



**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: 668 State Street

Name of Owner: _____

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): Kevin Burow

Address of Applicant: 7601 University Ave., Ste 201, Middleton, WI 53562

Daytime Phone: 608-836-3690 Evening Phone: 608-836-3690

Email Address: kburow@knothebruce.com

Description of Requested Variance:

Infringement upon 30' setback at the 5th & 6th Floors.

See reverse side for more instructions.

OFFICE USE ONLY

Amount Paid: \$300.00
Receipt: 122712-0008
Filing Date: 9-22-2022
Received By: NJK
Parcel Number: 070914306034
Zoning District: DC
Alder District: 2-HECK

Hearing Date: 10-20-2022
Published Date: 10-13-2022
Appeal Number: LND VAR-2022-00010
GQ: _____
Code Section(s): 28.071(2)(c)

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.

This is an existing building on State Street that was renovated in 2006 and it was planned for a vertical expansion at that time. The elevator shaft was constructed to meet the current code at that time and the location of the front of the elevator shaft is at 30' back from the face of the building which is also the front property line. Current code requires a larger elevator shaft and will require the front wall of the elevator to now be within the 30' required step back at the 5th and 6th floor levels.

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 front step back will be infringed by 1'-0" and will only occur on the 5th and 6th floors and will not be perceivable by the public.

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.

This minor enlargement of the elevator shaft is required in order to have the elevator meet the current requirements for fitting a gurney within the elevator cab. The shaft cannot be modified by relocating the back wall of the shaft as this is used structurally as a shear wall so the front wall has to be moved out by 1'-0".

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.

In 2006, when the plans were originally completed and approved Section 3002.4 of the 2000 IBC required an elevator car to be able to accommodate a 24" x 76" ambulance stretcher. Section 3002.4 of the current 2009 IBC requires the elevator car to accommodate a 24" x 84" ambulance stretcher. Due to this, the elevator shaft needs to be enlarged and will now infringe on the 30' building step back that is required above the 4th floor level.

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

This 5th and 6th floor step back infringement will be kept as minimal as possible and will not be perceivable by the adjacent properties and thus will not be detrimental to them.

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

The buildings located on this same block at both ends of the block are taller than this and do not have any step back above the 4th floor level so this minor infringement will not cause this building to affect any of the character of this side of State Street.

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 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 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 type="checkbox"/>	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input 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 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.
Property Owner's Signature: <u>Scott Fausch</u>	Date: <u>9/16/2022</u>

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

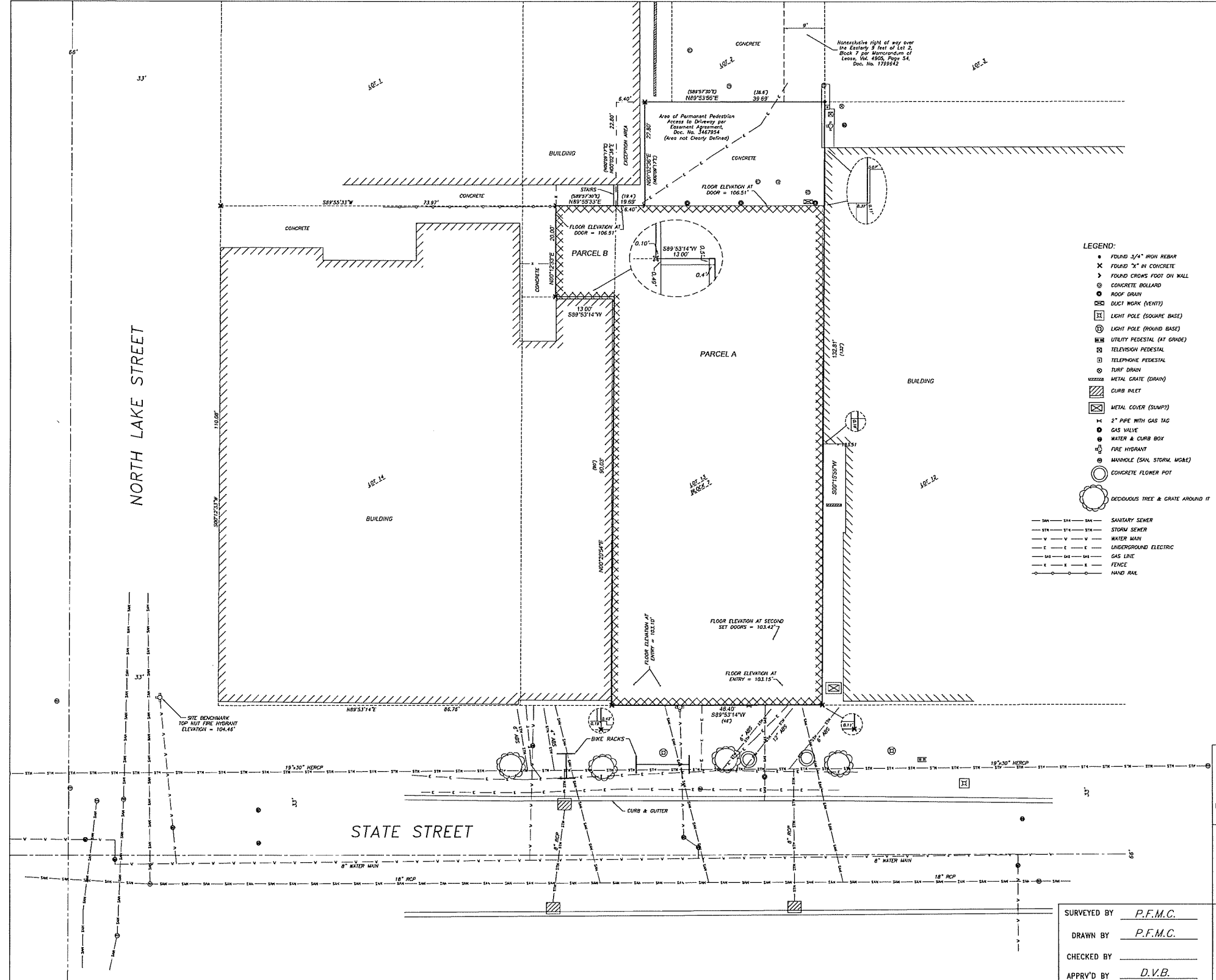
DECISION

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:



Description: (PER CANT CLAIM DEED, DOC. NO. 3581041, DATED 10-20-04)

Parcel A
The East 46 feet of Lot Thirteen (13), Block Seven (7), in the City of Madison, Dane County, Wisconsin.

Parcel B
Part of Lot Thirteen (13), Block Seven (7), in the City of Madison, Dane County, Wisconsin, described as follows: Starting at a point 90 feet due North from a point on the North line of State Street, 46 feet West from the Southeast corner of said Lot 13; thence West parallel with State Street, a distance of 13 feet; thence North a distance of 20 feet; thence East a distance of 13 feet; thence South at right angles to State Street a distance of 20 feet to the point of beginning.

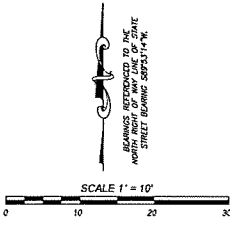
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
A part of Lots 2 and 13, Block 7, Original Plot of Madison, City of Madison, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northwest corner of said Block 7; thence along the West line of said Block 7, S00°19'14"W, 88.00 feet; thence S89°53'37"E, 59.47 feet (previously recorded as N89°48'E, 59.6 feet) to the West edge of a brick building; thence along said West edge, S00°09'17"W, 44.90 feet to the corner of a brick wall; thence along said brick wall, N89°57'30"W, 6.00 feet to the point of beginning; thence S00°09'17"W, 22.80 feet; thence N89°57'30"W, 6.40 feet; thence North 00°09'17"E, 22.80 feet to the corner of a brick wall; thence along said wall, S89°57'30"E, 6.40 feet to the point of beginning.

- LEGEND:
- FOUND 3/4" IRON REBAR
 - ✕ FOUND 2" IN CONCRETE
 - ⊕ FOUND CROWS FOOT ON WALL
 - ⊙ CONCRETE BOLLARD
 - ⊙ ROOF DRAIN
 - ⊙ DUCT MARK (VENT)
 - ⊙ LIGHT POLE (SQUARE BASE)
 - ⊙ LIGHT POLE (ROUND BASE)
 - ⊙ UTILITY PEDESTAL (AT GRADE)
 - ⊙ TELEVISION PEDESTAL
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ TURF DRAIN
 - ⊙ METAL GRATE (DRAIN)
 - ⊙ CURB INLET
 - ⊙ METAL COVER (SLUMP)
 - ⊙ 2" PIPE WITH GAS TAG
 - ⊙ GAS VALVE
 - ⊙ WATER & CURB BOX
 - ⊙ FIRE HYDRANT
 - ⊙ MANHOLE (SAL. STORM. MOSE)
 - ⊙ CONCRETE FLOWER POT
 - ⊙ DECIDUOUS TREE & GRATE AROUND IT
- SANITARY SEWER
— STORM SEWER
— WATER MAIN
— UNDERGROUND ELECTRIC
— GAS LINE
— FENCE
— HAND RAIL



NOTES:

- UNDERGROUND UTILITIES WERE LOCATED PER FIELD OBSERVATIONS, PLANS PROVIDED TO THIS OFFICE BY THE CITY OF MADISON ENGINEERING DEPARTMENT AND DIGGERS HOTLINE TICKET NO. 0002020611. PUBLIC AND PRIVATE UTILITIES MAY EXIST, NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES ON SITE, ACTIVE OR ABANDONED. CARE SHOULD BE TAKEN WHEN EXCAVATING AND DIGGERS HOTLINE SHALL BE CONTACTED AT 1-800-243-8311 PRIOR TO ANY CONSTRUCTION FOR SAFETY AND LIABILITY PURPOSES OF ALL PARTIES INVOLVED.
- UTILITY EASEMENTS; NO POLES OR BURED CABLES ARE TO BE PLACED ON ANY LOT LINE OR CORNER. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 236.33 OF WISCONSIN STATUTES.
- THIS MAP IS SUBJECT TO ANY EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED.
- THIS MAP SHOWS VISIBLE, ABOVE-GROUND IMPROVEMENTS ONLY. NO GUARANTEE IS MADE FOR BELOW-GROUND STRUCTURES.
- ELEVATIONS ARE BASED ON ASSUMED DATUM.



Maps that do not show a red imprint in RED ink may contain unauthorized alterations to the original information. Information should be disregarded unless verified by the Registered Land Surveyor whose signature appears above.

The Surveyor accepts no responsibility for non-original copies of this document.

SURVEYOR'S CERTIFICATE:
I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Daniel V. Birrenkott
Wisconsin Registered Land Surveyor No. S-1531.

BIRRENKOTT SURVEYING INC.
LAND SURVEYING & PERC TESTING
P.O. BOX 237 1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590 (608) 837-7463 FAX (608) 837-1081

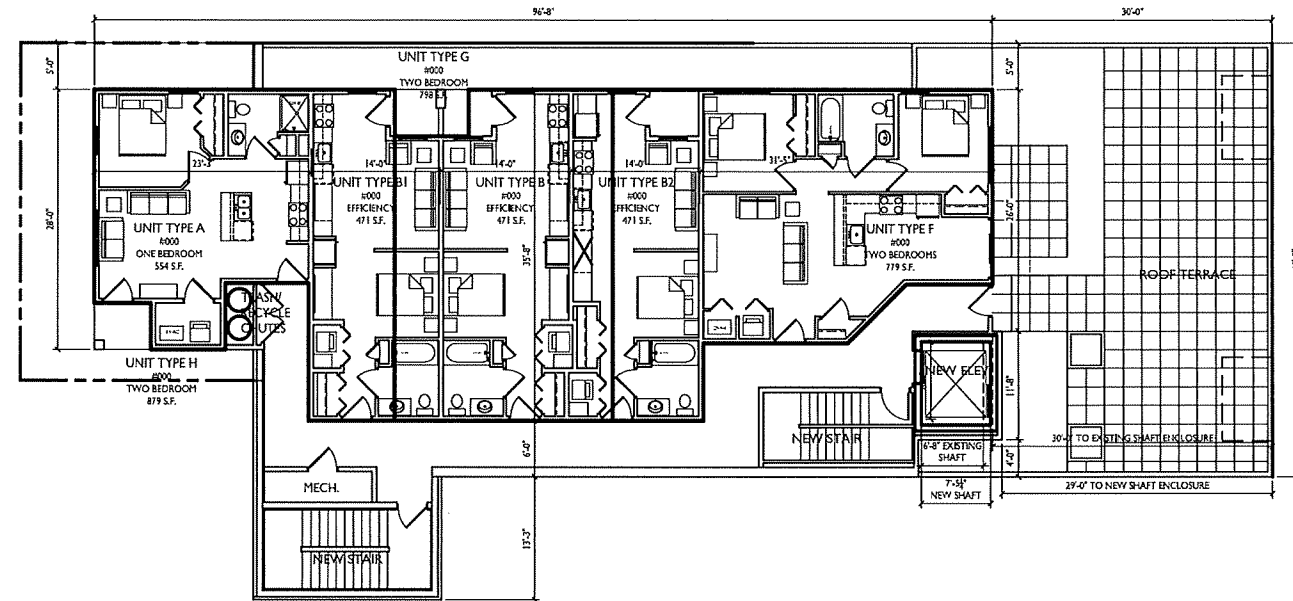
AS-BUILT SURVEY

MAY 28, 2009

SURVEYED BY P.F.M.C.
DRAWN BY P.F.M.C.
CHECKED BY _____
APPR'D BY D.V.B.

PREPARED FOR:
BROWZERS, LLP
513 N. LAKE STREET
MADISON, WI 53703
608-676-1132

JOB NO. 090149
SHEET 1 OF 1
FB 321/27-28



ISSUED
 Issued for Land Use Submittal - June 14, 2017
 Issued for ZBA - September 16, 2022

PROJECT TITLE
**RIVER POINT
 DISTRICT**

Riverside North
 La Crosse, Wisconsin
 SHEET TITLE
Fifth Floor Plan

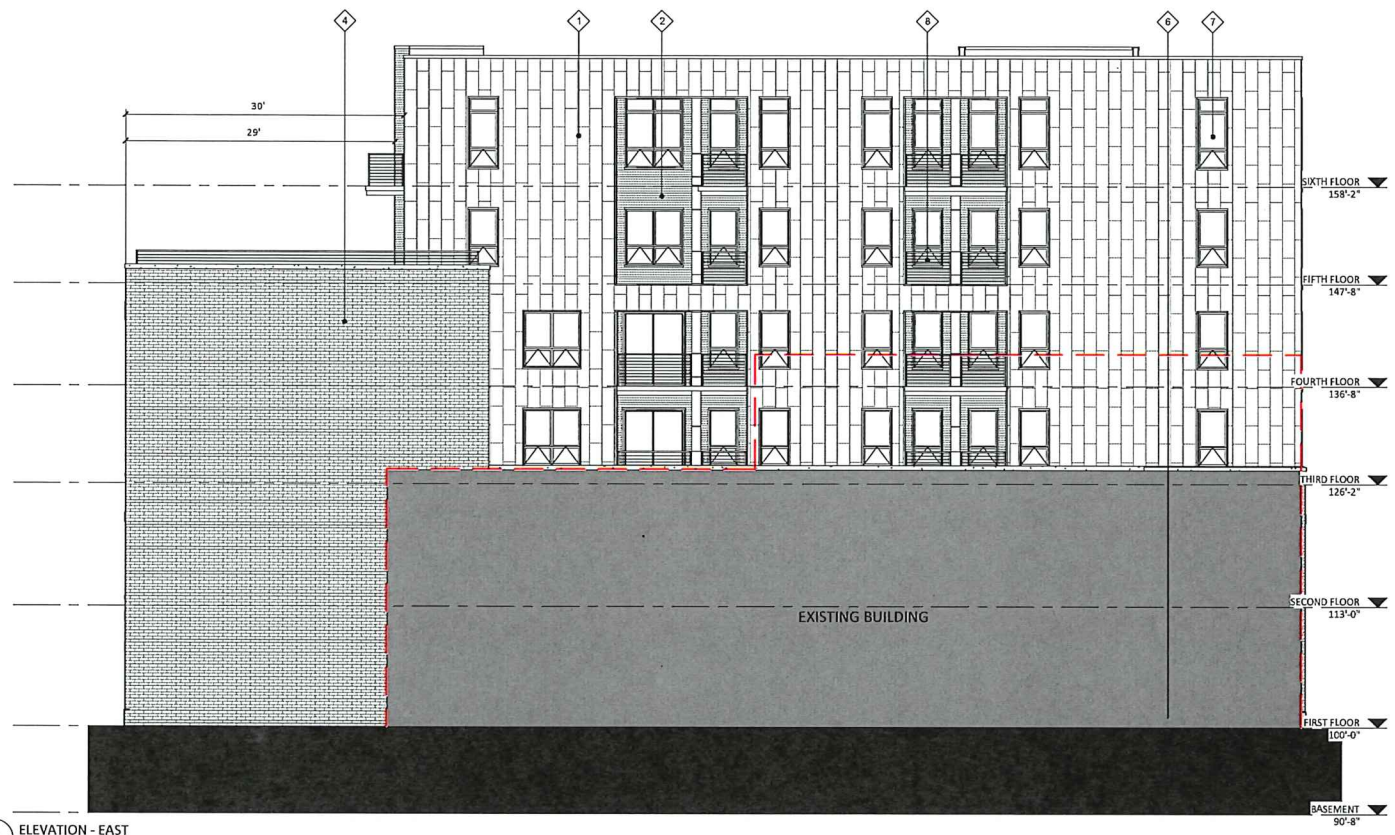
FIFTH FLOOR PLAN
 1/8" = 1'-0"



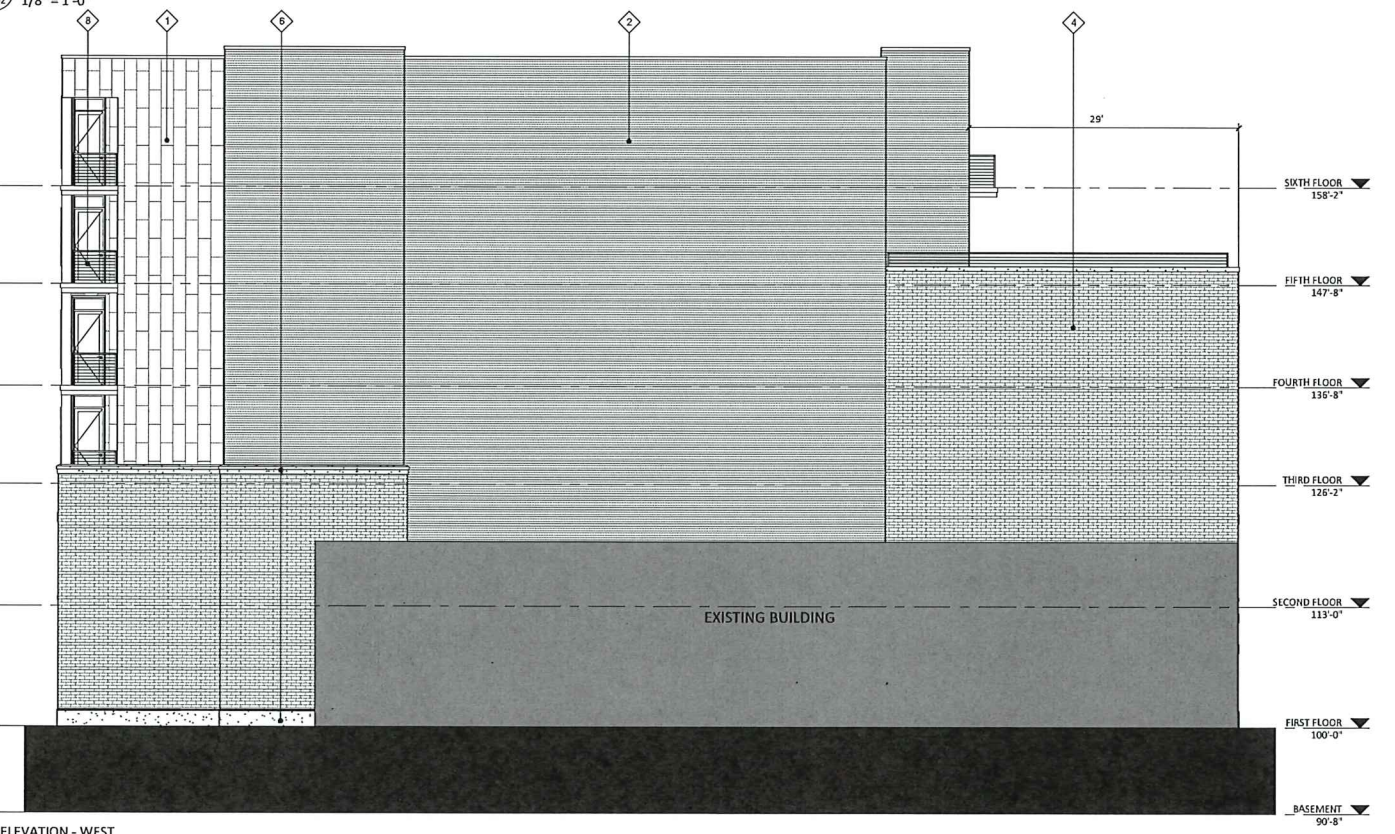
SHEET NUMBER

A-1.5

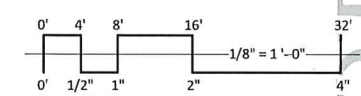
PROJECT NO. **2151**
 © Knothe & Bruce Architects, LLC



1 ELEVATION - EAST
A202 1/8" = 1'-0"



2 ELEVATION - WEST
A202 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - VISIONLINE F-SERIES - METAL PANEL	MICELROY METAL	SLATE GRAY
(#2) - MULTI-V - METAL PANEL	MICELROY METAL	SANDSTONE
(#3) - METAL PANEL	MICELROY METAL	PATRICIAN BRONZE
COMPOSITE TRIM	MICELROY METAL	COLOR TO MATCH ADJ. TRIM/SIDING
(#4) - BRICK VENEER	SUMMIT BRICK	MISTY
(#5) - BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	MISTY
(#6) - CAST STONE BANDS & HEADERS	ROCKCAST	BUR RIDGE
(#7) - COMPOSITE WINDOWS	ANDERSON	BLACK
ALUM. STOREFRONT	N/A	BLACK
CANOPY & BAY SOFFITS	MICELROY	COLOR TO MATCH ADJ. TRIM/SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK



ISSUED
Issued for ZBA - September 16, 2022

PROJECT TITLE
668 State Street
Vertical
Expansion

668 State Street
Madison, Wisconsin
SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A202

PROJECT NUMBER 1706

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NOT FOR CONSTRUCTION