



**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: 117 N. INGERSOLL, MADISON, WI 53703

Name of Owner: _____

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): PHIL JACKSON

Address of Applicant: 102 FERCHLAND PLACE

MONONA, WI 53714

Daytime Phone: 608.698.7422 Evening Phone: 608.698.7422

Email Address: _____

Description of Requested Variance: _____

Variance from 3.0' setback on north lot line to build a full second floor on existing home. Existing building is 0.7 feet off lot line.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$ 300
Receipt: 19738-0003
Filing Date: 8/13/16
Received By: JJK
Parcel Number: 0709-131-0904-1
Zoning District: TR-V1
Alder District: 2 Ladell Zellers

Hearing Date: 8/25/2016
Published Date: 8/18/2016
Appeal Number: _____
GQ: OK!
Code Section(s): 28.047 (2)

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.

____ This house was built in 1901 and is as close as 0.7' from the lot line. It is a 1.5 story building, the other properties on the block are full 2 story homes. The previous owner, Ray Peterson, neglected the house so it requires extensive remediation and renovation to bring it to its planned purpose as an owner occupied single family home.

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.

____ Completing the second story will make the house more like other properties on the block, which also appear to be too close to their respective northern lot line. The building plan extends the walls straight up on the existing foundation. The variance is next to the neighboring property's driveway which butts up to the subject lot line. Access to the building won't be impeded as there are no structures in the area.

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 existing structure is 0.7' from the lot line. Adding an addition that is 3.3' off the lot line would create an unusual 2.6' offset from the existing wall. This would involve costly framing and support mechanisms to transfer load to the foundation effectively.

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.

____ Ray Peterson, the previous owner, allowed property to deteriorate to a condition that mandates extensive repair of the home. The building was constructed too close to the lot line which is not the result of the current owners' actions.

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

____ The application addresses the lot line which butts up to the neighboring property's driveway, therefore will not affect any plantings, structures, or outbuildings. The owner of said property is also the applicant for this variance so can state with certainty that a garage will be built in the back yard of each of these properties requiring the existing driveway to remain for the foreseeable future. The garage permits have already been secured.

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

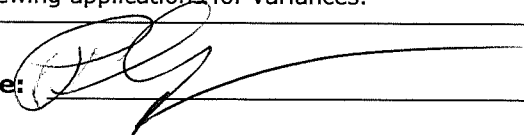
____ The applicant's intent is to return the property to owner occupied single family use in a location directly across from a public school. The plan is to create a 4 bedroom, 2.5 bath home with three bedrooms on the new second floor. The kitchen, laundry room, great room, a half bath and an office/guest room will be on the main level. It will also have a garage and driveway for off street parking in the congested isthmus area. Please see attached letters of support from neighbors.

\$300 fee

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):

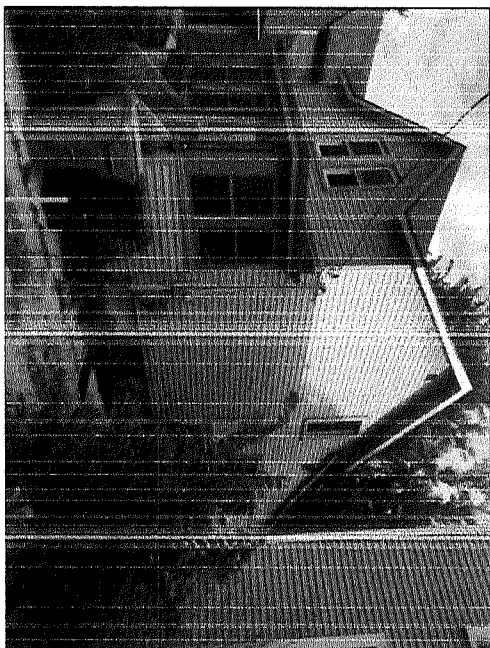
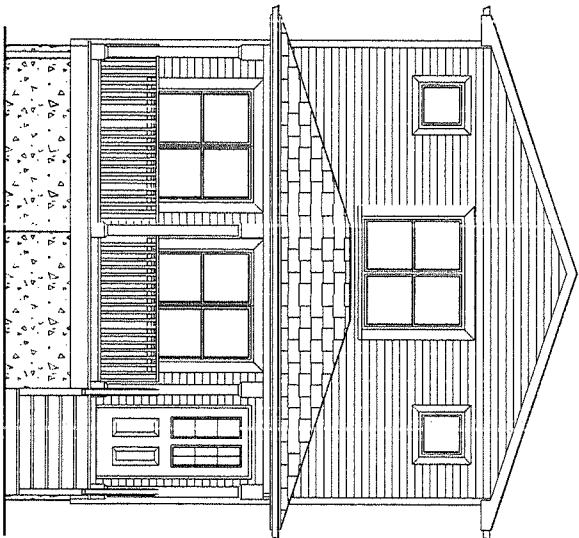
<input type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.
<input 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 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 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 type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input 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:** 3 AUGUST 2016

----- (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:		

**117 N INGERSOLL STREET
MADISON, WI**



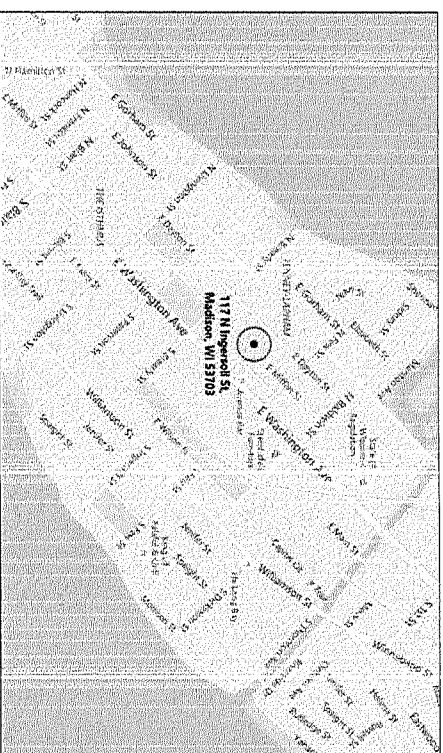
PAGE LAYOUT	
TITLE PAGE	
EXISTING PICS	1 OF 7
SITE PLAN	2 OF 7
EXISTING FLOOR PLANS	3 OF 7
EXISTING ELEVATIONS	4 OF 7
NEW FLOOR PLANS	5 OF 7
NEW ELEVATIONS	6 OF 7
SECTIONS DETAILS	7 OF 7

DESIGNER

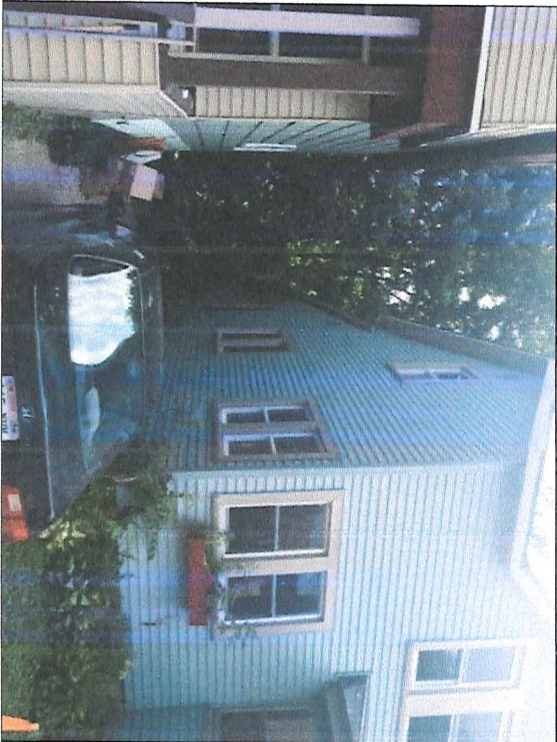
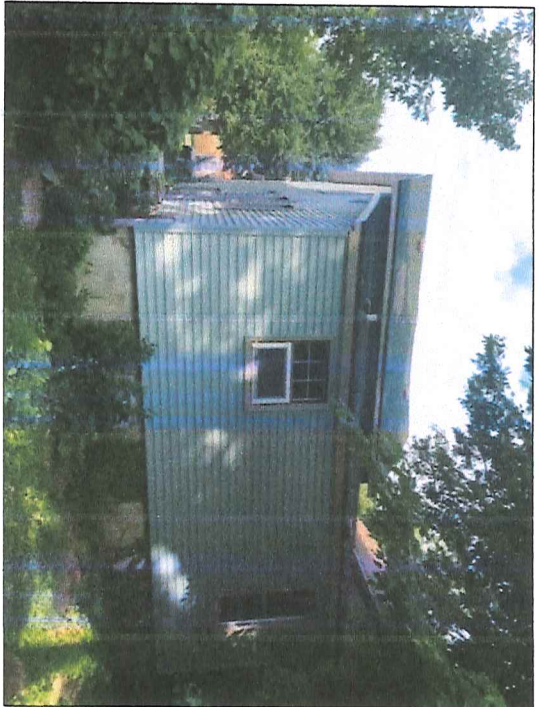
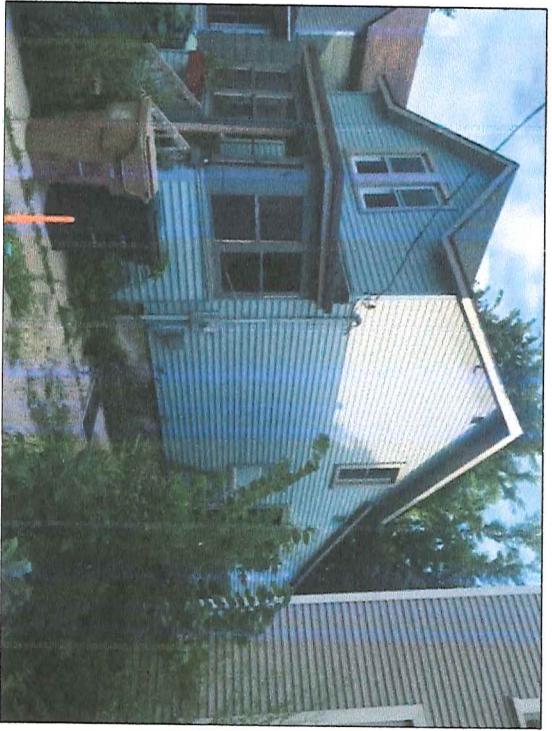
TKI DESIGN STUDIOS
425 Sleepy Hollow Ln.
Marshall, WI 53359
608-213-3354
www.tkidesignstudio.com
mik@tkidesignstudio.com

OWNER

Phil Jackson
608-698-7422



EXISTING PICTURES 117 N INGERSOLL



425 Sleepy Hollow Ln.
 Marshfield, WI 53599
 608-223-2354
 tiki@tiki-designstudios.com

DRAWN BY: MIKE BURROW

**TIKI
 DESIGN
 STUDIOS**

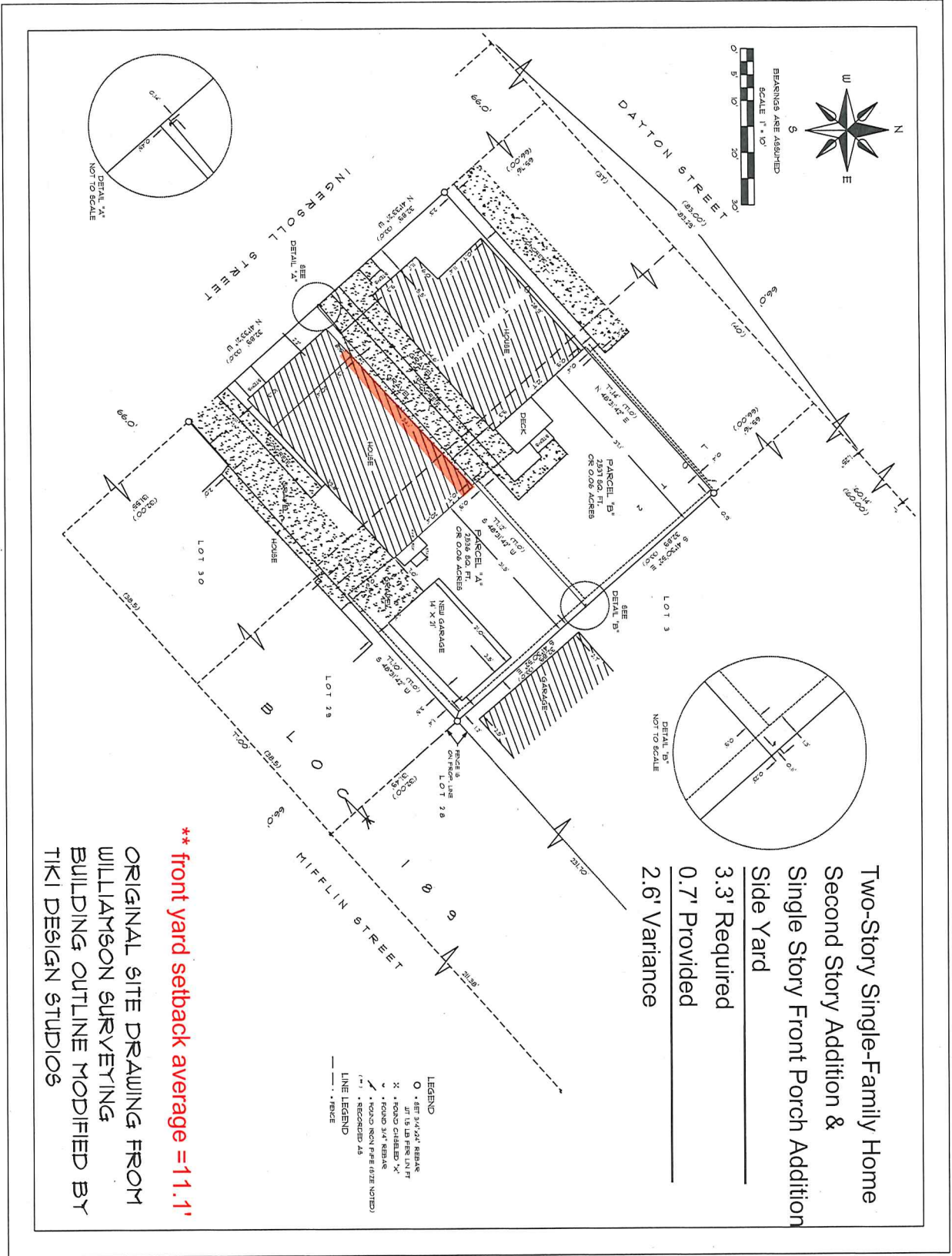


JOB NAME
**117 N INGERSOLL STREET
 MADISON, WI**

REVISED:

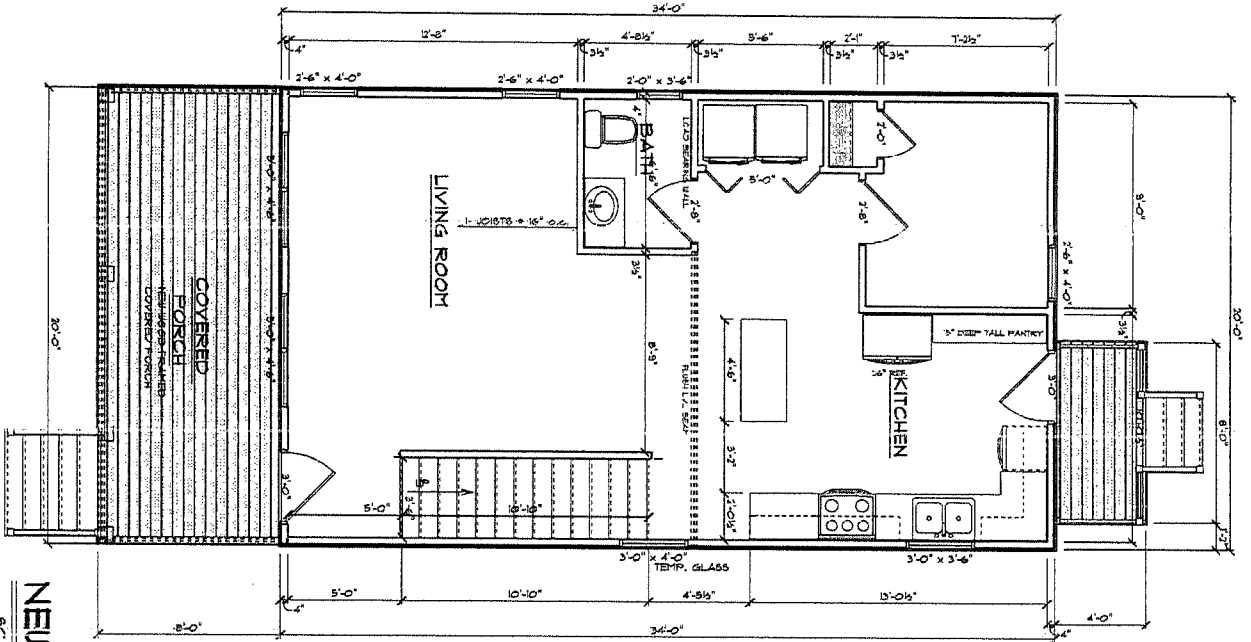
DATE:
 8-3-2016

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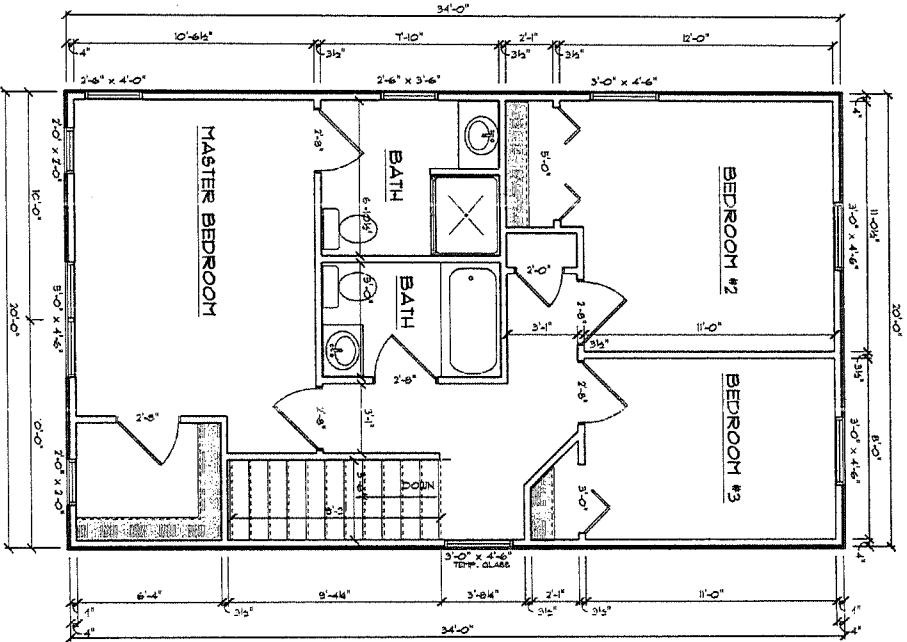
Two-Story Single-Family Home
Second Story Addition &
Single Story Front Porch Addition
Side Yard
3.3' Required
0.7' Provided
2.6' Variance

**** front yard setback average = 11.1' ***
 ORIGINAL SITE DRAWING FROM
 WILLIAMSON SURVEYING
 BUILDING OUTLINE MODIFIED BY
 TIKI DESIGN STUDIOS



NEW 1ST FLOOR PLAN

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



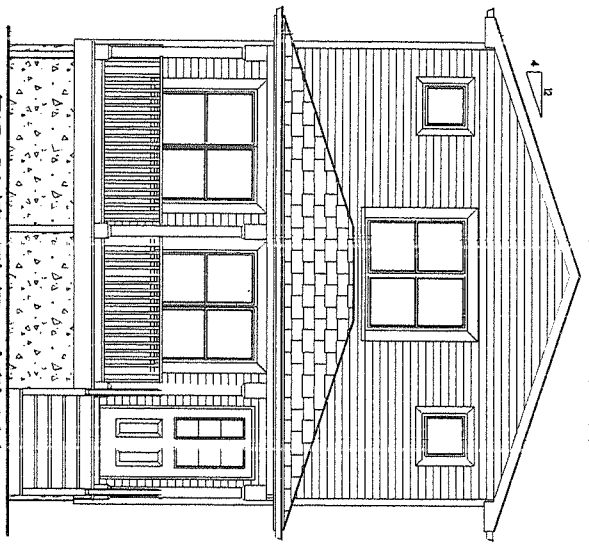
NEW 2ND FLOOR PLAN

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

ALTHOUGH EVERY EFFORT WILL BE MADE TO MAKE SURE THE PLANS ARE ACCURATE, TIKI DESIGN STUDIOS DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE AN ARCHITECTURAL OR ENGINEERING SERVICE. ALL DIMENSIONS AND MATERIALS MUST BE VERIFIED BY THE CUSTOMER/BUILDER.

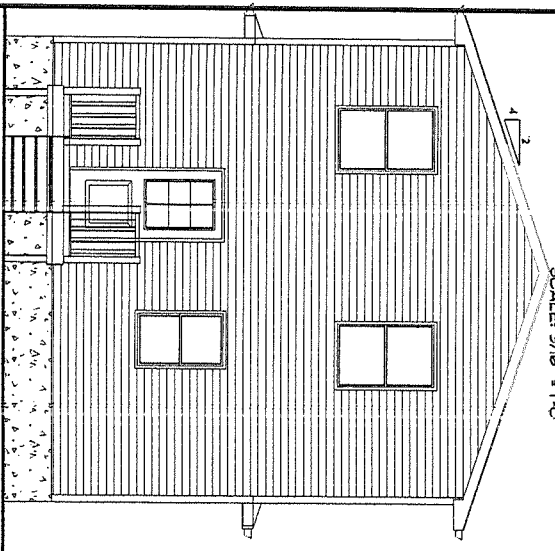
ALL PLANS REMAIN THE PROPERTY OF TIKI DESIGN STUDIOS. DUPLICATING AND USE OF THIS PLAN IN WHOLE OR PART WITHOUT WRITTEN PERMISSION FROM TIKI DESIGN STUDIOS IS PROHIBITED.

5 OF 7	DATE: 8-3-2016	JOB NAME: 117 N INGERSOLL STREET MADISON, WI		425 Cleary Mallon Ln. Marshall, WI 53889 608-213-3364 tikidesignstudio.com
	REVISED:	DRAWN BY: MIKE BURROW		tikidesignstudio.com



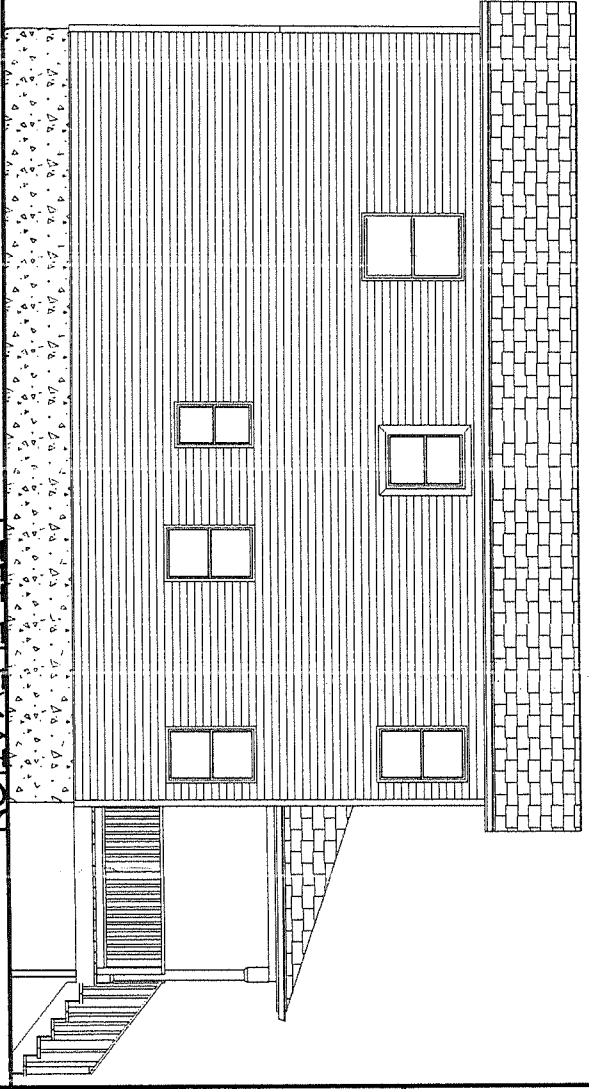
FRONT ELEVATION

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



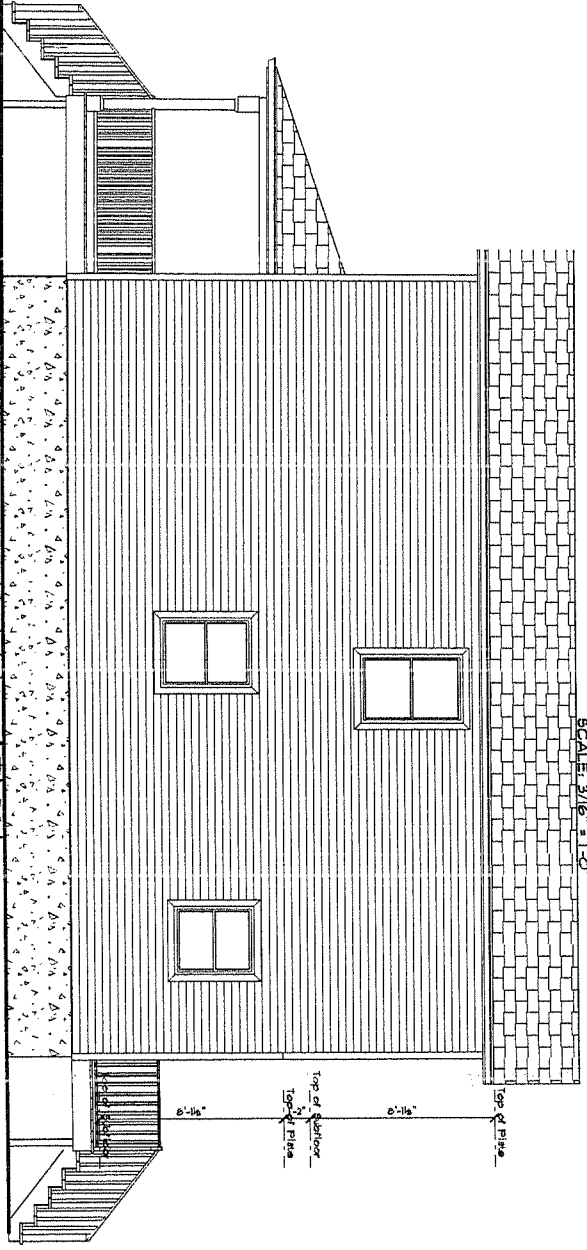
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

435 Sleepy Hollow Ln.
 Marshall, WI 53554
 608-255-3354
 tiki@tikedesignstudio.com
 www.tikedesignstudio.com
 DRAWN BY: MIKE BURROW

**TIKI
 DESIGN
 STUDIOS**



JOB NAME:
**117 N INGERSOLL STREET
 MADISON, WI**

REVISED:

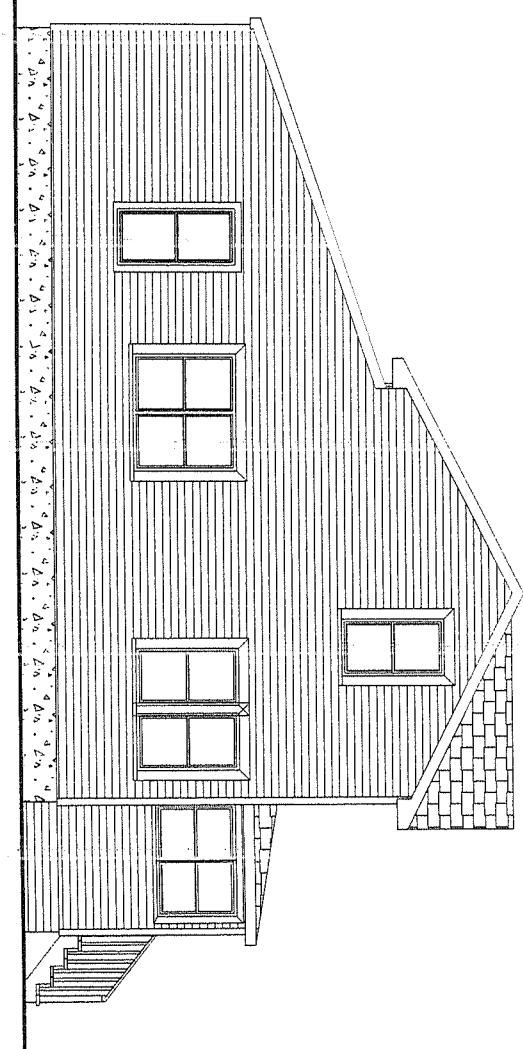
DATE:
8-3-2016

OF
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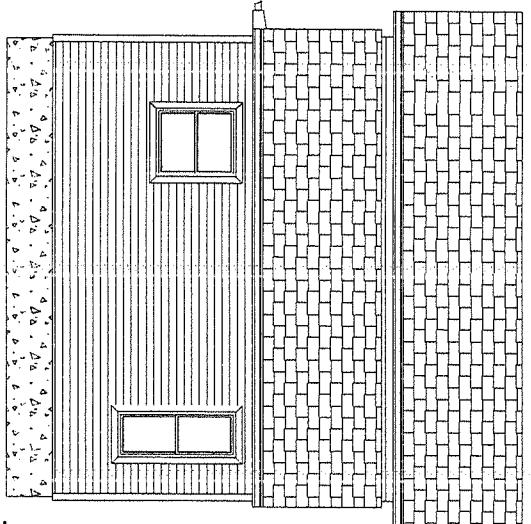
FRONT ELEVATION

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



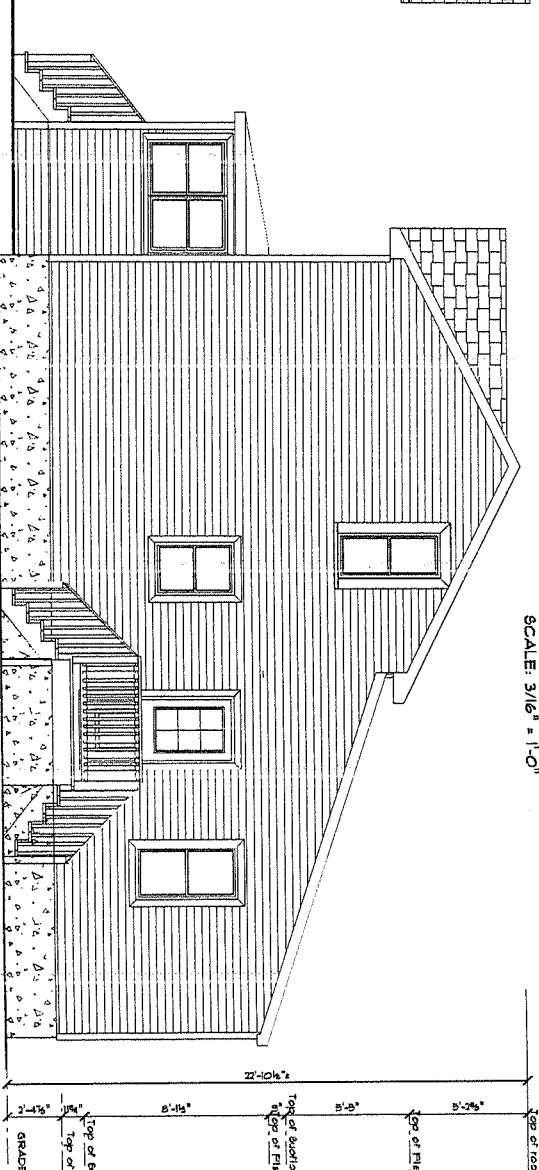
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

420 Sleepy Hollow Ln.
Marshall, WI 53501
608-238-5354
tikidesignstudio.com
DRAWN BY: MIKE BURROW



JOB NAME:
**117 N INGERSOLL STREET
MADISON, WI**

REVISED:

DATE:
8-3-2016

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OF
7

EXISTING SETBACKS ON 100 BLOCK N. INGERSOLL

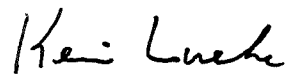
ADDRESS	DISTANCE TO SIDEWALK	SETBACK		MEASURED FROM
105	153"	141"	NO DECK	FOUNDATION
111	151"	139"	OPEN DECK	FOUNDATION
113	154"	142"	OPEN	FOUNDATION
115	154"	142"	OPEN	FOUNDATION
117	— SUBJECT PROPERTY - NOT INCLUDED —			
119	150"	138"	OPEN	FOUNDATION
121	104"	92"	BAY WINDOW	BAY WINDOW
125	150"	138"	NO DECK	FOUNDATION
n=7		\bar{x} 133.1"		

To the Zoning Board of Appeals,

Phil Jackson explained his plan to expand and renovate 117 N Ingersoll. The planned improvements will add considerable value to the property and enhance our neighborhood.

Please consider our support for this project as you decide whether or not to honor the zoning variance request.

Sincerely,



KEVIN LUECKE

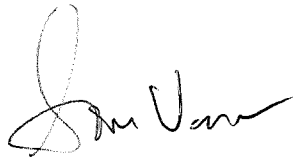
121 N. INGERSOLL ST.

To the Zoning Board of Appeals,

Phil Jackson explained his plan to expand and renovate 117 N Ingersoll. The planned improvements will add considerable value to the property and enhance our neighborhood.

Please consider my support for this project as you decide whether or not to honor the zoning variance request.

Sincerely,

A handwritten signature in black ink, appearing to read "Som Varma". The signature is fluid and cursive, with a large initial "S" and a long horizontal stroke at the end.

Som Varma
113 N INGERSOLL

Maintenance Agreement

hausSPACE LLC, owner of property located at 119 N. Ingersoll, Madison, WI, hereinafter referred to as 'Grantor', grants to hausSPACE LLC, owner of property located at 117 N. Ingersoll, Madison, WI, (Legal Description: Southeast 33 feet of Lots 1 and 2, Starks Levis Land Co's Replat of Lots No's 1,2,3,4,5,6,7,8,9,10,12,13,14,15,17, and 18 of Block 189, in the City of Madison, Dane County, Wisconsin), hereinafter referred to as 'Grantee', the right and privilege, and access to temporarily use and occupy, for maintenance purposes only, the land immediately adjacent to the house.

The Grantor grants to the Grantee a right, privilege, and access to temporarily use and occupy the parcel of land hereinbefore described for the maintenance of the exterior of 117 N. Ingersoll, Madison, WI.

The foregoing maintenance agreement is granted subject to the following conditions: (1) that immediately following any maintenance activities, the Grantee will remove all debris, surplus material, and maintenance equipment and supplies from the maintenance area and leave the premises in a neat and presentable condition; and (2) that in the event any fences, bushes, driveway, or other improvements within the maintenance area are removed or damaged during any maintenance activities, the Grantee will repair, replace, or restore such improvements to the satisfaction of the Grantor.

Executed this 28 day of July, 2016.

Grantor:



The signature of Phil Jackson (Grantor) has been

Authenticated by me this 28 day of July, 2016



My Commission expires on 4/10/2020

