



CITY OF MADISON ZONING BOARD OF APPEALS VARIANCE APPLICATION

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 5125 Lake Mendota Dr.

Name of Owner: Phillipp Simon

Address of Owner (if different than above): Same

Daytime Phone: (608)445.5304 Evening Phone: _____

Email Address: psimon@wisc.edu

Name of Applicant (Owner's Representative): Kevin Sorg

Address of Applicant: 1201 S. Stoughton Road, Madison WI 53716

Daytime Phone: (608)316.3871 Evening Phone: Same

Email Address: ksorg@bachmannconstruction.com

Description of Requested Variance:

The homeowners are requesting a variance to exceed the 15-foot maximum height limit for an accessory building as outlined in the current zoning regulations. The proposed structure exceeds this height limit due to unique conditions of the property. The homeowners believe this request upholds the spirit and intent of the zoning regulations while preserving neighborhood character and overall community standards

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: _____
Receipt: _____
Filing Date: 1/22/2026
Received By: Zoning
Parcel Number: 070918407086
Zoning District: SR-C1, WP-14
Alder District: 19

Hearing Date: 2/19/2026
Published Date: 2/12/2026
Appeal Number: LNDVAR-2025-00010
GQ: _____
Code Section(s): 28.131(1)(b)



Department of Planning and Community and Economic Development
Building Inspection Division

Website: www.cityofmadison.com

215 Martin Luther King Jr Blvd, Suite 017
P.O. Box 2984
Madison, Wisconsin 53701-2984
Phone 608 266 4551
TDD 608 266 4747

Dear Applicant:

Zoning laws govern how you can develop your property. Variances are exceptions to those laws. The Zoning Board of Appeals (ZBA) hears variance requests at its monthly meetings. Before you submit your variance application, please contact the Zoning Administrator, kbannon@cityofmadison.com, at least one week prior to the application submission deadline to schedule a pre-application meeting. At the meeting, we will discuss your project and the variance process.

In this packet, you will find the variance application and the six standards which the ZBA uses to approve or deny a variance request. To apply for a variance, you must:

1. Complete the application.
2. Submit all required materials.
3. Specifically outline how the project meets all six variance standards.

You can improve your odds of approval with a quality submission.

The ZBA consists of seven volunteer members. The Mayor appoints members, and the City Council approves them. At ZBA hearings, there are typically five members present. It takes a majority of votes to approve a variance. During the hearing, City staff will explain the details of your case to the Board. We will also show photographs taken by staff at an outside inspection of your property. The Board will then invite you to present information. You will explain how your request meets the six standards for the approval of a variance. We will send notice of your application to owners and occupants of properties within 200 feet. Any interested party will be able to speak on your variance request.

IMPORTANT –

The ZBA reviews requests using the six standards adopted by the City Council and outlined by law. You can find the variance standards on the following page of this packet. We require evidence for facts you provide in the application and in ZBA hearings.

Sincerely,

Katie Bannon, AICP
Zoning Administrator
kbannon@cityofmadison.com

Jenny Kirchgatter
Assistant Zoning Administrator
(608) 266-4429

Jacob Moskowitz
Assistant Zoning Administrator
(608) 266-4560

Standards for Variances:

The Zoning Board of Appeals shall not grant a variance unless you show, and the Board finds, that your proposed variance meets all the following standards:

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.
2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.
3. For an area variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.
4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.
5. The proposed variance shall not create substantial detriment to adjacent property.
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

The City of Madison zoning ordinance requires applicants to post signs for public hearings of the Board of Zoning Appeals (ZBA) on the properties requesting a variance or appeal.

Sign Pickup

- Signs must be picked up at the Building Inspection Zoning Counter, which is open by appointment only. Schedule an appointment at: <https://www.cityofmadison.com/dpced/bi/schedule-a-counter-appointment/3423/>. The Zoning Counter is located in the Madison Municipal Building at 215 Martin Luther King, Jr. Blvd., Ste. 017, Madison, WI 53701.
- Signs will include a short description of the request, the address of the property subject to the hearing, applicant name, phone number, and email, and the date and time of the ZBA hearing. You may receive phone calls or emails regarding your request from people who see the signs.

Sign Posting

- Signs must be posted at least 21 days prior to the ZBA meeting date.
- Signs must be on the property which is the subject of the public hearing.
- If the property has frontage on more than street, a sign shall be placed facing each street.
- Signs must be posted on private property. Signs may not be in the City right-of-way, public terrace, on a public tree or on a street sign. It is recommended that the signs be placed not more than five feet behind the property line.
- Signs and the information on the signs must face the street so that they are visible to pedestrians and vehicles from the street and the public walkway.
- When there is no front yard to post signs, you may post signs on the outside of the building, in a ground floor window or glass door. Signs should not be displayed more than six feet above the ground or sidewalk. The intent is for signs to be visible to the public.
- Signs shall not be posted in a location that would obstruct the views of any traffic or entrances or exits to the property.
- Signs must be removed no more than seven days after the hearing.

If you have any questions, please call our office at 608-266-4551.

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11” x 17.” Please provide the following information:

<input type="checkbox"/>	Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input type="checkbox"/>	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next to variance. <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features. <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred). <input type="checkbox"/> North arrow.
<input checked="" type="checkbox"/>	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
<input type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com.
<input type="checkbox"/>	Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
<input type="checkbox"/>	CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input type="checkbox"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.

CHECK HERE. City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

This property is unique due to its topography—the garage is cut directly into the hillside, a condition not present on any other lot in the neighborhood. As a result, the top of the existing carport sits below the natural grade and is surrounded by retaining walls that are necessary to support the surrounding terrain.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

While the proposed accessory building exceeds the 15-foot height limit when measured from the lowest adjacent grade (as required by code), the top of the structure remains below 15 feet when measured from the effective grade of the existing home and surrounding context.

3. For an area (setbacks, etc.) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

This project consists of an alteration to an existing structure. The requested variance is necessary to accommodate the proposed modifications while maintaining compliance with applicable zoning and development standards to the extent feasible.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

While the intent of the ordinance is to preserve community standards, the strict application of its terms creates a hardship in this case. The hardship arises because the ordinance does not account for the unique physical conditions or features of this or other properties that make alteration, maintenance, or repair of the existing structure unusually difficult or impractical.

5. The proposed variance shall not create substantial detriment to adjacent property.

The proposed building measures 11'-8" above the effective grade and will not have a negative impact on adjacent properties. The surrounding homes are situated higher up the hill, ensuring that sightlines and views will not be affected by the proposed structure.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

All siding, roofing, and windows will match the existing home. The roof pitch and front roof form have been adjusted to reduce overall height and enhance a human-scale, residential aesthetic per the review board comments.

Application Requirements

Owner's Signature: Phil Simen Date: 11/19/25
amended 01/23/2026

----- (For Office Use Only) -----

DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(does) (does not)** meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: **Approved** **Denied** **Conditionally Approved**

Zoning Board of Appeals Chair:

Date:

Notice of Public Hearing Signs

VERTICAL GARAGE ADDITION
CONSTRUCTION DOCUMENTS



AREA OF WORK

1 SITE MAP
N.T.S.



REMOVE CAST CONCRETE
DECK AND BOND BEAM

EXISTING CMU WALLS TO
REMAIN

REMOVE CMU POST

EXISTING RETAINING
WALLS TO REMAIN

REMOVE AND REPLACE
SPROX., 3" OF CEMENT
APRON

2 EXISTING CONDITIONS
N.T.S.

PROJECT DIRECTORY

CLIENTS:
PHILIPP SIMON
5125 LAKE MENDOTA
MADISON, WI 53705

ADDRESS:
5125 LAKE MENDOTA
MADISON, WI 53705

INTERIOR DESIGN:
BACHMANN DESIGN GROUP
1201 S. STOUGHTON RD.
MADISON, WI 53716

GENERAL CONTRACTOR:
BACHMANN CONSTRUCTION
1201 S. STOUGHTON RD.
MADISON, WI 53716

ELECTRICAL:
DESIGN-BUILT BY OTHER

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A SITE VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE BUILDING CODES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE BETWEEN WHAT SHOULD BE REMOVED/MODIFIED WITH THE NEW WORK PLAN.
- COORDINATE WORK SCHEDULE WITH TENANT AND/OR BUILDING OWNER.

ELECTRICAL NOTES

- ELECTRICAL/DATA DRAWINGS, CALCULATIONS AND SUBMITTAL BY DESIGN BUILD CONTRACTOR/SUBCONTRACTOR.
- ELECTRICIAN TO PROVIDE, LOCATE AND INSTALL EMERGENCY EGRESS LIGHTING AND EXIT SIGNS AS REQUIRED BY CODE. VERIFY// COORDINATE LOCATIONS W/ BACHMANN DESIGN GROUP PRIOR TO INSTALLATION.

SHEET INDEX

SHEET NUMBER	SHEET NAME
0	CMU
A1.0	GENO PLAN
A2.0	ALTERATION FLOOR PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	FOUNDATION PLAN, FLOOR FRAMING PLAN, SECTIONS

REVISED SHEET A3
EXTERIOR
ELEVATIONS



1201 S. STOUGHTON RD.
MADISON, WI 53716
608.222.8869
BACHMANNCONSTRUCTION.COM

CONSULTANTS

NO.	DESCRIPTION	DATE
1	EXISTING GRADE TO REMAIN	08/29/2025

SIMON VERTICAL GARAGE
ADDITION
RESIDENTIAL

5125 Lake Mendota Drive, Madison WI 53705

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	EXISTING GRADE TO REMAIN	08/29/2025

TITLE

SCALE: AS NOTED

PHASE ID: CONTRACT DOCUMENTS

ISSUE DATE: 6/23/2025

A0

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PLAT OF SURVEY

FOR: SANDRA & PHILIPP SIMON
5125 LAKE MENDOTA DR
MADISON, WI 53705



PARCEL DESCRIPTION:

Being Lot 102 of Indian Hills, located in the NE 1/4 of the SE 1/4 of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin, to wit:

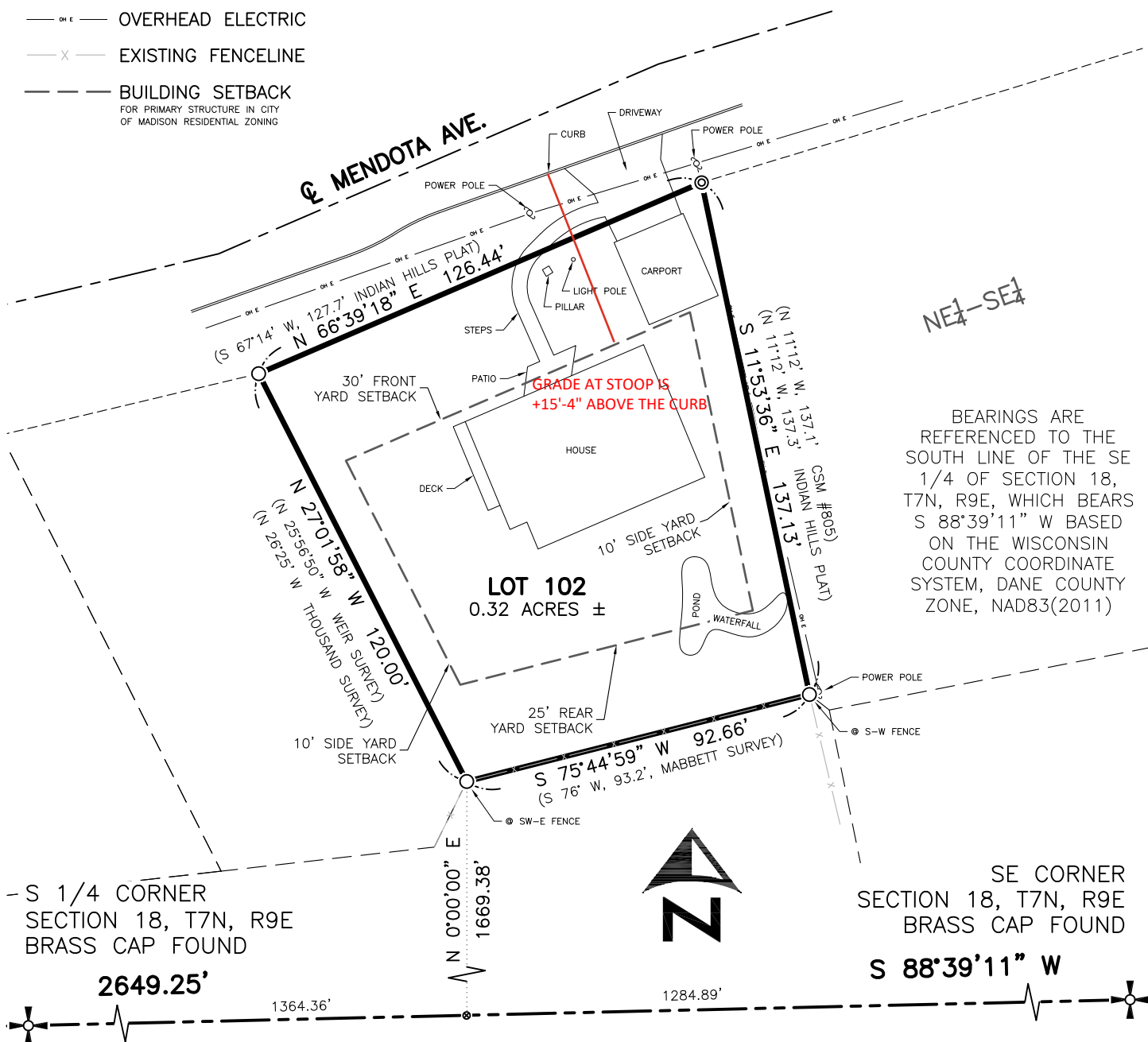
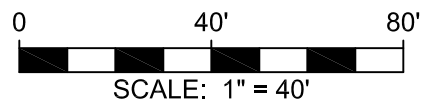
SURVEYOR'S CERTIFICATE:

I hereby certify that I have surveyed and mapped the parcel of land hereon and that I am in full compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

Michael G. Rochon 8/29/2025
Michael G. Rochon, PLS No. S-2767 Date

LEGEND:

- 1" OD. IRON PIPE FOUND
- ⊙ 4" OD. IRON PIPE FOUND
- ✦ SECTION CORNER FOUND
ALL TIES FOUND & VERIFIED, UNLESS NOTED
- ⊙ REFERENCE POINT
- () RECORDED AS
- OH E — OVERHEAD ELECTRIC
- X — EXISTING FENCELINE
- BUILDING SETBACK
FOR PRIMARY STRUCTURE IN CITY OF MADISON RESIDENTIAL ZONING



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 18, T7N, R9E, WHICH BEARS S 88°39'11" W BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, NAD83(2011)



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road
Dodgeville, WI 53533
608-935-0294
www.fullcircleES.com

SHEET 1 OF 1
JOB ID: 2508201E
FIELD CREW: MGR BWJ
DWG. BY: MGR BWJ
FIELD WORK COMPLETE 8/25/2025

CONSULTANTS

SIMON VERTICAL GARAGE
ADDITION
RESIDENTIAL

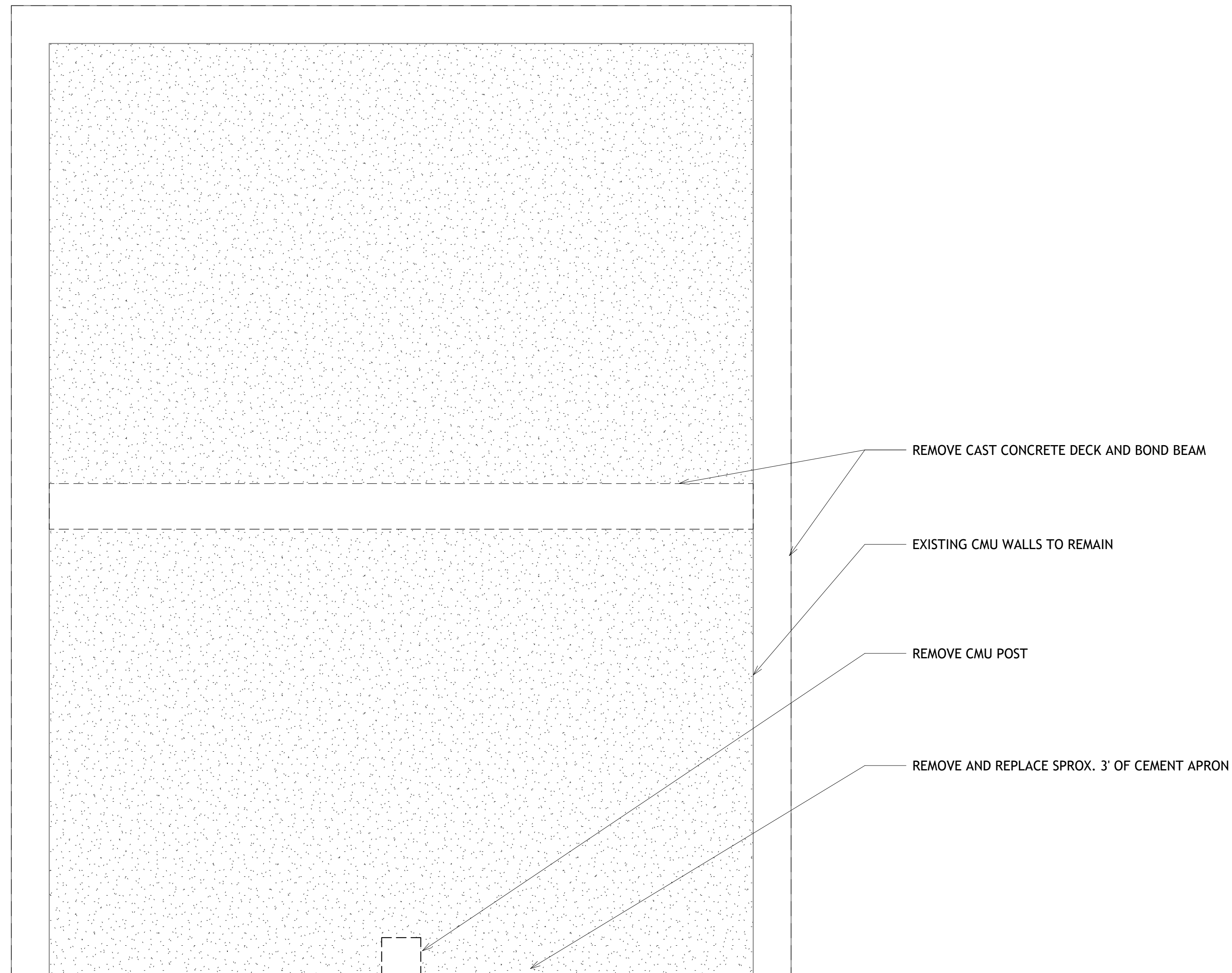
5125 Lake Mendota Drive, Madison WI 53705

REVISIONS

001	0000
002	0000
000	0000
000	0000
000	0000

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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LEGEND	
[---]	DEMOLITION

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A SITE VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE BETWEEN WHAT SHOULD BE REMOVED/MODIFIED WITH THE NEW WORK PLAN.
- PATCH AND REPAIR EXISTING WALLS EFFECTED BY DEMOLITION TO ACCOMMODATE NEW LAYOUT.

KEY NOTES

- REMOVE CEMENT CEILING SLAB AND BEAM
- FOUNDATION AND EXISTING RETAINING WALLS TO REMAIN

1

DEMOLITION PLAN

1/2" = 1'-0" (HALF SCALE AT 11X17)

DEMO PLAN

SCALE: AS NOTED

PHASE ID: CONTRACT DOCUMENTS

ISSUE DATE: 6/23/2025

A1.0

REVISIONS

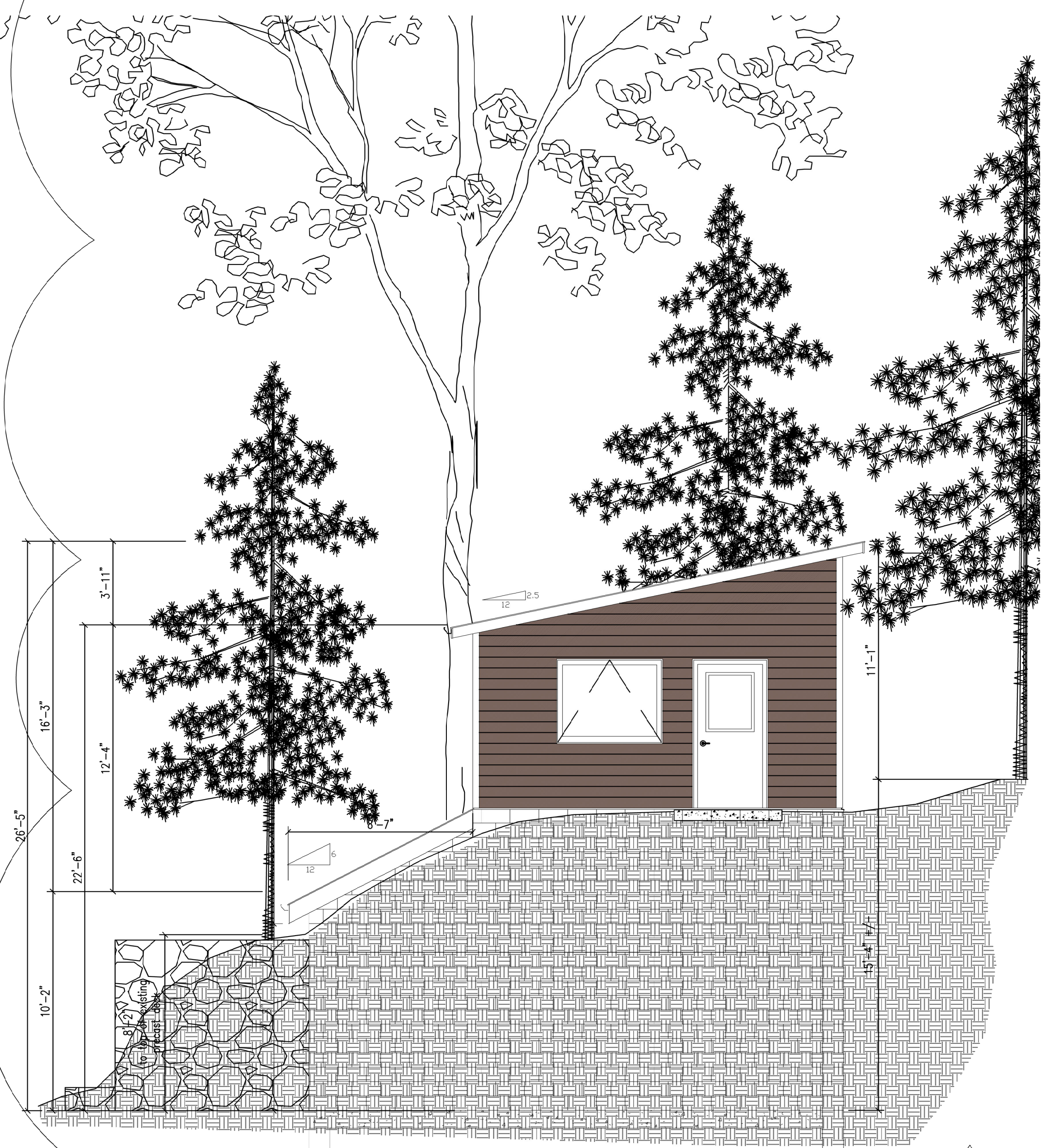
001	01/15/2026
002	02/11/2026
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REVISION SCHEDULE

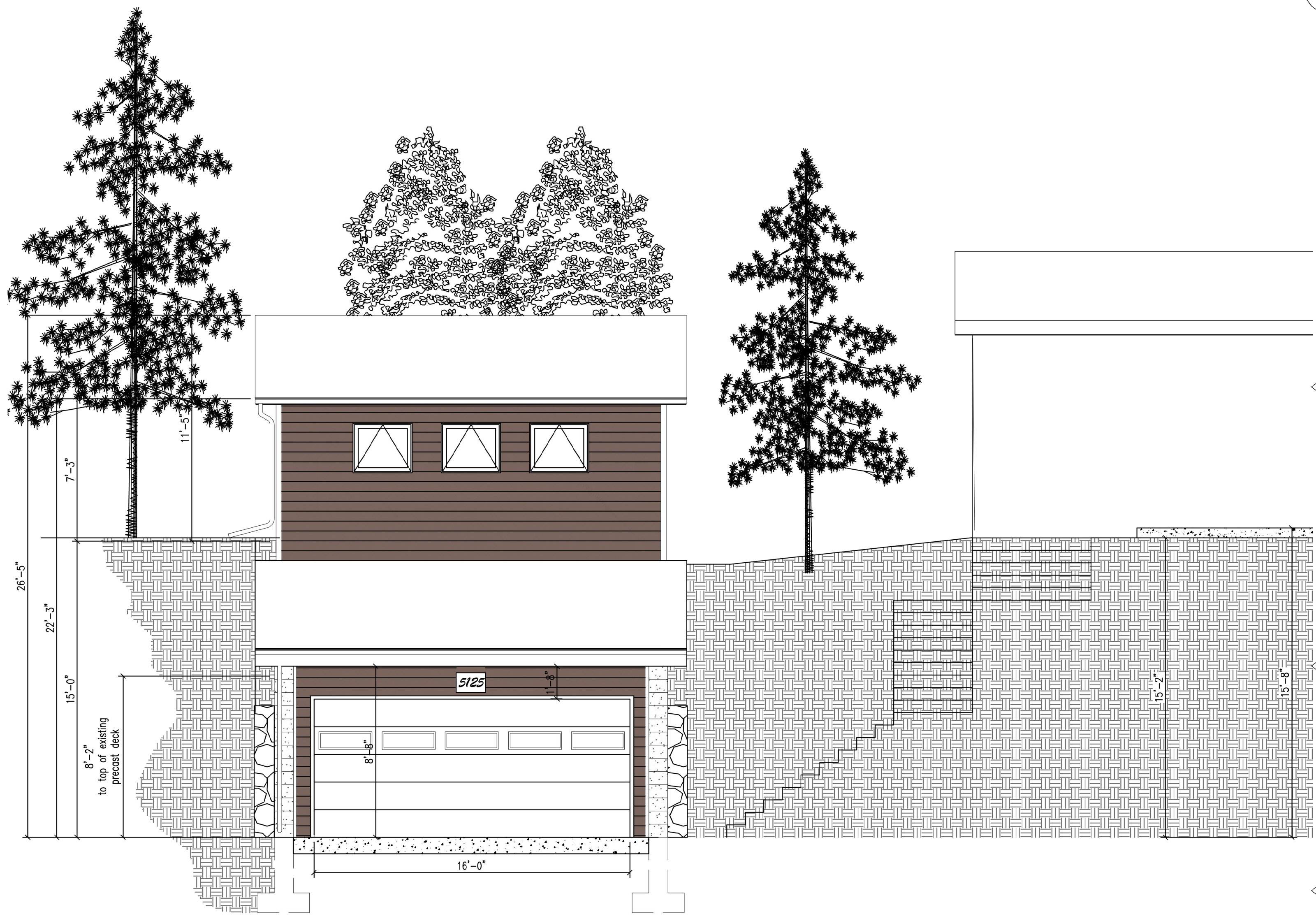
NO.	DESCRIPTION	DATE
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Accessory Structure Maximum Height Variance for Detached Garage for Single Family House

Maximum 15'
Proposed 26.5'
Variance 11.5'



2 WEST WALL ELEVATION
1/4" = 1'-0" (HALF SCALE AT 11X17)



3 NORTH WALL ELEVATION
1/4" = 1'-0" (HALF SCALE AT 11X17)

REVISED ELEVATIONS

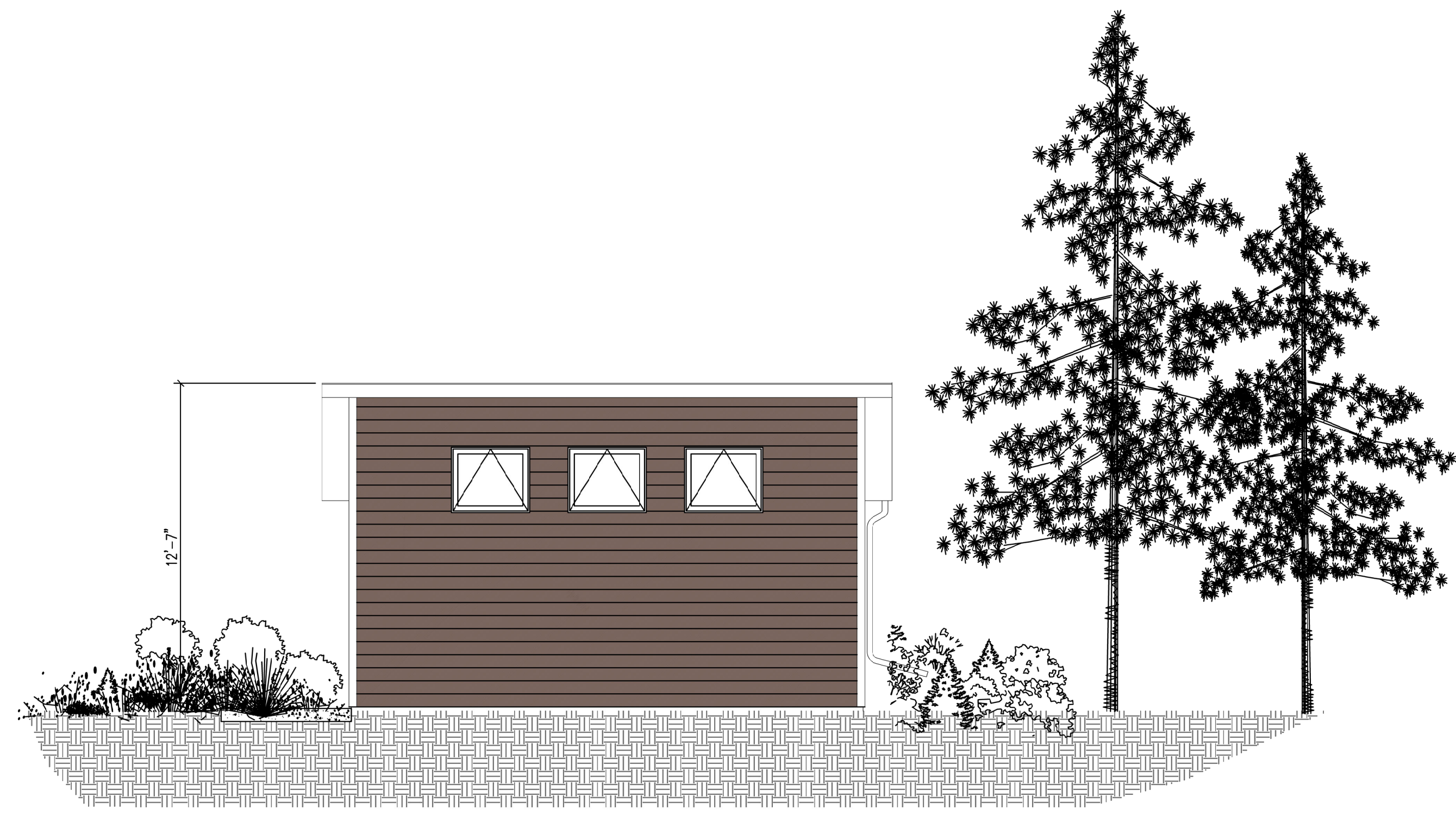
- REDUCED MAIN ROOF PITCH TO LOWER OVERALL BUILDING HEIGHT
- INCREASED ROOF PITCH ON LOWER SECTION TO MINIMIZE SPACE BETWEEN THE OHD AND ROOF AND PROVIDE A MORE RESIDENTIAL AESTHETIC FROM THE STREET

REVISIONS

001	01/15/2026
002	02/11/2026
000	0000
000	0000
000	0000

REVISION SCHEDULE

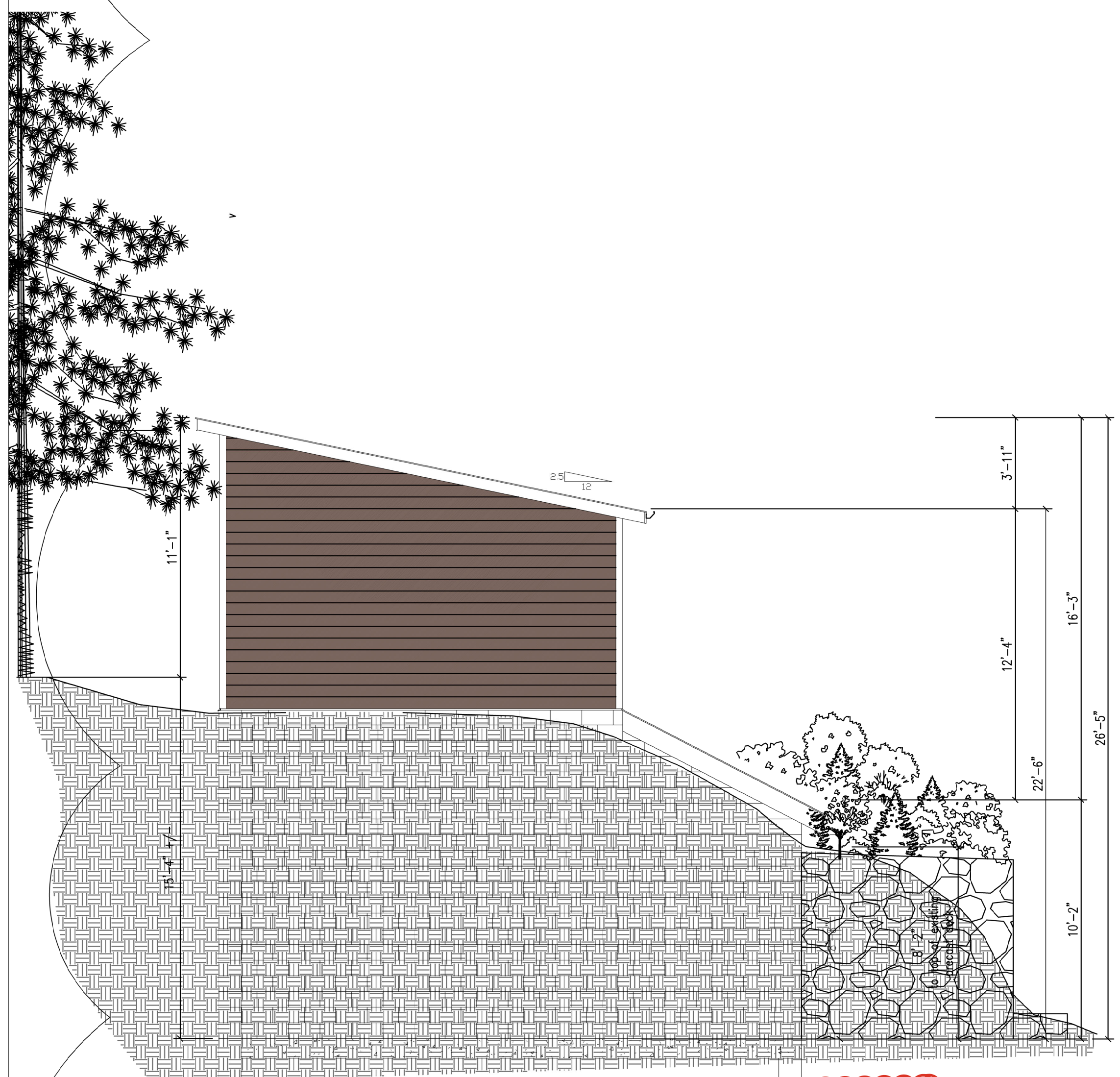
NO.	DESCRIPTION	DATE
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4 SOUTH WALL ELEVATION
1/4" = 1'-0" (HALF SCALE AT 11X17)

REVISED ELEVATIONS

- REDUCED MAIN ROOF PITCH TO LOWER OVERALL BUILDING HEIGHT
- INCREASED ROOF PITCH ON LOWER SECTION TO MINIMIZE SPACE BETWEEN THE OHD AND ROOF AND PROVIDE A MORE RESIDENTIAL AESTHETIC FROM THE STREET



2 EAST WALL ELEVATION
1/4" = 1'-0" (HALF SCALE AT 11X17)

INTERIOR STRUCTURAL
ELEVATIONS

SCALE: AS NOTED
PHASE ID: CONTRACT DOCUMENTS
ISSUE DATE: 6/23/2025

A3.1

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SAMPLE STRUCTURAL CALCULATIONS

SIMON GARAGE
 5125 LAKE MENDOTA DRIVE
 MADISON, WI 53705
 %KEVIN SORG
 BACHMANN CONTRUCTION

SHEET INDEX

1.00	TITLE SHEET & SHEET INDEX
2.01-2.14	12" MASONRY WALL -60 PSF/FT (ELEMASONRY)
3.01-3.02	CMU WALL LATERAL SUPPORT
4.00	FLOOR JOIST (WOODWORKS)
5.00	HEADER-1 (WOODWORKS)
6.00	BEAM-1 (WOODWORKS)
7.00	BEAM-2 (WOODWORKS)
8.00	BEAM-3 (WOODWORKS)

TIMOTHY S. SCHMIT, PE 32451-6
 SCHMIT ENGINEERING & SURVEYING LLC
 215 GRACE STREET
 DODGEVILLE, WI 53533
 608-935-2721



Four properties within one block of 5125 Lake Mendota Drive with garage rooflines equivalent to one or more stories above the garage









Three properties adjacent to or across from 5125 Lake Mendota Dr. with varying garages



