



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: 5209 HARBOR CT. MADISON, WI

Name of Owner: JON GREFSHEIM

Address of Owner (if different than above): 119 GLEN DR.  
COTTAGE GROVE, WI 53527

Daytime Phone: 608-509-1214 Evening Phone:  / /

Email Address: \_\_\_\_\_

Name of Applicant (Owner's Representative): CHRIS MILLER CONST. LLC

Address of Applicant: 3186 KINNEY RD.  
COTTAGE GROVE WI 53527

Daytime Phone: 608-206-1106 Evening Phone:  / /

Email Address: Chris.miller.construction@gmail.com

Description of Requested Variance: LOOKING TO BUILD A NEW SINGLE FAMILY RESIDENCE FURTHER OFF STREET THAN EXISTING GARAGE CURRENTLY IS, BUT CLOSER THAN REQUIRED SETBACK. WE WOULD LIKE THE FRONT TO BE AT A 5' SETBACK TO CONFORM WITH OTHER NEIGHBORING PROPERTIES AND TO ALLOW FOR COMPARABLE HOME AND COMPARABLE FUNCTION, AS THE LOT NARROWS SIGNIFICANTLY IN USEABLE DEPTH, COMPARED TO ADJACENT PROPERTIES.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid:	<u>\$300</u>	Hearing Date:	<u>8-10-17</u>
Receipt:	<u>033113-0008</u>	Published Date:	<u>8-3-17</u>
Filing Date:	<u>7-19-17</u>	Appeal Number:	<u>LNDVAR-2017-00014</u>
Received By:	<u>GMI</u>	GQ:	<u>OL</u>
Parcel Number:	<u>0709-184-0303-4</u>	Code Section(s):	<u>28.043 (2)</u>
Zoning District:	<u>TR-C2</u>		
Alder District:	<u>19-Clear</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.

THE LOT NARROWS FRONT TO BACK AS THE ROAD BENDS  
MAKING THE BUILDABLE ENVELOPE DEPTH LESS THAN  
THAT OF ADJACENT + NEIGHBORING LOTS.

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 HOUSE WOULD ALIGN WITH NEIGHBORING HOMES  
ON THE BLOCK, AND DRIVE WOULD HAVE TO MEET VISION  
TRIANGLE CLEARANCE AS DETERMINED BY MARK WINTER

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.

I AM TRYING TO CONFORM AND AT THE SAME TIME  
GET A REASONABLE AND FUNCTIONAL SQUARE FOOTAGE FOR  
THE HOME RELATIVE TO THE VALUE OF THE LOT, I AM NOT  
PUTTING IN BASEMENT DUE TO WATER TABLE + NEED STORAGE IN AND ABOVE  
GARAGE

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.

CURRENT ZONING + ALLOWABLE CONCEPTS ARE ESTABLISHED  
ON THE BLOCK + CURRENT PROJECTS AND IS VISIBLE  
LOOKING UP + DOWN THE STREET.

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

FOLLOWS REQUIREMENTS + WHAT NEIGHBORS HAVE DONE  
AND WILL HAVE LITTLE IMPACT.

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

THE STYLE ETC. LOOKS LIKE RECENT CHANGES +  
VERY COMMON WITH REST OF 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"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
<input checked="" type="checkbox"/>	<b>Site plan</b> , 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"> <li><input type="checkbox"/> Lot lines</li> <li><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li> <li><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li> <li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li> <li><input type="checkbox"/> North arrow</li> </ul>
<input checked="" type="checkbox"/>	<b>Elevations</b> 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"/>	<b>Interior floor plan of existing and proposed structure</b> , 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 checked="" type="checkbox"/>	<b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	<b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> 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.

N/A  
N/A

Owner's Signature: Jim L. Gelfand Date: 7/14/17  
 -----(Do not write below this line/For Office Use Only)-----

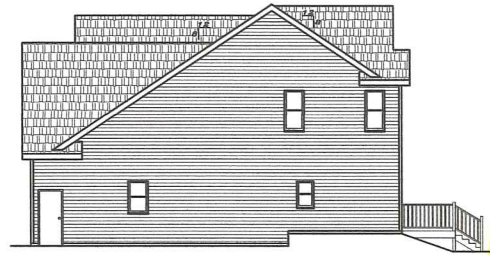
<b><u>DECISION</u></b>
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.
The Zoning Board of Appeals: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



FRONT ELEVATION  
1/4" = 1'  
**FRONT**



LEFT ELEVATION  
1/8" = 1'  
**LEFT**



RIGHT ELEVATION  
1/8" = 1'  
**RIGHT**

**I**  
**LESS 36"**  
**ABOVE GRADE**

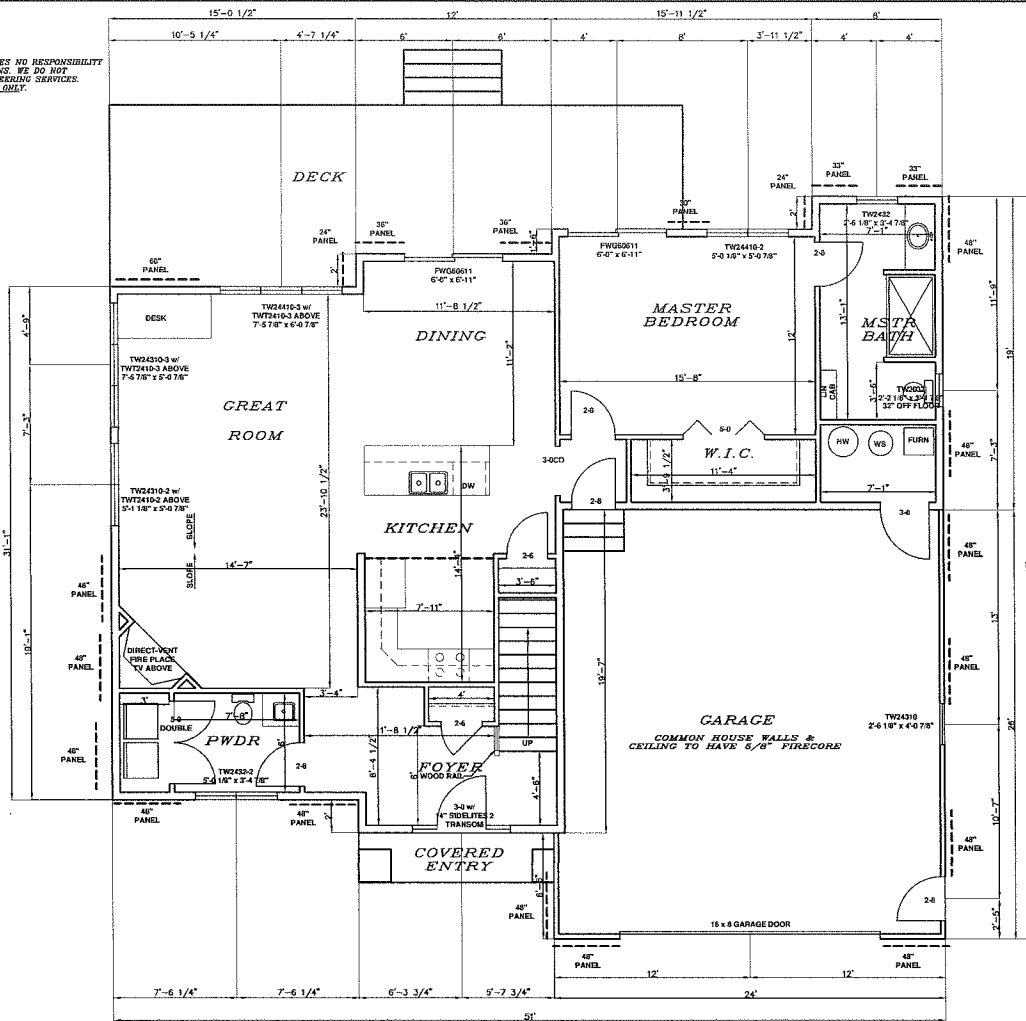


REAR ELEVATION  
1/8" = 1'  
**REAR**

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

<b>STEVE'S DRAFTING SERVICE</b>	
STEVEN M. BUSSE	
608 JORDAIRE DR	
SUN PRAIRIE WI 53180	
E-MAIL: steve.sds@charter.net	
CHRIS MILLER CONST.	ELEVATIONS
DATE: 7/9/2017	DRAWN BY: SMB
REVISION: 1/4/2017	
<b>MILLER CONSTRUCTION</b>	

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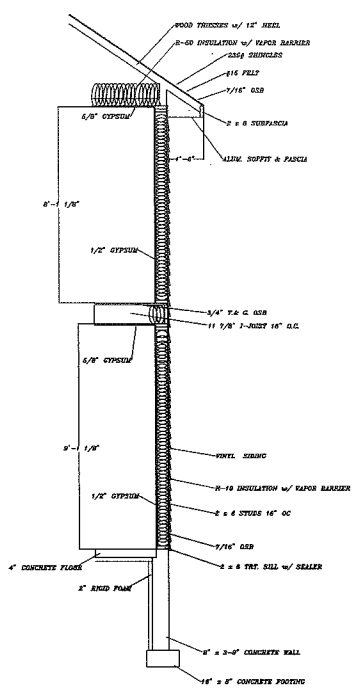
FLOOR PLAN  
1 1/4" = 1'  
1324 SQ. FT.

NOTES:

- 1 ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
- 2 ALL CLOSETS TO BE 25" DEEP
- 3 ALL EXTERIOR WALLS TO BE 2x6 (5 1/2")
- 4 ALL INTERIOR WALLS TO BE 2x4 (3 1/2")

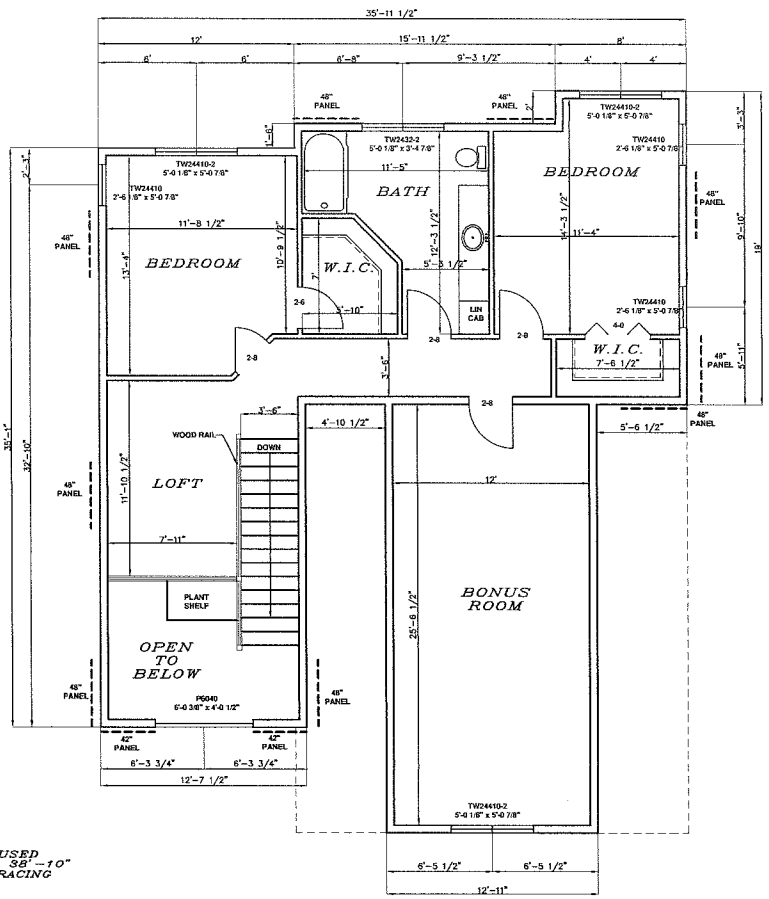
BRACING NOTES:  
CONTINUOUS BRACING METHOD USED  
RECTANGLE SIZE IS 51' ± 45'  
SIDE PERPENDICULAR TO THE 51' SIDE REQUIRES 18'-8" OF BRACING  
SIDE PERPENDICULAR TO THE 45' SIDE REQUIRES 15'-11" OF BRACING

<b>MILLER</b>	CONSTRUCTION
DATE: 6/17/2017	DRAWN: MS-SMB
CHRIS MILLER CONST.	
GREFSHEIM RESIDENCE FLOOR PLAN	
STEVE'S DRAFTING SERVICE STEVEN M. BLISS 802 LOIS DR. SUITE #2 SUN. 6081637-66680680 E-MAIL: steve.sds@charter.net	



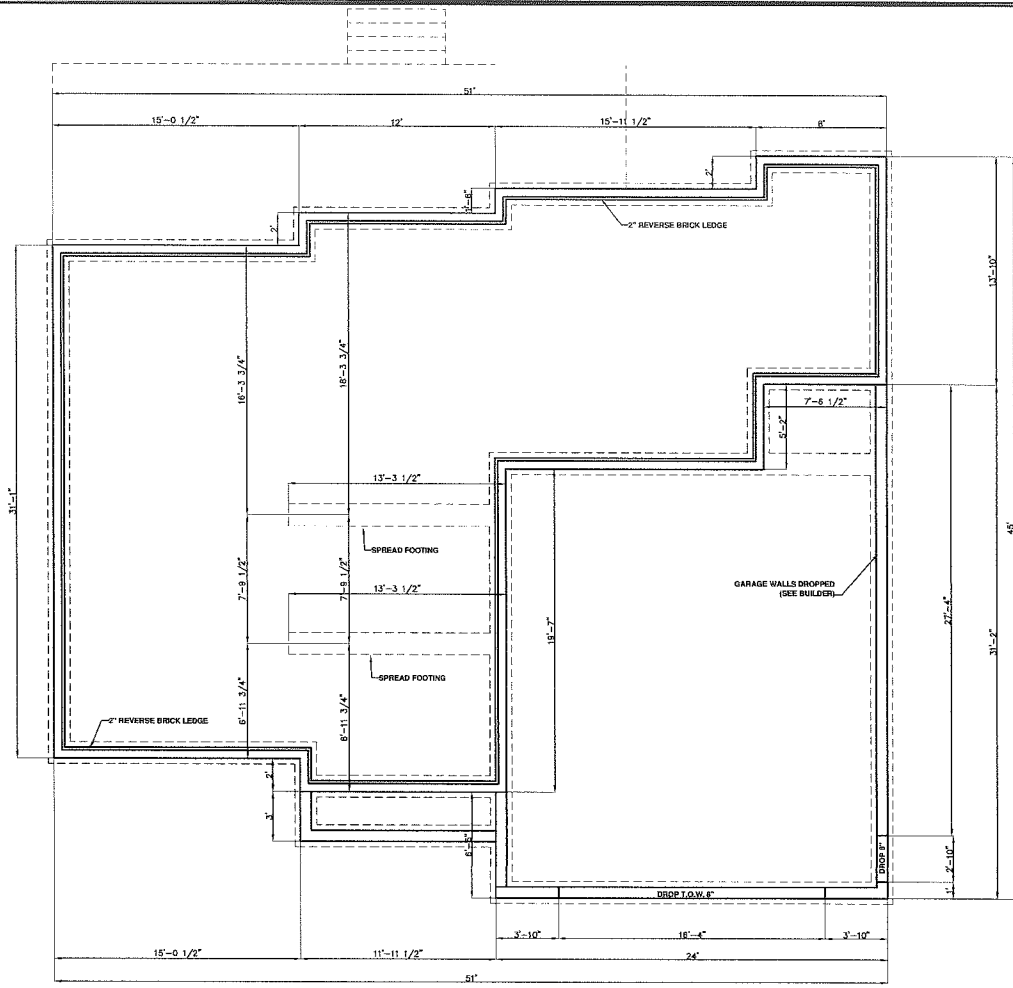
WALL SECTION  
S/B" = 1"

BRACING NOTES:  
CONTINUOUS BRACING METHOD USED  
RECTANGLE SIZE IS 35'-11 1/2" x 38'-10"  
ALL SIDES REQUIRE 7'-3" OF BRACING



2nd FLOOR PLAN  
1/4" = 1'  
710 SQ.FT. +  
306 SQ.FT. BONUS ROOM

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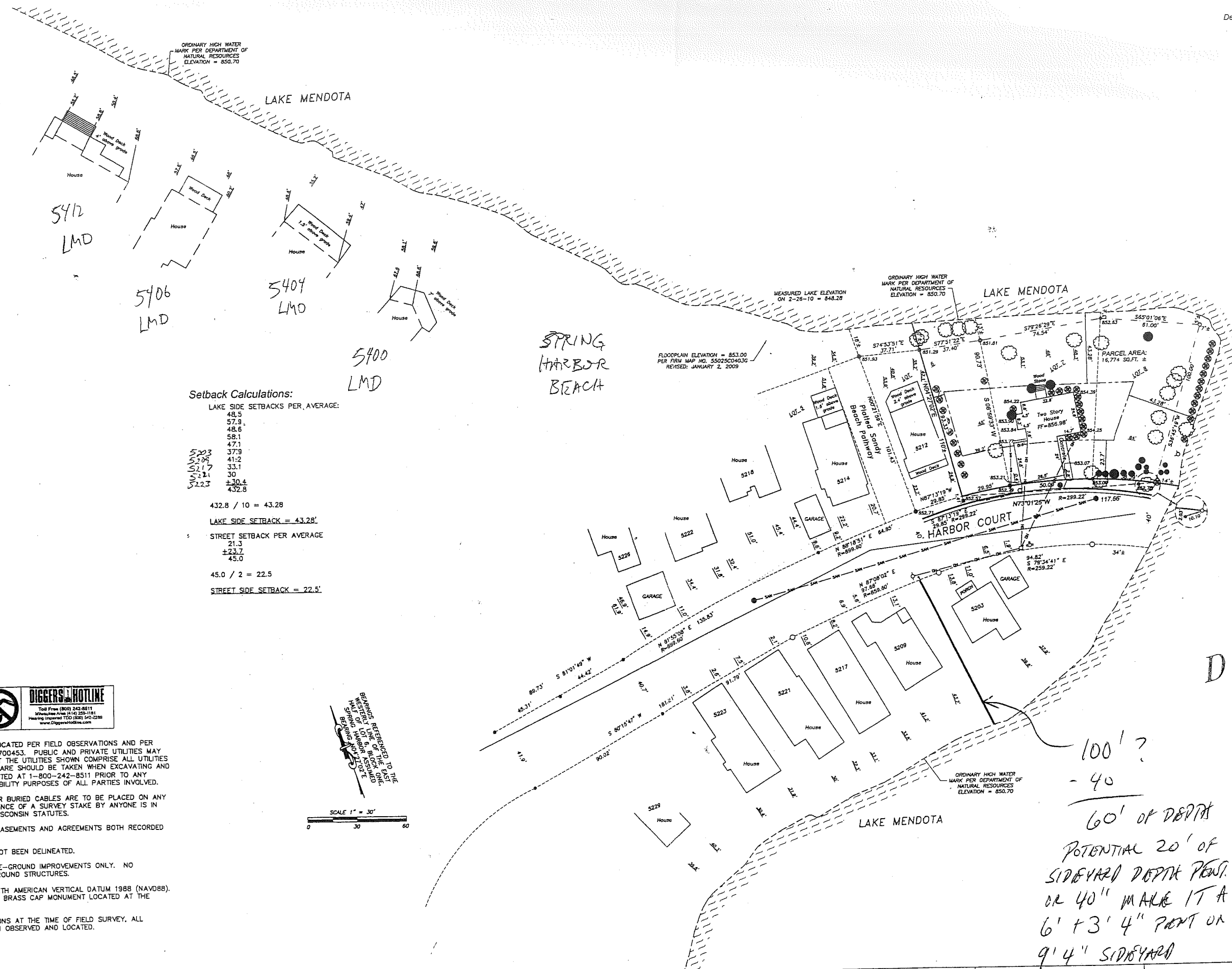


FOUNDATION PLAN  
 1/4" = 1'

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<b>STEVE'S DRAFTING SERVICE</b> STEVEN M. BUSS 800 PLYMOUTH WY 05668 SUN. (603) 637-8568 E-MAIL: steve_sds@charter.net	DATE: 7/9/2017 DRAWN BY: RCSMB REVISED: 11/14/2017	
	CHRIS MILLER CONST. GREYSHEIM RESIDENCE FOUNDATION PLAN	CONSTRUCTION

Description:  
THE EAST 1/2 OF LOT 6, LOTS 7 AND 8, BLOCK 1, SPRING HARBOR, CITY OF MADISON, DANE COUNTY, WISCONSIN.



**Setback Calculations:**

LAKE SIDE SETBACKS PER AVERAGE:

48.5
57.9
48.6
58.1
47.1
52.3
52.04
52.17
52.21
52.23
±30.4
432.8

432.8 / 10 = 43.28

LAKE SIDE SETBACK = 43.28'

STREET SETBACK PER AVERAGE:

21.3
±23.7
45.0

45.0 / 2 = 22.5

STREET SIDE SETBACK = 22.5'

- Legend:**
- = Found 3/4" Iron Rebar
  - = Found 1" Iron Pipe
  - = Found 3/4" Iron Pipe
  - = Found 1" Pitch Top Pip
  - = Set 1.224" Iron Pipe min. depth 1.13/ft.
  - = Mail Box
  - △ = Light Pole
  - = Utility Pole
  - = Curb Box
  - = Fire Hydrant
  - = Sanitary Manhole
  - = Shrubs
  - = Arbor Vitae
  - = Pine Trees
  - = Deciduous Trees
  - = Gas Line
  - = Overhead Utilities
  - = Sanitary Sewer
  - = Setback Lines

DRAFT

100' ?  
- 40  
60' OF DEPTH  
POTENTIAL 20' OF  
SIDEYARD DEPTH PERM.  
OR 40" MAKE IT A  
6' + 3' 4" PERM OR  
9' 4" SIDEYARD

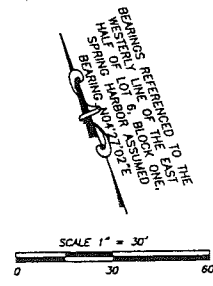
Maps that do not show a seal imprint in RED ink may contain unauthorized alterations to the original. Information should be disregarded unless verified by the Registered Land Surveyor whose signature appears below.

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 describe 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.

- Notes:**
- UNDERGROUND UTILITIES WERE LOCATED PER FIELD OBSERVATIONS AND PER DIGGER'S HOTLINE TICKET NO. 20100700453. 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 DIGGER'S HOTLINE SHALL BE CONTACTED AT 1-800-242-8511 PRIOR TO ANY CONSTRUCTION FOR SAFETY AND LIABILITY PURPOSES OF ALL PARTIES INVOLVED.
  - UTILITY EASEMENT: NO POLES OR BURIED CABLES ARE TO BE PLACED ON ANY LOT LINE OR CORNER. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
  - THIS MAP IS SUBJECT TO ANY EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED.
  - WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED.
  - THIS MAP SHOWS VISIBLE, ABOVE-GROUND IMPROVEMENTS ONLY. NO GUARANTEE IS MADE FOR BELOW-GROUND STRUCTURES.
  - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). BENCHMARK USED IS THE TOP OF A BRASS CAP MONUMENT LOCATED AT THE CENTER OF SECTION 18, T7N, R9E.
  - DUE TO SNOW AND ICE CONDITIONS AT THE TIME OF FIELD SURVEY, ALL IMPROVEMENTS MAY NOT HAVE BEEN OBSERVED AND LOCATED.



**BIRRENKOTT SURVEYING INC.**  
LAND SURVEYING & PERC TESTING

P.O. BOX 237  
1577 N. BRISTOL ST.  
SUN PRAIRIE, WIS. 53590

(608) 837-7463  
FAX (608) 837-1081

**TOPOGRAPHY SURVEY**

MARCH 1, 2010

SURVEYED BY PFMC/TAS  
DRAWN BY PFMC/MK  
CHECKED BY \_\_\_\_\_  
APPR'D BY DVB

REVISED: APRIL 21, 2010  
REVISED: MARCH 9, 2010

PREPARED FOR:  
**ARCHITECTURE NETWORK**  
116 E. DAYTON STREET  
MADISON, WI 53703  
608-251-7515

JOB NO.  
**100053**

SHEET 1 OF 1  
FB 323/22-2  
374/17-1





# BIRRENKOTT SURVEYING, INC.

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# PLOT PLAN

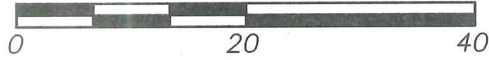
### Prepared For:

Jon Grefsheim  
119 Glen Drive  
Cottage Grove, WI 53527  
(608) 873-7641

### Description:

Lot 9, Block One, Spring Harbor and Lot 10, Block One, Spring Harbor, except the West 10 feet, located in the Northwest 1/4 of the Southeast 1/4, Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin

SCALE 1" = 20'



WEST 1/2 LOT 6

CERTIFIED SURVEY MAP NO. 13393

### Legend

- = Building Setback Line
- = Found 1" Iron Pipe
- ⊖ = Found 1" Pinch Top Pipe
- ⊗ = Found Mag Nail
- = Set 1-1/4" O.D. x 24" Iron Pipe  
Weight = 1.68 Lbs/Ft

*Two-story Single-Family Dwelling front yard*

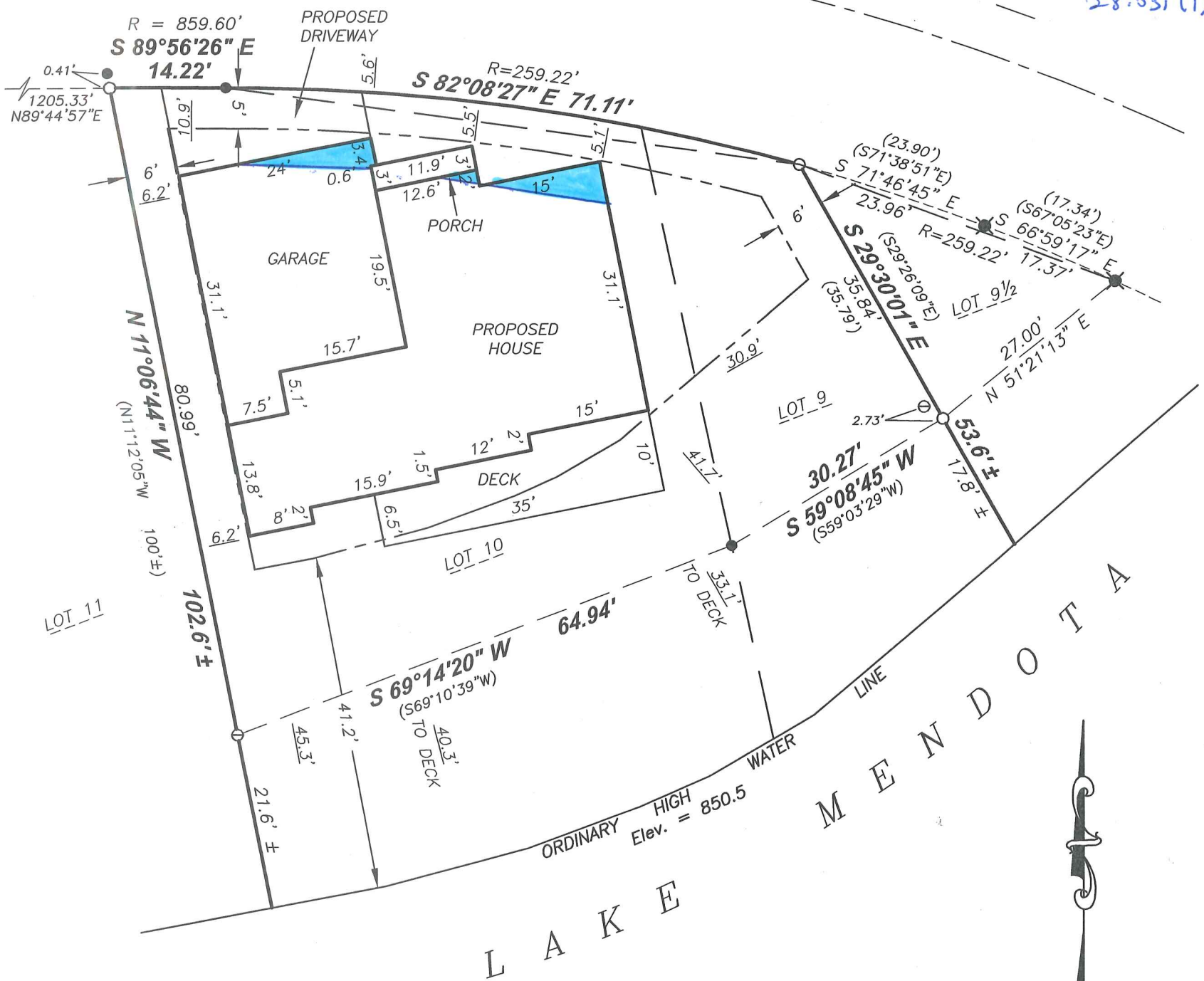
*10.0' Required \*  
5.1' provided*

*4.9' VARIANCE*

H A R B O R

C O U R T

*Setback Average 28.031 (1)*



Dated: July 20, 2017  
 Surveyed:  
 Drawn: M.E.T.  
 Checked:  
 Approved: D.V.B.  
 Field book:  
 Comp. File: J:\2017\CARLSON  
 Office Map No. 170684

For your/our protection...have the Building Inspector/Developer sign off on the Plot (site) Plan accepting the Plan as correctly meeting setback and deed restrictions for the parcel PRIOR to staking. Note: Plot Plan MUST BE APPROVED by the governing Municipal Building Authority. ANY staking, without municipal/Developer approval, may be subject to change at the client's expense.