



Location

5628 Lake Mendota Drive

Project Name

Warren Workshop & Garage

Applicant

Julianne and George Warren

Existing Use

Single-Family Home

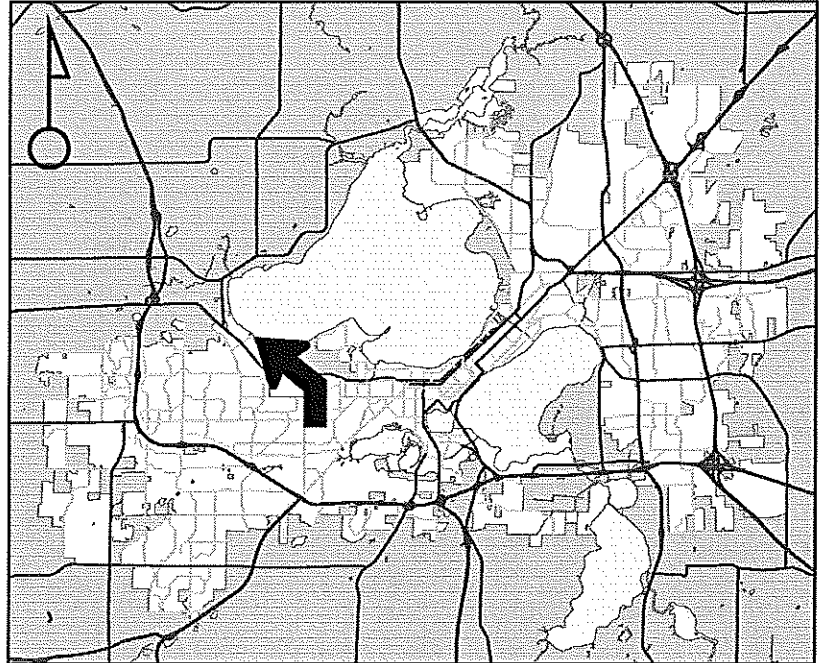
Proposed Use

Construct Accessory Buildings Totaling Over 500 Square Feet on a Waterfront Property

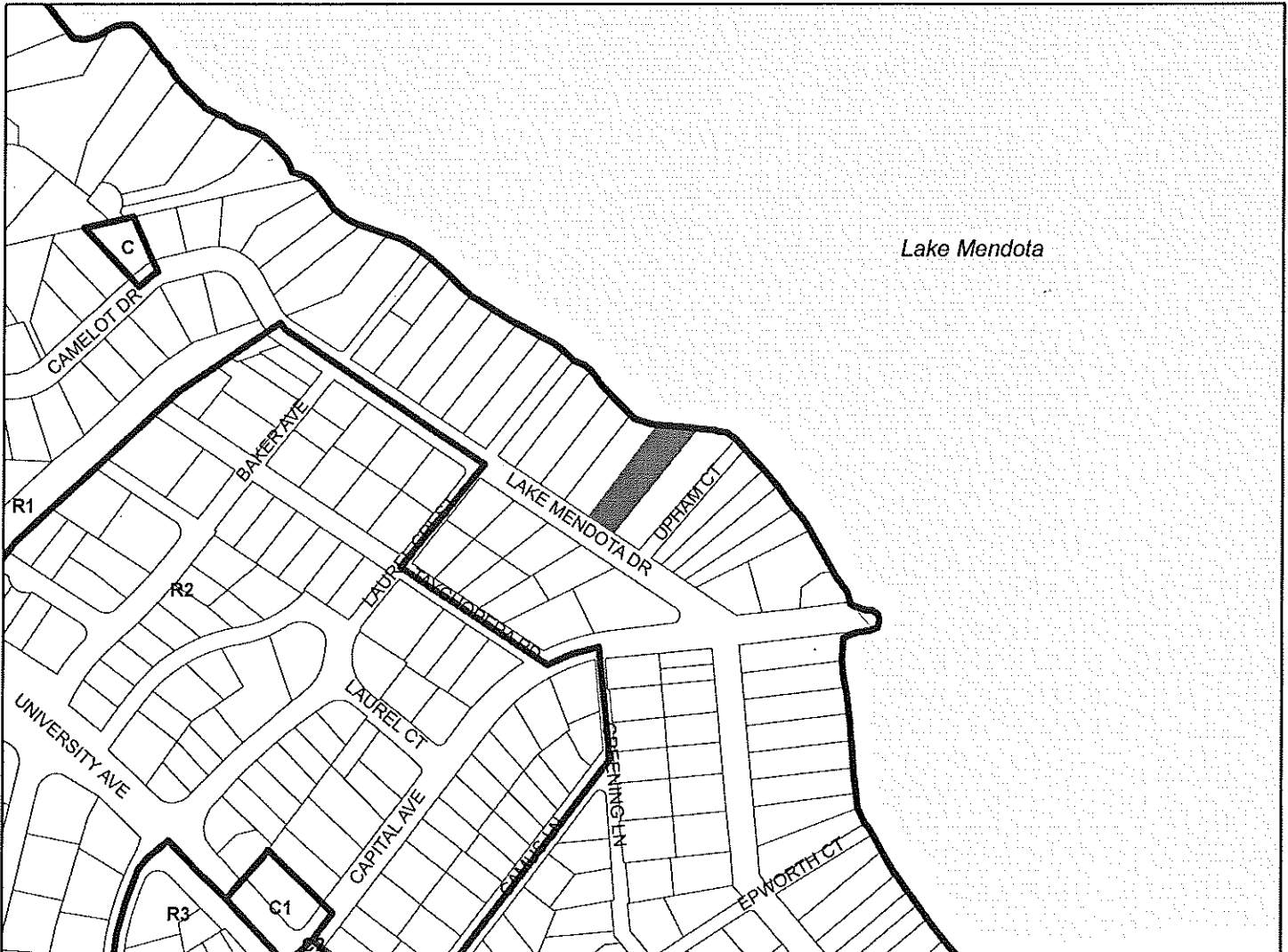
Public Hearing Date

Plan Commission

05 October 2009

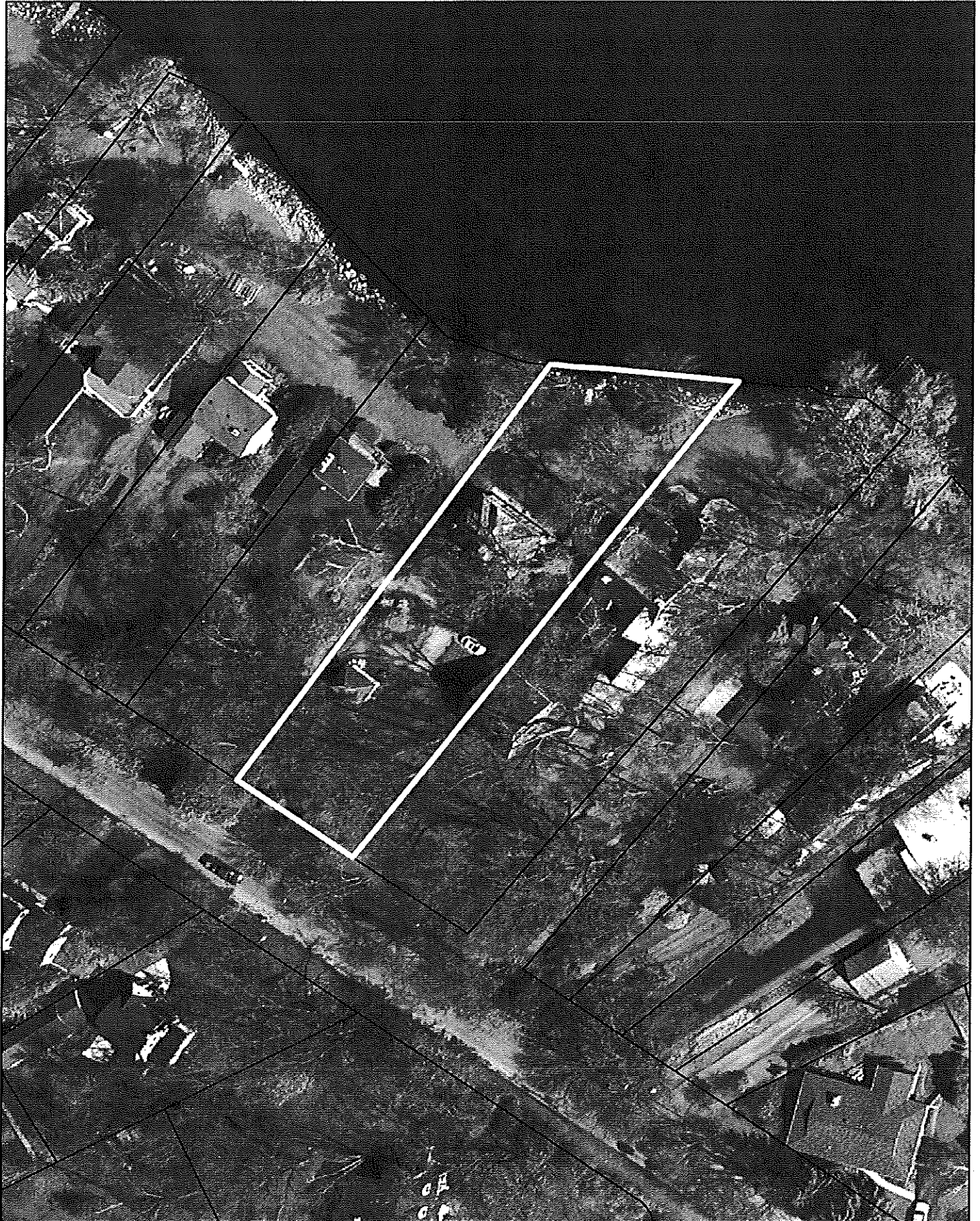


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 September 2009





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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$1550. ⁰⁰ Receipt No. 102732
Date Received	8/10/09
Received By	JLK
Parcel No.	0709 18203054
Aldermanic District	19 Mark Clear
GQ	waterfront, flood plain
Zoning District	R1
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input checked="" type="checkbox"/> NA Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/> NA
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	8/10/09

1. Project Address: 510 28 Lake Mendota Dr Project Area in Acres: _____

Project Title (if any): _____

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev. Plan	<input type="checkbox"/> Amended Spec. Imp. Plan
<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: JULIANNE H WARREN (George) Company: NA

Street Address: 5628 LAKE MENDOTA DR City/State: MADISON, WI Zip: 53705

Telephone: (608) 231-3394 Fax: (608) 231-3395 Email: _____

Project Contact Person: Julianne H Warren Company: _____

Street Address: 5628 LAKE MENDOTA DR City/State: MADISON, WI Zip: 53705

Telephone: (608) 231-3394 Fax: () Email: _____

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: NEW GARGARE WORKSHOP / STUDIO

Development Schedule: Commencement UPON RCPT OF APPROVAL Completion WEATHER DEPENDENT

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 including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$ 550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** 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 Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

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: COMPREHENSIVE / SPRING HARBOR Plan, which recommends: LOW DENSITY RESIDENTIAL for this property.
- + **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
SPRING HARBOR NA, MARK CLEAR
 - 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: KEVIN FIRCHOW Date: 4/29/2009 Zoning Staff: PAT ANDERSON Date: 4/29/2009
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name JULIANNE AND GEORGE E WARREN Date AUGUST 2009
 Signature Julianne H Warren Relation to Property Owner OWNER
 Authorizing Signature of Property Owner Julianne H Warren Date AUGUST 2009

Letter of Intent: 5628 Lake Mendota Drive

DATE: 7 August 2009

PARCEL #: 251-0709-182-0305-4

DESCRIPTION: Mendota Beach Subdivision, BLK 3, LOT 5 and West half of LOT 6

ADDRESS: 5628 Lake Mendota Drive
Madison, WI 53705
Warren Harty Trust

OWNERS: George and Juliaanne H Warren
608-231-3394

PROPERTY USE: Primary Residence

EXISTING CONDITIONS:

Property size: 23,167 SQ FT

Property structures:

- 1. 1 1/2 story 1903 cottage: 1175 SQ FT footprint
- 2. 1 story 1903 garage: 201.4 SQ FT

SUMMARY:

LOT	23,167 SQ FT
HOUSE FOOTPRINT	1,175 SQ FT
GARAGE	NA
<u>SHED (1903 GARAGE)</u>	<u>201.4 SQ FT</u>
TOTAL	1,376.4 SQ FT
PERCENT STRUCTURE/LOT	$\frac{1,376.4}{23,167} = 6\%$

LANDSCAPING:

Berms have been created and trees, shrubs, perennials, grasses and groundcovers have been planted to enhance property both naturally and visually to provide appropriate shelter/prospect for human and wildlife inhabitants. Large dead or dying trees were removed for safety reasons and replaced whenever possible by 18' plus evergreens and or deciduous trees. Great care has and will be taken to: maintain views of adjacent neighbors; protect owner's privacy; and maintain views from the lake.

OUTDOOR LIGHTING:

Exterior light fixtures are installed adjacent to all egresses. Size, finish and lamp wattages are appropriate to cottage style. New structures will be provided with same.

SOIL AND GROUND WATER:

Appropriate grading/drainage to accommodate current structures and protect adjacent lots were professionally completed at the time of 2005 restoration. These procedures will be incorporated with the new construction as well.

DRIVEWAY:

Driveway is currently a country lane composed of compacted fine gravel. Current plan is to refresh existing permeable crushed stone surface. Permeable pavers may be installed in the future.

DEVELOPMENT SCHEDULE:

Schedule consists of two phases

Phase 1: Demolition of shed and installation of slabs for proposed structures.
This work will commence upon receipt of your approval
Completion by snowfall 2009

Phase 2: Construction of the proposed structures will begin in Spring 2010
with substantial completion by Fall 2010

PROPOSAL:

Construct one single story garage with two stalls, see plans for dimensions
Construct one single story workshop/studio to replace existing 1903 garage

Remove existing 1903 garage/shed as it is unsafe and irreparable. Note that historical rafter tails will be preserved and reused in new construction. Exterior materials, egresses and fenestrations will match existing remodeled cottage. Materials include: Roof shingles; Wood shingles at upper quarter of exterior wall; Stained cedar siding at lower three-quarters of exterior wall; French casement windows; wood doors. See attached pdf file titled Photo of Residence for image.

SUMMARY:

LOT	23,167 SQ FT
HOUSE FOOTPRINT	1,175 SQ FT
GARAGE	526 SQ FT
<u>WORKSHOP/STUDIO</u>	<u>360 SQ FT</u>
TOTAL	2,061 SQ FT
PERCENT STRUCTURE/LOT	$\frac{2,061}{23,167} = 9\%$

TEAM:

Registered Landscape Architect and Site Planner: Richard L Slayton
Interior Architect: Juliaanne Warren
Ganser Company, Inc.: Travis Ganser
Benjamin Plumbing: Mike Hilgers
Daniels Construction: Fran Reible
Solvang Tree Nursery: Nicholas Correll
D. P. Electric: Don Parent master electrician and owner
Hellenbrand Brothers excavation and grading: Dean and Brent Hellenbrand

TYPE OF BUSINESS: NA

NUMBER OF EMPLOYEES: NA

HOURS OF OPERATION: NA

AREA OF SITE: 23,167 SQ FT

NUMBER OF DWELLING UNITS: One

SALE OR RENTAL PRICE RANGE FOR DWELLING UNIT: See attached property bill.

GROSS AREA OF BUILDINGS: 2,061 SQ FT

NUMBER OF PARKING STALLS: Two stalls in garage and one visitor/backup spot.

UTILITIES: Existing utilities information (refer to attached pdf files titled Utilities) is approximate based on city records obtained from the following city personnel:

Amy Jones
Operations Clerk
Madison Water Utility

Gerry Sachs, PE
MMSD, Municipal Engineer

Tim Troester
City of Madison

Garage structure is located over existing gas, sanitary and water lines.

Owner is aware that they are responsible for any future cost related to replacement or relocation of the lines within said property.

Please call if there are any comments or questions.

George and Juliaanne Warren
1-608-231-3394

Sincerely,


Juliaanne H. Warren

ENCS:

PDF files e-mailed/printouts attached.



Historical Overview of 5628 Lake Mendota Drive, Madison, Wisconsin

- 1903 Structure built as a fishing cottage by the maternal grandfather of Samuel Johnson.
- 1946 Johnson family moves in and lives year round .
- 1960's Richard Botham purchases cottage.
- 1976 Bernard and Gloria Begum purchase cottage, raise two children and add a front entry, a bathroom, and a laundry room to downstairs east corner. Addition is modern in style and has seven sky lights. A flat roofed two car garage is built twelve inches from the SE side of cottage.
- 1995 George and Juliaanne Warren purchase the cottage; rotting windows, leaky skylights, sinking foundation and all. They have fallen in love with its history, quaintness and charm, to say nothing of the view!
- 1996 Removed pressboard walls and gave it a good old coat of paint...patience. Keep looking at the lake. Replace pier.
- 1998 Flat roofed rotting garage collapses on its SW corner and subsequently pulls remaining garage down after it. Debris removed. Asphalt driveway removed and filled in with sod.
- 1999 Property to East is altered. Owners of existing two story 4 bedroom house with two stall garage remove a 9' hedge and obtain a building permit to construct a three stall 2 and 1/2 story carriage house with working space and a 3/4 bath. Structure is 37' wide North to South.
- 1999 Warren replacement garage plans put on hold. East neighbor's project impacts greatly the placement of Warren structure if the historical, functional and environmental impact on the site is to be considered.
- 1999 Forward
Landscape architect hired to return property to historic integrity and topography of late 1800's early 1900's. This included earth forms, evergreen plantings, native shrubs and an old county lane driveway. This was accomplished by preserving and protecting decades old cedars while enhancing the topography with four foot berms planted with vegetation that created shelter/prospect views for residents, neighbors and visitors. A winding country lane was placed to take advantage of framed views of Lake Mendota. Planted around the house are perennial gardens, including native sun and shade species.
- 2001-2009 **Property remains without a garage**
- 2004 Home to the East 5624 Lake Mendota Drive, is sold.

- 2005 Electrical fire at Warren residence necessitates a remodel from the inside out. The original footprint and hip roof including rafter tails are salvaged. Restored interior of cottage to its original design with a color palette research proved to be identical to the 1903 cottage.....black with sage green accents. Dr. Samuel Johnson provided original black and white photograph of 1903 cottage.
- 2006 Planted 2 18' tall Black Hills Spruces SE corner of house. Planted 3 10' White Pines and 3 10' Norway Spruce mid E side of property line. Neighbors were consulted. (East property line).
- 2007 Planted 4 Black Hills Spruce 2 at 8'+ and 2 at 10' Koyama spruce. Neighbors were consulted.
- 2008 East property owners add two dormers on the north and south side of house.

Put garage project architect's new plans on hold as latest design will need to consider this latest development.

- 2009 A PROPOSAL!

Garage solution.....forget trying to cover east structure with our proposed garage. Created a woodland along East property line....blocks no views of East or West neighbors, softens East property structure while continuing to "green" property.

Until as recently as June 2009 our intention was to preserve the historic 1903 out-building and relocate it on the property. The structure was originally built to garage a Model 'T' horseless carriage. Over the years as automobiles 'out grew' the garage, it was converted to a shed and workshop. Regrettably, an inspection completed this June, revealed that the structure is more structurally compromised than thought and is unsafe as it stands. Demolition was recommended and a 'razing permit' was applied for. However, as the cottage, existing rafter details (and actual salvaged wood members as possible) will be incorporated in the new construction.

The proposal is one single story garage and one single story workshop/studio. Layout, placement and dimensions are indicated on the enclosed plans. Both structures will feature rooflines to replicate the cottage treatment which extends 2' beyond the building footprints.

Both structures will be in the style of the existing cottage, including details, materials and proportions.

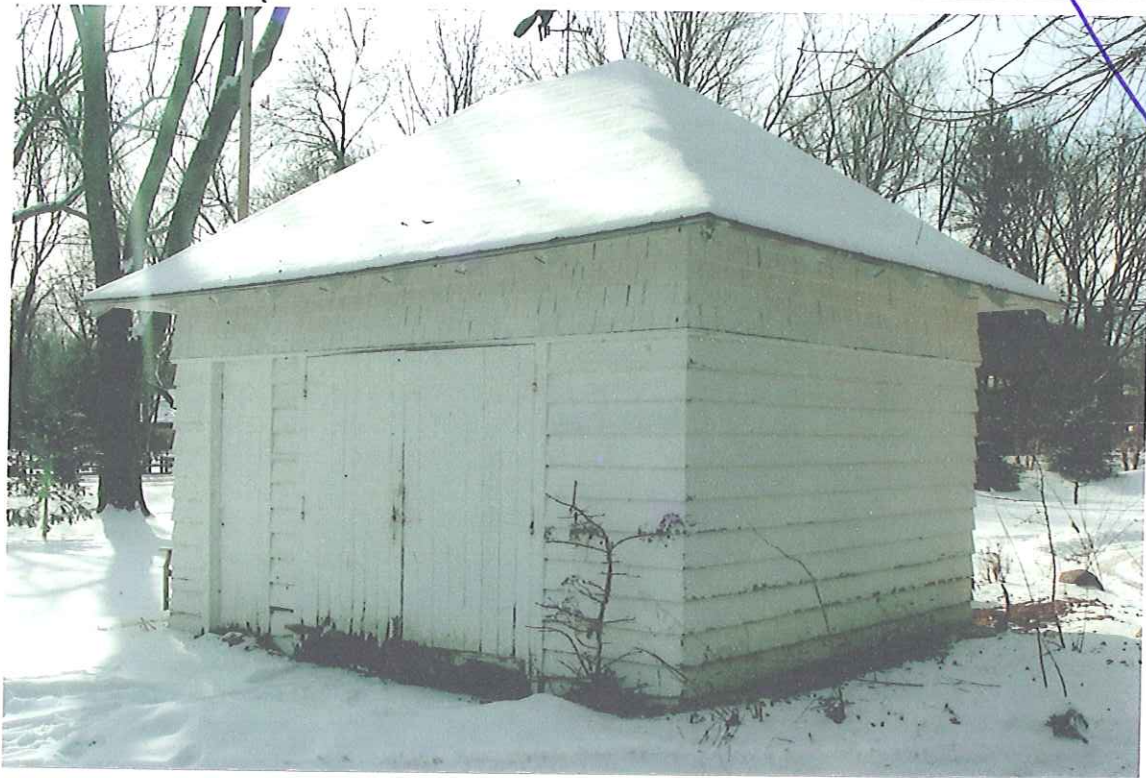
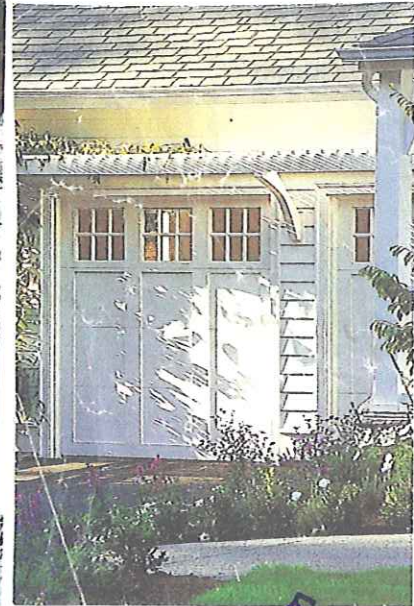
See **Letter of Intent** for description of proposed materials.



EXISTING
RESIDENCE
(PRIOR TO RENOVATIONS)



EXISTING
RESIDENCE
(AFTER RENOVATIONS)



↑
SAMPLE
OF CARRIAGE-
STYLE DOORS

← EXISTING
SHED

(TO BE
DEMOLISHED)



EXISTING SHED
(TO BE DEMOLISHED)



GARAGE / CARRIAGE
HOUSE NEXT DOOR
(5620 LAKE MENDOTA DR)



GARAGE / CARRIAGE
HOUSE @ 5620
LAKE MENDOTA DRIVE

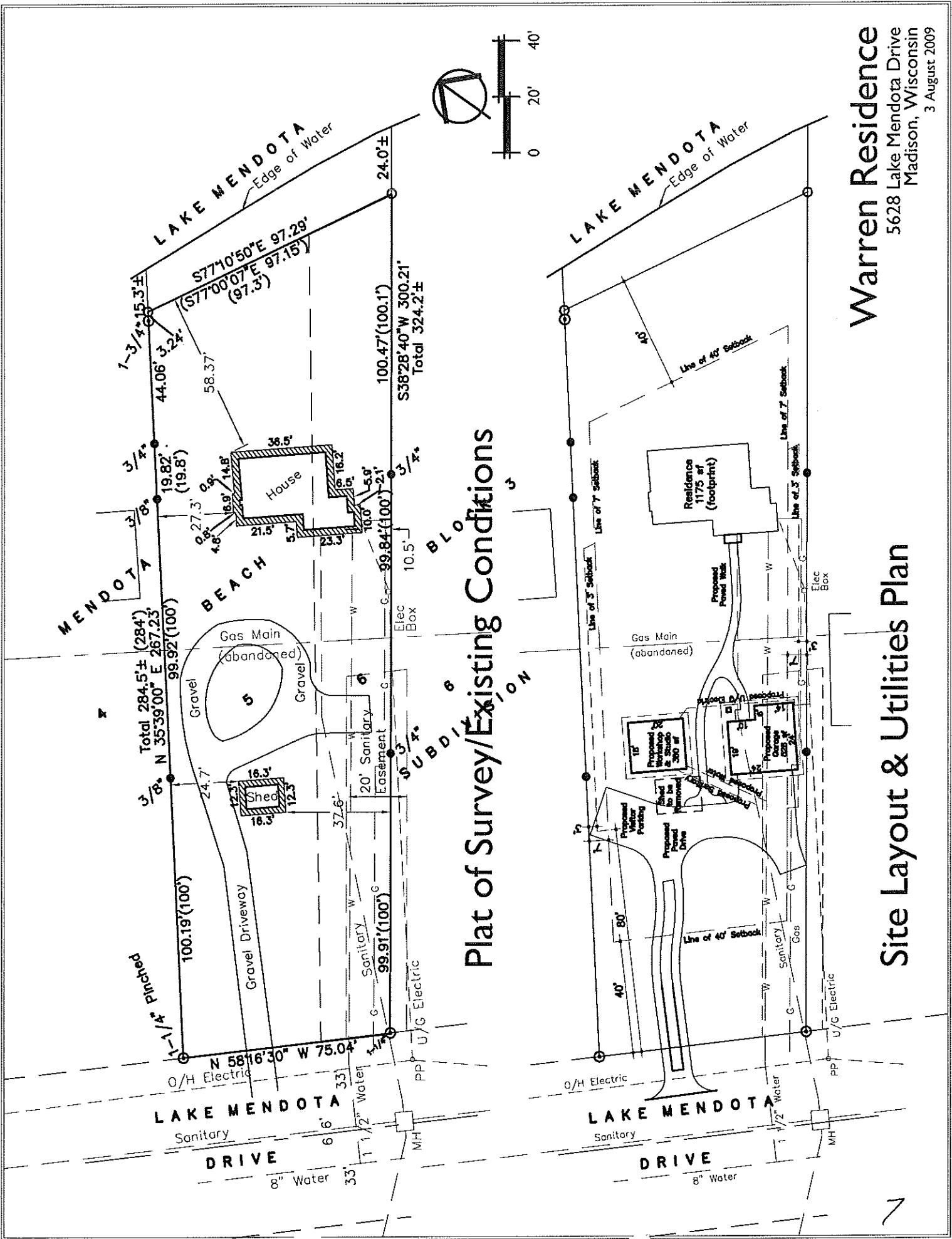
(5628 RESIDENCE
@ REAR OF LOWER PHOTO)









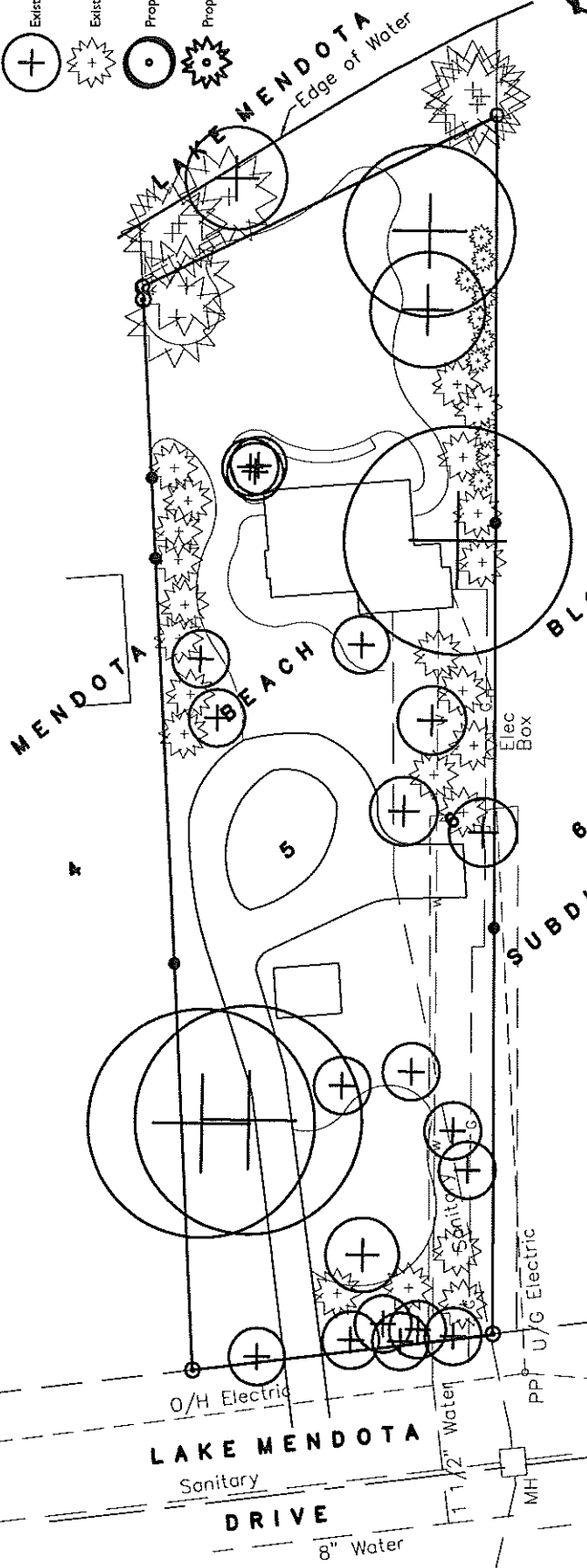
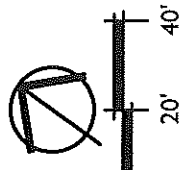


Site Layout & Utilities Plan

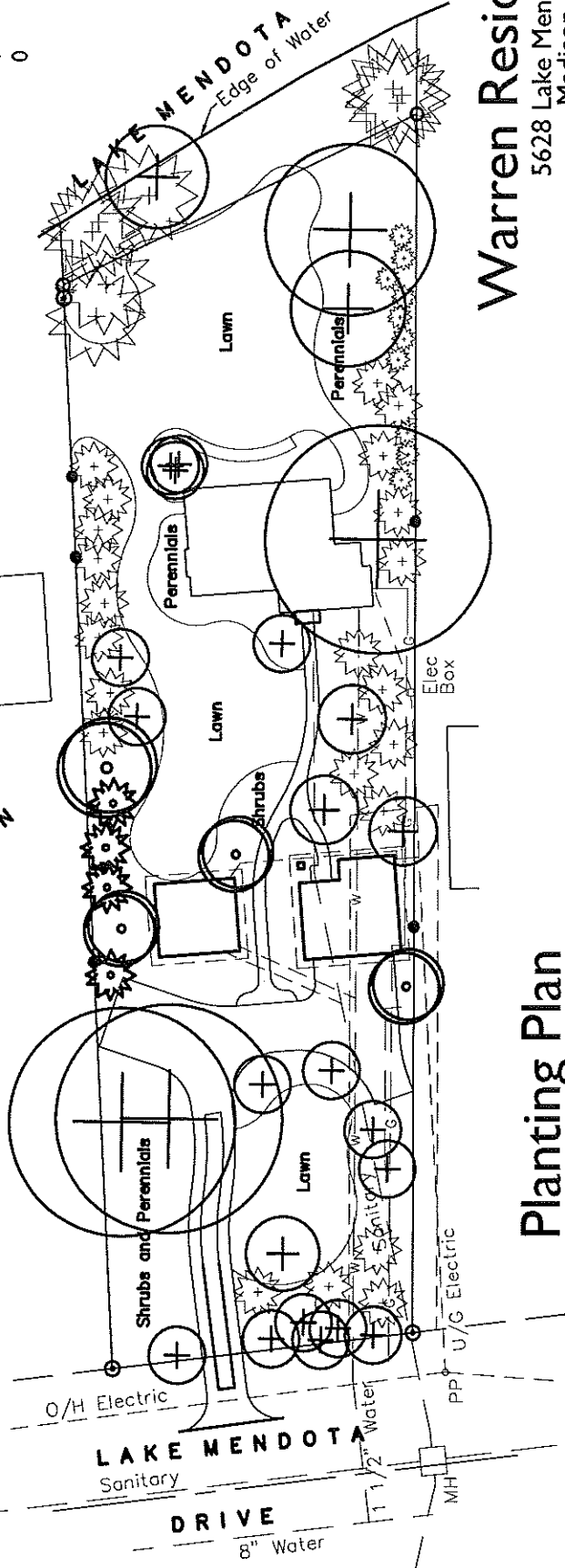


Planting Legend

-  Existing Deciduous Tree
-  Existing Evergreen Tree
-  Proposed Deciduous Tree
-  Proposed Evergreen Tree



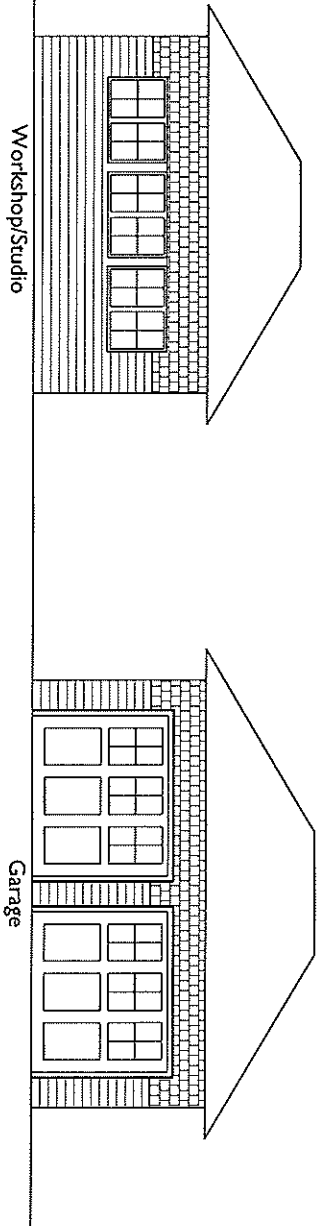
Existing Vegetation



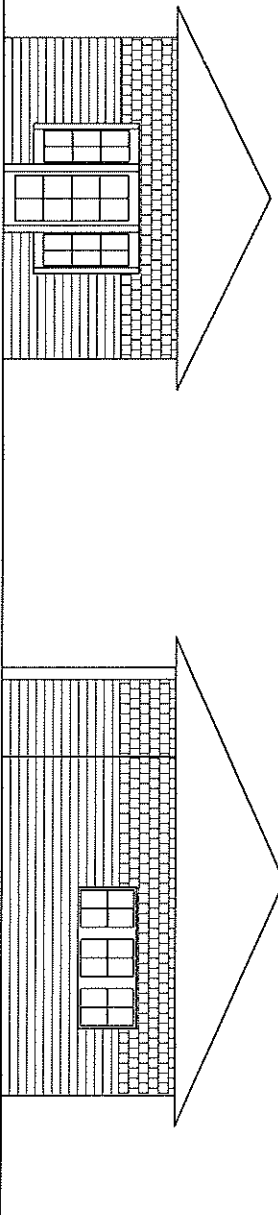
Planting Plan

Warren Residence
 5628 Lake Mendota Drive
 Madison, Wisconsin
 3 August 2009

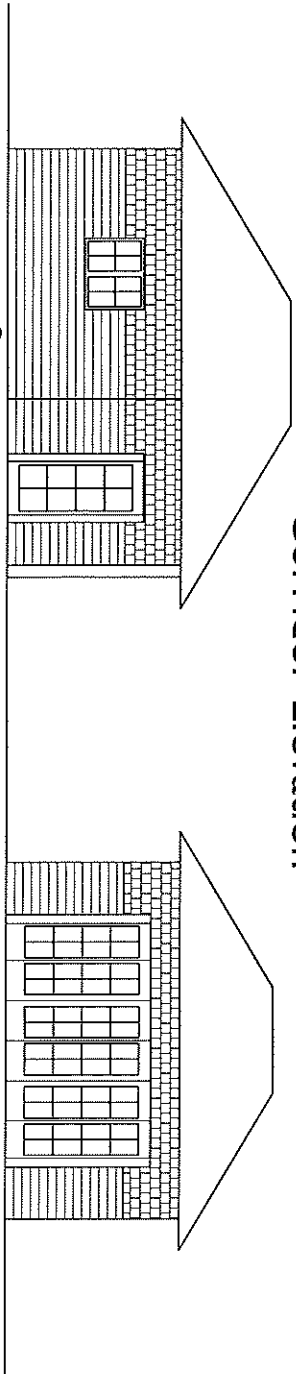




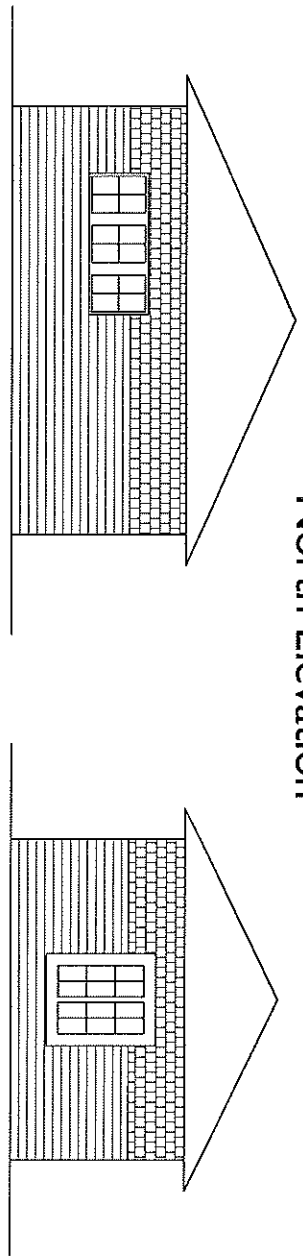
South Elevation



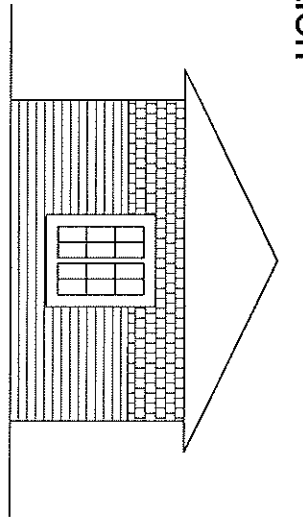
Corridor Elevation



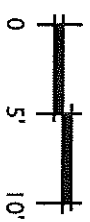
North Elevation



East Elevation of Garage



West Elevation of Workshop/Studio



Warren Residence

5628 Lake Mendota Drive
Madison, Wisconsin
3 August 2009

7