



**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: 4000 International Lane Madison, WI 53704

Name of Owner: Dane County Regional Airport

Address of Owner (if different than above): n/a

Daytime Phone: 608-279-0449 Evening Phone: same as daytime phone

Email Address: kirchner@msnairport.com (Michael Kirchner, P.E. - Engineering Director)

Name of Applicant (Owner's Representative): Mead & Hunt, Inc.

Address of Applicant: 2440 Deming Way  
Middleton, WI 53562

Daytime Phone: 608-443-0620 Evening Phone: same as daytime phone

Email Address: levi.ney@meadhunt.com (Levi Ney, Civil EIT)

Description of Requested Variance:  
See attached.

*(See reverse side for more instructions)*

FOR OFFICE USE ONLY	
Amount Paid: <u>\$ 300</u>	Hearing Date: <u>3-23-17</u>
Receipt: <u>27122-0001</u>	Published Date: <u>3-16-17</u>
Filing Date: <u>3/2/17</u>	Appeal Number: <u>LND VAR-2017-00002</u>
Received By: <u>[Signature]</u>	GQ: _____
Parcel Number: <u>0810-301-0090-3</u>	Code Section(s): _____
Zoning District: <u>AP-W</u>	_____
Alder District: <u>12-Larry Palmer</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.

See attached.

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.

See attached.

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.

See attached.

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.

See attached.

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

The location of the proposed parking lot in relation to adjacent property is shown on the site plan (G-021). Airport property extends at a minimum 380' beyond the project site, providing a wide buffer between the proposed parking lot and the nearest adjacent property. The project site is also approximately 240' from the nearest private building on land leased from the Airport.

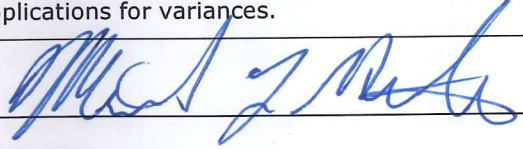
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

The immediate neighborhood is Airport property, with many similar parking lots in the vicinity.

## 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 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 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 type="checkbox"/> n/a	<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 type="checkbox"/> n/a	<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"/> n/a	<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"/> n/a	<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 type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input 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:**  **Date:** 3/8/2017

----- (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>