

VARIANCE FEES

MGO \$50.00
COMM \$490.00
Priority - Double above

PETITION FOR VARIANCE APPLICATION

City of Madison
Building Inspection
Division
215 Martin Luther King Jr. Blvd.
Madison, WI 53703
(608) 266-4568

Amount Paid 490.00 pd

Name of Owner JANELLE MUNNS	Project Description CONVERSION FROM SINGLE-FAMILY TO COMMERCIAL WITH ONE DWELLING UNIT	Agent, architect, or engineering firm GLUECK ARCHITECTS
Company (if applies) LAKESIDE 109 LLC		No. & Street 116 N. FEN ST.
No. & Street 818 W. LAKESIDE ST	Tenant name (if any) VINTAGE 109	City, State, Zip Code MADISON, WI 53703
City, State, Zip Code MADISON, WI 53715	Building Address 109 E. LAKESIDE STREET	Phone 608 251-2551
Phone 608 320-7085		Name of Contact Person CHARLIE ETHRIDGE
e-mail janellemunns@gmail.com		e-mail glueckarch@sbcglobal.net

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
705.8, TABLE 705.8; FIRE SEPARATION DISTANCE 0 TO LESS THAN 3 FEET, NO OPENINGS PERMITTED. WE ARE APPROX. 10 3/4" OFF OF THE EAST PROPERTY LINE.

2. The rule being petitioned cannot be entirely satisfied because:
THESE ARE EXISTING OPENINGS. THEY ALLOW NATURAL LIGHT AND VENTILATION INTO THE SPACE. THE BUILDING WAS ORIGINALLY A COMMERCIAL USE WITH THESE WINDOWS IN PLACE.

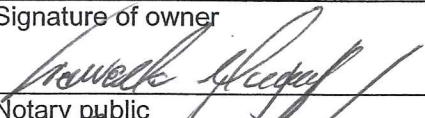

3. The following alternatives and supporting information are proposed as a means of providing an equivalent degree of health, safety, and welfare as addressed by the rule:
THERE IS AN EASEMENT ON THE ADJACENT PROPERTY NEXT TO THESE WINDOWS (SEE ATTACHED DOCUMENT) WHICH WOULD PROHIBIT CONSTRUCTION OF A BUILDING WITHIN 10 FEET OF OUR EAST LOT LINE. WE UNDERSTAND THAT IF THE EASEMENT CEASES TO EXIST AND A BUILDING WOULD BE BUILT TO THAT LOT LINE THAT OUR WINDOWS MAY BE BLOCKED.

Note: Please attach any pictures, plans, or required position statements.

VERIFICATION BY OWNER - PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.

Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a Power of Attorney is submitted with the Petition for Variance Application.

Janelle Munns, being duly sworn, I state as petitioner that I have read the foregoing petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of owner 	Subscribed and sworn to before me this date: <u>10-6-15</u>
Notary public 	My commission expires: <u>FEB 19 2017</u>

NOTE: ONLY VARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZED.

City of Madison Fire Department Position Statement

Owner: Janelle Munns Lakeside 109 LLC	Project Name: Vintage 109	Contact: Charlie Ethridge Glueck Architects
Address: 818 W Lakeside St Madison, WI 53715	Building Location: 109 E Lakeside St	Address: 116 Few St Madison, WI 53703
Owner Phone: 608-320-7085 Email: janellemunns@gmail.com	Building Occupancy or Use: Group B with (1) dwelling unit	Phone: 608-251-2551 Email: glueckarch@sbcglobal.net

Rule Being Petitioned: IBC 705.8 Fire separation distance to property line

I have read the application for variance and recommend: (check appropriate box)

Approval Conditional Approval Denial No Comment

- The existing openings shall be replaced appropriate construction if a building is built on the adjacent property in the future.
- No new openings may be created without the establishment of a permanent no build easement.

Name of Fire Chief or Designee (type or print)
Bill Sullivan, Fire Protection Engineer

City of Madison Fire Department

Telephone Number
608-261-9658

Signature of Fire Chief or Designee

Date Signed
October 14, 2015

EASEMENT

In consideration of the sum of Ten Thousand Dollars and No Cents (\$10,000), the undersigned, for their self, their heirs, successors and assigns, grants and conveys unto WISCONSIN BELL, INC., its successors, and assigns the following described rights:

To place, maintain and remove a building or cabinet to house telecommunications equipment, cables, wires and associated appliances, as the grantee may from time to time require, and to place, maintain and remove any external poles, posts, and/or other facilities as necessary to serve such building and equipment, on, to and over and beneath a parcel of land owned by the grantor, V. F. W. Post No. 1318 in the City of Madison, Dane County, State of Wisconsin, described as follows:

BUILDING EASEMENT DESCRIPTION

Situated at 133 East Lakeside Street. Being that part of the N.W. 1/4 of Section 25, T7N, R9E, in the City of Madison, Dane County, Wisconsin, which is bounded and described as follows; Commencing at the N.E. corner of Lot 1 in Oak Grove addition, thence South 03°20'00" West along the East line of Oak Grove addition 216.80 ft. to the point of beginning of the easement to be described, thence South 86°33'18" East 35.00 ft., thence South 03°20'00" West 26.00 ft., thence North 86°33'18" West 35.00 ft. to a point on the East line of said subdivision, thence North 03°20'00" East along said line 26.00 ft. to the point of beginning. Said parcel contains 910 square feet and is subject to all existing easements and restrictions of record.

10 FT. WIDE CABLE EASEMENT FOR WISCONSIN BELL AND LOCAL ELECTRIC UTILITY

Situated at 133 East Lakeside Street. Being that part of the N.W. 1/4 of Section 25, T7N, R9E, in the City of Madison, Dane County, Wisconsin, which is bounded and described as follows; beginning at the N.E. corner of Lot 1 in Oak Grove addition, thence South 03°20'00" West along the East line of Oak Grove addition 216.80 ft., thence South 86°33'18" East 17.89 ft., thence North 25°44'48" West 16.23 ft., thence North 03°20'00" East 202.65 ft. to a point on the South line of East Lakeside Street, thence North 86°41'02" West along said line 10.00 ft. to the point of beginning. Said easement contains 2,223 square feet and is subject to all existing easements and restrictions of record.

PROPOSED 6 FT. WIDE CABLE EASEMENT

Situated at 133 East Lakeside Street. Being that part of the N.W. 1/4 of Section 25, T7N, R9E, in the City of Madison, Dane County, Wisconsin, which is bounded and described as follows; commencing at the N.E. corner of Lot 1 in Oak Grove addition, thence South 03°20'00" West along the East line of Oak Grove addition 216.80 ft., thence South 86°33'18" East 35.00 ft. to the point of

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tion and hold harmless includes the duty and obligation not to sue Grantor, to defend Grantor without limitation and to pay for any costs, damages, and reasonable attorney fees which may arise from the defense against such claims and to pay any claims or judgments against Grantor which might result from such claims. Evidence of Grantee's self insurance program shall be provided to Grantor on the same basis as it is filed with the Public Service Commission of the State of Wisconsin.

In the event Wisconsin Bell, Inc. discontinues use of the equipment building for a period of 90 days, Wisconsin Bell, Inc. will vacate said easement.

To have the right to place or have others place two hundred (200) ampere overhead or buried power on the said parcel of land.

To cut down and keep cut down all trees and brush located on or immediately beside said parcel of land.

To have the rights of travel, ingress and egress over and to said parcel of land to do all such other things thereon that may be necessary or usual in the exercise of the rights herein granted.

Signed this 14 day of Nov, 19 92

WITNESS:

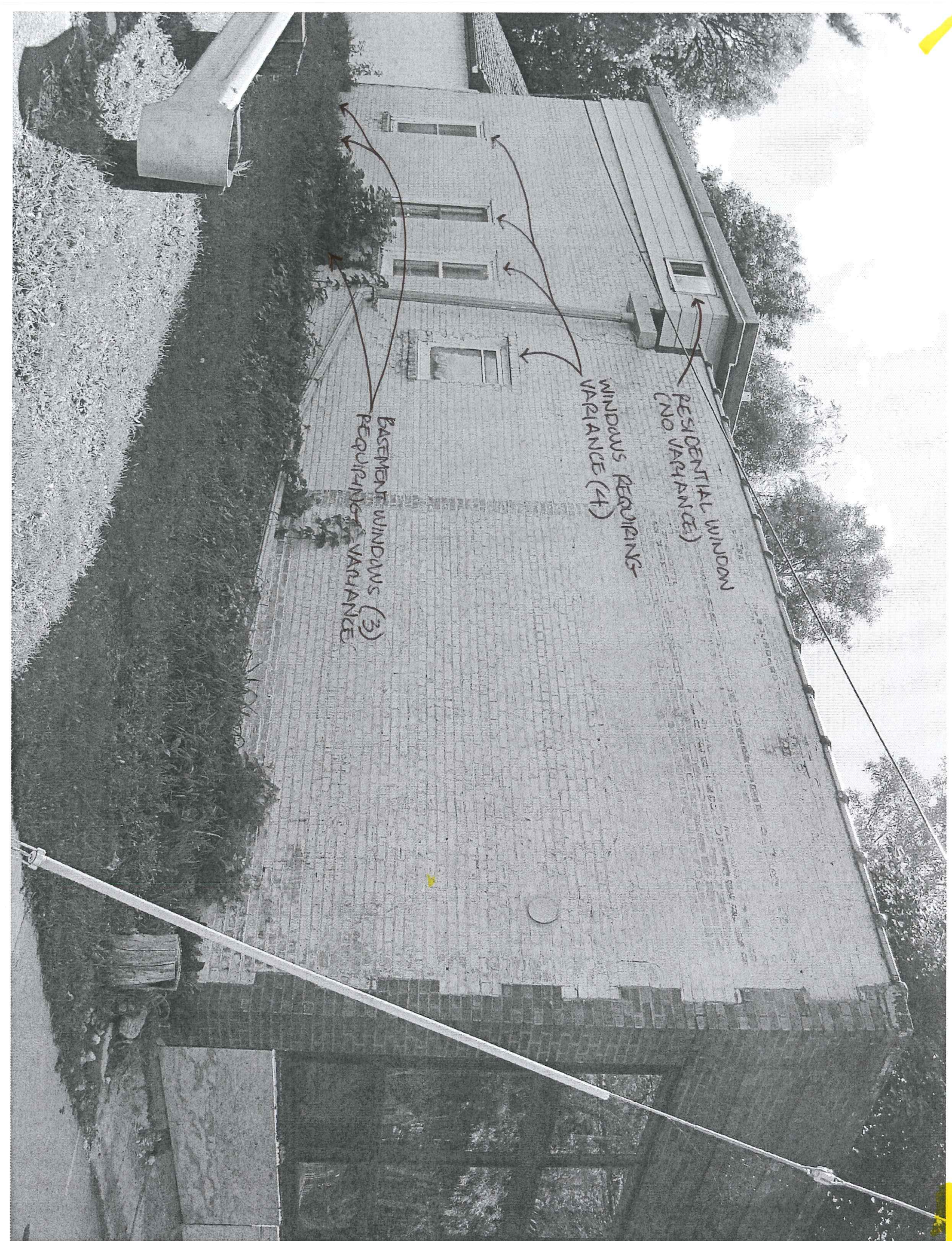
Bernard E. Johnson (SEAL)
Chas P. Ficken (SEAL)
Quartermaster

STATE OF WISCONSIN)
COUNTY of Dodge)

Personally appeared before me this 14 day of NOV, 19 92,
Bernard E. Johnson & Chas P. Ficken
to me known to be the persons _____ who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission expires 9-14-94

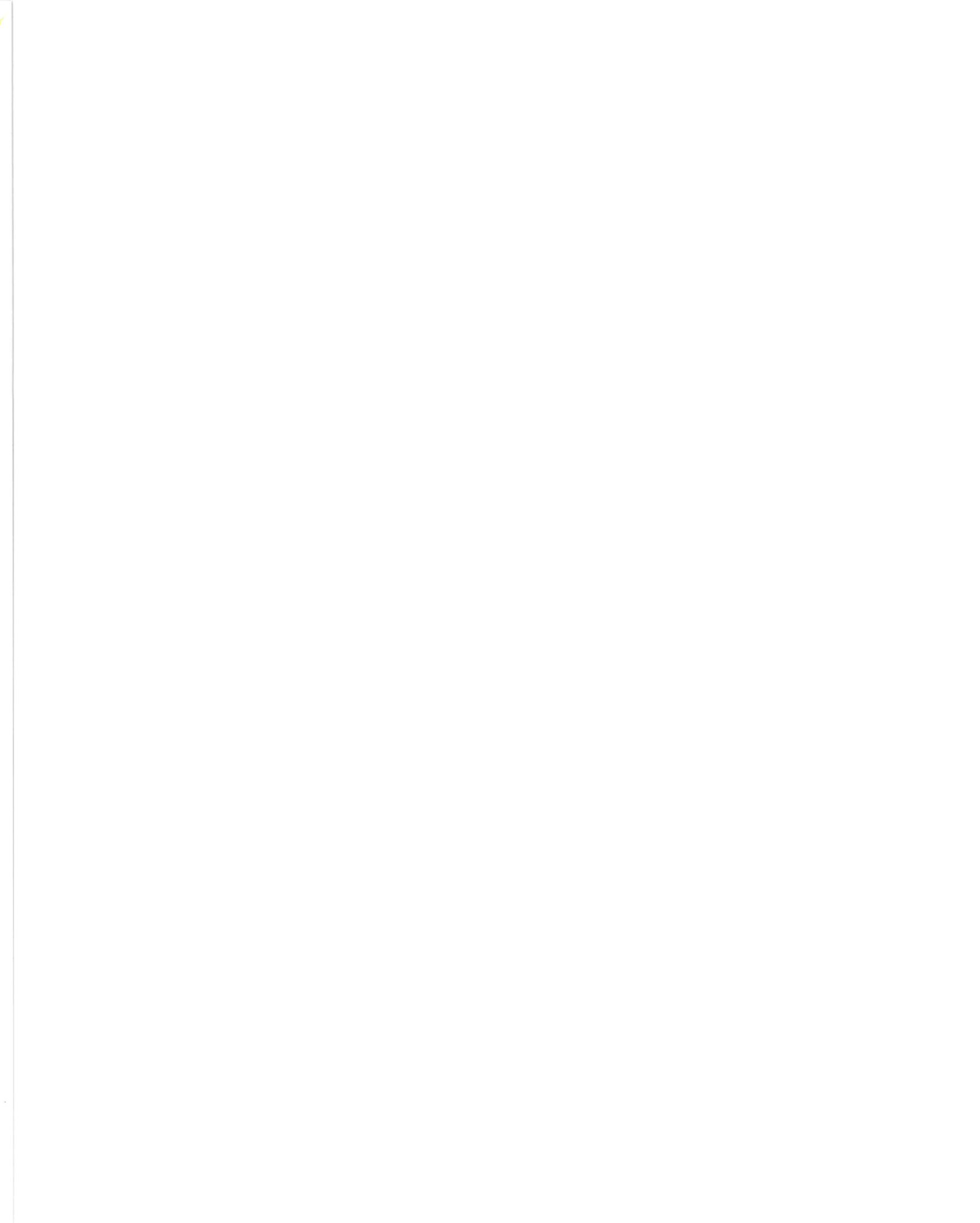
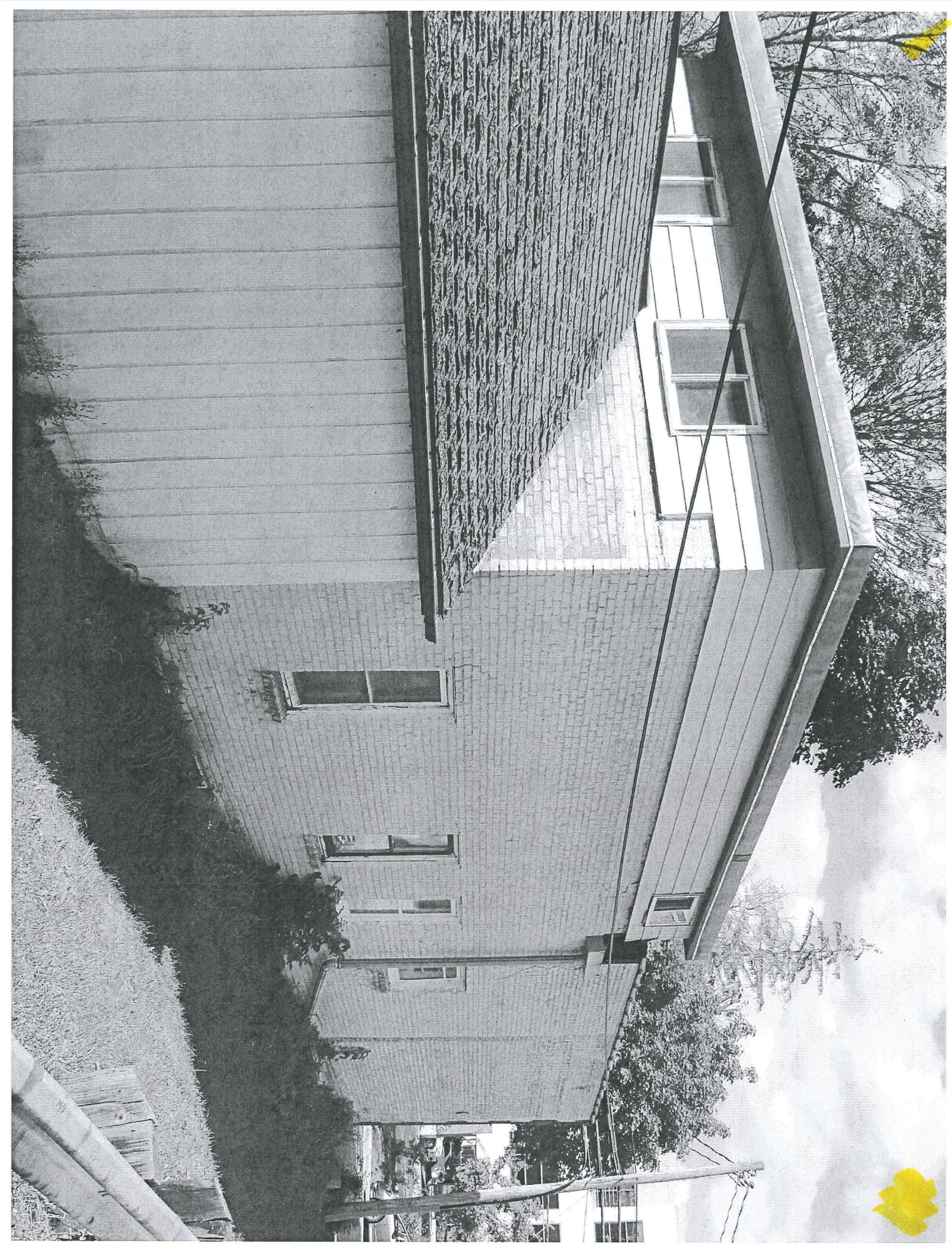
Document Drafted by:
WISCONSIN BELL, INC.
Donald H. Drews Donald H. Drews

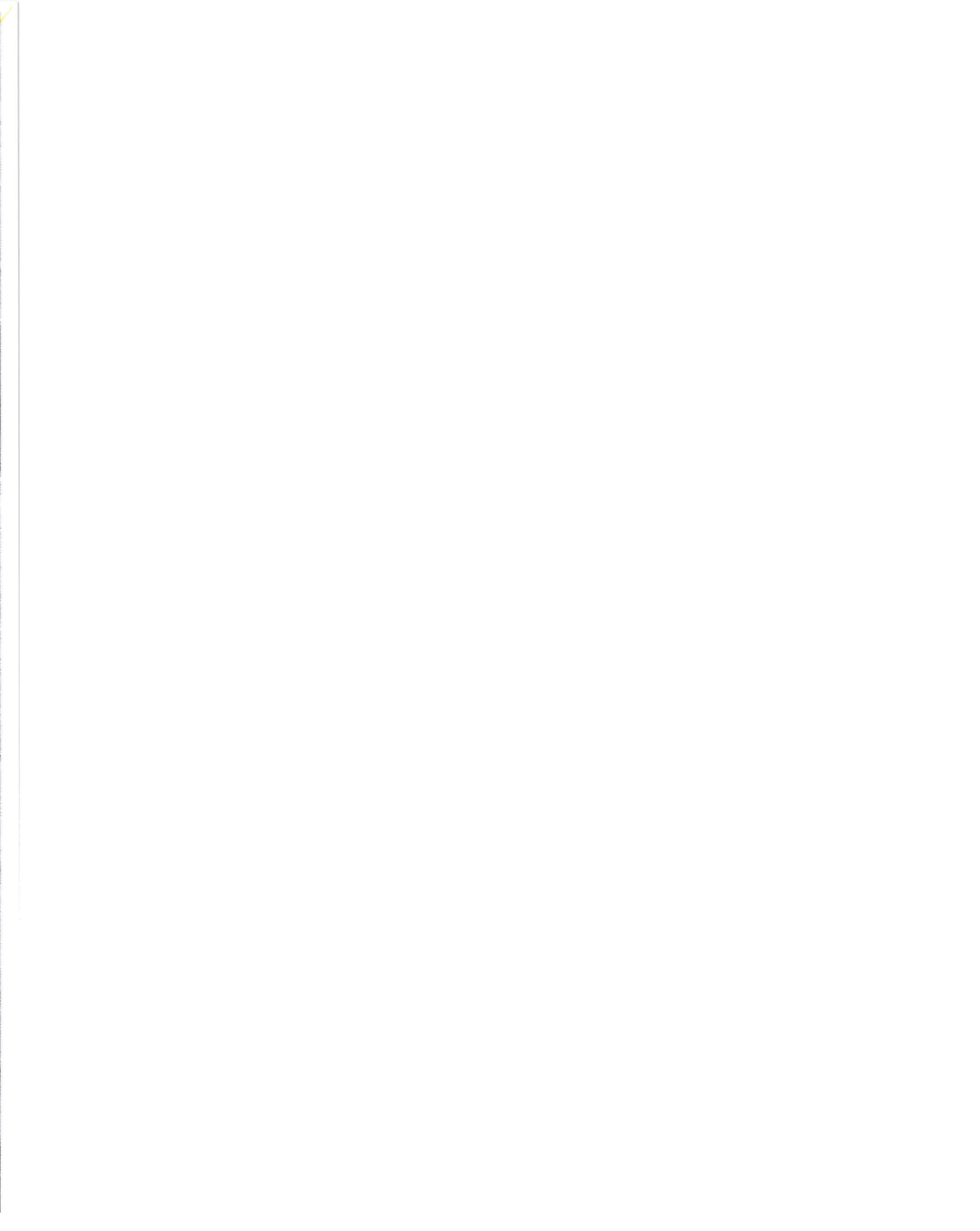


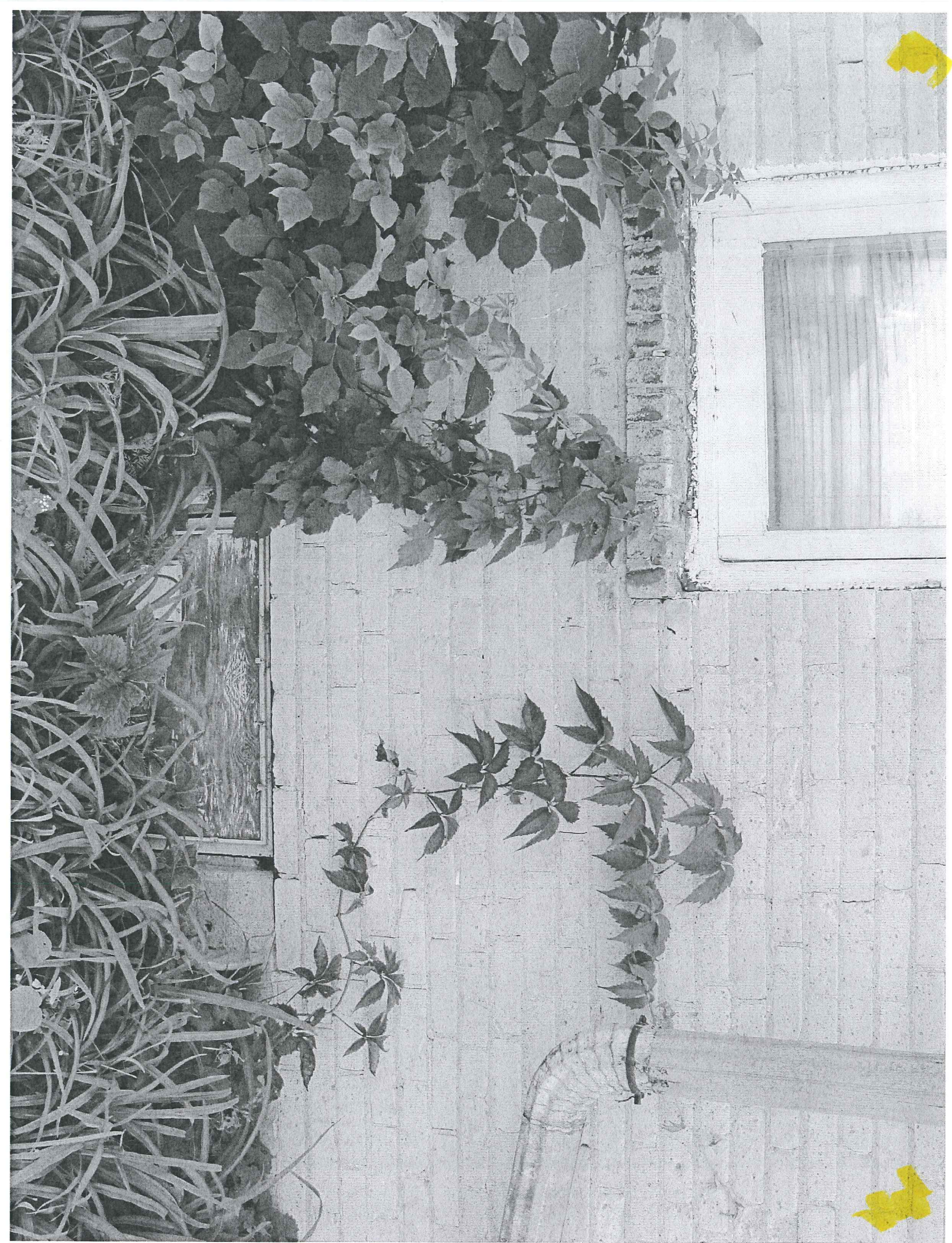
RESIDENTIAL WINDOW
(NO VARIANCE)

WINDOWS REQUIRING
VARIANCE (4)

BASEMENT WINDOWS (3)
REQUIRING VARIANCE



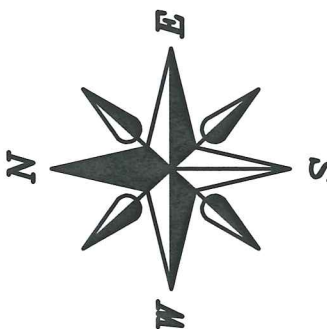
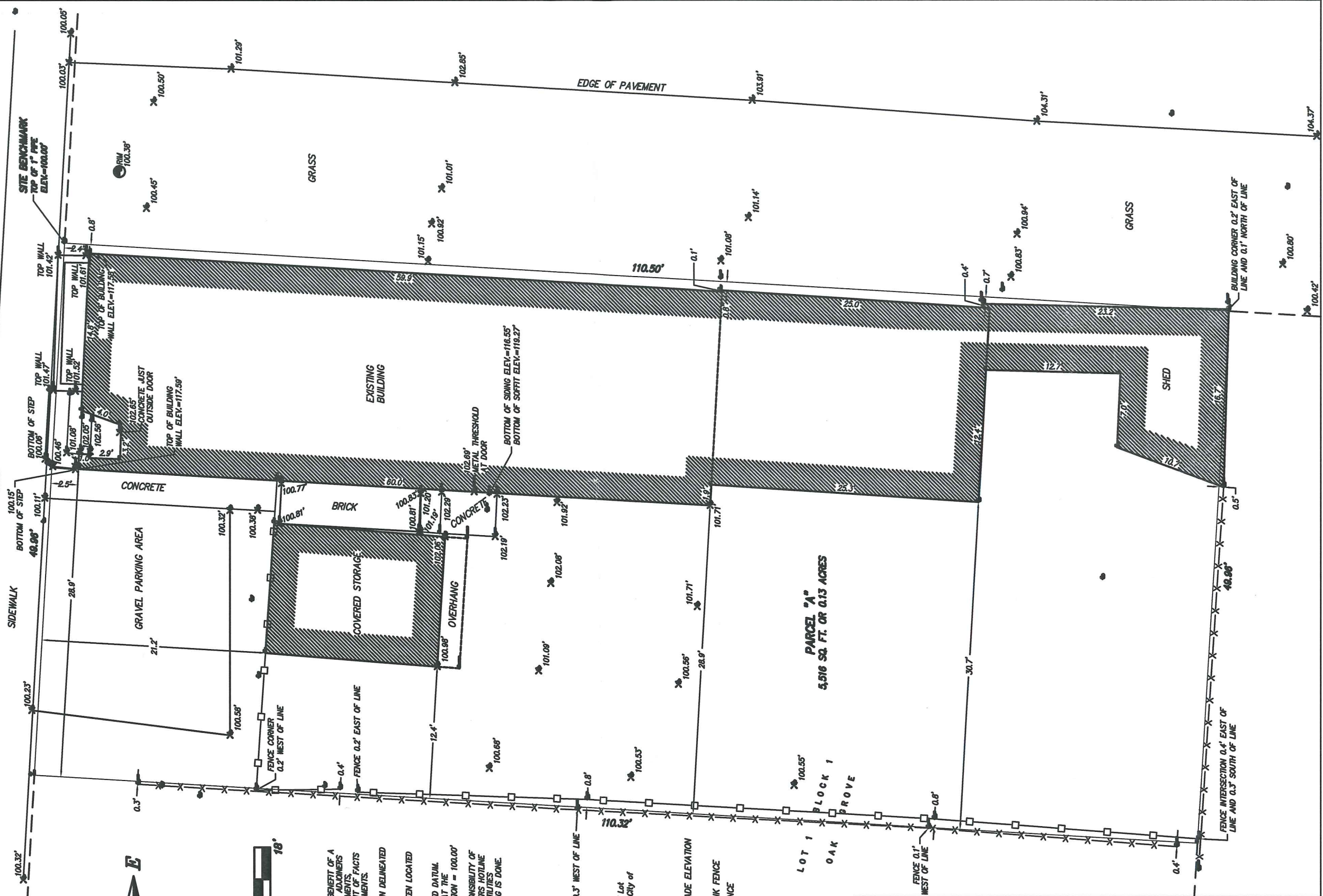




EAST LAKESIDE STREET

66' WIDE R/W

66' WIDE R/W



- NOTES:**
- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJACENTS AND IS HEREBY FOR THE SUBJECT TRACT ONLY. 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.
 - 4.) ELEVATIONS REFERENCE TO AN ASSUMED DATUM. THE BENCHMARK IS THE TOP OF 1" PIPE AT THE NORTHEAST CORNER OF PROPERTY. ELEVATION = 100.00'
 - 11.) UTILITIES NOT SHOWN. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL AND LOCATE UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. 1-800-242-6511

DESCRIPTION:
 WARRANTY DEED, DOC. NO. 5108723
 The East 50 feet or the North 110 feet of Lot One (1), Block One (1), Oak Grove, in the City of Madison, Dane County, Wisconsin.

- LEGEND**
- 100.00' X = SPOT GRADE ELEVATION
 - = MANHOLE
 - X-X- = CHAIN LINK FENCE
 - - - = WOOD FENCE

PREPARED FOR:
 JANELLE MUNN
 109 E. LAKESIDE ST.
 MADISON, WI 53715

WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIEVE & CHRIS W. ADAMS
 REGISTERED LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SITE PLAN
 PART OF LOT 1, BLOCK 1, OAK GROVE, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE	DECEMBER 23, 2014	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 6'		DRAWING NO.	14W-472
DRAWN BY	SCOTT KOFFARNUS		SHEET	1 OF 1

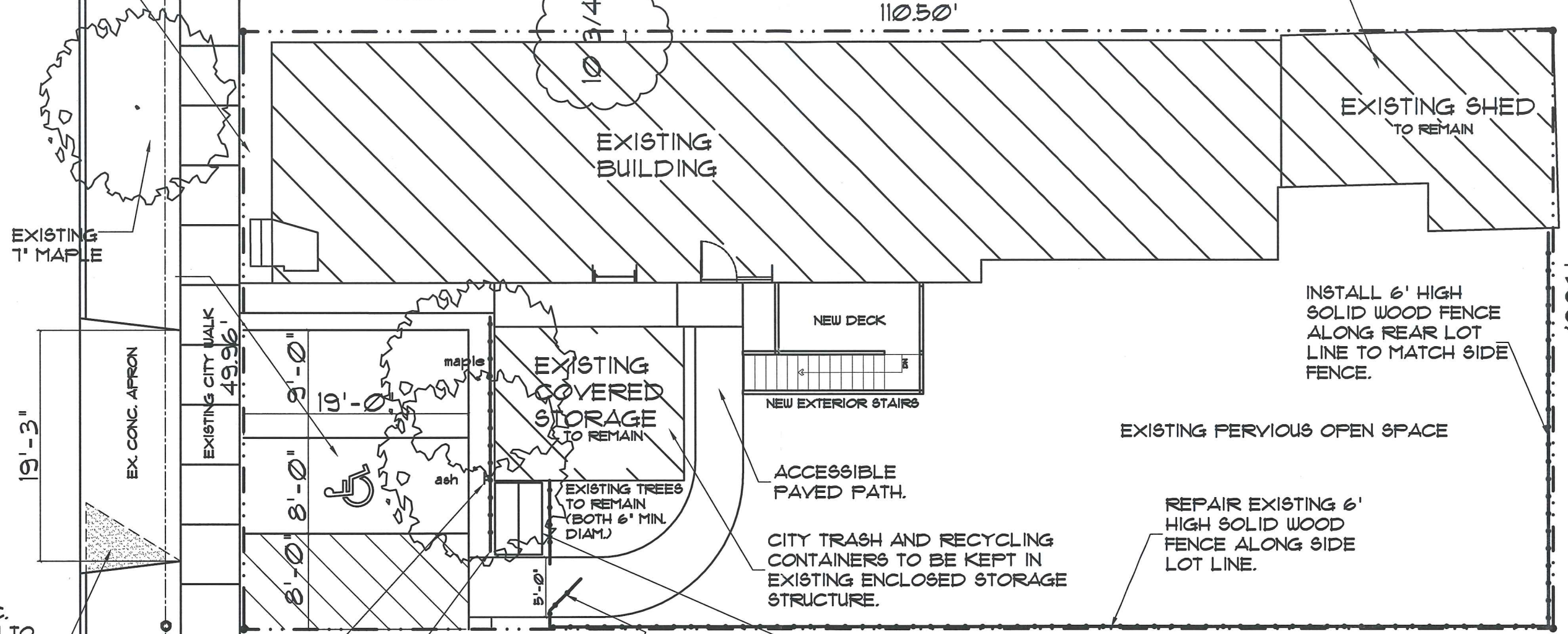
LOT COVERAGE: LOT AREA IS 5520 SQUARE FEET. IMPERVIOUS AREA IS 2694 SQ. FT. THIS IS 49% LOT COVERAGE.

REMOVE TIMBER RETAINING WALL AND SOILS TO RE-EXPOSE BUILDING WALL.

RETAIL SPACE IS 109 EAST LAKESIDE. DWELLING UNIT IS 107 EAST LAKESIDE STREET.

RESIDENTIAL UNIT BIKES TO BE KEPT IN THIS SHED.

EAST LAKESIDE STREET



ADD CONC. EXTENSION TO EXISTING APRON, WITH 12' FLARE.

EXISTING POWER POLE AND OVERHEAD LINES

'VAN ACCESSIBLE' SIGNAGE AND MARKINGS.

EXISTING SOLID WOOD 6' HT. FENCE. REPLACE GATE WITH NEW GATE MEETING IBC ACCESS REQTS.

NEW 4' X 6' CONC. PAD FOR BIKE PARKING PER CITY REQTS. MADRAX SPARTAN SINGLE SIDE. 2 SPACES.

NEW ASPHALT PAVING AT ENTIRE PARKING AREA, SLOPED AT 2% MAX. TO DRAIN TO STREET.

RETAIL SPACE IS 109 EAST LAKESIDE. DWELLING UNIT IS 107 EAST LAKESIDE STREET.



SITE PLAN

SCALE 1" = 10' 0 2 4 6 8 feet

SEE SURVEY FOR MORE SITE DIMENSIONS. NO NEW STRUCTURES ARE BEING ADDED EXCEPT FOR DECK AND STAIRS FOR SECOND FLOOR UNIT.

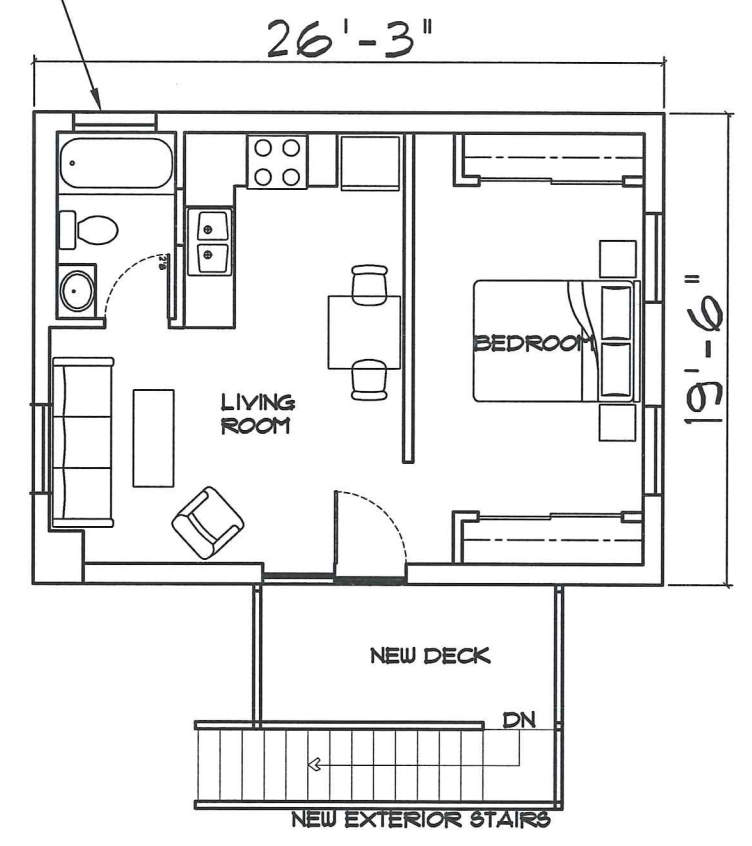
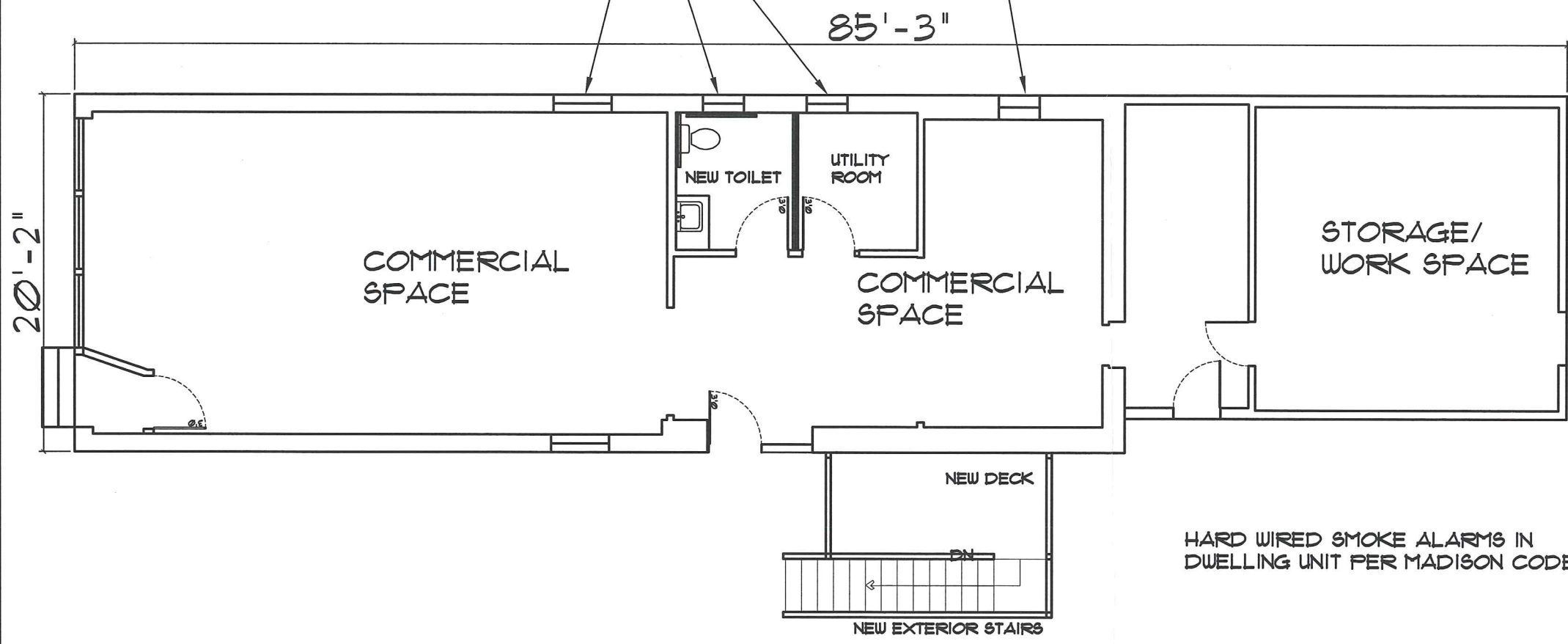
10/5/15 REVISE DRIVEWAY APRON.

9/24/15	LAKESIDE 109 LLC PROPOSED MIXED USE 107-109 EAST LAKESIDE STREET MADISON, WISCONSIN
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glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

VARIANCE REQUESTED IS FOR THESE WINDOWS AND FOR THE 3 BASEMENT WINDOWS. SEE ALSO PHOTOS AND EASEMENT DOCUMENTATION.

THIS WINDOW IS CURRENTLY IN A RESIDENTIAL UNIT AND REMAINS IN A RESIDENTIAL UNIT, THEREFORE VARIANCE IS NOT REQUIRED



HARD WIRED SMOKE ALARMS IN DWELLING UNIT PER MADISON CODES.

PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"
0 2 4 6 8 feet

PROPOSED SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"
0 2 4 6 8 feet