

CITY OF MADISON

Proposed Conditional Use

Location: 1922 Sachtjen Street

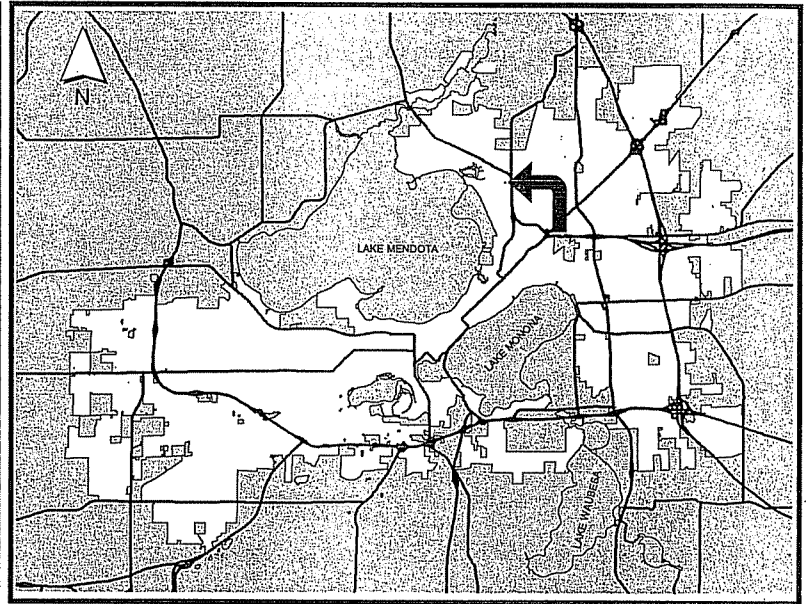
Project Name: Donkle Garage

Applicant: Todd J Donkle

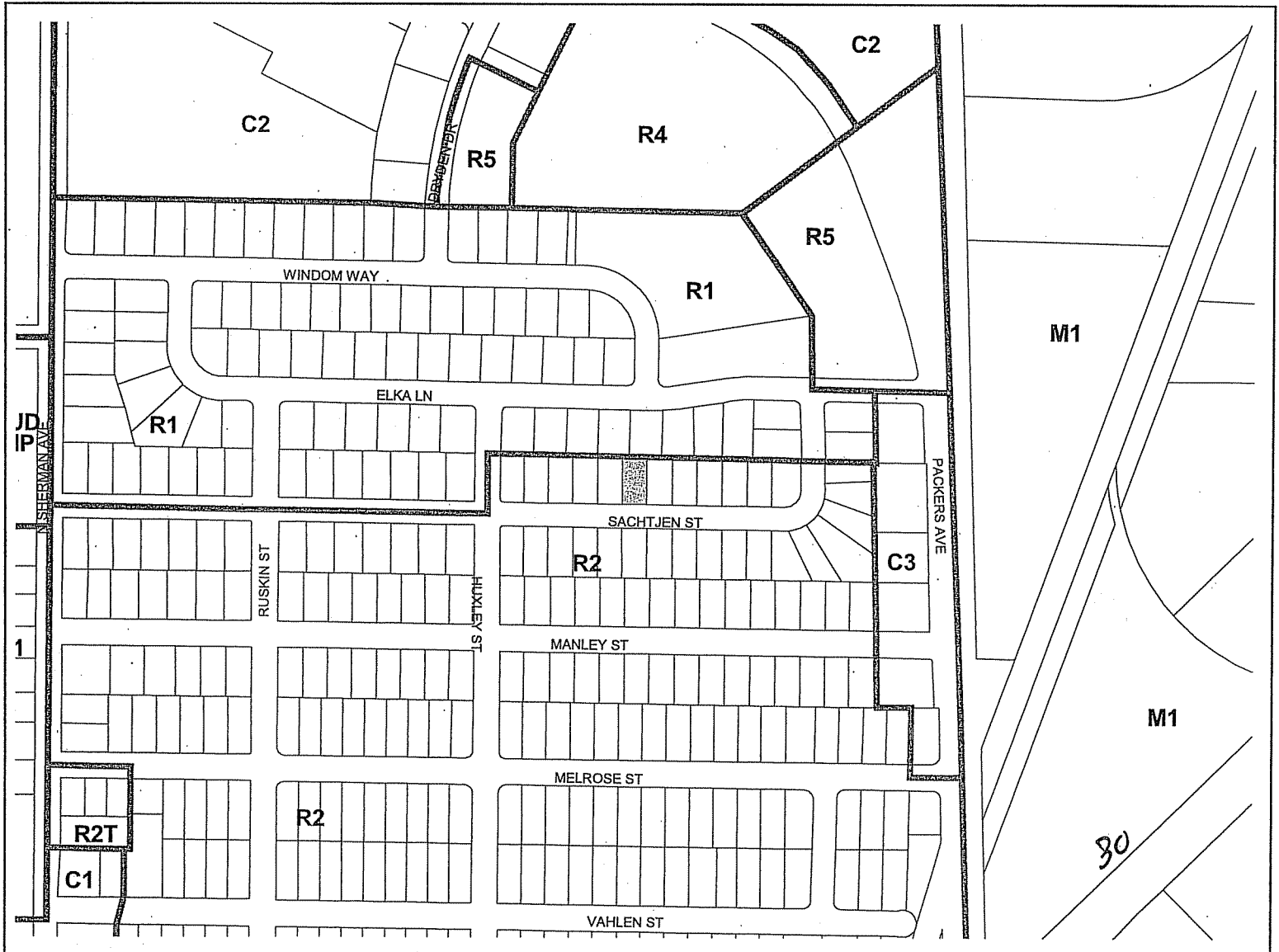
Existing Use: Single Family House

Proposed Use: Residential Garage in Excess of 576 sf (933 sf proposed)

Public Hearing Date:
Plan Commission 19 September 2005



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



1922 Sachtjen Street

0 100 Feet

Date of Aerial Photography - April 2000



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.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid \$550 Receipt No. 63078
 Date Received 7-27-05
 Received By _____
 Parcel No. _____
 Aldermanic District _____
 GQ _____
 Zoning District _____
For Complete Submittal
 Application _____ Letter of Intent _____
 IDUP _____ Legal Descript. _____
 Plan Sets _____ Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. Project Address: 1922 SACHTJEN STREET Project Area in Acres: 0.182

Project Title (if any): PROPOSED GARAGE ADDITION

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

<input 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: TODD J. DONKLE Company: N/A

Street Address: 1922 SACHTJEN STREET City/State: MADISON, WI Zip: 53704

Telephone: (608)-249-6944 Fax: () N/A Email: TDONKLE@DURRAMT.COM

Project Contact Person: TODD J. DONKLE Company: -

Street Address: SAME City/State: - Zip: -

Telephone: () - Fax: () - Email: -

Property Owner (if not applicant): TODD J. DONKLE

Street Address: 1922 SACHTJEN ST. City/State: MADISON, WI Zip: 53704

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 933 SQUARE FOOT, DETACHED GARAGE FOR AN R2 LOT.

Development Schedule: Commencement UPON PERMIT Completion SUMMER 2006



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 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.*

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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of _____ Plan, which recommends: _____ 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:

BRIAN BENFORD (DISTRICT 12) 332-3098

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 _____ Date _____ | Zoning Staff MAX TUCKER Date 7-26-05

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

Printed Name TODD J. DONKLE Date 7-26-05 30

Signature [Signature] Relation to Property Owner OWNER

Authorizing Signature of Property Owner [Signature] Date 7-26-05

Memorandum

To: Madison Planning Department, Madison Planning Commission
From: Sherman Neighborhood Association
Cc: Todd Donkle
Date: 8/31/2005
Re: 1922 Sachtjen St. Garage

On August 15, 2005 Mr. Todd Donkle met with the Sherman Neighborhood Association board to discuss his proposal. The association is not taking a stance on his proposal but does have a few issues it would like to be addressed.

1. Mr. Donkle ensures that there will be no runoff into the 1926 Sachtjen St. residence from the driveway if the proposal is approved.
2. Mr. Donkle would agree to a "No Business" condition if the proposal is approved.
3. Mr. Donkle would agree to a "Maintenance Agreement" with the owner of 1926 Sachtjen St if the proposal is approved.

If you have any questions regarding this, please contact Mike Basford at 513-1387.

Respectfully,

Sherman Neighborhood Association

1922 Sachtjen Street
Madison, WI 53704

July 27, 2005

Madison Planning Commission
215 Martin Luther King Jr. Blvd, Room LL-100
PO Box 2985
Madison, WI 53701-2985

RE: Residential Conditional Use Permit
Garage Addition

Greetings:

The City of Madison has established an ordinance noting that the largest detached structure for an R2 parcel can be 576 square feet. This is the equivalent of a 24 foot by 24 foot square building. In the case of this conditional use permit, it would be for a garage to house two vehicles, miscellaneous yard equipment, and recycle/refuse containers.

The proposed detached garage is 933 square feet, which is 357 square feet larger than permitted by the City without a conditional use permit. The proposed garage is roughly a 2½ stall garage with a larger than normal overhang in the front of the garage.

The conditional use is sought for the following reasons:

1. Due to the nature of the house on the site the drive access to the backyard is alongside the house. This results in having to drive along the right side of the house to gain access to the proposed garage. This results in one vehicle that needs to park in the proposed garage at an angle, thereby needing a wider and longer parking stall due the angle parking space.
2. The wider proposed garage would allow the storage of miscellaneous yard maintenance equipment without damage to the vehicles. A supplemental shed in the backyard would not be necessary.
3. An attachment between the house and proposed garage as a breezeway is undesirable because this would make the backyard inaccessible for utility work at the easement, fire access, and general access.
4. Storage for recyclable and refuse containers.

In a closing comment please note the "large" overhang in the front of the proposed garage. This serves as a cover during inclement weather conditions and provides a soffit that will provide suitable surface area to provide down lighting to provide night light management.

I look forward to discussing my application for a Residential Conditional Use Permit for my proposed detached garage.

Sincerely,



Todd J. Donkle
Homeowner

From: Brian Benford
To: tdonkle@durrant.com
Date: 7/27/2005 8:15:48 AM
Subject: Re: Donkle Conditional Variance

Dear Matt Tucker,

I am writing to request that you grant Mr. Donkle the waiver he needs for his project. I'm sorry that I have't contacted you earlier as I was tending to a family emergency. If you have any questions please call me at 332 -3098. Thanks for your consideration.

Brian Benford
Alder, District 12
City of Madison

>>> "Todd Donkle" <tdonkle@durrant.com> 07/25/05 12:42 PM >>>

Brian:

I would like to get a formal written waiver for the 30 notification for a conditional variance. I am trying to get all this done my Wednesday noon which is the filing date dead line. Why, because I want to build before the snow fly's. Sounds crazy when it 90-plus outside.

- 1) Attached is a PDF that is a construction documents; drawing are 11x17 format.
- 2) Did as you suggested and talked with the neighbors and nobody seem to have a problem with it.
- 3) I still need to get to the city permit people and zoning people for "sign-off." I will try to do this on Tuesday morning.

Home phone is 249-6942. Try me at work too, I working on a project deadline with some long hours.

Called and left you a voice message too.

Todd J. Donkle, PE, SE | Structural Engineer | Associate

DURRANT
5126 West Terrace Drive | Suite 100 | Madison, WI. 53718
T. 608.241.3340 ext 23015 | F 608.241.1031
www.durrant.com <<http://www.durrant.com/>>

CC: mtucker@cityofmadison.com

Todd Donkle

From: Brian Benford [district12@cityofmadison.com]
Sent: Wednesday, July 27, 2005 8:16 AM
To: Todd Donkle
Cc: Matthew Tucker
Subject: Re: Donkle Conditional Variance

Dear Matt Tucker,
I am writing to request that you grant Mr. Donkle the waiver he needs for his project. I'm sorry that I have'nt contacted you earlier as I was tending to a family emergency. If you have any questions please call me at 332 -3098. Thanks for your consideration.
Brian Benford
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DURRANT
5126 West Terrace Drive | Suite 100 | Madison, WI 53718 T 608.241.3340 ext 23015 | F 608.241.1031 www.durrant.com <<http://www.durrant.com/>>

Madison Survey Associates, PC

101 Nob Hill Road, Suite 104
Madison, WI 53713

608-276-8886

Fax 276-8883
Mobile 575-6553

Residential and Commercial Mortgage Inspection and Survey
Registered Surveyors & Expeditors

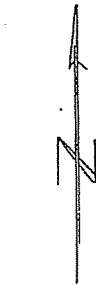
FILE #: 93-517-56

Lot 63, First Addition to Sachtjen
Homeland Plat, City of Madison,
Dane County, WI.

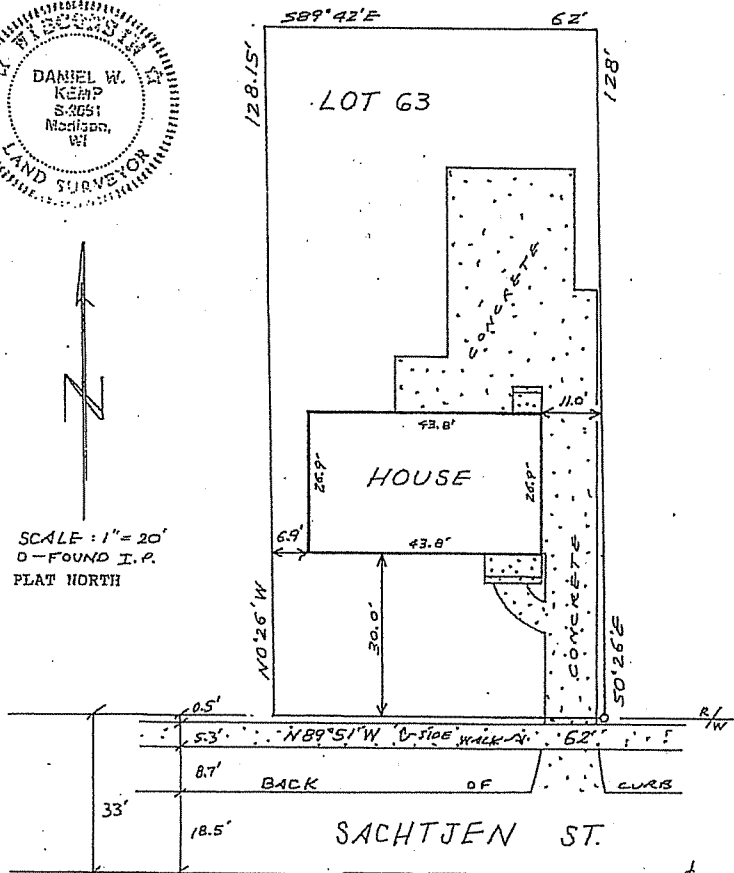
OWNER: Donkle

1922 Sachtjen St., Madison

REQUESTED BY: Anchor Bank



SCALE: 1" = 20'
O - FOUND I.P.
PLAT NORTH



I have inspected the above described property and to the best of my knowledge and belief the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all permanent structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

This inspection is made for the exclusive use of those who mortgage or guarantee title to the above within (1) one year from the date hereof; and as to them I certify the accuracy of said inspection and map, and with their agreement has been made that the requirements of Wisc. Admin. Code [AE 7.01 (3), (5)bc & d, and (6)] are waived as per AE 7.01. This inspection is not intended for future construction purposes and is performed according to description furnished.

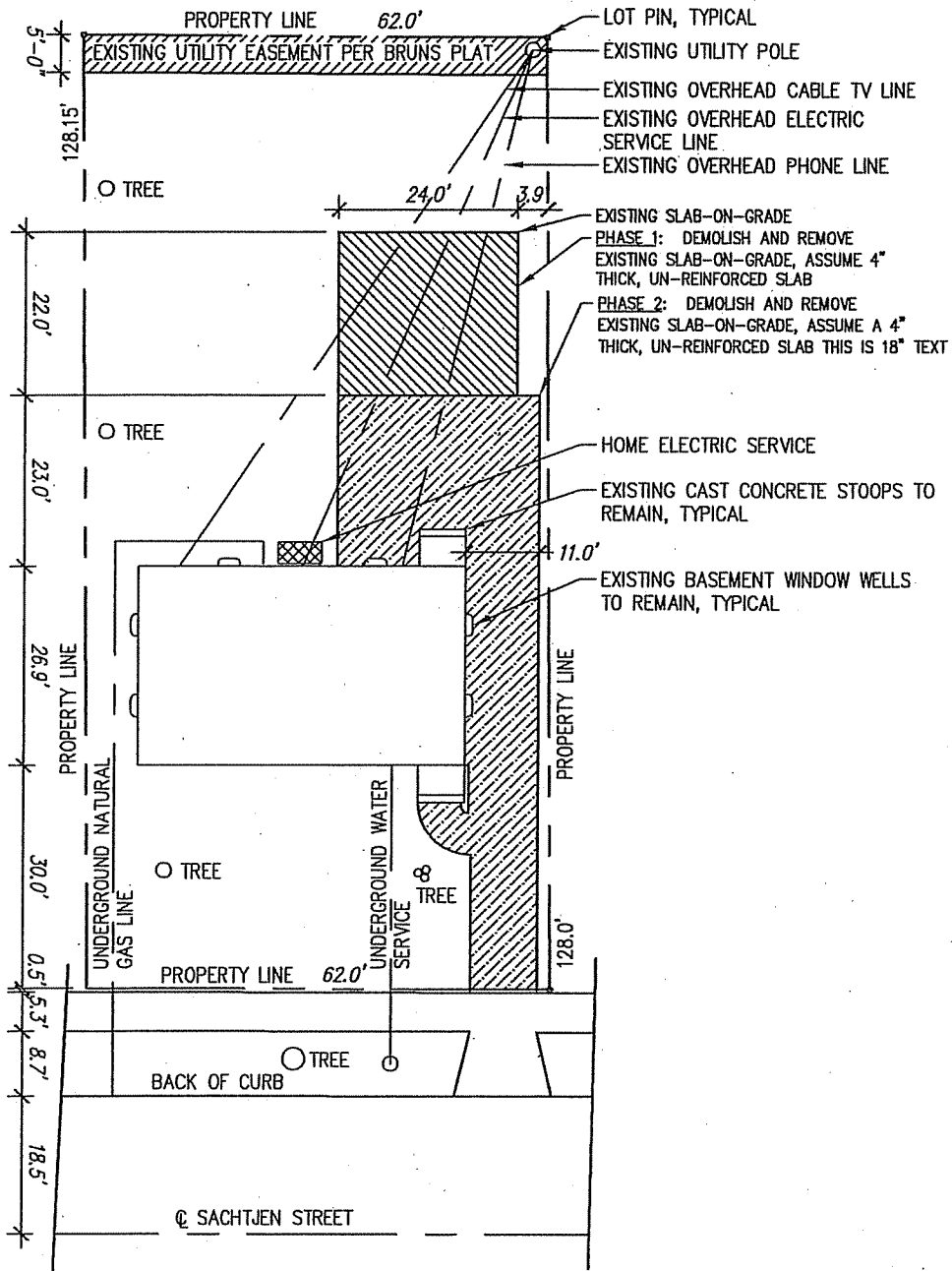
Dated this 27 Day of MAY, 1993 Surveyor Daniel W Kemp



LEGAL DESCRIPTION

SCALE: NO SCALE

30



2

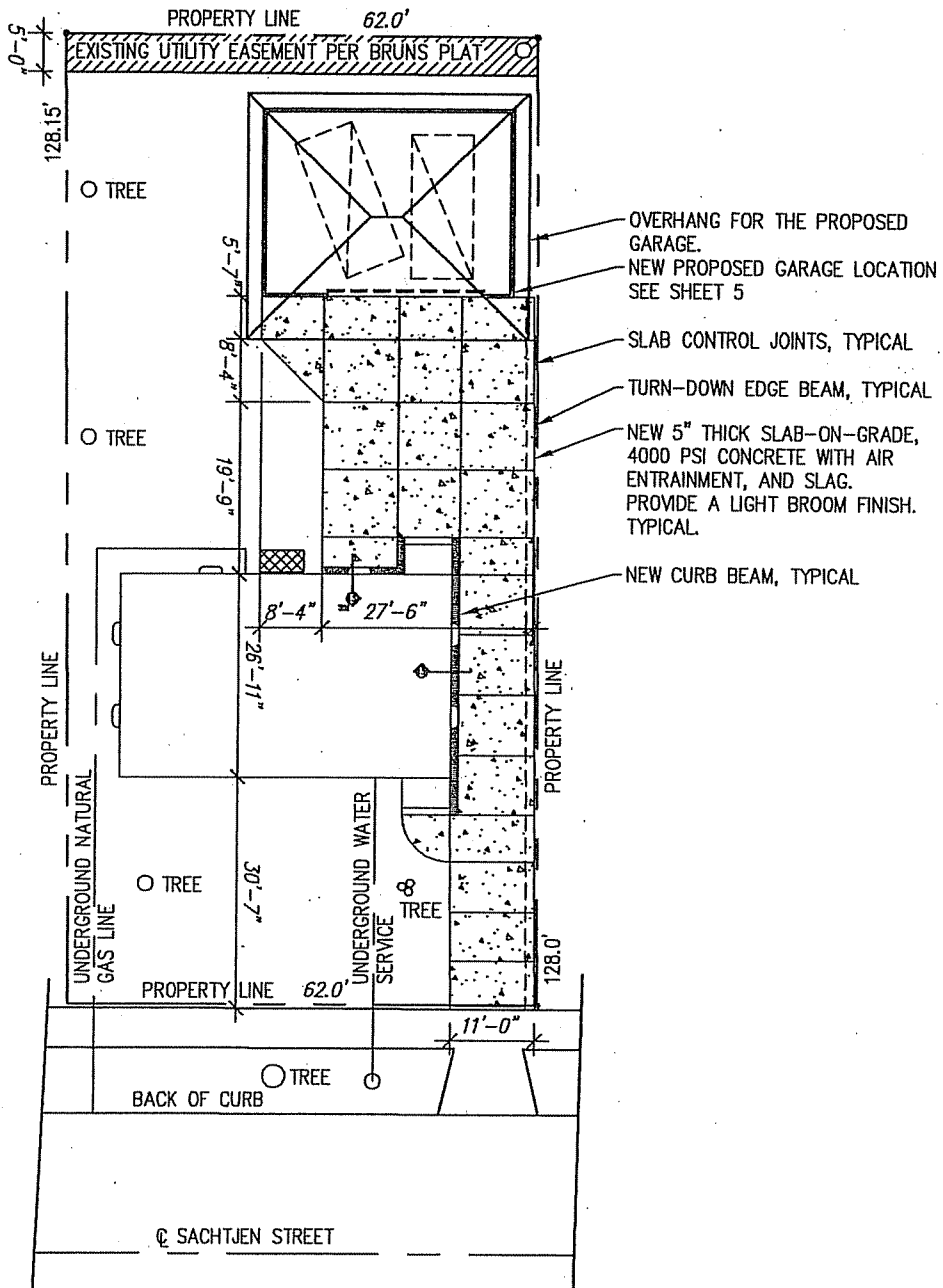
EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

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Date: JULY 27, 2005
 Sheet: 2 OF 16

Project GARAGE ADDITION
 TODD J. DONKLE RESIDENCE
 1922 SACTHEN STREET
 MADISON, WI 53704



3

NEW CONSTRUCTION SITE PLAN

SCALE: 1/16" = 1'-0"

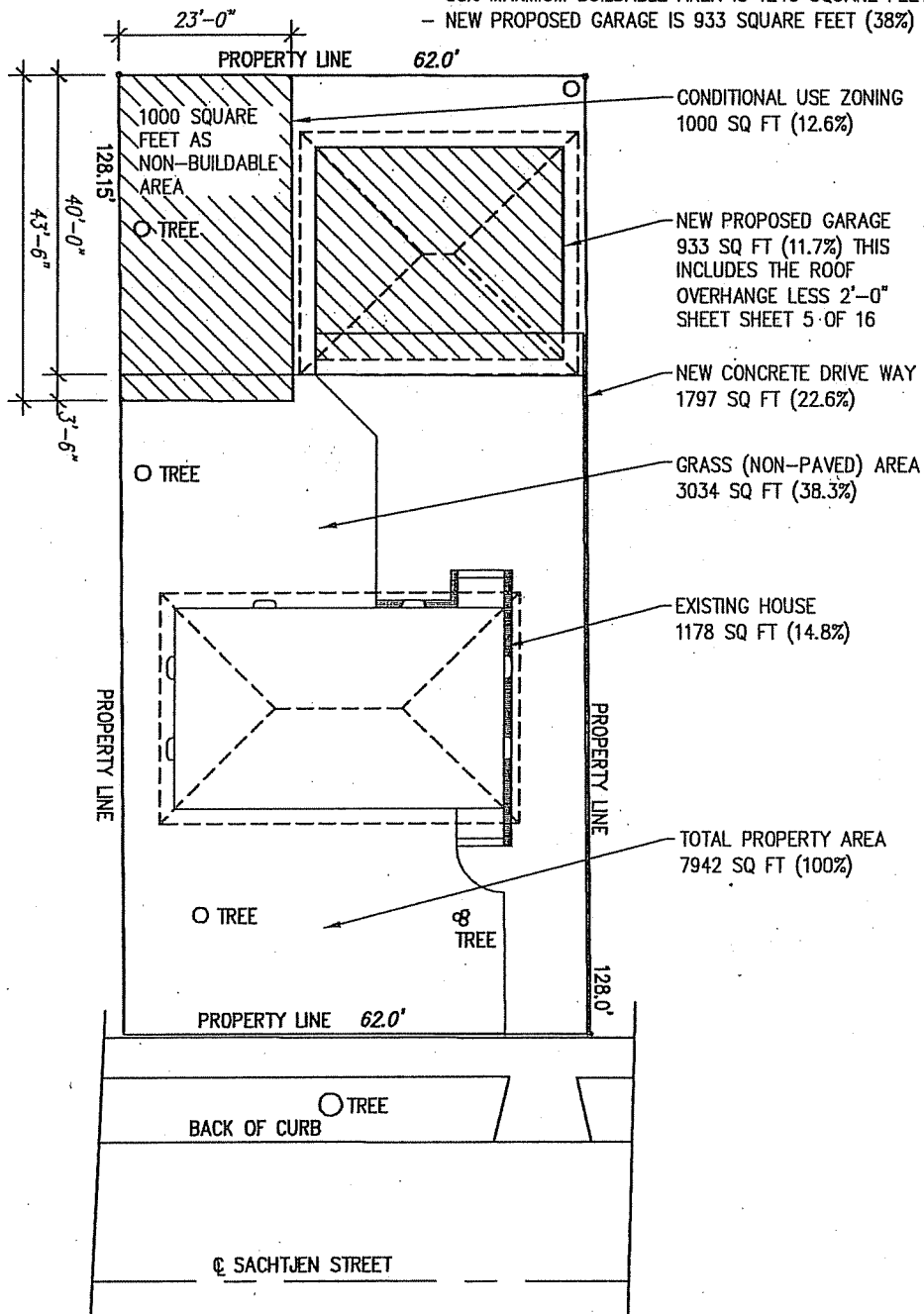
30

Date: JULY 27, 2005
Sheet: 3 OF 16

Project GARAGE ADDITION
TODD J. DONKLE RESIDENCE
1922 SACTJEN STREET
MADISON, WI 53704

REAR 40 FOOT SQUARE FOOTAGE:

- 40'X62' IS 2480 SQUARE FEET (100%)
- 50% MAXIMUM BUILDABLE AREA IS 1240 SQUARE FEET
- NEW PROPOSED GARAGE IS 933 SQUARE FEET (38%)



SQUARE FOOTING UTILIZATION

SCALE: 1/16" = 1'-0"

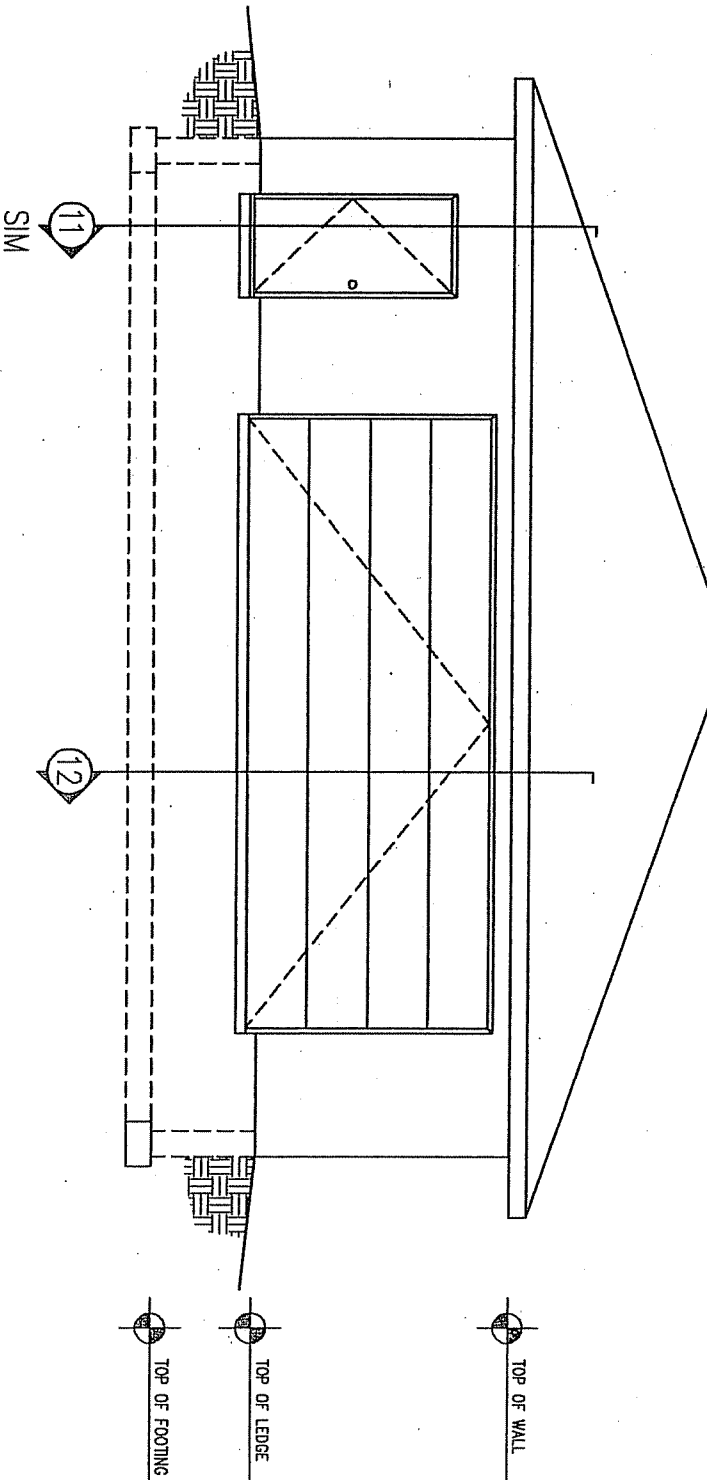
30



7

SOUTH ELEVATION

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



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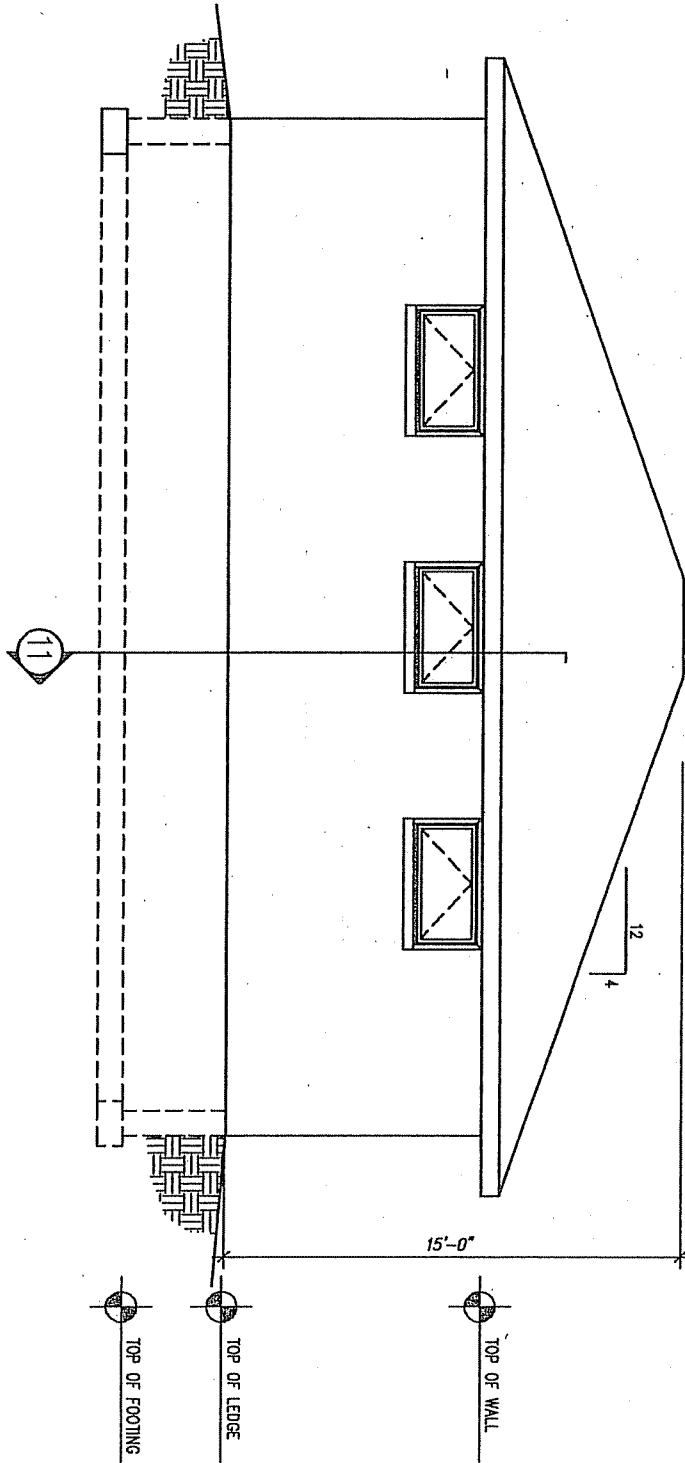
Date: JULY 27, 2005
Sheet: 7 OF 16

Project GARAGE ADDITION
TODD J. DONKLE RESIDENCE
1922 SACHTJEN STREET
MADISON, WI 53704



NORTH ELEVATION


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



30

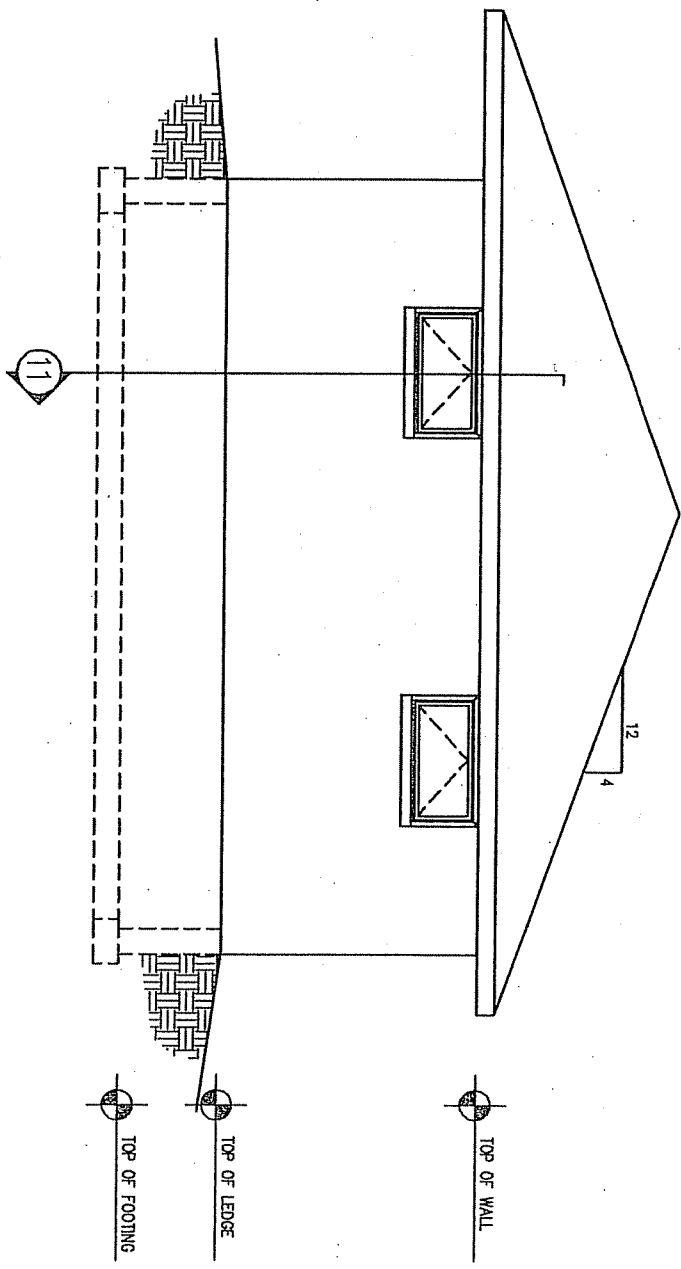
Date: JULY 27, 2005
Sheet: 8 OF 16

Project GARAGE ADDITION
TODD J. DONKLE RESIDENCE
1922 SACHTJEN STREET
MADISON, WI 53704



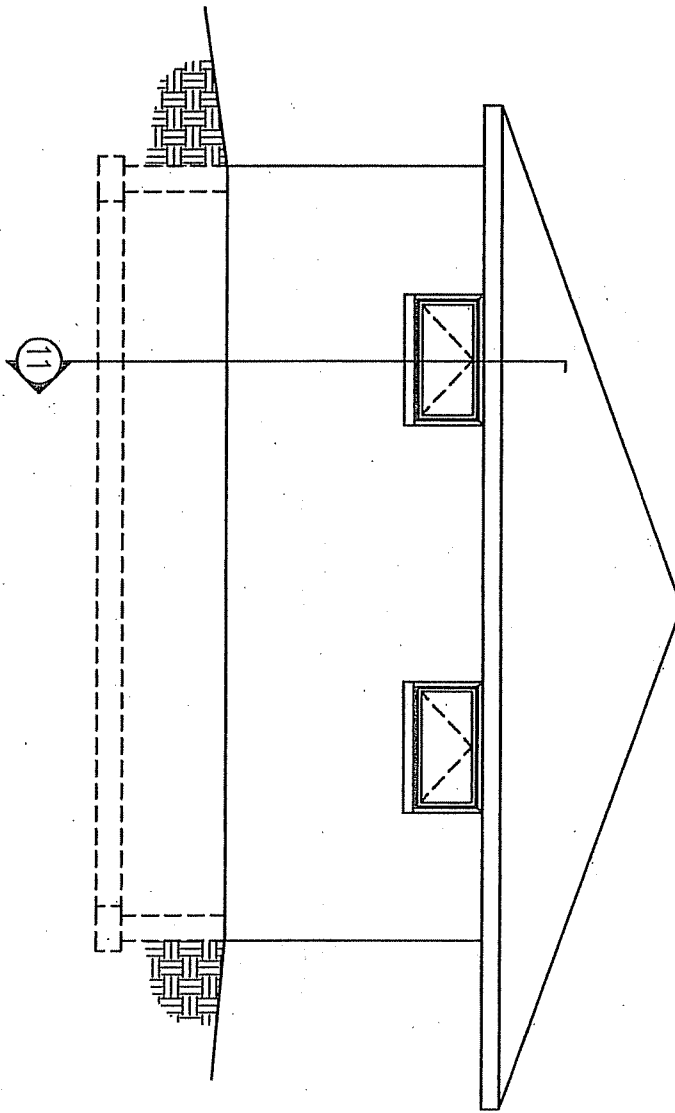
 9 EAST ELEVATION

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



30

NORTH
10
SCALE: 1/4" = 1'-0"
WEST ELEVATION



TOP OF FOOTING

TOP OF LEDGE

TOP OF WALL



30