



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: 921 N. WINGRA DR

Name of Owner: LT. COL DANIEL STATZ

Address of Owner (if different than above): 1707 BLUE RIDGE TRL
WAUNAKEE, WI 53597

Daytime Phone: 608-327-9266 Evening Phone: 608-327-9266

Email Address: daniel.p.statz.mil@mail.com

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: M60 28.142 (11)(a)1. REGULATES FENCE HEIGHT.
PER ORDINANCE A SIX FOOT FENCE DOES NOT EVEN BLOCK HEADLIGHTS WHICH
IS THE BIGGEST "ASK" FOR THIS REQUEST. I ASK STARTING AT THE
SOUTHEAST^{CORNER} BACK PROPERTY LOT LINE AND CONTINUING APPROXIMATELY 50' NW
FOR A VARIANCE OF HEIGHT OF 9', TRANSITIONING TO 7'6" FOR THE NEXT 10'
AT THAT TIME NO VARIANCE WILL BE NEEDED.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>8/16/18</u>
Receipt: <u>047227-0009</u>	Published Date: _____
Filing Date: <u>7/26/18</u>	Appeal Number: <u>LNDVAR-2018-00012</u>
Received By: <u>[Signature]</u>	GQ: <u>OK</u>
Parcel Number: <u>0709-262-1519-0</u>	Code Section(s): <u>28.142 (11)(a) 1.</u>
Zoning District: <u>TR-C1</u>	_____
Alder District: <u>13-Eskrich</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.

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.

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.

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

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

Standards for Variance

- a. 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.
 - i. The property behind us has a parking lot at an edge elevation of approximately 4.5 to 5 feet above the finished grade of our back property. We are primarily to building this to block the direct headlight pollution. To address the turn in light (from the spots to the farthest north, that is less of an issue we decided to go with a lower transition that should block most of the direct headlights from cars. Unrelated, this "turn-in" light block transition creates a less burdensome look and helps transition the fence to the regulation height.
 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.
 - i. We believe this variance fits within the spirit as outlined within MGO 28.142 (1) Statement of Purpose (d) Increase the compatibility of adjacent uses, by minimizing adverse impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions and other objectionable views, activities or impacts to adjacent or surrounding uses.
 - ii. Several zoning districts are within the neighborhood and we do not believe that this is contrary to the public interest. It is also located at the back of properties and design took into effect minimization of having an imposing feel.
 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.
 - i. Not Applicable for this variance request I believe.
 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. A elevation difference between properties exist where the back property is 4 to 5 feet higher
 - ii. Powerlines exist overhead, and the power company regularly trims branches, and prefers fencing versus planting.
 5. The proposed variance shall not create substantial detriment to adjacent property.
 - i. I have worked with the neighbor/s and we tried to minimize the impact of a fence.
 1. Wanted to develop and installed a fence with more of a style
 2. Highest at the point of direct glare
 3. Lowered at the point where there is indirect turn-in issues (his also helps with the transition to reduce the imposing
 4. There is still approximately a 3' elevation difference of grades at the 6' high portion we are not asking for a variance.
 6. The proposed variance shall be compatible with the character of the immediate neighborhood.
 7. I cannot offer comment on this other than a different variety of fences exist within the neighborhood, with a variety types of architecture, use, and upkeep.



PLAT OF SURVEY

WILLIAMSON SURVEYING CO., INC.
 104A WEST MAIN STREET
 WAUNAKEE WISCONSIN 53597

THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

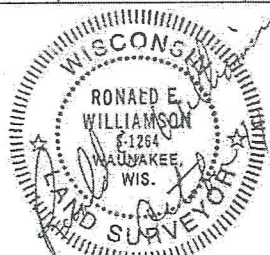
- LEGEND
- FOUND 1" IRON PIPE
 - FOUND 3/4" REBAR
 - SET 3/4" X 24" REBAR
 - (---) RECORDED AS

PREPARED FOR:
 DAN STATZ
 921 N. WINGRA DRIVE
 MADISON, WI, 53715

SCALE 1" = 20'



LINE	BEARING	DISTANCE
L1	N 38° 51' 00" W	26.00



2004-00144

PLAT OF SURVEY

WILLIAMSON SURVEYING CO., INC.
104A WEST MAIN STREET
WAUNAKEE WISCONSIN 53597

DESCRIPTION:

Lot 9, Block 3, Vogel's Addition to the City of Madison,
Dane County, Wisconsin.

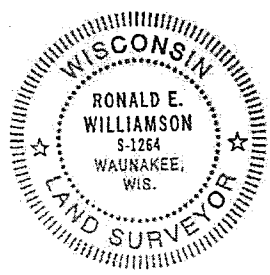
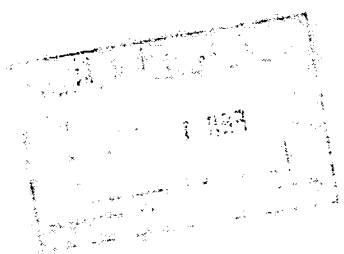
SURVEYOR'S CERTIFICATE

This plat and survey were performed under my supervision,
and was surveyed, divided, and mapped according to the
official records of the property described and pictured
hereon. This plat is a true scaled and dimensioned re-
presentation of the boundaries, buildings, improvements
and all visible encroachments if any.

Williamson Surveying Co. Inc.
by Ronald E. Williamson

Date October 14, 2003

Ronald E. Williamson
Ronald E. Williamson S-1264
President



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".)

<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines <input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred) <input type="checkbox"/> North arrow
<input checked="" type="checkbox"/>	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	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).
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	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:** 7/26/18

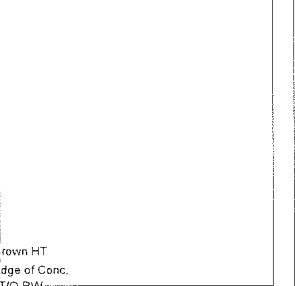
----- (For Office Use Only) -----

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

Madison Office:
300 S. Bedford St.
Madison, WI 53703
Main Phone: 608-257-5321
Fax Number: 608-257-5306

Milwaukee Office:
1600 N 6th St.
Milwaukee, WI 53212
Main Phone: 414-272-8788
Fax Number: 414-272-0443

Keyplan



Crown HT
Edge of Conc.
T/O RW

Revisions		
No.	Date	Description

Date: 7/26/2018 11:13:54 AM
Drawn By: Author
Checked By: Checker
Project Number: Project Number

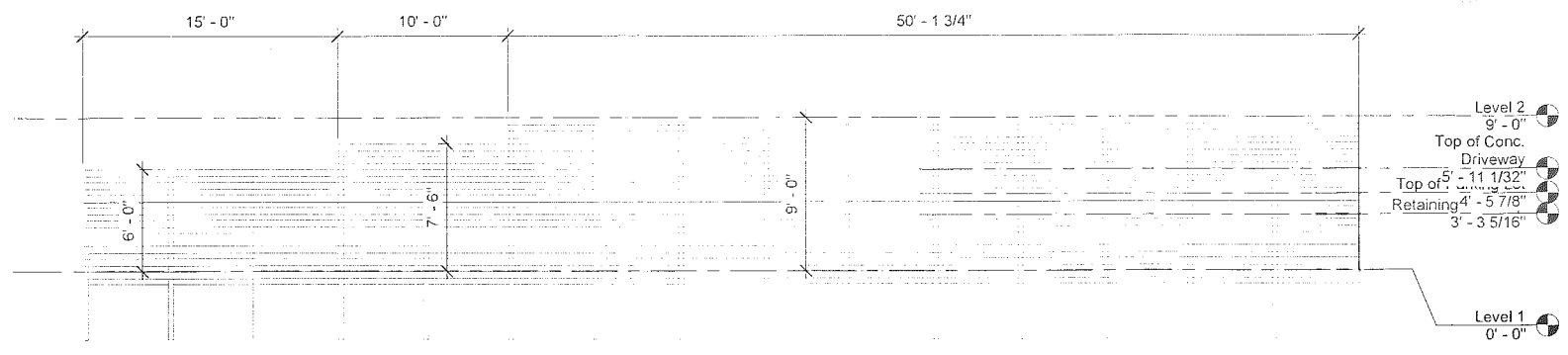
Project Title
Project Name

Project Address
Enter address here

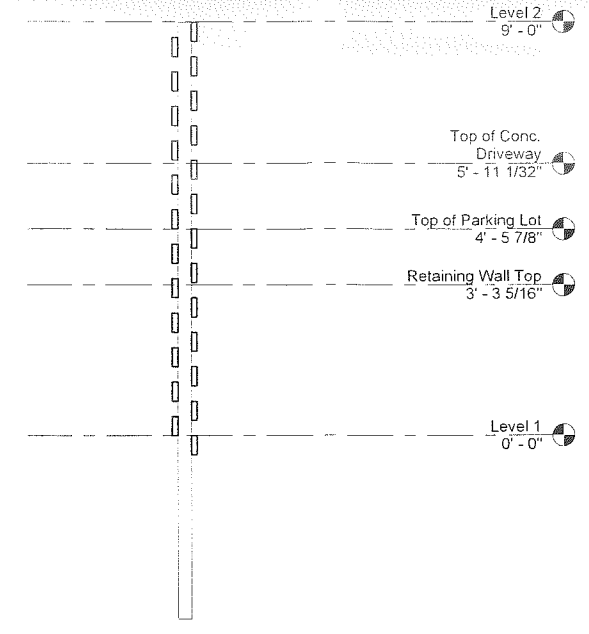
Release

Sheet Title
Fence

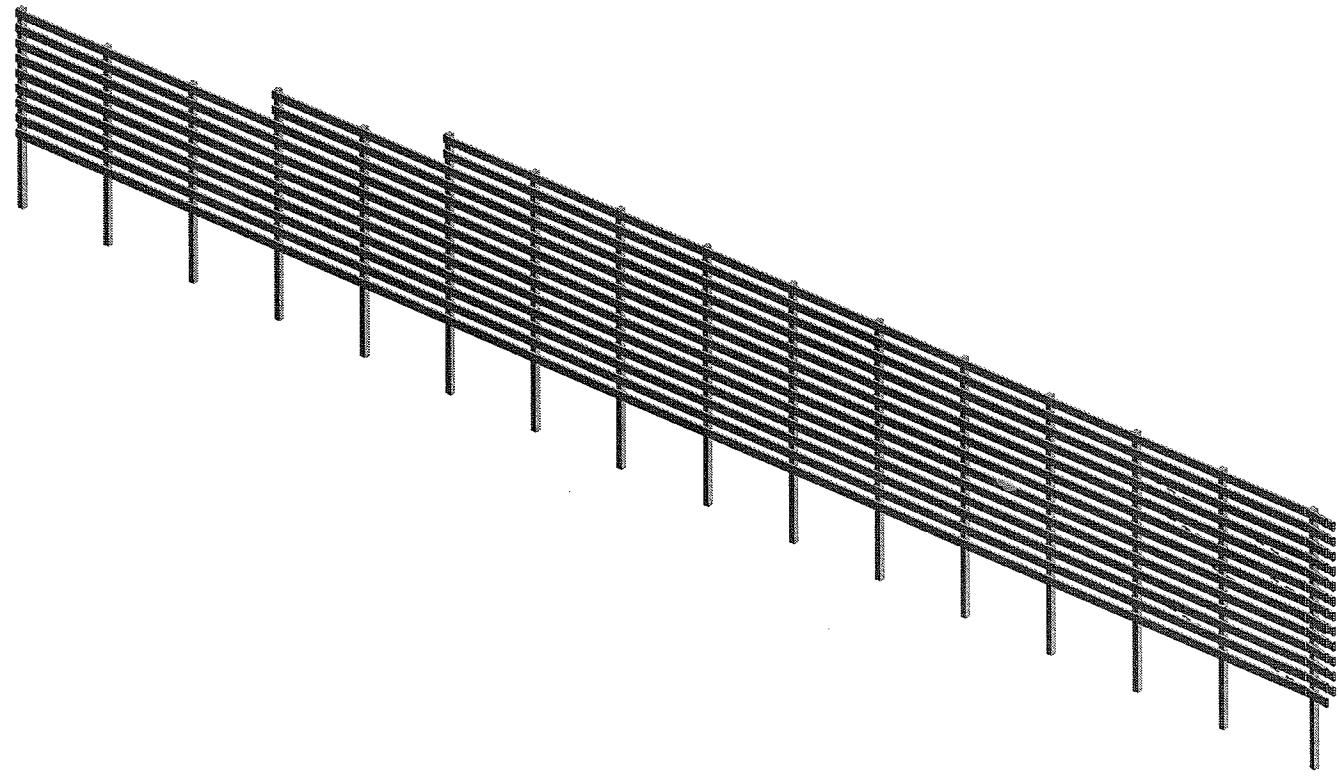
Sheet Number



① Section 2
3/16" = 1'-0"



② Section 1 Copy 1
1/2" = 1'-0"



③ (3D) Copy 1