



**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: 833 Miami Pass

Name of Owner: Karl Rosengren and Sarah Mangelsdorf

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

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

Name of Applicant (Owner's Representative): Todd Barnett Barnett Architecture

Address of Applicant: 118 North Breese Terrace Suite I  
Madison, WI 53726

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

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

Description of Requested Variance:

Variance to replace an existing screen porch with a newer, more permanent version.

*(See reverse side for more instructions)*

**FOR OFFICE USE ONLY**

Amount Paid: \$300

Receipt: 013858-0005

Filing Date: 3/3/16

Received By: SK

Parcel Number: 0709-283-2209-2

Zoning District: TR-C1

Alder District: 10-Maurice Cheeks

Hearing Date: 24 MAR 16

Published Date: \_\_\_\_\_

Appeal Number: LNDVAR-2016-00005

GQ: ZBA

Code Section(s): 28.042(2)

## 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.

At some point - date unknown - it appears that part of the owner's parcel was sold to the neighbor creating a rear yard setback to the non-garage portion of the house of between 10.9 feet and 5.5 feet (see survey for additional information). The existing screen porch was built by the former owners and the desire is replace with a more permanent construction appropriate to the house.

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.

A screen porch is a space typically found in the neighborhood and is thus in the spirit of the regulations. The proposed location is directly off the kitchen/breakfast area. Investigations were made to locate in other positions but were not practical.

Although not exactly the same as 28.132 Encroachments into Setback Areas this proposal seems to match the spirit of this section of the zoning code. The code calls for a porch no more than 14' x 16' and the proposed porch is 12'-0" x 17'-2" (smaller square footage). The 17'-2" dimension is due to avoiding an existing window.

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.

Strict compliance with the ordinance would preclude the owners from having a (newer, more appropriate) screen porch. The space will not be heated or cooled.

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.

Correct.

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

None. The project has been presented to the neighbors (both?) and support has been voiced.

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

The style of the screen porch will be appropriate to the house - and the house is one of many Tudor designs in the 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 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.   |

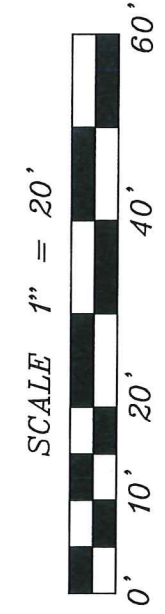
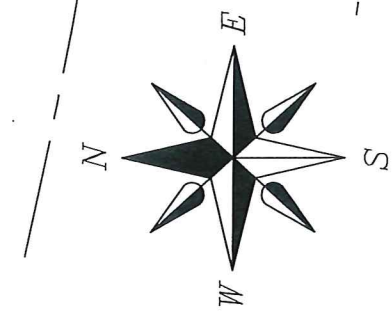
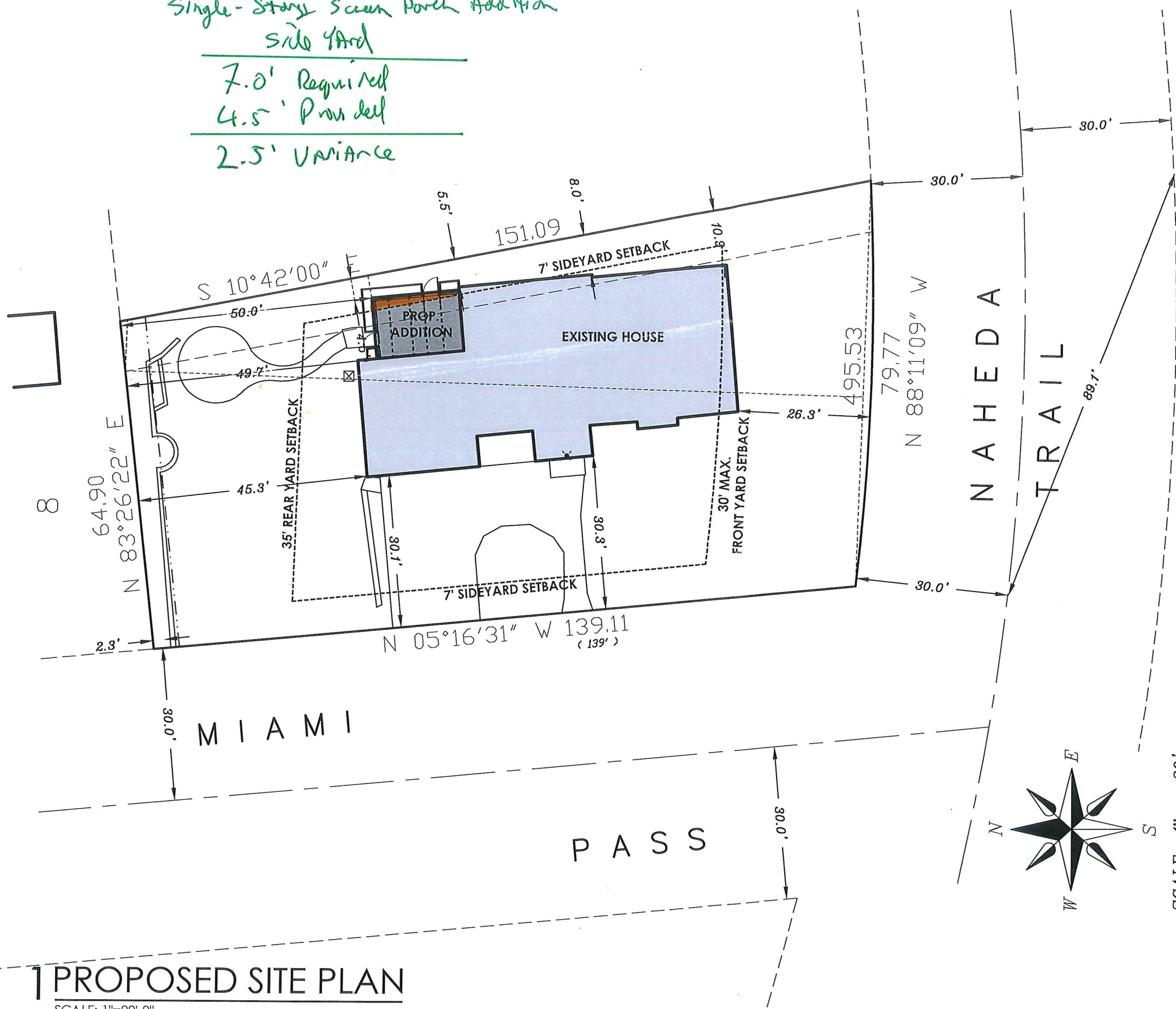
**Owner's Signature:** *Garth C. Manly* **Date:** 3/3/16

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

2-Story Single-Family home  
 Single-Story Screen Porch Addition  
 Side Yard

7.0' Required  
 4.5' Provided  
 2.5' VARIANCE



**Barnett Architecture**  
 118 NORTH BREESE TERRACE  
 SUITE I  
 MADISON, WISCONSIN 53726  
 608.233.4538  
 barnettarchitecture.com

CONCEPT DESIGN FOR:

**DESIGN STUDIES  
 FOR  
 ROSENGREN-  
 MANGELSDORF  
 RESIDENCE**

833 MIAMI PASS  
 MADISON, WI 53711



PRELIMINARY  
 VARIANCE APPLICATION

DRAWING ISSUE DATES  
 3-3-2016

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**1 PROPOSED SITE PLAN**

SCALE: 1"=20'-0"

**PARCEL "A" DESCRIPTION:** Per Warranty Deed Doc. 5081851 Lot Nine (9) and the Westerly 10 feet of Lot Ten (10), Block Nine (9), Madison Realty Company's Replat of Part of Blocks 6, 7, 8 and 9, Nakoma, in the City of Madison, Dane County, Wisconsin.

**ELEVATION DATUM:**

ELEVATIONS ARE REFERENCED TO AN ASSUMED ELEVATION OF 100.0' FOR THE EXISTING HOUSE FINISHED FLOOR ELEVATION (FFE)

**NOTES:**

- 1.) THIS SITE PLAN IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES AND WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

MIAMI

**EXISTING SITE PLAN**

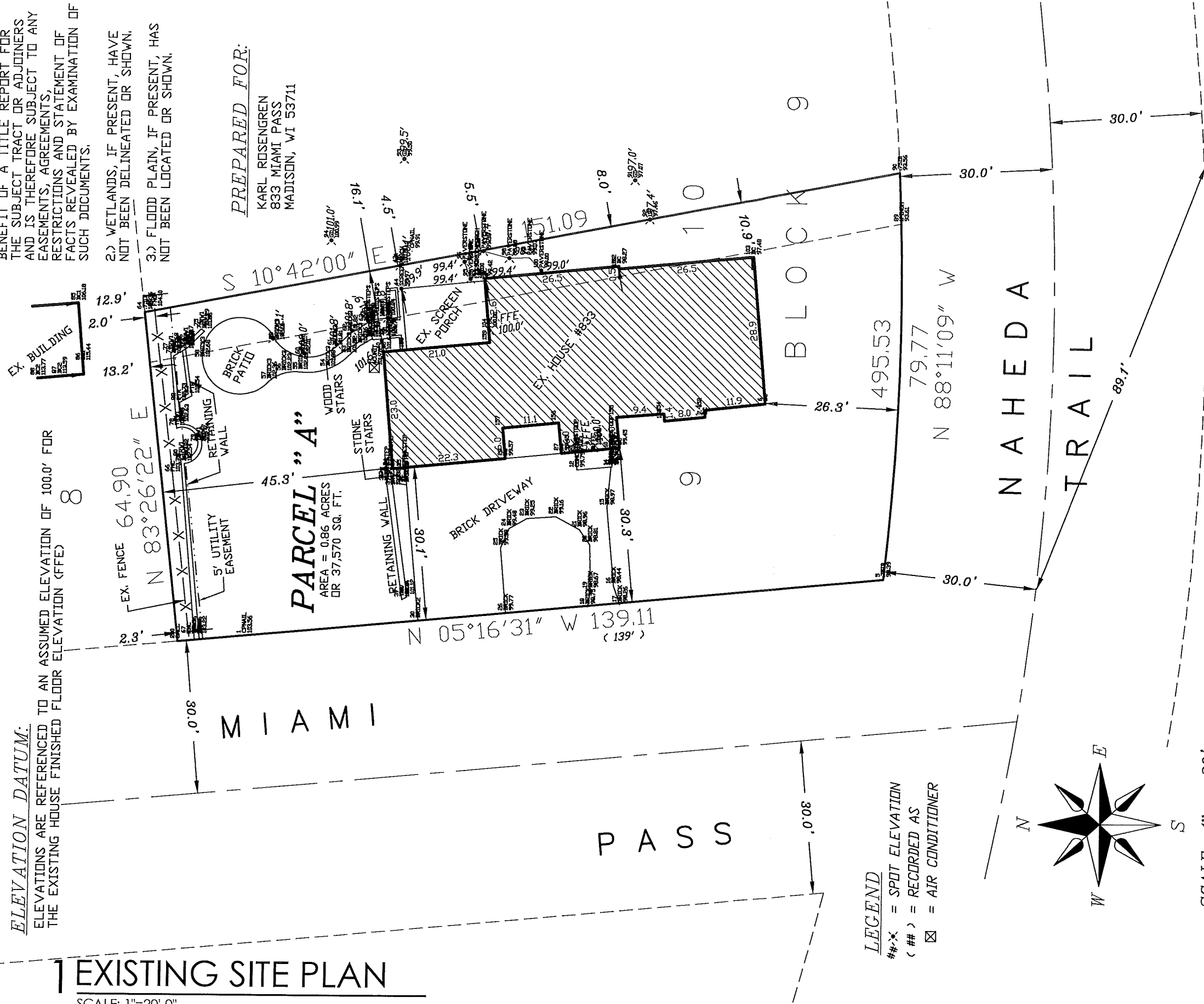
SCALE: 1"=20'-0"

**PREPARED FOR:**

KARL ROSENGREN  
833 MIAMI PASS  
MADISON, WI 53711

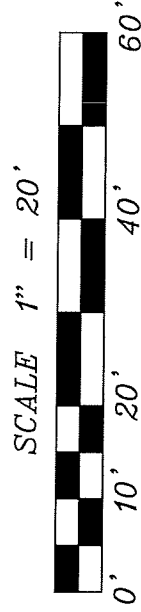
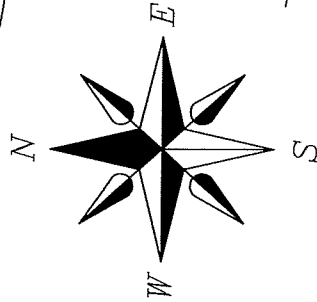
**PARCEL "A"**

AREA = 0.86 ACRES  
OR 37,570 SQ. FT.



**LEGEND**

- ##\*x = SPOT ELEVATION
- (##) = RECORDED AS
- ☒ = AIR CONDITIONER

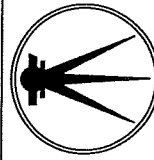


SCALE 1" = 20'

**SITE PLAN**

LOT 9 AND THE WEST 10 FEET OF LOT 10, BLOCK 9, MADISON REALTY CO'S REPLAT OF PART OF BLOCKS 6, 7, 9, NAKOMA.

|          |                  |                |              |         |
|----------|------------------|----------------|--------------|---------|
| DATE     | OCTOBER 12, 2015 | REVISION DATE: | CHECK BY     | N.T.P.  |
| SCALE:   | 1" = 20'         |                | DRAWING NO.: | 15W-375 |
| DRAWN BY | BRAD RIDGMA      |                | SHEET        | 1 OF 1  |



**WILLIAMSON SURVEYING & ASSOCIATES, LLC**

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
NDA T. PRIEVE & CHRIS W. ADAMS  
PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM



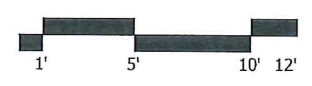
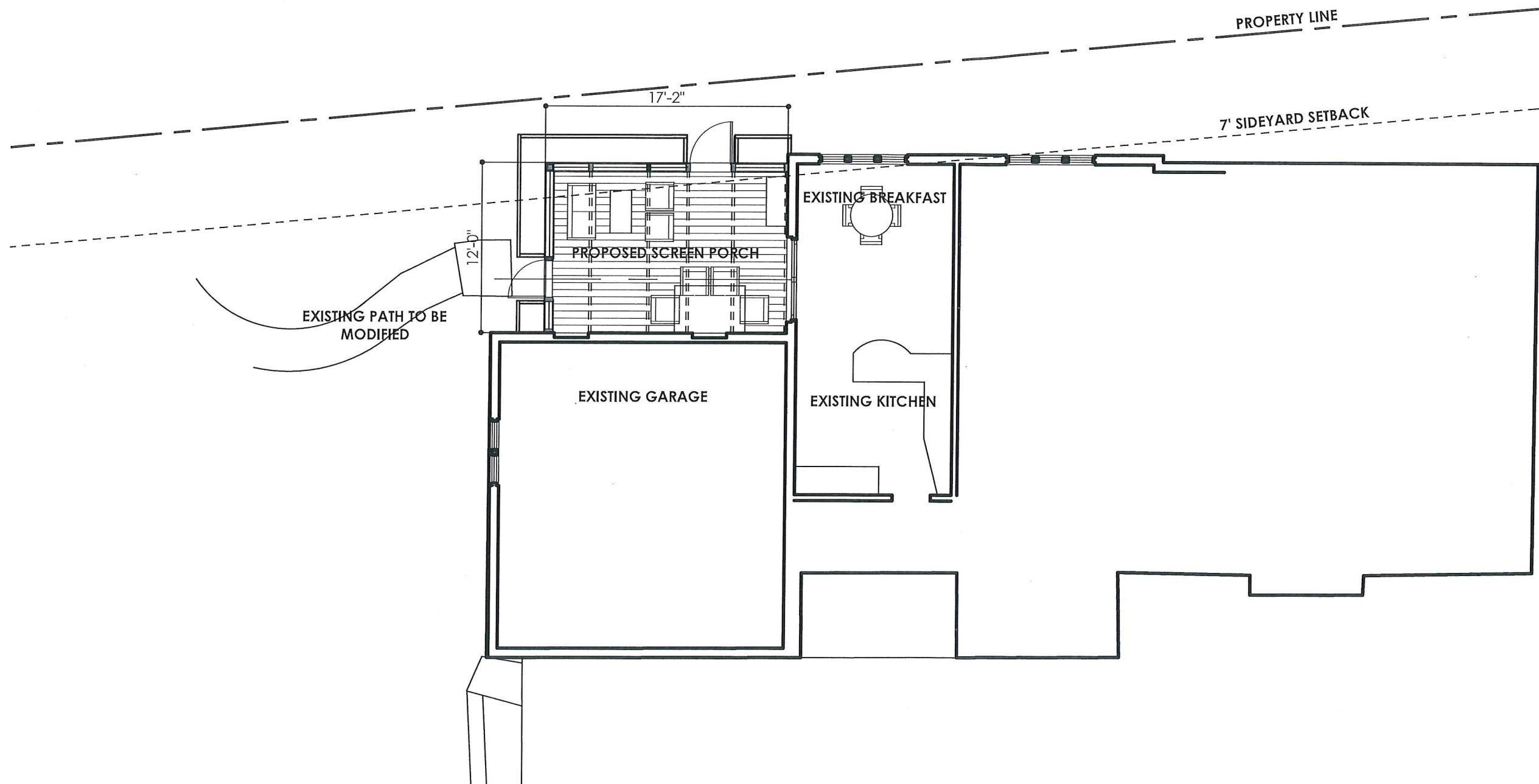
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N - plan

# 1 FLOOR PLAN

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

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**BUILDING MATERIALS**  
OPAQUE STAIN OR PAINTED WOOD FRAMING  
OPAQUE STAIN OR PAINTED WOOD TRIM  
SHINGLES TO MATCH EXISTING  
FIBERGLASS OR METAL SCREENING

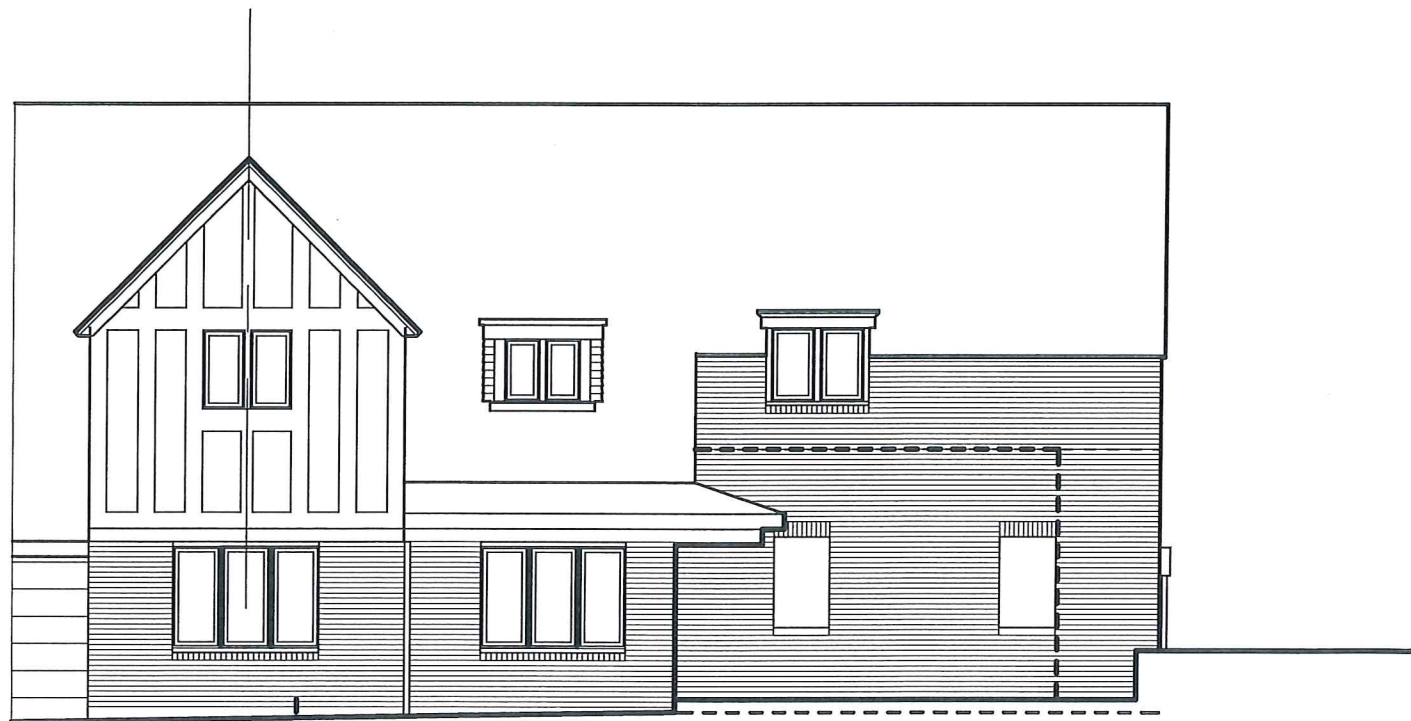
# 1 PROP. EAST ELEVATION

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



# 1 PROP. NORTH ELEVATION

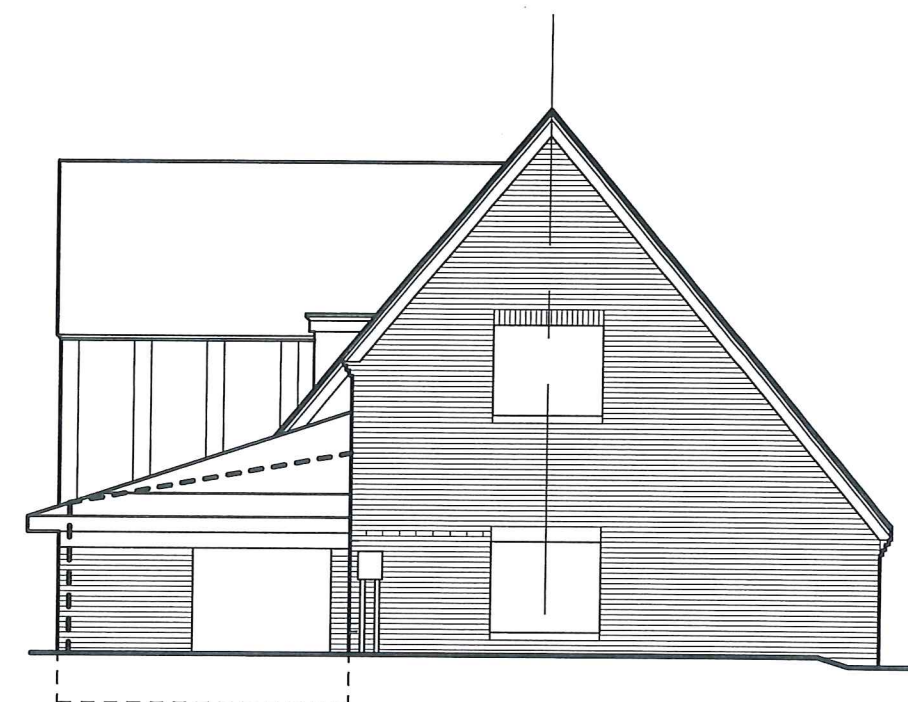
SCALE: 1/8"=1'-0"



# 1 EXISTING EAST ELEVATION

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

EXISTING SCREEN PORCH SHOWN DOTTED



# 1 EXISTING NORTH ELEVATION

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



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