



ZONING BOARD OF APPEALS
AREA EXCEPTION APPLICATION

Madison **\$300 Filing Fee**

Type or print using pen, not pencil.

FOR OFFICE USE ONLY
 Amount Paid \$300.00 Receipt # 121055
 Received by JLK Filing Date 6/3/11
 Hearing Date 6-23-11
 Zoning District R2
 Parcel # 0709-223-1306-3
 Published JUNE 16, 2011
 Ald. District 10-Brian Solomon
 Appeal # 062311-2
 GORR Frontage Mat Register
 Code Section # 28.05(3)(g)3.

Address of Subject Property: 2129 Commonwealth Ave, Madison
53726

Name & Address of Owner: Colleen & Michael Campbell
2129 Commonwealth Ave, Madison, WI 53726

Daytime Phone: 220-5117 233-4997 Evening Phone: 233-4997

E-mail address: colleen.campbell@verona.k12.wi.us

Name & Address of Applicant (Owner's Representative):
 Daytime Phone: _____ Evening Phone: _____
 E-mail address: _____

Brief Summary of Proposed Construction:
REPLACE SWIMMING POOL WITH ENCLOSED ADDITION PER PLAN.
DEMOLISH EXISTING GARAGE; REPLACE WITH NEW

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 will result in the case being delayed and/or recommended for referral or denial.**

Please provide the following (Maximum size for all drawings is 11" x 17"):

Site plan, drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan:
 Lot lines
 Existing and proposed structures, with dimensions and setback distances to all property lines
 Approximate location of structures on neighboring properties adjacent to required area exception
 Major landscape elements, fencing, retaining walls or other relevant site features
 Scale (1" = 20' or 1" = 30' preferred)
 North arrow

Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).

Interior floor plan of existing and proposed structure, when relevant to the area exception request and required by Zoning Staff. (Most additions and expansions will require floor plans.)

Front yard area exceptions only. Show the building location (front setback) of all properties contiguous on both sides and within 200 feet of the subject property to determine front setback average.

Area exception requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.

CHECK HERE. I have been given a copy of and have read the standards and review guidelines, which the Zoning Board of Appeals will use when acting on applications for area exceptions.

Owner's Signature: Colleen Campbell

AREA EXCEPTION STANDARDS. No area exception shall be granted by the Zoning Board of Appeals unless such Board shall find that all of the following conditions are present:

1. That the area exception will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the area exception.
3. That the area exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the area exception will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire within the neighborhood.

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

Eligibility Requirements:

- 1. The lot is less than 50 feet in width.
- 2. The lot is less than or equal to 100 feet in depth.
- 3. The lot is less than 6,000 square feet in area.
- 4. The structure proposed to be altered is nonconforming to current bulk requirements of the district.
- 5. An adjacent lot has a structure that is nonconforming to current bulk requirements of the district on the side towards the lot seeking an area exception.
- 6. The lot is adjacent to public right-of-way, a park, the rear yard of a reversed corner lot, or a railroad right-of-way.
- 7. The lot contains trees of the following minimum sizes that affect compliance within the current bulk requirements of the District:
 - a. Deciduous trees with a trunk caliper measurement of twelve (12) or more inches.
 - b. Evergreen trees 20 or more feet in height.
- 8. The lot contains storm water drainage characteristics or a slope of at least 2 feet over 10 feet that affects compliance with the current bulk requirements of the district.
- 9. The lot has a nonrectangular shape.
- 10. Recorded utility easement(s) on the lot that affect compliance with the current bulk requirements of the district.

The Zoning Administrator has determined that the property (is) (is not) eligible to be considered for an area exception.

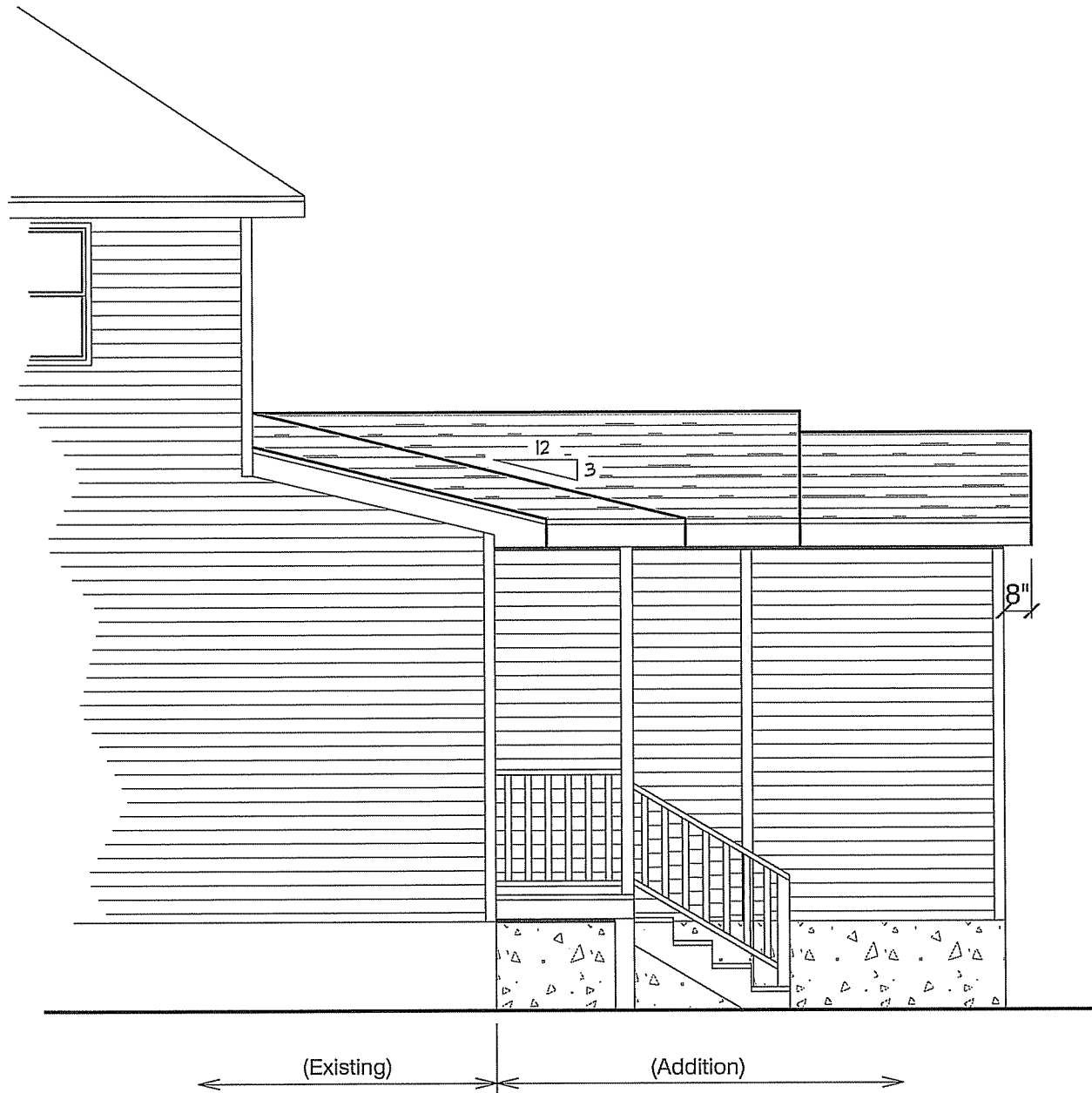
DECISION

The Board, in accordance with the findings of fact, hereby determines that the requested area exception **(is) (is not)** in compliance with all of the standards for an area exception. Further finding of fact is stated in the minutes of this public hearing.

The Zoning Board of Appeals: Approved Denied Conditionally approved

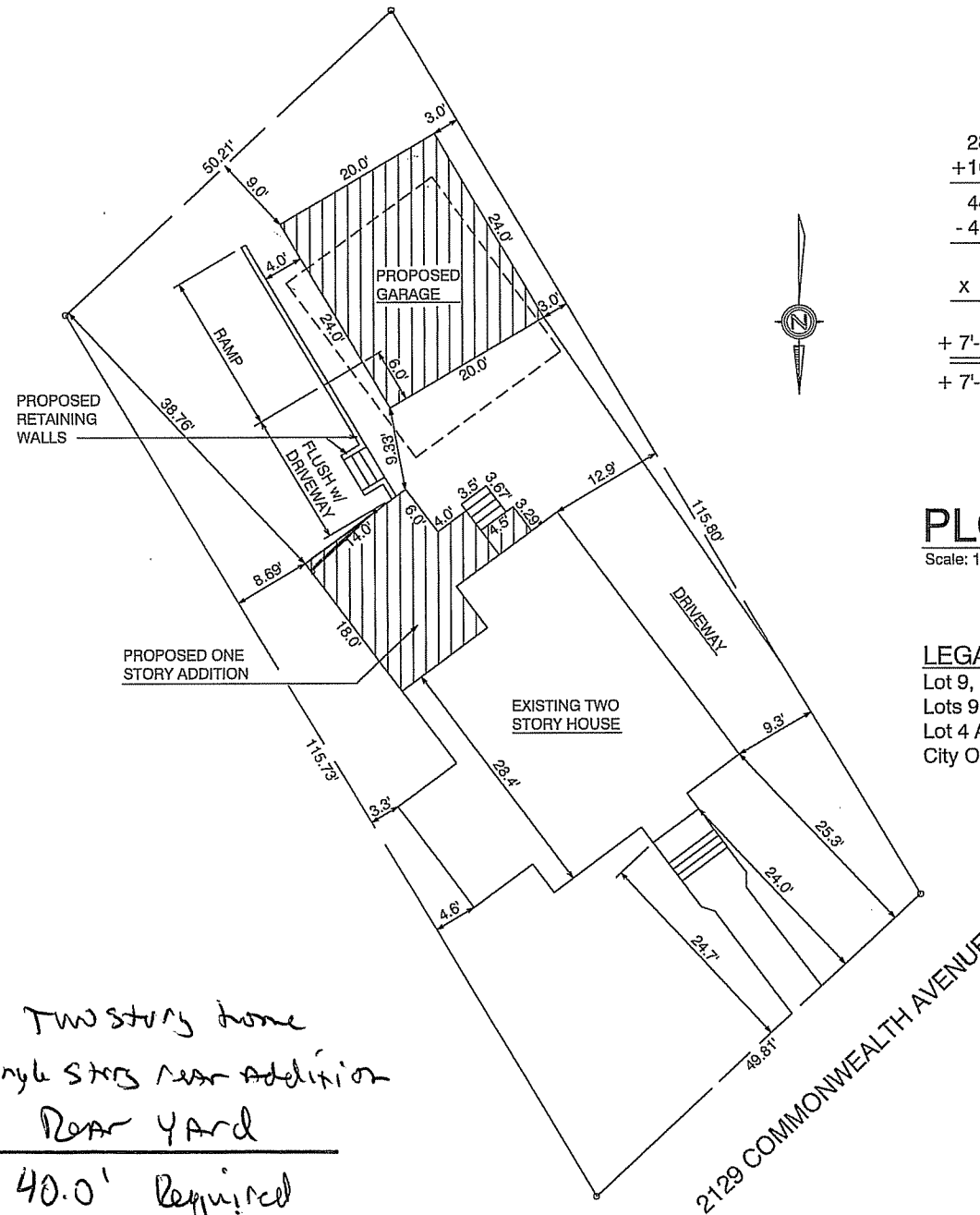
Zoning Board of Appeals Chair:

Date:



RIGHT ELEVATION

Scale: 1/4" = 1'-0"



Two story home
Single story rear addition
Rear yard

40.0' Required
35.76' Provided

1.24' AREA Exception

28.4'	28
+16.0	+18 *
44.0	46
-40	-40
4	6
x 2"	12"
8"	17'
+ 7'-0"	
+ 7'-8" (7.67') Min. Sideyard Setback	

MIT

8'-0" min setback

PLOT PLAN

Scale: 1" = 20'-0"

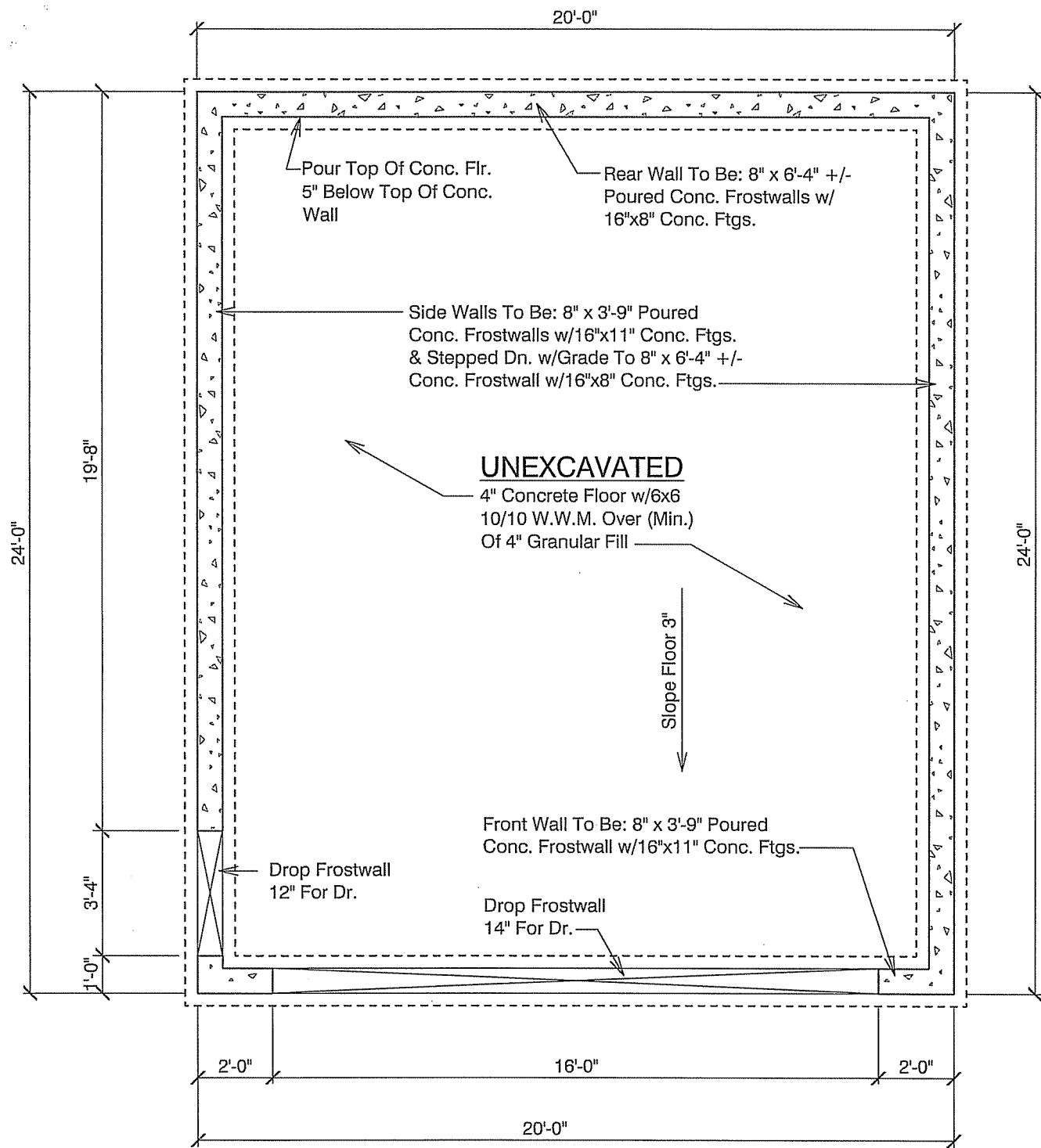
LEGAL DESCRIPTION

Lot 9, Block 44, Commonwealth Avenue Replat Of Lots 9, 10, 11, 12, 13 Block 3 All Of Block 7, Except Lot 4 And Blocks 8, 11, & 12, Westlawn, City Of Madison, Dane County, Wisconsin

2129 COMMONWEALTH AVE. MADISON, WI 53726

ELEVATION &
PLOT PLAN

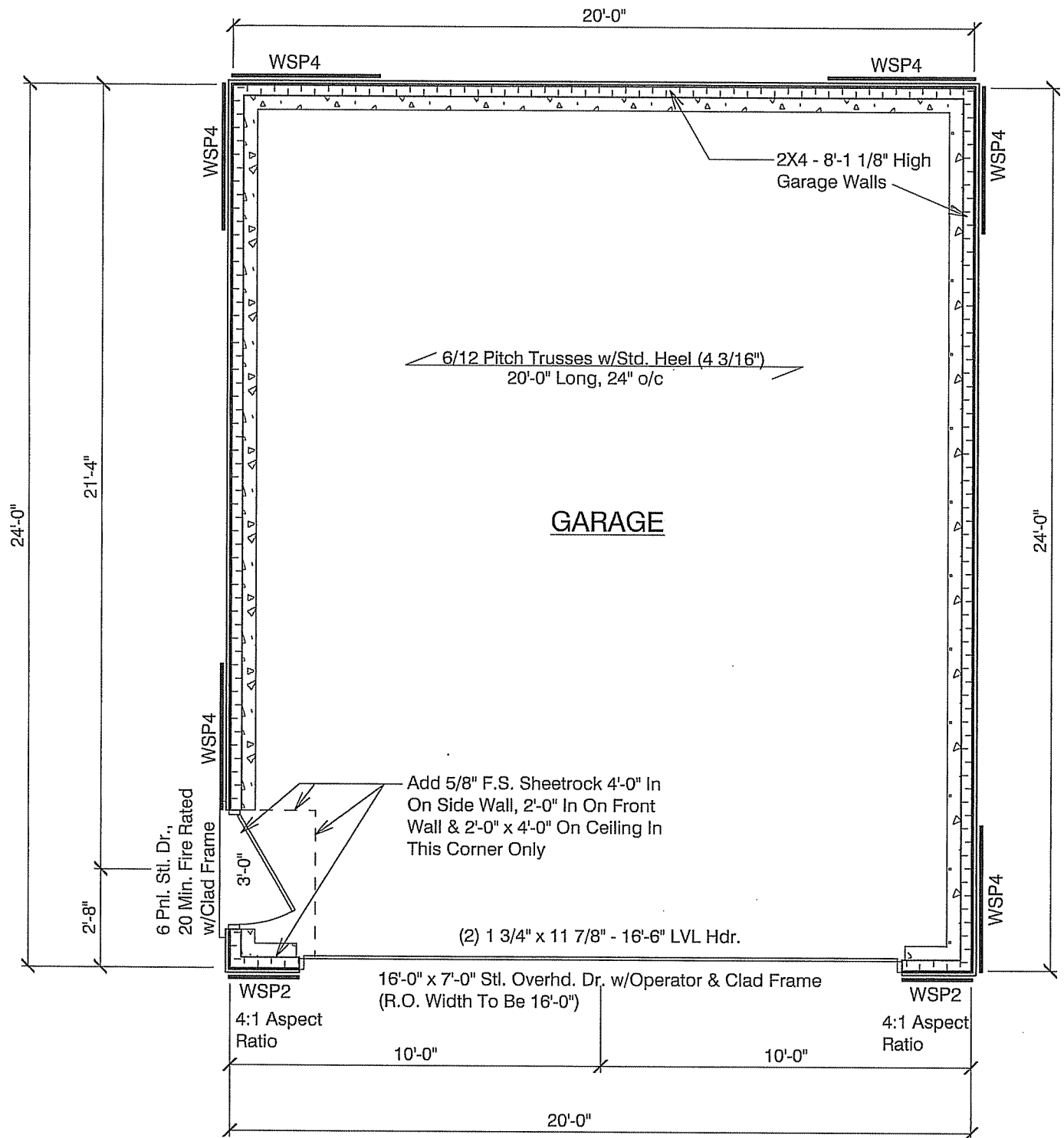
MIKE & COLLEEN CAMPBELL



FOUNDATION PLAN

NOTES

- All Dimensions Are Conc. To Conc.
- All Conc. Footings To Be 48" (Min.) Below Finish Grade.
- All Conc. Walls To Be 8" (Min.) Above Finish Grade.



FLOOR PLAN

NOTES

- All Dimensions Are Stud To Stud Or Stud To Centerline Of Opngs.
- All Headers In Load Bearing Walls Not Noted To Be (2) 2x10 HF Select. Struct.
- All LVL Beams Shown Are GPLAM 2.0E, 2900 Fb Manufactured By Georgia Pacific Corp.

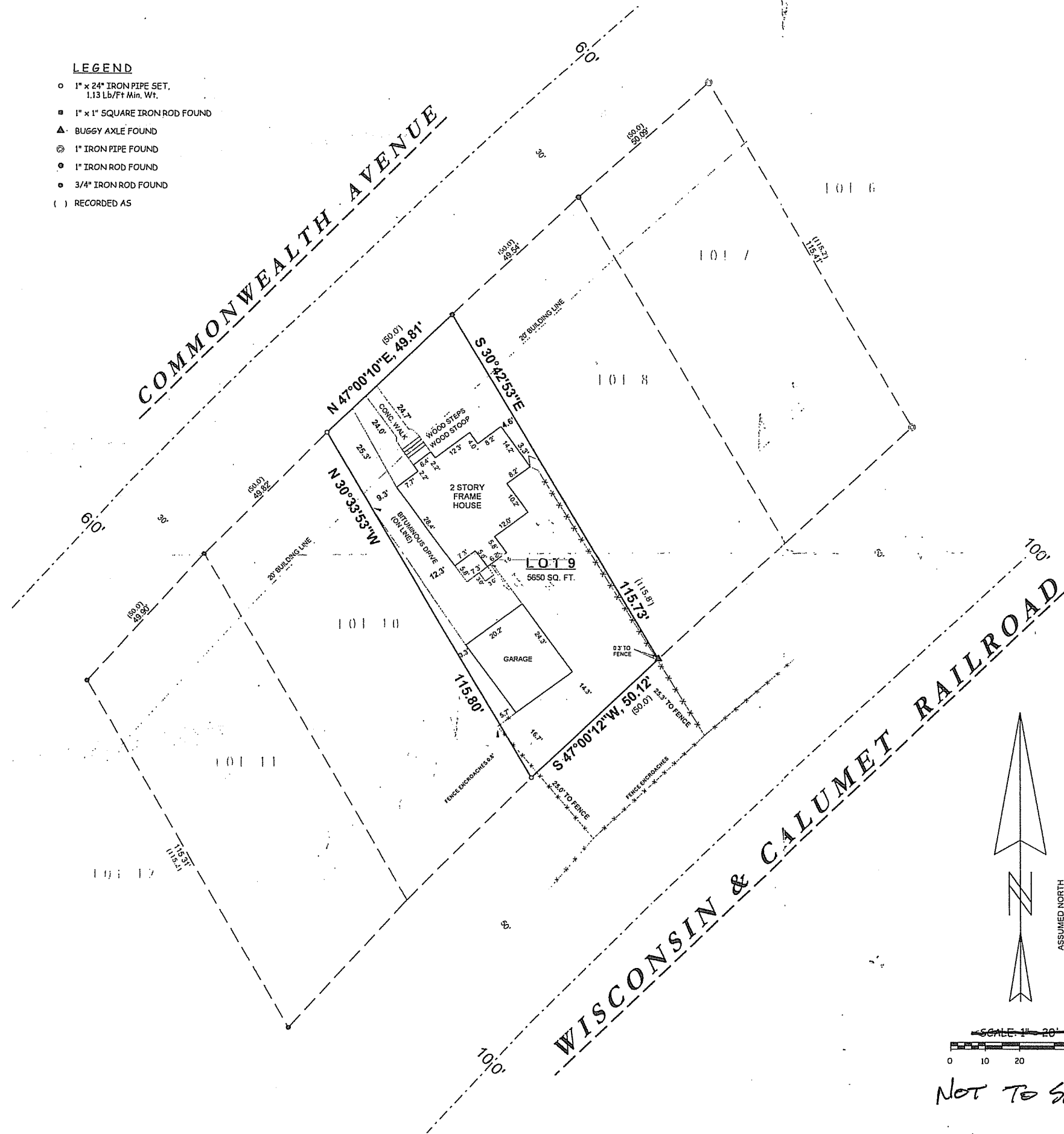
WALL BRACING NOTES:

- 1/2" OSB Continuous Wall Sheathing - Wall Brace Method #4. Nailing 8d Smooth Or Common Or 6d Deformed Nails. 6" o/c On All Edges & 12" o/c Intermediate.
- All Vertical Joints Of Braced Wall Panels Shall Occur Over Common Stud. Horizontal Joints Shall Be Backed w/1 1/2" Thick Blocking.
- Exterior Corner Framing w/Min. 2'-0" Wide OSB Panel Per Fig. 21.25G Or A 800# Tie-Down Device #DTT2Z Simpson Holddown.

WSP4- 1/2" Wood Structural Panels, 48" & 24" Wide

LEGEND

- 1" x 24" IRON PIPE SET, 1.13 Lb/Ft Min. Wt.
- 1" x 1" SQUARE IRON ROD FOUND
- ▲ BUGGY AXLE FOUND
- ⊙ 1" IRON PIPE FOUND
- 1" IRON ROD FOUND
- 3/4" IRON ROD FOUND
- () RECORDED AS

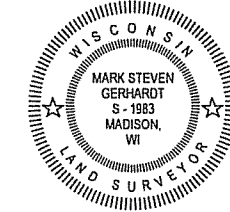


SURVEYOR'S CERTIFICATE:

I, Mark Steven Gerhardt, Wisconsin Land Surveyor, S-1983, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.

Date: April 14, 1999

Mark Steven Gerhardt
 Mark Steven Gerhardt,
 Wisconsin Land Surveyor, S-1983



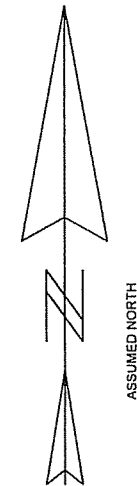
LEGAL DESCRIPTION:

LOT 9, BLOCK 44, COMMONWEALTH AVENUE REPLAT of Lots 9, 10, 11, 12, 13 Block 3, all of Block 7, Except Lot 4 and Blocks 8, 11 & 12, WESTLAWN, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTE: NO EASEMENTS PER PLAT.

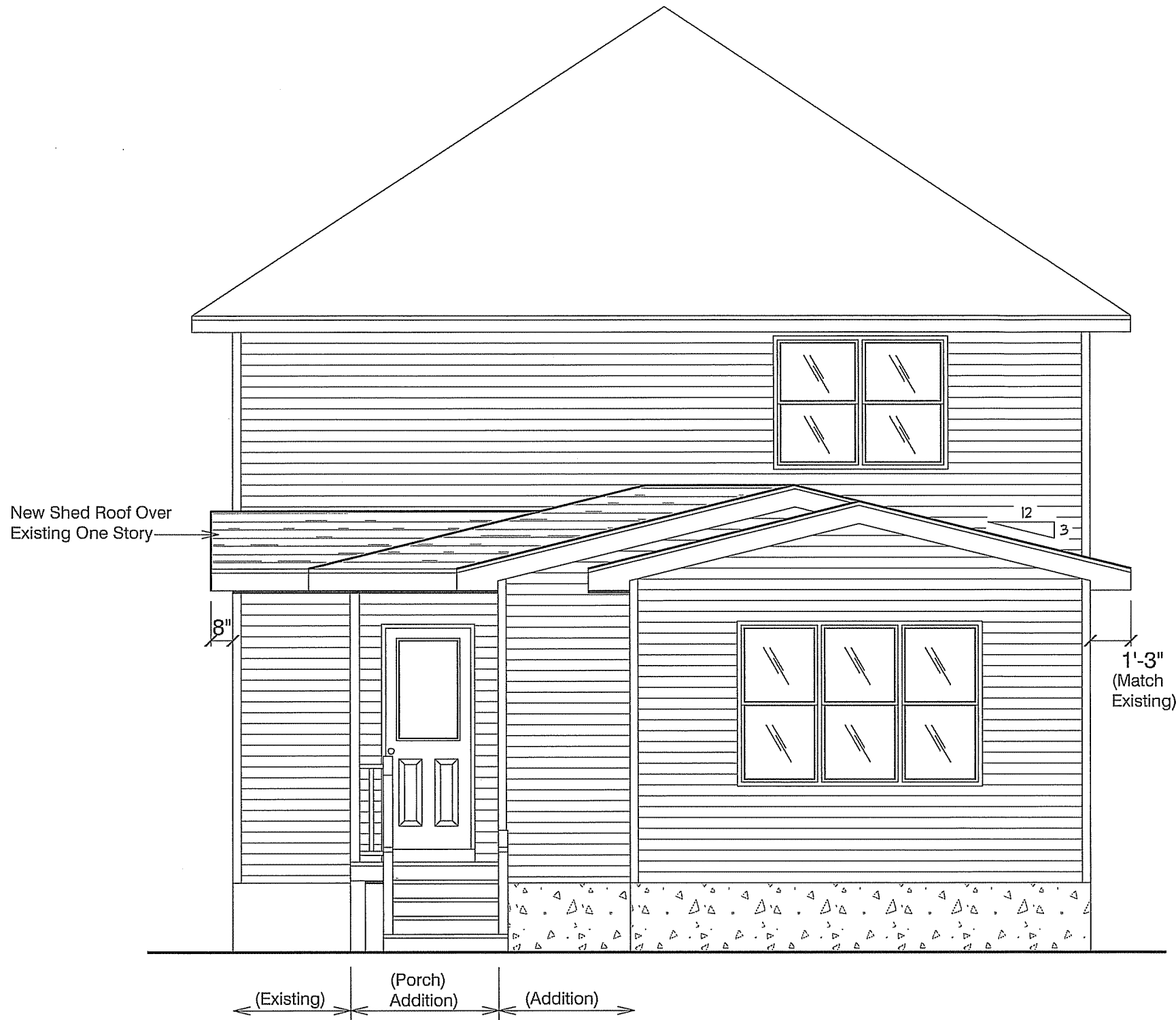
PREPARED FOR:

COLLEEN CAMPBELL
 212 COMMONWEALTH AVE.
 MADISON, WI 53705
 233-4997

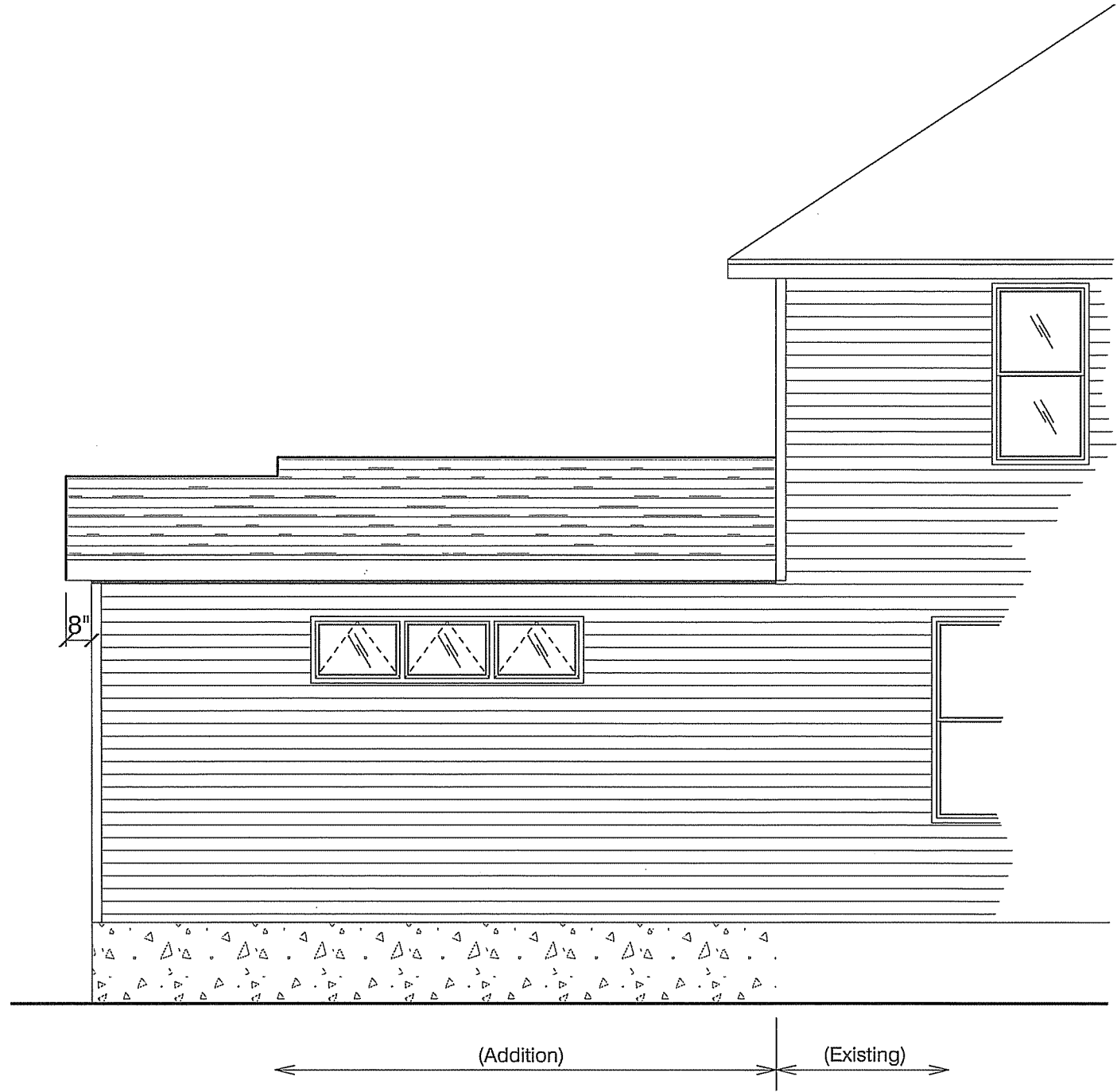


NOT TO SCALE

BADGER SURVEYING AND MAPPING SERVICE <small>2121 N. SHERMAN AVENUE - MADISON, WISCONSIN 53704 - (608) 244-2010 - FAX (608) 244-6272</small>			
SCALE 1" = 20'	APPROVED BY	DRAWN BY S. OFTEDAHL	
DATE APRIL 14, 1999	M. S. GERHARDT	REVISED	
PLAT OF SURVEY			
			DRG WING NUMBER 99G-71



REAR ELEVATION
 Scale: 1/4" = 1'-0"

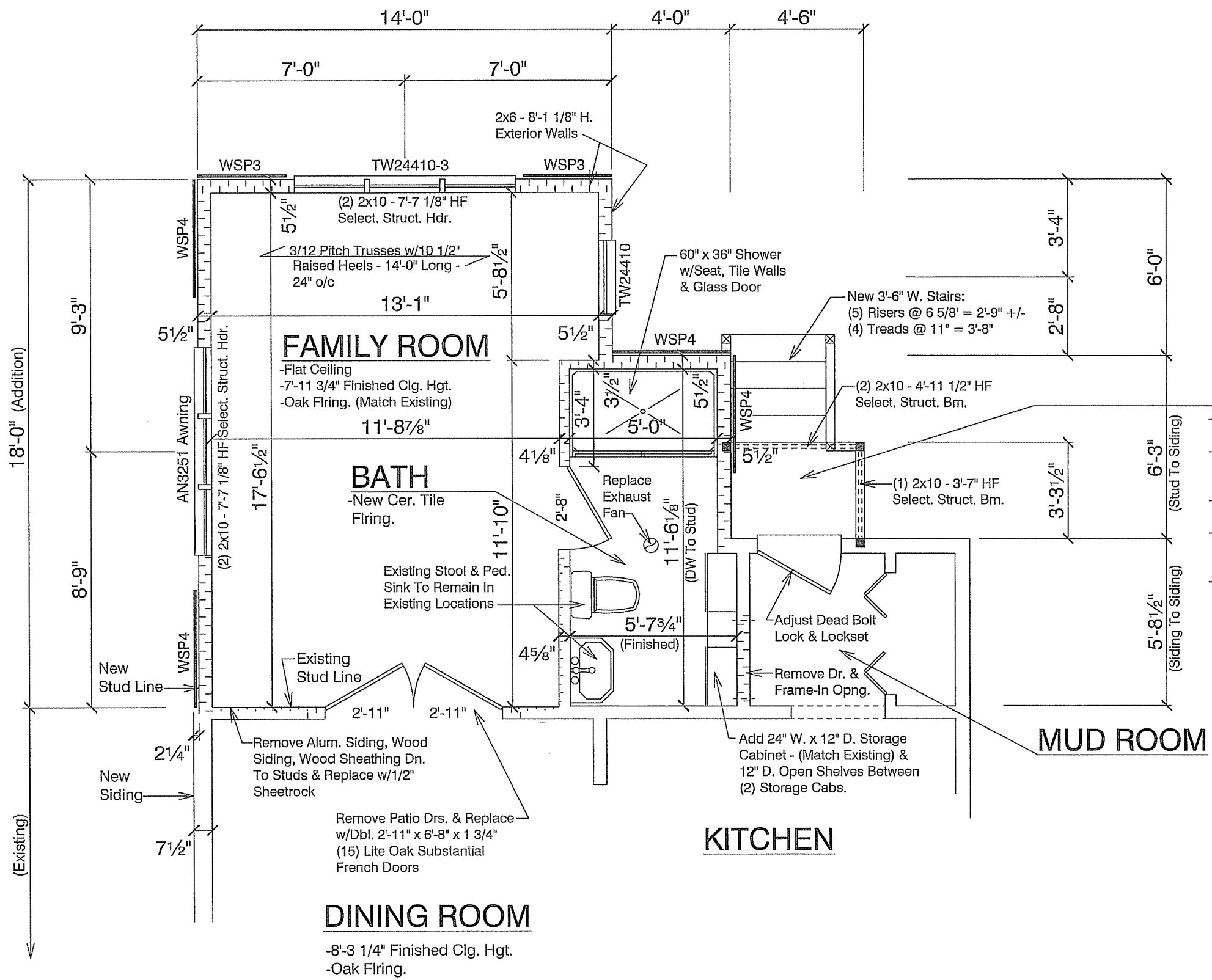


LEFT ELEVATION
 Scale: 1/4" = 1'-0"

2129 COMMONWEALTH AVE. MADISON, WI 53726


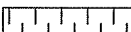
ELEVATIONS

MIKE & COLLEEN CAMPBELL



PROPOSED FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"

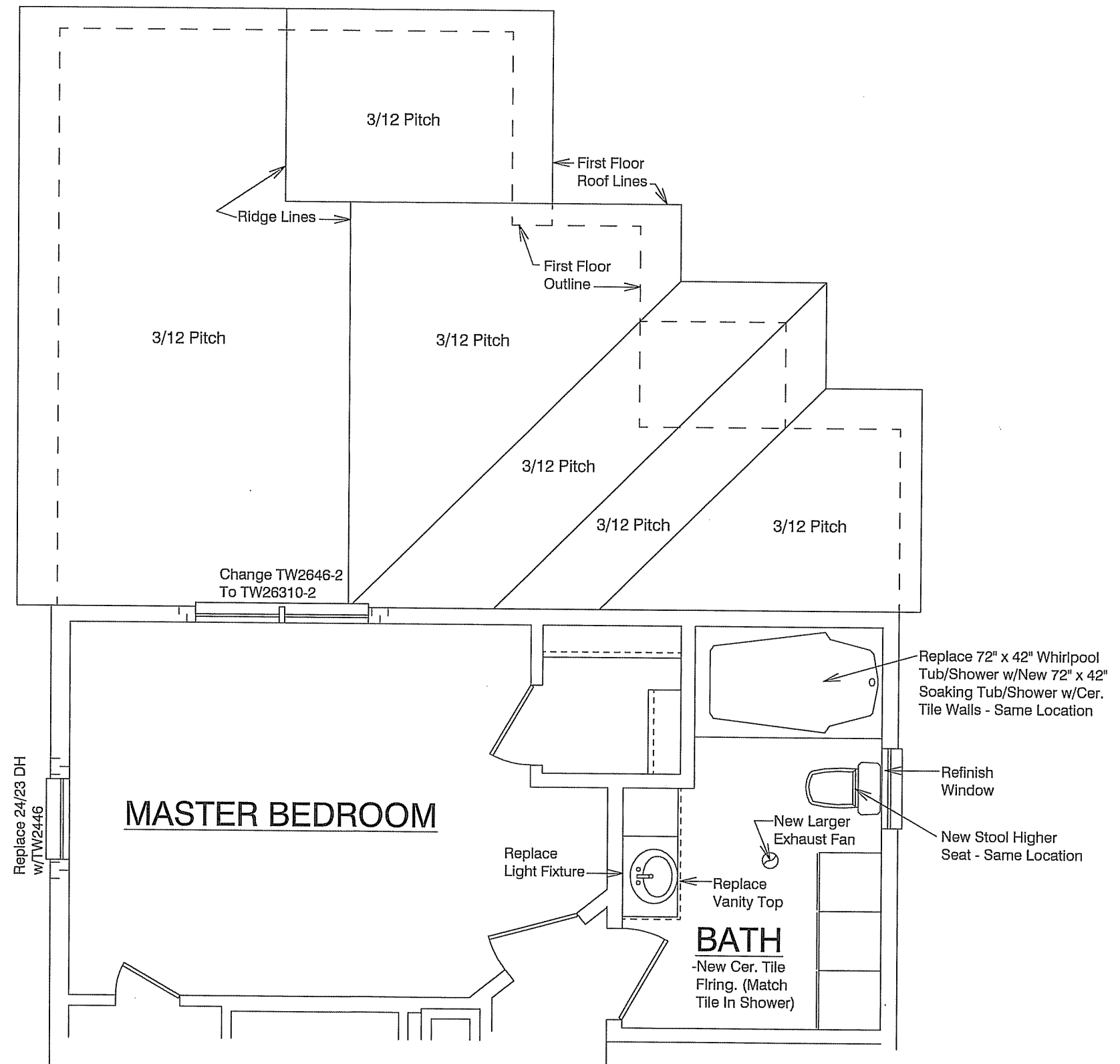
Notes:

-  Existing Frame Walls
-  New & Remodeled Frame Walls
- All Headers In Load Bearing Walls Not Noted To Be (2) 2x10 HF Select. Struct.
- All Dimensions Are Stud To Stud Or Stud To Centerline Of Openings Unless Noted.
- New Double Hung & Awning Units To Be Andersen 400 Series, Tilt-Wash Double Hungs, Clad White, Insulated - Low E -Argon Gas Filled Glass & Full Screen On All Windows (No Combinations) - (Match Existing)
- Add Blocking & Grab Bars In New Showers On First & Second Floors
- Replace All Siding On House w/Horiz. Dbl. 4" Vinyl Siding
- Original Walls That Have not Had Insulation Replaced (See Owners) Add Min. Of R5 Or 1" Styrofoam Over Wood Siding (Seperate Bid)
- Add Insulation Between Old Window Frames & Rough Openings (See Owners)
- New Gutters & Down Spouts On Entire House & New Garage
- Replace 2'-6" x 6'-6" Door To Attic In Front Right Bedroom. New Door To Be More Energy Efficient. (Verify Door Size Before Ordering)
- All LVL Beams Shown Are GPLAM 2.0E, 2900 Fb Manufactured By Georgia Pacific Corp.
- Guardrails Shall Be Constructed To Prevent The Through Passage Of A Sphere w/a Diameter Of 4" Or Larger & Shall Be Designed To Withstand A 200 LB. Load Applied In Any Direction.

WALL BRACING NOTES:

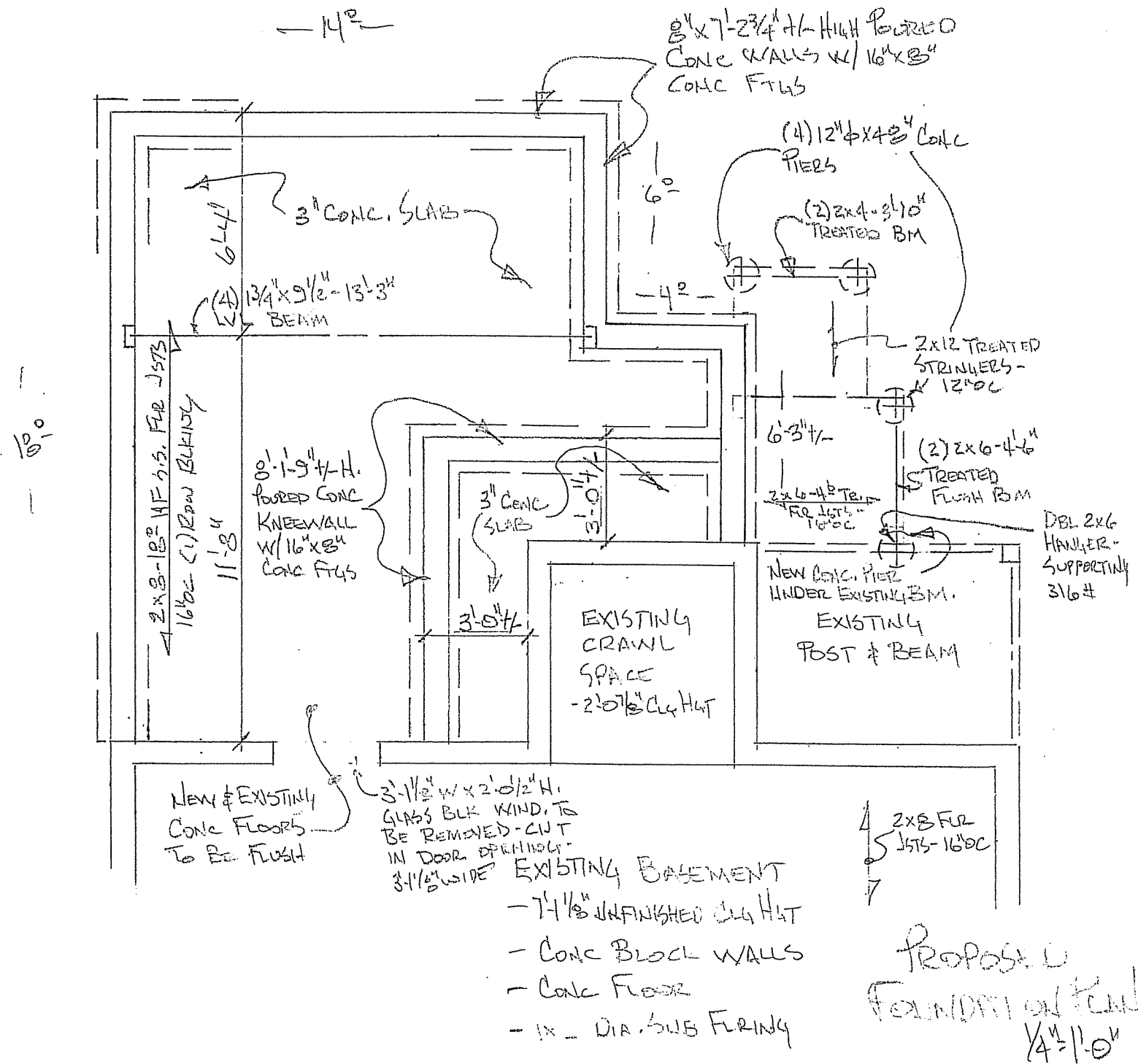
- 1/2" OSB Continuous Wall Sheathing - Wall Brace Method #4. Nailing 8d Smooth Or Common Or 6d Deformed Nails. 6" o/c On All Edges & 12" o/c Intermediate.
- Provide Blocking Or Joist Below All Braced Wall Panels For Proper Fastening Of Wall Plate. Wall Plate To Be Fastened To Blocking Or Joists w/16d Nails - 16" o/c.
- All Vertical Joints Of Braced Wall Panels Shall Occur Over Common Stud. Horizontal Joints Shall Be Backed w/1 1/2" Thick Blocking.
- Exterior Corner Framing w/Min. 2'-0" Wide OSB Panel Per Fig. 21.25G Or A 800# Tie-Down Device #DTT2Z Simpson Holddown.

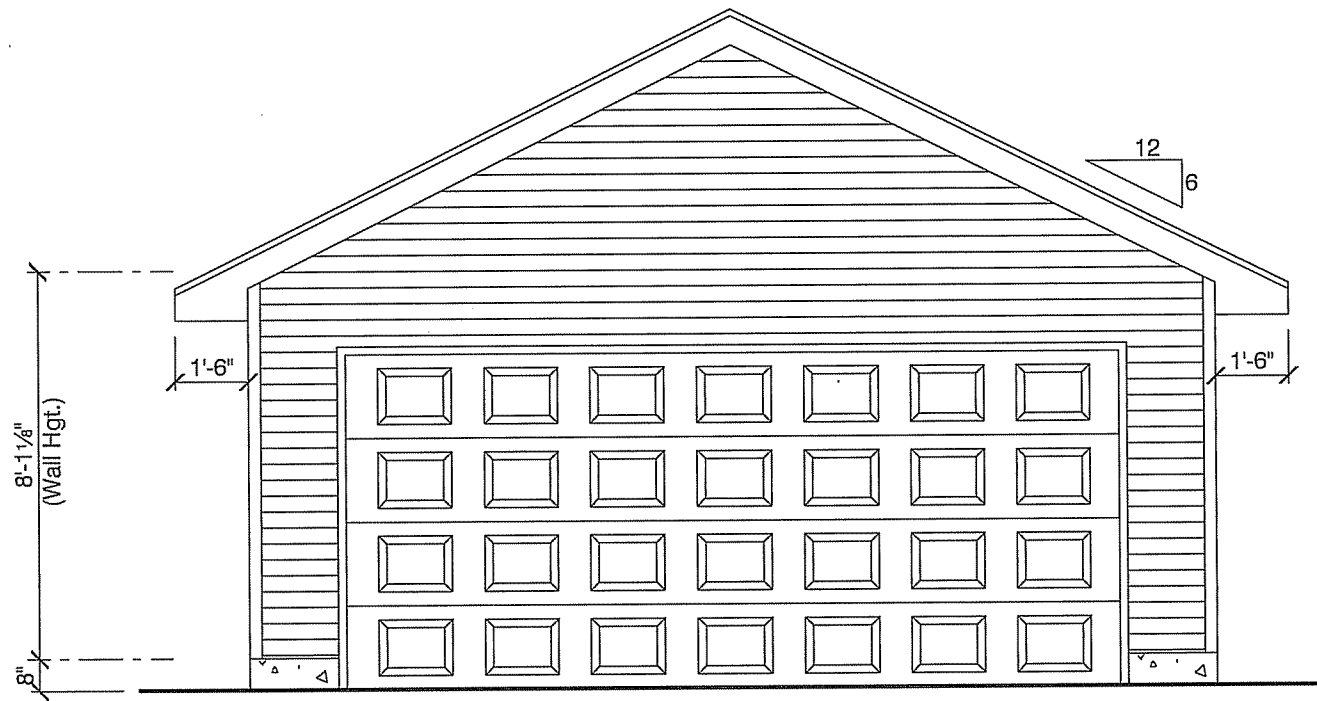
WSP4- 1/2" Wood Structural Panels, 48" & 36" Wide



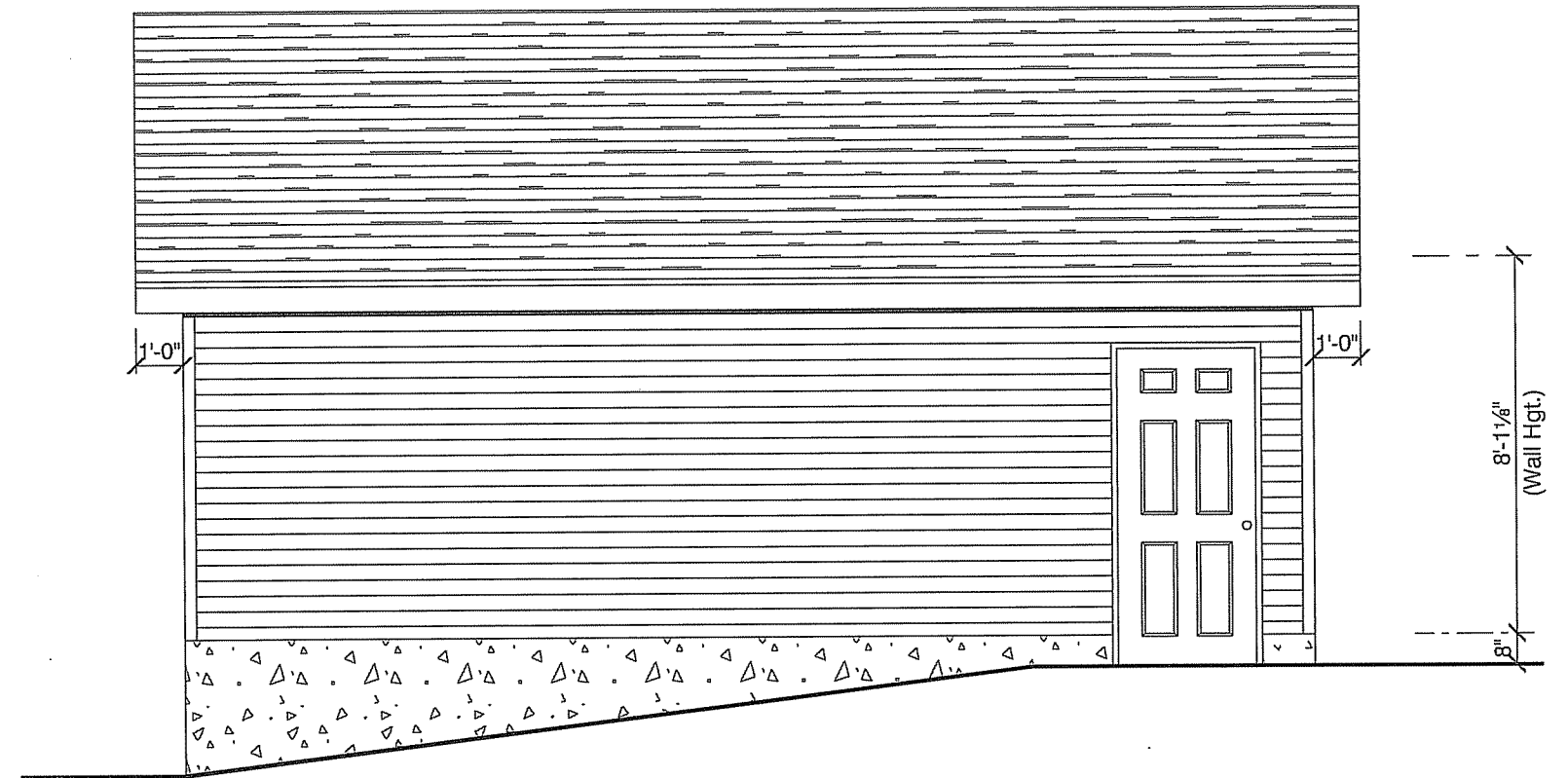
PROPOSED SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"





FRONT ELEVATION
 Scale: 1/4" = 1'-0"



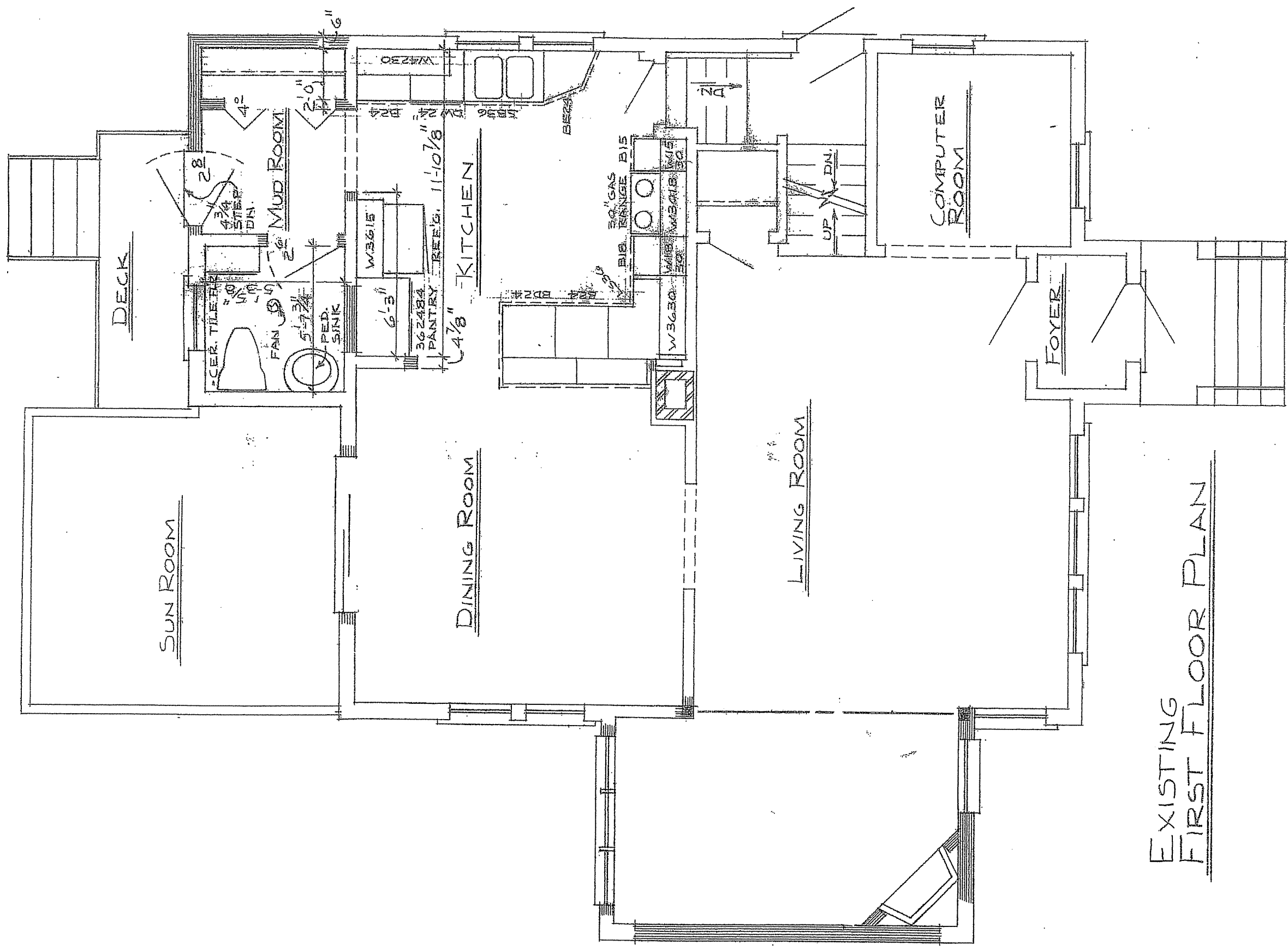
LEFT ELEVATION
 Scale: 1/4" = 1'-0"

2129 COMMONWEALTH AVE. MADISON, WI 53726

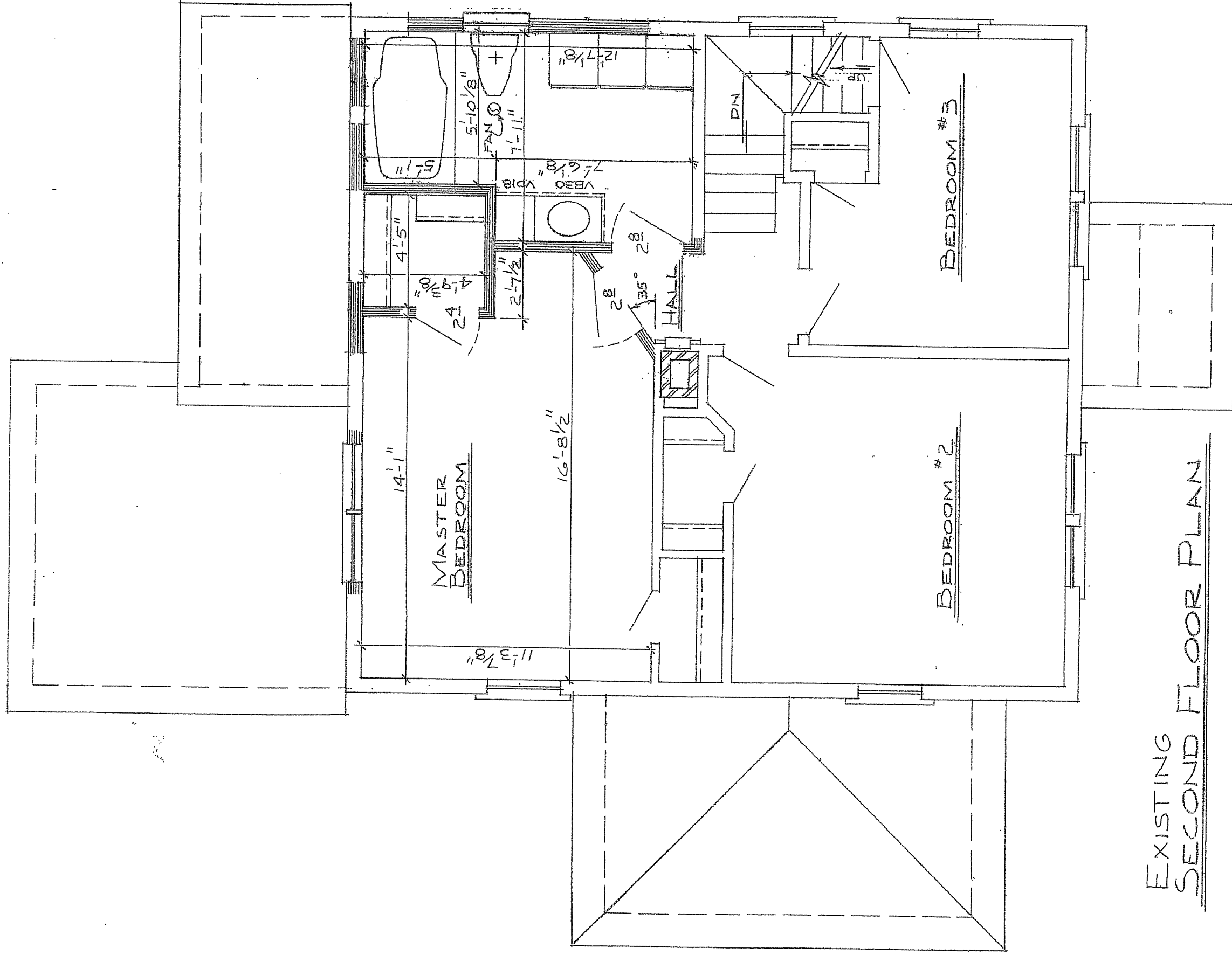
ELEVATIONS

05/26/11

MIKE & COLLEEN CAMPELL



EXISTING
FIRST FLOOR PLAN



EXISTING
SECOND FLOOR PLAN

MARLING LUMBER COMPANY
1801 E. WASHINGTON AVE. MADISON, WI 53707-7488

SCALE: 1/4" = 1'-0"
DATE: _____
EXISTING - FIRST & SECOND FLOOR PLANS
REVISED

DRAWN BY BRIAN K
REVISED

MIKE & COLLEEN CAMPELLE

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME.

DRAWING NUMBER
OF