



Madison

ZONING BOARD OF APPEALS**VARIANCE APPLICATION****\$300 Filing Fee**

Type or print using pen, not pencil.

FOR OFFICE USE ONLY

Amount Paid 300 - Receipt # _____
 Received by mt Filing Date 4-5-10
 Hearing Date 4-22-10
 Zoning District R4
 Parcel # 0710-064-130S-0
 Published _____
 Ald. District 6-Pammel
 Appeal # 042210-3
 GQ 2BA
 Code Section # 28.08(5)(A)2b.

Address of Subject Property:2013 Rusk Street**Name & Address of Owner:**Angela Black & Jeffrey StrabalaDaytime Phone: 608-283-2264Evening Phone: 608-213-8832E-mail address: ablack@michaelbest.com**Name & Address of Applicant (Owner's Representative):**Angela Black, 2013 Rusk St., Madison 53704Daytime Phone: Same as aboveEvening Phone: Same as aboveE-mail address: Same as above**Brief Summary of Proposed Construction:** See attached

☒ **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 variance
 - ☐ 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 variance request and required by Zoning Staff. (Most additions and expansions will require floor plans.) See attached
- ☐ **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. N/A
- ☐ **Variance requests specifically involving slope, grade, or trees.** Approximate location and amount of slope, direction of drainage, location, species and size of trees. N/A
- ☒ **CHECK HERE.** I have been given a copy of and have reviewed the standards, which the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature:

Angela Black 4/5/10

Standards for Variance. The Zoning Board of Appeals shall not vary the regulations of this ordinance, as authorized, unless it shall make findings based upon the evidence presented to it in each specific case that all of the following conditions are present:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification.
3. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner.
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variance 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, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

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

DECISION

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

The Zoning Board of Appeals: ☐ Approved ☐ Denied ☒ Conditionally approved

5-0
(needs maintenance agreement)

Zoning Board of Appeals Chair:

[Signature]
Michael Basford

Date: *4-22-10*

Application for Variance: 2013 Rusk Street

Written Summary of Proposed Construction Requiring Variance: We are proposing the addition of an at-grade, single stall 1-car attached garage with space for storage. The garage will include a mud room at the rear to provide access to the rear of the house, connecting to the at-grade landing between the stairways connecting the main floor and the basement of the house. The garage will be approximately 14' x 32', and will be added to the east side of house where there is currently a paved driveway. The shape will generally be rectangular but there will be a slight angle to the sidewall so that it generally tracks with the slight angle of the east property line, with setback from the property line of one foot (1.0') at the front and one and two tenths feet (1.20') at the rear. The garage will have a flat roof (with a slight slope for drainage) and will be approximately 8' 10" tall (including roof parapet).

Currently we are utilizing the basement for storage and would like to be able to use the basement as additional living space, including a bedroom for a second child. We love our neighborhood and our house but we do not have enough livable space to accommodate the space needed for our family. We are requesting the variance so that we can continue to restore the house and have enough livable space once we have a second child.

History and Property Information: Prior to when we purchased our home in July 2003, the basement has historically been rented as a one-bedroom apartment. The basement was converted into an apartment in approximately 1980 when the main level was used as a church (see August 27, 1980 City building permit application). After the property was no longer used as a church, we believe the property was then used until the late 90s or early 2000s as two or three multifamily apartments. We have worked to convert the house into a single family home.

In 1996, the ZBA approved a variance for construction of a garage in the same location as we are proposing, including permitting a one foot setback from the side lot line. Although the previous owners received the variance in 1996, they apparently elected not to build the garage and sold the house instead. The 1996 variance was conditioned on obtaining a maintenance easement from the neighboring property owner to the east (2023 Rusk Street, a 6-unit apartment building with a 4 car garage). A perpetual "maintenance and use easement" for the benefit of our property was obtained and was recorded August 21, 1997 as Document No. 2881755. The maintenance easement agreement also contains a covenant that our neighbor will not construct any fencing or other structure which obstruct the flow of air/light over our common property line (i.e., solid board fences, sheds, etc.) without our consent. Currently there is an open, wrought iron fence along a portion of the common property line enclosing our back yard but which does not restrict the flow of light and air. We plan to keep that fence (and will not replace with a solid wood fence, etc.)

The ZBA should be aware that the neighboring two-unit property to the west of our property located at 2011 Rusk Street, has two garages including a white two-stall garage that is directly adjacent to our house. We have previously approached the owners of 2011 Rusk Street to inquire whether they would be interested in selling the white garage to us, but they have indicated that they are not willing to sell. The house to our east, adjacent to where the garage will be constructed, has a 4 car garage.

Standards for Variance:

1. **Physical/Topographical Hardship:** The size and configuration of our lot makes it impossible for us to construct a garage any where on the lot that would not require a

variance. The proposed location of the garage is the only place on our lot that will accommodate a garage.

2. Conditions Not Generally Applicable to Other Property in Zoning Classification. Our lot is smaller and more irregularly shaped than other properties in the R-4 zoning district. Every other house on our street has a garage (some have 2) and I believe most of the garages would fall within the required setbacks if today's zoning standards were applied.
3. Not Based on Economic/Material Gain. The property is owner occupied and, as noted above, we have worked to convert the property back into a single-family home since purchasing it in 2003.
4. Hardship not Created by Owner. The structure on the property was built in 1908 as a church.
5. Detrimental to Public Welfare/Other Properties. The addition of the garage will not have an adverse impact on public welfare. In addition, it will not adversely impact other properties in the neighborhood, the majority of which have garages. As noted above, the property to our west (2011 Rusk) has two garages, one on each side of the two-unit house located on that property, and the property to our east (2023 Rusk) has a 4 car garage.
6. Additional Standards.
 - a. Impair Adequate Light & Air to Adjacent Property. We do not believe the garage addition will impair adequate light and air to the property adjacent to the proposed garage (2023 Rusk Street). The existing 2-story house on our property currently shields the afternoon sun to 2023 Rusk Street. The height of the proposed garage is significantly shorter than our existing house so will have no additional impacts on light. In addition, the distance between the proposed garage and the 6-unit apartment building (which will be approximately 8½' to 9') is significantly greater than the distance between most houses/garages in our neighborhood, including: (1) the 2 car garage to the west of our house, which is only about 5' from our house and only 1' from our property line, and (2) the 4 car garage to the east of our house, which is only 0.8' from our property line at its closest point. Thus, the proposed garage will not impair adequate air to the house at 2023 Rusk Street, particularly when compared to the close proximity of structures within our neighborhood, including the properties on either side of our property.
 - b. Substantially Increase Congestion. The proposed garage will have no impact on congestion.
 - c. Increase Safety Risks. The proposed garage will not increase safety risks.
 - d. Diminish Neighborhood Property Values. We believe the proposed garage will actually increase neighborhood property values because it will (1) increase the value of our individual property, and (2) contribute to the increase of property values in the neighborhood by furthering restoration and conversion of older housing stock for single-family occupancy.

4/5/2010

**ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
2013 Rusk Street**

Zoning: R4

Owner: Angela Black & Jeffrey Strabala

Technical Information:

Lot Size: 49'w x 77.04'd

Minimum R4

Lot Width: 50'

Lot Area: 3,776 sq. ft.

Minimum R4

Lot Area: 6,000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.08(5)(f)2.b.

Section Number Which Authorizes the Variance: 28.12(9)(d) 1.

Analysis: Description of project: Single family home, remove portion of driveway, construct single story 14'w x 32'd attached garage addition.

Zoning Ordinance requirements: 6'-9"

Provided setback: 1'

Requested Variance: 5'-9"

Comments Relative to Standards:

1. Topographical hardship: The lot is of an unusual shape and is undersized, and has limited opportunities for any expansion of the principal or accessory structure. Any garage, attached or detached, would require some form of a variance.
2. Similarity with other properties: Lots in the general area are of varying sizes and shapes. Uses on properties in the immediate area reflect commercial, single family residential, two family residential, and multi-family residential use. The subject property was originally developed as a church and later converted to residential use.
3. Economic or material gain: The subject property is owner occupied.
4. Hardship caused by current owner: The home was constructed in 1908, purchased by the current owner in July 2003.
5. Detrimental to public welfare or other properties: No.
6. Impairment of light or air or endangerment of public safety: No.

Other Comments: At its September 26th 1996 meeting, the City of Madison Zoning Board of Appeals approved a side yard variance to construct an attached garage addition with a 1' side yard setback. This addition was not built.

The proposed setbacks leave little room for maintenance of the structure. The ZBA may want to condition approval of a variance upon securing maintenance agreements with adjacent property owners. (Note, a previous maintenance easement was prepared and recorded, which may be adequate)

Staff Recommendation: It appears standards have been met, therefore staff recommends **approval** of the variance request, subject to further testimony and new information provided during the public hearing.



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved ZONING BOARD OF APPEALS

Thursday, April 22, 2010

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

3. 18055

Angela Black and Jeffrey Strabala, owners of property located at 2013 Rusk Street, request a side yard variance to construct a single-story attached garage addition. Ald. District # 6 Rummel

Attachments: [2013 Rusk St..pdf](#)

Mr. Anderson stated that due to a depth penalty, the required side yard is 6'-9". They are providing 1' and are requesting a 5'-9" variance.

Angela Black appeared before the board. Ms. Black stated that in terms of trying to minimize the impact, she has been working with Matt Tucker for about 1 ½ years. It has been a slow process, and they have been saving up money to do the project as well. She met with Mr. Tucker about 1 ½ years ago with some preliminary plans and received a lot of feedback from him. She then met with him a couple times since then with the goal of making it as small as they can get it and still serving the purpose that they need. They would like to park one vehicle and also have a little bit of storage. They currently do not have a garage or any outside storage. The garage will replace what is an existing paved driveway. Their neighbors on the northwest side have 2 garages. Ms. Black stated that they approached the neighbors several times to see if they would sell the white garage that is directly adjacent to their house, but they are not interested, so they decided to go this route. Ms. Black further stated that they already have a maintenance easement in place, for the benefit of their property with their neighbor at 2023 Rusk Street.

In response to a question about downspouts and possibly putting the garage behind the house, Ms. Black responded that she has a scupper coming off the back of the roof, which is an architectural feature that also serves for drainage. The drainage will all run to the back of the house, down the scupper, and into a french drain. Ms. Black stated that they looked at putting the garage behind the house, but the lot is not deep enough. Because of the angle in the back and how it was originally platted, there is no way to get a garage back there that would even be deep enough for one car. They wanted to minimize the footprint and even get rid of some of the driveway and impervious surface. They would like to preserve the back yard as much as they can. There is not a lot of back yard space on the near east side, and they cherish what they have.

Ms. Warner-Hutchinson moved to conditionally approve, with the condition that a maintenance agreement be on file in the Register of Deeds office with the neighbor residing at 2023 Rusk Street. Seconded by Ms. Corigliano.

Ms. Warner-Hutchinson stated that the applicant has done a lot of planning, and has done things to minimize impact on the neighbors, and it is well done.

Ms. Milligan stated that it is reasonable to have a one-car garage in this neighborhood. This is a really irregularly shaped lot, and the lot is clearly a hardship.

Mr. Basford stated that the lots in this neighborhood are really small, and weirdly shaped. He cannot see anything else the applicant can do to mitigate this any further than what they have already done.

5-0 (conditionally approved) (Maintenance agreement needs to be on file in Register of Deeds Office)

Mr. Basford stated that the finding is it meets the standards for a variance.



Department of Planning and Community & Economic Development
Building Inspection Division

Website: www.ci.madison.wi.us

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
TTY/TEXTNET 866 704 2318
FAX 608 266 6377
PH 608 266 4551

May 7, 2010

ANGELA BLACK
JEFFREY STRABALA
2013 RUSK ST
MADISON WI 53704

RE: 2013 Rusk Street

Dear Ms. Black and Mr. Strabala:

The Zoning Board of Appeals, at its meeting of April 22, 2010 conditionally approved your request for a 5'-9" side yard variance to construct a single-story attached garage addition at the property located at the above address. A building permit is required.

The conditions are as follows:

1. A maintenance agreement needs to be on file in the Register of Deeds office with the neighbor residing at 2023 Rusk Street.

If you have any questions, please feel free to contact me at 266-4569.

Sincerely,

Matt Tucker
Zoning Administrator

3

Nelson, Christine

From: kkruska@comcast.net
Sent: Monday, April 19, 2010 9:42 AM
To: Nelson, Christine
Cc: Luella, Kruska; Kruska, John; ablack@michaelbest.com
Subject: New Letter regarding Legislative Matter 18055 for 4/22/10 Zoning Appeals Board Meeting
Attachments: Kruska Zoning Board recommendation letter 4-19-10.docx

Ms. Nelson,

This weekend my father-in-law was able to obtain more information from the owners of 2013 Rusk Street, and is now in full support of the variance they are requesting. Please submit this letter to the Board so that they are assured that his concerns have been addressed and that he has no objection to the variance.

If you have any questions, please feel free to call me (847-528-3047). I've also copied Angela Black (owner of 2013 Rusk) on this email so that she can bring a copy of the letter with her as well.

Thank you

Kristin Kruska



2013 Rusk Ave.



3a

2013 Rusk St.



STREET VIEW

2013 Rusk St.



STREET VIEW

2013 Rusk St.



STREET VIEW

2013 Rusk St.



STREET VIEW

2013 Kusk ST.

WINNEBAGO

T.H.

'THERLAND
CT.

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2038-91-43 WINNEBAGO

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RUSK

AUTO PARKING

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RUSA
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HEAT: HOT AIR
DUCTS

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2011/3

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ATWOOD

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STA

(IRON)

(IRON)



zb2013 0710-064-1412-3
Location: 2039 Winnebago St
2 X R LLC
210 N BASSETT ST # 100
MADISON WI 53703

zb2013 0710-064-1425-6
Location: 2034 Rusk St
2034 RUSK STREET LLC
1741 COMMERCIAL AVE
MADISON WI 53704

zb2013 0710-064-1308-4
Location: 2078 Atwood Ave
2078 ATWOOD LLC
9 NOKOMIS CT
MADISON WI 53711

zb2013 0710-064-1309-2
Location: 2086 Atwood Ave
2086 ATWOOD AVENUE LLP
2002 ATWOOD AVE # 212
MADISON WI 53704

zb2013 0710-064-1408-2
Location: 2065 Winnebago St
APEX 2065 LLC
1741 COMMERCIAL AVE
MADISON WI 53704-4747

zb2013 0710-064-1420-6
Location: 2052 Atwood Ave
ATWOOD APARTMENTS LLC
7611 ELMWOOD STE 202
MIDDLETON WI 53562

zb2013 0710-064-1310-9
Location: 2090 Atwood Ave
BARRYMORE CORPORATION
2090 ATWOOD AVE
MADISON WI 53704-5354

zb2013 0710-064-1305-0
Location: 2013 Rusk St
BLACK, ANGELA
& JEFFREY P STRABALA
2013 RUSK ST
MADISON WI 53704

zb2013 0710-064-1422-2
Location: 2022 Rusk St
COYIER, DENNIS A
2866 ALYDAR WAY
COTTAGE GROVE WI 53527-9661

zb2013 0710-064-1409-0
Location: 2057 Winnebago St
DALY & WHITCOMB LLC
% BRIAN DALY
2057 WINNEBAGO ST
MADISON WI 53704

zb2013 0710-064-1202-8
Location: 2017 Corscot Ct
DUREN, DOUGLAS J
2915 MCKINLEY ST
MADISON WI 53705

zb2013 0710-064-1424-8
Location: 2032 Rusk St
ENDICOTT, GEORGE D
& MARGARET T ENDICOTT
405 VALORIE LN
MONONA WI 53716

zb2013 0710-064-1205-2
Location: 2102 Atwood Ave
ERICKSON FAMILY TRUST
% BARBARA J ERICKSON
2506 FREMONT AVE # 2
MADISON WI 53704

zb2013 0710-064-1204-4
Location: 2011 Corscot Ct
ERICKSON, BRUCE A
2011 CORSCOTT CT
MADISON WI 53704-5301

zb2013 0710-064-1405-8
Location: 2079 Winnebago St
FREISS, SUSAN M
2079 WINNEBAGO ST
MADISON WI 53704-5316

zb2013 0710-064-1421-4
Location: 2018 Rusk St
GILL, JAMES CHESTER
4402 BOULDER TER
MADISON WI 53711-2822

zb2013 0710-064-1423-0
Location: 2026 Rusk St
HIRSCH, JEFFREY
& BETH K ATKINSON
2026 RUSK ST
MADISON WI 53704-5307

zb2013 0710-064-1426-4
Location: 2040 Rusk St
JACOBSON, DONALD H
& HEDWIG W JACOBSON
2210 MONTEREY DR
MADISON WI 53704-2919

zb2013 0710-064-1427-2
Location: 2042 Rusk St
JACOBSON, MARIE
2718 WILLARD AVE
MADISON WI 53704-5755

zb2013 0710-064-1304-2
Location: 2023 Rusk St
KRUSKA TRUST, EUGENE
& LUELLA KRUSKA TRUST
7405 WHITACRE RD
MADISON WI 53717-1329

zb2013 0710-064-1430-5
Location: 2109 Linden Ave
KUENZI, DONALD E
3 ASHLAND CT
MADISON WI 53705

zb2013 0710-064-1406-6
Location: 2075 Winnebago St
MOODY, MICHAEL D
& LARRY A MOODY
2075 WINNEBAGO ST
MADISON WI 53704

zb2013 0710-064-1429-8
Location: 2113 Linden Ave
NELSON, JUDITH A
2113 LINDEN AVE
MADISON WI 53704

zb2013 0710-064-1411-5
Location: 2051 Winnebago St
NOESKE JONES LLC
2051 WINNEBAGO ST
MADISON WI 53704

zb2013 0710-064-1302-6
Location: 2045 Rusk St
OLSON, BONNIE O
N4188 WILLIAMS RD
RIO WI 53960

zb2013 0710-064-1407-4
Location: 2069 Winnebago St
PRESTON, JOHN S
% THE SPRAGUE COMPANY
615 N SHERMAN AVE # 25
MADISON WI 53704

zb2013 0710-064-3407-2
Location: 2087 Atwood Ave
SCHOEP'S ICE CREAM CO INC
PO BOX 3249
MADISON WI 53704-0249

zb2013 0710-064-1203-6
Location: 2015 Corscot Ct
SORENSEN, CURTIS B &
K L MARGELOFSKY-SORENSEN
2015 CORSCOT CT
MADISON WI 53704-5301

zb2013 0710-064-1306-8
Location: 2011 Rusk St
STACE, RALPH W
37 STACY LA
MADISON WI 53716-1328



zb2013 0710-064-1307-6
Location: 2070 Atwood Ave
UNITED WAY OF DANE COUNTY
INC
2070 ATWOOD AVE
MADISON WI 53704

zb2013 0710-064-3408-0
Location: 2059 Atwood Ave
UNITED WAY OF WISCONSIN
INC
2059 ATWOOD AVE
MADISON WI 53704-5353

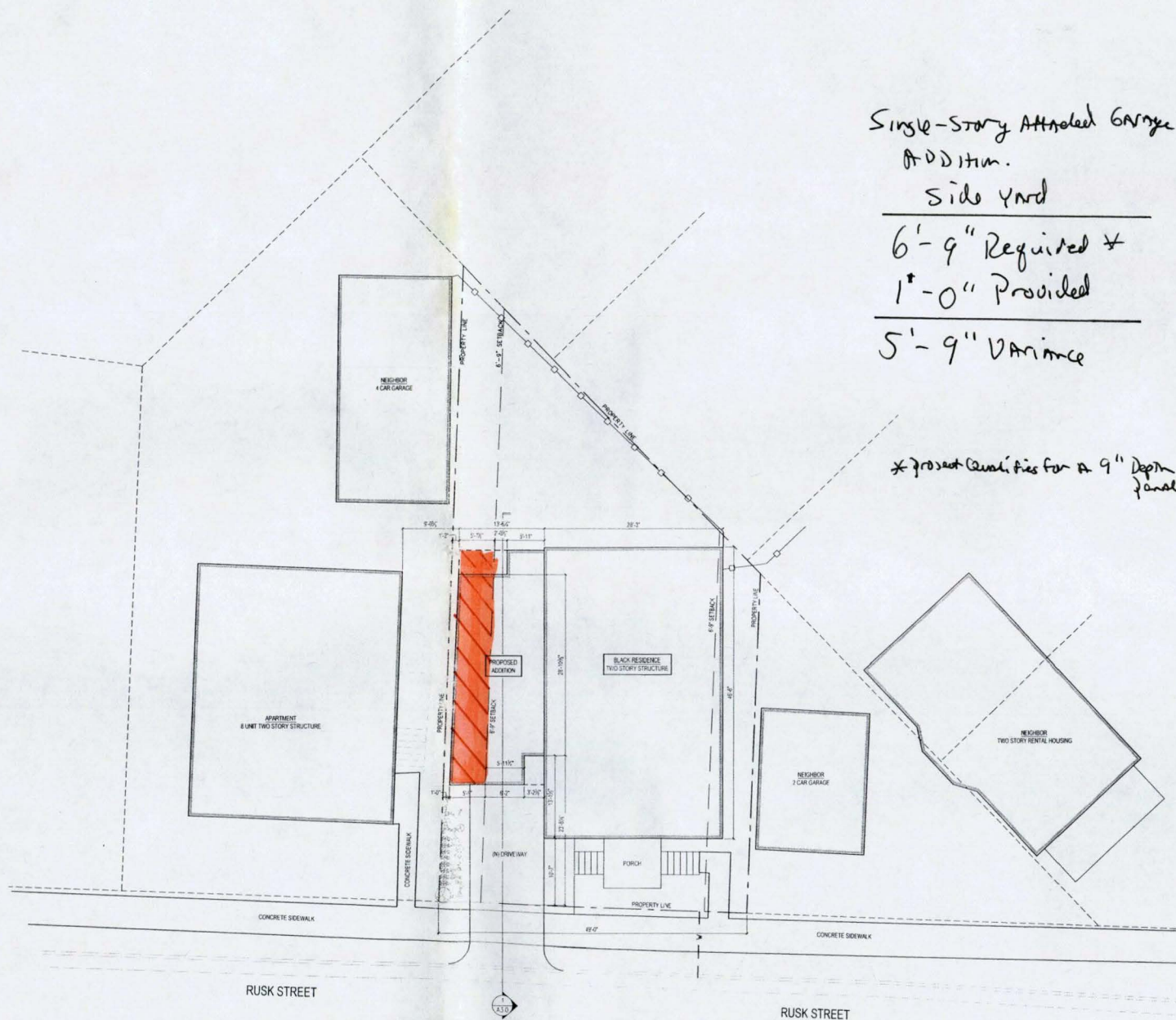
zb2013 0710-064-1404-0
Location: 2081 Winnebago St
WAGNER, DOUGLAS & DONNA
4710 MANDRAKE RD
MADISON WI 53704-1734

zb2013 0710-064-1218-5
Location: 2133 Linden Ave
WISELEY, PHILIP A
& ALETHA A JONES
2133 LINDEN AVE
MADISON WI 53704-5335

zb2013 0710-064-1428-0
Location: 2117 Linden Ave
YAHARA COOP LAND TRUST
2117 LINDEN AVE
MADISON WI 53704-5302

5' - 9" Variance

* project Qualifies for a 9" Depth Penalty



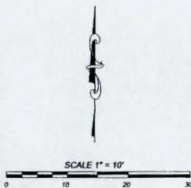
1 SITE PLAN
A0.0 SCALE: 1/8" = 1'-0"

DESCRIPTION:

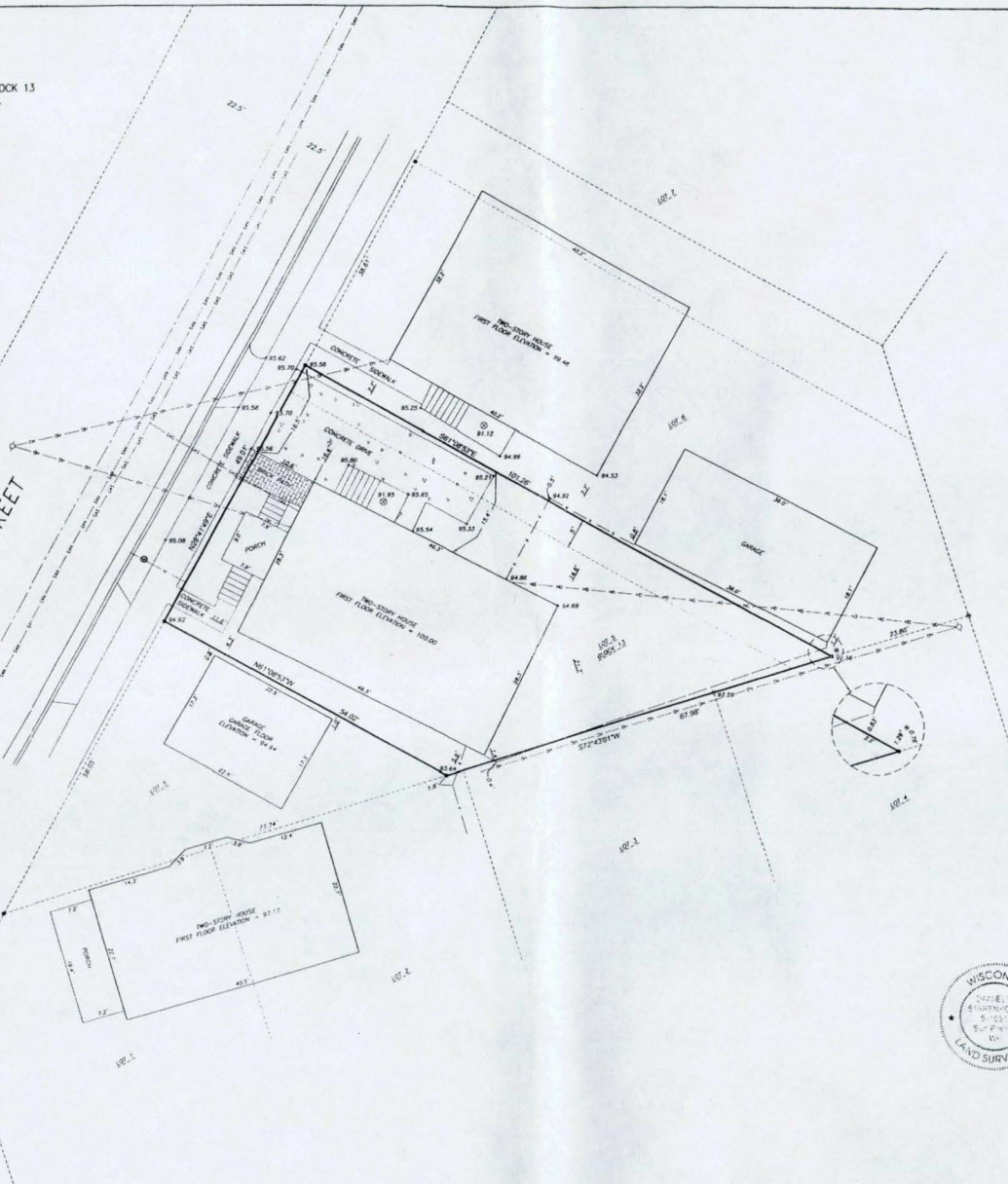
NORTHERLY 44 FEET OF LOT 5 AND THE SOUTHERLY 5 FEET OF LOT 6, BLOCK 13 OF ELLSWORTH'S SUBDIVISION, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND:

- FOUND 1" IRON PIPE
- FOUND 3/4" IRON PIPE
- ⊙ TURF DRAIN
- ⊙ WATER BOX
- ⊙ MANHOLE
- ⊙ UTILITY POLE
- + 94.92 SPOT ELEVATION
- SAN --- SAN SANITARY SEWER
- GAS --- GAS GAS LINE
- OVERHEAD UTILITIES
- WATER LATERAL
- METAL FENCE
- WOOD FENCE
- Δ Δ Δ DISTANCE FROM BUILDING TO LOT LINE



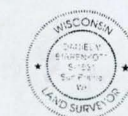
RUSK STREET



DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 256-1181
Hearing Impaired TDD (800) 542-2288
www.DiggersHotline.com

NOTES:

1. UNDERGROUND UTILITIES WERE LOCATED PER FIELD OBSERVATIONS AND PER DIGGER'S HOTLINE TICKET NO. 20083304622. 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.
2. 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.
3. THIS MAP IS SUBJECT TO ANY EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED.
4. THIS MAP SHOWS VISIBLE, ABOVE-GROUND IMPROVEMENTS ONLY. NO GUARANTEE IS MADE FOR BELOW-GROUND STRUCTURES.
5. NO TITLE REPORT PROVIDED AT THE TIME OF SURVEY.
6. ELEVATIONS ARE ON A ASSUMED DATUM. SITE BENCHMARK IS THE FIRST FLOOR OF HOME ELEVATION = 100.00.



Map 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 above.

SURVEYOR'S CERTIFICATE:
I, Daniel V. Birrenkott, hereby certify that this survey is in compliance of 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.

Daniel V. Birrenkott
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

SITE SURVEY

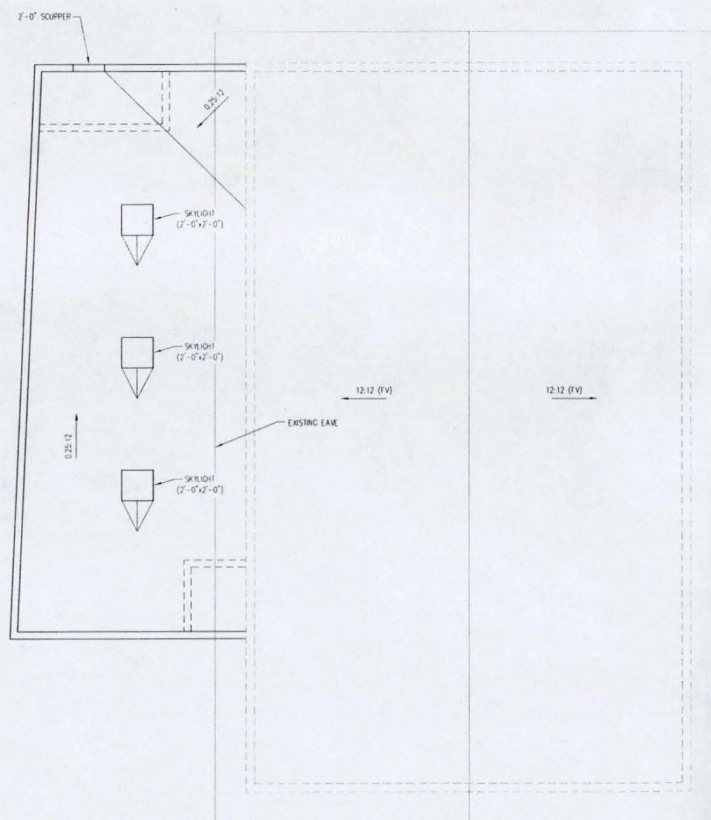
AUGUST 29, 2008

REVISED: SEPTEMBER 4, 2008

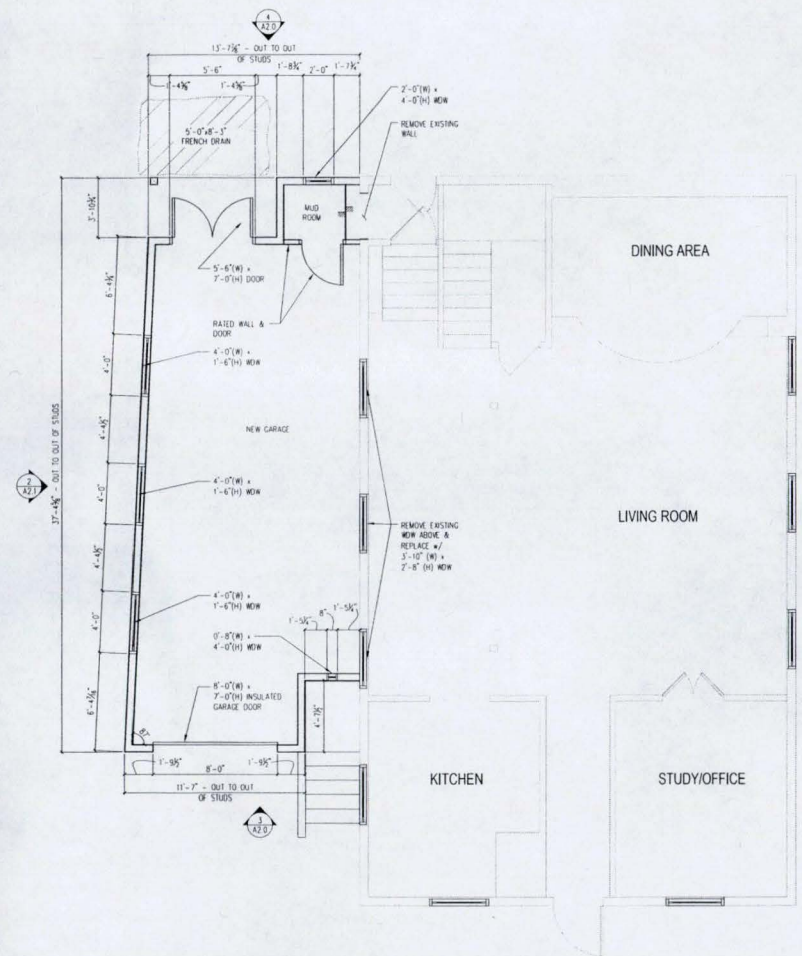
SURVEYED BY D.M.
DRAWN BY P.F.M.C.
CHECKED BY R.L.M.
APPR'D BY D.V.B.

PREPARED FOR:
ANGELA BLACK
2013 RUSK STREET
MADISON, WI 53704
608-213-8832

JOB NO. 080391
SHEET 1 OF 1
FB 318/18-1

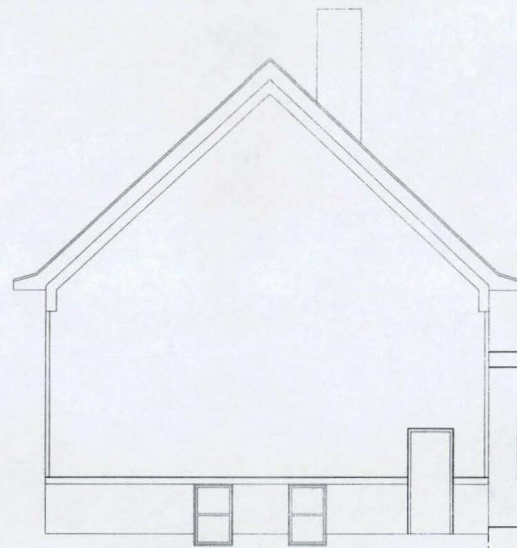


2 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

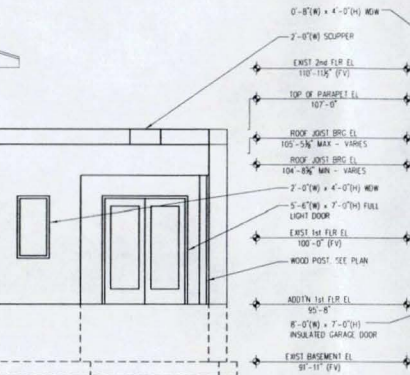


1 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

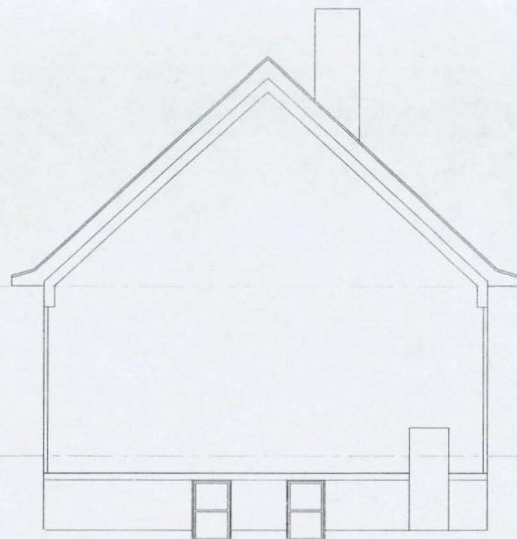
ISSUE		
#	DATE	BY
1	04/05/10	VA
2		AP
3		
4		
5		
6		
7		
8		
9		
10		



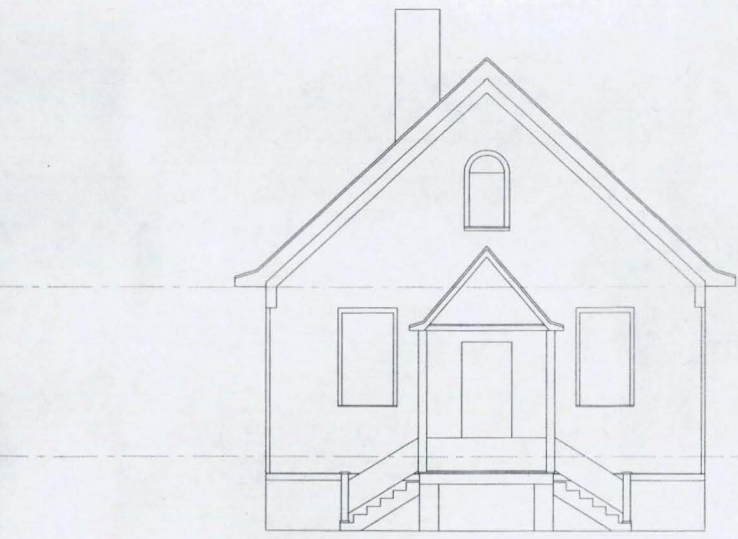
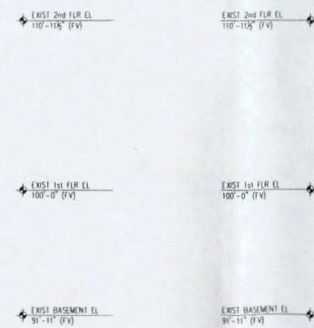
4
A2.0
NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A2.0
NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A2.0
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1
A2.0
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE		
#	DATE	BY
1	04/07/02	JA
2		
3		
4		

EXIST 2nd FLR EL
110'-10" (F.V.)

4'-0" (W) x 1'-6" (H) WDR
1st & 3 LOCATIONS

TOP OF PARAPET EL
107'-0"

ROOF JOIST BRG EL
105'-3 1/4" MAX - VARIOUS

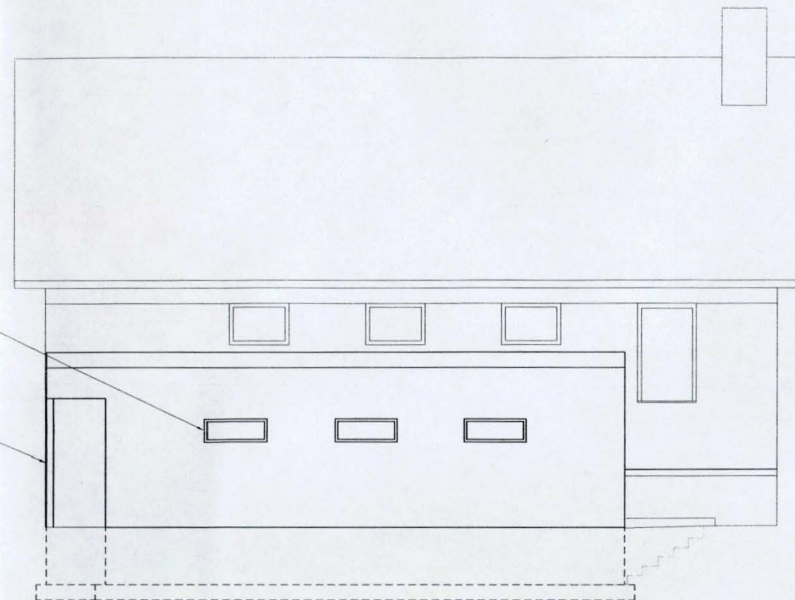
ROOF JOIST BRG EL
104'-8 1/4" MAX - VARIOUS

WOOD POIN SEE PLAN

EXIST 1st FLR EL
100'-0" (F.V.)

EXIST 1st FLR EL
95'-0"

EXIST BASEMENT EL
90'-10" (F.V.)

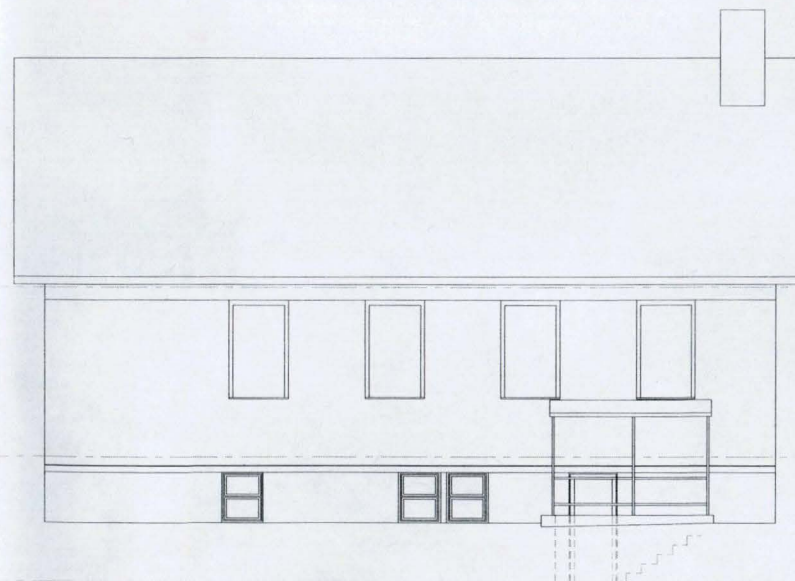


2
A21 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXIST 2nd FLR EL
110'-10" (F.V.)

EXIST 1st FLR EL
100'-0" (F.V.)

EXIST BASEMENT EL
90'-10" (F.V.)



1
A21 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE			
#	DATE	BY	CHKD
1	04/07/10	JV	AL
2			
3			
4			
5			

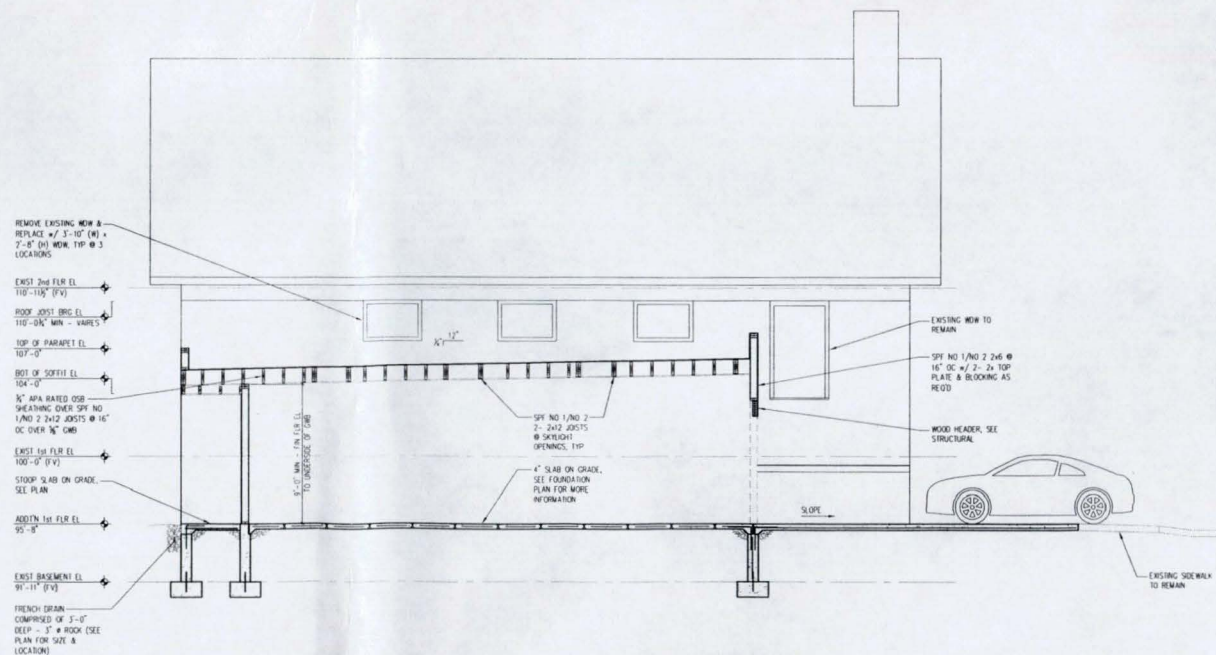
ISSUE		
#	DATE	BY
1	04/07/10	VA
2		AM
3		
4		
5		

BLACK RESIDENCE ADDITION

CD PROJECT # 0
SCALE: A
DATE: 0
DRAWN BY: A
CHECKED BY: C

NEW BUILD SECTION

A3



OVERALL BUILDING SECTION
SCALE: 1/4" = 1'-0"



Department of Planning and Community & Economic Development
Building Inspection Division

Website: www.ci.madison.wi.us

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
TTY/TEXTNET 866 704 2318
FAX 608 266 6377
PH 608 266 4551

May 7, 2010

ANGELA BLACK
JEFFREY STRABALA
2013 RUSK ST
MADISON WI 53704

RE: 2013 Rusk Street

Dear Ms. Black and Mr. Strabala:

The Zoning Board of Appeals, at its meeting of April 22, 2010 conditionally approved your request for a 5'-9" side yard variance to construct a single-story attached garage addition at the property located at the above address. A building permit is required.

The conditions are as follows:

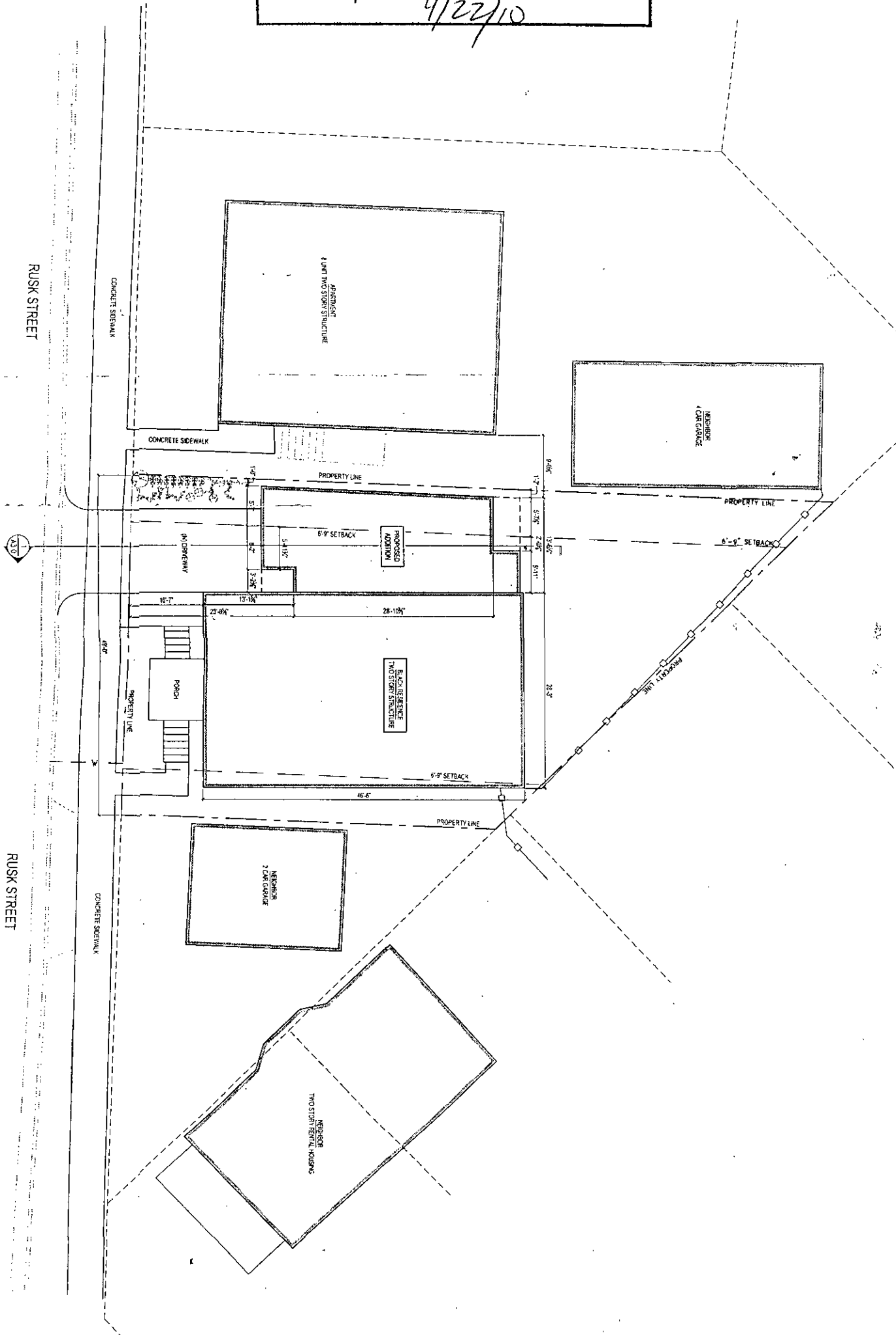
1. A maintenance agreement needs to be on file in the Register of Deeds office with the neighbor residing at 2023 Rusk Street.

If you have any questions, please feel free to contact me at 266-4569.

Sincerely,

Matt Tucker
Zoning Administrator

Address 2013 Rusk St
Permit # BLDNRC 2010-05830
Permit For attached garage
ZONING APPROVED
Date 6/25/10
By [Signature]
Zoning Administrator, Madison, Wisconsin
Zoning R4 Special Conditions ZPA Variance
4/22/10



1 SITE PLAN
A0.0 SCALE: 1/8" = 1'-0"

CAD PROJECT: 090108
SCALE: AS NOTED
DATE: 04/05/2010
DRAWN BY: JVB
CHECKED BY: JVB

SITE PLAN

A0.0

BLACK RESIDENCE ADDITION
2013 RUSK STREET - MADISON, WISCONSIN 53704

ISSUE	DATE	DESCRIPTION
1	04/05/10	VARIANCE APPLICATION SET

222 South Main Street
East Ashmun, WI 53534
P: (608) 564-9550
F: (608) 564-9551

