



**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: 121 SOUTH OWEN DRIVE

Name of Owner: CORA VEG KLUG

Address of Owner (if different than above): 12

Daytime Phone: 608-262-7546 Evening Phone: 608-217-3858 CELL

Email Address: clnollene@wisc.edu 608-238-5268 HOME

Name of Applicant (Owner's Representative): TODD BARNETT/BARNETT ARCHITECTURE LLC

Address of Applicant: 118 N. PROSS TERRACE SUITE I  
MADISON, WI 53726

Daytime Phone: 608-233-4538 Evening Phone: 608-233-4538

Email Address: todd@barnettarchitecture.com

Description of Requested Variance: VARIANCE TO REPLACE AN EXISTING  
GARAGE IN SIDEYARD.

(See reverse side for more instructions)

**FOR OFFICE USE ONLY**

Amount Paid: \$300

Receipt: 148291

Filing Date: 10/21/13

Received By: JK

Parcel Number: 0709-204-0705-8

Zoning District: TR-C1

Alder District: 11 Chris Schmidt

Hearing Date: 11/7/13

Published Date: 10/31/13

Appeal Number: 110713-1

GQ: OK

Code Section(s): 28.131 (2)(c) 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.

EXISTING VEGETATION AND DRAINAGE ISSUES CAUSED BY NEIGHBOR TO SOUTH

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.

NO, ALLOWED USE BY ZONING CODE

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.

YES.

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

CORRECT.

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

CORRECT.

## 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 checked="" 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 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 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.
<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:** Carol Lee Klyne **Date:** 10/20/2013

----- (Do not write below this line/For Office Use Only) -----

### DECISION

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:** ☐ **Approved** ☐ **Denied** ☐ **Conditionally Approved**

**Zoning Board of Appeals Chair:**

**Date:**



PROJECT

NEW GARAGE FOR CORA LEE KLUGE - ZONING BOARD OF APPEALS APPLICATION

121 SOUTH OWEN DRIVE

MADISON, WI 53705-5034

PROJECT TEAM

**OWNER-MAILING ADDRESS**  
CORA LEE KLUGE  
121 SOUTH OWEN DRIVE  
MADISON, WI 53705-5034  
Cora Lee email: chlollen@wisc.edu

**ARCHITECT**  
BARNETT ARCHITECTURE LLC  
118 N. BREESE TERRACE, SUITE I  
MADISON, WI 53726  
P. 608-233-4538  
CONTACT: TODD BARNETT, ARCHITECT  
email: todd@barnettarchitecture.com

**STRUCTURAL ENGINEER**  
KILEN ENGINEERING, LLC  
7771 COUNTY ROAD A  
BELLEVILLE, WI 53508  
P. 608-424-1985  
CONTACT: CHRIS KILEN, P.E.  
email: chrisk@kilenengineering.com

**LANDSCAPE ARCHITECT**  
PLANDESIGN LLC  
480 MAYNARD DRIVE  
SUN PRAIRIE, WI 53590  
P. 608-318-1217  
email: albright@plandesignllc.com

**GENERAL CONTRACTOR**  
MASCOTT BROTHERS  
5601 RIVER ROAD  
WAUNAKEE, WI 53597-9511  
CONTACT: SCOTT KRUPP  
P. 608-219-5180  
email: mascottbrothers@gmail.com

**SURVEYOR**  
WILLIAMSON SURVEYING  
101 W. MAIN STREET SUITE A  
WAUNAKEE, WI 53597  
P. 608-255-5705  
CONTACT: NOA PRIEVE  
email: willsurv@tds.net

DRAWING INDEX

- 1.1 COVER SHEET/ LOCATION PLAN
- 2.1 SITE - EXISTING
- 2.2 SITE - PROPOSED
- 3.1 FLOOR PLAN
- 4.1 NOTES
- 5.1 NORTH ELEVATION
- 5.2 SOUTH ELEVATION
- 5.3 EAST AND WEST ELEVATIONS

CODE REFERENCES

CITY OF MADISON  
COUNTY: DANE  
BUILDING CODE: WISCONSIN RESIDENTIAL BUILDING CODE  
ZONING CODE: CHAPTER 28 CITY OF MADISON ORDINANCES

BUILDING DATA

- 1 NUMBER OF STORIES
- 1 NUMBER OF LEVELS

AREAS - gross square footage; informational only

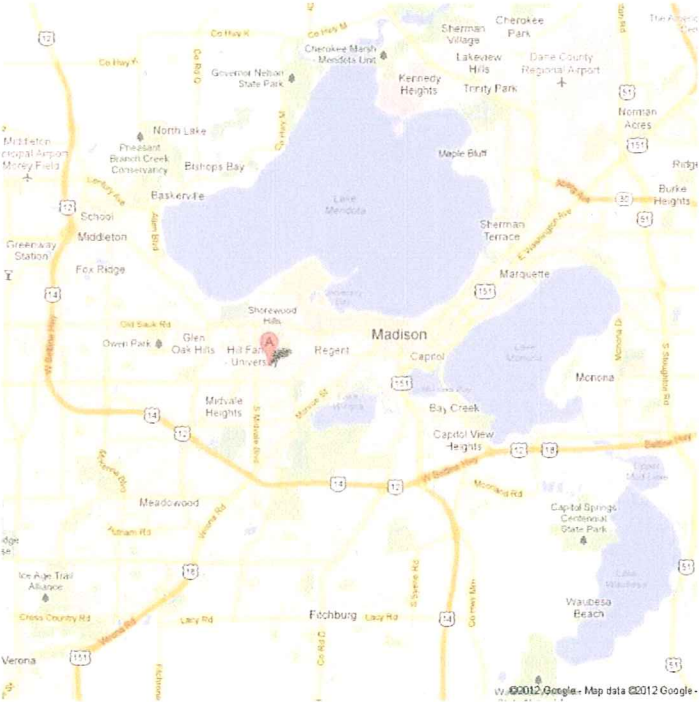
LEVEL PROPOSED  
GARAGE  
SITTING PORCH  
STORAGE CLOSET

PROPERTY INFORMATION

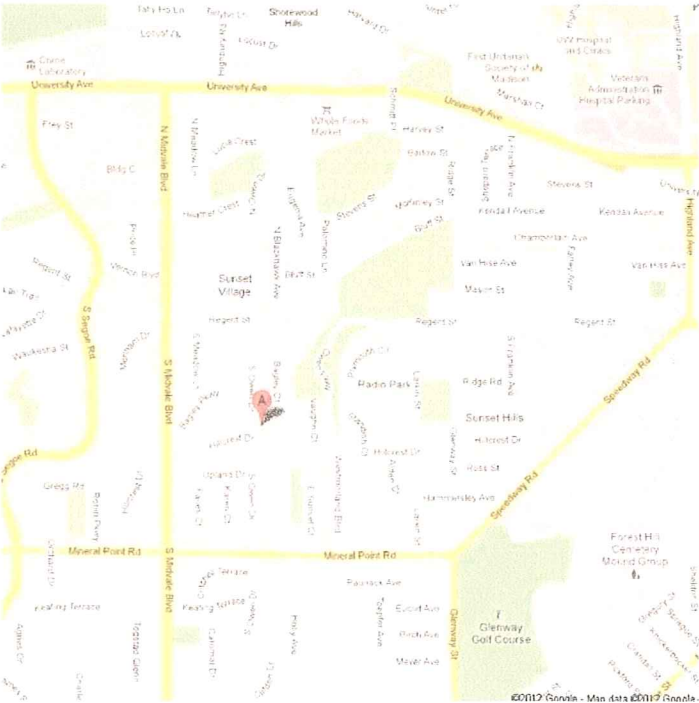
070920407058 PARCEL NUMBER

ZONING CODE INFORMATION

- TR-C1 ZONING CLASSIFICATION
- YES PERMITTED USE
- 8040 SF SITE AREA - SQUARE FEET - CITY OF MADISON RECORDS
- 8016 SF SITE AREA - OWNER FURNISHED SURVEY
- 3'-2" GARAGE SETBACK: PROVIDED - TO FOUNDATION WALL



1 AREA MAP  
NOT TO SCALE



2 SITE LOCATION MAP  
NOT TO SCALE



118 NORTH BREESE TERRACE  
SUITE I  
MADISON, WISCONSIN 53726  
608.233.4538

barnettarchitecture.com

Barnett Architecture

NEW GARAGE FOR:  
CORA LEE KLUGE

SOUTH OWEN DRIVE  
MADISON, WI 53705-5032

DRAWING ISSUE DATES

- 10-10-2012
- 8-13-2013
- 10-16-2013
- 10-17-2013

1.1

This document contains confidential or proprietary information.  
Neither this document nor the information contained herein is to be  
used or disclosed either in whole or in part, except as authorized.



#### GENERAL NOTES

1. REFER TO FULL SET OF PLANS FOR ADDITIONAL INFORMATION.
2. DIMENSIONS FROM PROPERTY LINE TO BUILDING FACE MARKS FOUNDATION WALL FACE.
3. REPAIR/REPLACE EXISTING SITE AS REQUIRED DUE TO DAMAGE AND CONSTRUCTION OPERATIONS.

#### KEYED NOTES

1. EXISTING HOUSE/
2. EXISTING DECK.
3. EXISTING DRIVE. ALTERNATE BASE BIDS AS FOLLOWS:  
1A. PROTECT DRIVEWAY AND REPAIR AS REQUIRED.  
1B. REBUILD DRIVEWAY.
4. LINE OF EXISTING GARAGE TO BE REMOVED.
5. GARAGE.
6. RETAINING WALL/CURB BY LANDSCAPE CONTRACTOR.
7. EXISTING AREAWAY.
8. EXISTING PAVERS.
9. OPEN LANDSCAPE SITTING SPACE.
10. EXISTING LAWN.
11. EXISTING FRONT STOOP.
12. SETBACK DIMENSION TO FACE OF FOUNDATION WALL FROM PROPERTY LINE..

New Detached Accessory  
Structure (garage)  
Side yard  
6'-0" Required  
3'-2" Provided  
1 2'-10" Variance

## 1 PROPOSED SITE PLAN - DEVELOPMENT

SCALE: 1"=10'-0"

118 NORTH BREEZE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

Barnett Architecture

NEW GARAGE FOR:  
**CORA LEE KLUGE**

121 SOUTH OWEN DRIVE  
MADISON, WI 53705-5032

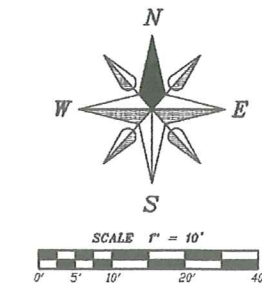
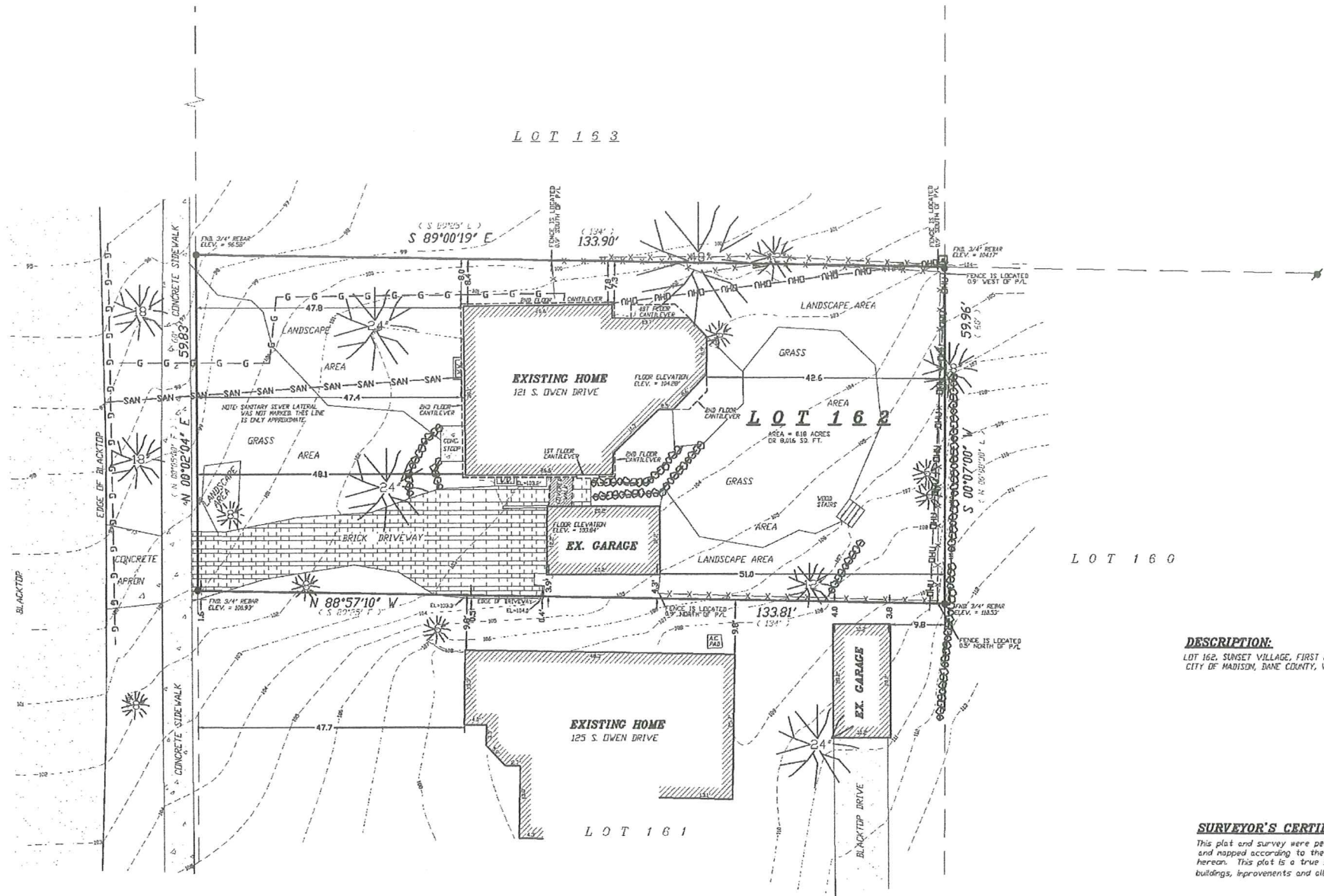
#### DRAWING ISSUE DATES

8-13-2013  
10-16-2013  
10-17-2013

# 2.2

This document contains confidential or proprietary information.  
Neither this document nor the information contained herein is to be  
used or disclosed either in whole or in part, except as authorized.





- LEGEND**
- = FOUND 1" PIPE
  - ⦿ = FOUND 3/4" REBAR
  - (##) = RECORDED AS
  - = UTILITY POLE
  - SAN = SANITARY SEWER
  - W— = WATER MAIN
  - T— = UNDERGROUND TELEPHONE
  - LH— = OVERHEAD UTILITIES
  - G— = UNDERGROUND GAS MAIN
  - X— = FENCE
  - ⊞⊞⊞ = RETAINING WALL
  - ⊞⊞ = WINDOW WELL

**DESCRIPTION:**  
LOT 162, SUNSET VILLAGE, FIRST ADDITION BEING LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 20, 17N, R9E, 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 representation of the boundaries, buildings, improvements and all visible encroachments if any.

Villanov Surveying and Associates, LLC  
by Noa T. Priev & Chris V. Adams  
Registered Land Surveyor - Owner

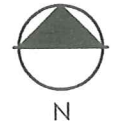
**GENERAL NOTES:**  
ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS, EXCEPT WHERE SNOW AND OTHER OBSTACLES MAY HAVE OBTURED THE LOCATION OF THE UTILITIES. CONTRACTOR TO FIELD VERIFY.  
BEFORE CONSTRUCTION CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-242-8511  
DIGGERS HOTLINE TICKET # 201403248  
DIGGERS HOTLINE TICKET # 201403256

- NOTES:**
- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF 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 ARE BASED ON AN ASSUMED DATUM.
  - 5) BEARINGS REFERENCED TO THE NORTH LINE OF LOT 162, ASSUMED TO BEAR S 89°00'19" E PER MAP BY ROYAL OAK & ASSOCIATES INC.
  - 6) ELEVATION REFERENCE SHOWN ON ALL PROPERTY CORNERS. ELEVATIONS ARE FROM TOP OF 3/4" REBAR.

# 1 EXISTING SITE PLAN

NOT TO SCALE

<b>SURVEYOR'S SEAL</b>			
<b>WILLIAMSON SURVEYING &amp; ASSOCIATES, LLC</b> 104 A WEST MAIN STREET, WAUKESHA, WISCONSIN, 53097 NOA T. PRIEV & CHRIS V. ADAMS REGISTERED LAND SURVEYORS PHONE: 608-233-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM			
<b>TOPOGRAPHIC SURVEY</b> LOT 162, SUNSET VILLAGE, FIRST ADDITION BEING LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 20, 17N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN			
DATE	DECEMBER 5, 2013	REVISION DATE:	CHECK BY: NTP
SCALE	1" = 10'	DRAWING NO.	214-311
DRAWN BY	NOA PRIEV	SHEET	1 OF 1



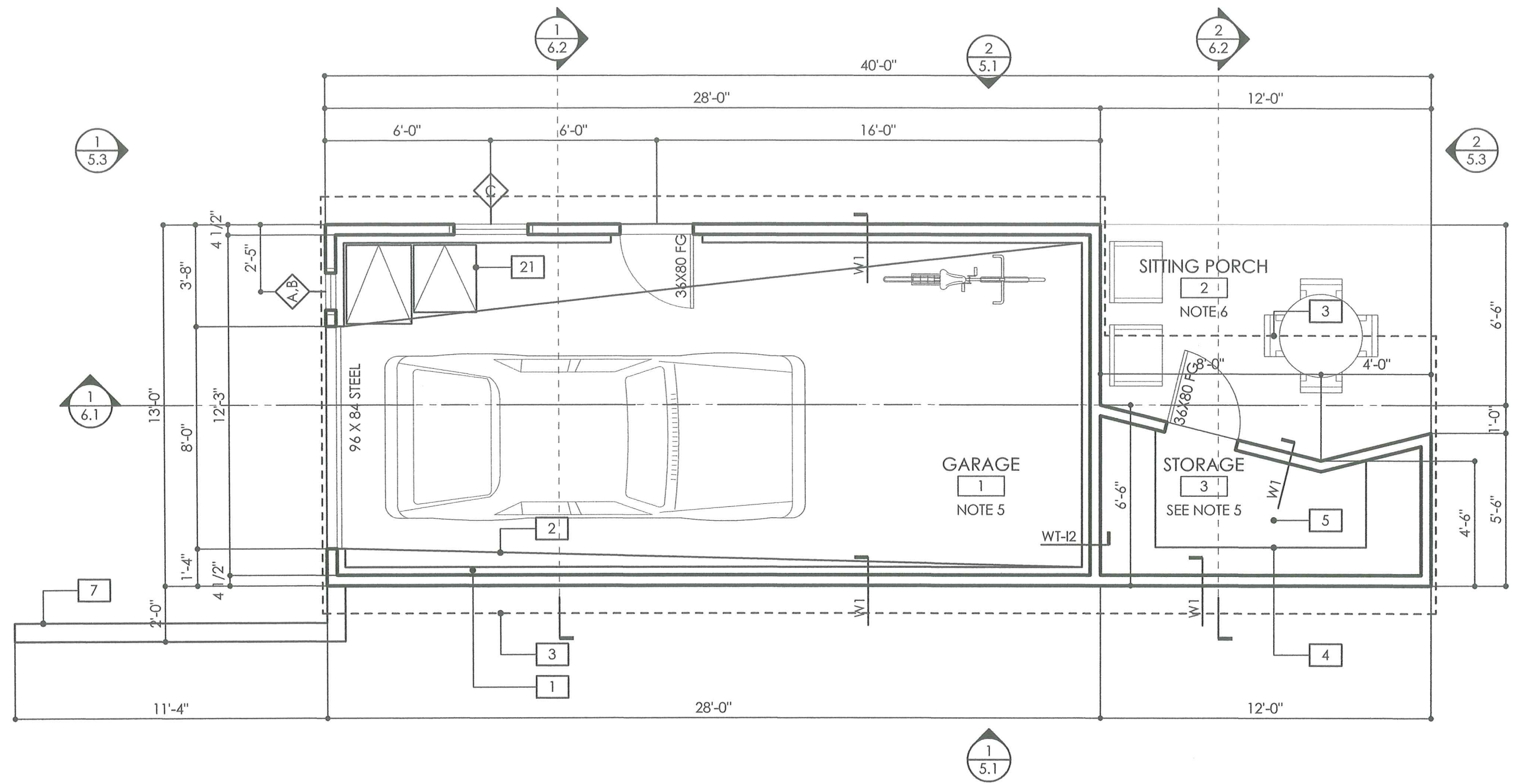
118 NORTH BREESE TERRACE  
SUITE I  
MADISON, WISCONSIN 53726  
608.233.4538  
[barnettarchitecture.com](http://barnettarchitecture.com)  
**Barnett Architecture**

**NEW GARAGE FOR:  
CORA LEE KLUGE**  
  
121 SOUTH OWEN DRIVE  
MADISON, WI 53705-5032

**DRAWING ISSUE DATES**  
10-17-2013

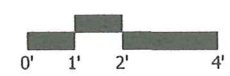
# 2.1

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



# 1 FLOOR PLAN

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



118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com  
**Barnett Architecture**

**NEW GARAGE FOR:  
CORA LEE KLUGE**  
  
121 SOUTH OWEN DRIVE  
MADISON, WI 53705-5032

**DRAWING ISSUE DATES**  
10-10-2012  
8-13-2013  
10-17-2013

**3.1**

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



**DEMOLITION - GENERAL NOTES**

- D1. REMOVE EXISTING GARAGE FROM ROOF TO FOUNDATION.
- D2. NO MATERIALS ARE SCHEDULED TO BE SALVAGED.

**KEYED NOTES - BUILDING-PLANS- ELEVATIONS-SECTIONS**

- 1. TOP OF FOUNDATION WALL.
- 2. VALLEY LINE OF SLOPED CONCRETE SLAB.
- 3. LINE OF ROOF OVERHANG ABOVE.
- 4. SHELVING BY OWNER.
- 5. SEALED CONCRETE SLAB.
- 6. SEE LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
- 7. RETAINING WALL BY LANDSCAPE CONTRACTOR.
- 8. FOUNDATION WALL.
- 9. FOOTING.
- 10. 5/16" T. SMOOTH FACE 8" EXPOSURE HORIZONTAL FIBER CEMENT SIDING.
- 11. 5/16" T. SMOOTH FACE FIBER CEMENT PANEL SIDING. ATTACH WITH EXPOSED SCREWS WITH NEOPRENE WASHERS. SET SIDING OVER ICE AND WATER GUARD TABS AND PROVIDE BRAKE-METAL FLASHING.
- 12. GARAGE DOOR.
- 13. DRIP EDGE.
- 14. FG SHINGLES.
- 15. GRADE - SEE 2.3.
- 16. PRE-ENGINEERED WOOD TRUSSES.
- 17. FOUNDATION WALL STEP.
- 18. CONCRETE CURB/TOP OF FOUNDATION WALL.
- 19. TONGUE AND GROOVE WOOD CEILING.
- 20. SOFFIT.
- 21. RECYCLING BINS BY OWNER.
- 22. PROVIDE RIDGE VENT AT ALTERNATE BID NO. 2.
- 23. PROPERTY LINE.
- 24. BRAKE-FORMED METAL CORNER/TRIM.
- 25. FACTORY-MADE DOOR/WINDOW.
- 26. WALL BEYOND/BEHIND.
- 27. WOOD FRAME WALL.
- 28. FOUNDATION WALL DROP AT DOORS.
- 29. RIDGE VENT AS ALTERNATE BID NO. 1.
- 30. FOUNDATION WALL DROP TO SUIT GRADES.



118 NORTH BREESE TERRACE  
SUITE I  
MADISON, WISCONSIN 53726  
608.233.4538

barnettarchitecture.com

**Barnett Architecture**

**NEW GARAGE FOR:  
CORA LEE KLUGE**

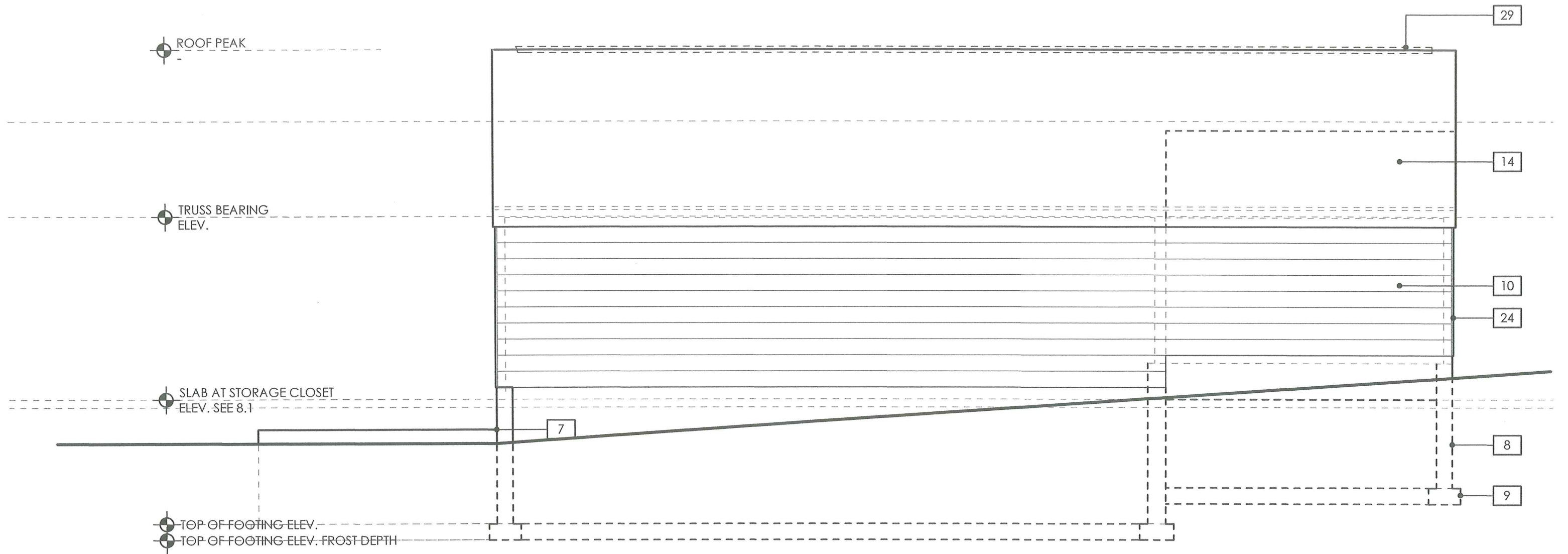
121 SOUTH OWEN DRIVE  
MADISON, WI 53705-5032

**DRAWING ISSUE DATES**

10-10-2012  
8-13-2013  
10-16-2013  
10-17-2013

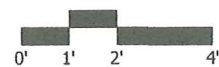
**4.1**





# 1 SOUTH ELEVATION

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



118 NORTH BREESE TERRACE  
SUITE I  
MADISON, WISCONSIN 53726  
608.233.4538

barnettarchitecture.com

**Barnett Architecture**

**NEW GARAGE FOR:  
CORA LEE KLUGE**

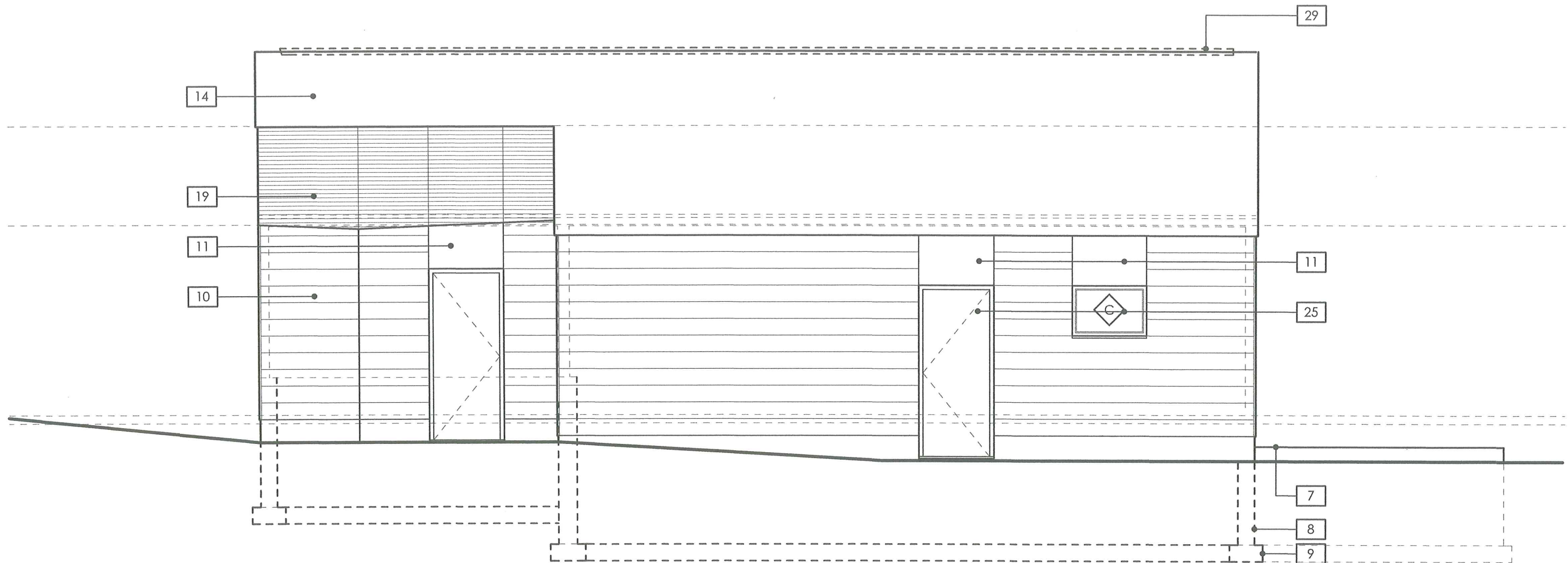
121 SOUTH OWEN DRIVE  
MADISON, WI 53705-5032

## DRAWING ISSUE DATES

10-10-2012  
8-13-2013  
10-16-2013  
10-17-2013

**5.1**

This document contains confidential or proprietary information.  
Neither this document nor the information contained herein is to be  
used or disclosed either in whole or in part, except as authorized.



# 1 SOUTH ELEVATION

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



118 NORTH BREESE TERRACE  
SUITE I  
MADISON, WISCONSIN 53726  
608.233.4538

barnettarchitecture.com

**Barnett Architecture**

**NEW GARAGE FOR:  
CORA LEE KLUGE**

121 SOUTH OWEN DRIVE  
MADISON, WI 53705-5032

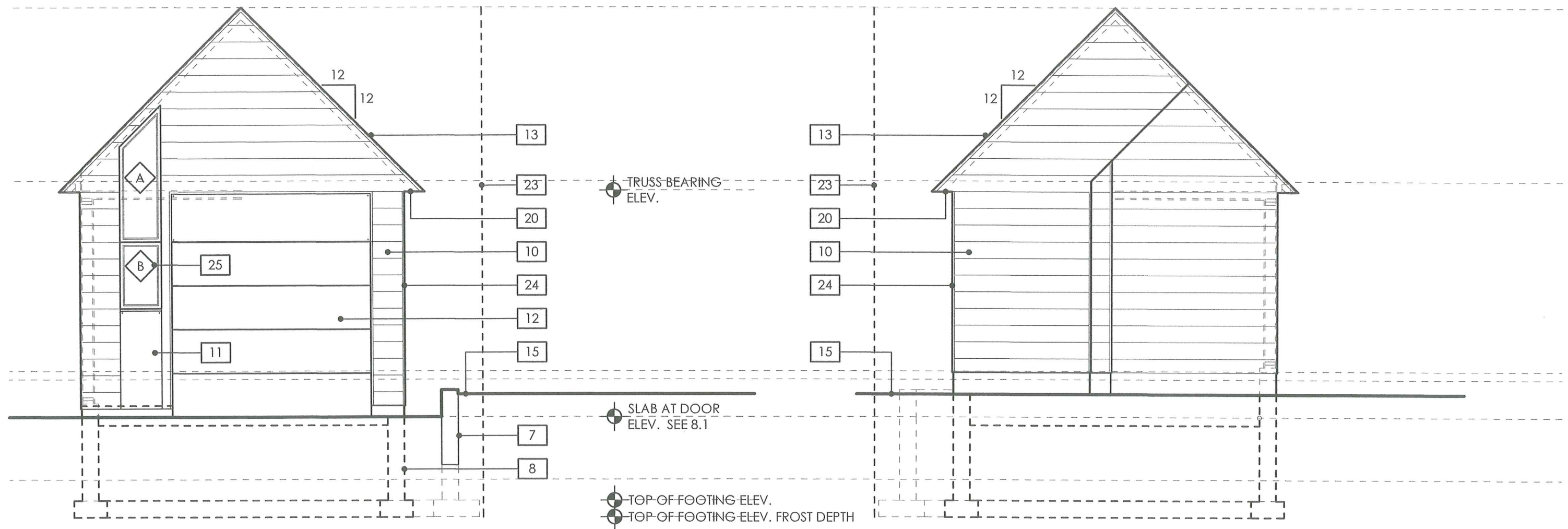
## DRAWING ISSUE DATES

10-10-2012  
8-13-2013  
10-16-2013  
10-17-2013

**5.2**

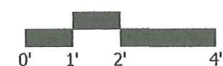
This document contains confidential or proprietary information.  
Neither this document nor the information contained herein is to be  
used or disclosed either in whole or in part, except as authorized.





# 1 WEST ELEVATION

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



# 2 EAST ELEVATION

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



118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538

barnettarchitecture.com

**Barnett Architecture**

**NEW GARAGE FOR:  
CORA LEE KLUGE**

121 SOUTH OWEN DRIVE  
MADISON, WI 53705-5032

## DRAWING ISSUE DATES

10-10-2012  
8-13-2013  
10-16-2013  
10-17-2013

**5.3**

This document contains confidential or proprietary information.  
Neither this document nor the information contained herein is to be  
used or disclosed either in whole or in part, except as authorized.