



City of Madison

Proposed Conditional Use

Location

5006 Lake Mendota Drive

Project Name

Carpenter Residence Garage

Applicant

Chris Carpenter/Amy Hassleman -
Architecture Network, Inc.

Existing Use

Single-family residence

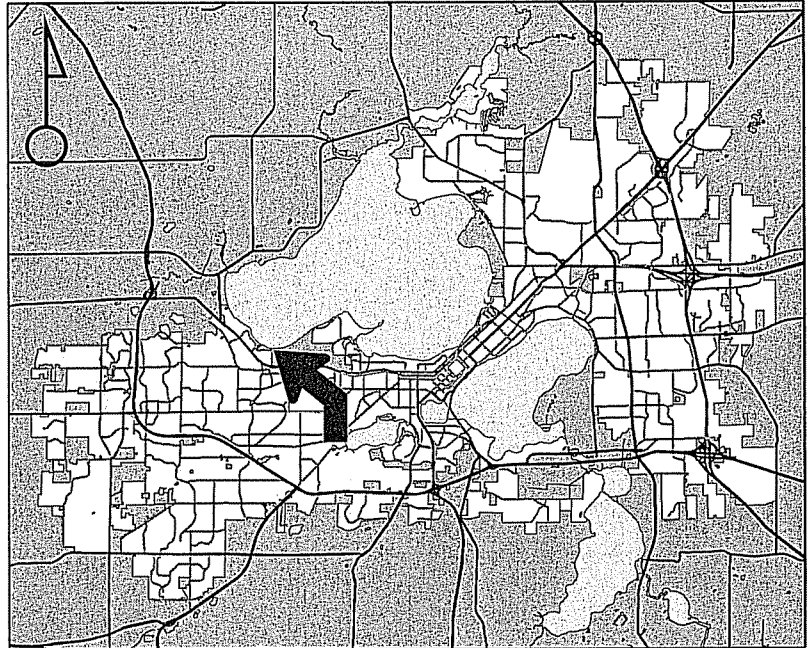
Proposed Use

Construct accessory building
on lakefront lot

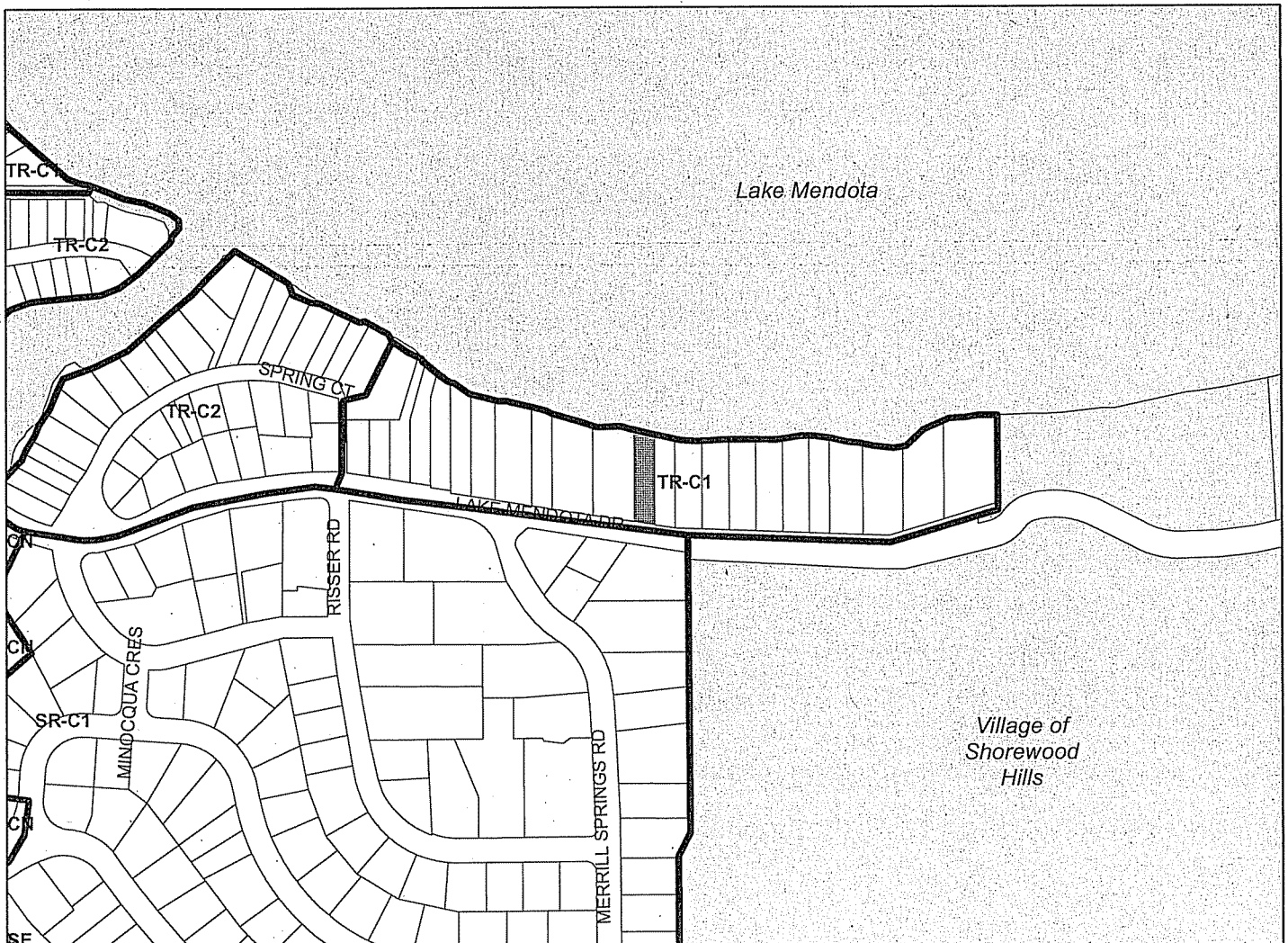
Public Hearing Date

Plan Commission

28 April 2014



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



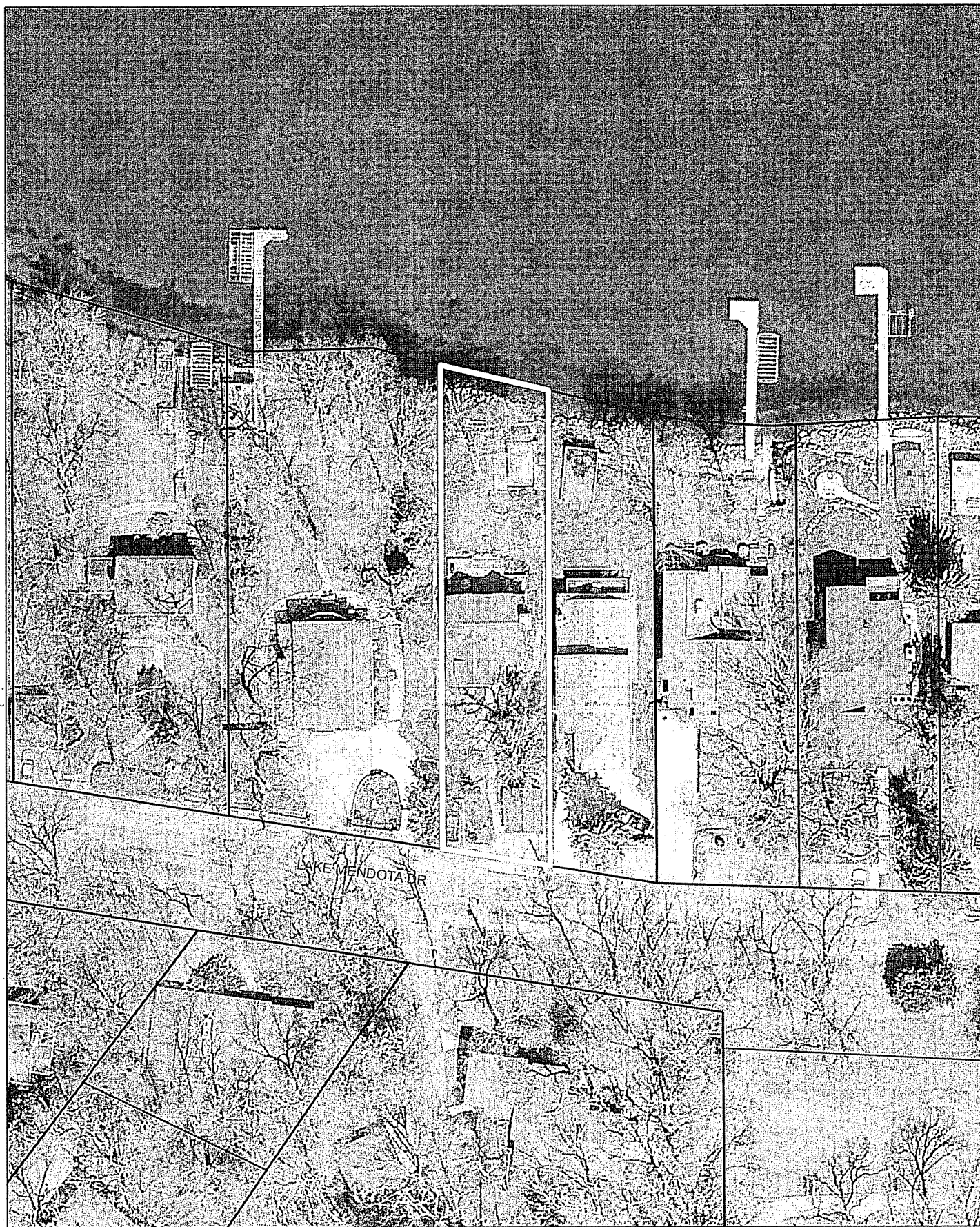
Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 April 2013



City of Madison

5006 Lake Mendota Drive



Date of Aerial Photography : Spring 2013

14



LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$600</u>	Receipt No. <u>152092</u>
Date Received <u>3/12/14</u>	
Received By <u>JEM</u>	
Parcel No. <u>0709-184-0135-1</u>	
Aldermanic District <u>19 - MARK CLEAR</u>	
Zoning District <u>TR-61</u>	
Special Requirements <u>ZBA, CUP, FLOOD, WATERWAY</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 5006 Lake Mendota Drive
Project Title (if any): Carpenter Residence Garage

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from _____ to _____
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Chris Carpenter Company: _____
Street Address: 5006 Lake Mendota Dr City/State: Madison, WI Zip: 53705
Telephone: (608) 695-1526 Fax: () Email: ccarpenter@royle.com

Project Contact Person: Amy Hasselman Company: Architecture Network Inc
Street Address: 116 E Dayton St City/State: Madison, WI Zip: 53703
Telephone: (608) 251-7515 x33 Fax: (608) 251-7566 Email: amy_hasselman@architecture-network.net

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: add new one-car garage to existing single-family lakefront residential property

Development Schedule: Commencement May 15, 2014 Completion August 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans** including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

☒ **Filing Fee:** Refer to the Land Use Application In & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☒ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Mark Clear, 1/21/2014; Spring Harbor Neighborhood Association, 1/21/2014

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: 9/23/2013 Zoning Staff: Matt Tucker Date: 9/23/2013

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

Name of Applicant Chris Carpenter

Relationship to Property: Owner

Authorizing Signature of Property Owner 

Date 2.4.14 16



**architecture
network, inc.**

116 E. Dayton St.
Madison, WI 53703
608.251.7515
608.251.7566 fax
www.architecture-network.net

March 12, 2014

Plan Commission
Department of Planning and Community & Economic Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd., Suite LL 100
Madison, WI 53703

Commissioners,

Our client, Chris Carpenter, recently purchased the house at 5006 Lake Mendota Drive, a single-family home with Lake Mendota water frontage. He would like to build a new single-car garage at the street, matching the existing single-car garage at the street. The new garage will add a second enclosed parking space and eliminate a non-conforming surface parking space located in the front yard setback. The composition of the existing garage, entry walk, and landscaping lends itself well to the two garages creating an entry "gateway" and interior landscaped court in front of the house. The project will eliminate non-conforming asphalt paving along the street frontage, resulting in a net reduction of impervious area on the site.

We considered expanding the existing single-car garage to create a two-car garage, however, the existing garage is in the front setback and very close to a large bur oak. Adding to it within the setbacks would create an odd stepped structure and kill the lovely mature tree. Please see the attached arborist's report. Having a second garage with a separate driveway requires a zoning variance for the second drive; this variance was granted by the Zoning Board of Appeals on February 13, 2014.

The area of the proposed garage is 300 square feet. Since the grade drops off almost a story from front to back of the garage, there will be a finished space below the garage used for a home office & exercise room.

If approved and the weather cooperates, construction will start in mid-May and finish in late summer 2014. The contractor is yet to be determined. There will be approximately 4 full-time workers involved in the construction at any given time. The construction budget is \$70,000. Architecture Network Inc is the architect, Williamson provided the survey.

This home is located in an area of substantial lakefront homes, all of which have a variety of accessory amenities, including multi-car garages, patios, sheds, and boathouses. The proposed garage is normal for the area, and relatively modest compared to the neighbors. We hope you will find that it is an improvement over the existing condition, and vote for approval.

Sincerely yours,

Amy Hasselman, AIA



DRAWING INDEX

- | | |
|--------|-----------------------------|
| T-1.0 | TITLE SHEET |
| SP-1.0 | EXISTING SITE PLAN |
| SP-1.1 | EXISTING SITE CONDITIONS |
| SP-1.2 | PROPOSED SITE PLAN |
| A-1.0 | PROPOSED GARAGE FLOOR PLANS |
| A-2.0 | SOUTH ELEVATION |
| A-2.1 | WEST ELEVATION |
| A-2.2 | NORTH ELEVATION |
| A-2.3 | EAST ELEVATION |

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

006 Lake Mendota Dr.
Madison, Wisconsin

[illegible]

DATE: 12 Mar 2014

SCALE: AS SHOWN

PROJECT: K1301.21

DRAWN BY: DTZ

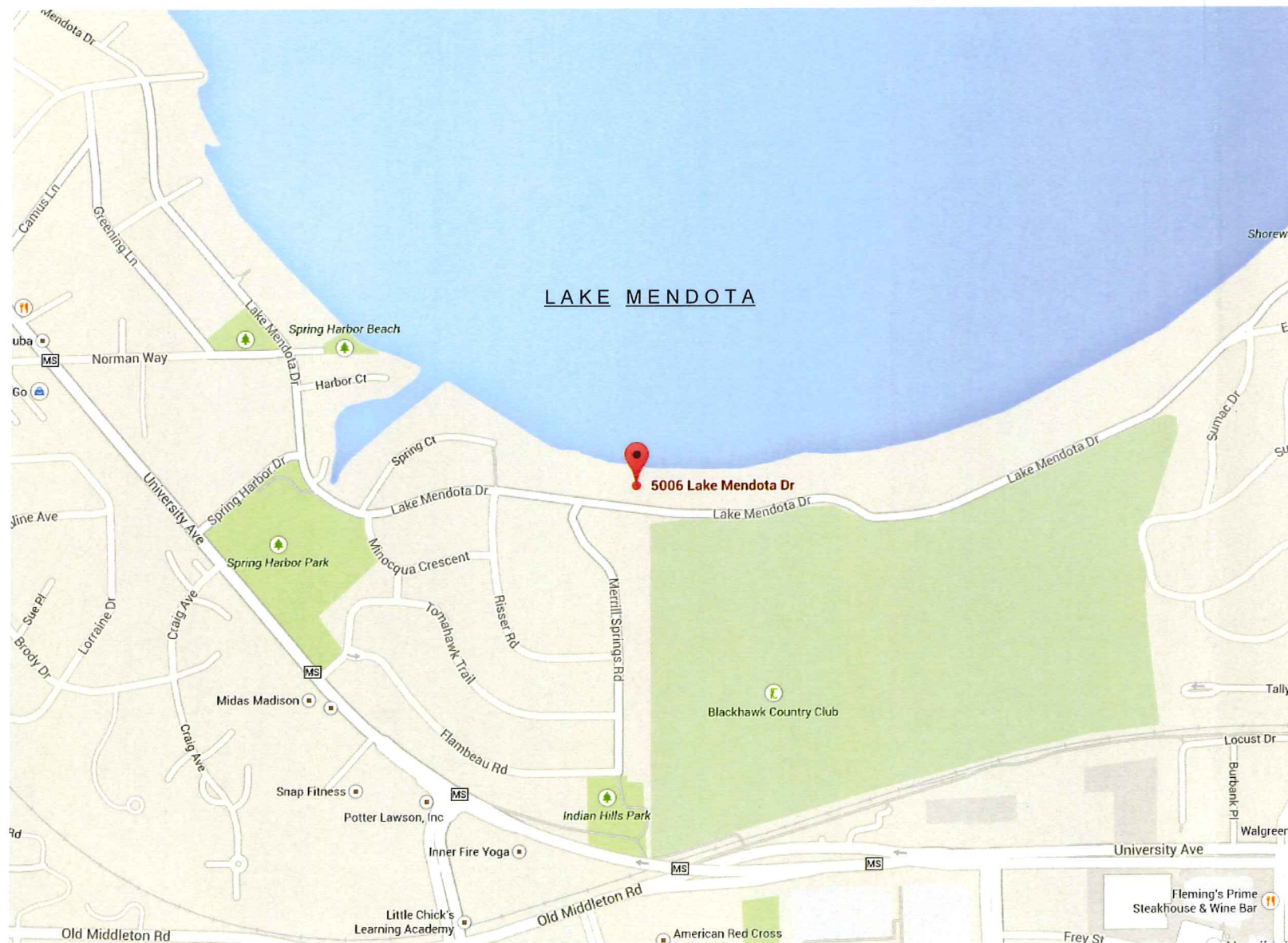
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TITLE SHEET

DRAWING NUMBER:

T-1.0

© COPYRIGHT BY : ARCHITECTURE NETWORK INC.



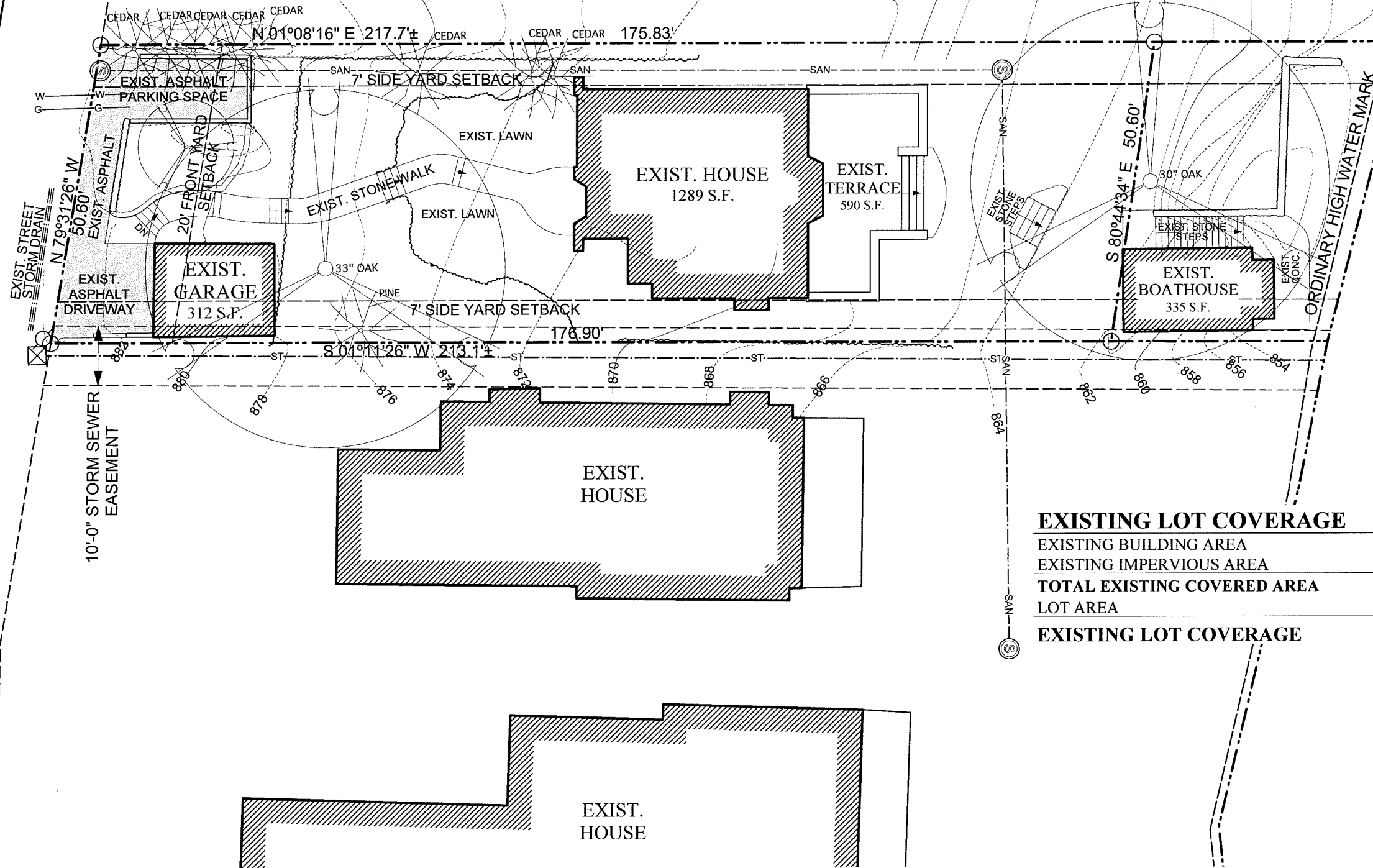
LOCATION MAP

LAKE MENDOTA DRIVE

LAKE MENDOTA

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%

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



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

PROJECT:
GARAGE ADDITION
for
5006
LAKE MENDOTA DR

5006 Lake Mendota Dr.
Madison, Wisconsin

REVISIONS:	

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

EXISTING SITE
PLAN

DRAWING NUMBER:

SP-1.0



1	EXISTING SITE - VIEW FROM LAKE MENDOTA DR.
SP-1.1	



2	EXISTING SITE - VIEW FROM YARD LOOKING TOWARD STREET
SP-1.1	

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PROJECT:
GARAGE ADDITION
for
5006
LAKE MENDOTA DR

5006 Lake Mendota Dr.
Madison, Wisconsin

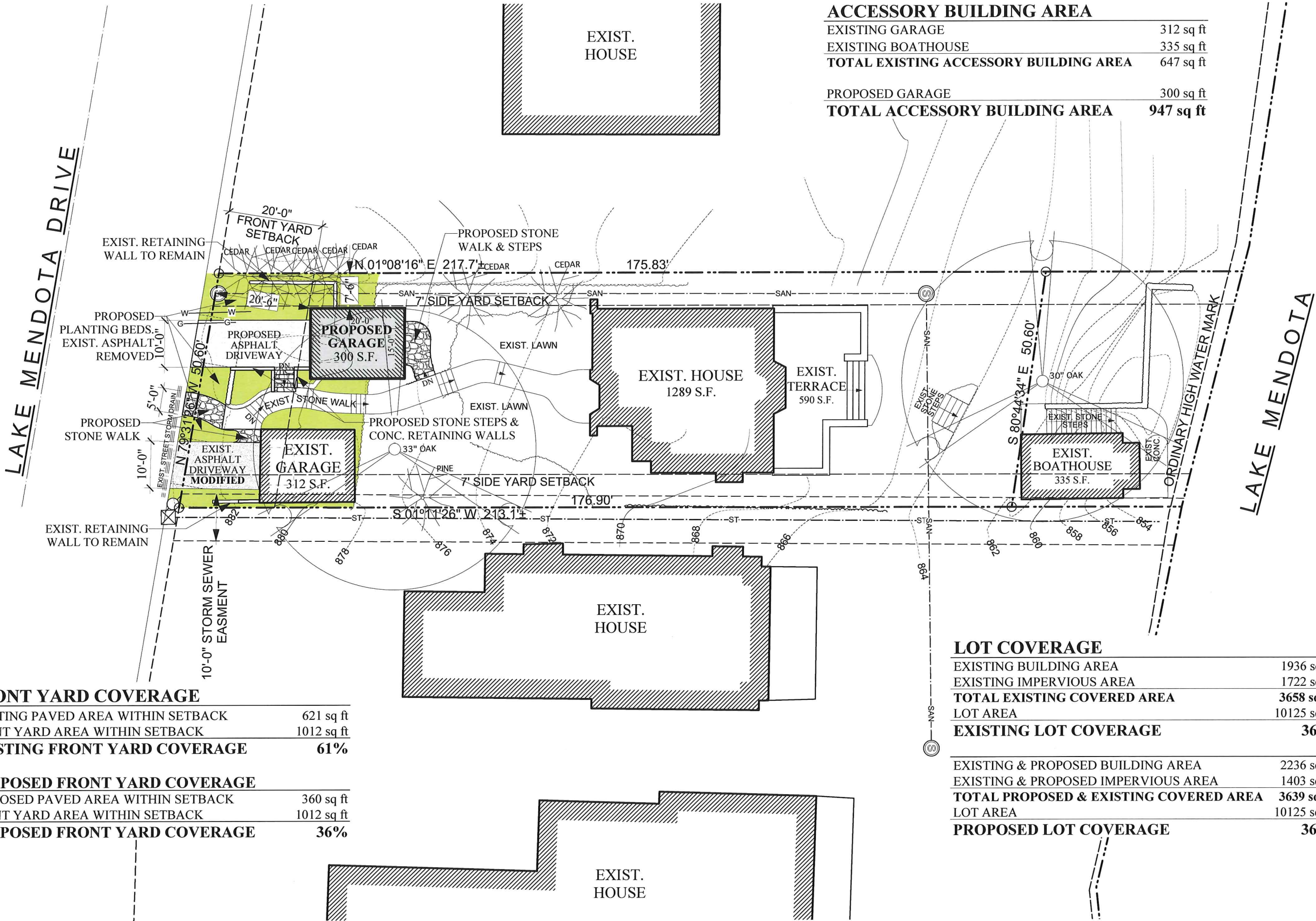
REVISIONS:	

DATE: 12 Mar 2014
SCALE: AS SHOWN
PROJECT: K1301.21
DRAWN BY: DTZ

DRAWING NAME:
EXISTING SITE
CONDITIONS

DRAWING NUMBER:

SP-1.1



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%

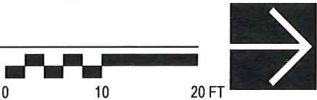
ACCESSORY BUILDING AREA

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

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%

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



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PROJECT:
GARAGE ADDITION
for
5006
LAKE MENDOTA DR

5006 Lake Mendota Dr.
Madison, Wisconsin

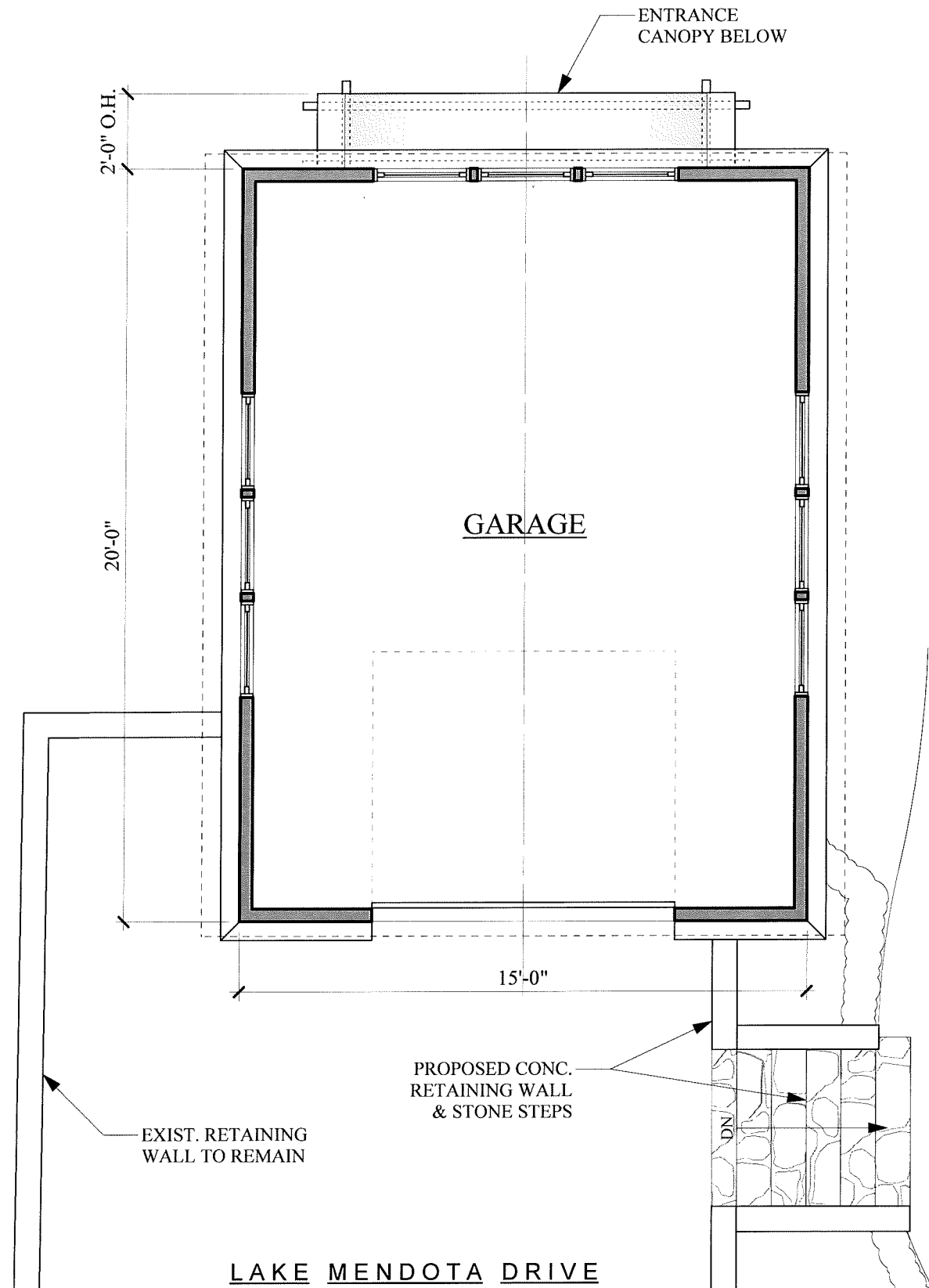
REVISIONS:	

DATE: 12 Mar 2014
SCALE: AS SHOWN
PROJECT: K1301.21
DRAWN BY: DTZ
DRAWING NAME:

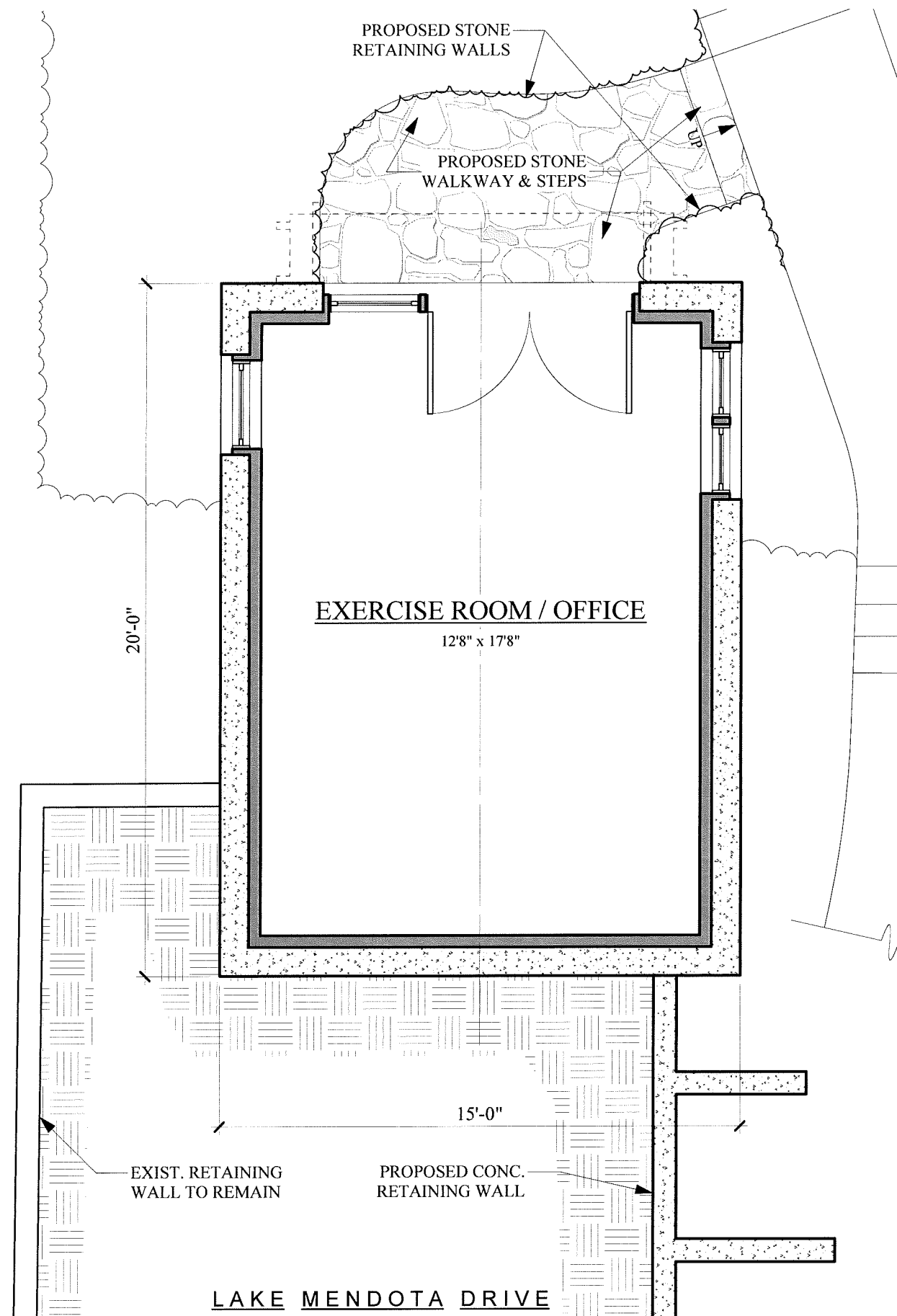
PROPOSED
SITE PLAN

DRAWING NUMBER:

SP-1.2



2 GARAGE PLAN
A-1.0 Scale: 1/4" = 1'-0"



1 EXERCISE ROOM / OFFICE PLAN
A-1.0 Scale: 1/4" = 1'-0"



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 - ◇ PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:

**GARAGE ADDITION
for
5006
LAKE MENDOTA DR**

5006 Lake Mendota Dr.
Madison, Wisconsin

REVISIONS:

DATE: 12 Mar 2014

SCALE: AS SHOWN

PROJECT: K1301.21

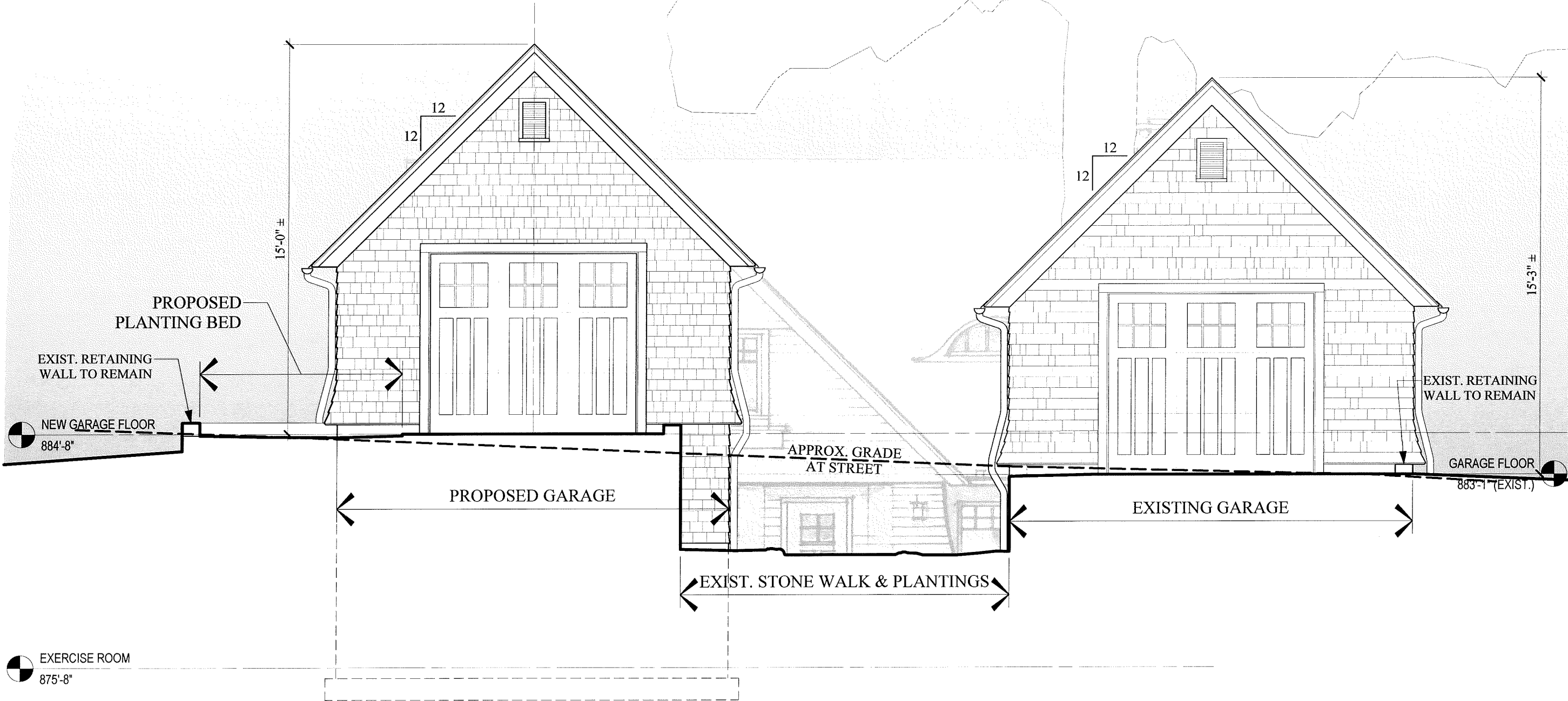
DRAWN BY: DTZ

DRAWING NAME:

**PROPOSED GARAGE
FLOOR PLANS**

DRAWING NUMBER:

A-1.0



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

- ISSUE:
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PROJECT:
GARAGE ADDITION
for
5006
LAKE MENDOTA DR

5006 Lake Mendota Dr.
Madison, Wisconsin

REVISIONS:	

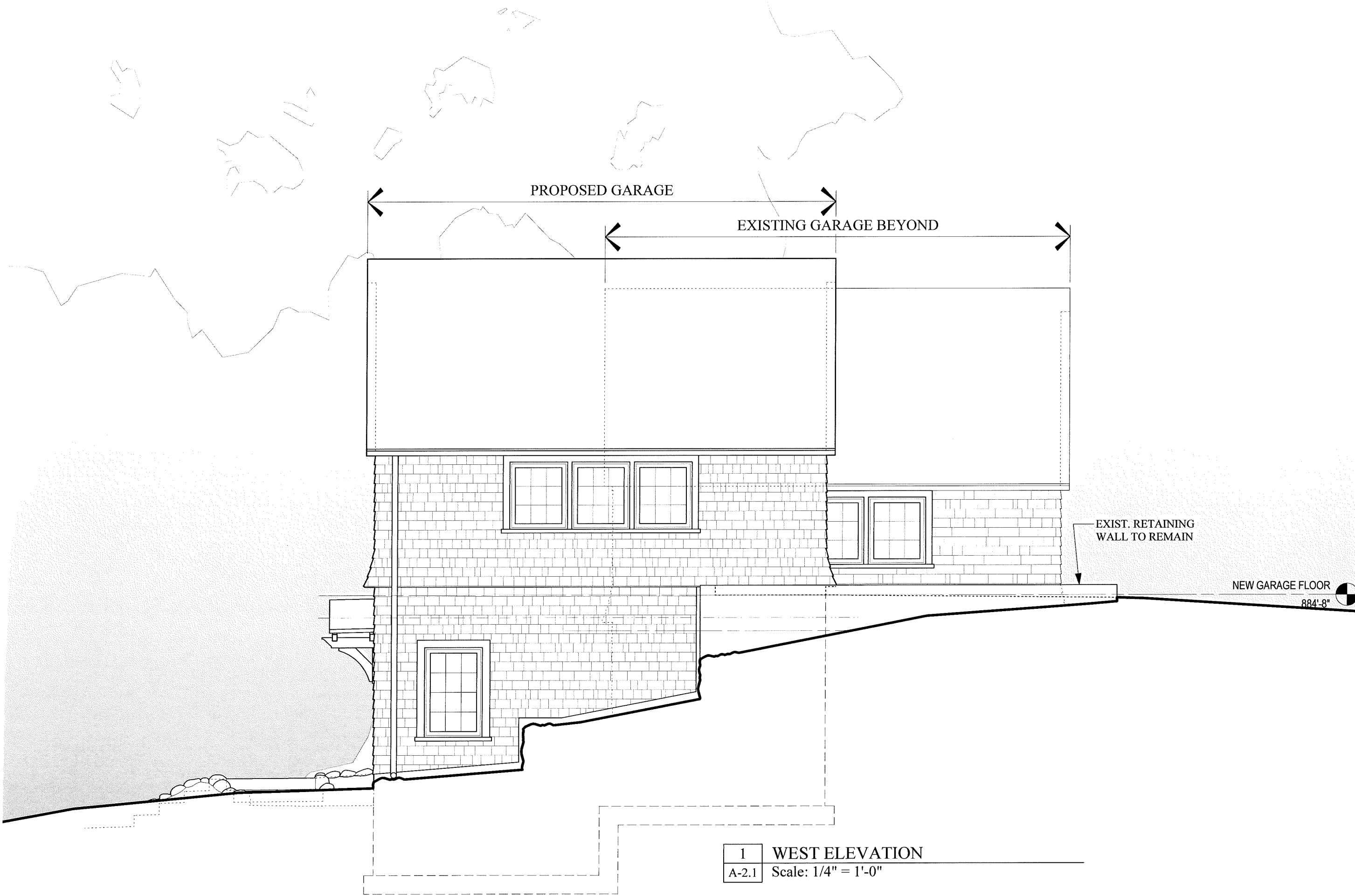
DATE: 12 Mar 2014
SCALE: AS SHOWN
PROJECT: K1301.21
DRAWN BY: DTZ

DRAWING NAME:

SOUTH ELEVATION

DRAWING NUMBER:

A-2.0



1
A-2.1

WEST ELEVATION
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:

DATE: 12 Mar 2014

SCALE: AS SHOWN

PROJECT: K1301.21

DRAWN BY: DTZ

DRAWING NAME:

EXTERIOR
ELEVATIONS

DRAWING NUMBER:

A-2.1



- ISSUE:
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GARAGE ADDITION
for
5006
LAKE MENDOTA DR

5006 Lake Mendota Dr.
Madison, Wisconsin

REVISIONS:	

DATE: 12 Mar 2014

SCALE: AS SHOWN

PROJECT: K1301.21

DRAWN BY: DTZ

DRAWING NAME:

NORTH ELEVATION

DRAWING NUMBER:

A-2.2

[illegible]

EXTERIOR
ELEVATIONS

DRAWING NUMBER:

A-2.3