



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: _____ 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: \$500
Receipt: 60097515
Filing Date: 11/19/2025
Received By: Staff
Parcel Number: 070918407086
Zoning District: SR-C1, WP-14
Alder District: 19

Hearing Date: 12/18/2025
Published Date: 12/11/2025
Appeal Number: LNDVAR-2025-00010
GQ: _____
Code Section(s): 28.131 (1)(b)

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.

The siding, roofing, and windows of the proposed structure will match those of the existing home. The roofline is consistent with both the existing residence and adjacent properties. The color palette of the structure has been selected to complement and blend with the surrounding environment.

Application Requirements

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:

x	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.
x	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: ☐ Lot lines. ☐ Existing and proposed structures. Include dimensions and setback distances to all property lines. ☐ Approximate location of structures on properties next to variance. ☐ Major landscape elements, fencing, retaining walls or other relevant site features. ☐ Scale (1” = 20’ or 1’ = 30’ preferred). ☐ North arrow.
x	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
x	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
na	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
na	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
x	Variance requests involving slope, grade, or trees. Show: ☐ Approximate location and amount of slope. ☐ Direction of drainage. ☐ Location, species and size of trees.
x	Email digital copies of all plans and drawings to: zoning@cityofmadison.com.
x	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.
x	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.
x	CHECK HERE. I acknowledge that any statements implied as fact require evidence.

x **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.

Owner's Signature: Phil Simon Date: 11/19/25

----- (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

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.

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
00A	00A
A1.0	0000 PLAN
A2.0	ALTERATION FLOOR PLANS
A2.2	EXTERIOR ELEVATIONS
A3.0	INTERIOR STRUCTURAL ELEVATIONS
A3.1	ROOF FRAMING PLAN
S1	FOUNDATION PLAN, FLOOR FRAMING PLAN, SECTIONS
S2	SECTIONS AND DETAILS



1281 S. SToughton RD.
MADISON, WI 53716
(608) 222-8869
BACHMANNCONSTRUCTION.COM

CONSULTANTS

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:

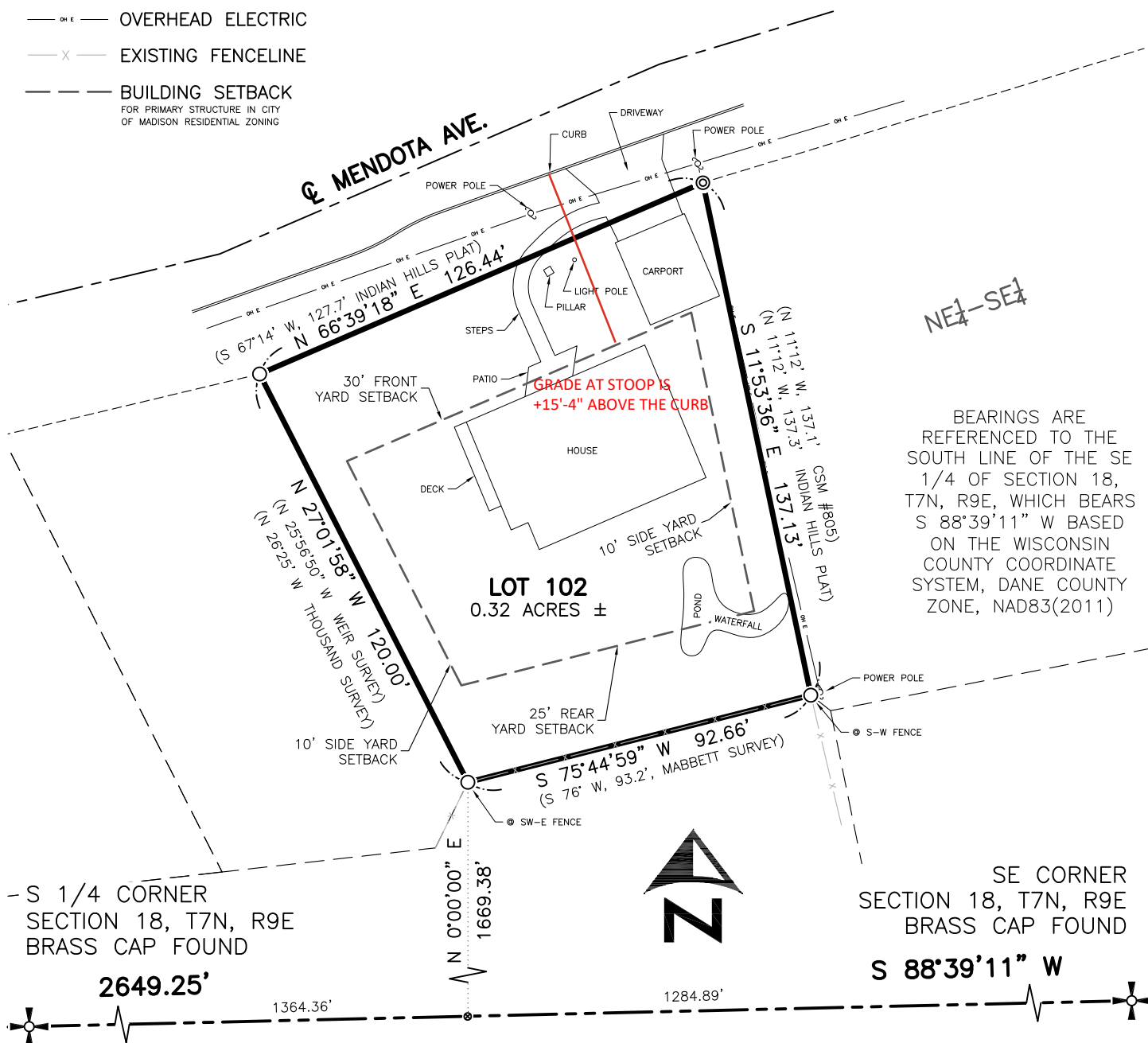
I hereby certify that I have surveyed and mapped the parcel of land hereon and that I am in full compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

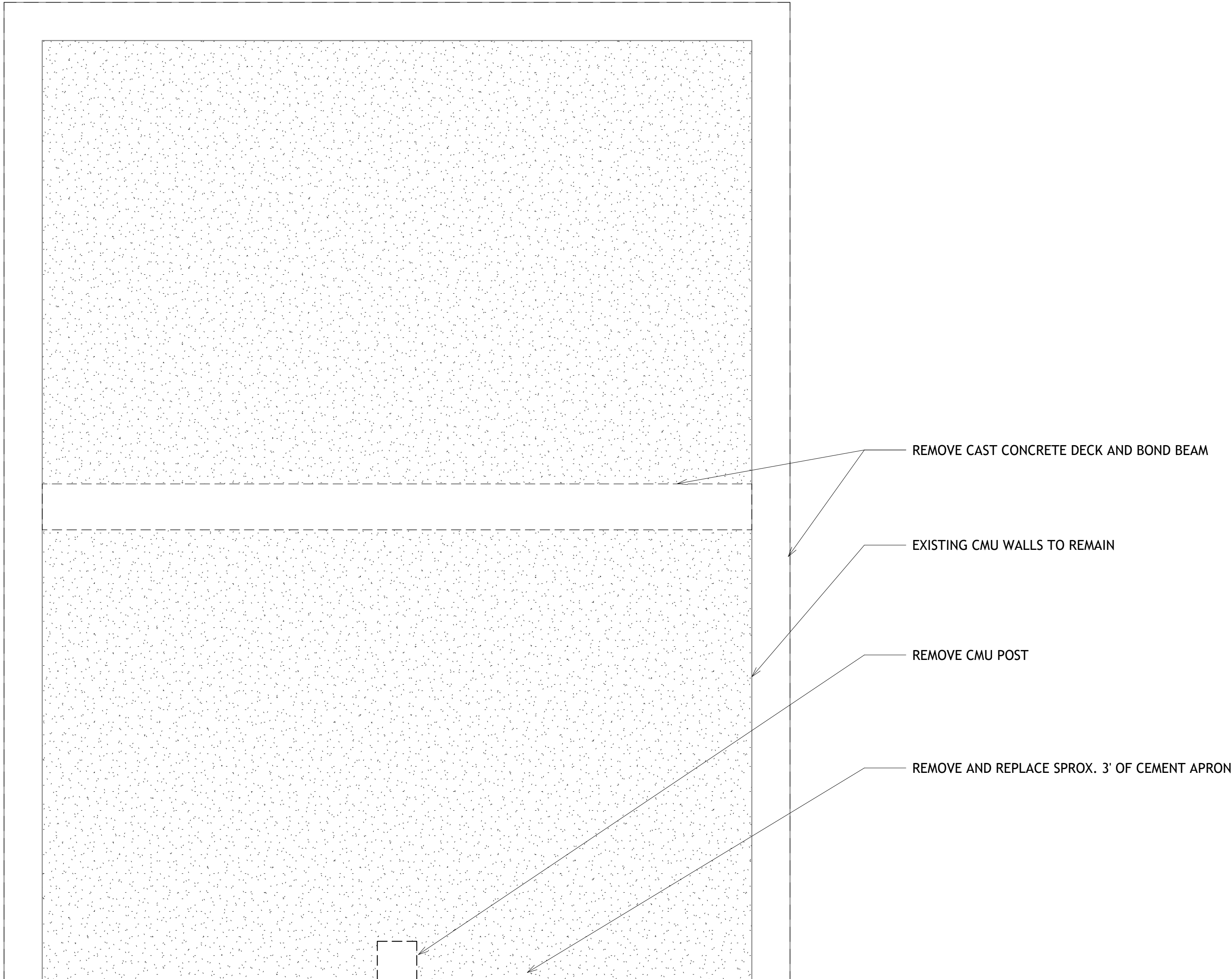
Michael G. Rochon 8/29/2025
Michael G. Rochon, PLS No. S-2767 Date

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

0 40' 80'
SCALE: 1" = 40'





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)

1201 S. STOUGHTON RD.
MADISON, WI 53716
(608) 222-8869
BACHMANNCONSTRUCTION.COM

CONSULTANTS

SIMON VERTICAL GARAGE
ADDITION
RESIDENTIAL

5125 Lake Mendota Drive, Madison WI 53705

REVISIONS	
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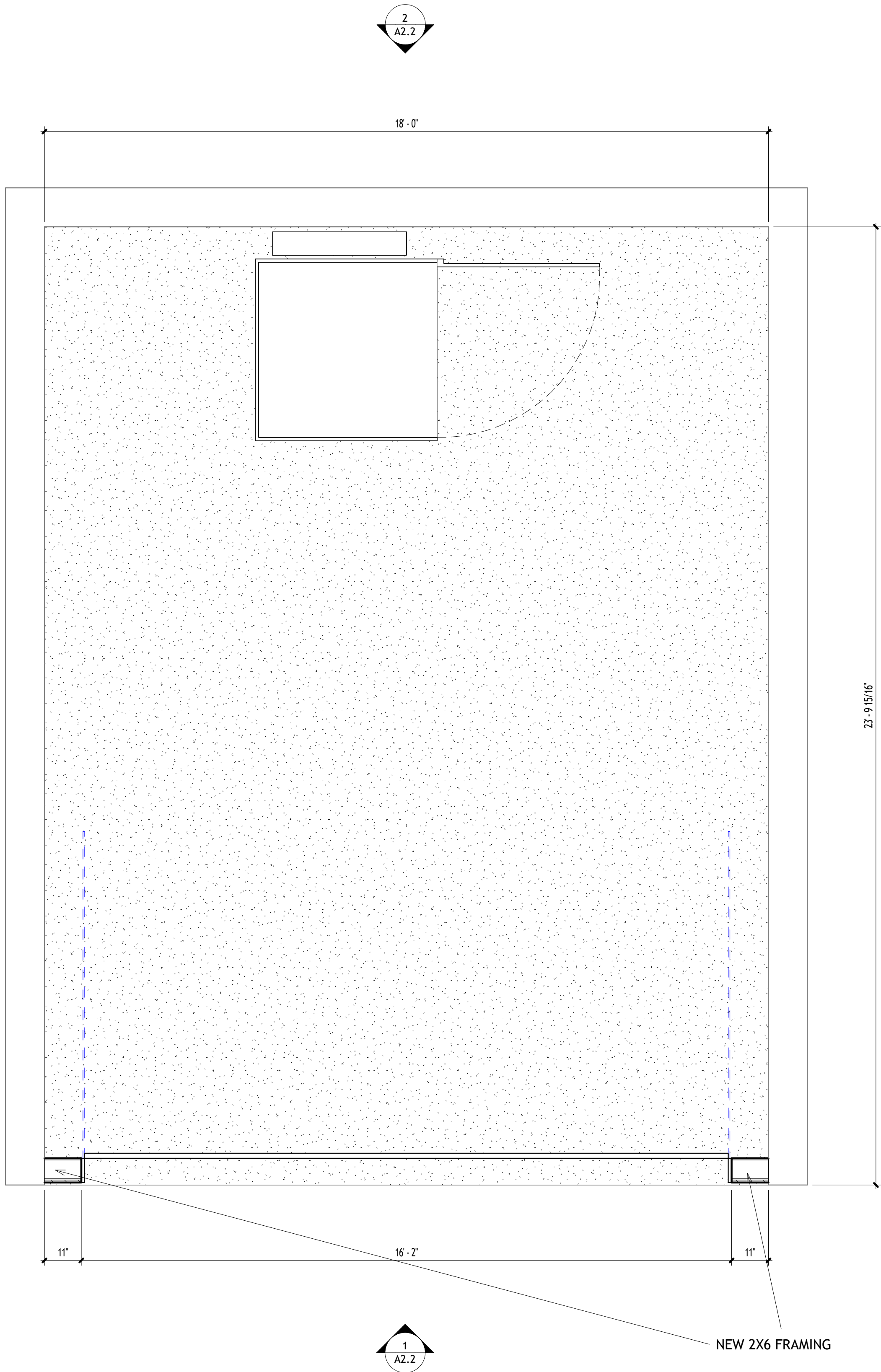
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NO.	DESCRIPTION	DATE

DEMO PLAN

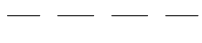
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PHASE ID:	CONTRACT DOCUMENTS
ISSUE DATE:	6/23/2025

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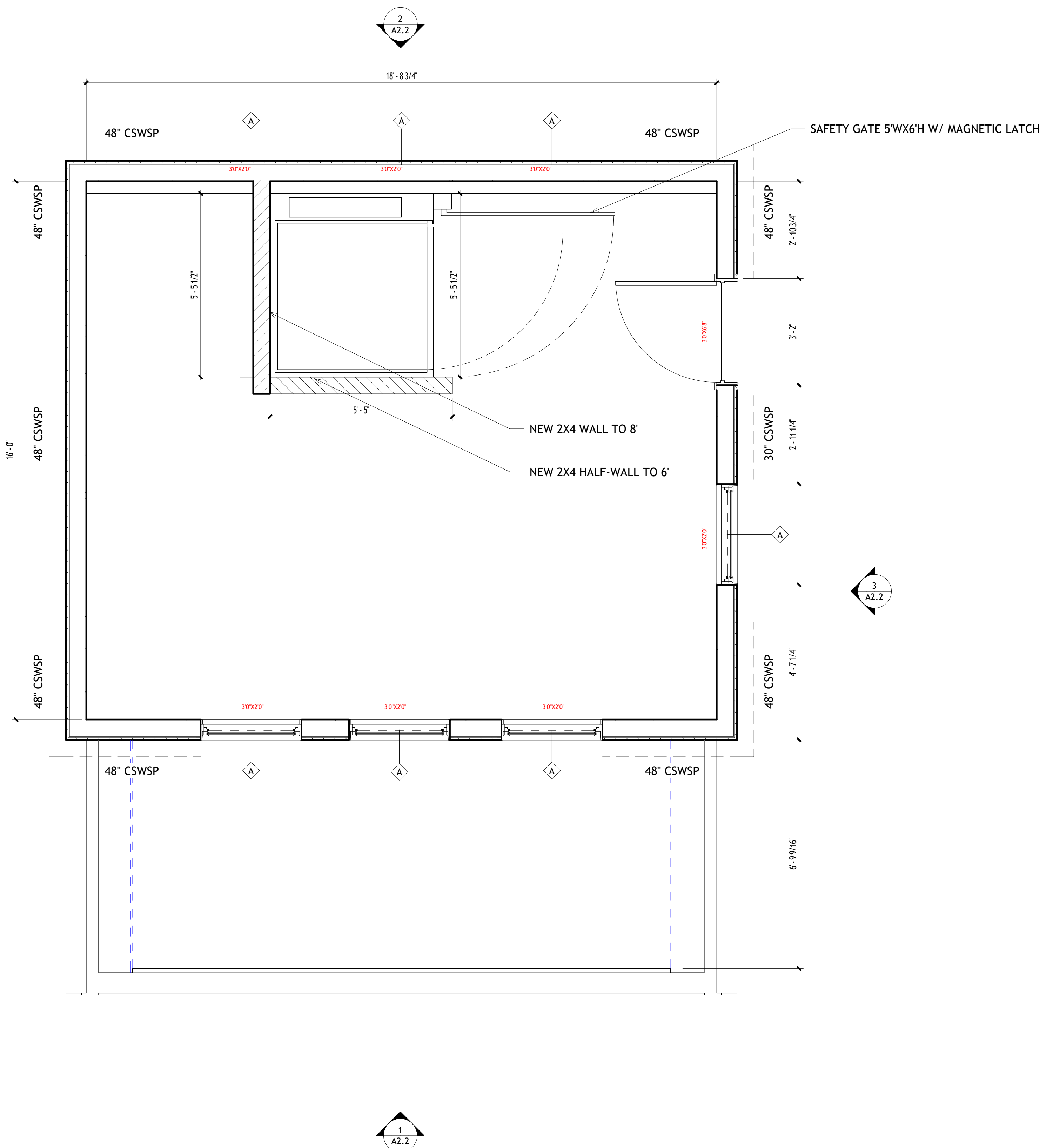
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1 First Floor
1/2" = 1'-0" (HALF SCALE AT 11X17)

LEGEND	
	NEW WALL
	CSWSP - CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL

- 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.
 - REFER TO SHEET S1 FOR STRUCTURAL INFORMATION

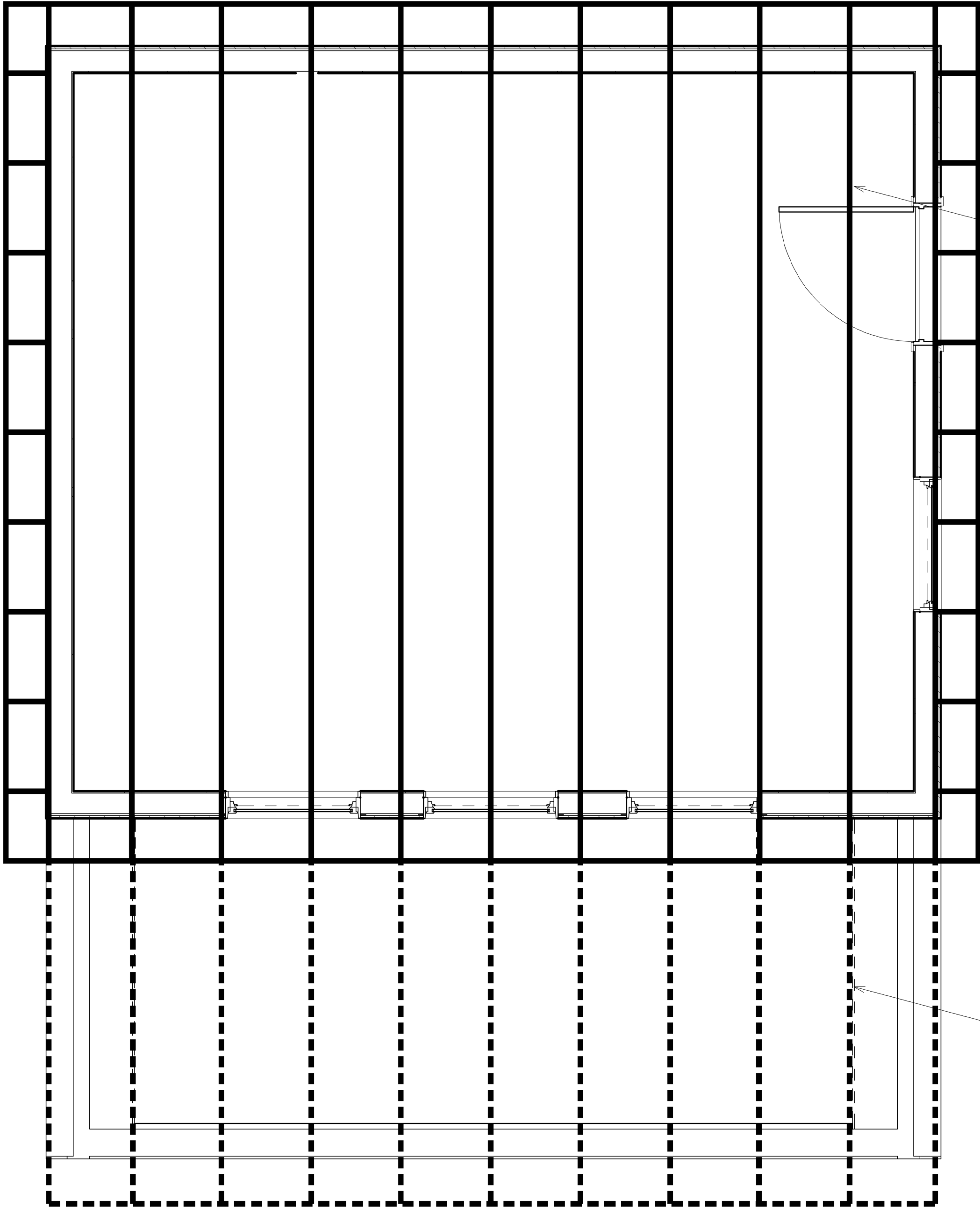


2 Second Floor
1/2" = 1'-0" (HALF SCALE AT 11X17)

- KEY NOTES**
- ALL FLOORS ARE UNCONDITIONED
 - MAGNETIC LATCH ON SAFETY GATE TO BE MOUNTED ABOVE LIFT GATE AT OR BELOW 48" OFF
 - ANDERSON 100 SERIES AWNING & DOUBLE-HUNG WINDOW OR EQUAL
- BRACING LEGEND**
- CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL 1/2" PLYWOOD MAXIMUM O.C. STUD SPACING 16" FASTENED W/ 5d NAIL OR 8d BOX NAIL(2 1/2" LONG X 0.0113" DIA.). FASTENERS SPACED 6" EDHEDS, 12" FIELD

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NO.	DESCRIPTION	DATE
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PRE-ENGINEERED MONO SLOPE TRUSS
SPACED 24" O.C.
MOUNTED WITH SIMPSON STRONG TIE OR
EQUAL HURRICANE TIES

2x10S SPACED 24" O.C.
MOUNTED WITH SIMPSON STRONG TIE OR
EQUAL HURRICANE TIES AND RAFTER
HANGERS

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

CONSULTANTS

SIMON VERTICAL GARAGE
ADDITION
RESIDENTIAL

5125 Lake Mendoza Drive, Madison WI 53705

REVISIONS

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REVISION SCHEDULE

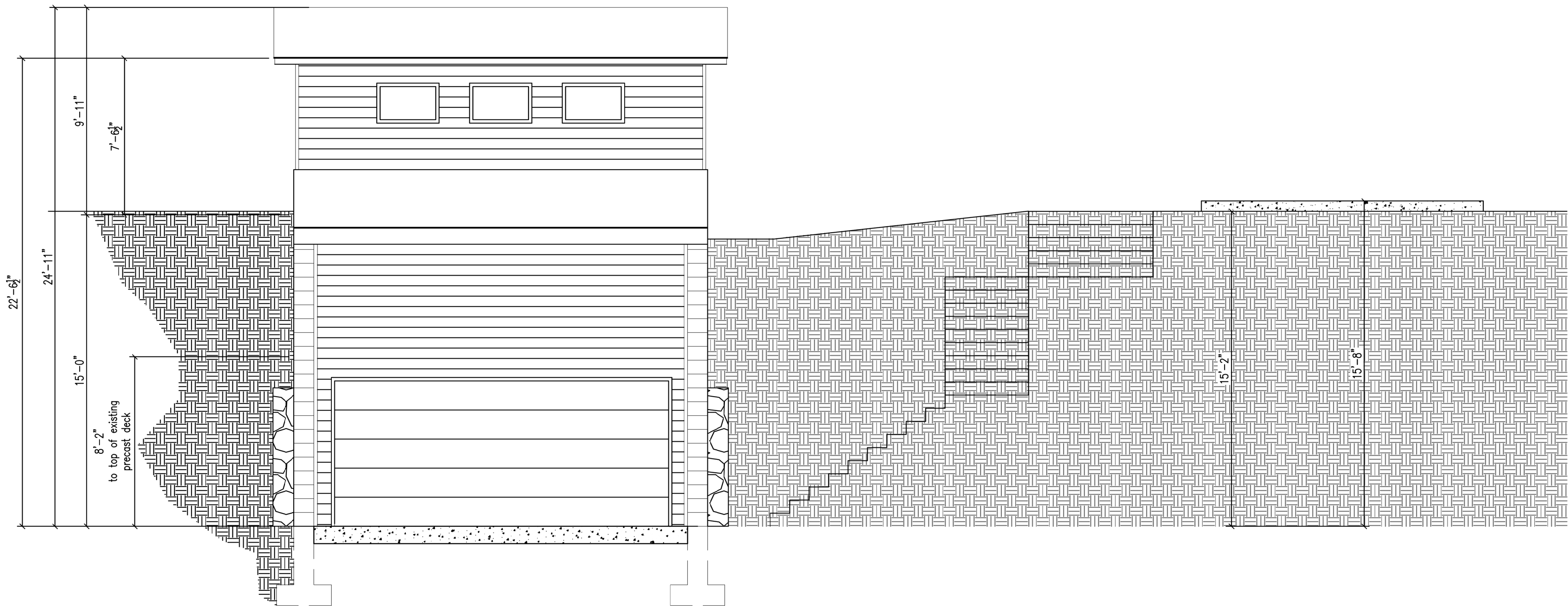
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INTERIOR STRUCTURAL
ELEVATIONS

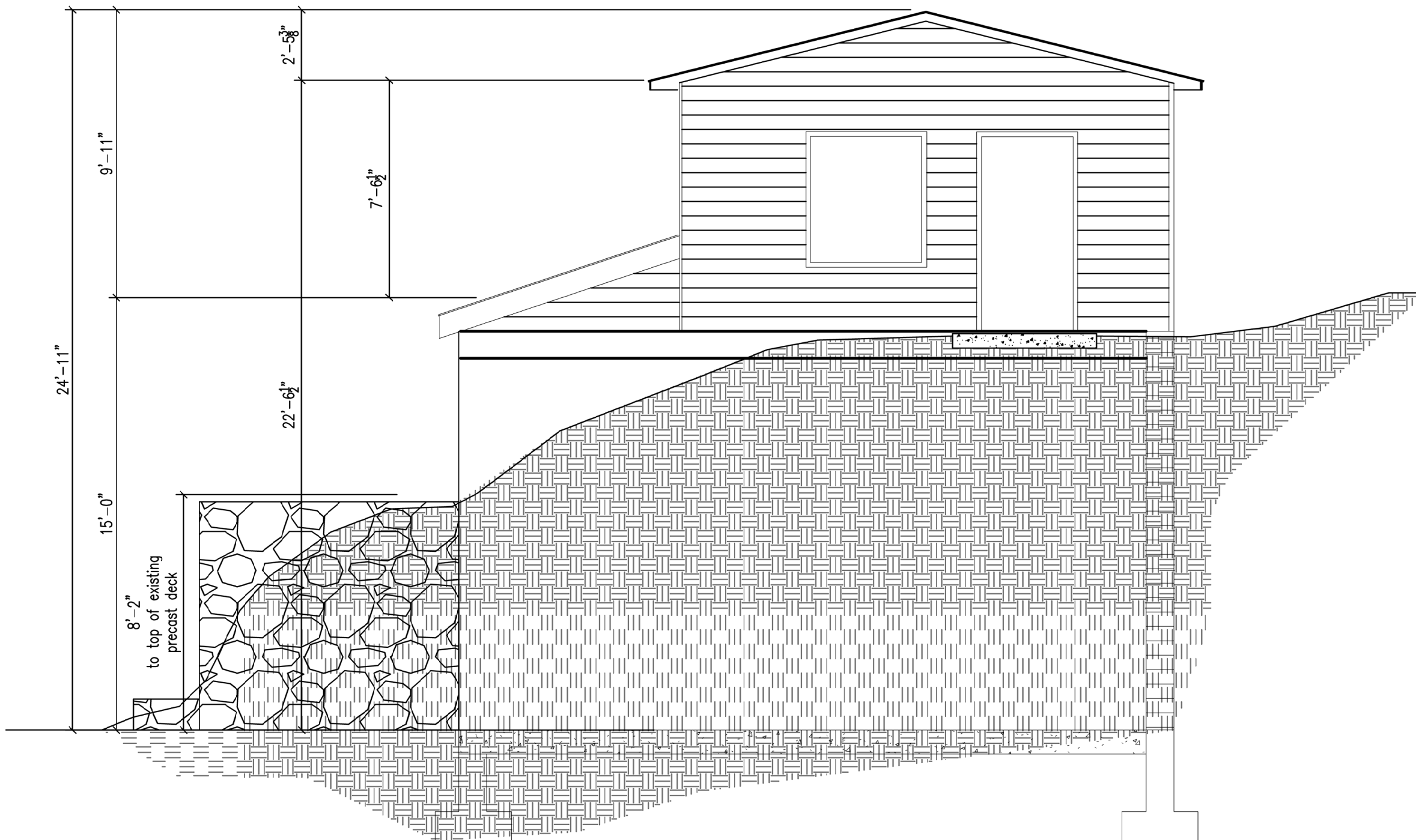
SCALE:	AS NOTED
PHASE ID:	CONTRACT DOCUMENTS
ISSUE DATE:	6/23/2025

Accessory Structure Maximum Height Variance for Detached Garage for Single Family House

Maximum 15'
Proposed 23.7'
Variance 8.7'



3 EAST WALL STRUCTURAL SECTION
1/4" = 1'-0" (HALF SCALE AT 11X17)



2 NORTH WALL STRUCTURAL SECTION
1/4" = 1'-0" (HALF SCALE AT 11X17)



1201 S. STOUGHTON RD.
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ADDITION
RESIDENTIAL

5125 Lake Mendota Drive, Madison WI 53705

REVISIONS	
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

INTERIOR STRUCTURAL
ELEVATIONS

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

A3



SCHMIT ENGINEERING & SURVEYING

CONSULTING & MUNICIPAL ENGINEERING A COMPLETE BUILDING DESIGN A SURVEYING



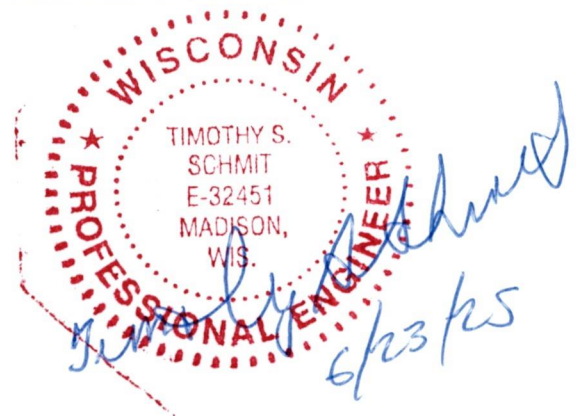
SAMPLE STRUCTURAL CALCULATIONS

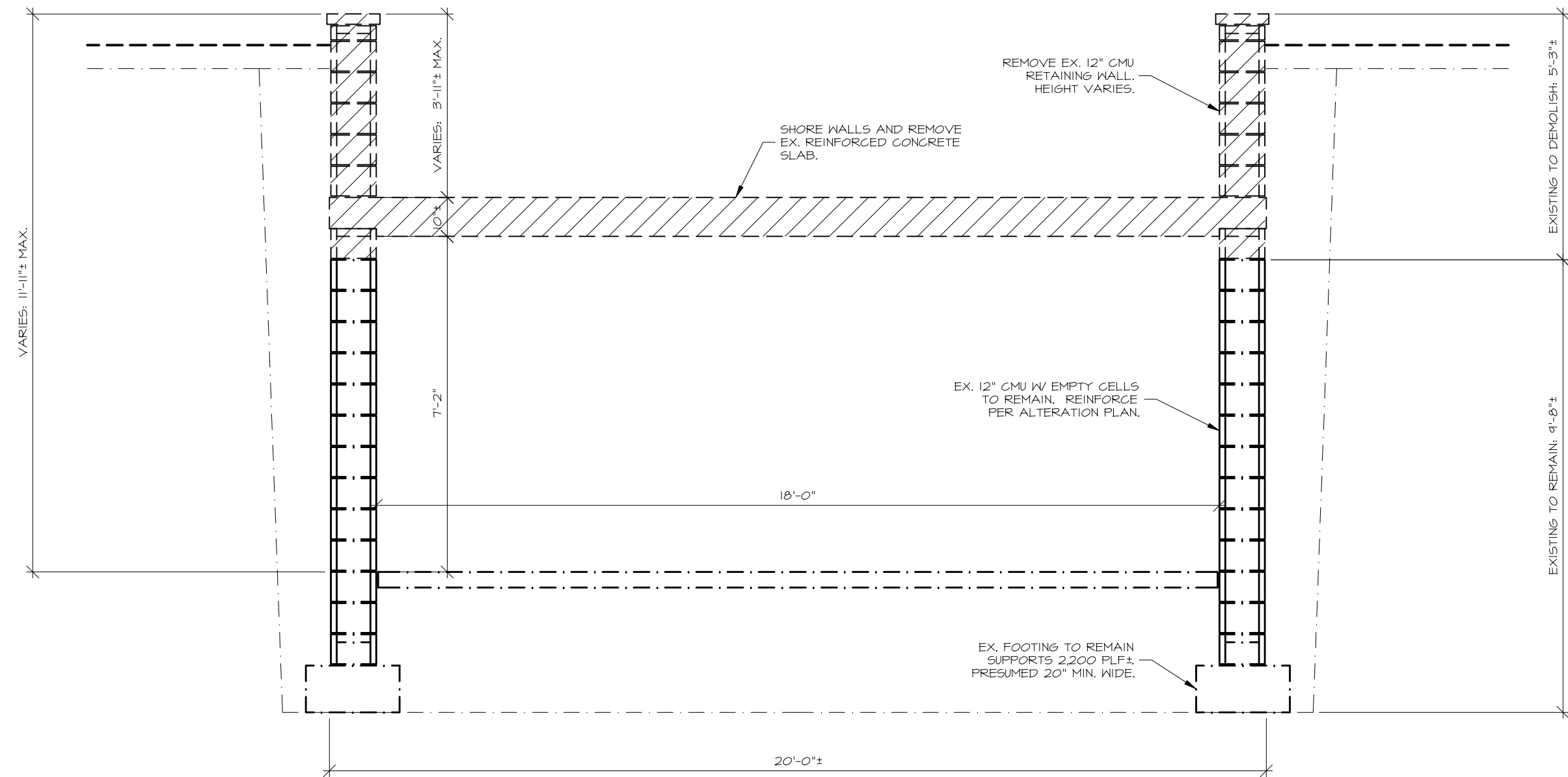
SIMON GARAGE
5125 LAKE MENDOTA DRIVE
MADISON, WI 53705
%KEVIN SORG
BACHMANN CONTRUCTION

SHEET INDEX

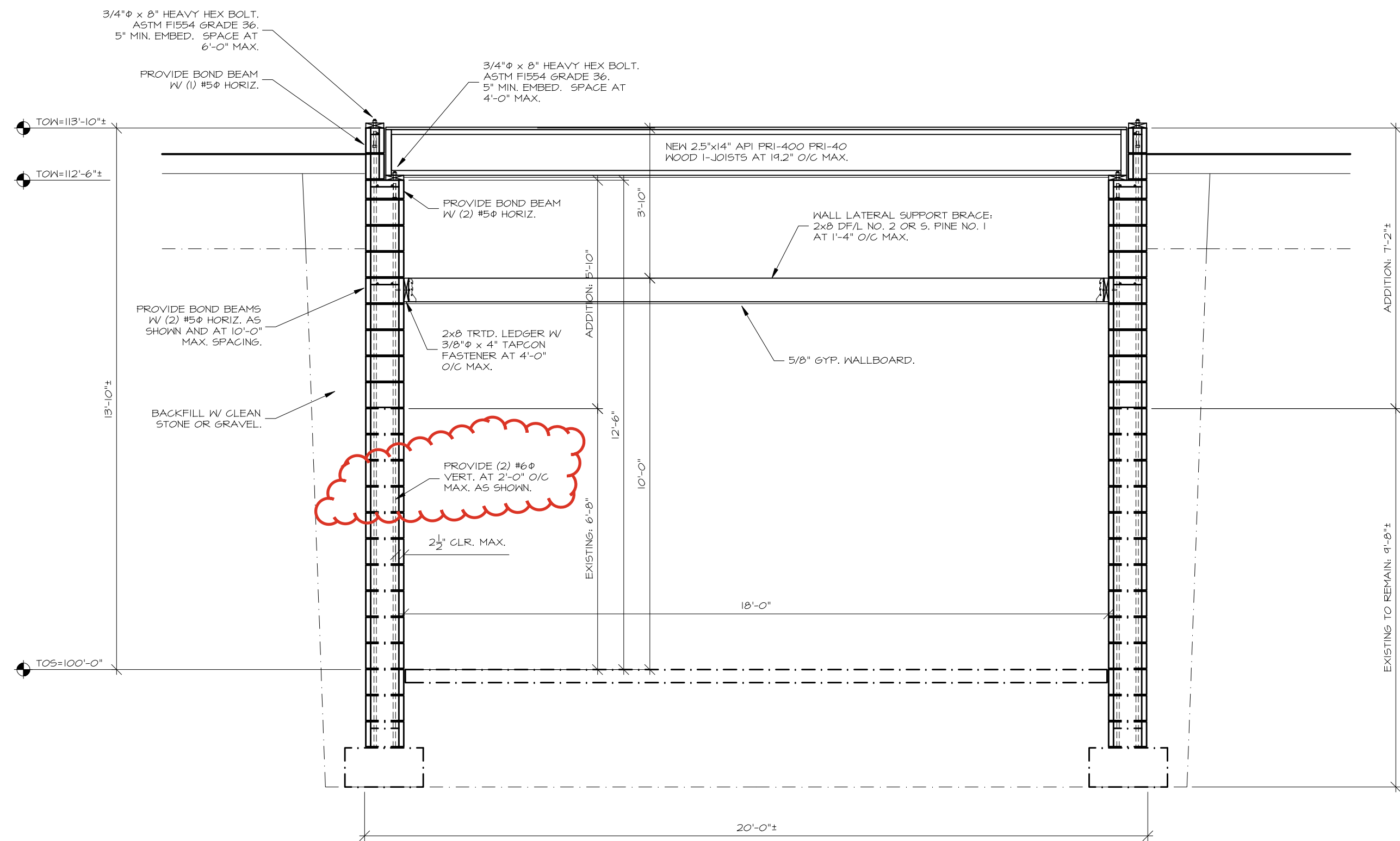
1.00	TITLE SHEET & SHEET INDEX
2.01-2.14	12" MASONRY WALL -60 PSF/FT (ELEMASONRY)
3.01-3.02	CMU WALL LATERAL SUPPORT
4.00	FLOOR JOIST (WOODWORKS)
5.00	HEADER-1 (WOODWORKS)
6.00	BEAM-1 (WOODWORKS)
7.00	BEAM-2 (WOODWORKS)
8.00	BEAM-3 (WOODWORKS)

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

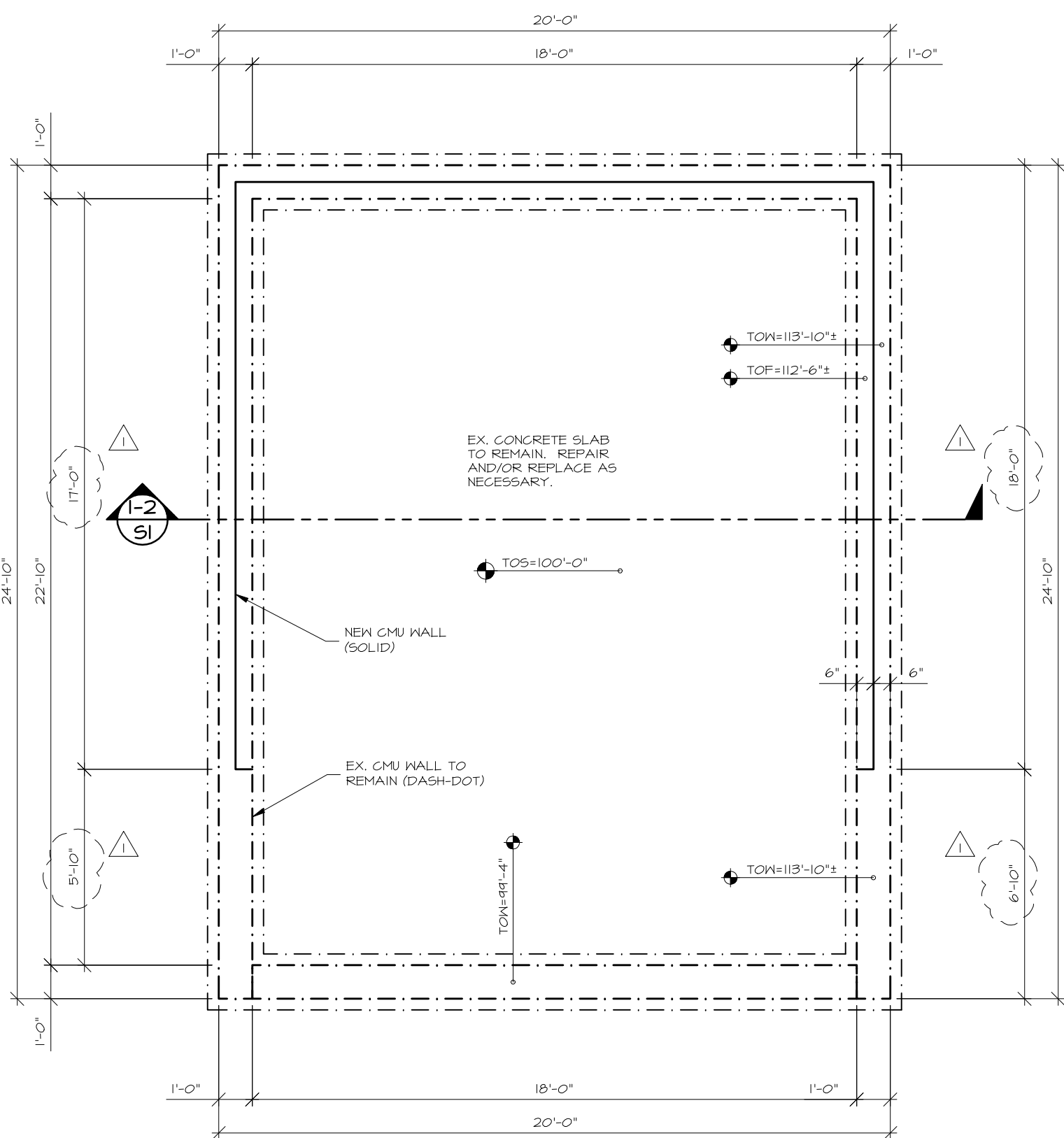




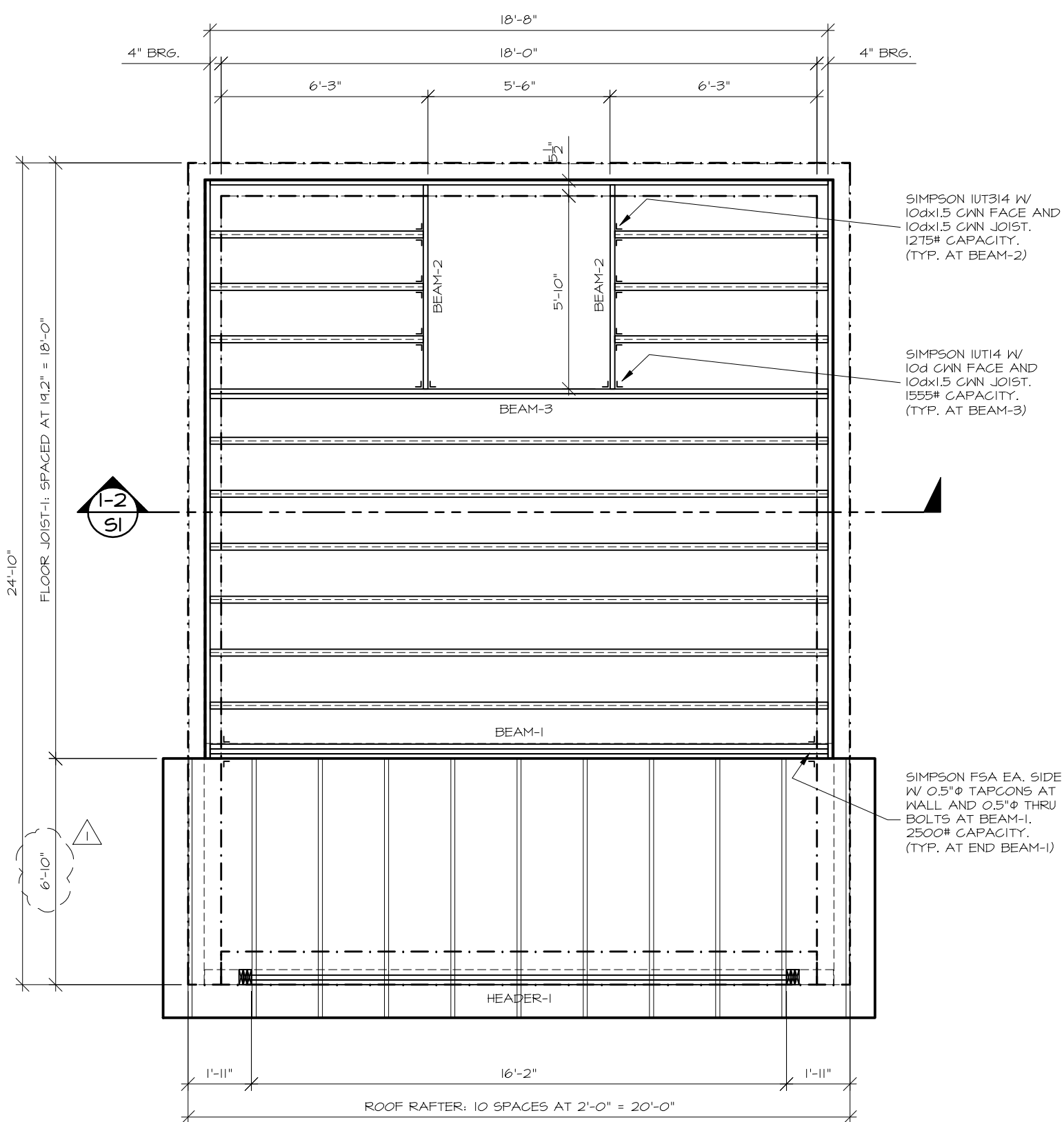
1
S1 DEMOLITION SECTION
SCALE: 3/8"=1'-0"



2
S1 ALTERATION SECTION
SCALE: 3/8"=1'-0"



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



FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

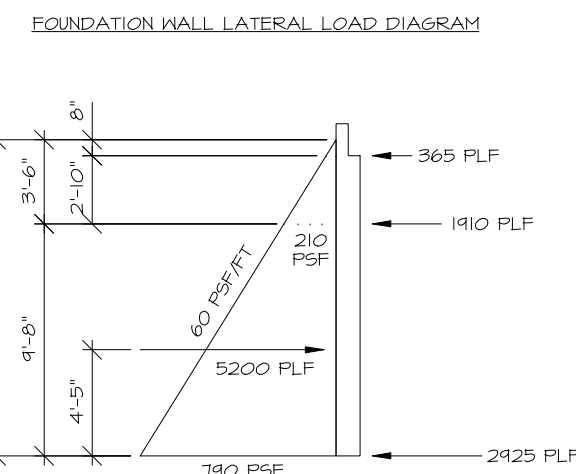
STRUCTURAL DESIGN INFORMATION
CODE: SPS 320-325 (UNIFORM DWELLING CODE)
ROOF LOADS:
GROUND SNOW LOAD=30 PSF
ROOF DEAD LOAD=20 PSF
FLOOR LOADS:
FLOOR LIVE LOAD=40 PSF
FLOOR DEAD LOAD=15 PSF
CEILING LOADS:
CEILING LIVE LOAD=5 PSF (WITHOUT STORAGE)
CEILING DEAD LOAD=5 PSF
WIND LOADS:
LATERAL WIND LOAD=20 PSF
UPLIFT=20 PSF
SOILS & FOUNDATION:
ALLOWABLE PRESSURE=2000 PSF
LATERAL EPP=45 PSF/FT ACTIVE - 60 PSF/FT PASSIVE
LATERAL BEARING=150 PSF/FT
FRICTION COEFFICIENT=0.25
MASONRY SPECIFICATIONS
MASONRY DESIGN SHALL COMPLY WITH THE PROVISIONS OF TMS 402/ACI 530/ASCE 5.
CONCRETE MASONRY UNITS SHALL COMPLY WITH ARTICLE 2.3 OF TMS 602/ACI 503/ASCE 6. PROVIDE ASTM C90, SOLID UNITS OF NORMAL HEIGHT, TYPICALLY CORED.
INSTALL UNITS IN RUNNING BOND PATTERN.
MORTAR FOR USE IN MASONRY CONSTRUCTION SHALL CONFORM TO ARTICLES 2.1 AND 2.6 A OF TMS 602/ACI 530/ASCE 6. PROVIDE ASTM C270, TYPE M OR S.
-PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
-LIME SHALL CONFORM TO ASTM C207, TYPE S.
-MASONRY SAND SHALL CONFORM TO ASTM C144.
GROUT SHALL COMPLY WITH ARTICLE 2.2 OF TMS 602/ACI 530/ASCE 6. PROVIDE ASTM C476, FINE OR COARSE TYPE THAT WILL COMPLY WITH ARTICLE 2.2.
-AGGREGATE FOR GROUT SHALL CONFORM TO ASTM C404.
-GROUT SOLID ALL REINFORCED CORES.
METAL REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ARTICLE 2.4 OF TMS 602/ACI 530/ASCE 6. PROVIDE ASTM A615 OR ASTM A996, GRADE 60 UNCOATED STEEL REINFORCING BARS.
MASONRY CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF TMS 602/ACI 530/ASCE 6.

FLOOR JOIST SCHEDULE
FLOOR JOIST-1 (TYP. FLOOR): 25"x14" WOOD I-JOIST AT 19.2" O/C MAX. API PRI-400 PRI-40.

FLOOR HEADER SCHEDULE
HEADER-1 : (2-PLY) 1-3/4" x 14" LVL 1.8E 2200 Fb W/ (2) 2x TRIMMER.

FLOOR BEAM SCHEDULE
BEAM-1 : (3-PLY) 1-3/4" x 14" LVL 1.8E 2200 Fb
BEAM-2 : (1-PLY) 1-3/4" x 14" LVL 1.8E 2200 Fb
BEAM-3 : (2-PLY) 1-3/4" x 14" LVL 1.8E 2200 Fb

DIAPHRAGM SCHEDULE
FLOOR: WOOD I-JOIST AT 19.2" O/C MAX. W/ 23/32" T&G OSB SHEATHING, STAGGERED.
NAILING: 10d CWN P11.5" MIN. AT 6" O/C EDGE, 12" O/C FIELD.



WISCONSIN
TIMOTHY S. SCHMIT
E-32451
MADISON, WIS.
PROFESSIONAL ENGINEER
TIMOTHY S. SCHMIT
REVISED 09/24/25

FOUNDATION PLAN - FLOOR
FRAMING PLAN - SECTIONS
5125 LAKE MENDOTA DR.
MADISON, WI

DWG: 25E-065
DATE: 09-29-25
SCALE: NOTED
SHEET #

S1

REVISIONS
NO: DATE:
ORIGINAL 06-23-25
01-24-25
SCHMIT ENGINEERING & SURVEYING
215 EAST GRACE STREET
DODGEVILLE, WISCONSIN 53533
PH (608) 935-2721 Δ FAX (608) 935-3200