



**CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION**

\$300 Filing Fee

Ensure all information is **typed** or legibly **printed** using blue or black ink.

Address of Subject Property: 5006 Lake Mendota Drive

Name of Owner: Chris Carpenter

Address of Owner (if different than above): _____

Daytime Phone: 608-695-1526 Evening Phone: _____

Email Address: ccarpenter@royle.com

Name of Applicant (Owner's Representative): Amy Hasselman, AIA

Address of Applicant: 116 E Dayton St
Madison, WI 53703

Daytime Phone: 608-251-7515 x33 Evening Phone: 608-698-0715

Email Address: amy_hasselmann@architecture-network.net

Description of Requested Variance:

Variance to MGO 28.141(9), to allow two driveways to two separate single-car garages

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$ 300
Receipt: 150896
Filing Date: 11/23/14
Received By: JJK
Parcel Number: 0709-184-0135-1
Zoning District: TR-C1
Alder District: 19-Mark Clear

Hearing Date: _____
Published Date: _____
Appeal Number: _____
GQ: ZBA, Conditional Use
Code Section(s): 28.141(9)(c)

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the applicant has shown the following standards are met:

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

Existing condition is a driveway to an existing single-car garage, paved frontage, and a paved single-car parking space on the opposite side of the street frontage from the garage. The landscaping and walks are set up for two separated parking locations. Topography drops off steeply from the street, preventing a circular drive, and expanding the existing garage would kill a large mature tree.

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.

The proposed project would reduce the front yard paved area from 61% to 36%, and eliminate an non-conforming parking space in the front yard setback. It would also create a much more attractive street frontage.

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.

Two garage spaces with a compliant driveway could be made by expanding the existing garage, but doing so would kill a large mature tree.

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.

The present owner just bought the property. All conditions are existing.

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

The proposed solution improves the existing situation by bringing it into compliance with impervious area and parking standards, and makes a more attractive streetscape.

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

Typical houses along the street have 2-3 garage stalls. The garages close to the street are more commonly single-car.

Application Requirements

Please provide the following Information (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <input type="checkbox"/> Lot lines <input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input type="checkbox"/> Approximate location of structures on neighboring properties adjacent 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 relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
<input type="checkbox"/>	Interior floor plan of existing and proposed structure , when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
<input type="checkbox"/>	Front yard variance requests only. Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	Lakefront setback variance requests only. Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input checked="" type="checkbox"/>	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	CHECK HERE. I have been given a copy of and have reviewed the standards that the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature: _____ **Date:** 1-22-14

----- (Do not write below this line/For Office Use Only) -----

DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(is) (is not)** in compliance with all of 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:



1830 Sugar River Road • Verona, Wisconsin 53593 • (608) 271-4126 • (608) 271-4125 Fax

November 13, 2013

Amy Hasselman, AIA
Architecture Network, Inc.
116 E. Dayton Street
Madison, WI 53703

Dear Ms. Hasselman,

At your request I have visited your client's residence at 5006 Lake Mendota Drive to examine a 33" trunk diameter bur oak (*Quercus macrocarpa*) behind the existing garage. You have asked that I provide an opinion regarding the impact on the tree resulting from two alternative proposed garage construction plans. You have provided me with those two alternative plans with dimensions showing foundation distance from the oak trunk.

The first plan with the new garage attached to the existing garage and a shared driveway places the new foundation within 3.5 feet of the trunk. Foundation footing excavation would severely cut into the root plate creating an unacceptable loss of tree stability and introducing inevitable root decay. The second plan with a detached driveway places the garage foundation much further to the west outside of the root plate. There would be some fibrous and smaller arterial root zone loss with a resultant decrease of water and nutrient uptake but not above the threshold of tolerance for this tree to adapt. This assumes that the foundation wall would be left exposed and no terracing, grading or other soil disturbance would occur in an area beyond the minimal excavation required for foundation forms. It is also important to avoid any soil disturbance or compaction in the remaining root zone during construction and also to paint with tree paint wounds to the oak limbs or roots if construction occurs during the oak wilt season of April 1-September 31.

I observe that the oak trunk enters the soil without normal taper suggesting that many years ago soil filling occurred. This can lead to root decay. Looking for signs of heartwood decay I conducted a microdrill resistance test with a, IML PD400 Resistograph with a west entry at grade. The enclosed results indicate solid wood in the area tested. Furthermore there is no sign of canopy dieback.

Respectfully submitted for Allison Tree Care, Inc.,

A handwritten signature in black ink that reads "R. Bruce Allison".

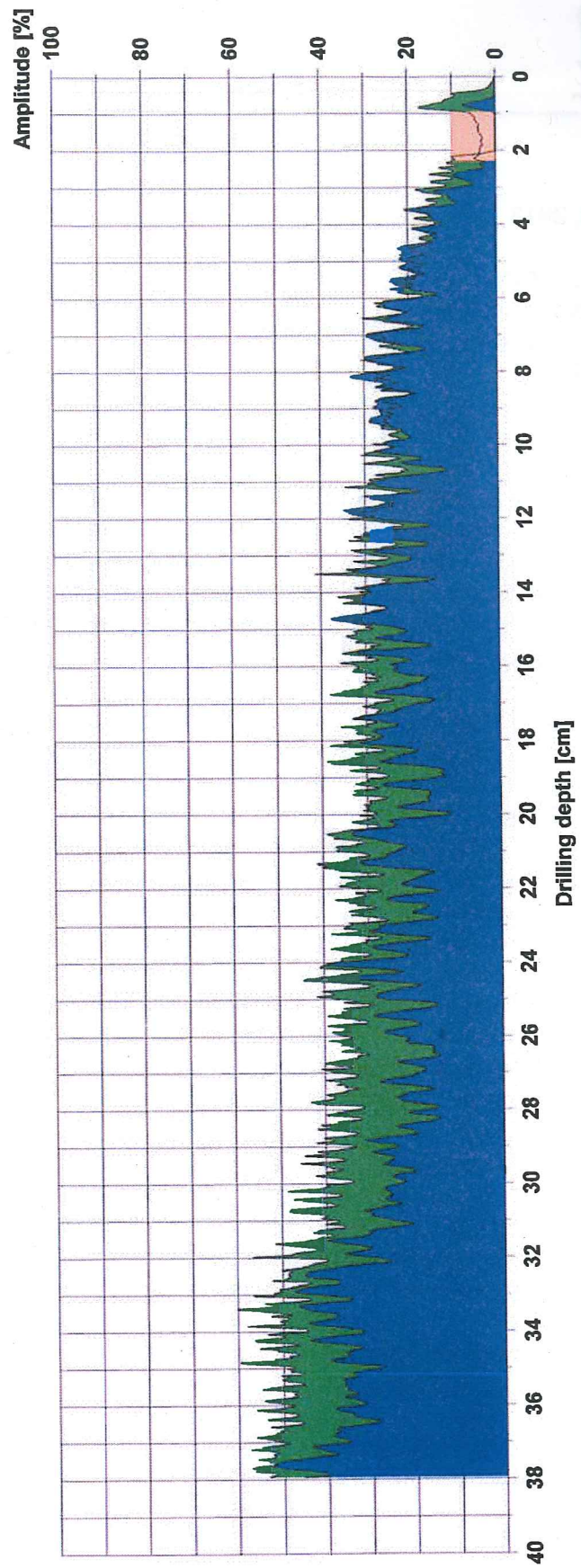
R Bruce Allison
ASCA Registered Consulting Arborist
ISA Board Certified Master Arborist

Cavity detector

Start / stop level : 5% / 7%
 Maximum start depth : 2,00 cm
 Mode : Full piercing
 Level / width : 10% / 1,00 cm
 Start / stop : 0,39 cm / 37,95 cm
 Resulting length : 37,56 cm
 Cavity : 1,37 cm / 4%

Measuring / object data

Measurement no. : 6
 ID number : 313S
 Drilling depth : 37,95 cm
 Date : 13.11.2013
 Time : 13:32:40
 Feed speed : 100 cm/min
 Needle speed : 5000 r/min
 Needle state : ---
 Tilt : ---
 Offset : 145/243
 Avg. curve : off
 Diameter :
 Level :
 Direction :
 Species :
 Location :
 Name :

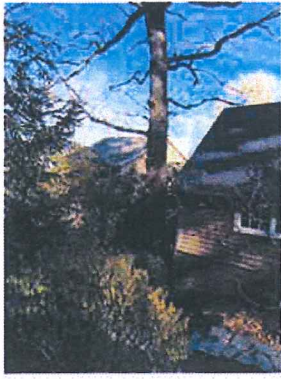


Comment

Bur oak 5006 Lake Mendota Drive west entry at ground level

Assessment

From	0,0 cm	to	0,0 cm
From	0,0 cm	to	0,0 cm
From	0,0 cm	to	0,0 cm
From	0,0 cm	to	0,0 cm
From	0,0 cm	to	0,0 cm



IMG_0340.JPG



IMG_0341.JPG



IMG_0342.JPG



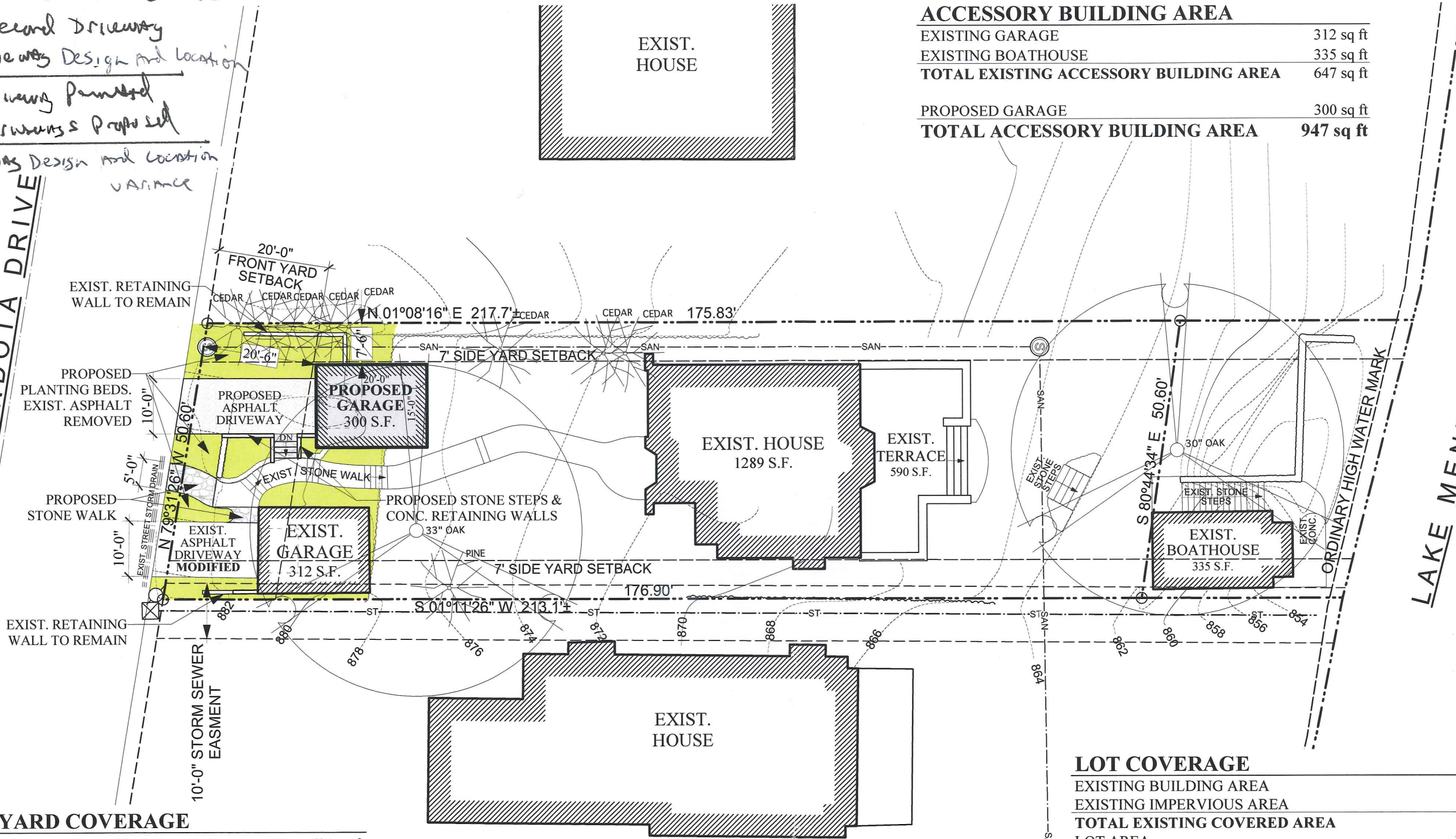
IMG_0343.JPG

New Second detached Garage
with Second Driveway
Driveway Design and Location
One Driveway Permitted
Two Driveways Proposed
Driveway Design and Location
Variance

ACCESSORY BUILDING AREA	
EXISTING GARAGE	312 sq ft
EXISTING BOATHOUSE	335 sq ft
TOTAL EXISTING ACCESSORY BUILDING AREA	647 sq ft
PROPOSED GARAGE	300 sq ft
TOTAL ACCESSORY BUILDING AREA	947 sq ft

LAKE MENDOTA DRIVE

LAKE MENDOTA



FRONT YARD COVERAGE	
EXISTING PAVED AREA WITHIN SETBACK	621 sq ft
FRONT YARD AREA WITHIN SETBACK	1012 sq ft
EXISTING FRONT YARD COVERAGE	61%

PROPOSED FRONT YARD COVERAGE	
PROPOSED PAVED AREA WITHIN SETBACK	360 sq ft
FRONT YARD AREA WITHIN SETBACK	1012 sq ft
PROPOSED FRONT YARD COVERAGE	36%

LOT COVERAGE	
EXISTING BUILDING AREA	1936 sq ft
EXISTING IMPERVIOUS AREA	1722 sq ft
TOTAL EXISTING COVERED AREA	3658 sq ft
LOT AREA	10125 sq ft
EXISTING LOT COVERAGE	36%

EXISTING & PROPOSED BUILDING AREA	2236 sq ft
EXISTING & PROPOSED IMPERVIOUS AREA	1403 sq ft
TOTAL PROPOSED & EXISTING COVERED AREA	3639 sq ft
LOT AREA	10125 sq ft
PROPOSED LOT COVERAGE	36%

- ISSUE:
- ◇ CONSTRUCTION SET
 - ◇ PLAN REVIEW SET
 - ◇ BID SET
 - ◇ NOT FOR CONSTRUCTION
 - ◇ PRELIMINARY
 - ◇ NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
 - ◇ NOT FOR CONSTRUCTION

PROJECT:
GARAGE ADDITION
for
5006
LAKE MENDOTA DR

5006 Lake Mendota Dr.
Madison, Wisconsin

REVISIONS:

NO.	DATE	DESCRIPTION

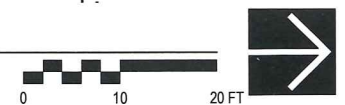
DATE: 23 JAN 2014
SCALE: AS SHOWN
PROJECT: K1301.21
DRAWN BY: DTZ
DRAWING NAME:

SITE PLAN
PROPOSED

DRAWING NUMBER:

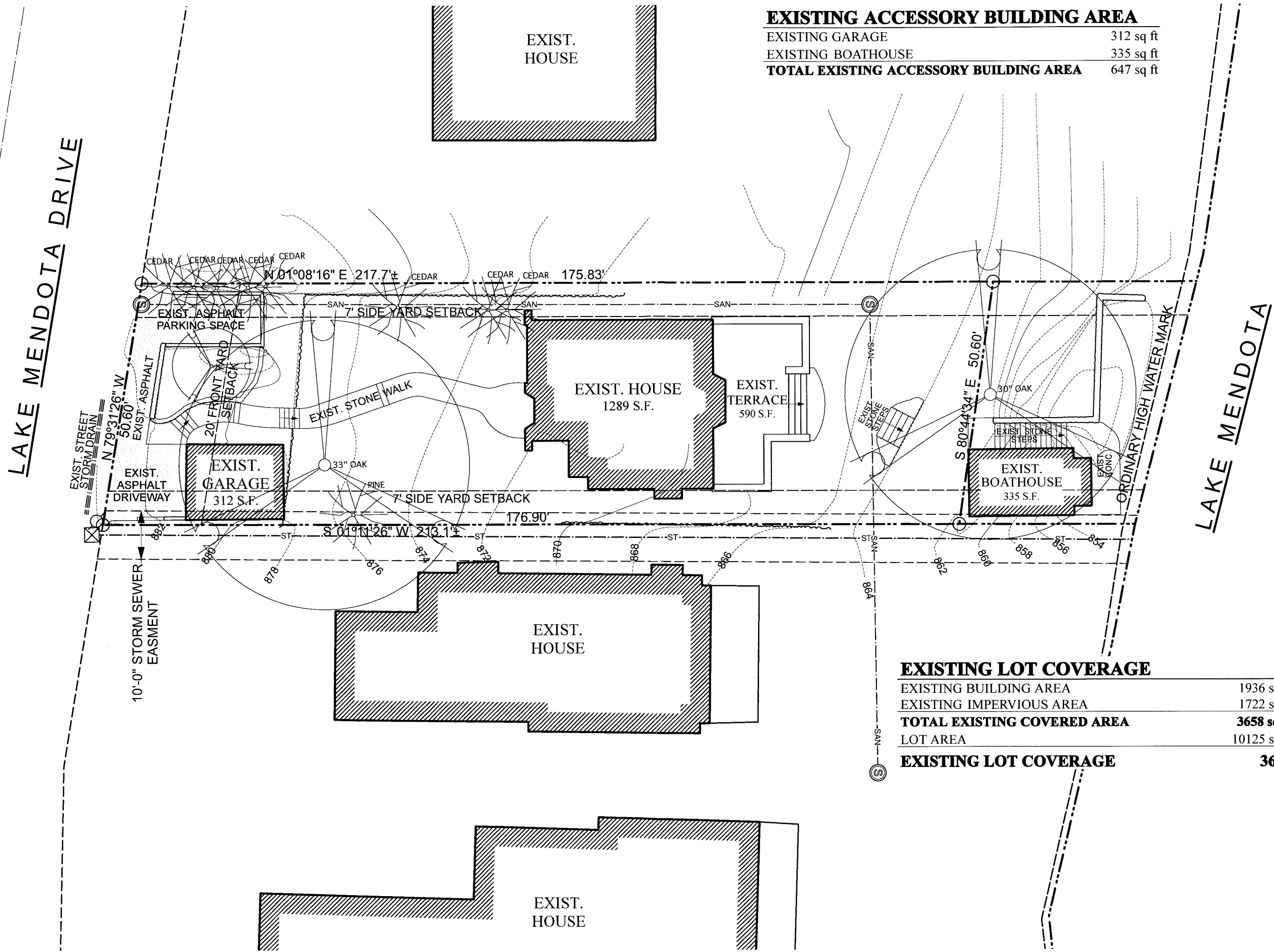
SP-1.1

1 SITE PLAN - PROPOSED
SP-1.1 Scale: 1" = 20 ft



EXISTING ACCESSORY BUILDING AREA

EXISTING GARAGE	312 sq ft
EXISTING BOATHOUSE	335 sq ft
TOTAL EXISTING ACCESSORY BUILDING AREA	647 sq ft



EXISTING LOT COVERAGE

EXISTING BUILDING AREA	1936 sq ft
EXISTING IMPERVIOUS AREA	1722 sq ft
TOTAL EXISTING COVERED AREA	3658 sq ft
LOT AREA	10125 sq ft

EXISTING LOT COVERAGE 36%

- ISSUE:
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NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:
**GARAGE ADDITION
for
5006
LAKE MENDOTA DR**

5006 Lake Mendota Dr.
Madison, Wisconsin

REVISIONS:

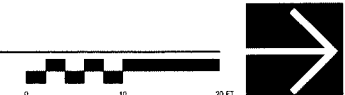
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SCALE: AS SHOWN
PROJECT: K1301.21
DRAWN BY: DTZ

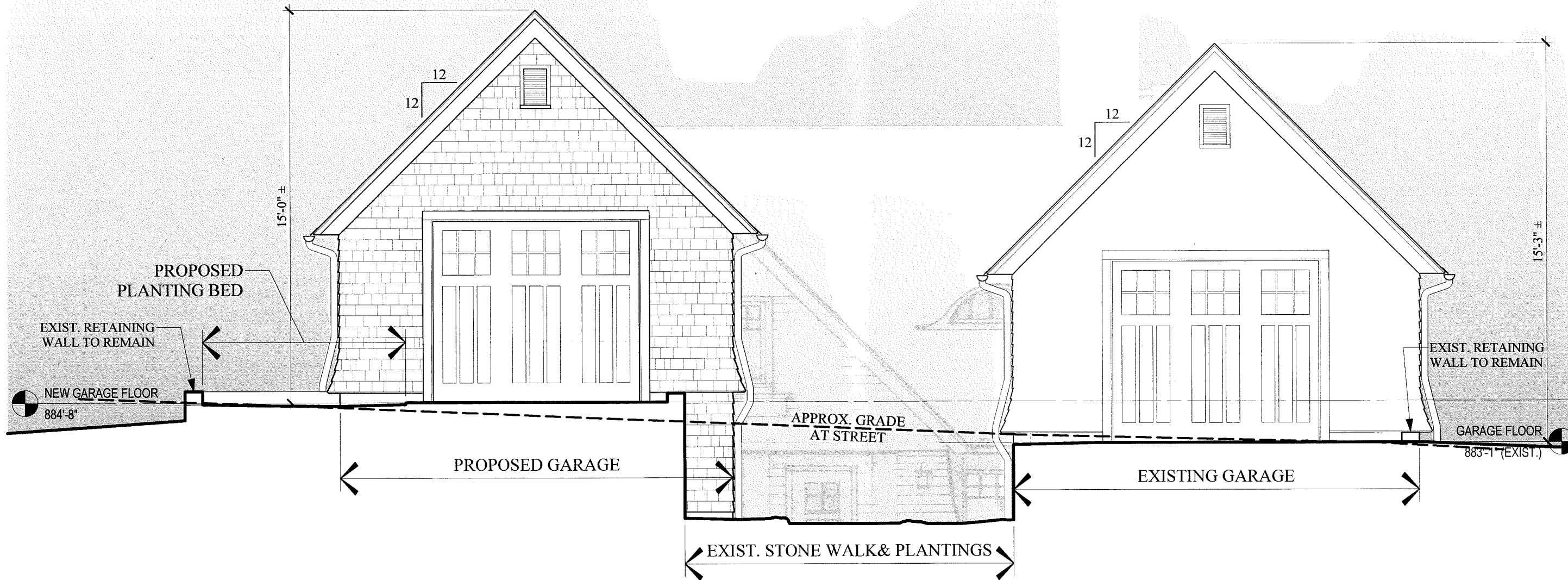
DRAWING NAME:
EXISTING SITE PLAN

DRAWING NUMBER:

SP-1.0

1 EXISTING SITE PLAN
SP-1.0 Scale: 1" = 20 ft





- ISSUE:
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NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:
**GARAGE ADDITION
for
5006
LAKE MENDOTA DR**

5006 Lake Mendota Dr.
Madison, Wisconsin

REVISIONS:

NO.	DESCRIPTION

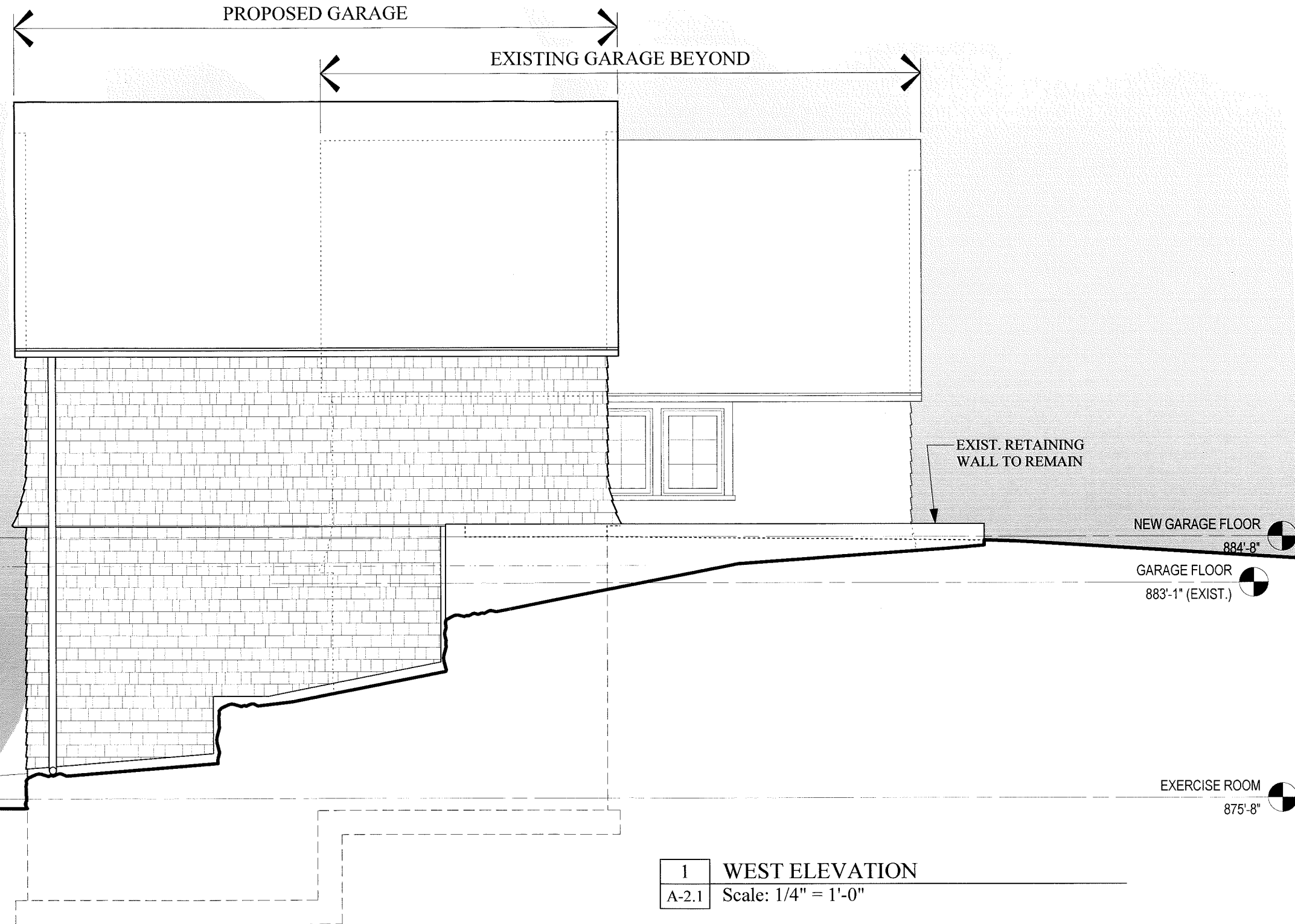
DATE: 07 Nov 2013
SCALE: AS SHOWN
PROJECT: K1301.21
DRAWN BY: DTZ

DRAWING NAME:
SOUTH ELEVATION

DRAWING NUMBER:

A-2.0

1 SOUTH ELEVATION
A-2.0 Scale: 1/4" = 1'-0"



1 WEST ELEVATION
A-2.1 Scale: 1/4" = 1'-0"

- ISSUE:
- ◇ CONSTRUCTION SET
 - ◇ PLAN REVIEW SET
 - ◇ BID SET
NOT FOR CONSTRUCTION
 - ◇ PRELIMINARY
NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:
**GARAGE ADDITION
for
5006
LAKE MENDOTA DR**

5006 Lake Mendota Dr.
Madison, Wisconsin

REVISIONS:

NO.	DESCRIPTION

DATE: 07 Nov 2013
SCALE: AS SHOWN
PROJECT: K1301.21
DRAWN BY: DTZ

DRAWING NAME:
**EXTERIOR
ELEVATIONS**

DRAWING NUMBER:

A-2.1