



**CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION**

\$300 Filing Fee

Type or print legibly using blue or black ink.

Address of Subject Property: 445 N. Few St.

Name of Owner: Madeline Kasper and Bret Schluederberg

Address of Owner (if different than above): _____

Daytime Phone: 608-332-9044 Evening Phone: 608-332-9044

Email Address: maddiekasper4@gmail.com

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance:

Request to have a portion of our home addition within the required 4 ft setback. We would like the wall along the
expanded kitchen and added breakfast nook to be in line with our existing home, which is 3 feet 7 inches from the setback.
The back staircase of the addition would be within the setback.

See reverse side for more instructions.

OFFICE USE ONLY

Amount Paid: \$300.00

Receipt: 120873-0003

Filing Date: 7-20-2022

Received By: NHK

Parcel Number: 0709-124-0709-0

Zoning District: TR-C2

Alder District: 6-BENFORD

Hearing Date: 8-18-2022

Published Date: 8-11-2022

Appeal Number: LNDVAR-2022-00005

GQ: _____
Code Section(s): 28.043 (2)

Standards for Variance

The ZBA 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.

Our existing home is situated to the far side of our property and is already 5 inches within the 4-foot setback.

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.

The five inches requested would not make a discernible difference to the amount of light and air between our home and our neighbor's home. As part of the home addition, we will be removing our back porch, which is within the setback. Our lot and our neighbor's lot are both very large; we will still be leaving plenty of open space.

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.

We would like to build the addition in line with our existing house line. Not doing so would require a jog in the wall in the middle of the expanded kitchen, which would impact usability.

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.

A jog in the wall to comply with the setback requirement would result in a disjointed kitchen since the depth of the cabinets and and counters would not be continuous.

5. The proposed variance shall not create substantial detriment to adjacent property.

Our home is already at this distance from the setback and there is no detriment to light or air. A five-inch difference for the planned home addition would not be discernible. We have moved the back staircase in five inches so that it will be within the 4 ft setback.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

It is very typical for homes within the neighborhood to be very close together and within the setback.

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:

<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next to variance. <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features. <input type="checkbox"/> Scale (1" = 20' or 1" = 30' preferred). <input type="checkbox"/> North arrow.
<input checked="" type="checkbox"/>	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
<input checked="" type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com .
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.
<input checked="" type="checkbox"/>	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.
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 60%;"> Property Owner's Signature: <u>Madeline Kasper</u> </div> <div style="width: 35%;"> Date: <u>7/15/2022</u> </div> </div>	

-----.(Office Use Only).-----

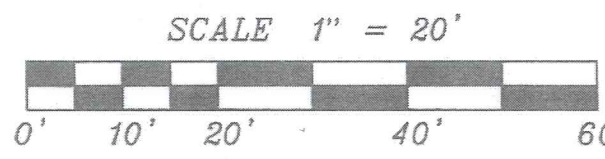
DECISION

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:

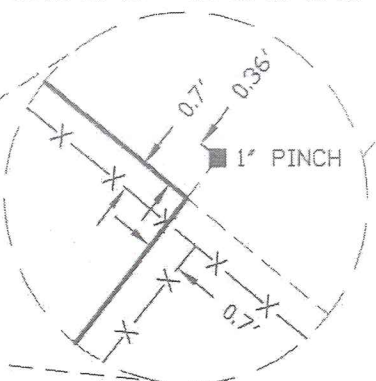
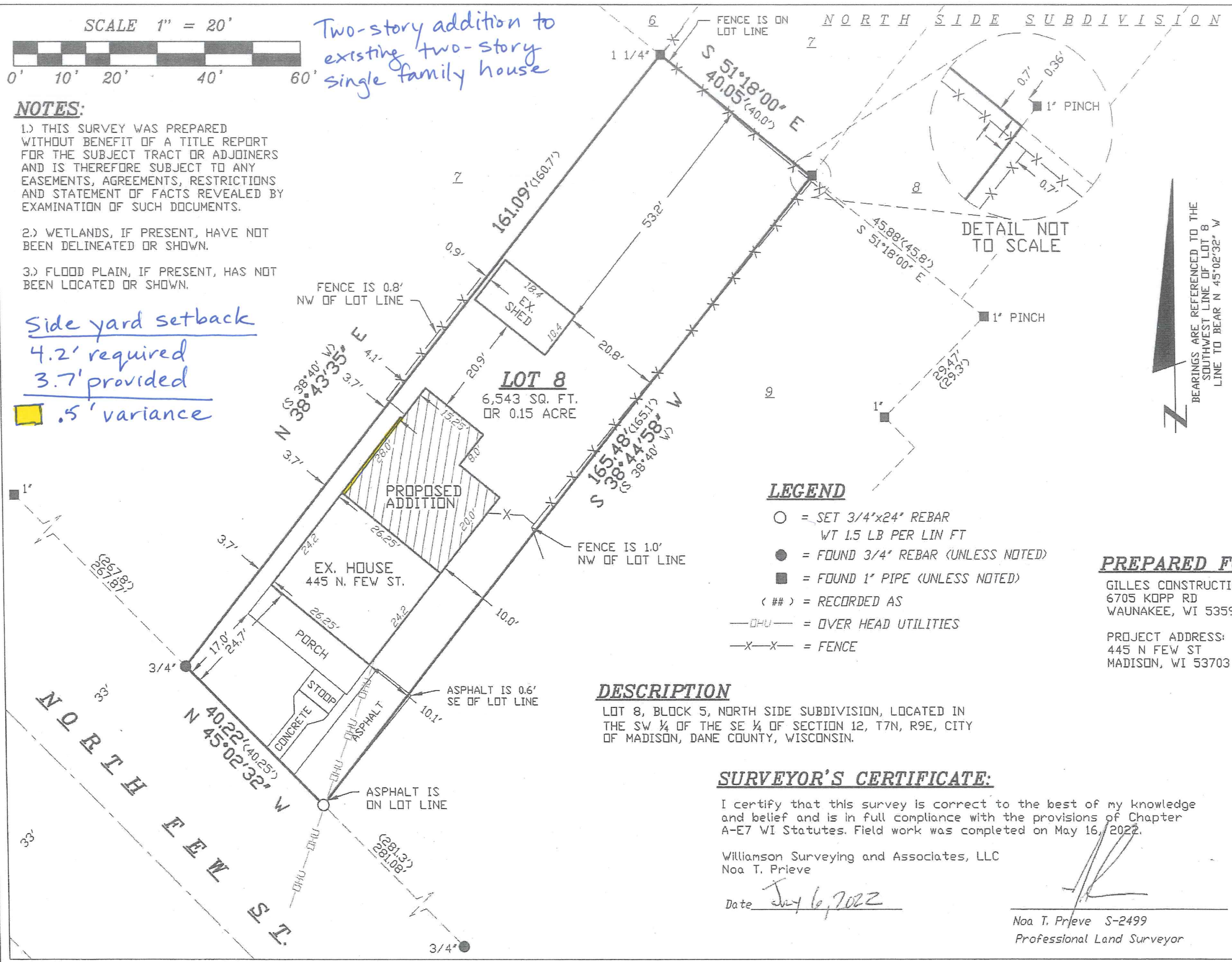


NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

Side yard setback
4.2' required
3.7' provided
 .5' variance

Two-story addition to existing two-story single family house



DETAIL NOT TO SCALE

BEARINGS ARE REFERENCED TO THE SOUTHWEST LINE OF LOT 8 LINE TO BEAR N 45°02'32" W

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE (UNLESS NOTED)
- (##) = RECORDED AS
- DHU— = OVER HEAD UTILITIES
- X—X— = FENCE

PREPARED FOR:

GILLES CONSTRUCTION
6705 KOPP RD
WAUNAKEE, WI 53597

PROJECT ADDRESS:
445 N FEW ST
MADISON, WI 53703

DESCRIPTION

LOT 8, BLOCK 5, NORTH SIDE SUBDIVISION, LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on May 16, 2022.

Williamson Surveying and Associates, LLC
Noa T. Prieve

Date July 16, 2022

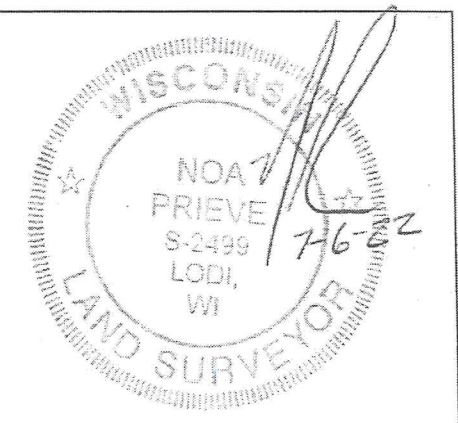
Noa T. Prieve S-2499
Professional Land Surveyor

PLAT OF SURVEY

LOT 8, BLOCK 5, NORTH SIDE SUBDIVISION, LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

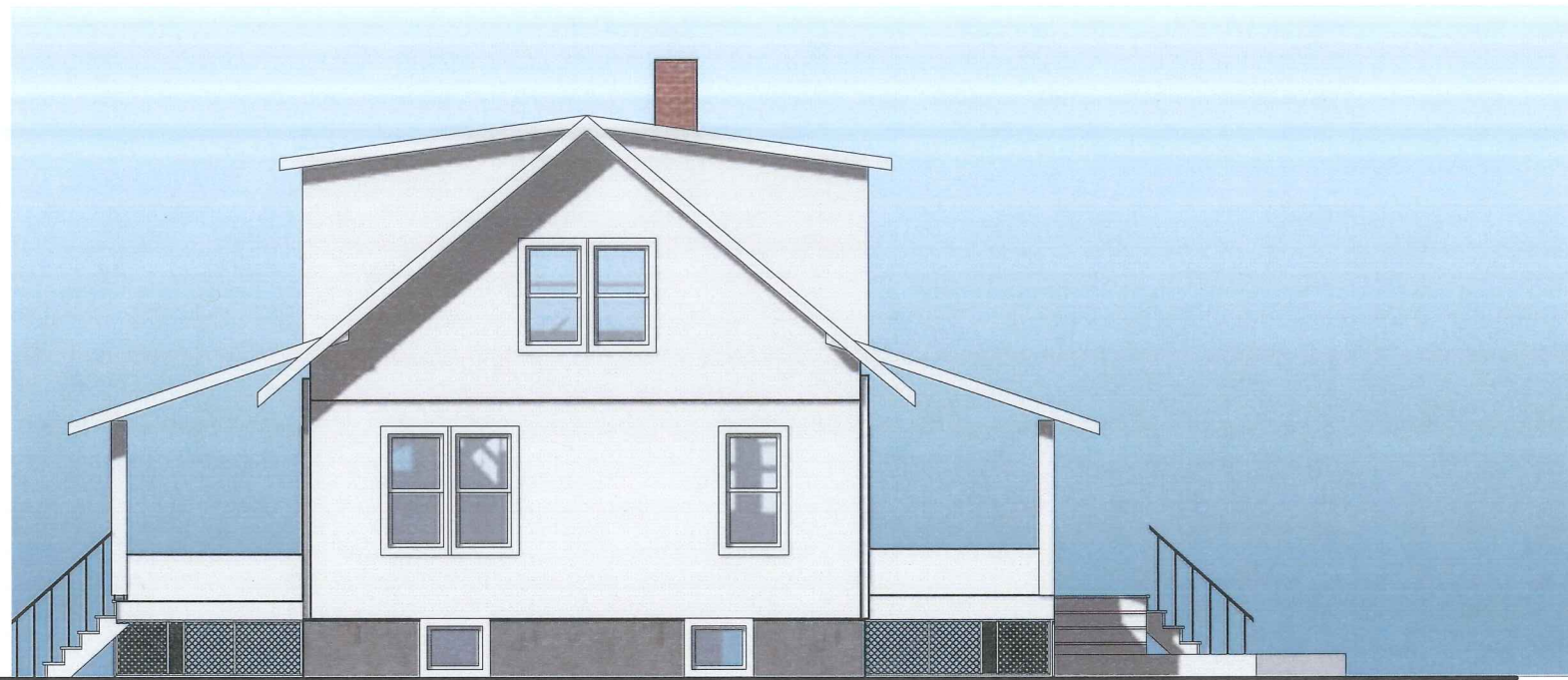
DATE	JUNE 2, 2022	REVISION DATE	06-09-2022	CHECK BY	N.T.P.
SCALE	1" = 20'	REVISION DATE	07-06-2022	DRAWING NO.	22V-139
DRAWN BY	BRAD RODSWA			SHEET	1 OF 1

SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS

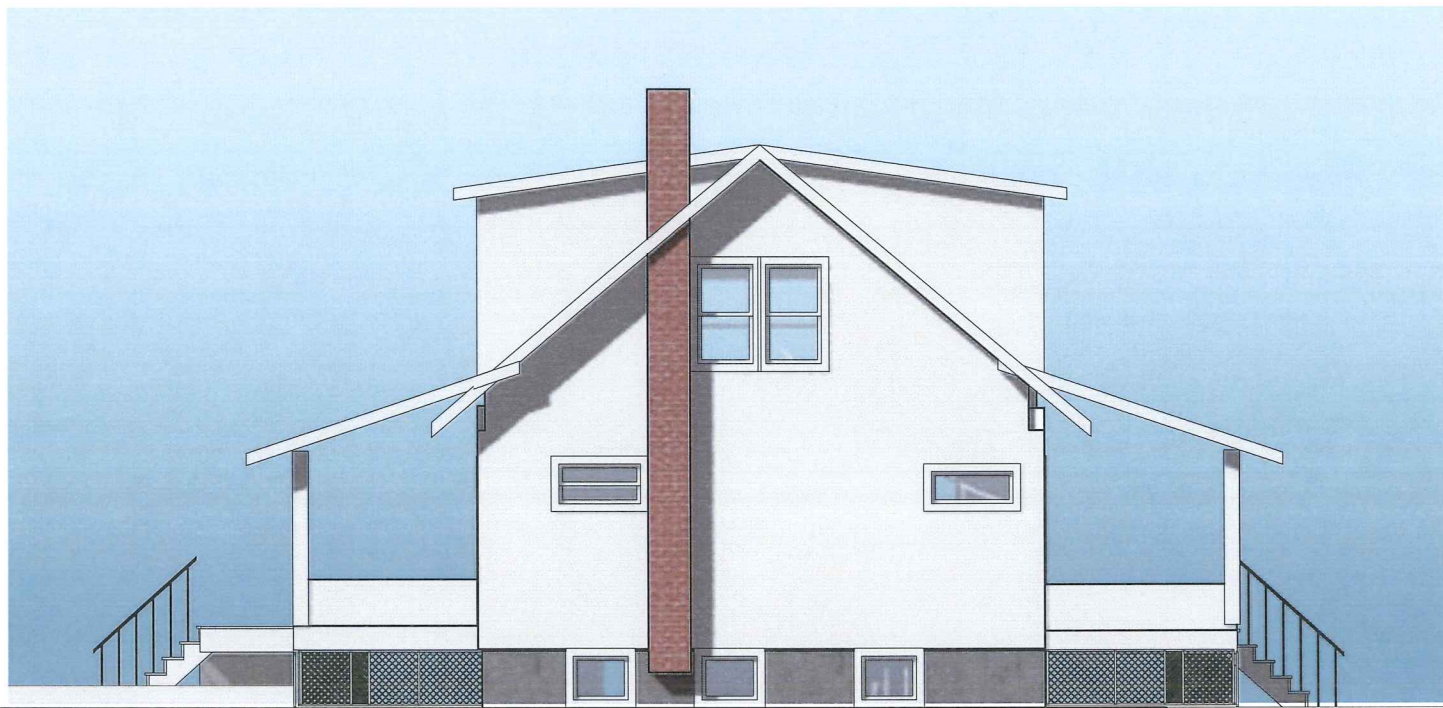
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM



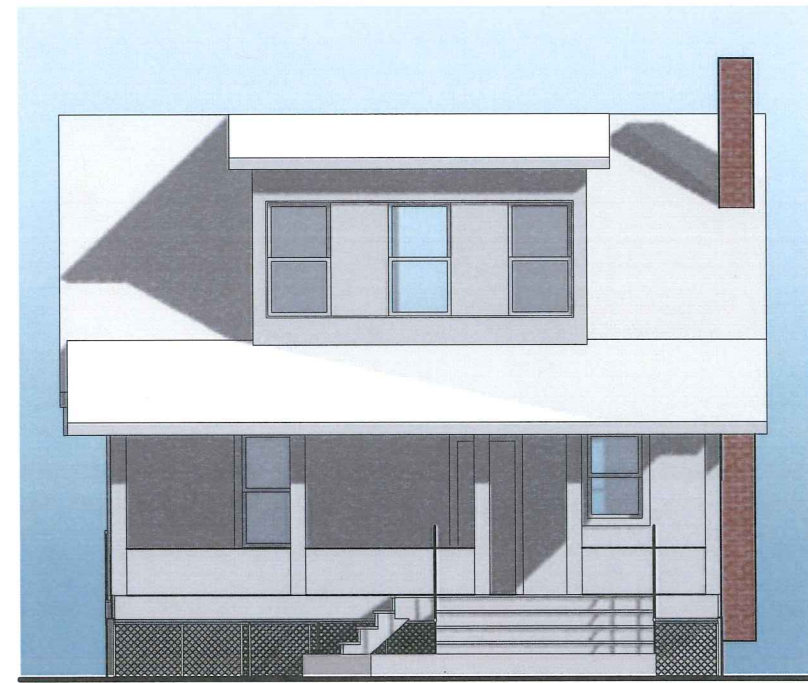
1 RIGHT ELEVATION - EXISTING
Scale: 1/8" = 1'-0"



2 FRONT ELEVATION - EXISTING
Scale: 1/8" = 1'-0"



3 LEFT ELEVATION - EXISTING
Scale: 1/8" = 1'-0"



4 BACK ELEVATION - EXISTING
Scale: 1/8" = 1'-0"



Julie Kardatzke Architect, LLC
408 West Leeson Street
Spring Green, WI 53588
phone: 608.588.7105
email: julie@jkarchitecture.com
website: jkarchitecture.com

KASPER / SCHLUEDERBERG RESIDENCE

445 N. FEW STREET
MADISON, WI 53703

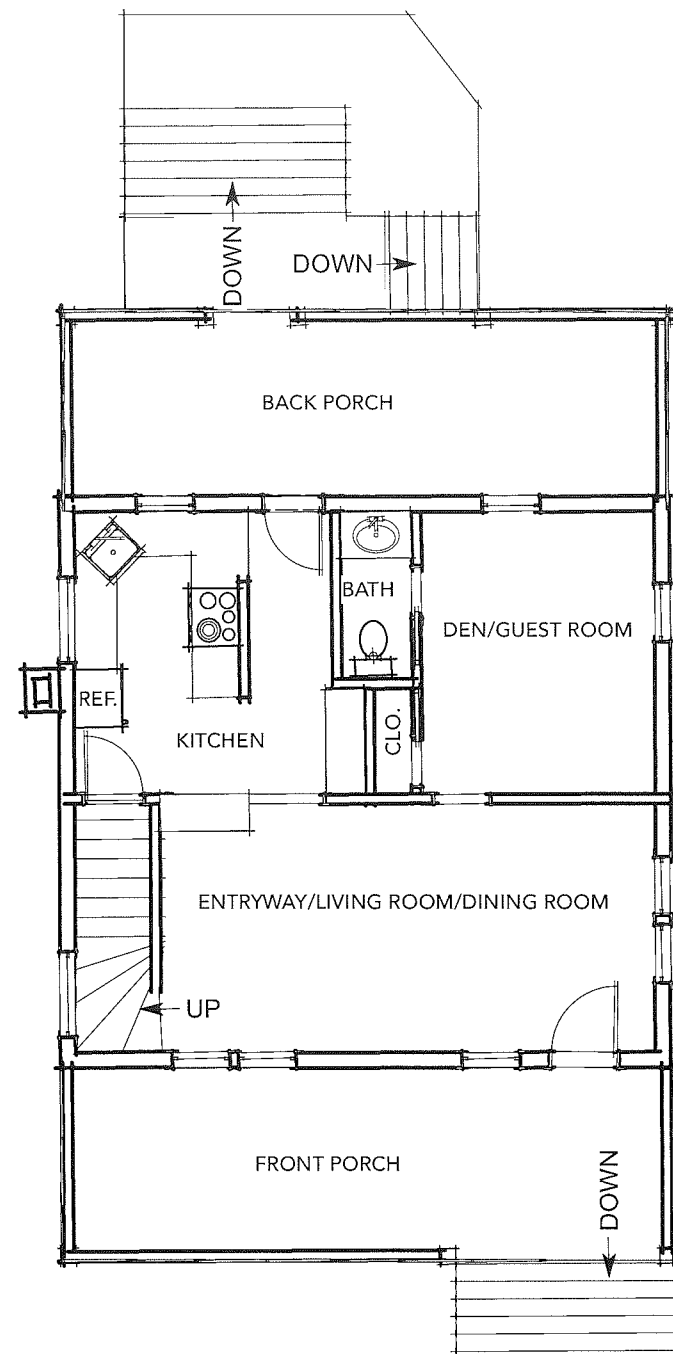
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Project ID
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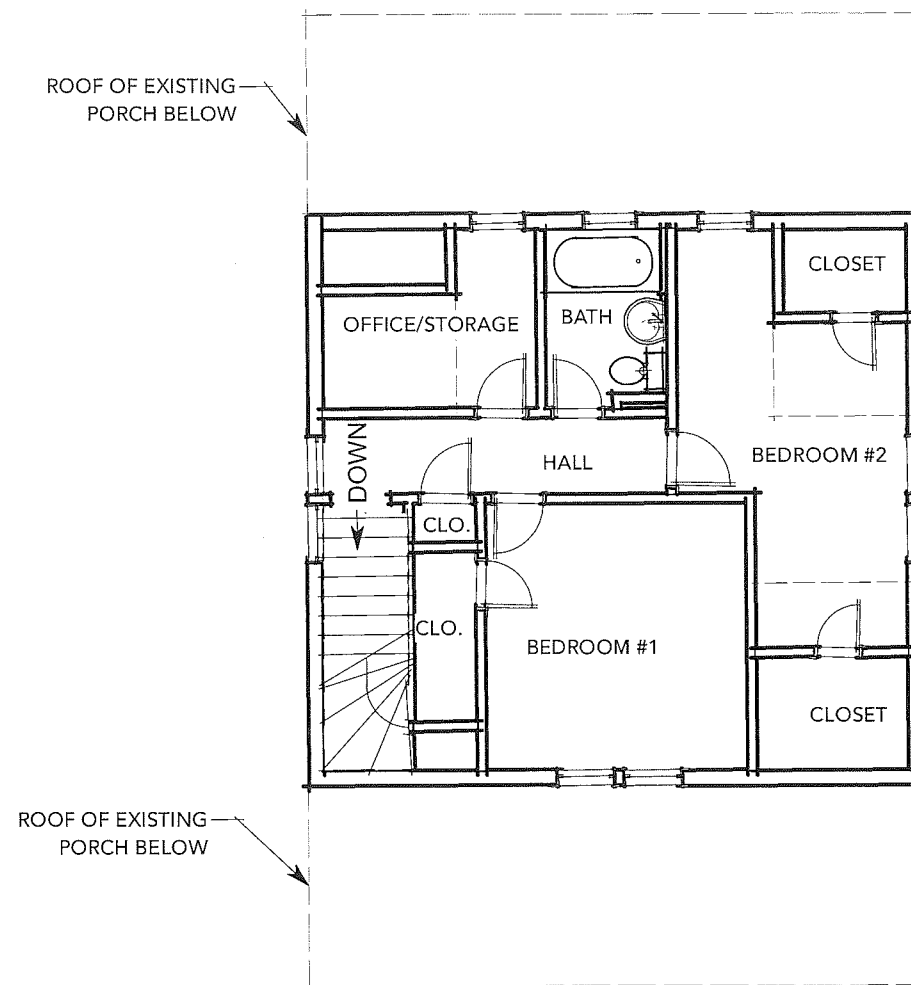
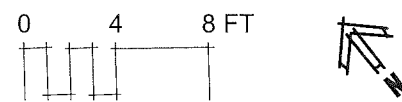
Date
7/7/22

Revision

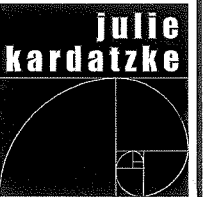
A4



1 **FIRST FLOOR PLAN - EXISTING**
Scale: 1/8" = 1'-0"



2 **SECOND FLOOR PLAN - EXISTING**
Scale: 1/8" = 1'-0"



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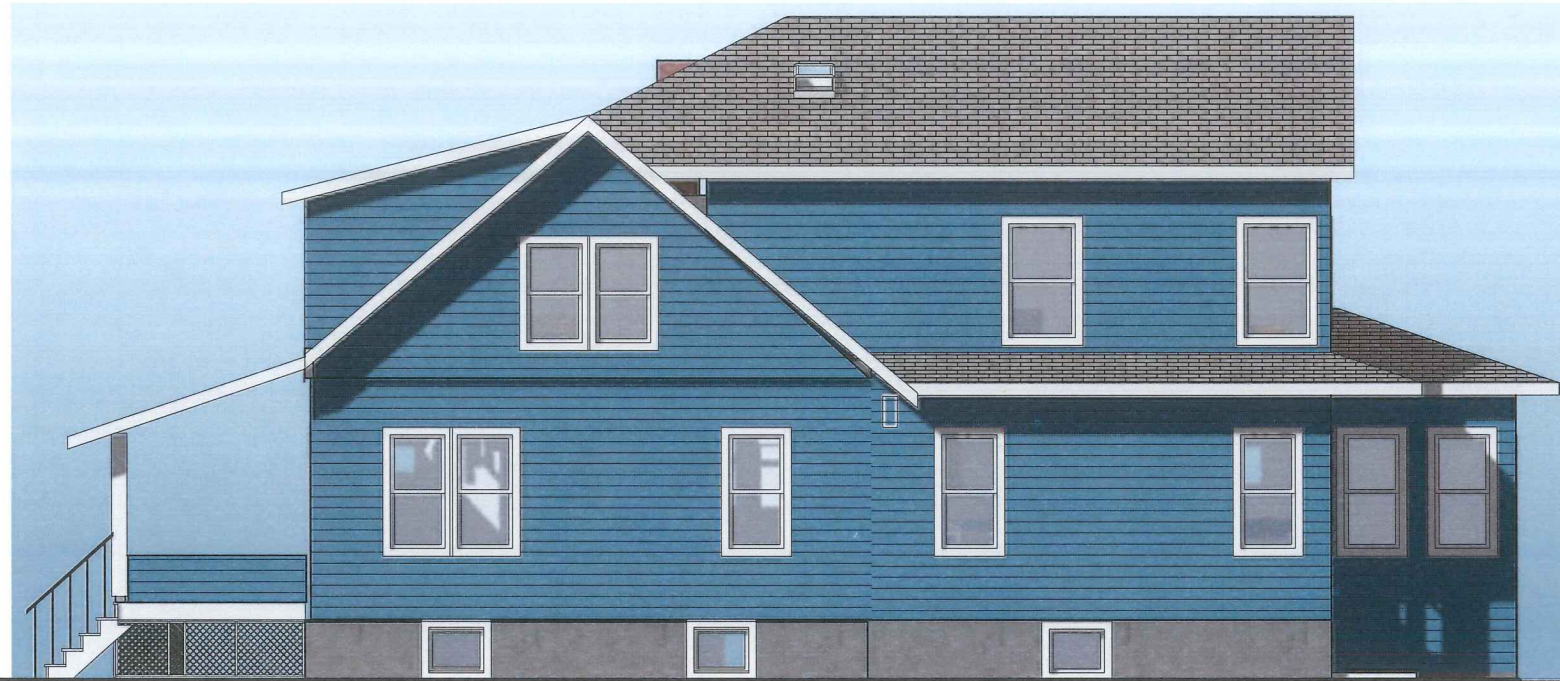
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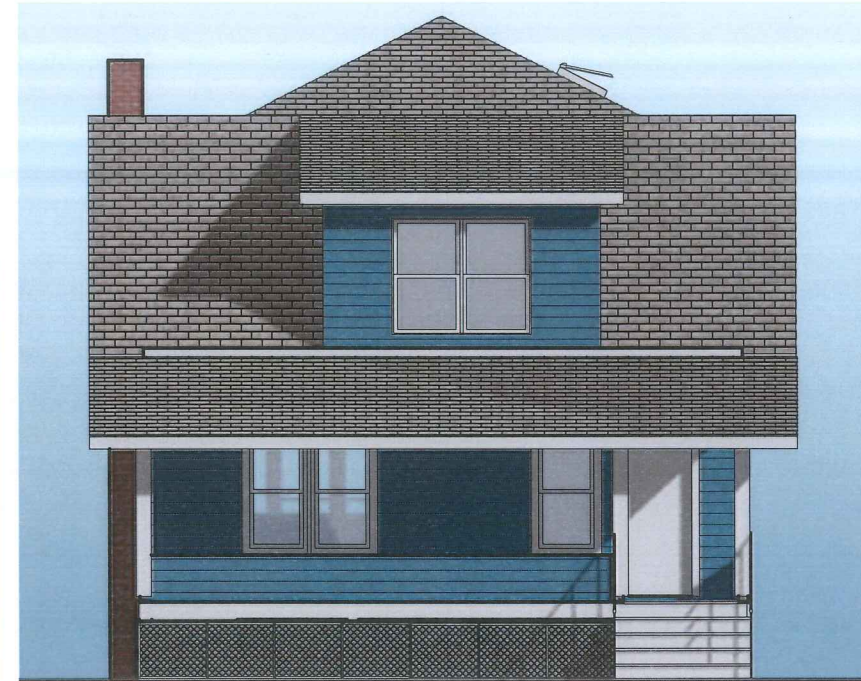
A3



1

RIGHT ELEVATION WITH ADDITION

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



2

FRONT ELEVATION WITH ADDITION

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



3

LEFT ELEVATION WITH ADDITION

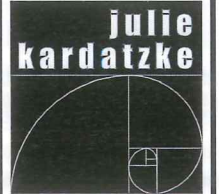
Scale: 1/8" = 1'-0"



4

BACK ELEVATION WITH ADDITION

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



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MADISON, WI 53703**

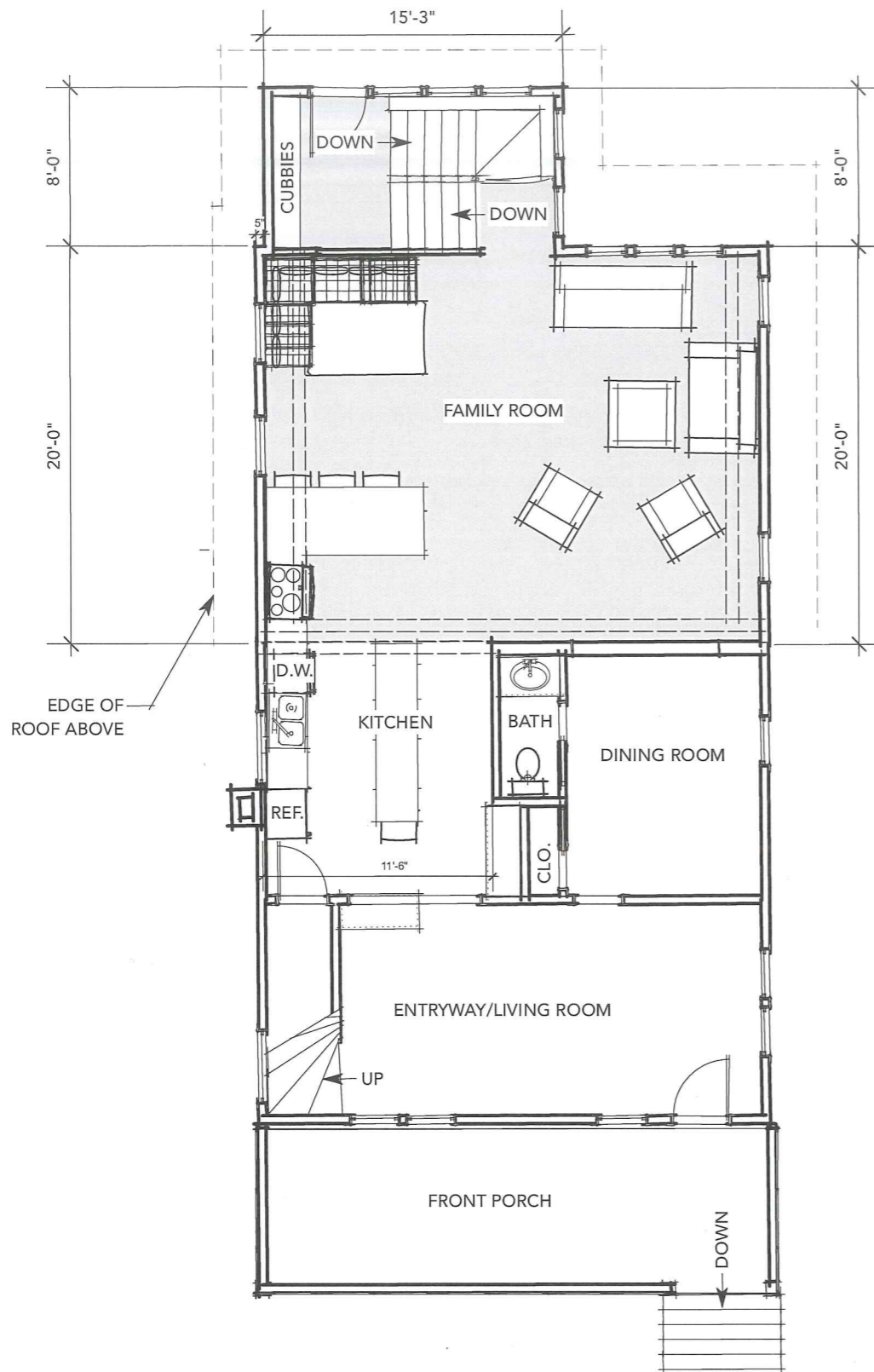
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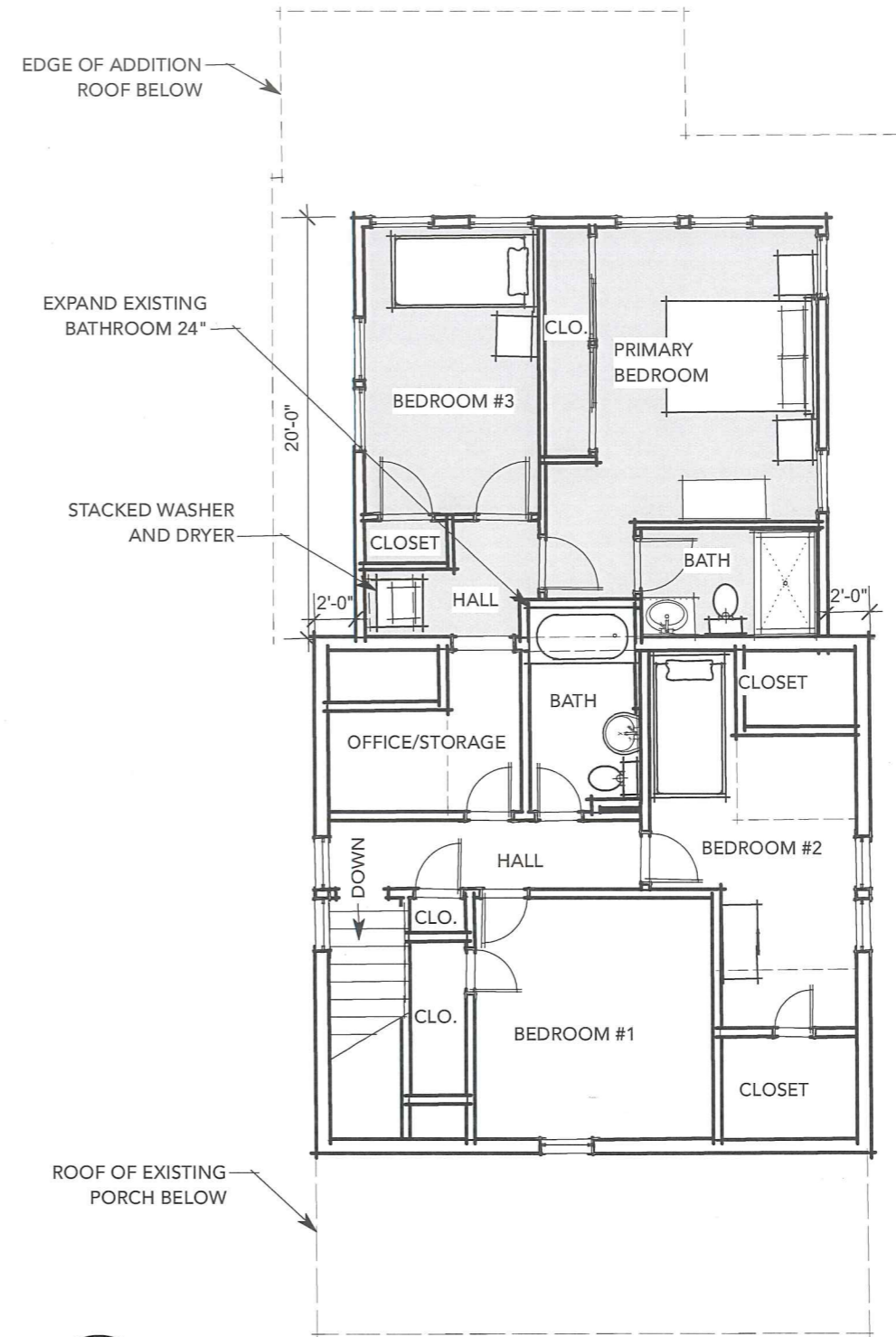
Date
7/7/22

Revision

A6



1 FIRST FLOOR PLAN - WITH ADDITION
Scale: 1/8" = 1'-0"



2 SECOND FLOOR PLAN - WITH ADDITION
Scale: 1/8" = 1'-0"



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A5