



**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: 1401 Northern Court

Name of Owner: _____

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): Douglas Pahl, AIA

Address of Applicant: 116 King Street, Suite 202
Madison, WI 53703

Daytime Phone: 608-772-1606 Evening Phone: _____

Email Address: pahl@aroeberle.com

Description of Requested Variance: 28.140 Usable Open Space: In Employment District, Code requires that 25% of usable open space be required at grade (up to 75% may be provided by roof decks, porches and balconies). We are requesting that 100% of the usable open space required be provided by roof top patio. 28.084 requires 20 S.F. per bedroom; this project includes 2 bedrooms; however 28.140 requires a minimum of 200 S.F.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$ 300
Receipt: 107397-0017
Filing Date: 2/5/2021
Received By: JDP
Parcel Number: 071007212196
Zoning District: TE
Alder District: #6 - Rummel

Hearing Date: 03-18-21
Published Date: 03-11-21
Appeal Number: LNDVAR-2021-00003
GQ: _____
Code Section(s): 28.084 (3)
28.140 (a) 1.

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 existing construction on the property is built to the lot lines in all directions and no open space remains available on the subject property to comply with the standard

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 Spirit of the ordinance to provide tenants with places to be outdoors on the property where they reside; This will be provided for on the roof top areas; The project only provides one residential unit

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.

Not Applicable

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.

The hardship is a consequence of the existing conditions present on the lot for decades

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

The variance has no adverse affects on the adjacent property

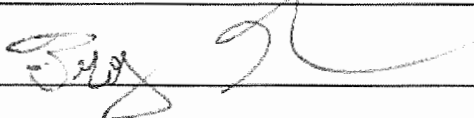
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

The immediate neighborhood is older industrial buildings along a rail corridor. The nearby properties have similar lot coverage conditions. The improvement of the roof area will be a benefit to the surrounding district

Application Requirements

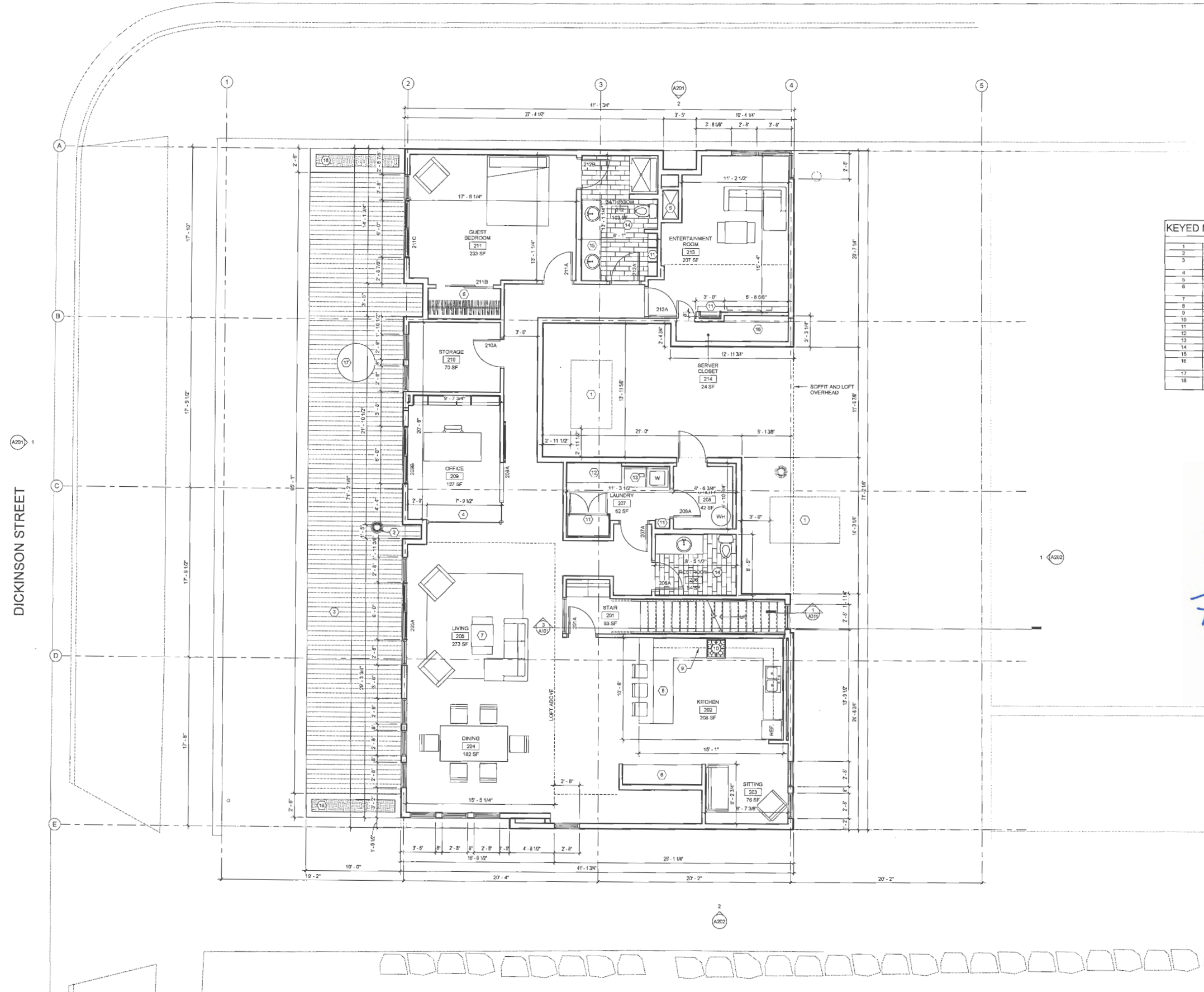
Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

<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 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 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 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:** 1/29/21

----- (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:



KEYED NOTES

- EXISTING HVAC UNIT. REROUTE MEP CONNECTIONS AS REQUIRED W/IF
- RELOCATED ROOF DRAIN. FITCH ROOFING AS REQUIRED W/IF
- COMPOSITE WOOD DECK BUILT OVER TREATED WOOD FRAME SET ON LEVELING BLOCKS OVER EXISTING BALLAST ROOF
- FRAMELESS GLAZED PARTITION
- CHASE AS REQUIRED FOR NEW ROOF VENT LOCATION W/IF
- PROVIDE CUSTOM BUILT-IN CLOSET ORGANIZER MILLWORK THROUGHOUT
- PROVIDE IN-FLOOR POWER IN THIS AREA
- QUARTZ COUNTERTOP OVER WOOD BASE CABINETS - TYP
- WOOD VENEER UPPER CABINETS WITH LED LIGHTING - TYP
- GAS RANGE WITH VENTED HOOD ABOVE
- MILLWORK CABINET
- SOLID SURFACE COUNTERTOP ON WOOD VENEER BASE CABINET
- NATURAL GAS DRYER
- PORCELAIN TILE THROUGHOUT BATHROOM FLOORS AND WALLS - TYP
- MARBLE TOP DOUBLE VANITY ON WOOD BASE CABINET
- PROVIDE POWER AND DATA CONNECTIVITY TO CLOSET FOR AV EQUIPMENT
- PROVIDE NATURAL GAS PLUMBING FOR POSSIBLE FIRE PIT
- 1X4 CEDAR TAG SIDING, GRADE A CLEAR DRAINING WOOD PLANTER BOX WITH WELDED PLASTIC LINER

Usable Open Space
20 SQ. F.t. per bedroom
75% Structural / 25% not-Grade
U.O.S. variance

No.	Description	Date

NORTHERN COURT
LLC

1401 NORTHERN
COURT

Madison, WI 53703

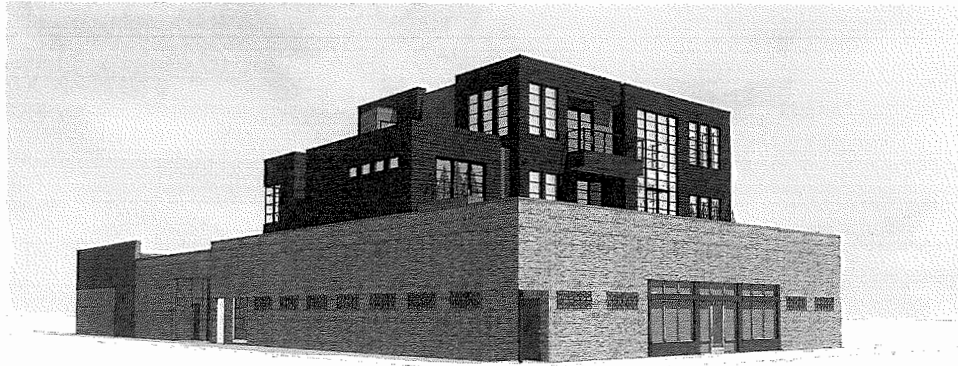
SECOND FLOOR
PLAN

PR
Project number NOR 20-01
Date 01/22/2021

A102

1 SECOND FLOOR PLAN
1/4" = 1'-0"

NORTHERN COURT LLC 1401 NORTHERN COURT Madison, WI 53703



BUILDING CODE INFORMATION:

APPLICABLE CODES:
WISCONSIN UNIFORM COMMERCIAL BUILDING CODE
EFFECTIVE MAY 1, 2018 (BASED ON 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS - SPS 361-396)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS - SPS 363
2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS - SPS 364
2015 INTERNATIONAL FUEL GAS CODE WITH WISCONSIN AMENDMENTS - SPS 365
2015 WISCONSIN PLUMBING CODE - SPS 381-387
WISCONSIN STATE ELECTRICAL CODE - SPS 316

CLASS OF CONSTRUCTION
TYPE VB
OCCUPANCY:
FIRST FLOOR: B OCCUPANCY; F1 AND H3 SUB-OCCUPANCIES
SECOND FLOOR: R2
PROJECT TYPE: ADDITION
PROJECT WORK AREA:
4,490 SF

No.	Description	Date

Design Team

ARCHITECT:
ARO EBERLE ARCHITECTS INC.
116 KING STREET, SUITE 202
MADISON, WI 53703
CONTACT: DOUG PAHL, AIA
PH: (608) 204-7464
EMAIL: pahl@aroeberle.com

Sheet List

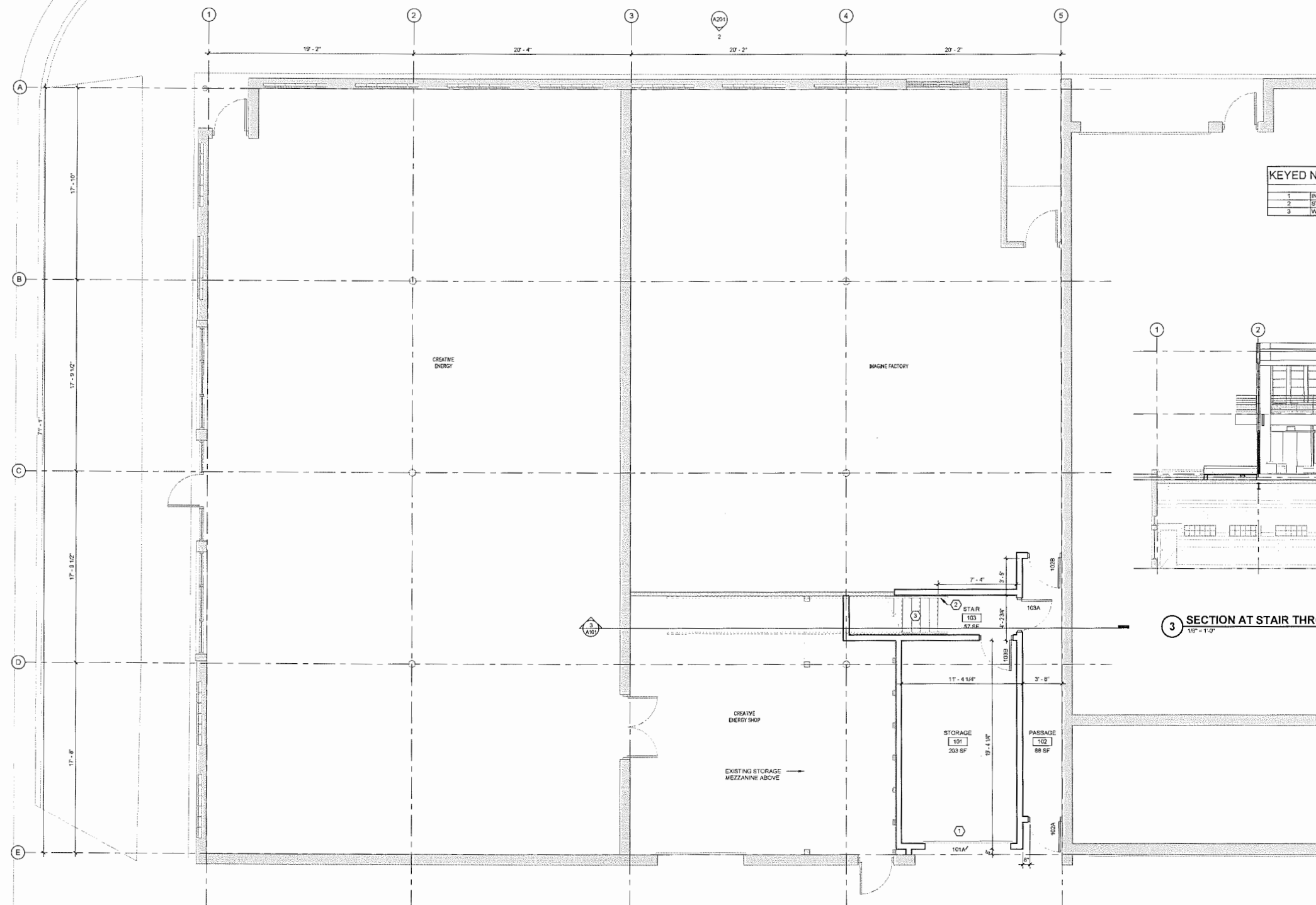
- GENERAL
- T001 COVER SHEET
- ARCHITECTURAL
- A101 FIRST FLOOR PLAN
- A102 SECOND FLOOR PLAN
- A103 LOFT FLOOR PLAN
- A104 ROOF PLAN
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- A311 WALL SECTIONS
- D101 FIRST FLOOR DEMOLITION PLAN
- D102 SECOND FLOOR DEMOLITION PLAN

NORTHERN COURT LLC
1401 NORTHERN COURT
Madison, WI 53703
COVER SHEET

PR	
Project number	NOR 20-01
Date	01/22/2021

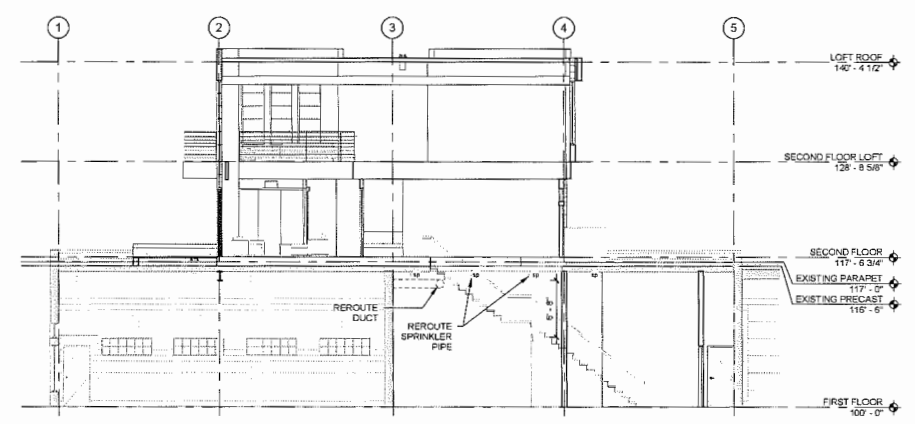
T001

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KEYED NOTES

1	INSULATED OVERHEAD SECTIONAL DOOR
2	STEEL HANDRAIL
3	WOOD-FRAMED STAIR WITH HARDWOOD TREADS AND RISERS



3 SECTION AT STAIR THROUGH CREATIVE ENERGY SHOP
1/8" = 1'-0"

No.	Description	Date

NORTHERN COURT LLC

1401 NORTHERN COURT
Madison, WI 53703

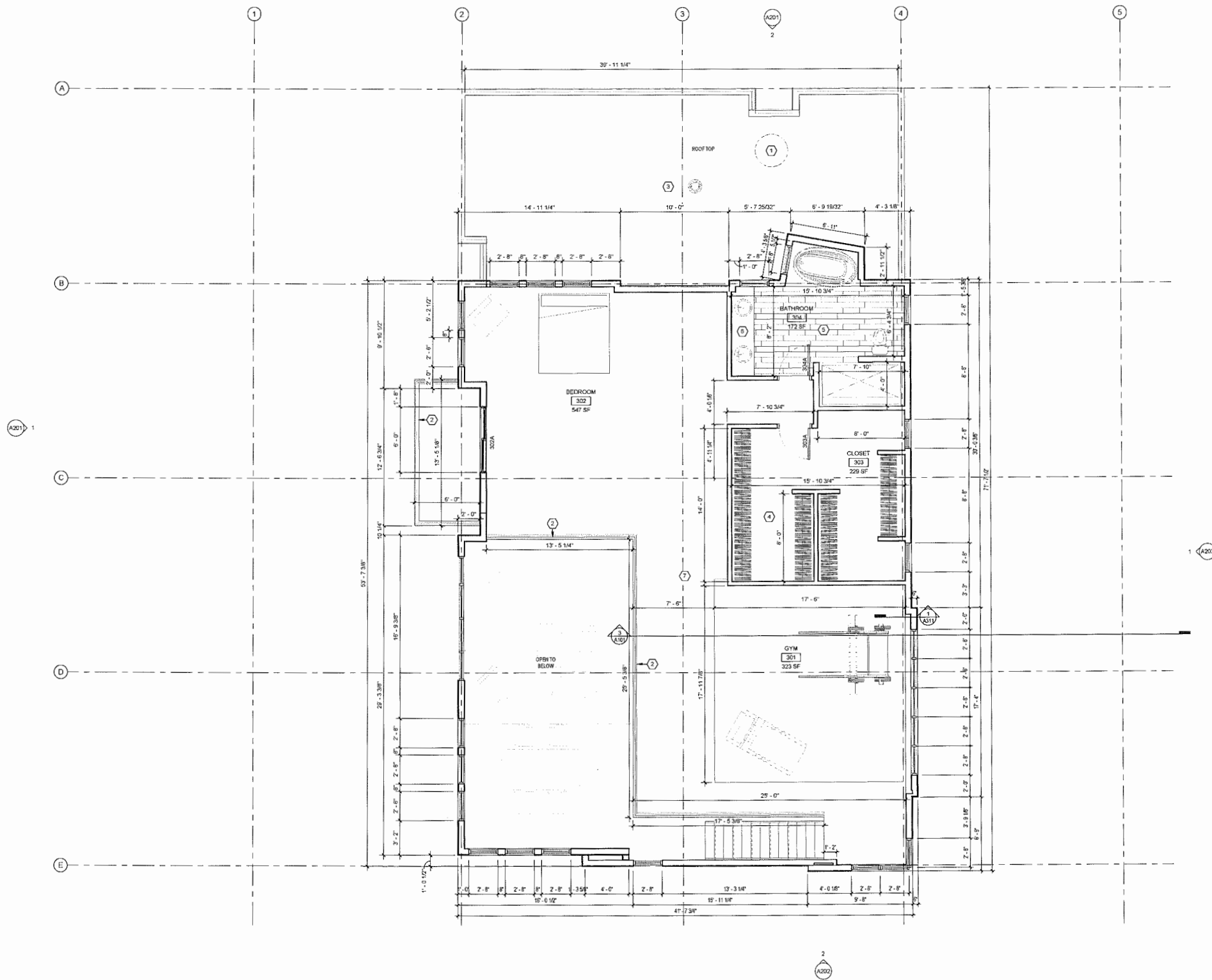
FIRST FLOOR PLAN

PR	
Project number	NOR 20-01
Date	01/22/2021

A101

1 FIRST FLOOR PLAN
1/4" = 1'-0"

KEYED NOTES	
1	RELOCATED ROOF VENT PROVIDE CHASE BELOW
2	CABLE RAIL GUARD SYSTEM WITH FLOOR MOUNTED STEEL POSTS
3	60 MIL EPDM ROOFING
4	PROVIDE CUSTOM BUILT-IN CLOSET ORGANIZER MILLWORK THROUGHOUT
5	PORCELAIN TILE THROUGHOUT BATHROOM FLOORS AND WALLS - TYP
6	MARBLE TOP DOUBLE VANITY ON WOOD BASE CABINET
7	



No.	Description	Date

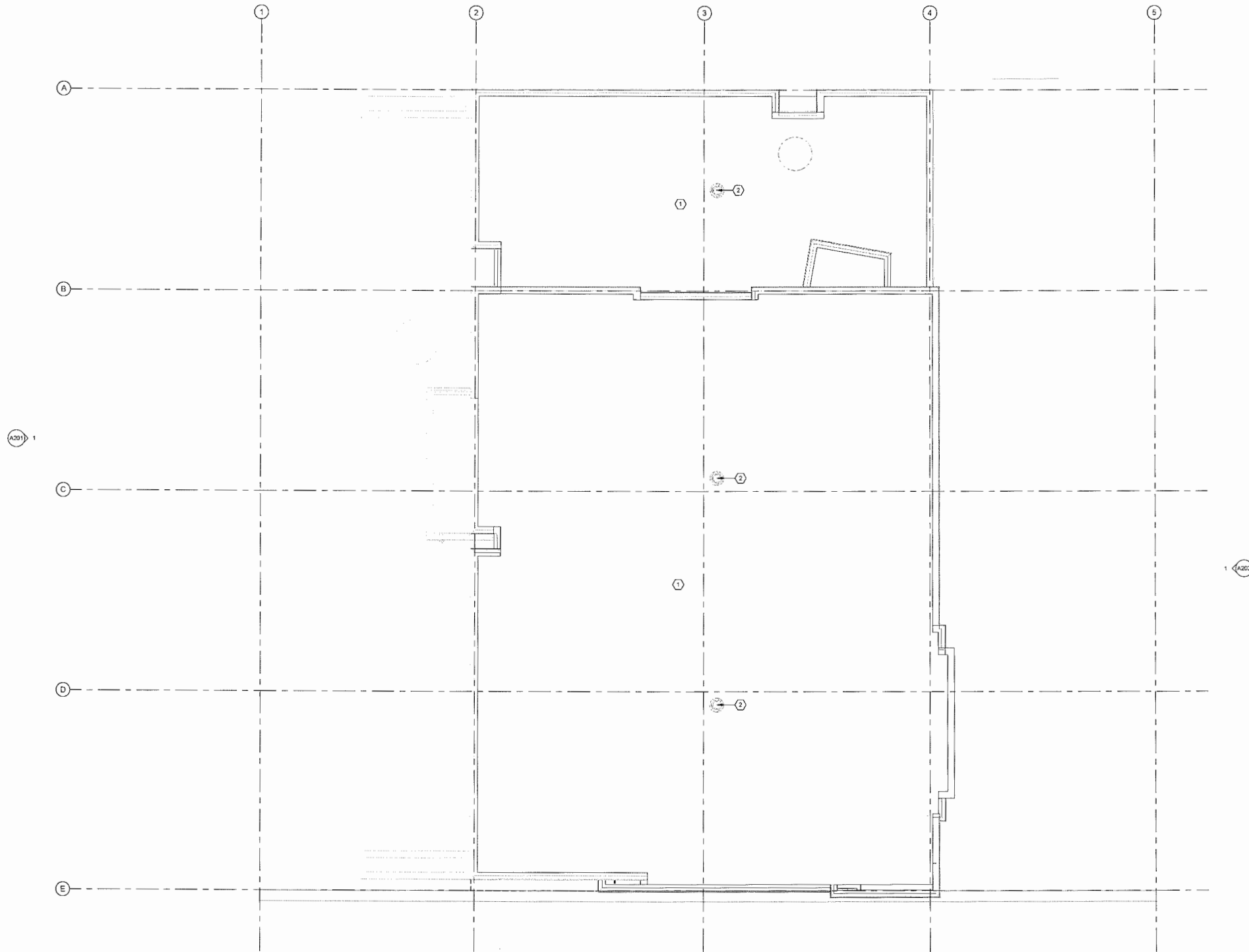
NORTHERN COURT LLC

1401 NORTHERN COURT
Madison, WI 53703
LOFT FLOOR PLAN

PR	
Project number	NOR 20-01
Date	01/22/2021

A103

KEYED NOTES	
1	60 MIL EPDM ROOFING
2	INTERNALLY ROUTED ROOF DRAIN, CONNECT TO STORM SEWER ON PLAN SOUTH SIDE OF BUILDING



No.	Description	Date

NORTHERN COURT
LLC

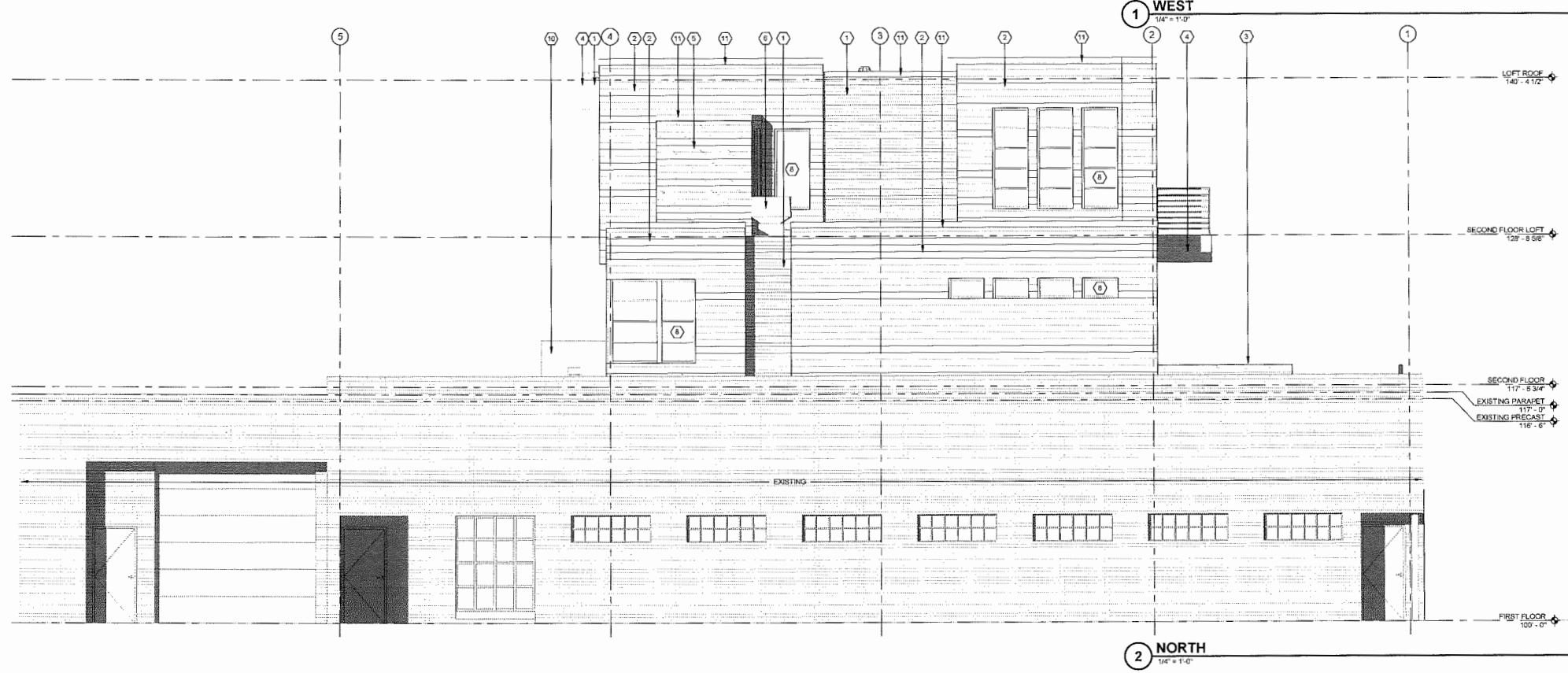
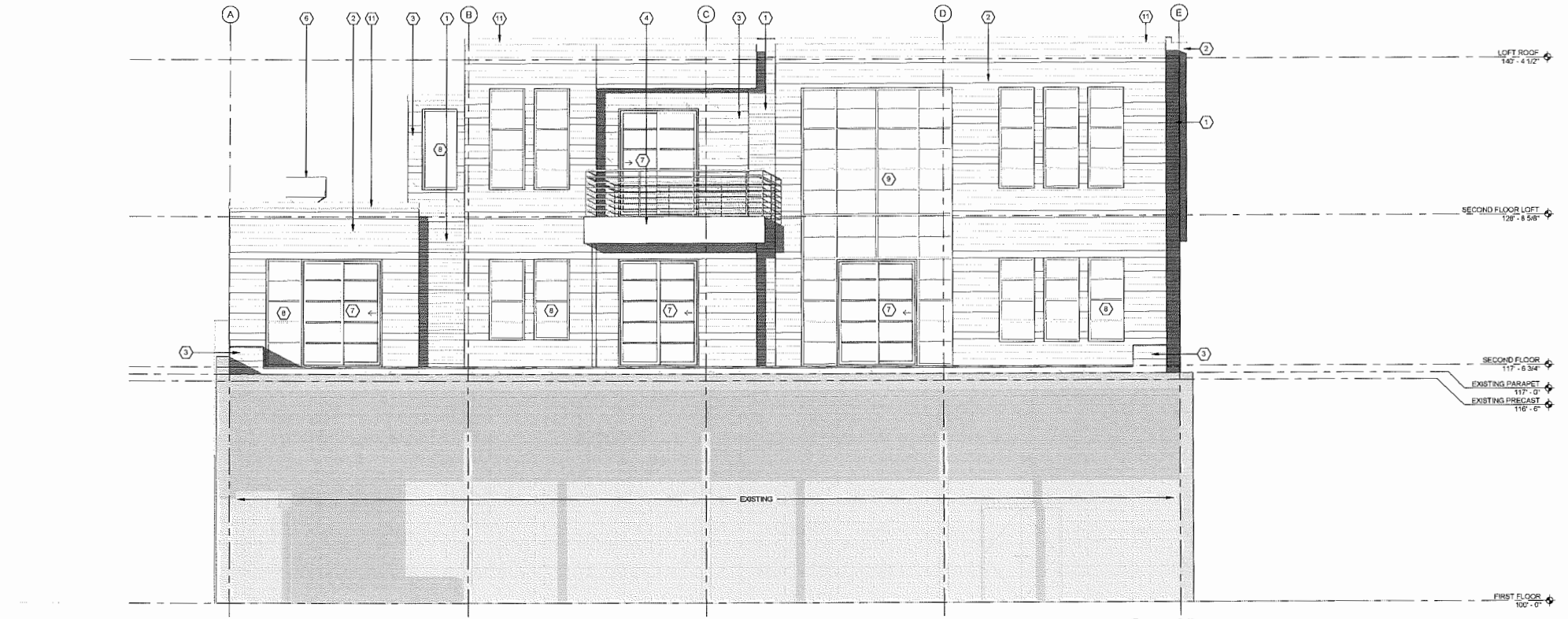
1401 NORTHERN
COURT

Madison, WI 53703

ROOF PLAN

PR	
Project number	NOR 20-01
Date	01/22/2021

A104





ARO EBERLE

 ARCHITECTS

116 King St, Suite 202 (608) 204-7464
 Madison, WI 53703 AroEberle.com

KEYED NOTES

1	PAC-CLAD PRECISION SERIES PANEL, COLOR: ZINC
2	PAC-CLAD PRECISION SERIES PANEL, COLOR: CHARCOAL
3	1X4 CEDAR T&G SIDING, GRADE A CLEAR, DRAINING WOOD FLANGES BOX WITH WELDED PLASTIC LINER
4	COMPOSITE METAL PANEL, CHARCOAL
5	1X4 CEDAR T&G SIDING, GRADE A CLEAR
6	RELOCATED EXHAUST FAN FROM DISTILLERY, PROVIDE 2-HR RATED CHASE ENCLOSURE
7	SLEEPING PATIO DOOR
8	ALUMINUM CLAD WOOD WINDOW UNITS, FINISH BLACK
9	THERMALLY BROKEN ALUMINUM STOREFRONT GLAZING, BLACK ANODIZED
10	EXISTING MECHANICAL UNIT
11	SHEET METAL COPING

No.	Description	Date

NORTHERN COURT
LLC

1401 NORTHERN
COURT

Madison, WI 53703

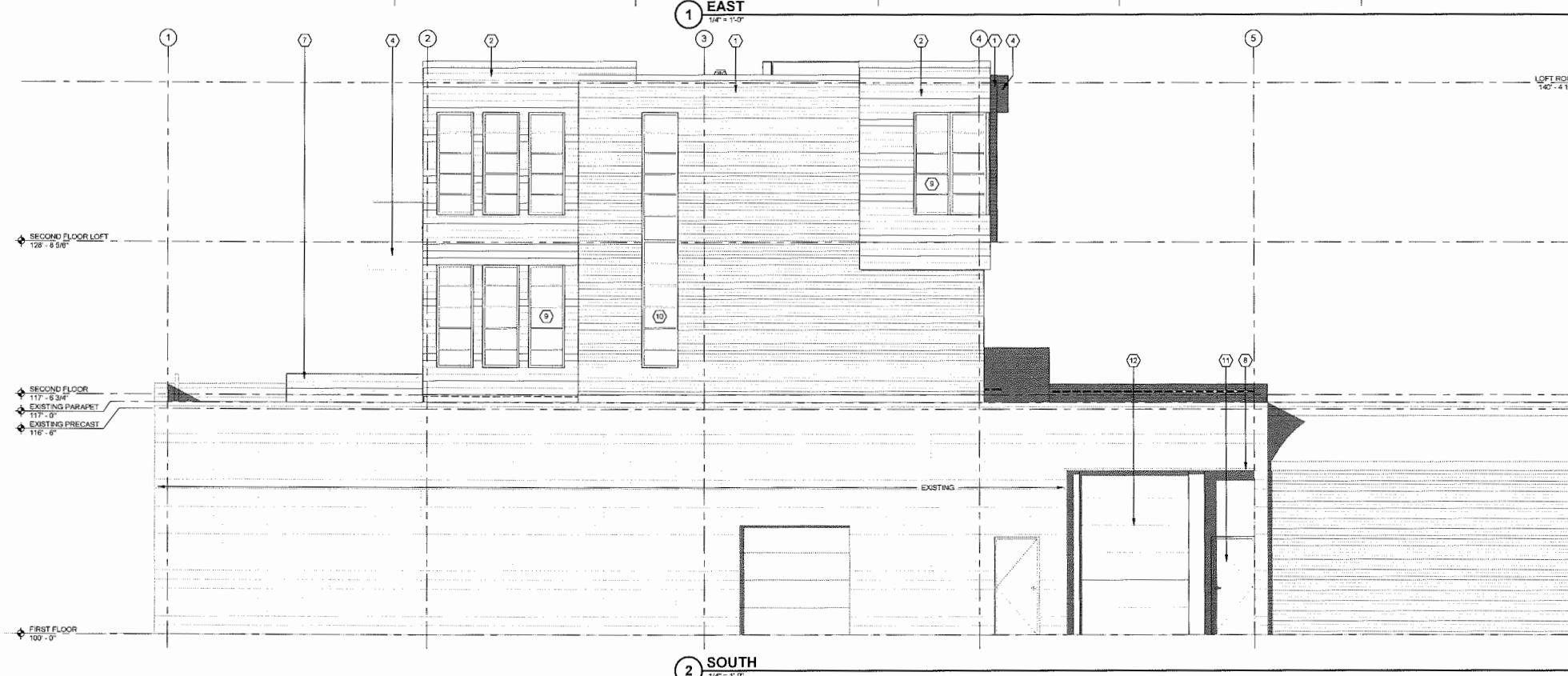
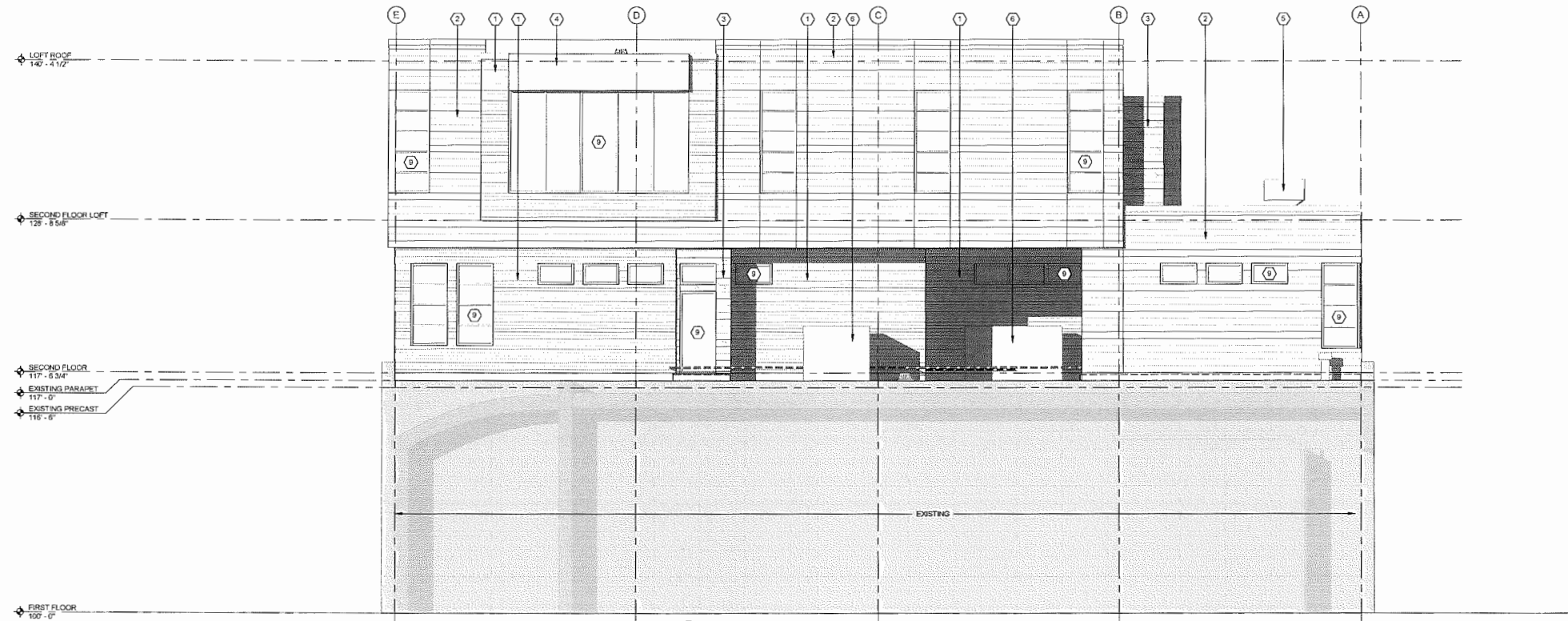
EXTERIOR
ELEVATIONS

PR
 Project number: NOR 20-01
 Date: 01/22/2021

A201

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KEYED NOTES	
1	PAC-CLAD PRECISION SERIES PANEL, COLOR ZINC
2	PAC-CLAD PRECISION SERIES PANEL, COLOR CHARCOAL
3	1X4 CEDAR T&G SIDING, GRADE A CLEAR DRAINING WOOD PLANTER BOX WITH WELDED PLASTIC LINER
4	COMPOSITE METAL PANEL, CHARCOAL
5	RELOCATED EXHAUST FAN FROM DISTILLERY. PROVIDE 2 HR RATED CHASE ENCLOSURE
6	EXISTING MECHANICAL UNIT
7	1X4 CEDAR T&G SIDING, GRADE A CLEAR DRAINING WOOD PLANTER BOX WITH WELDED PLASTIC LINER
8	MODIFY STRUCTURAL LINTEL AS REQUIRED TO SUPPORT CMU ABOVE VIE
9	ALUMINUM CLAD WOOD WINDOW UNITS, FINISH BLACK
10	THERMALLY BROKEN ALUMINUM STOREFRONT GLAZING, BLACK ANODIZED
11	THERMALLY BROKEN STOREFRONT ENTRANCE
12	INSULATED SECTIONAL GARAGE DOOR



No	Description	Date

**NORTHERN COURT
LLC**

**1401 NORTHERN
COURT**

Madison, WI 53703

**EXTERIOR
ELEVATIONS**

PR	Project number	NOR 20-01
Date	01/22/2021	

A202

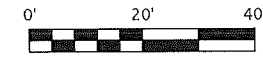
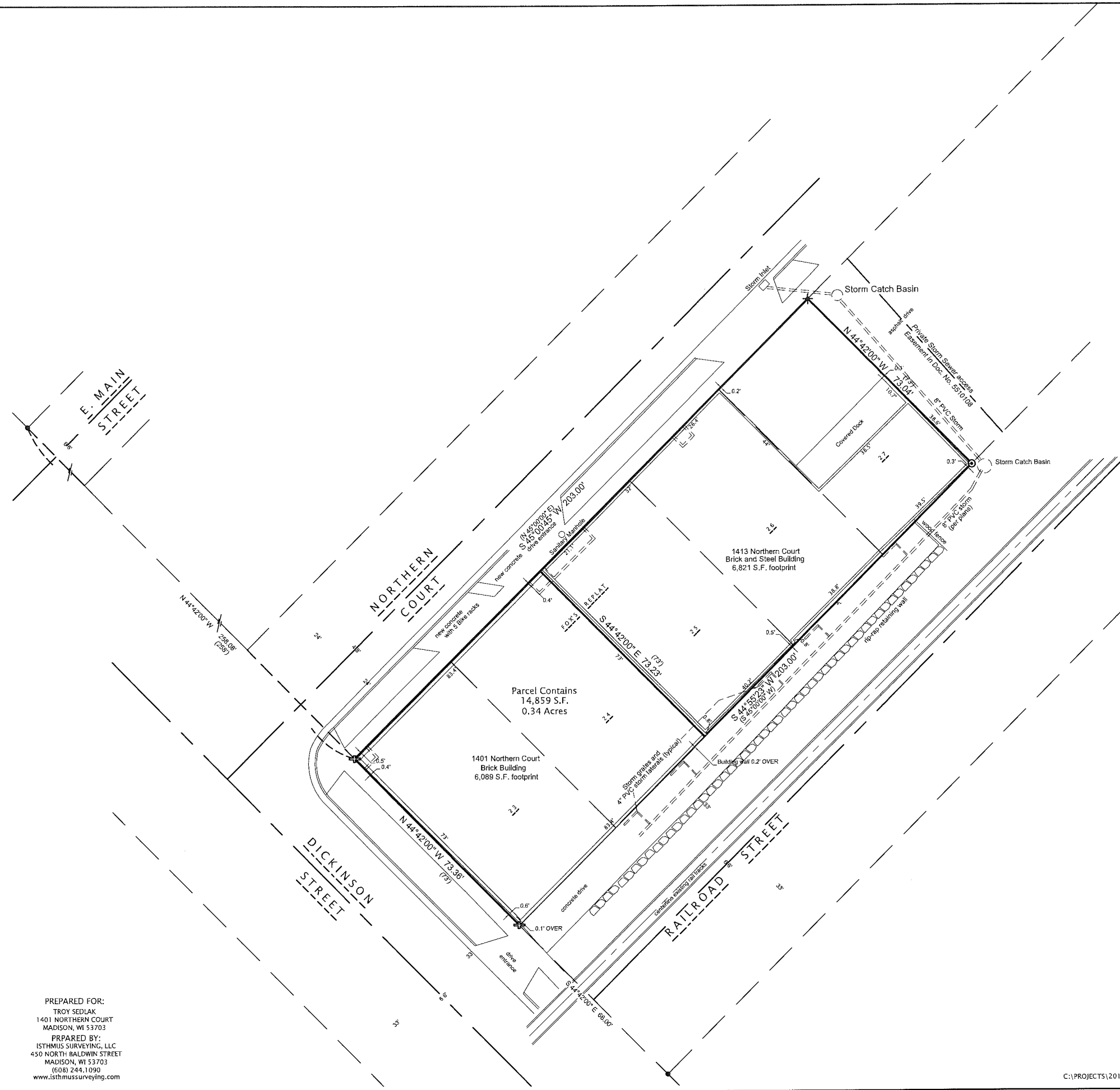
As-built Survey

Legal Description of Record: Document Number 5234888

Lots Twenty-three (23) and Twenty-four (24), Fox's Replat of a part of Blocks Two Hundred Twenty-five (225) and Two Hundred Thirty-nine (239), of the City of Madison, in the City of Madison, Dane County, Wisconsin

Legal Description of Record: Document Number 5234889

Lots Twenty-five (25), Twenty-six (26) and Twenty-seven (27), Fox's Replat of a part of Blocks Two Hundred Twenty-five (225) and Two Hundred Thirty-nine (239), of the City of Madison, in the City of Madison, Dane County, Wisconsin



BEARINGS ARE REFERENCED TO THE NORTH BY MEANS OF AN INDEPENDENT SURVEY OF THE LOCAL MAGNETIC DECLINATION ASSUMED TO BEAR N 4° 12' W PER FOX'S REPLAT.
Assumed North

- LEGEND**
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - ⊙ IRON PIPE FOUND (1-3/8" Outside Diameter)
 - ⊕ FOUND DRILL HOLE IN CONCRETE
 - ⊕ CUT 1" IN CONCRETE FOUND
 - () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

- Notes:**
1. Building dimensions and associated offset distances were measured along the outside of the brick walls.
 2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
 3. Note on Fox's Replat shows a 16 foot building setback line adjacent to and along Northern Court.
 4. Some Improvements are shown per plans, as exact location not able to be determined without excavation.

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 18th Day of February, 2020: Paul A. Spetz, S 2525

PREPARED FOR:
TROY SEDLAK
1401 NORTHERN COURT
MADISON, WI 53703
PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

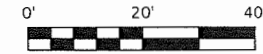
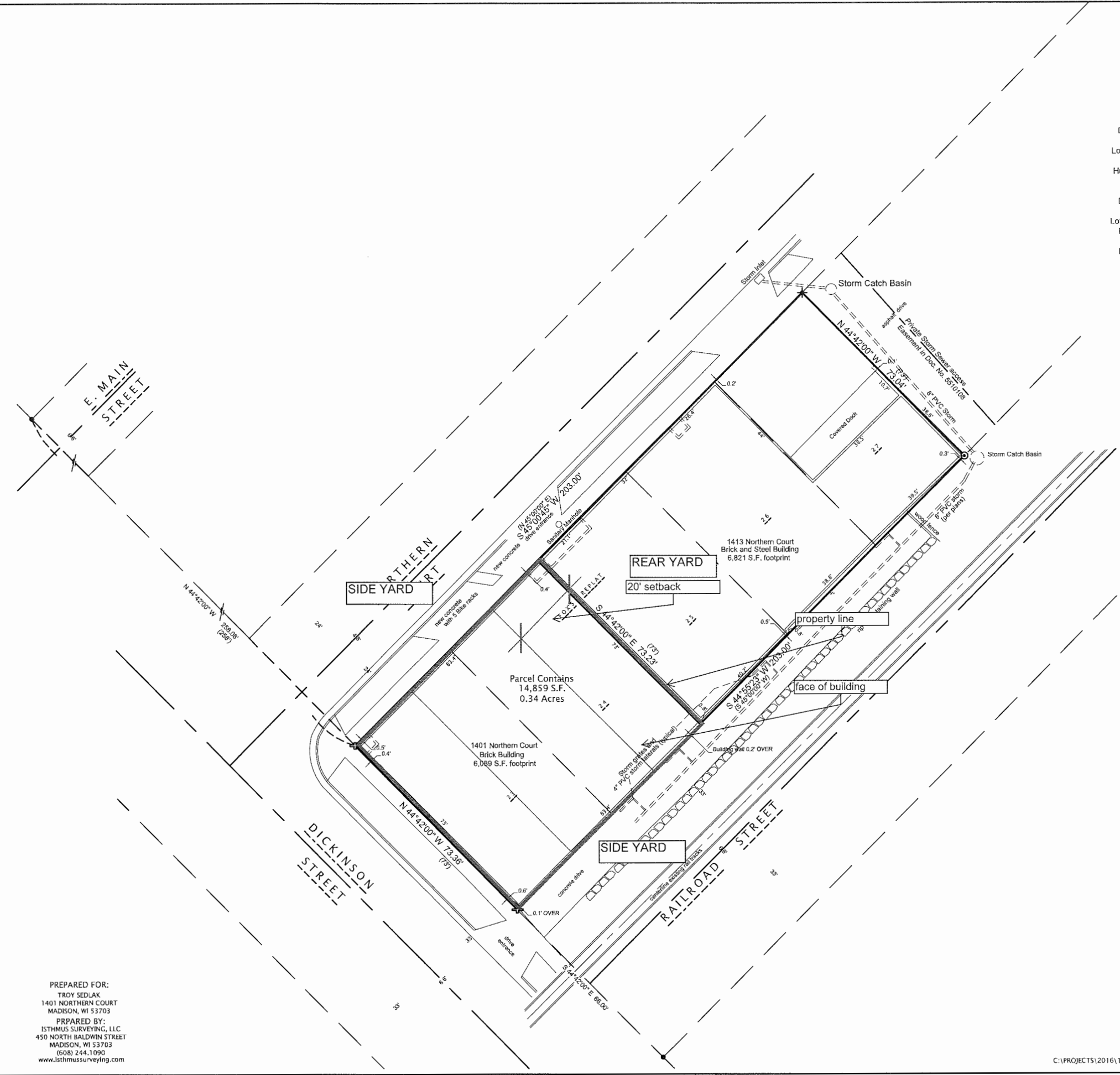
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BEARINGS ARE REFERENCED TO THE
 PERMANENT LINE OF DICKINSON STREET
 ASSIGNED TO BEAR N 44°42' W PER
 FOX'S REPLAT.
 Assumed North

- LEGEND**
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - ⊙ IRON PIPE FOUND (1-3/8" Outside Diameter)
 - ⊕ FOUND DRILL HOLE IN CONCRETE
 - ⊕ CUT "+" IN CONCRETE FOUND
 - () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

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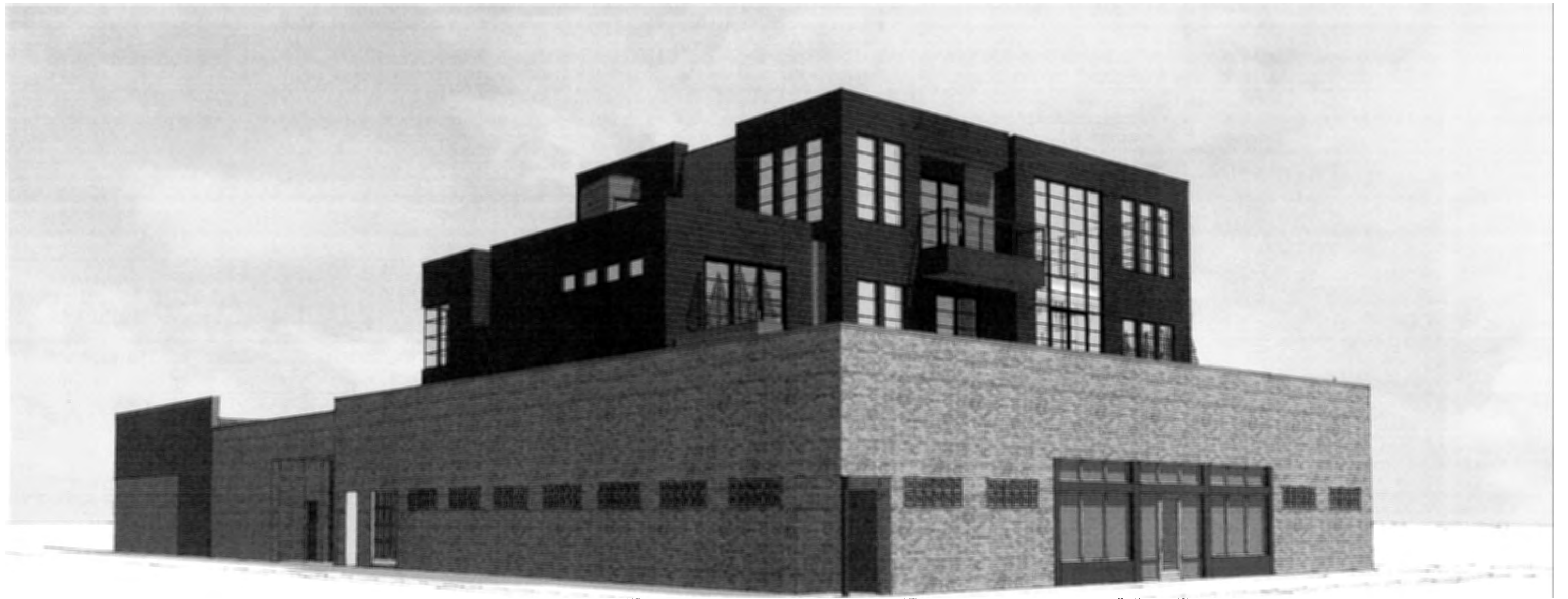
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Dated this 18th Day of February, 2020: Paul A. Spetz, S 2525

PREPARED FOR:
 TROY SEDLAK
 1401 NORTHERN COURT
 MADISON, WI 53703

PREPARED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com



PERSPECTIVE VIEW - WEST CORNER



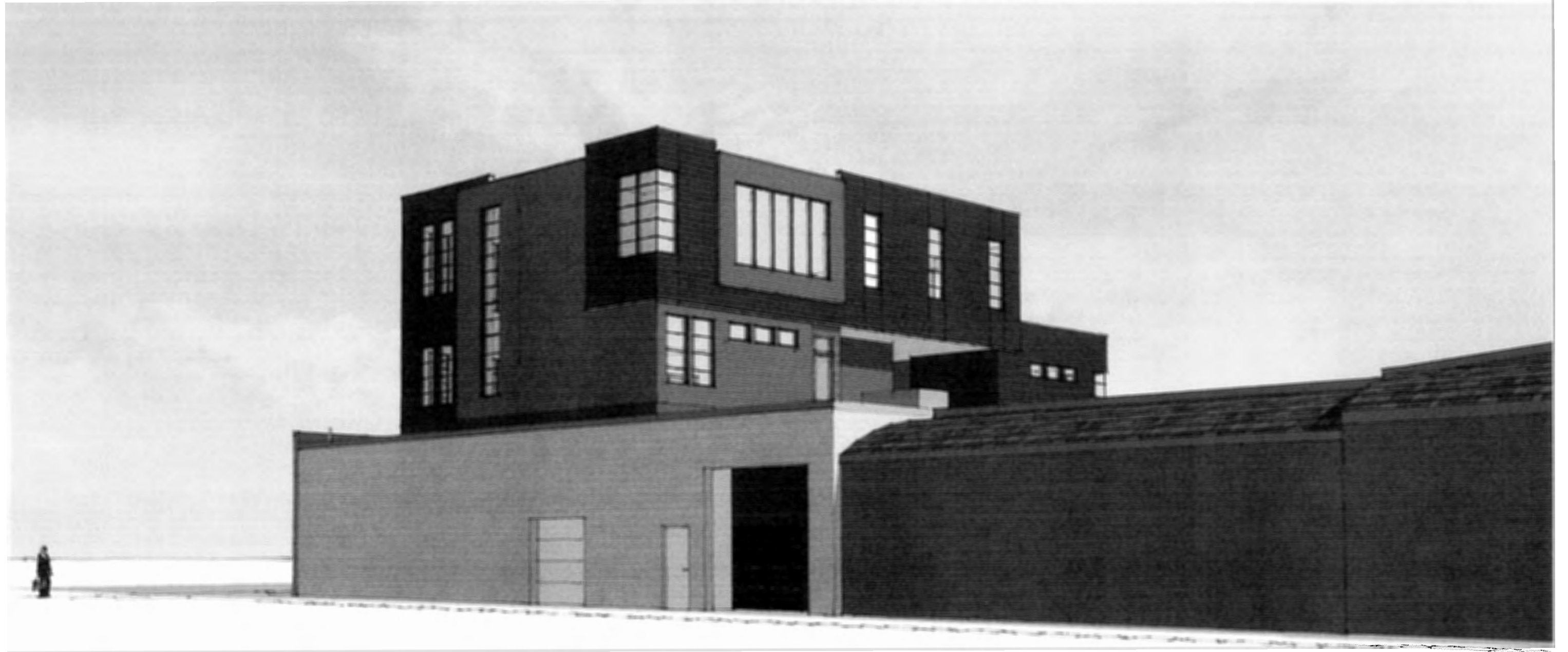
PERSPECTIVE VIEW - SOUTH CORNER



PERSPECTIVE VIEW - NORTH CORNER



PERSPECTIVE VIEW - NE FACADE



PERSPECTIVE VIEW - EAST CORNER



PERSPECTIVE VIEW - AERIAL VIEW