



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

\$300 Filing Fee

Ensure all information is typed or legibly printed using blue or black ink.

Address of Subject Property: 330 E. Wilson Street

Name of Owner: Palladia, LLC

Address of Owner (if different than above): 115 E. Main Street
Madison WI 53703

Daytime Phone: 608.469.0059 Evening Phone: _____

Email Address: kevin@kotherep.com

Name of Applicant (Owner's Representative): Josh Wilcox

Address of Applicant: 7780 Elmwood Ave
Middleton WI 53562

Daytime Phone: 608.829.1750 Evening Phone: _____

Email Address: josh.wilcox@garybrink.com

Description of Requested Variance:

The owner is requesting two variances:

1. Reduction in the rear yard setback from 10'-0" to 6'-0"
2. Variance from parking design standards set forth in MGO 28.07(3)(a)(1).

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$ 300</u>	Hearing Date: <u>8/14/14</u>
Receipt: <u>156471</u>	Published Date: <u>8/7/14</u>
Filing Date: <u>7/25/14</u>	Appeal Number: <u>081414-1</u>
Received By: <u>MNT</u>	GQ: <u>WP-17</u>
Parcel Number: <u>0708-133-2624-9</u>	Code Section(s): <u>28.076 (3) setback</u>
Zoning District: <u>UMX</u>	<u>28.071 (3)(a) 1. - Design standard</u>
Alder District: <u>6-Rummel</u>	

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the applicant has shown the following standards are met:

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

Very small (6,171 SF) corner lot that requires unique solutions for a quality mixed used, urban in fill project. The additional 48" of space provided by the reduced setback we are requesting is a direct response to requests from neighbors to expand view sheds down Hancock Street. The parking, which is needed to attract quality commercial tenants, is difficult to incorporate into a tight urban site.

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 reduced setback respects the spirit, purpose and intent of the regulations while carefully balancing the desires of nearby residents. We do not believe that this request will have an impact on any public interest. Similarly, the proposed parking, which is screened from the street with a community display are, is consistent with the spirit of the regulation in that the parking is screened from the street.

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.

The ordinance would unnecessarily burdensome the project. The size of the site requires unique solutions to make the project better for everyone associated with it. The existing configuration of the lot (size, shape and slope), together with the commercial space on the first floor, creates a hardship providing parking on the lot for tenants because additional underground or above ground parking is extremely difficult to provide due to the loss of space that would be associated with extensive ramping to accommodate ingress and egress.

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.

The difficulty is associated with the unique site and viewsheds down Hancock Street. Other groups that do not have an interest in the property have the most desire to set the building back 48". With regard to parking the practical hardship is due to the existing lot configuration and is not personal to the present owner.

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

We do not believe the variance will have an impact on any adjacent properties. To the contrary, we anticipate the proposed design will have a positive impact on many neighboring properties.

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

This request is in the character of the neighborhood. The original idea for moving the footprint of the building came at a neighborhood meeting. The parking is screened from street view and will likewise have no negative impact on the character of the neighborhood.

Application Requirements

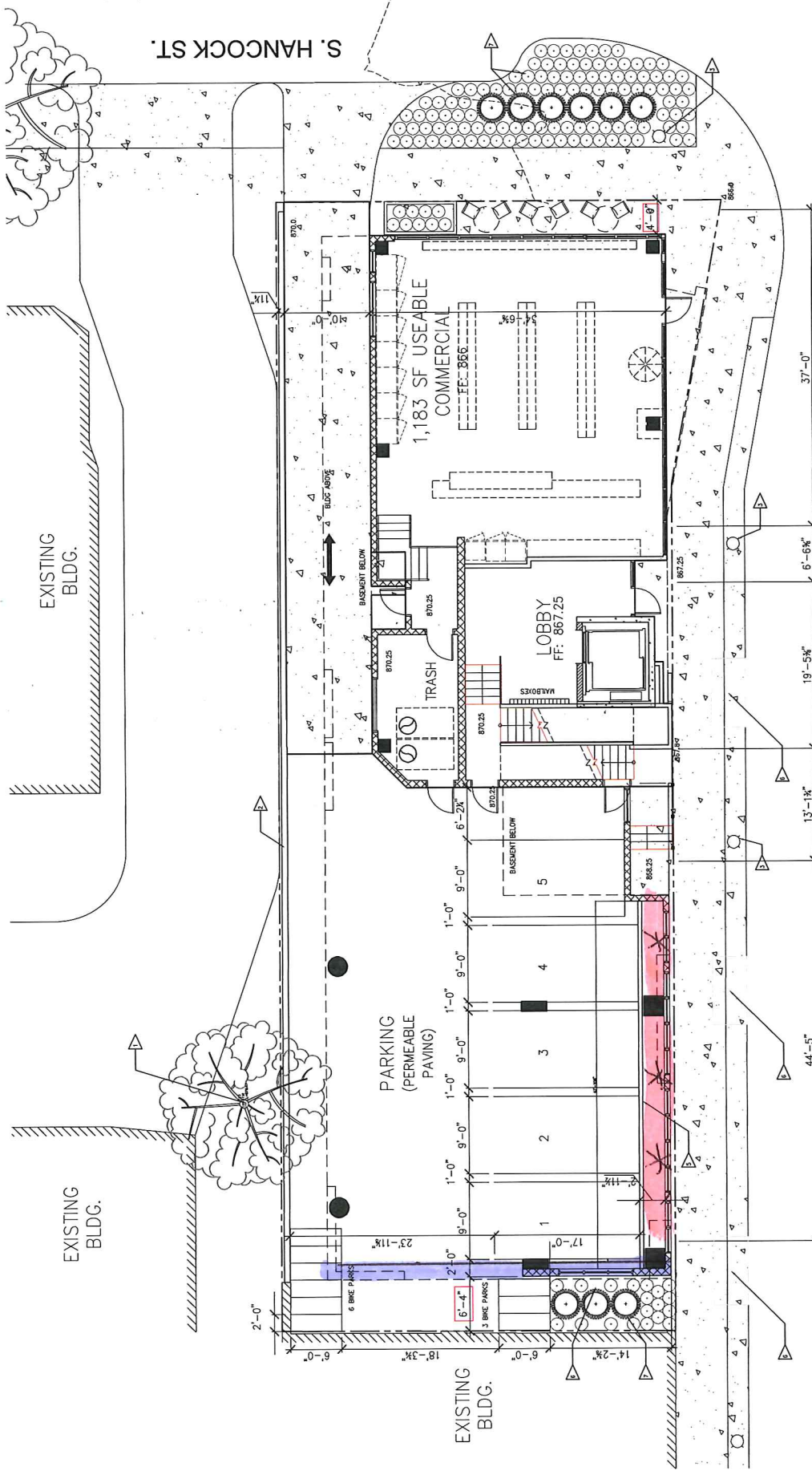
Please provide the following Information (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines <input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input type="checkbox"/> Approximate location of structures on neighboring properties adjacent 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 relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
<input checked="" type="checkbox"/>	Interior floor plan of existing and proposed structure , when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
<input type="checkbox"/>	Front yard variance requests only. Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	Lakefront setback variance requests only. Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	CHECK HERE. I have been given a copy of and have reviewed the standards that the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature:  **Date:** 7/25/14

------(Do not write below this line/For Office Use Only)-----

<u>DECISION</u>
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.
The Zoning Board of Appeals: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:
Date:



SIX-STORY mixed-use residential/commercial Building

near yard setback

10'-0" Required

6'-0" Provided

4'-0" Variance

E. WILSON ST.

*** Design standard variance**

Provide ground-floor parking where no office or retail use is located between parking and street facade

KEYED NOTES

- EXISTING TREE
- EXISTING RETAINING WALL
- EXISTING STREET LAMP
- NOT USED
- INTERACTIVE CHARTER DISPLAY
- NEW TREE - REFERENCE COLOR FOR DETAILS
- NEW PLANTING - REFERENCE COLOR FOR DETAILS

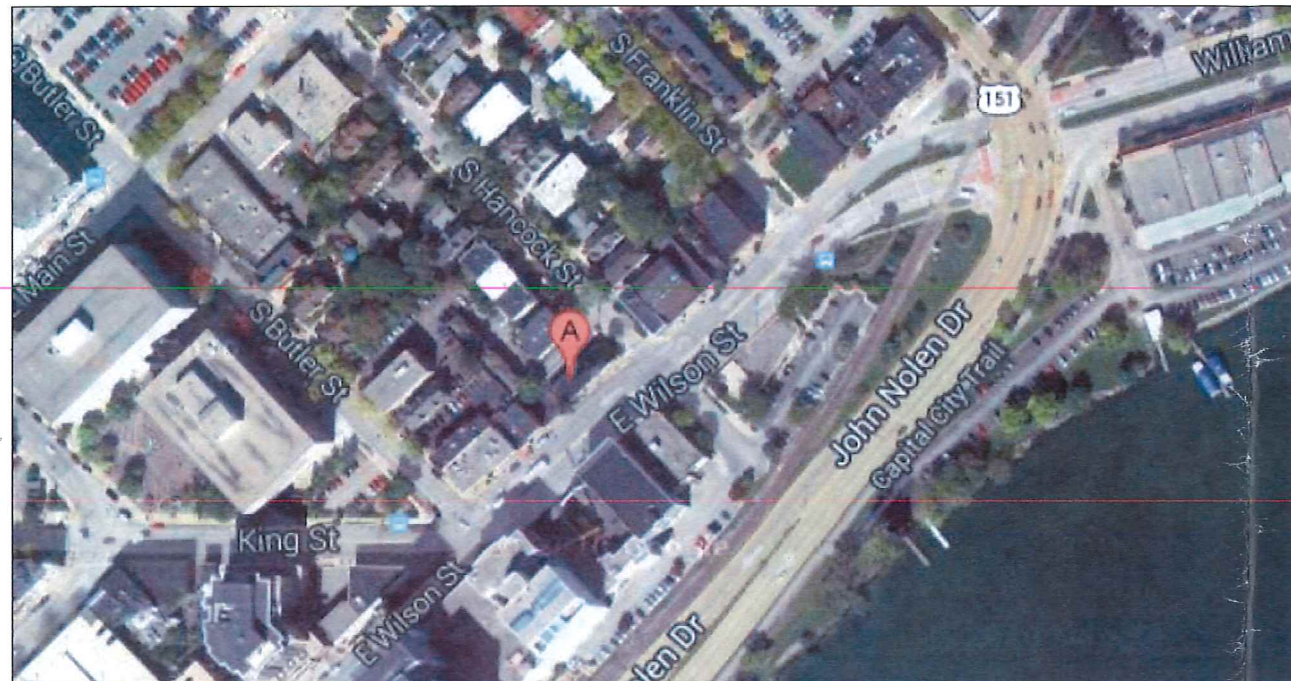
1 FIRST FLOOR PLAN / SITE PLAN
SCALE: 3/16" = 1'-0"

330 E. WILSON MIXED USE

330 E. WILSON STREET MADISON, WI 53703

ZBA SUBMITTAL

JULY 25, 2014



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

SHEET INDEX

- T-1 COVER SHEET & PROJECT CONTACTS
- ARCHITECTURAL DRAWINGS
- A2.00 BASEMENT FLOOR PLAN
 - A2.01 FIRST FLOOR PLAN / SITE PLAN
 - A2.02 SECOND THROUGH SIXTH FLOOR PLAN
 - A2.03 ROOF FLOOR PLAN
 - A6.01 EXTERIOR SOUTH ELEVATION
 - A6.02 EXTERIOR EAST & WEST ELEVATIONS
 - A6.03 EXTERIOR NORTH ELEVATION
 - R1.01 MASSING MODEL RENDERING

ZONING CODE:

1. URBAN MIXED-USE (UMU) DISTRICT
2. MINIMUM FRONT YARD SETBACK = 0'-0", MAXIMUM FRONT YARD SETBACK = 10'-0"
- PROPOSED = 1'-0"
3. SIDE YARD SETBACK = 0'-0"
- PROPOSED = 0'-0"
4. REAR YARD SETBACK = 10'-0"
- PROPOSED = 10'-0"
5. MAXIMUM LOT COVERAGE = 30%
- PROPOSED 1ST FLOOR BUILDING FOOTPRINT = 35%
- PROPOSED 2ND FLOOR BUILDING FOOTPRINT = 10%
- LOT SIZE: 6,711 SF
- 1ST FLOOR BUILDING FOOTPRINT: 2,332 SF
232 = 30%
6,711 SF
- 2ND FLOOR BUILDING FOOTPRINT: 4,804 SF
4,804 SF = 10%
6,711 SF
6. MINIMUM HEIGHT = 2 STORIES, MAXIMUM HEIGHT = 4 STORIES (PER DOWNTOWN HEIGHT MAP), 6 STORIES PER CONDITIONAL USE.
7. USABLE OPEN SPACE = 10 SF PER BEDROOM + 450 SF REQUIRED
TOTAL BALCONY SF = 989 SF
TOTAL ROOF DECK SF = 331 SF
PROPOSED USABLE OPEN SPACE = 506 SF.
8. BIKE PARKING REQUIREMENTS:
1 STALL PER UNIT UP TO 2 BEDROOMS, 1 STALL PER ADDITIONAL BEDROOM.
1 GUEST SPACE PER 10 UNITS
2 STALLS REQUIRED FOR COMMERCIAL SPACE.
9. DESIGN OPTION REQUIRES 38 BIKE STALLS
- PROVIDED STALLS = 38 BIKE STALLS
10. AREA OF THE SITE = 6,711 SQ. FT.
PREFVIOUS AREAS = 7,261 SQ. FT.

330 E. WILSON MIXED USE								
Floor / Level	UNIT TYPE					UNITS PER FLOOR	BEDROOMS PER FLOOR	SQUARE FOOTAGE PER FLOOR
	EFFICIENCY / STUDIO	(1) BEDROOM	ACCESSIBLE (1) BEDROOM	(2) BEDROOM	(3) BEDROOM			
Basement	0	0	0	0	0	0	0	2432
1st	0	0	0	0	0	0	0	2132
2nd	2	1	1	1	1	6	9	4804
3rd	2	2	0	1	1	6	9	4804
4th	2	2	0	1	1	6	9	4804
5th	2	2	0	1	1	6	9	4804
6th	2	2	0	1	1	6	9	4804
Total	10	9	1	5	5	30	45	28584

OWNER/DEVELOPER:
PALLADIA, LLC
c/o KOTHE REAL ESTATE PARTNERS
115 E. MAIN ST., SUITE 210
MADISON, WISCONSIN 53703
PHONE: (608) 469-0059
EMAIL: kevin@kotherep.com
PRINCIPAL CONTACT: KEVIN PAGE

ARCHITECT:
GARY BRINK & ASSOCIATES, INC.
7780 ELMWOOD AVENUE, SUITE 204
MIDDLETON, WISCONSIN 53562
PHONE: (608) 829-1750
EMAIL: josh.wilcox@garybrink.com
PRINCIPAL CONTACT: JOSH WILCOX

GENERAL CONTRACTOR:
LANDGRAF CONSTRUCTION
5964 EXECUTIVE DRIVE
MADISON, WISCONSIN 53719
PHONE: (608) 274-4700
EMAIL: mark.landgraf@landgrafconstruction.com
PRINCIPAL CONTACT: MARK LANDGRAF

CIVIL/SITE ENGINEER:
QUAM ENGINEERING, LLC
4604 SIGGELKOW ROAD, SUITE A
McFARLAND, WISCONSIN 53558
PHONE: (608) 838-7750
EMAIL: rquam@quamengineering.com
PRINCIPAL CONTACT: RYAN QUAM

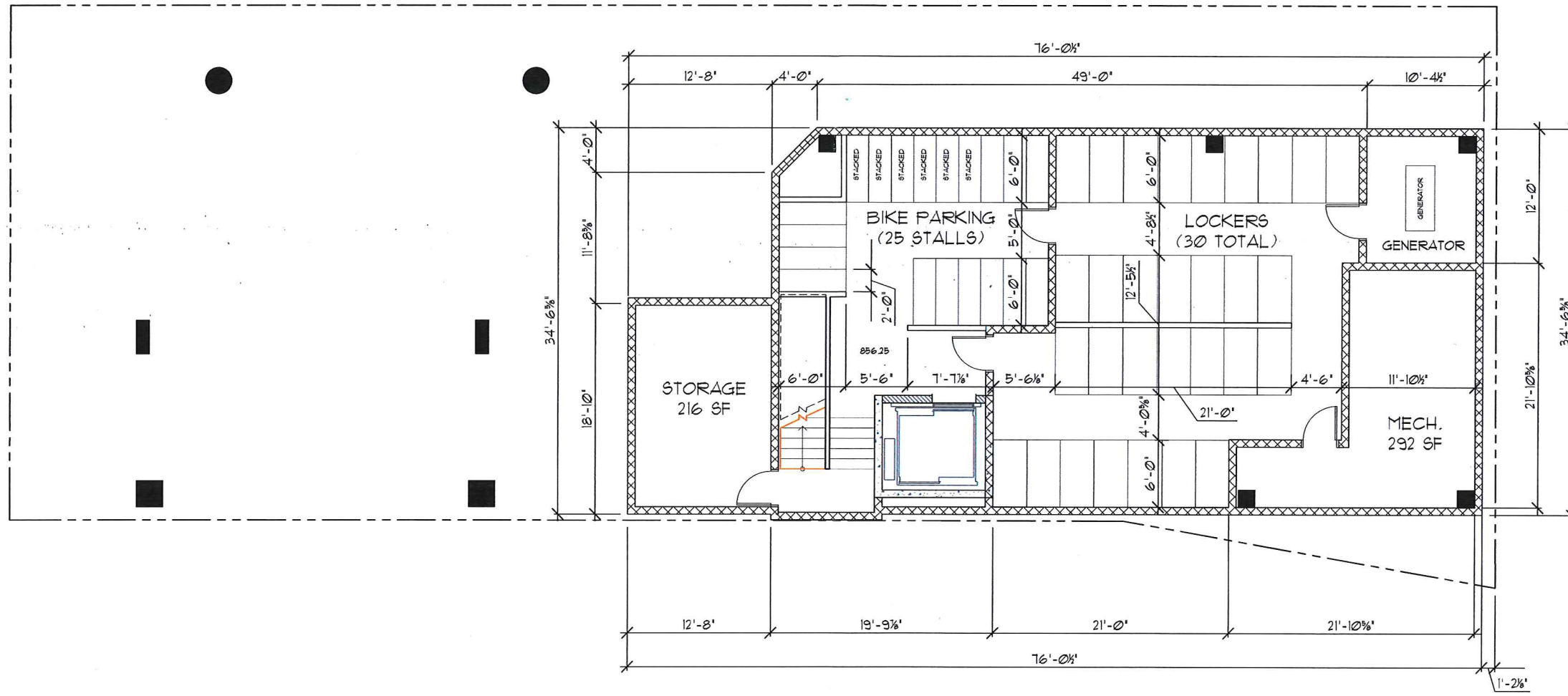
LANDSCAPE DESIGNER:
KEN SAIKI DESIGN, INC.
303 S. PATERSON, SUITE ONE
MADISON, WISCONSIN 53703
PHONE: (608) 251-3600
EMAIL: amolien@ksd-la.com
PRINCIPAL CONTACT: ABBIE MOLLIEN

PROJECT:
330 E. WILSON
330 E. WILSON STREET
MADISON, WI 53703
CLIENT:
KOTHE REAL ESTATE PARTNERS
115 E. MAIN STREET SUITE 210
MADISON, WI 53703

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SCALE: AS NOTED



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PROJECT: 330 E. WILSON
330 E. WILSON STREET
MADISON, WI 53703
CLIENT: KOTHE REAL ESTATE PARTNERS
115 E. MAIN STREET SUITE 210
MADISON, WI 53703

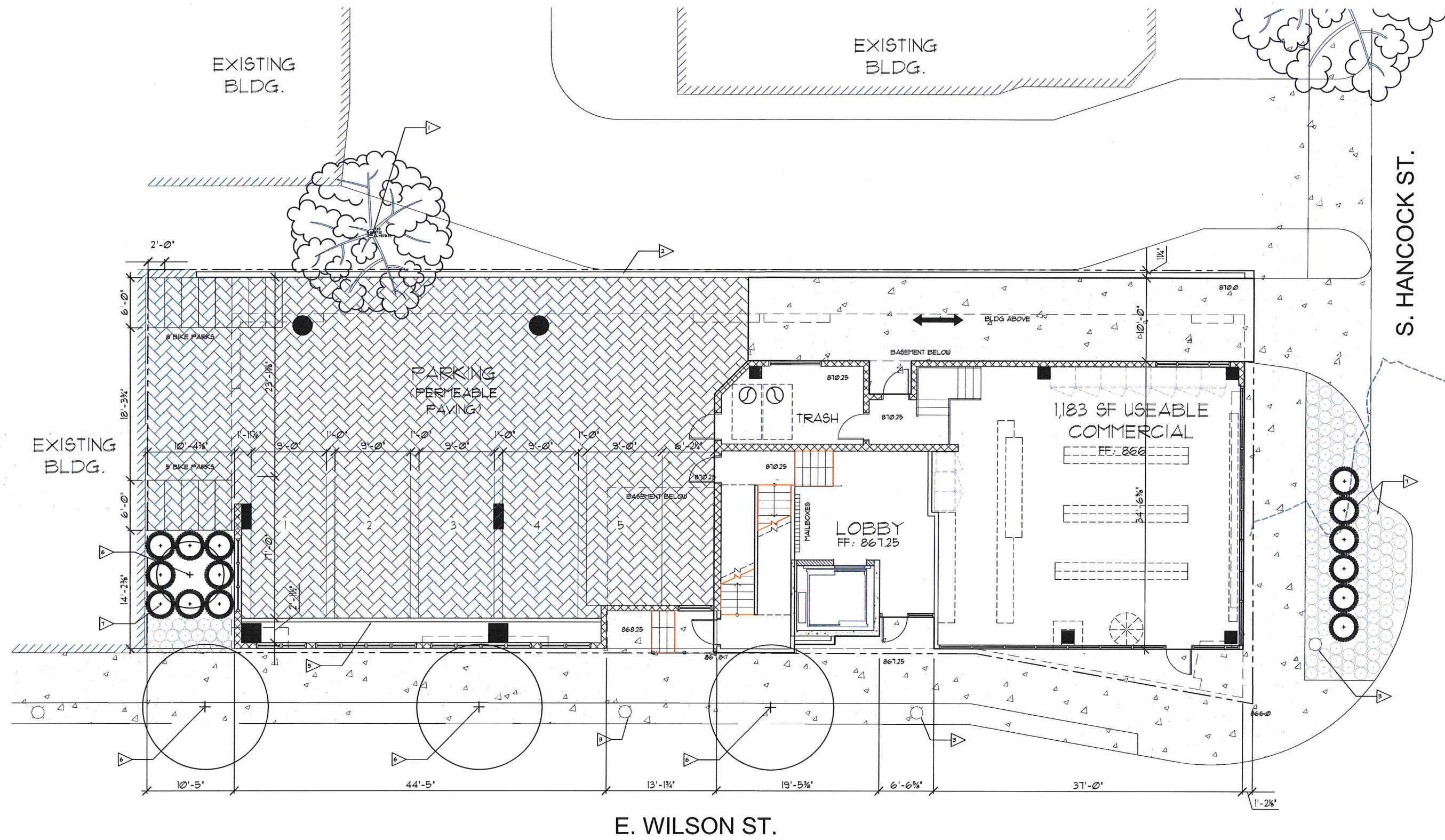
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1 BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"
0' 1' 2' 4' 8' 16'



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608-229-1730
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S. HANCOCK ST.

E. WILSON ST.

PROJECT: 330 E. WILSON
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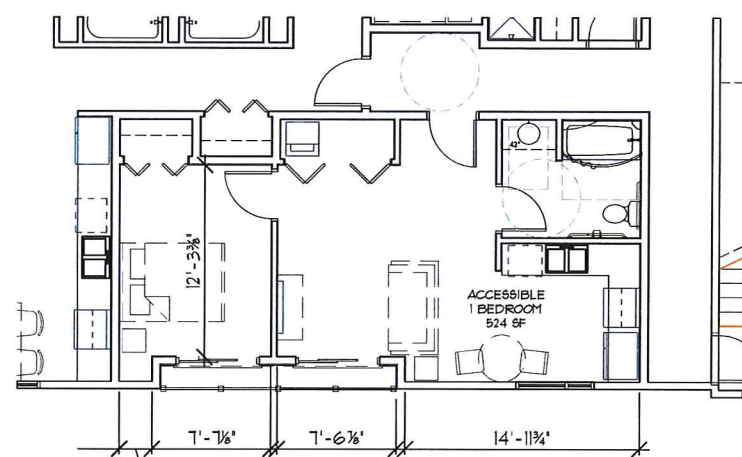
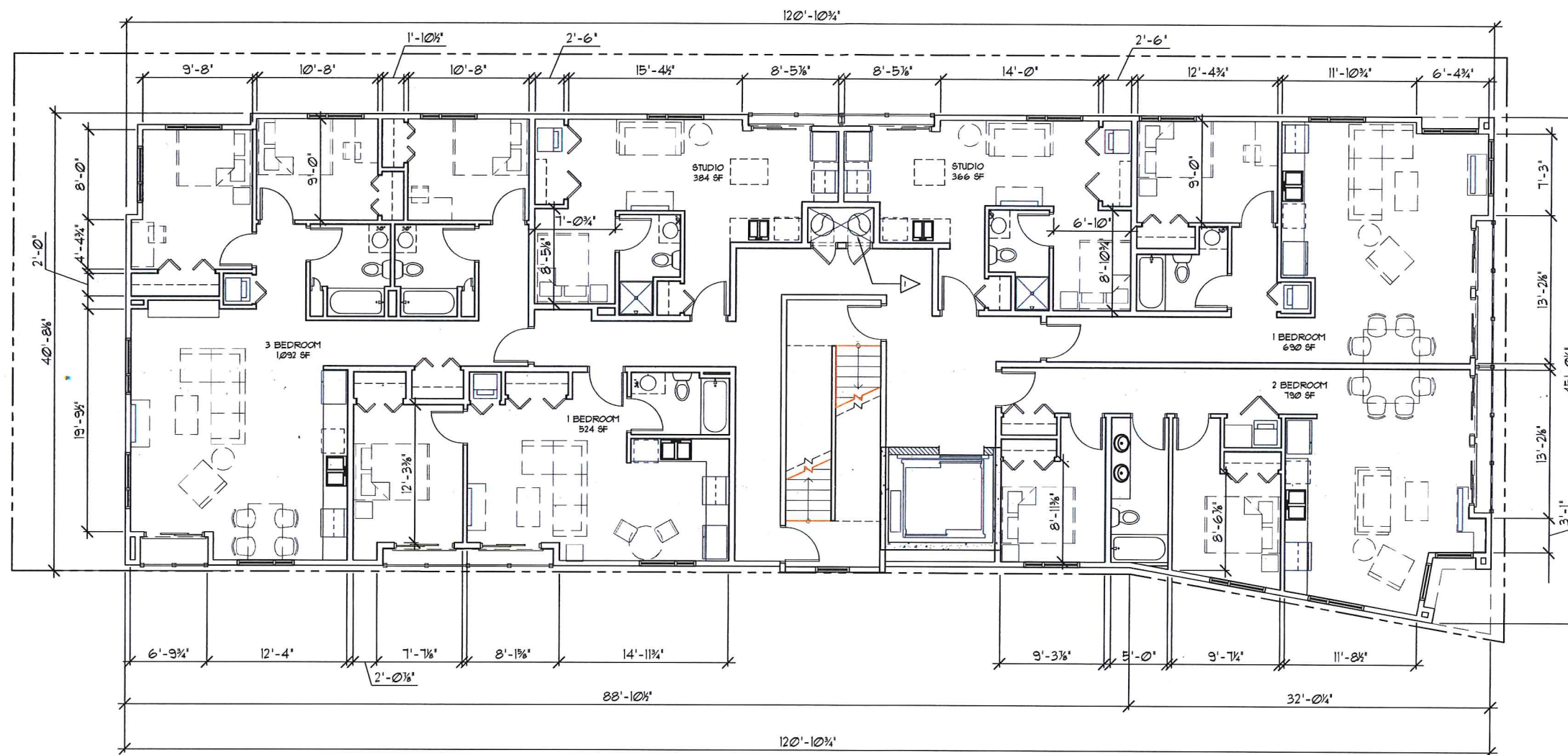
- KEYED NOTES**
- EXISTING TREE
 - EXISTING RETAINING WALL
 - EXISTING STREET LAMP
 - NOT USED
 - INTERACTIVE CHARITY DISPLAY
 - NEW TREE - REFERENCE L100 FOR DETAILS
 - NEW PLANTINGS - REFERENCE L100 FOR DETAILS



FIRST FLOOR
PLAN / SITE
PLAN
A2.01



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1 2nd FLOOR ACCESSIBLE PLAN
SCALE: 3/16" = 1'-0"

1 2nd THROUGH 6th FLOOR PLAN
SCALE: 3/16" = 1'-0"

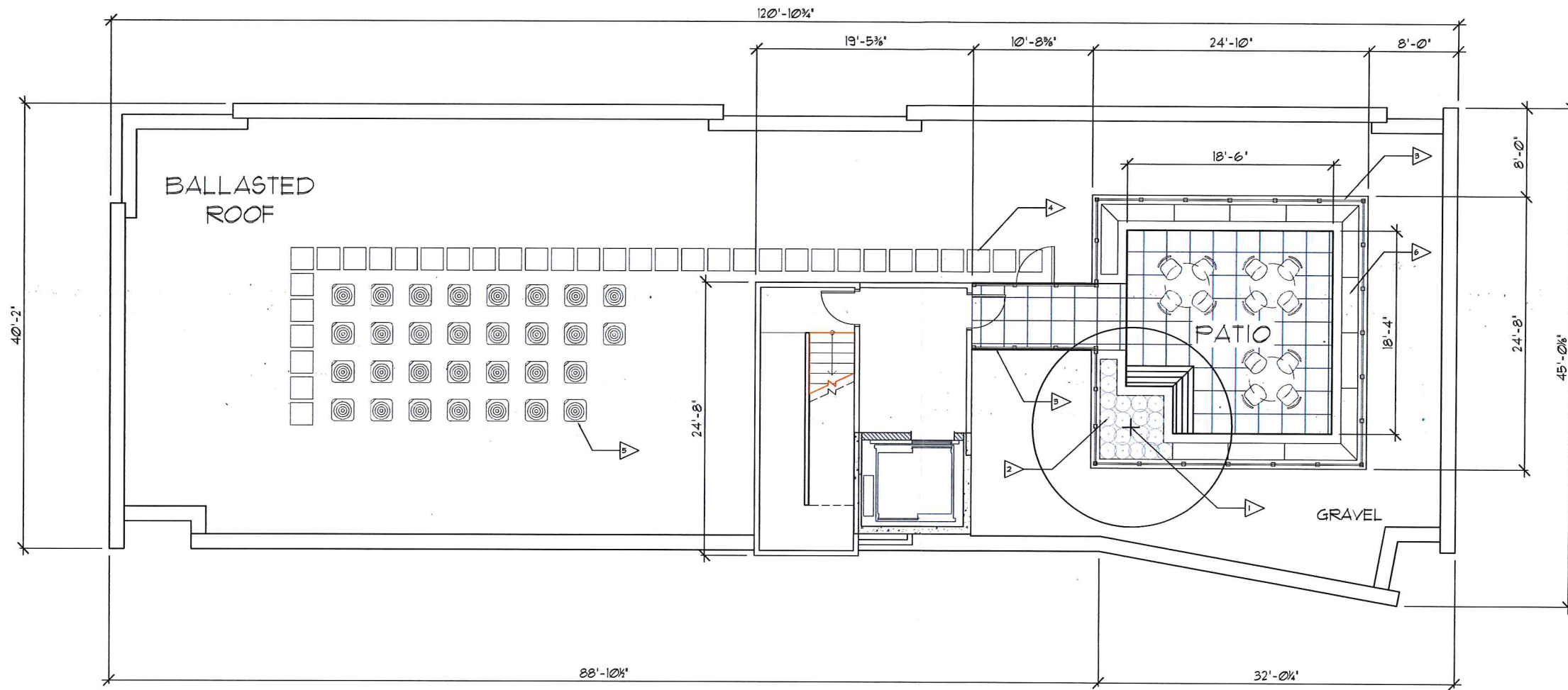
KEYED NOTES
1. TRASH CHUTE FROM 2ND TO 1ST FLOOR ONLY

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MADISON, WI 53703
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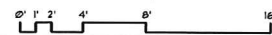


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MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



KEYED NOTES	
1.	TREE - REFERENCE LI 00 FOR DETAILS
2.	PLANTINGS - REFERENCE LI 00 FOR DETAILS
3.	GUARDRAIL / FENCING - TOP # 41' AFF
4.	WALKWAY PAD
5.	CONDENSER UNITS
6.	RAISED PLANTER / GARDEN

1 ROOF PLAN
SCALE: 3/16" = 1'-0"



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ROOF
PLAN

A2.03



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GRAPHIC	KEY	EXERIOR FINISH DESCRIPTION
	ST-1	MASONRY FIELD MFR: ARBISCRRAFT INTERNATIONAL SIZE: 8"X24" COLOR: SMOOTH GINGER
	M-1	ALUMINUM PANEL MFR: DRI DESIGN SIZE: N.A. COLOR: SMOKE EMBERS
	M-2	ALUMINUM PANEL MFR: DRI DESIGN SIZE: N.A. COLOR: REGAL BLUE
	GL-1	GLASS FIELD (CLEAR) MFR: VIRAICON SIZE: REFER TO SPECIFICATIONS TYPE: VIRAICON SOLARSCREEN VEA-2M
	GL-2	GLASS FIELD (FROSTED) MFR: VIRAICON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED VIRAICON SOLARSCREEN
	GL-3	GLASS FIELD (SPANDRL) MFR: VIRAICON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED SPANDRL

PLAN SOUTH ELEVATION

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





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PLAN WEST ELEVATION
SCALE: 1/8" = 1'-0"



PLAN EAST ELEVATION
SCALE: 1/8" = 1'-0"

GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	(ST-1)	MASONRY FIELD MFOR: JAROSCRAFT INTERNATIONAL SIZE: 8"x24" COLOR: SMOOTH GINGER
	(M-1)	ALUMINUM PANEL MFOR: DRI DESIGN SIZE: N.A. COLOR: SMOKE EMBERS
	(M-2)	ALUMINUM PANEL MFOR: DRI DESIGN SIZE: N.A. COLOR: REGAL BLUE
	(GL-1)	GLASS FIELD (CLEAR) MFOR: VRACON SIZE: REFER TO SPECIFICATIONS TYPE: VRACON SOLARSCREEN VE4-2M
	(GL-2)	GLASS FIELD (FROSTED) MFOR: VRACON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED VRACON SOLARSCREEN
	(GL-3)	GLASS FIELD (SPANDRL) MFOR: VRACON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED SPANDRL

PROJECT: 330 E. WILSON
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PLAN NORTH ELEVATION

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



GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	(ST-1)	MASONRY FIELD MFR: ARBISCRAPT INTERNATIONAL SIZE: 8"x24" COLOR: SMOOTH GINGER
	(U-1)	ALUMINUM PANEL MFR: DRI DESIGN SIZE: N.A. COLOR: SMOKE EMBERS
	(U-2)	ALUMINUM PANEL MFR: DRI DESIGN SIZE: N.A. COLOR: REGAL BLUE
	(GL-1)	GLASS FIELD (CLEAR) MFR: VIRAACON SIZE: REFER TO SPECIFICATIONS TYPE: VIRAACON SOLARSREEN VE4-24
	(GL-2)	GLASS FIELD (FROSTED) MFR: VIRAACON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED VIRAACON SOLARSREEN
	(GL-3)	GLASS FIELD (SPANORIL) MFR: VIRAACON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED SPANORIL

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PLAN NORTH ELEVATION
A6.03



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DATE:
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MASSING
MODEL
RENDERINGS
R1.01