



Location
637 South Shore Drive

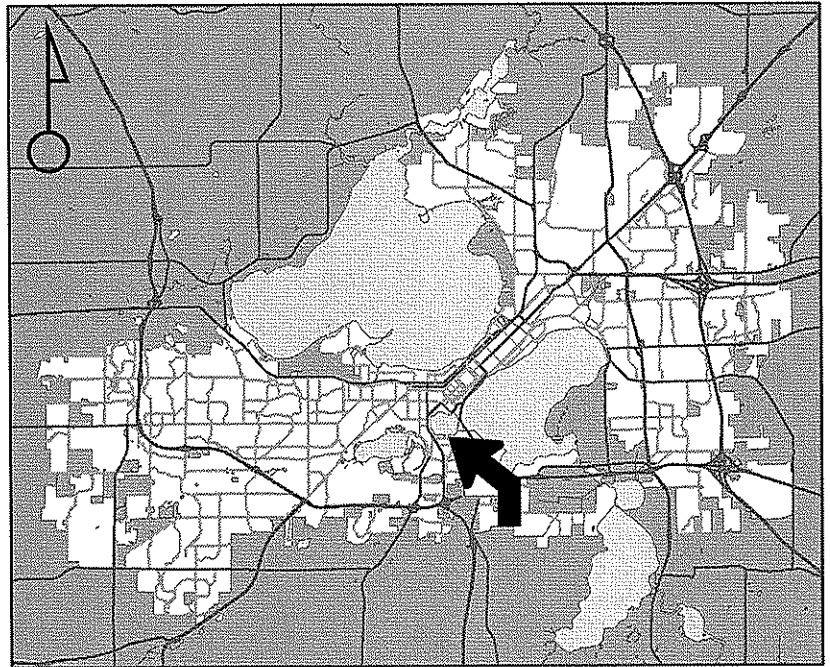
Project Name
Alexander Garage

Applicant
Douglas and Alicia Alexander

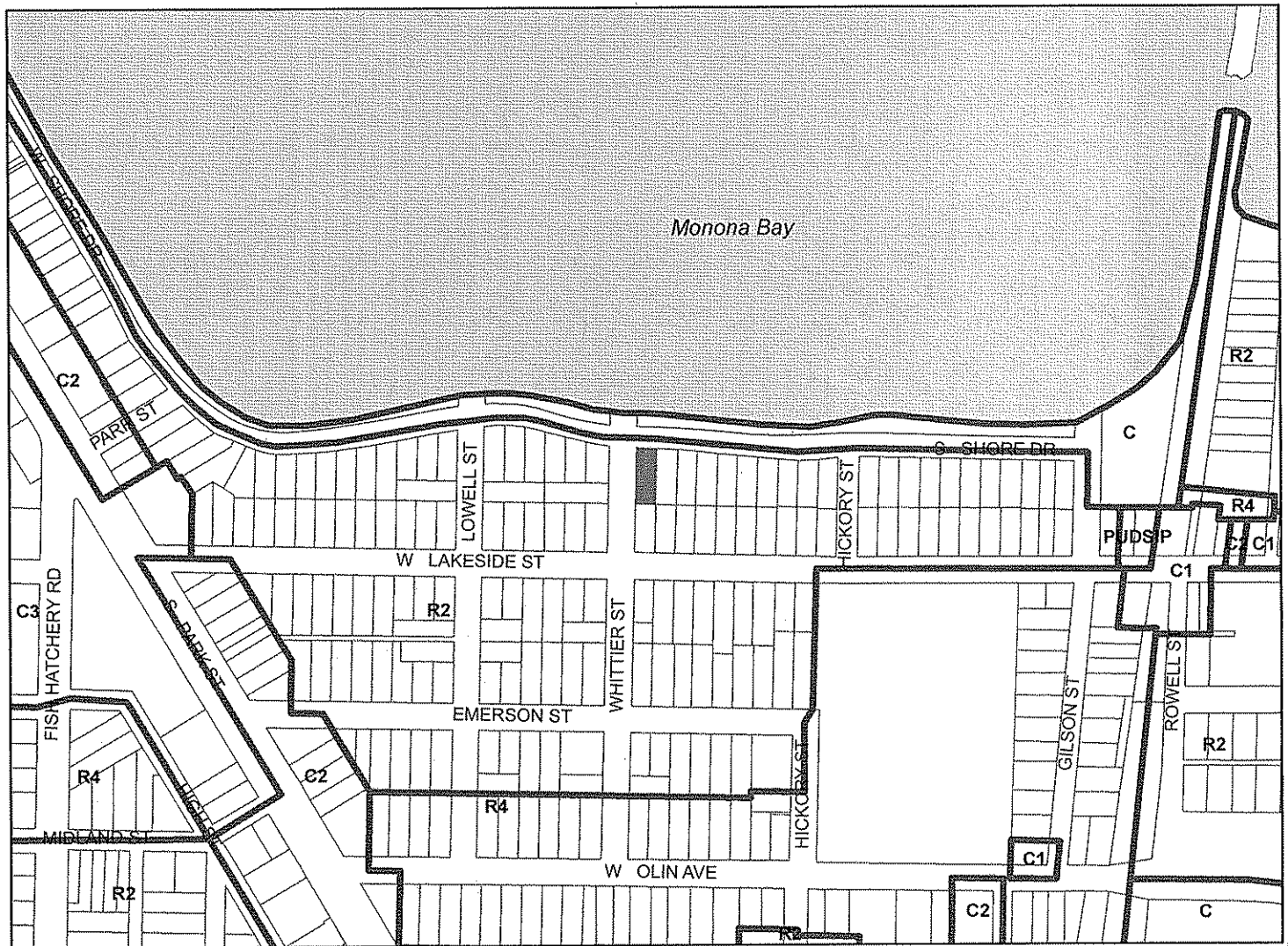
Existing Use
Single Family House

Proposed Use
**Replace Detached Garage with
 Detached Garage Exceeding
 576 Square Feet**

Public Hearing Date
 Plan Commission
06 October 2008



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 September 2008

8



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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid <u>550</u>	Receipt No. <u>93990</u>
Date Received <u>8/20/08</u>	
Received By <u>PDA</u>	
Parcel No. <u>0709-261-1710-6</u>	
Aldermanic District <u>13</u>	
GQ <u>OK</u>	
Zoning District <u>R2</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification <u>7/17/08</u>	Waiver <input checked="" type="checkbox"/>
Ngrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

1. **Project Address:** 637 South Shore Drive **Project Area in Acres:** .8

Project Title (if any): New Garage

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<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: Douglas & Alicia Alexander Company: _____
 Street Address: 637 South Shore Dr. City/State: Mad Zip: 53715
 Telephone: (608) 220-3578 Fax: () Email: douglas.alexander@charter.com.com

Project Contact Person: ~~same~~ Douglas Company: _____
 Street Address: (same) City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: _____

NEW 2-CAR GARAGE

Development Schedule: Commencement _____ Completion _____

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:
 - X • **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 but not limited to, including: 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.
- Filing Fee: \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

my wife
number
of units

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 Comprehensive Plan Plan, which recommends:
Low Density Residential for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:
Julia: her on July 17 + Aug 2 ; Neighbor Assn 8/13
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 Counter and Planning Unit staff, note staff persons and date.
Planner Heather Skuder Date 8/14/08 | Zoning Staff PATRICK ANDERSON Date 8/14/08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Douglas W. Alexander Date 8/20/2008
Signature Douglas W. Alexander Relation to Property Owner Property Owner

Authorizing Signature of Property Owner _____ Date _____

Douglas and Alicia Alexander
637 South Shore Drive
Madison, WI 53715
(608) 222-3578
douglas.alexander@chartercom.com

Wednesday, October 01, 2008

Greetings:

Our current garage is dilapidated. We would like to have more space and are requesting 735 sq ft on the 1st floor, plus 415 sq. ft on the second floor. Since the maximum for R2 is 576 sq. ft, this is 159 sq ft over the maximum on the 1st floor, for a total of 574 sq ft. over. We desire the additional space for the following reasons:

1. With the typical combination of transport devices that a family with three children uses—bicycles, strollers, jogger, burley, bike trailer, tricycles, plastic fence—plus lawnmower, and other miscellaneous items such as a plastic bowl with an infant seat in the middle (I'm sure there is a name but I can't remember it) we can avoid putting up a shed if this space can be incorporated into our new garage.
 - o Not only would it preclude a shed, it would make storage much easier and enable us to more gracefully access them.
2. The upstairs space is coveted for the winter storage of lawn furniture, tables, small watercraft, and other summer-only items.
3. Our current structure, albeit one-story, is $33.75' \times 19' = 641$ sq. ft. Thus, building within code would actually require a smaller footprint that currently exists.

We arrived at the proposed size as follows:

- I met in early July with all of our neighbors on the block of Whittier Street, where the garage faces. (We are on the corner of Whittier and South Shore Drive.) They gave their approval that night for a 25' by 29' structure. Please note that the footprint of our proposed structure is $25' \times 29.4 = 735$ sq. ft.
- We met again in mid August to go over the latest design. They confirmed that the size was fine, but were concerned about some of the design elements and the possible use of the 2nd floor as an office by future owners.


Contractor:

Williams Service Group LLC
3229 Fernglade Road
Verona, WI 53593

Architect:

Jason Ekstrom Designs, Assoc.
AIA
Evansville, WI

Thank you for your consideration,



Douglas Alexander



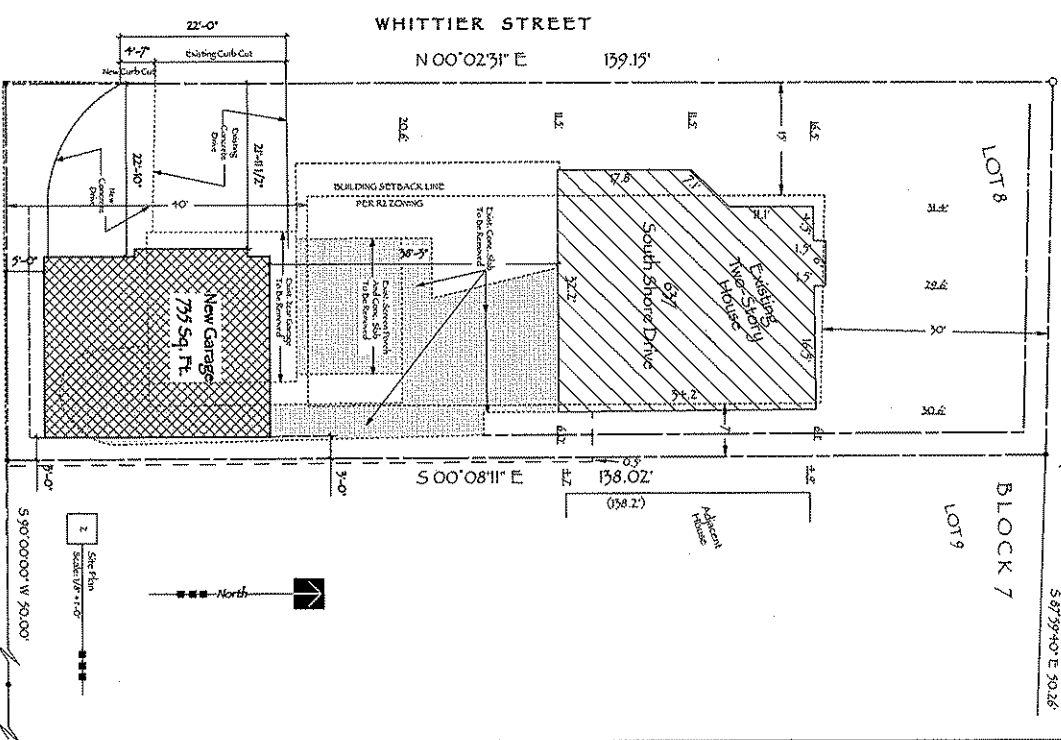
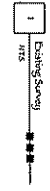
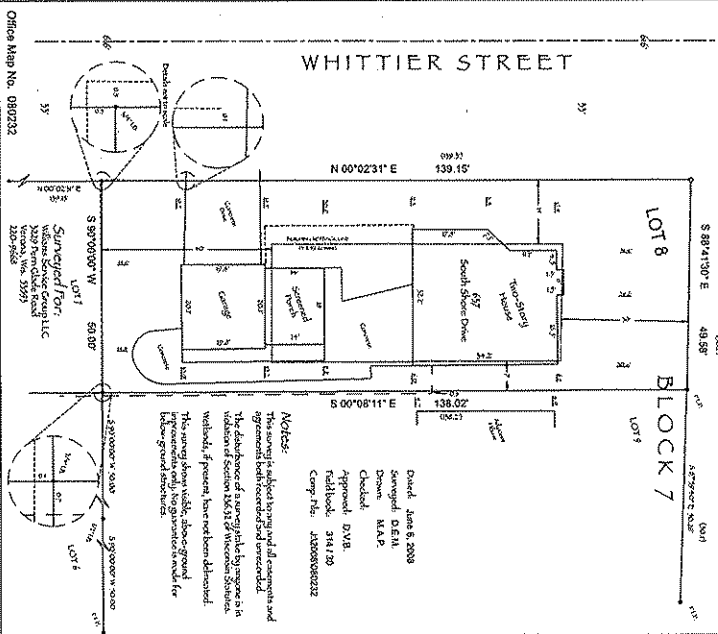
BIRENKOTT SURVEYING, INC.
 P.O. Box 217
 897 N. Grand Street
 Madison, WI 53701
 Phone: (608) 937-7143
 Fax: (608) 937-1058

PLAT OF SURVEY

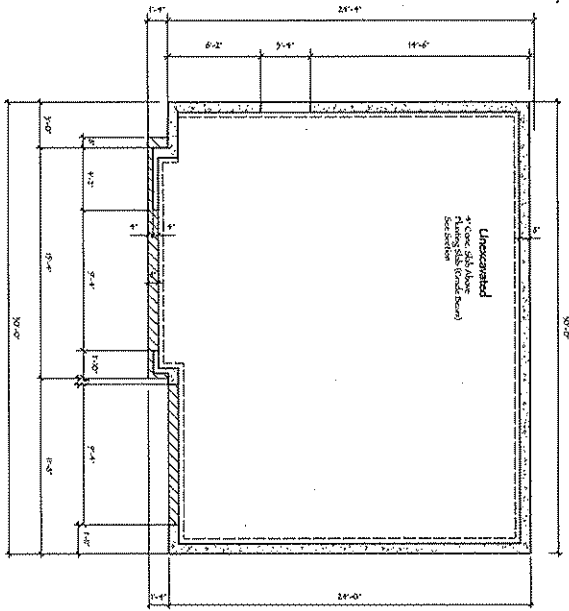
SURVEYOR'S CERTIFICATE:
 I, David L. Birenkott, being duly sworn, certify that this survey is in compliance with Wisconsin Statutes, Chapter 199, and that the measurements were taken personally by me or under my direct supervision and that the measurements were taken in accordance with the information provided.

Description:
 Lot 8, Block 7, including typical of parts of Block 7, A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

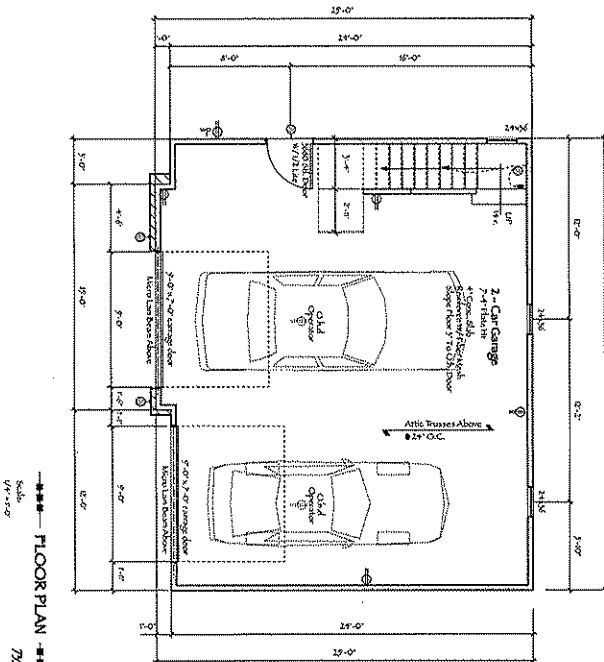
Dealing referred to be the East right of way line of Whittier Street, measured for a distance of 139.15 feet.



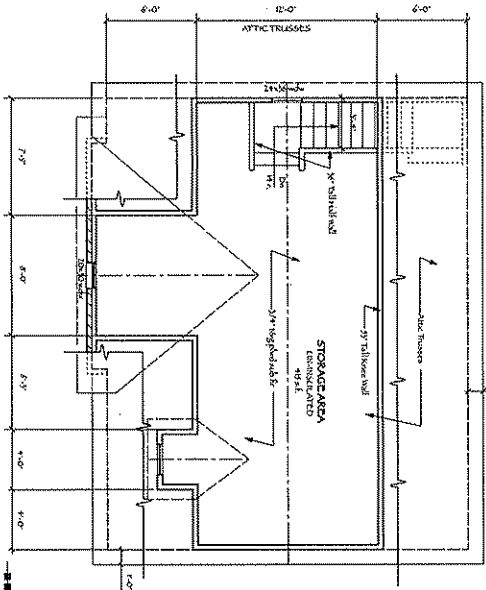
SHEET NO. SP-1.0 SHEET TOTAL 1	SHEET NAME: SITE PLAN	PROJECT: Proposed New Garage For The:	■■■ ALEXANDER • RESIDENCE ■■■ ■ 637 South Shore Drive ■ Madison, WI	SCALE: As Shown DATE: 2/20/18 DRAWN: J. Richardson CHECKED: J. Richardson	ALL DIMENSIONS AND POSITIONS ARE SUBJECT TO THE LATEST EDITIONS OF THE SURVEYING ACTS OF 1900, 1933 AND 1977.
		SHEET NO. 1 OF 1			



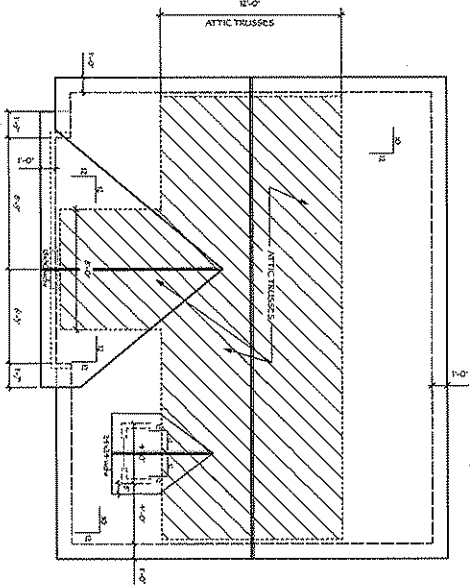
FOUNDATION PLAN



FLOOR PLAN 795 SF



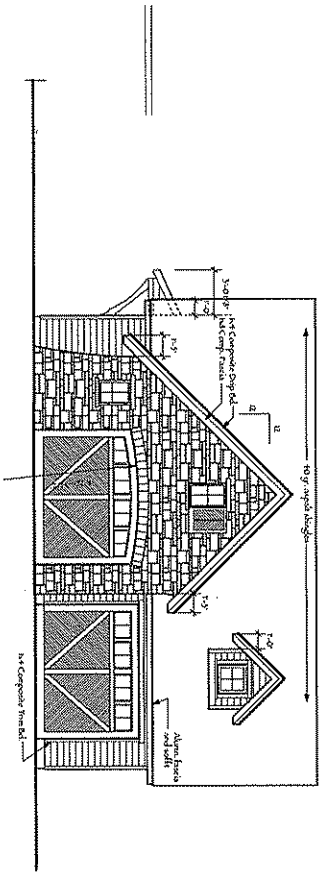
ATTIC PLAN 419 SF



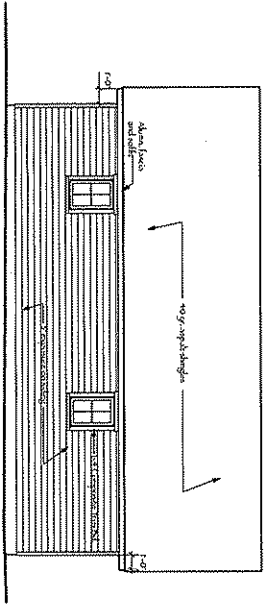
ROOF PLAN

<h1>A10</h1> <p>ARCHITECT</p>	SHEET NAME Foundation Plan Floor Plan Roof Plan SHEET NUMBER	PROJECT: Proposed New Garage For the ALEXANDER RESIDENCE 637 South Shore Drive Madison, WI	ALL PLANS AND SPECIFICATIONS ARE COPYRIGHTED BY SHORT F. DESIGN GROUP
		DATE: 10/20/04 DESIGNED BY: [Name] CHECKED BY: [Name] DRAWN BY: [Name]	

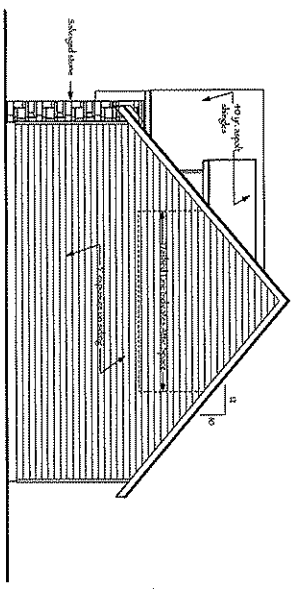
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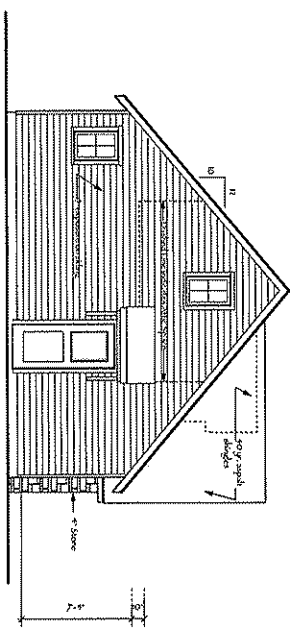
1 Front Elevation
Scale: 1/8" = 1'-0"



3 Rear Elevation
Scale: 1/8" = 1'-0"

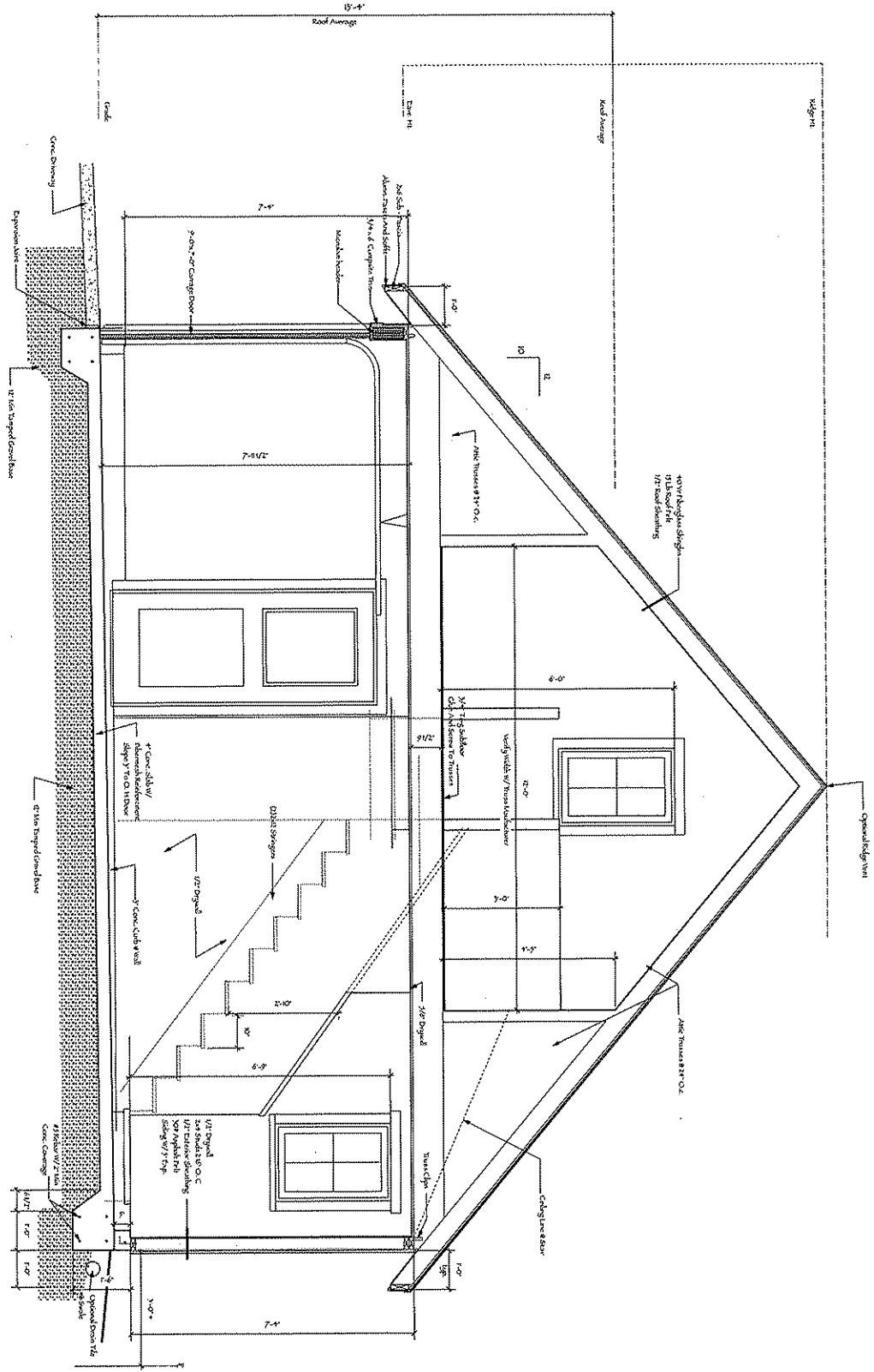


2 Right side Elevation
Scale: 1/8" = 1'-0"



4 Left side Elevation
Scale: 1/8" = 1'-0"

	A.2.0 Exterior Elevations SHEET NUMBER	PROJECT: Proposed New Garage For the ALEXANDER • RESIDENCE 637 South Shore Drive • Madison, WI	DATE: 09/15/2010	ARCHITECT: JHCLD	All plans and specifications are copyright to Jason P. Clifton Design
			SCALE: 1/8" = 1'-0" DRAWN BY: JHCLD	CHECKED BY: JHCLD	



	A3.0 SHEET NUMBER	SECTION	PROJECT Proposed New Garage For the:	ALEXANDER • RESIDENCE		DATE: 10/20/18 DRAWN BY: RJK CHECKED BY: JPK	ALL OTHERS AND SPECIFICATIONS ARE COPYRIGHTED TO JAMES P. CLEMMON DESIGN	
				637 South Shore Drive • Madison, WI				