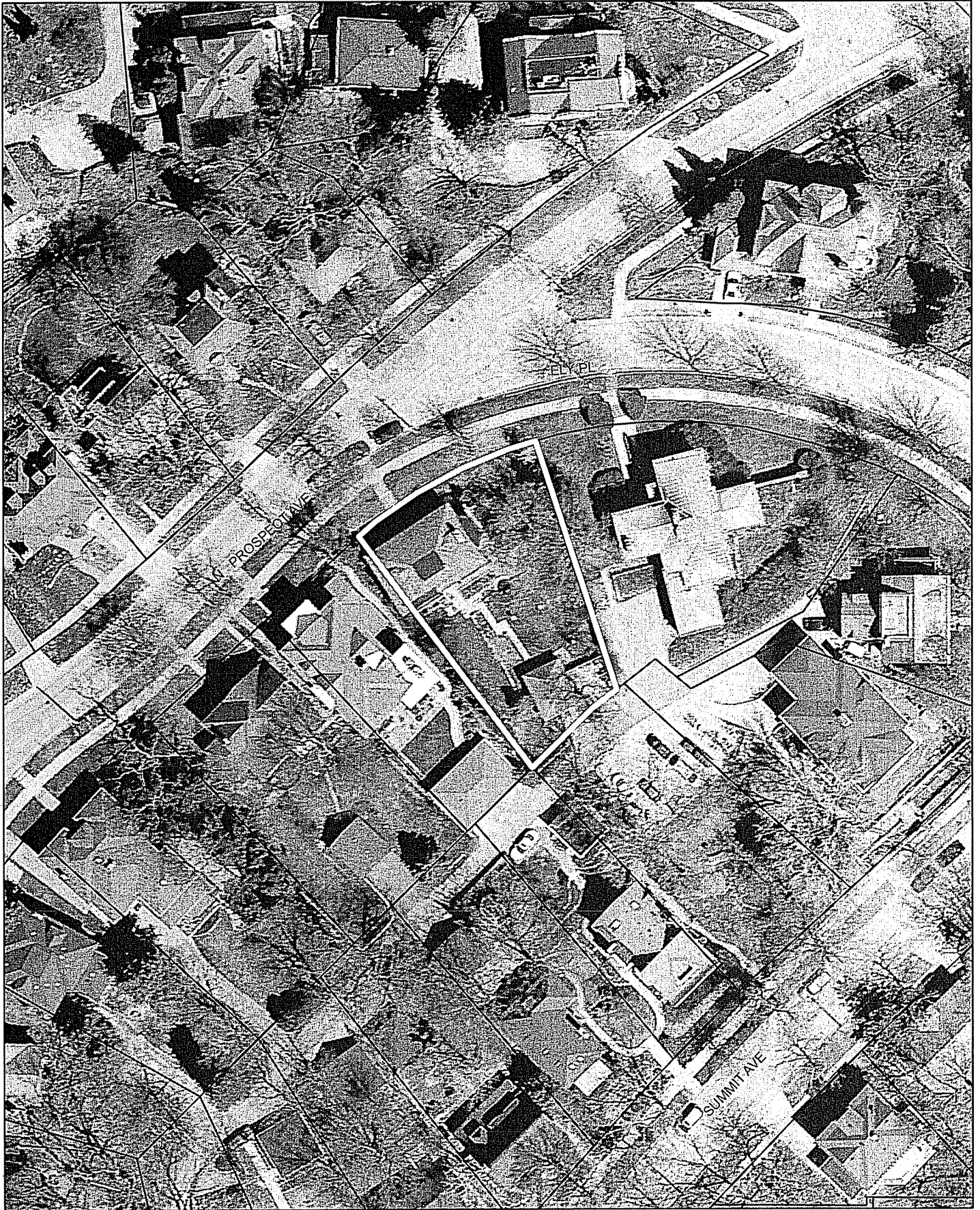


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 May 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. 2159-0003  
 Date Received 3/18/15  
 Received By PDA  
 Parcel No. 0709-222-2603-4  
 Aldermanic District 5  
 Zoning District TR-C2 HST L  
 Special Requirements UNIVERSITY ABR  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 137 N. PROSPECT AVE  
Project Title (if any): BORKENHAGEN GARAGE (OVERSIZED)

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: MICHAEL BORKENHAGEN Company: \_\_\_\_\_  
 Street Address: 137 N. PROSPECT AVE City/State: MADISON, WI Zip: 53726  
 Telephone: (608) 709 6161 Fax: ( ) Email: mborkenhagen@gmail.com

Project Contact Person: ERIC DONOVAN Company: TDS CUSTOM CONSTRUCTION  
 Street Address: 1431 NORTHERN CT City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 251 1814 Fax: (608) 251 1824 Email: ericd@tdscustomconstruction

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: REMOVE EXISTING 1 1/2 CAR GARAGE AND CONSTRUCT NEW 3 CAR GARAGE 26' X 36'

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

## 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.

N/A

**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. \$ 600

**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:

ALDERPERSON SHIVA BIDAR-SIELAFF AND NEIGHBORHOOD ASSC. PRES JON MISKOWSKI ON FEB 8<sup>TH</sup>, 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: KEVIN FIRCHON Date: 9 JAN 2015 Zoning Staff: DAN MCLAUFFE Date: 9 JAN 2015  
AMY SCANLON

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

Name of Applicant MICHAEL BORKE-JHAGEN Relationship to Property: OWNER

Authorizing Signature of Property Owner [Signature] Date 3/17/2015

17



tdscustomconstruction.com

Letter of Intent

3/17/2015

Madison Zoning Commission,

My wife and I reside at 137 N. Prospect Avenue. The property currently has a 1.5 car garage and adjacent 1.5 car gravel parking pad located at the rear of the lot, accessed by an alley. The garage is in need of roof replacement, and the 1.5 + 1.5 configuration limits storage and accommodates only two vehicles within its 3-car footprint. The purpose of our Land Use Application is to replace the existing garage and parking pad with a more functional 3-car garage.

The proposed 26' x 36' garage will store personal vehicles, bicycles, kayaks and yard equipment. All minimum area and setback requirements will be met, including the Rear Yard Setback Coverage requirement (the garage will occupy 486sqft {34%} of the 1,445sqft rear yard setback).

Though there is limited visibility from the street, the garage will achieve an attractive appearance through the use of stucco, period appropriate fixtures, a hip roof and color scheme that compliment the house. There are existing 3-car garages on both neighboring properties, and the property to the rear has a 10-car gravel parking pad. We have communicated our plans to each neighbor surrounding the garage and have received approval from all.

The project will be designed and managed by Eric Donovan of TDS Custom Construction. Materials are submitted on March 18th to be reviewed at the May 18th Planning Commission meeting. Construction would begin in June and be completed in September 2015.

Please contact us at (608) 709-6161 if you have any questions or would like additional information.

Thank you,  
Mike & Lynn Borkenhagen

tdscustomconstruction.com

1431 Northern Court  
Madison, WI 53703  
tel 608.251.1814  
fax 608.251.1824



1431 NORTHERN CT  
MADISON, WI 53703  
(608) 251-1814

**BORKENHAGEN GARAGE**  
MIKE AND LYNN BORKENHAGEN  
131 N PROSPECT  
MADISON, WI 53726

JOB NO: 2456

SITE PLAN AND  
PERSPECTIVE

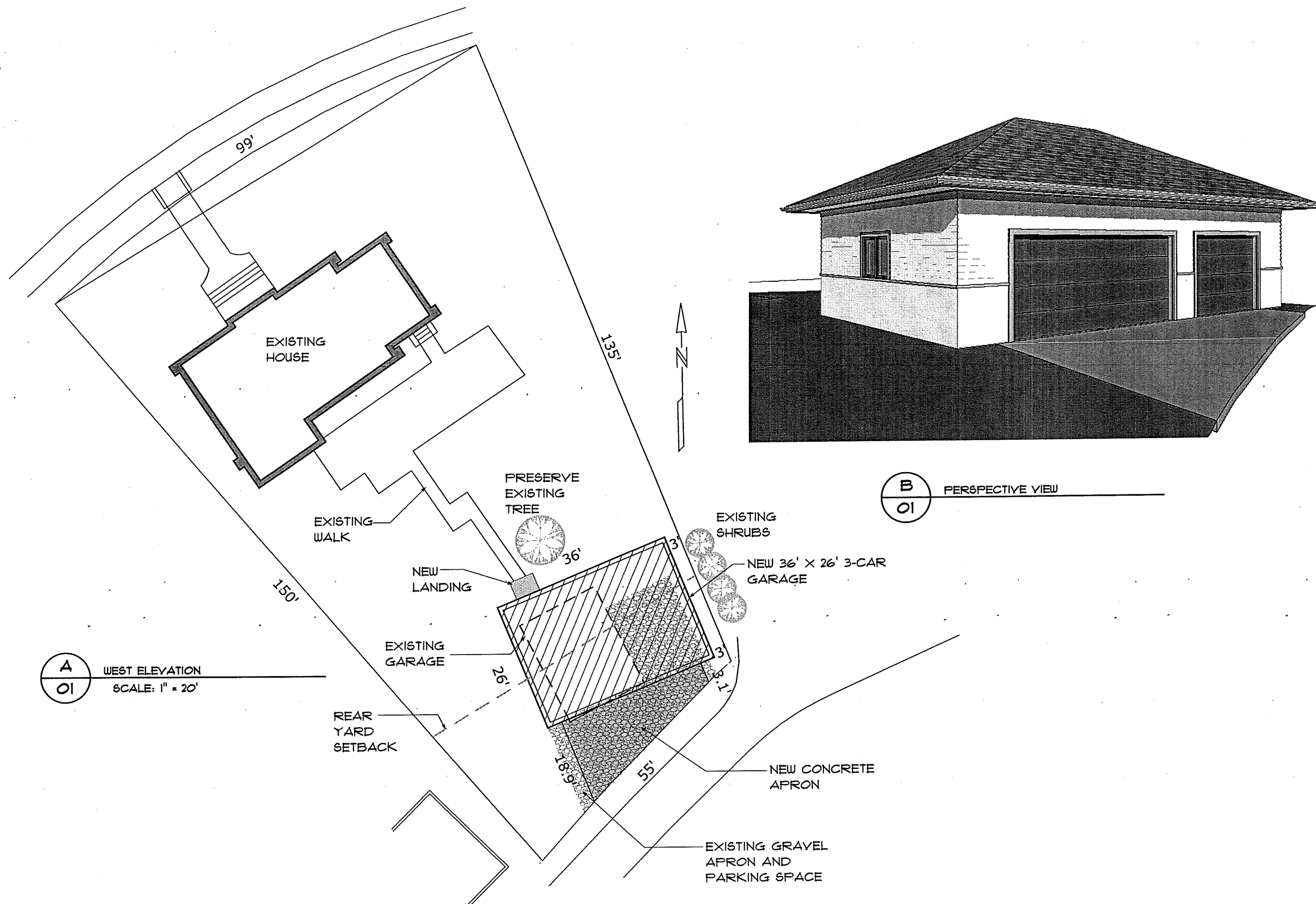
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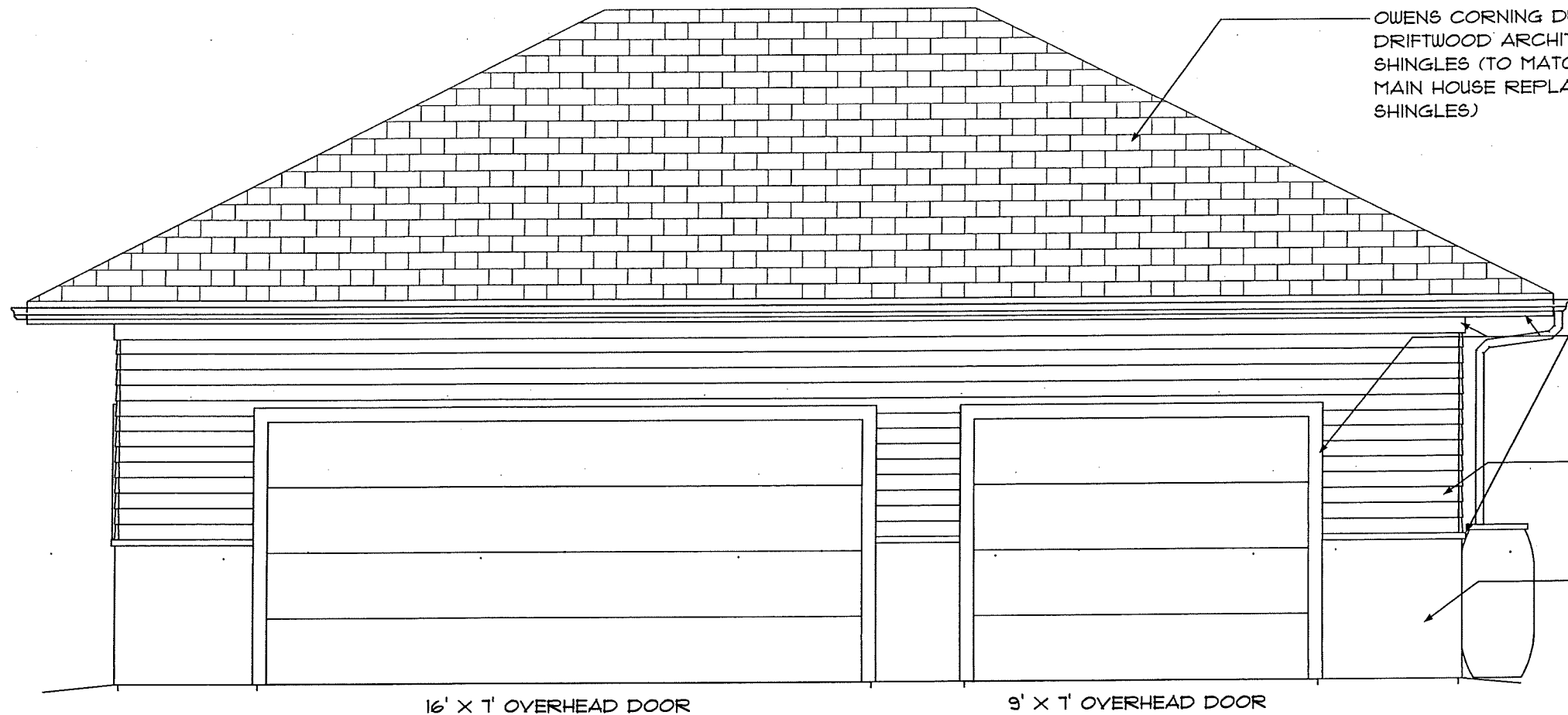
DATE: 03/18/2015

SHEET NO.

01

PREPARED BY  
OF 04





OWENS CORNING DURATION  
DRIFTWOOD ARCHITECTURAL  
SHINGLES (TO MATCH PLANNED  
MAIN HOUSE REPLACEMENT  
SHINGLES)

ALUMINUM WRAP FASCIA SOFFIT  
AND TRIM TO MATCH MAIN HOUSE  
COLORS

JAMES HARDI 5" EXP FIBER  
CEMENT SIDING W/ ALUMINUM  
OUTSIDE CORNERS. PAINTED TO  
MATCH MAIN HOUSE

TRADITIONAL STUCCO COLORED  
AND TEXTURED TO MATCH MAIN  
HOUSE

16' x 7' OVERHEAD DOOR

9' x 7' OVERHEAD DOOR

**A** SOUTH ELEVATION  
**02** SCALE: 1/4" = 1'-0"



CASEMENT WINDOWS  
TO MATCH MAIN HOUSE

**B** WEST ELEVATION  
**02** SCALE: 1/4" = 1'-0"



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MADISON, WI 53703  
(608) 251-1814

**BORKENHAGEN  
GARAGE**  
MIKE AND LYNN BORKENHAGEN  
131 N PROSPECT  
MADISON, WI 53726

JOB NO: 2456

SOUTH AND WEST  
ELEVATIONS

SCALE: AS NOTED

DATE: 03/18/2015

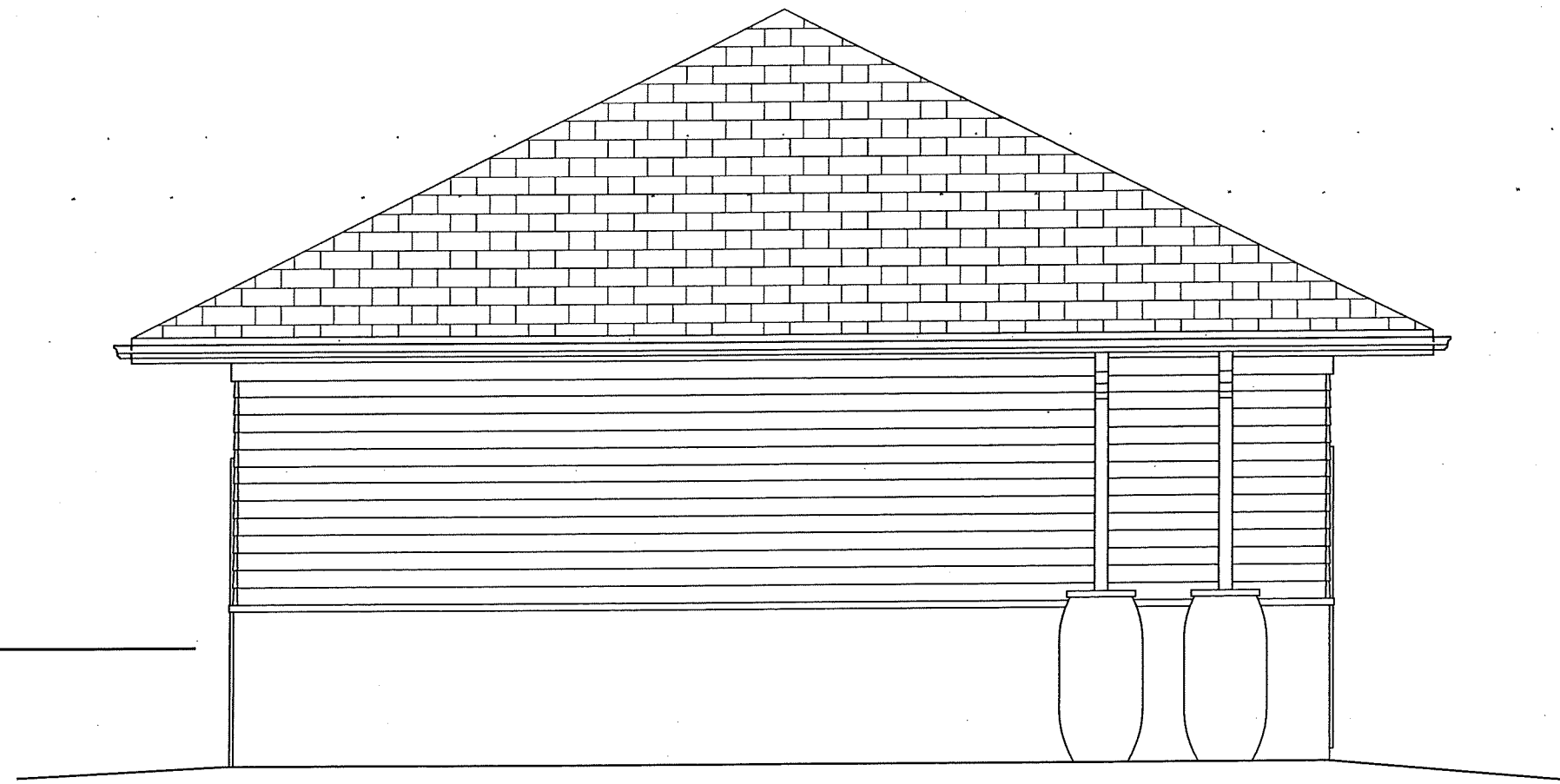
SHEET NO.

**02**

PREPARED BY  
**DRONDA** OF 04



**A** NORTH ELEVATION  
**03** SCALE: 1/4" = 1'-0"



**B** EAST ELEVATION  
**03** SCALE: 1/4" = 1'-0"



1431 NORTHERN CT  
 MADISON, WI 53703  
 (608) 251-1814

**BORKENHAGEN  
 GARAGE**  
 MIKE AND LYNN BORKENHAGEN  
 131 N PROSPECT  
 MADISON, WI 53726

JOB NO: 2456

NORTH AND EAST  
 ELEVATIONS

SCALE: AS NOTED

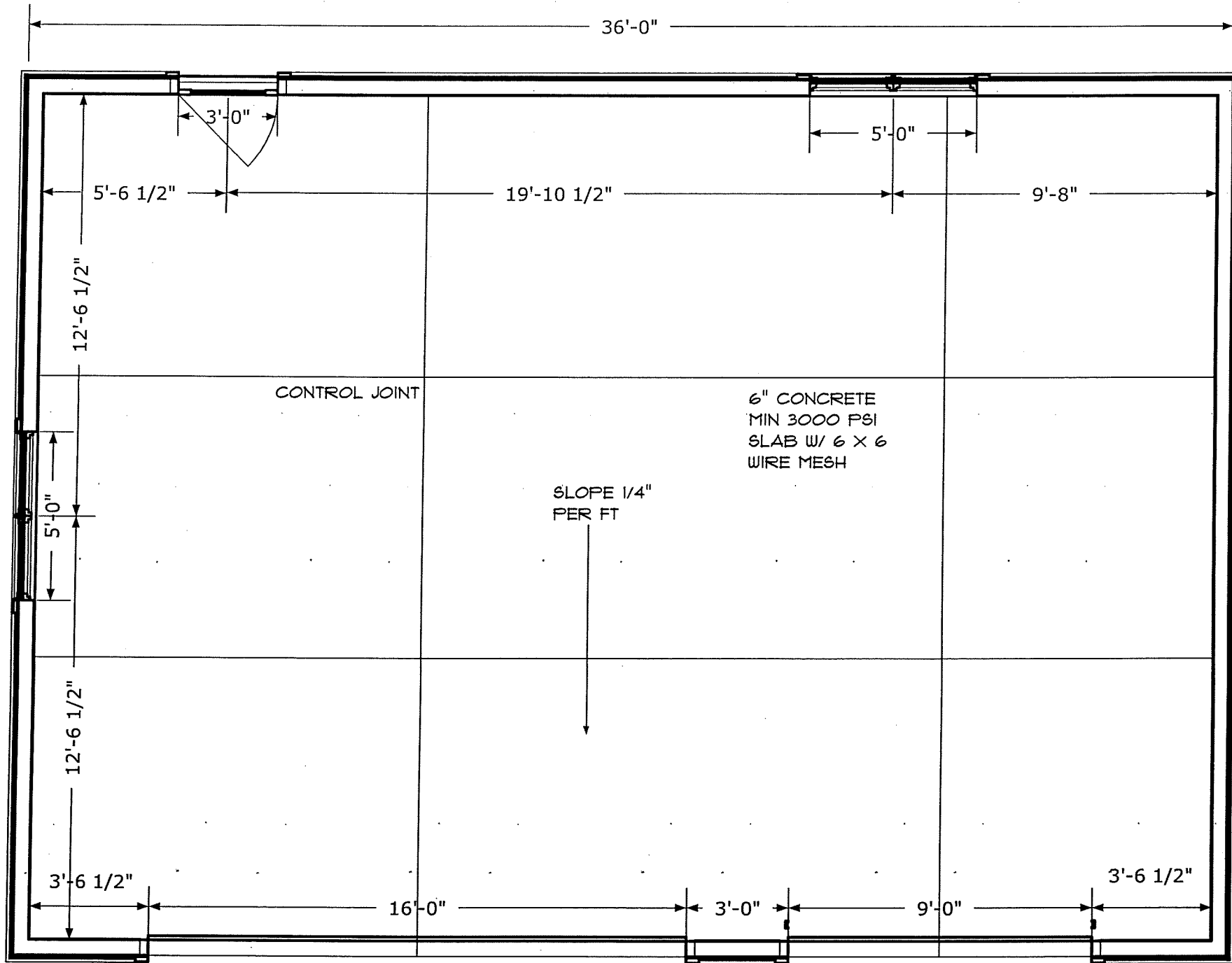
DATE: 03/18/2015

SHEET NO.

**03**

PREPARED BY  
 DRURY OF 04



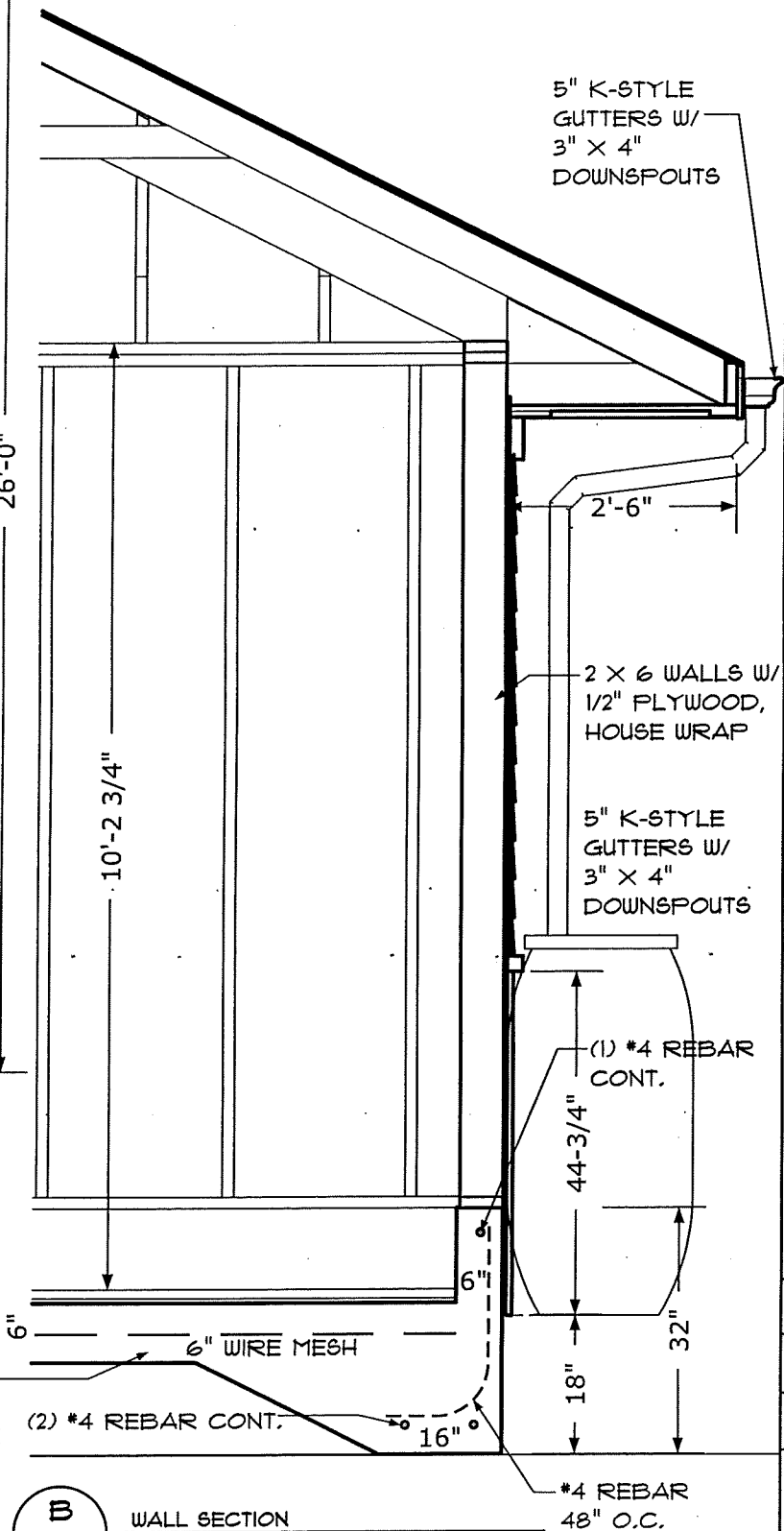


**A**  
**04** FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

CONCRETE  
 APRON

ASPHALT ALLEY

THICKEND EDGE SLAB  
 FOUNDATION ON 8"  
 COMPACT GRAVEL BASE



**B**  
**04** WALL SECTION  
 SCALE: 1/2" = 1'-0"

**TJS Custom**  
**CONSTRUCTION**

1431 NORTHERN CT  
 MADISON, WI 53703  
 (608) 251-1814

**BORKENHAGEN**  
**GARAGE**  
 MIKE AND LYNN BORKENHAGEN  
 131 N PROSPECT  
 MADISON, WI 53726

JOB NO: 2456

FLOOR PLAN AND  
 WALL SECTION

SCALE: AS NOTED

DATE: 03/18/2015

SHEET NO.  
**04**

PREPARED BY  
**DONOR** OF 04