



**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: 2834 WAUNONA WAY

Name of Owner: STEPHEN & MARIE SRAMEK

Address of Owner (if different than above): SAME

Daytime Phone: 224-1479 Evening Phone: 224-1479

Email Address: STEPHEN.SRAMEK@DEANPCARE.COM

Name of Applicant (Owner's Representative): STEVEN K LARSON

Address of Applicant: 720 HILL ST # 301  
MADISON WI 53705

Daytime Phone: 608-233-2102 Evening Phone: 608-233-~~2102~~ 2012

Email Address: LARSON@DESIGNRBUILD.MADISON.COM

Description of Requested Variance: LAKEFRONT SETBACK VARIANCE  
TO ADD MECH. AREA AT GRADE & CLOSE IN LOWER  
AREA OF EXISTING DECK.

*(See reverse side for more instructions)*

**FOR OFFICE USE ONLY**

Amount Paid: 300  
Receipt: 144603  
Filing Date: 7/8/13  
Received By: PDA  
Parcel Number: 0710-302-0124-9  
Zoning District: TR-C1  
Alder District: 14 JOHN STRASSER

Hearing Date: 8/8/13  
Published Date: 8/1/13  
Appeal Number: 080813-2  
GQ: 2BA, Water Front  
Code Section(s): 28.138(4)(a) 2.

**Standards for Variance** - SEE SEPARATE SHEET

**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.

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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.

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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.

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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.

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

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

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## 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 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"): <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"/>	<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 checked="" 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. <i>USING 30% OF MEDIAN DEPTH</i>
<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:** \_\_\_\_\_ *[Signature]* **Date:** 6/28/13

------(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>



## ZONING VARIANCE STANDARDS FOR 2834 WAUNONA WAY

1: The existing home was located closer to the lake than typical in that area when built due to an existing city sewer line that, on the west side of the property, is up against the corner of the home and the building could not be brought any further up the lot without encroaching the sewer. The garage is on the street side of the sewer and not attached to the home because of this existing sewer location. The decks were original to the structure and provide main level water access at the rear of the home. The sewer is not consistent in its distance from the lakeshore so few properties in this area are affected similarly.

2: Since all but a low roofed mechanical storage equipment area are located under the existing deck and no site lines from the street or neighbors to the water are impacted or affected, this request is not contrary to the spirit, purpose, or intent of the zoning standard. Since all lots are very long adjoining this property the current codes use of 30% of lot length as a standard setback will apply to the adjoining properties.

3: Since the decks have been there since the home was built, not allowing them to change the massing of the existing structure in a way that would not impact any view lines would be an unreasonable hardship without any logical reason.

4: This hardship was created by the existing sewer lateral and not by the current owners of the home.

5: this improvement will not create detriment, or adverse light, or air impact to the adjoining properties

6: the exterior detailing and abundant glass of this project is very sympathetic with the existing home and will harmonize well with the neighborhood



# Plat of Survey of

Lot 8, Block 2, Ethelwyn Park Lake Monona, City of Madison, Dane County, Wisconsin.

## Legend

	1" Iron Pipe Found
	1-1/4" Iron Pipe Found
	7/8" Rebar Found
	3/4" Rebar Found
	5/8" Rebar Found
	Utility Pole
	Electric Meter
	Telephone Pedestal
	Air Conditioning Unit
	Sanitary Sewer Manhole
	Property Line
	Right of Way Line
	Centerline
	Meander Line
	Building
	Approximate Edge of Water
	Approximate Ordinary High Water Mark
	Overhead Utilities
	Approximate Sanitary Sewer Line
	Bituminous Pavement
	Concrete Pavement
	Spot Elevation

## Notes

- Bearings are referenced to the Westerly line of Lot 8, assumed to bear N 06°35'37" E.
- Field work was completed the week of July 7, 2013.
- This property is subject to all easements and agreements, recorded and unrecorded.
- A Report of Title was not provided for this survey.
- Elevations are based on U.S.G.S. Datum per lake level reading of 847.34 for Lake Monona taken on July 2, 2013, as published by the Dane County Land & Water Resources Department.
- It is a violation of Chapter 236.32 of the Wisconsin Statutes to remove or disturb a survey stake.

## Surveyor's Certificate

I hereby certify that in compliance with Chapter A-E 7 of the Wisconsin Administrative Code, I have surveyed the property represented hereon and that said survey and map are correct to the best of my knowledge and belief in accordance with the information provided.

Steven L. Oftedah  
Wisconsin Professional Land Surveyor, S-2594

July 13, 2013

Plans that do not show a seal imprint in RED ink and an INDENTED signature in BLUE ink may contain unauthorized alterations to the original document and will be considered an unauthorized, non-original copy which will not be recognized as true and correct by the Professional Land Surveyor whose signature appears above.

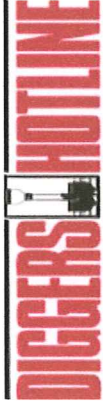
The Surveyor accepts no responsibility for non-original copies of this document.



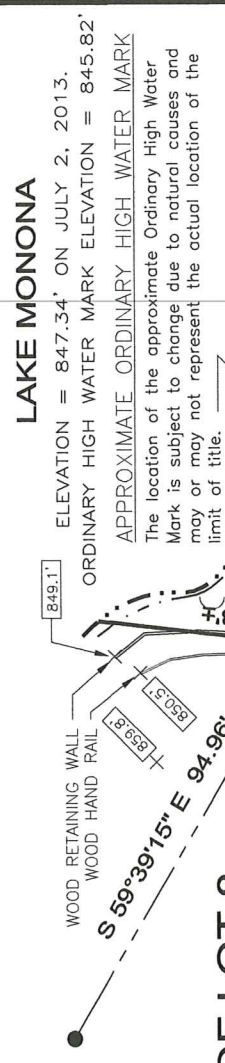
Revised: July 13, 2013

CALL 1-800-242-8511  
TOLL FREE

To obtain locations of participant underground facilities before you dig in Wisconsin.



Per Wisconsin State Statute 182.0175(2)(am)1:  
Excavators shall provide advance notice not less than 3 working days before the start of nonemergency excavation to the one-call system.

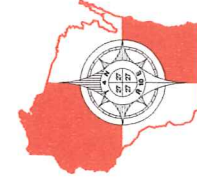


## AREA OF LOT 8

29,696 SQUARE FEET  
OR  
0.682 ACRES,  
TO THE MEANDER LINE  
AND  
32,475± SQUARE FEET  
OR  
0.75± ACRES,  
TO THE ORDINARY HIGH  
WATER MARK

*LA Kefma setback*

*2-Story Single-family home  
Enclose space under deck, new  
mechanical pit/structure  
123.9' Required (30% setback)  
35.0' provided  
86.9' VARIANCE*



## Prepared By:

**STEVEN L. OFTEDAHL**  
WISCONSIN PROFESSIONAL  
LAND SURVEYOR S-2594  
414 ALMERON STREET  
EVANSVILLE, WI 53536  
608-345-2962

## Prepared For:

Architectural Building Arts, Inc.  
720 Hill Street, Suite 100  
Madison, WI 53705  
Job No.: 2013-007-PS  
Surveyed: SO  
F.B./Pg: 2/20  
Drawn: SO

## Property Owners:

Stephen & Marlene Sramek  
2834 Wauona Way  
Madison, WI 53713



# Plat of Survey

of

Lot 8, Block 2, Ethelwyn Park Lake Monona, City of Madison, Dane County, Wisconsin.

## DETAIL SHEET



### LAKE MONONA

ELEVATION = 847.34' ON JULY 2, 2013.  
ORDINARY HIGH WATER MARK ELEVATION = 845.82'

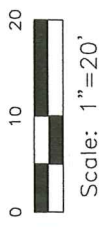
APPROXIMATE ORDINARY HIGH WATER MARK  
The location of the approximate Ordinary High Water Mark is subject to change due to natural causes and may or may not represent the actual location of the limit of title.

### Legend

- 1" Iron Pipe Found
- ▣ 1-1/4" Iron Pipe Found
- 7/8" Rebar Found
- 3/4" Rebar Found
- 5/8" Rebar Found
- Utility Pole
- ⊞ Electric Meter
- ⊞ Telephone Pedestal
- ⊞ Air Conditioning Unit
- ⊞ Sanitary Sewer Manhole
- Property Line
- Right of Way Line
- Centerline
- Meander Line
- ▨ Building
- Approximate Edge of Water
- - - - - Approximate Ordinary High Water Mark
- OHU — Overhead Utilities
- Son — Approximate Sanitary Sewer Line
- ▭ Bituminous Pavement
- ▭ Concrete Pavement
- X [856.1] Spot Elevation

### Notes

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- A Report of Title was not provided for this survey.
- Elevations are based on U.S.G.S. Datum per lake level reading of 847.34 for Lake Monona taken on July 2, 2013, as published by the Dane County Land & Water Resources Department.
- It is a violation of Chapter 236.32 of the Wisconsin Statutes to remove or disturb a survey stake.
- Except for what is shown, dimensions of the Proposed Addition were not provided.



*Steven L. Oftedah*  
July 13, 2013

Revised: July 13, 2013



Prepared By:

**STEVEN L. OFTEDAHL**  
WISCONSIN PROFESSIONAL  
LAND SURVEYOR S-2594  
414 ALMERON STREET  
EVANSVILLE, WI 53536  
608-345-2962

Prepared For:

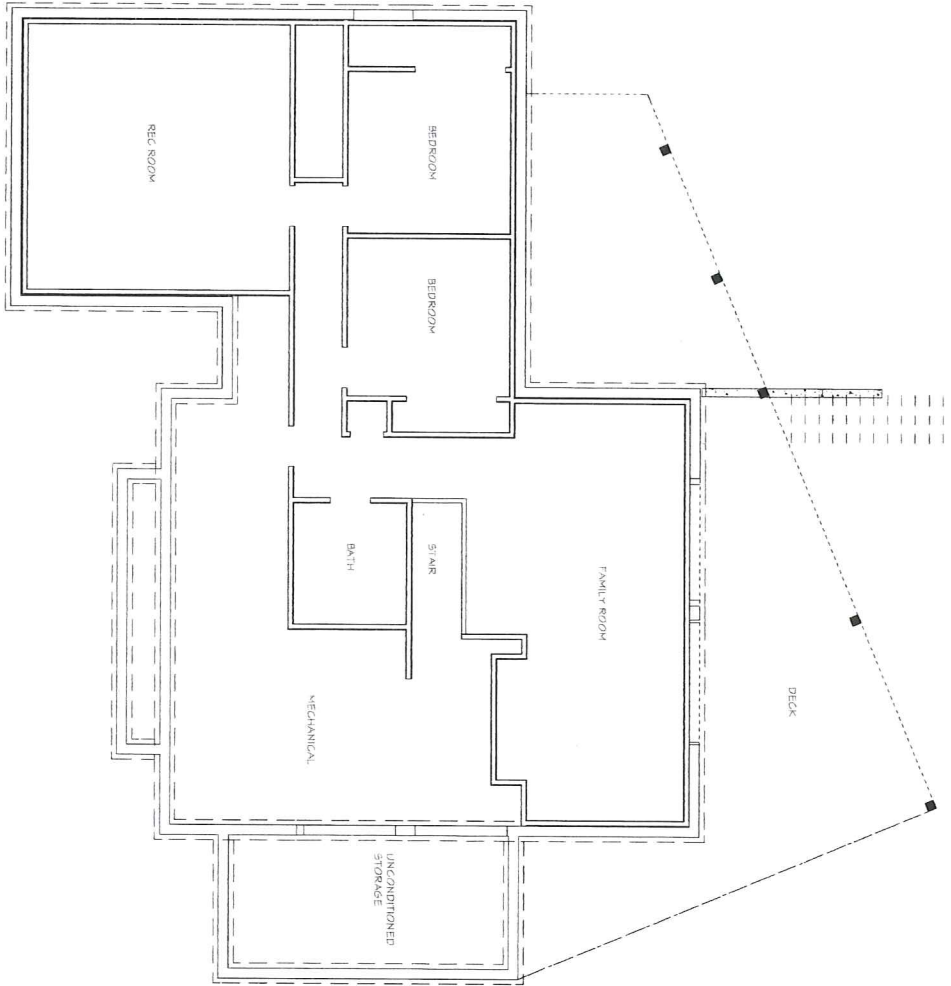
Architectural Building Arts, Inc.  
720 Hill Street, Suite 100  
Madison, WI 53705  
Job No.: 2013-007-PS  
Surveyed: SO  
F.B./Pg: 2/20  
Drawn: SO

Property Owners:

Stephen & Marlene Sramek  
2834 Waunona Way  
Madison, WI 53713

EXISTING BASEMENT PLAN

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



07.03.13

**SRAMEK RESIDENCE**

*A Swim Spa Addition for*

Stephen and Marlie Sramek  
Waunona Way  
Madison, Wisconsin

**Architectural  
Building  
Arts**

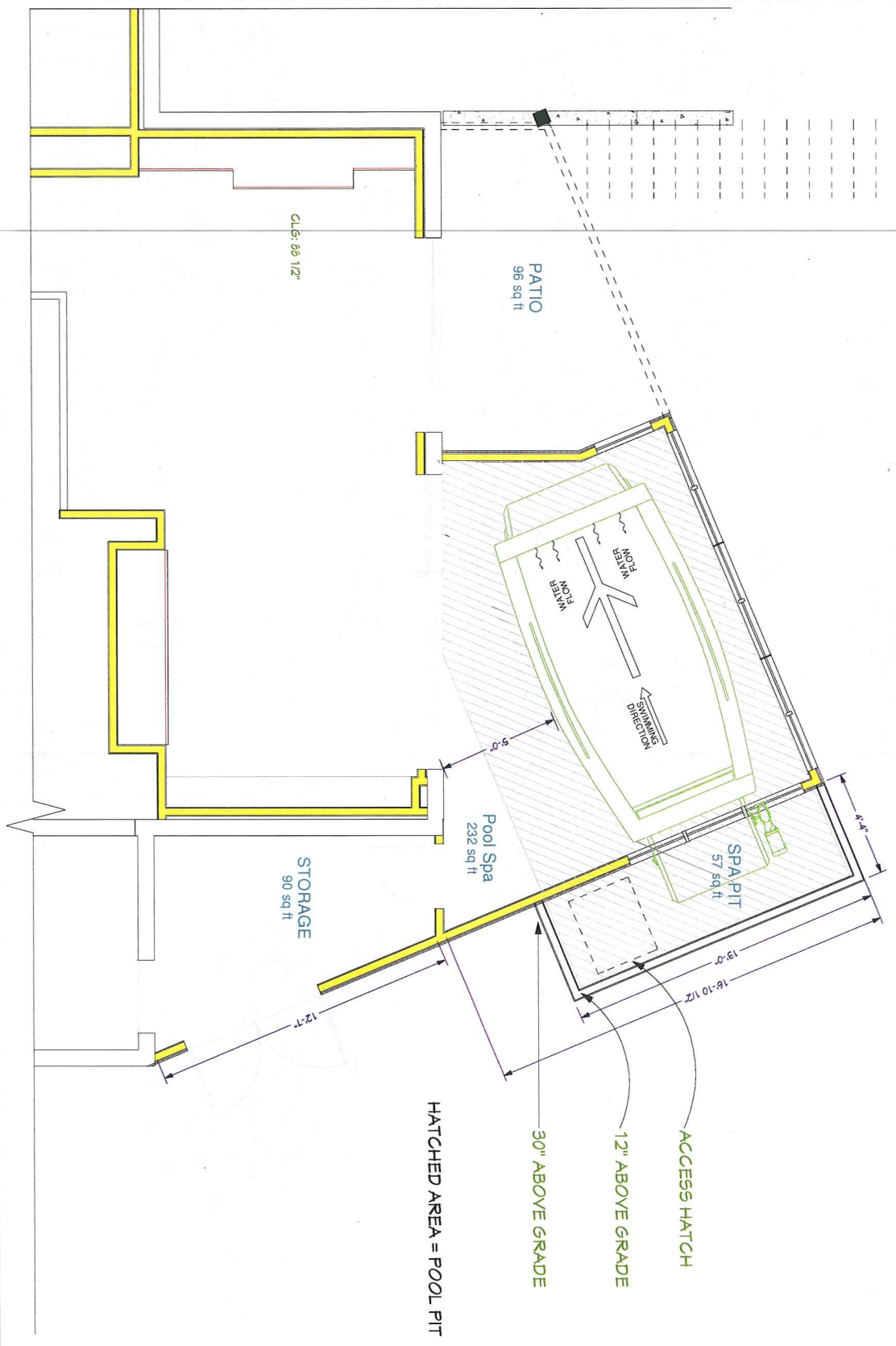
Andrew Braman-Wanek, AIA

1720 Hill Street  
Madison, Wisconsin 53704  
608.233.2105

design@bramandwanek.com

SWIM SPA: BASEMENT PLAN

SCALE: 1/4" = 1' - 0"



Andrew Braman-Wanek, AIA

7281 Hill Street  
 Madison, Wisconsin 53704  
 608.233.2106  
 adabraman@rambrandt.com

Architectural  
 Building  
 Arts

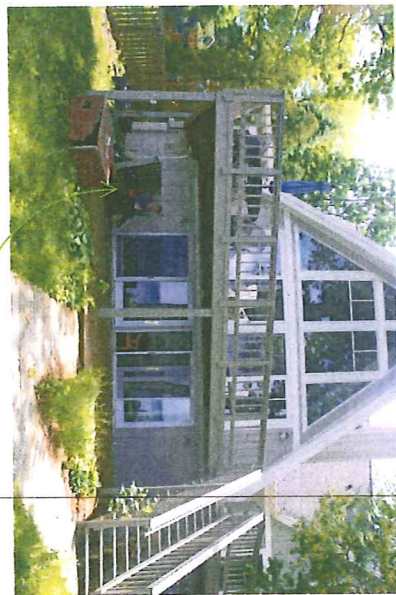
**SRAMEK RESIDENCE**

A Swim Spa Addition for

Stephen and Marlie Sramek  
 Waunona Way  
 Madison, Wisconsin

07.03.13





EXISTING

IMPACT AREA

07.03.13

**SRAMEK RESIDENCE**

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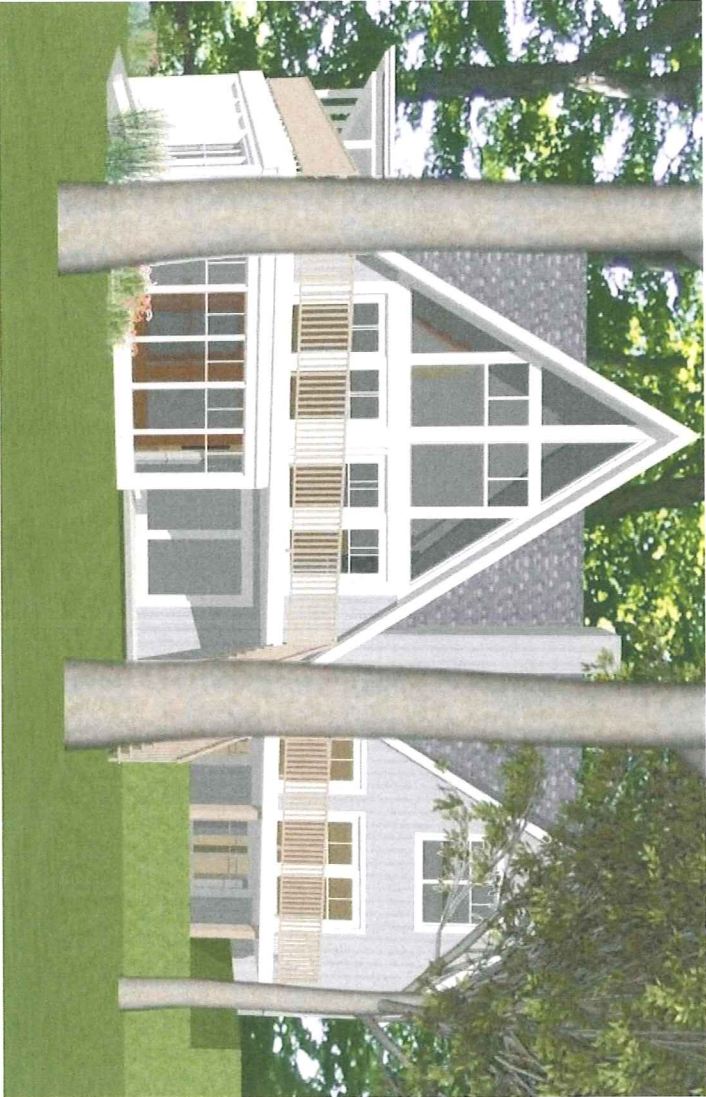
720 Hill Street  
 Madison, Wisconsin 53704  
 608.233.2100  
 and@gnullinmadison.com



EXISTING



PROPOSED



07.03.13

## SRAMEK RESIDENCE

*A Swim Spa Addition for*

Stephen and Marlie Sramek  
Waunona Way  
Madison, Wisconsin

Architectural  
Building  
Arts

Andrew Braman-Wanek, AIA

750 Hill Street  
Madison, Wisconsin 53704  
608.233.7100  
andrew@bramandwanek.com