



**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: 555 West Washington Ave.

Name of Owner: Gregory C. Norman

Address of Owner (if different than above): 517 North St.
Madison, WI 53704

Daytime Phone: (608)515-4296 Evening Phone: (608)515-4296

Email Address: downtowntv6@charter.net

Name of Applicant (Owner's Representative): Greg Norman

Address of Applicant: 517 North St.
Madison, WI 53704

Daytime Phone: (608)515-4296 Evening Phone: (608)515-4296

Email Address: IsthmusHW@truevalue.net

Description of Requested Variance: We would like to reuse an existing bank drive through.

The purpose is to increase the convenience and safety of both customers and employees. When combined
with a proposed "pass through box", there would be nearly contact free transactions in the drive through.

We will be able to combine this with online shopping there will completely contact free transaction since
payments can be made online.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300.00
Receipt: 107809-0001
Filing Date: 2-18-21
Received By: NJK
Parcel Number: 0709 2312 5201
Zoning District: UHx
Alder District: #4 - Vervel

Hearing Date: 3-18-21
Published Date: 3-11-21
Appeal Number: LNDVAR-2021-00005
GQ: Commercial Use
Code Section(s): 28.151

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 building was built as a bank nearly four decades ago. It was still used as a bank until three years ago. We want to use the existing structures and equipment to create a unique hardware store. Isthmus Hardware will possibly be the first and only hardware store with a drive through.

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 variance seems to address possible hardship to the neighborhood and adjacent properties.

Although recently unused, the structure had remained in use and unchanged for nearly 4 decades.

We would like to use 1 of 3 lanes of the drive through farthest from the adjoining rental property.

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.

Given the size and shape of the existing property, it would be impractical to relocate the existing drive through. The existing interior equipment will be reused as well. This intent was clear when demolition/modification plans for the lease were being negotiated with the landowner, PJB-II, Inc.

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.

I plan to reuse existing structures, and we have approval of the local Alderman, Mike Verveer, and members of the Bassett Neighborhood Association including the chairman, Jonathon Cooper.

We also have the support of many area property owners.

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

Only the drive through lane closest to the building and farthest from the adjacent rental property will be used. The volume of the speaker will only reach this lane and be operated no later than 6pm with the exception of a week in mid-August for area rental tenant turnover until 8pm.

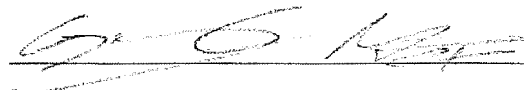
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

My business partner and I have operated a hardware store three blocks away for two decades and we've been told that a local hardware store is needed again. We will add convenience and serve the immediate neighborhood as we did then. We value the support shown by the Alderman and the neighborhood.

Application Requirements

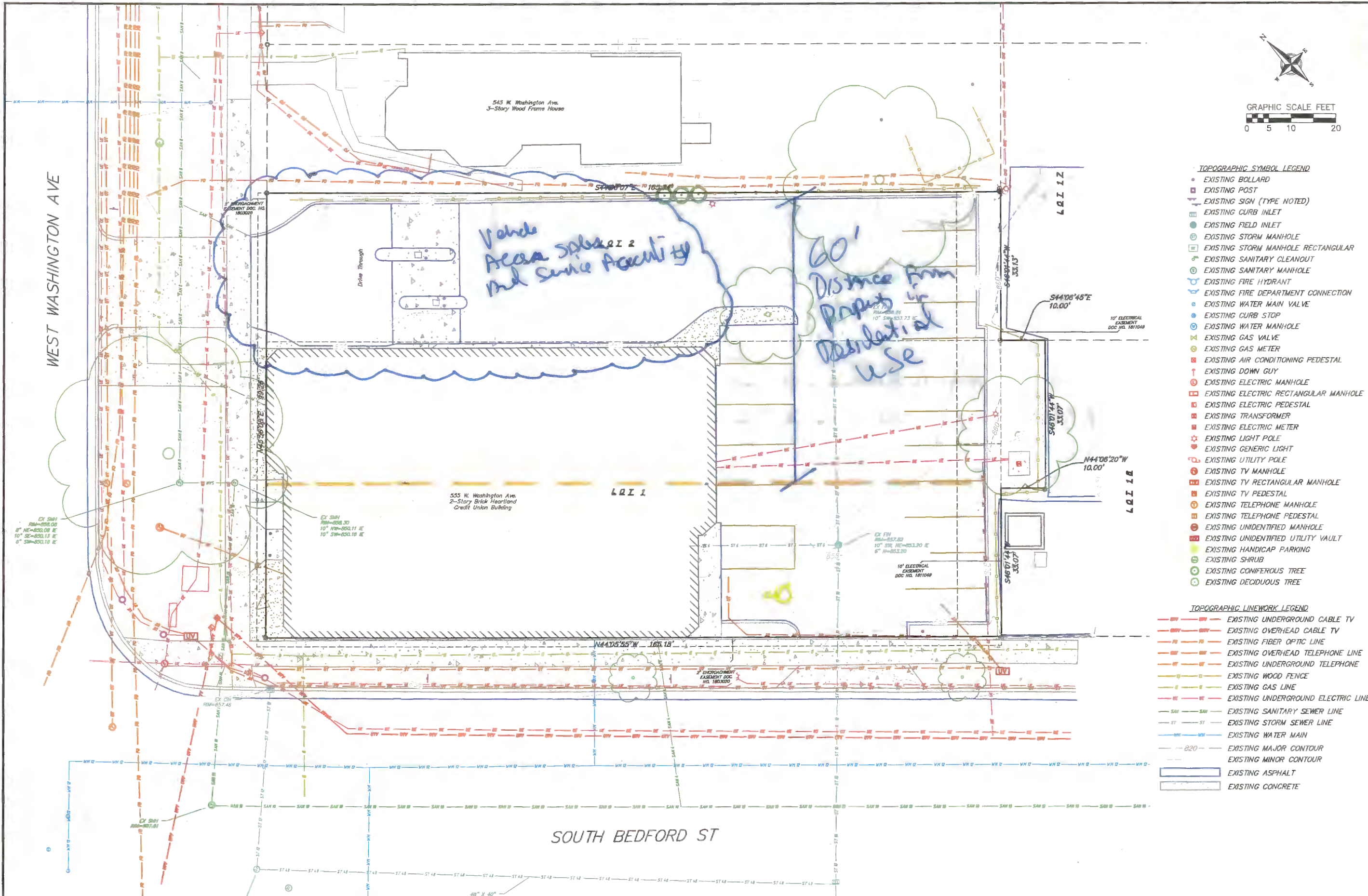
Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

X	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
X	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <ul style="list-style-type: none"> - Lot lines - Existing and proposed structures, with dimensions and setback distances to all property lines - Approximate location of structures on neighboring properties adjacent to variance - Major landscape elements, fencing, retaining walls or other relevant site features - Scale (1" = 20' or 1' = 30' preferred) - North arrow
X	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
X	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).
X	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.
X	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.
X	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
X	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
X	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
X	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
X	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:** 02/18/2021

-----(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 checked="" type="checkbox"/> Approved	<input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:		Date:



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- ⊕ EXISTING SIGN (TYPE NOTED)
- ⊞ EXISTING CURB INLET
- EXISTING FIELD INLET
- ⊞ EXISTING STORM MANHOLE
- ⊞ EXISTING STORM MANHOLE RECTANGULAR
- ⊞ EXISTING SANITARY CLEANOUT
- ⊞ EXISTING SANITARY MANHOLE
- ⊞ EXISTING FIRE HYDRANT
- ⊞ EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- ↑ EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- ★ EXISTING LIGHT POLE
- ★ EXISTING GENERIC LIGHT
- ⊞ EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN
- 820 — EXISTING MAJOR CONTOUR
- — EXISTING MINOR CONTOUR
- EXISTING ASPHALT
- EXISTING CONCRETE



Existing Conditions
 555 W. Washington Ave
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
 DATE 08/20/2018
 DRAFTER JARC
 CHECKED JZAM
 PROJECT NO. 180133
 SHEET 1 OF 4

555 W Washington Ave
4-14-98

TJK
DESIGN AND
CONSTRUCTION

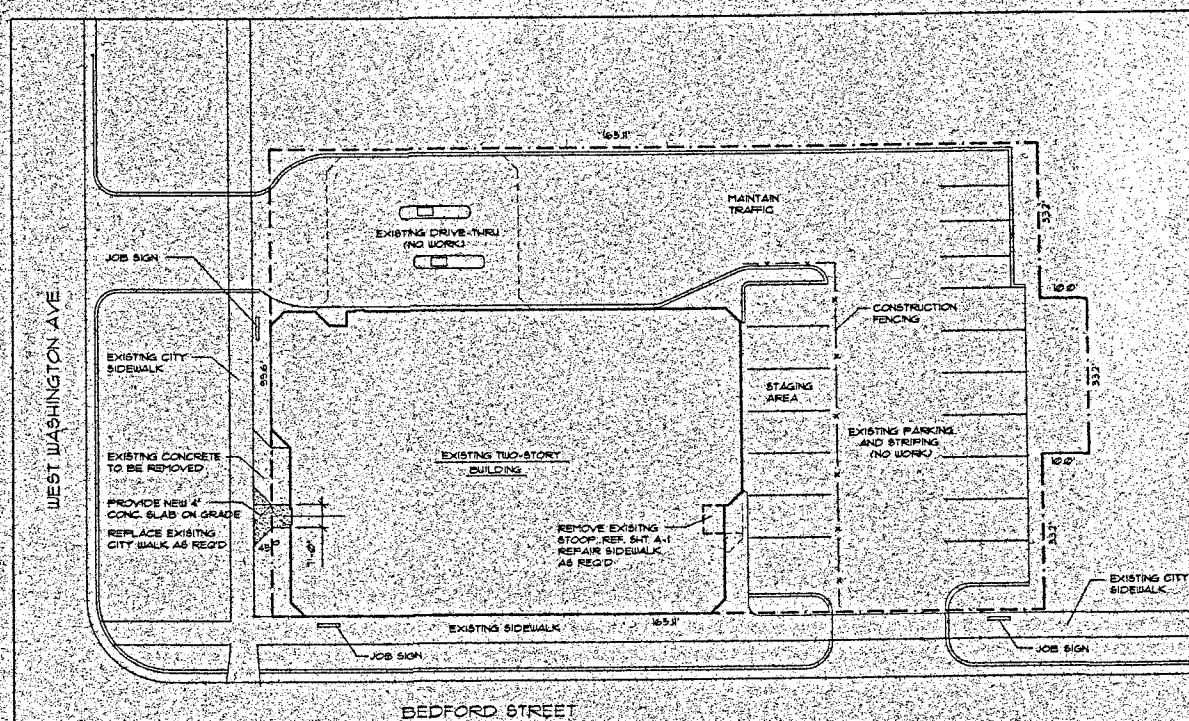
PROPOSED REMODEL FOR:

HEARTLAND CREDIT UNION

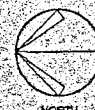
555 W. WASHINGTON AVE.
MADISON, WISCONSIN

TJK TJK Design and Construction
634 W. Main
Madison, WI 53703
608-251-1090 FAX 608-251-1092

634 W. MAIN
Madison WI 53703
608-251-1090
FAX 608-251-1092



1 SITE PLAN
5-1 SCALE: 1" = 40'-0"

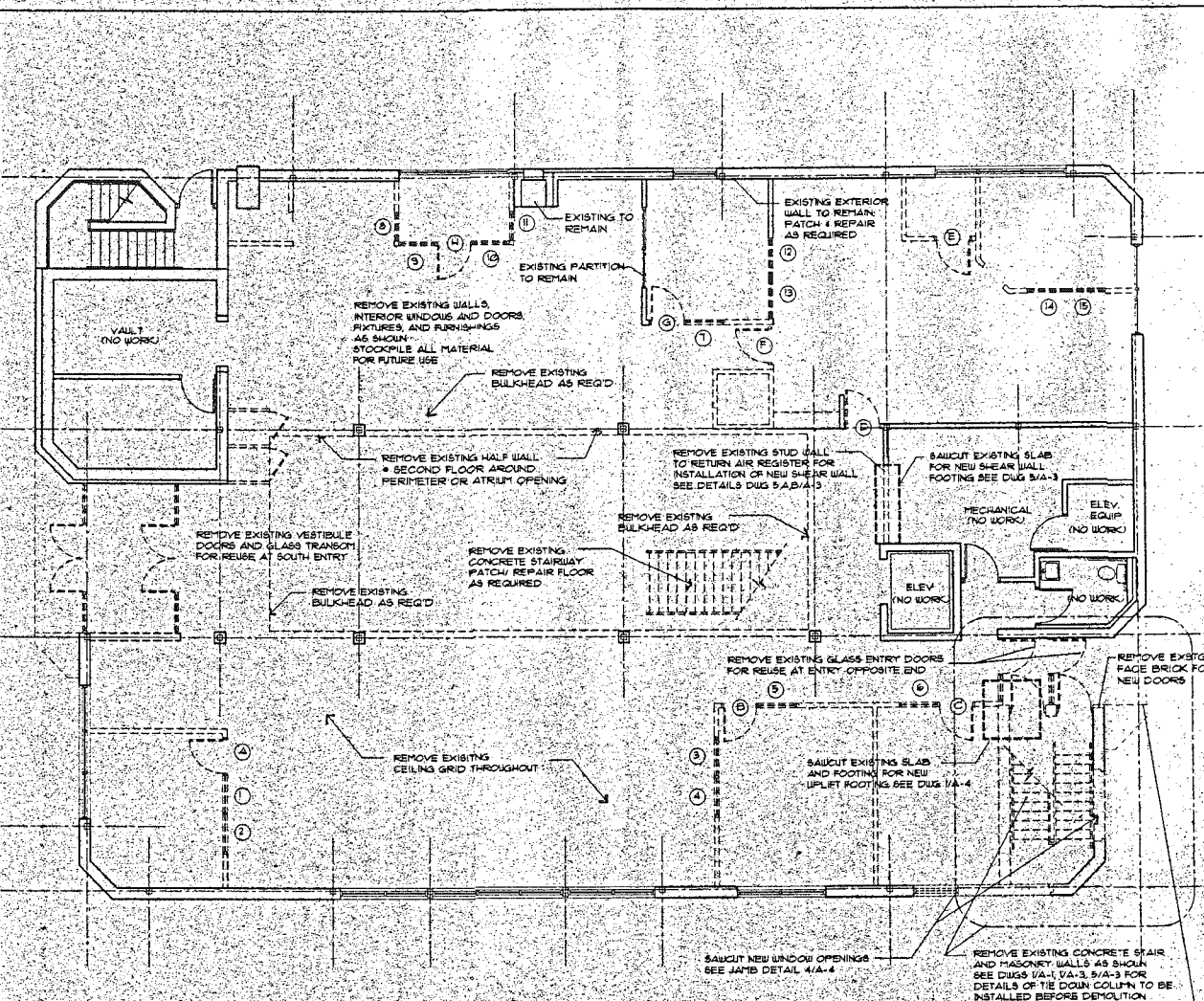


INDEX OF DRAWINGS:

- S-1 SITE PLAN
- A-1 FLOOR PLANS, DEMOLITION PLANS
- A-2 ELEVATIONS
- A-3 STRUCTURAL DETAILS
- A-4 SECTIONS, DETAILS- MAIN ENTRY ATRIUM
- A-5 WALL SECTIONS NORTH ENTRY, WINDOW DETAILS
- A-6 STAIR AND RAIL DETAILS
- A-7 INTERIOR ATRIUM SECTIONS, DOOR & SIDELITE DETAILS
- A-8 REFLECTED CEILING PLANS, FINISH & DOOR SCHEDULES

PROPOSED REMODEL FOR:
HEARTLAND CREDIT UNION

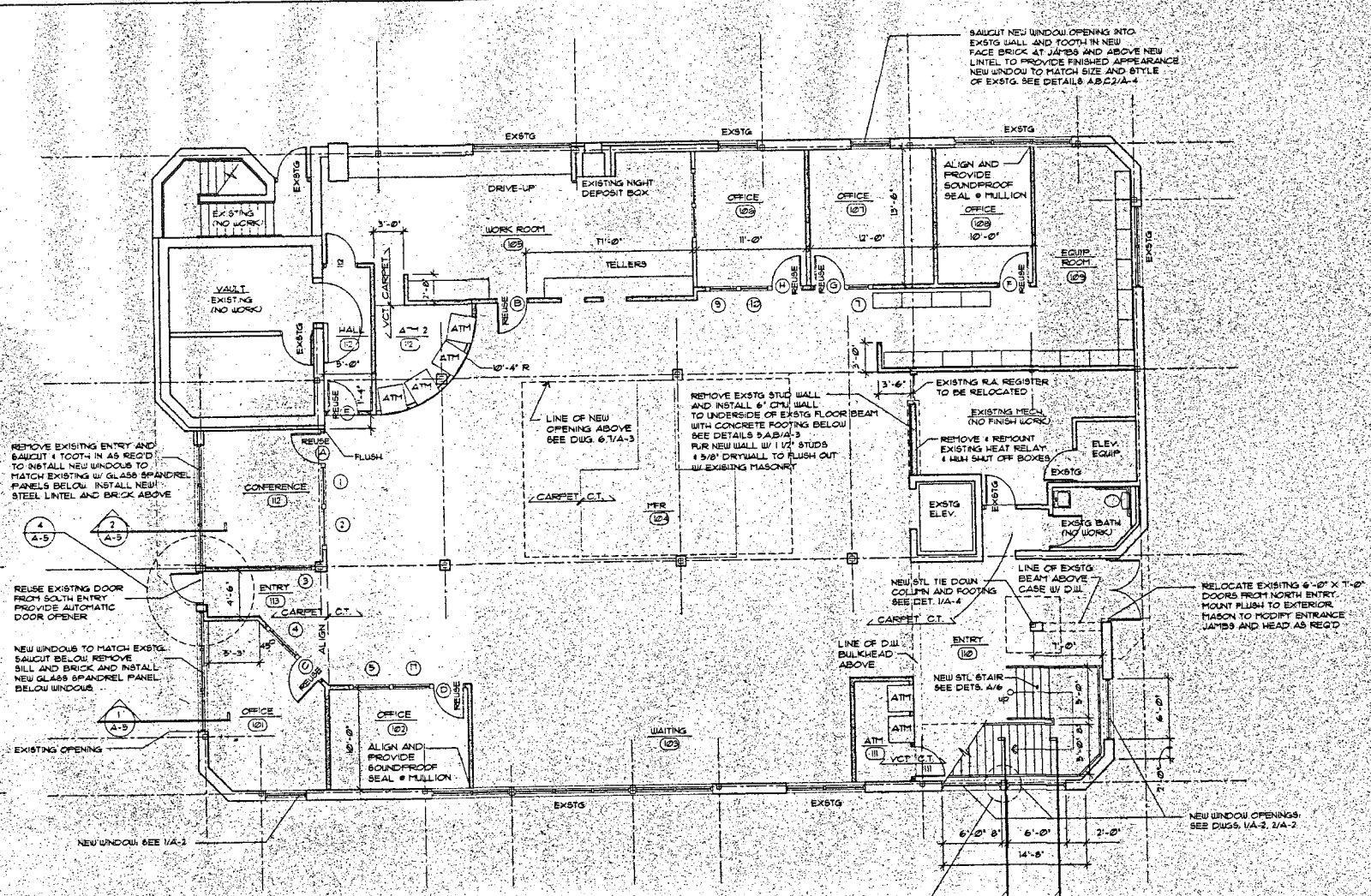
555 W. WASHINGTON
MADISON, WISCONSIN



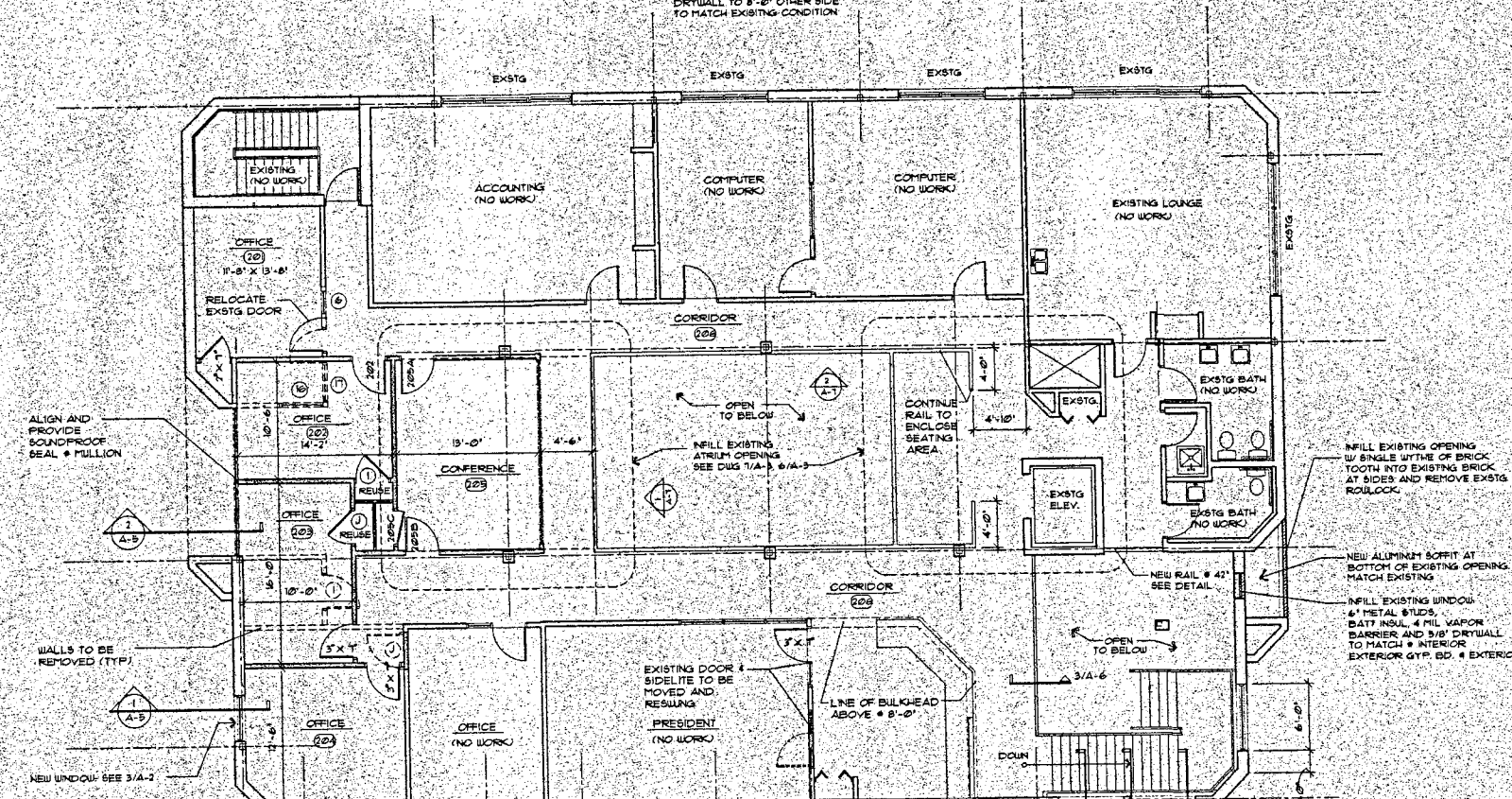
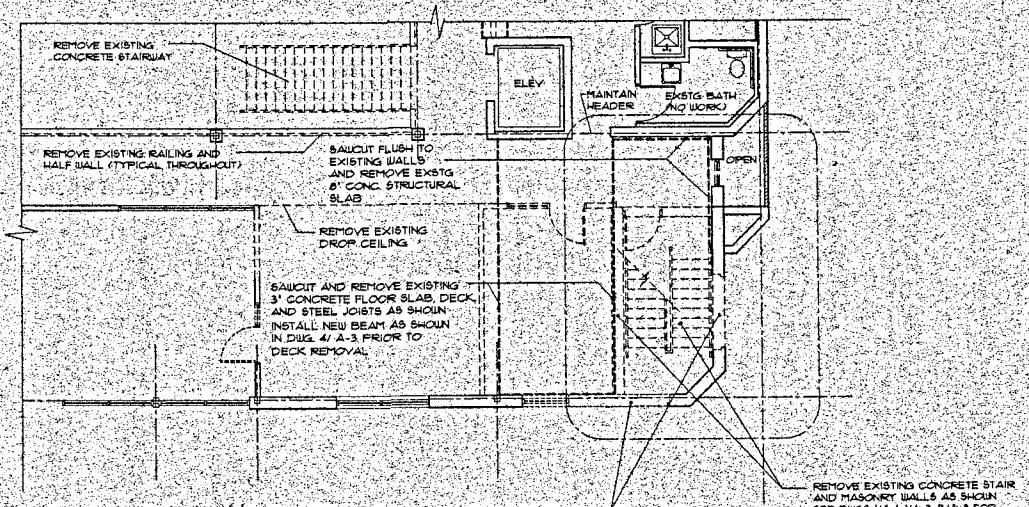
3 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

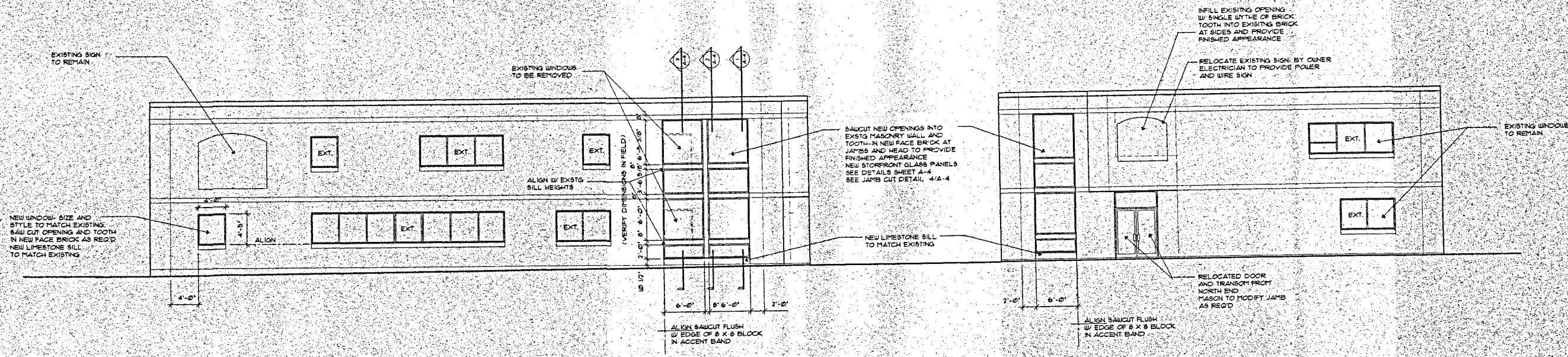
GENERAL NOTES:

- REUSE EXISTING DOORS, HARDWARE, AND CASING WHERE NOTED AS (A). NEW DOORS ARE 3'-0" X 7'-0" FLUSH OAK SOLID CORE W/ CASING AND HARDWARE TO MATCH EXISTING SEE DETAILS A-1.
- EXISTING INTERIOR GLASS AND CASING TO BE REUSED NOTED AS (1).
- NEW CARPETING AND VINYL BASE THROUGHOUT FIRST FLOOR EXCEPT CERAMIC TILE AS NOTED.
- NEW CARPETING AND VINYL BASE THROUGHOUT CORRIDOR, OPEN AREAS, AND NEW OFFICES SECOND FLOOR.



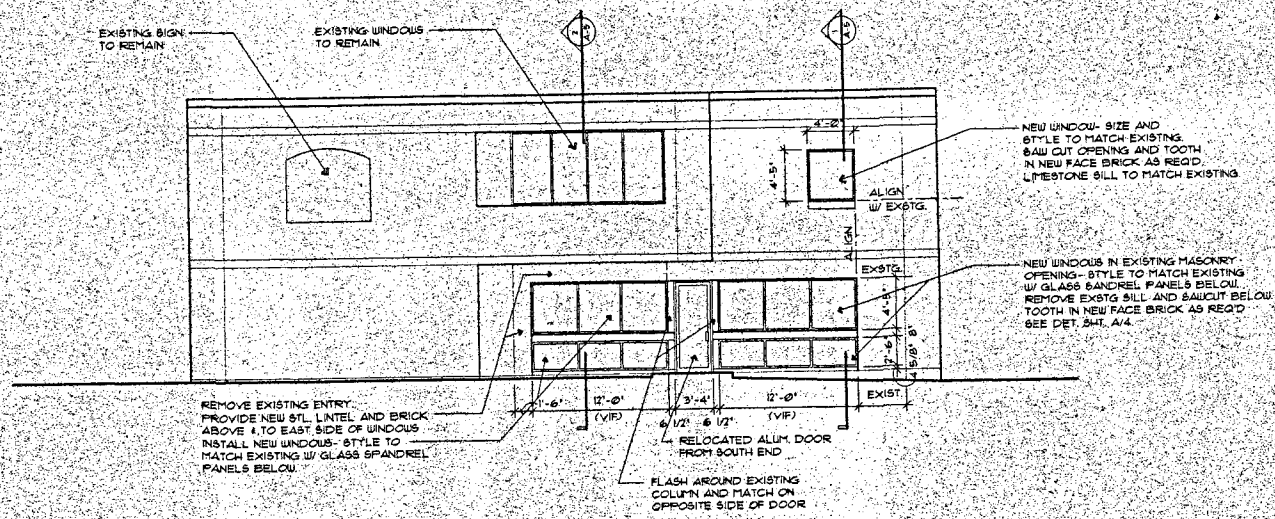
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



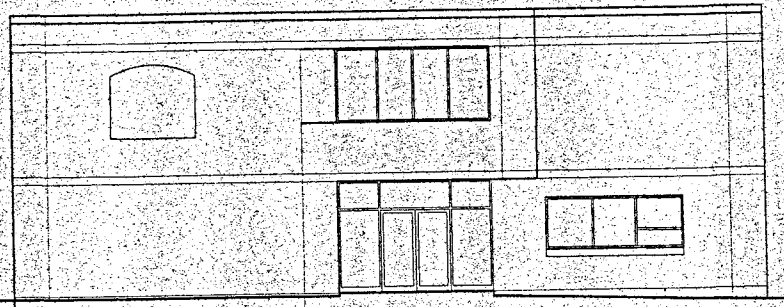


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



APPLICATION FOR ALTERATION OF EXISTING CONDITIONAL USE

City of Madison

Date 3-24-98

TO ZONING ADMINISTRATOR:

The undersigned owner (contract owner) of property herein described hereby applies for approval to make minor alterations to an existing conditional use.

- (1) Location of Property:
Street Address 555 W. Washington Avenue Ald. District 4
- (2) Legal Description of Property NA
- (3) Existing Conditional Use:
Credit Union With Drive-up Facility
- (4) Proposed Alteration (Describe):
Provide New Window Opening and Modify Entrances to Existing Credit Union
- (5) Zoning District: C2

This application must be accompanied by two (2) sets of construction and plot plans indicating the proposed alteration.

Section 28.12(10)(h)2. states: "No alteration of a conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Planning Unit Director and are compatible with the concept approved by the City Plan Commission and the standards in Section 28.12(10)(g).

Respectfully submitted,

Name Heartland Credit Union
 Address 555 W. Washington Avenue
Madison, WI 53703
 Telephone No. 608-282-7000

ZONING ADMINISTRATOR'S COMMENTS:

Occupancy Certificate Status Issued
 Outstanding Orders none
 Conditions of approval met OK
 Compatibility of proposed alteration with concept approved by Plan Commission
OK
 Compatibility of proposed alteration with standards of 28.12(10)(g)
OK - Al E. Carran 4-14-98

Alderman's Recommendation Approval
Michael Venera

TRAFFIC ENGINEER'S COMMENTS:

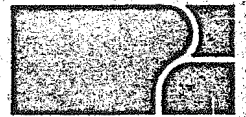
Approved according to 28.12(10)(h)2. Bradley J. Murphy 4/14/98
 Director of Planning & Development Date
 Disapproved - Refer to Plan Commission _____
 Director of Planning & Development Date

555 W Washington Ave
10-3-83

MADISON TELCO CREDIT UNION

555 WEST WASHINGTON AVENUE

MADISON, WISCONSIN



**Planning
Associates
Inc.**

Architects - Planners

1602 W. Beltline Hwy.
Madison Wisc. 53713
608 257-0704

SHEET INDEX	
SHEET	TITLE
A1	SITE PLAN
A2	FOUNDATION PLAN, FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN, SCHEDULES
A4	FRAMING PLANS
A5	DETAILS & SECTIONS
A6	ELEVATIONS
A7	BUILDING SECTIONS
A8	SECTIONS
A9	SECTIONS
L1	LANDSCAPE PLAN
H1	HEATING, VENTILATING & COOLING
P1	FOOTING & FOUNDATION AND FIRST FLOOR PLANS
P2	SECOND FLOOR PLAN
E1	LIGHTING PLANS
E2	POWER PLANS
E3	SERVICE & RISERS

H.C. METAL FRAME
SHEET E 3

CITY OF MADISON APPROVAL

ENGINEERING Arnold E. Mallo, etc 10/3/83

TRAFFIC Floyd E. Lubes, etc 10/3/83

FIRE DEPARTMENT D. M. O'Leary 10-3-83

PLANNING Charles P. Duran, per Plan Comm 5/18/83

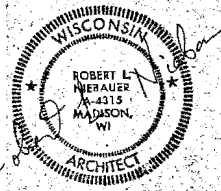
ZONING H. C. Carran 10/6/83

Project No 8214

Drawn by

Date 10-11-83

Revisions

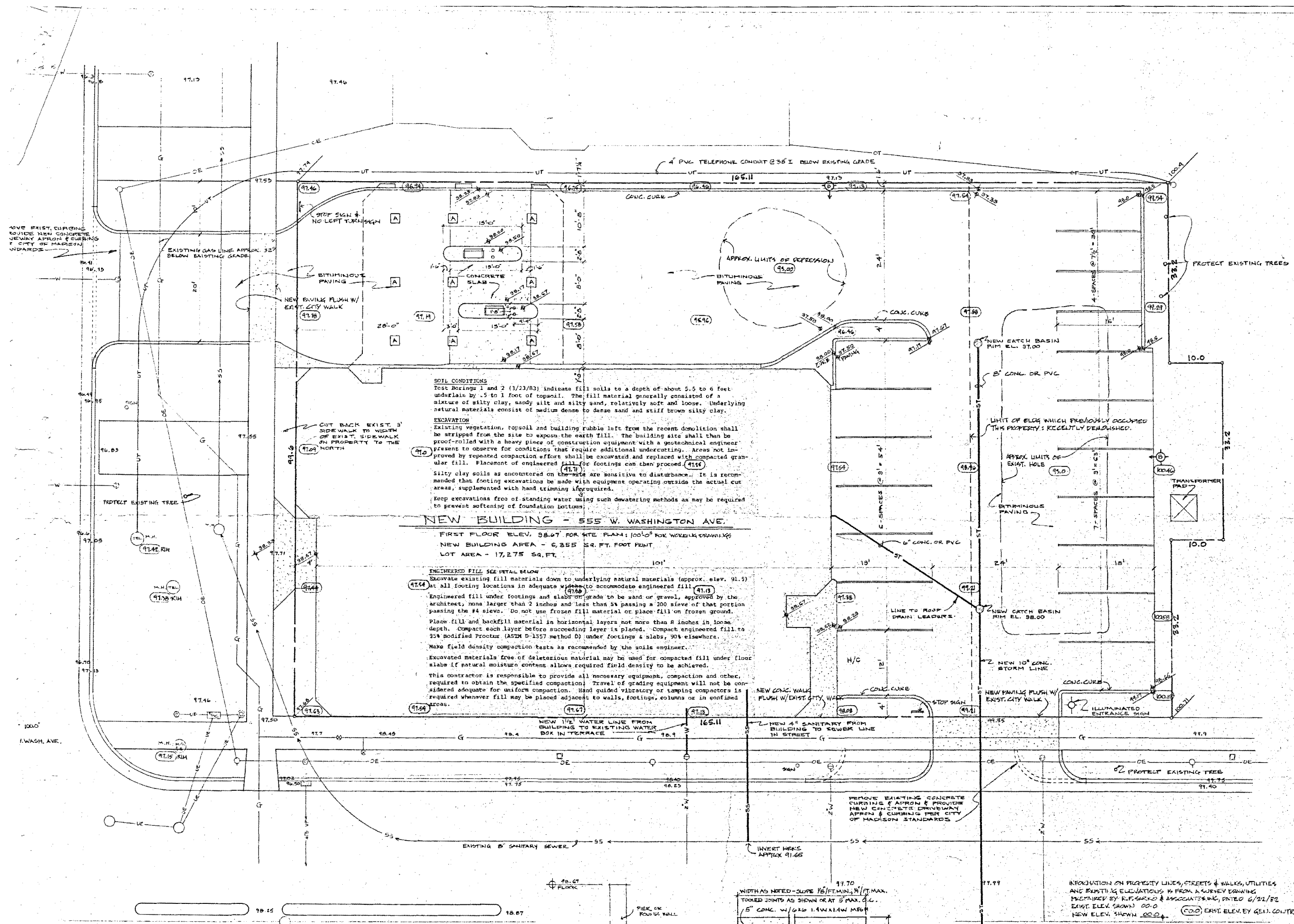




**Planning
Associates
Inc.**

Architects - Planners

1602 W. Beltline Hwy.
Madison Wisc. 53713
608 · 257 · 0704



SOIL CONDITIONS
Test Borings 1 and 2 (3/23/83) indicate fill soils to a depth of about 5.5 to 6 feet underlain by .5 to 1 foot of topsoil. The fill material generally consisted of a mixture of silty clay, sandy silt and silty sand, relatively soft and loose. Underlying natural materials consist of medium dense to dense sand and stiff brown silty clay.

EXCAVATION
Existing vegetation, topsoil and building rubble left from the recent demolition shall be stripped from the site to expose the earth fill. The building site shall then be proof-rolled with a heavy piece of construction equipment with a geotechnical engineer present to observe for conditions that require additional undercutting. Areas not improved by repeated compaction effort shall be excavated and replaced with compacted granular fill. Placement of engineered fill for footings can then proceed.

Silty clay soils as encountered on the site are sensitive to disturbance. It is recommended that footing excavations be made with equipment operating outside the actual cut areas, supplemented with hand trimming if required.

Keep excavations free of standing water using such dewatering methods as may be required to prevent softening of foundation bottoms.

NEW BUILDING - 555 W. WASHINGTON AVE.
FIRST FLOOR ELEV. 98.67 FOR WTE PLANS; 100% FOR WORKING DRAWINGS
NEW BUILDING AREA - 6,355 SQ. FT. FOOT PRINT
LOT AREA - 17,275 SQ. FT.

ENGINEERED FILL SEE DETAIL BELOW
Excavate existing fill materials down to underlying natural materials (approx. elev. 91.5) at all footing locations in adequate width to accommodate engineered fill.

Engineered fill under footings and slabs of grade to be sand or gravel, approved by the architect, none larger than 2 inches and less than 5% passing a 200 sieve of that portion passing the #4 sieve. Do not use frozen fill material or place fill on frozen ground.

Place fill and backfill material in horizontal layers not more than 8 inches in loose depth. Compact each layer before succeeding layer is placed. Compact engineered fill to 95% modified Proctor (ASTM D-1557 method D) under footings & slabs, 90% elsewhere.

Make field density compaction tests as recommended by the soils engineer.

Excavated materials free of deleterious material may be used for compacted fill under floor slabs if natural moisture content allows required field density to be achieved.

This contractor is responsible to provide all necessary equipment, compaction and other, required to obtain the specified compaction. Travel of grading equipment will not be considered adequate for uniform compaction. Hand guided vibratory or tamping compactors is required whenever fill may be placed adjacent to walls, footings, columns or in confined areas.

NEW 1/2" WATER LINE FROM BUILDING TO EXISTING WATER BOX IN TERRACE

NEW 4" SANITARY FROM BUILDING TO SEWER LINE IN STREET

REMOVE EXISTING CONCRETE CURBING & APRON & PROVIDE NEW CONCRETE DRIVEWAY APRON & CURBING PER CITY OF MADISON STANDARDS

INVERT HERE APPROX 91.65

INTRODUCTION ON PROPERTY LINES, STREETS & WALKS, UTILITIES AND EXISTING ELEVATIONS IS FROM A SURVEY DRAWING PREPARED BY R.P. HARRIS & ASSOCIATES INC., DATED 6/22/82. EXIST. ELEV. SHOWN 00.0. NEW ELEV. SHOWN 00.0. (C.O.D.) EXIST. ELEV. BY GENL. CONTR.

Project
Office Building & Drive-Up Facility

Client
MADISON TELCO CREDIT UNION
555 W. WASHINGTON AVENUE
MADISON, WISCONSIN

Project No 8214
Drawn by
Date 10-11-83
Revisions

SITE PLAN



Planning Associates Inc.

Architects Planners

1602 W. Beltline Hwy
Madison Wisc 53713
608-257-0704

CONDITIONAL USE

City of Madison	Date
CITY OF MADISON	9/1/83
FARMING FACILITIES APPROVED	9/12/83
Planning	9/13/83
Traffic Eng.	
Police	
City Eng.	

Project: OFFICE BLDG. & DRIVE-UP FACILITY

Client: MADISON TILLS CREDIT UNION
523 WEST WASHINGTON AVENUE
MADISON, WISCONSIN

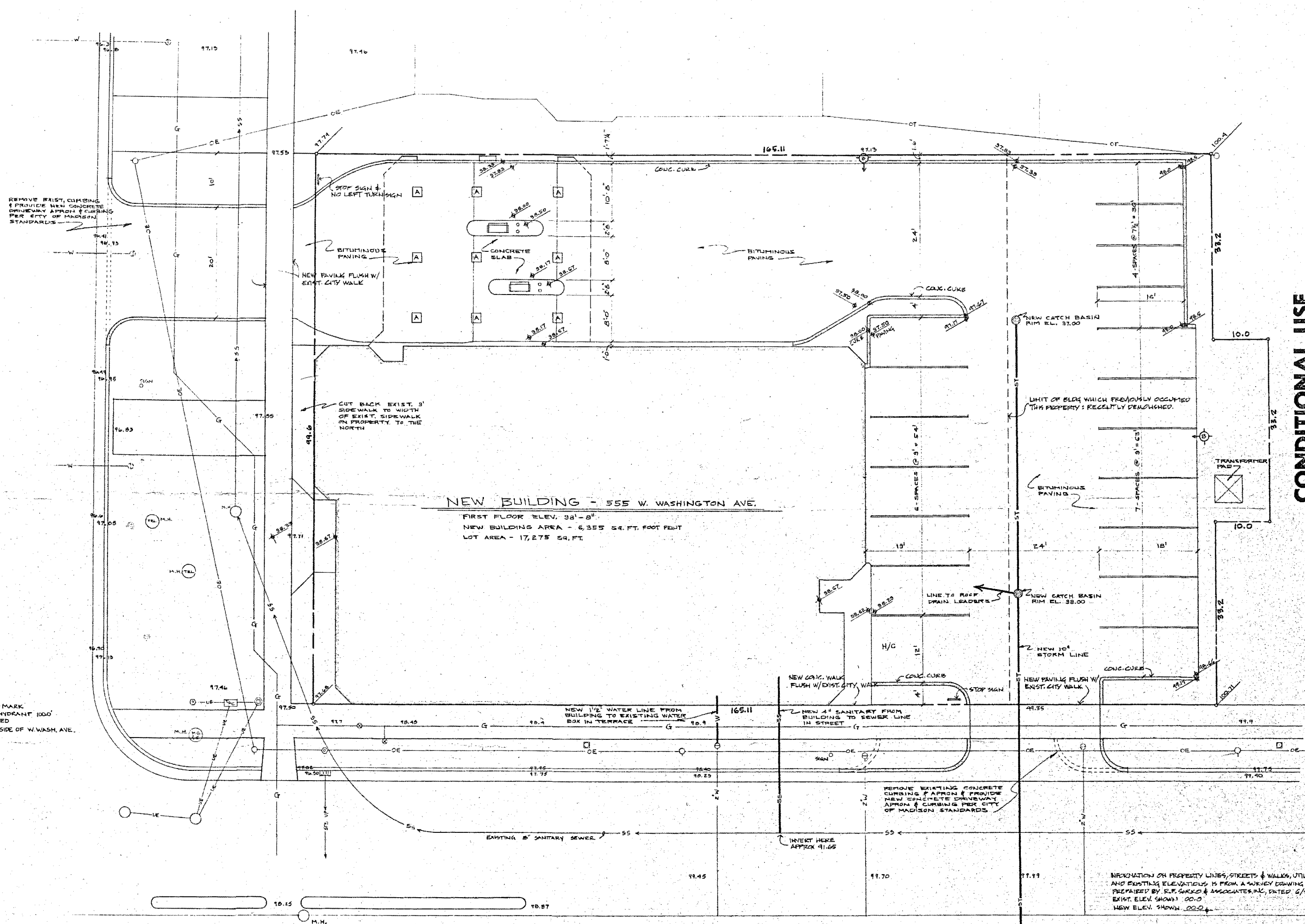
Project No. 5214

Drawn by

Date 9/1/83

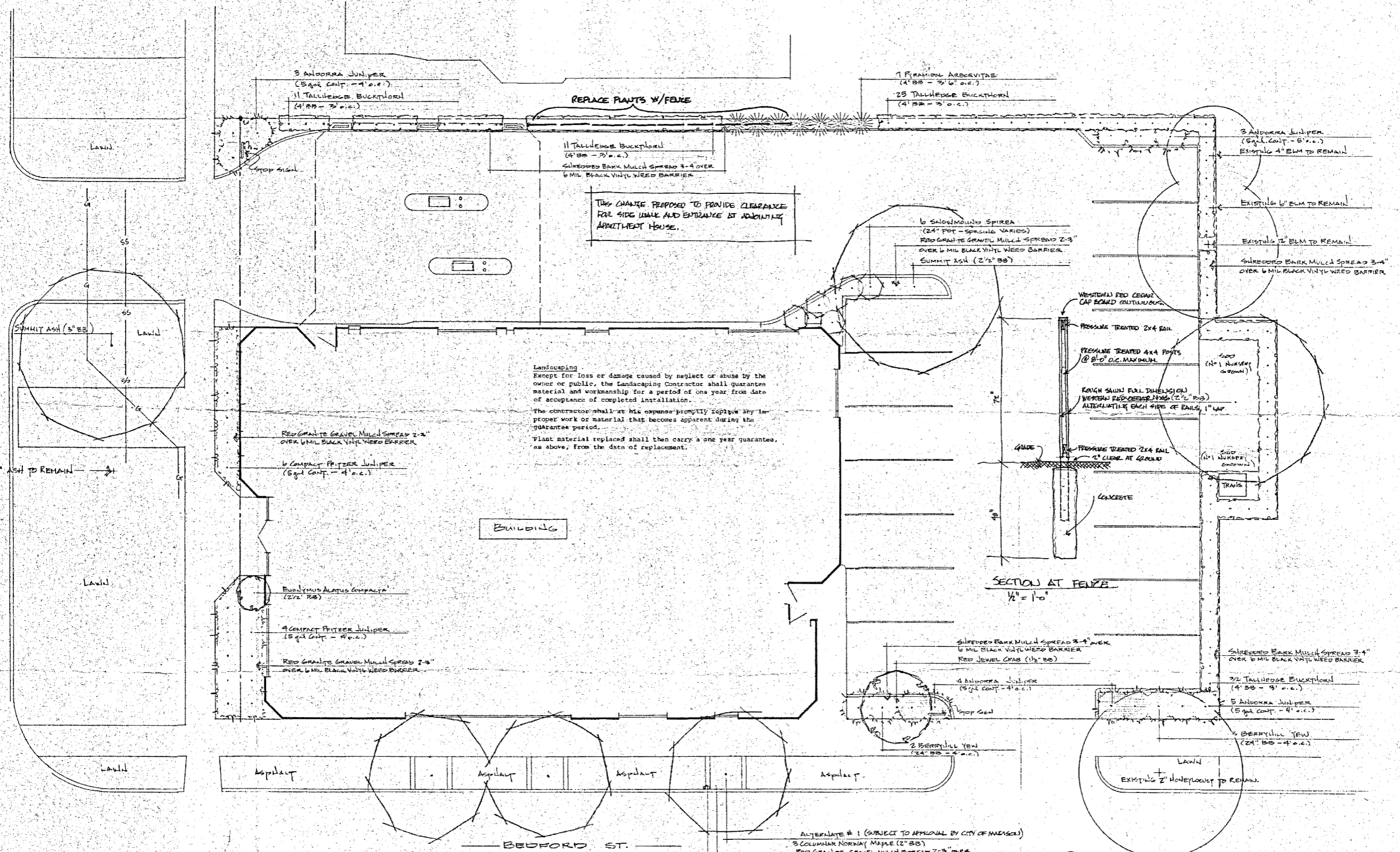
Revisions

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SITE PLAN

WEST WASHINGTON AVE.



Landscaping
 Except for loss or damage caused by neglect or abuse by the owner or public, the Landscaping Contractor shall guarantee material and workmanship for a period of one year from date of acceptance of completed installation.
 The contractor shall at his expense promptly replace any improper work or material that becomes apparent during the guarantee period.
 Plant material replaced shall then carry a one year guarantee, as above, from the date of replacement.

SECTION AT FENCE
 1/2" = 1'-0"

ALTERNATE # 1 (SUBJECT TO APPROVAL BY CITY OF MADISON)
 3 COLUMNAR NORWAY MAPLE (2" BB)
 RED GRANITE GRAVEL MULCH SPREAD 2-3" OVER 6 MIL BLACK VINYL WEED BARRIER (TYP)
 SAS TIE CURBING (TYPICAL)

Charles D. Duman 10/3/83
 per Plan Comm 5/16/83.













