



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: 644 N. FRANKS STREET

Name of Owner: DELTA Upsilon OF WI. INC. (JON CALLAWAY)

Address of Owner (if different than above): 9 MERRICK COURT
MADISON, WI. 53704

Daytime Phone: 608-877-3540 Evening Phone: -

Email Address: JSCALLAWAY@SBCGLOBAL.NET

Name of Applicant (Owner's Representative): STRANG INC. (MARK BASTIAN)

Address of Applicant: 6411 MINERAL POINT RD.
MADISON, WI. 53705

Daytime Phone: 608.276.9200 Evening Phone: N/A

Email Address: MBASTIAN@STRANG-INC.COM

Description of Requested Variance: SETBACK FROM LAKE FROM 75' TO 26.6'

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: 300
Receipt: 148782
Filing Date: 11/4/13
Received By: JLC
Parcel Number: 0709-143-0122-4
Zoning District: PR-2 HSL
Alder District: 8 Scott Resnick

Hearing Date: 11-21-13
Published Date: 11/14/13
Appeal Number: 112113-2
GQ: Lakefront, Landmark, NRHP
Code Section(s): 28.138(5)(b)2.

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"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.
<input checked="" type="checkbox"/>	Site plan , 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"><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). (Maximum size for all drawings is 11" x 17")
<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). (Maximum size for all drawings is 11" x 17")
<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 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 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"/>	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:

M. L. K. - OWNER'S AGENT

Date:

11-4-13

----- (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:



STRANG

6411 MINERAL POINT ROAD
MADISON, WI 53705-4395

T/ 608 276 9200
F/ 608 276 9204

November 04, 2013

Mr. Matt Tucker
Zoning Administrator
City of Madison
Department of Planning & Community & Economic Development
Madison Municipal Building Ste LL.100
215 Martin Luther King Jr Blvd
Madison WI 53701-2985

RE: Zoning Board of Appeals Application
Delta Upsilon Chapter House Renovation
644 North Frances Street
Madison, WI

Mr. Tucker,

Enclosed is our application to the Zoning Board of Appeals. We are requesting a variance as permitted under 28.138(5)(b)2. The variance requested will allow a building expansion under the existing second story porch. The expansion is part of a larger renovation project including window and door replacement for the entire building, a rebuilt main entry stoop and a full remodel of the interior of the Chapter House.

We believe that the proposed addition meets the standards for a variance:

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

1. *There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.*

The existing building is non-conforming and currently projects into the required lakefront yard setback. Because the building location is fixed, it cannot be reasonably modified to accommodate a common amenity feature found on other developments in the general area.

2. *The variance is not contrary to the spirit, purpose and intent of the regulation in the zoning district and is not contrary to the public interest.*

See Comment #1 above.

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.*

As part of the full interior remodel of the Chapter House, the Building Code mandates requirements for a fire sprinkler system, MEP infrastructure improvements, as well as, accessible toilets for the facility. The



accommodation of these improvements without the expansion would not meet the usable area requirements for the Dining Room.

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 existing building, built in 1909, is a non-conforming use. The creation of the waterfront setback after the building construction creates a condition where changes to the floor area within the setback area require a variance.

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

The variance will allow a reasonable renovation of the property that will not change the size of the building or the impact of the building on the waterfront.

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

The building expansion will be constructed to replicate the existing north façade under the porch. Punched window openings with masonry and cast stone banding to match existing will be incorporated within the new exterior wall assembly. The exterior face of the new exterior wall assembly will align with the rear side of the existing masonry porch pier systems within the perimeter of the existing building's footprint.

The included package illustrates the condition of the property and the intent for the renovation.

Thank you for your time and consideration.

Sincerely,
Strang, Inc.

Mark Bastian, AIA
Architect



Historical Photo

DELTA UPSILON
CHAPTER HOUSE RENOVATION

DELTA UPSILON CHAPTER HOUSE RENOVATION

Three-story Fraternity House
Enclose portion of basement-level porch
Landscape yard setback

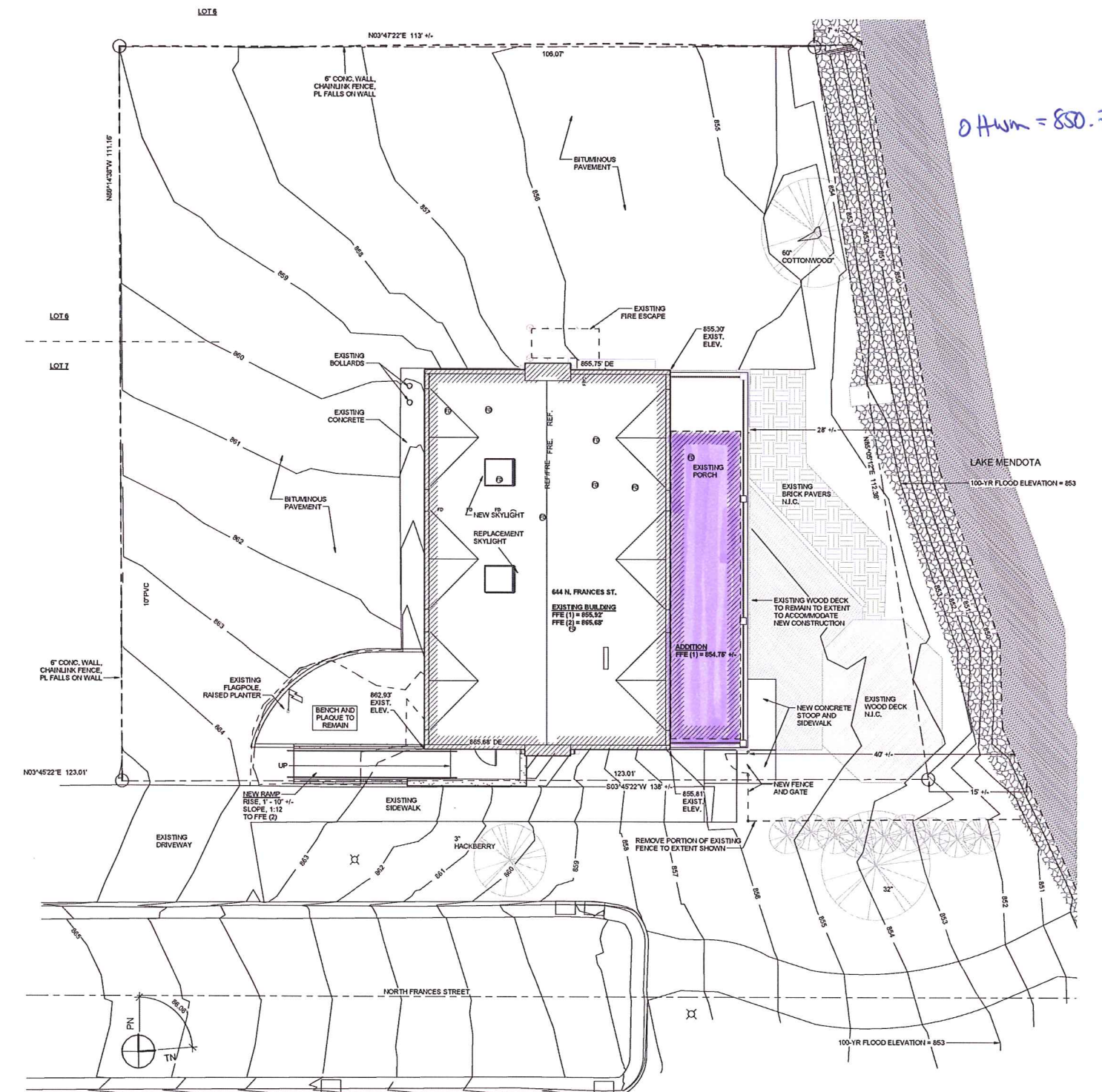
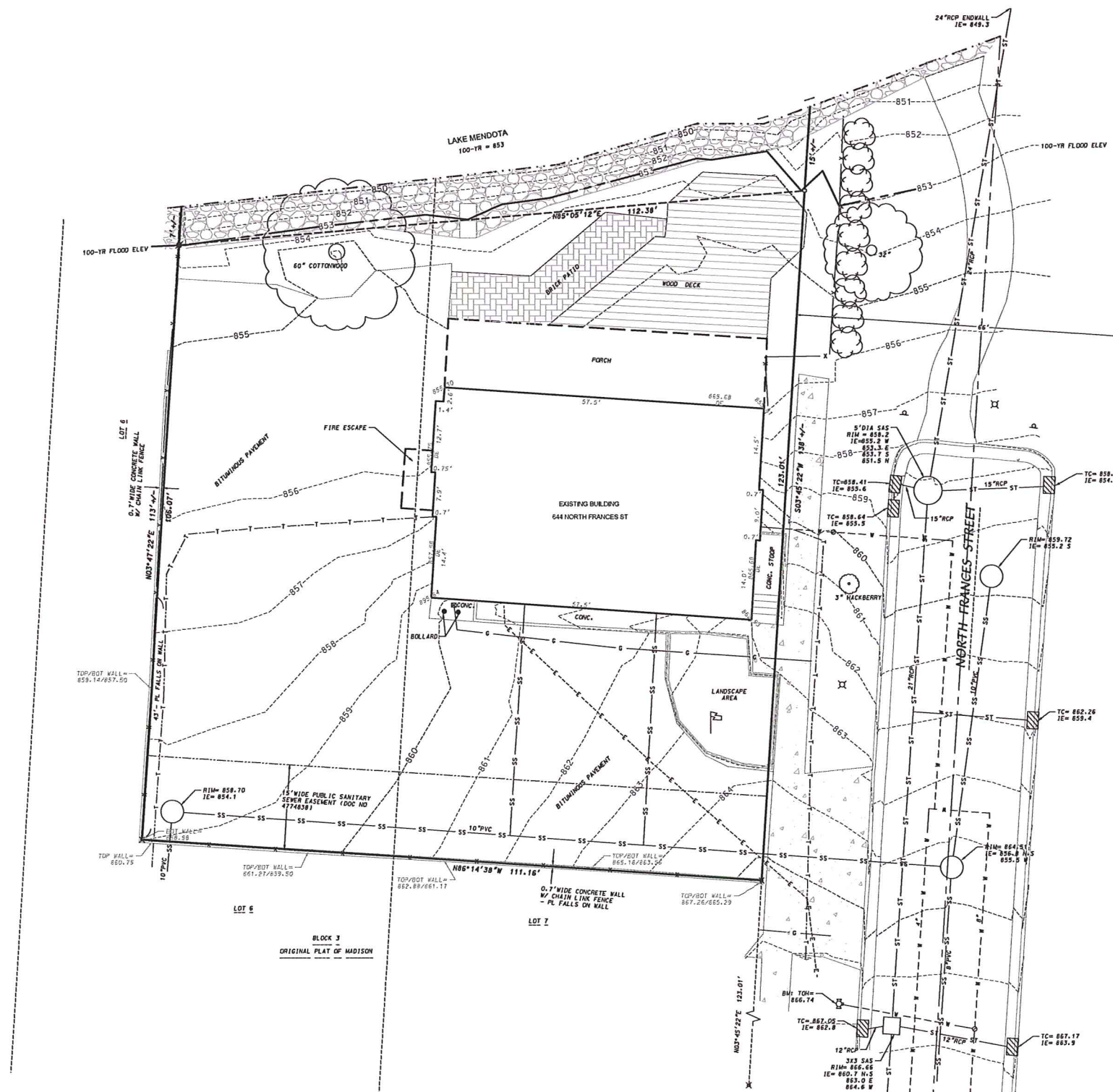
55.9' Required
28.0'± Provided
27.9'± Variance



DELTA UPSILON
INTERNATIONAL FRATERNITY



STRANG



Site Survey/Site Plan



Lakefront Setback Graphic

DELTA UPSILON

CHAPTER HOUSE RENOVATION



Current Conditions - Exterior

DELTA UPSILON

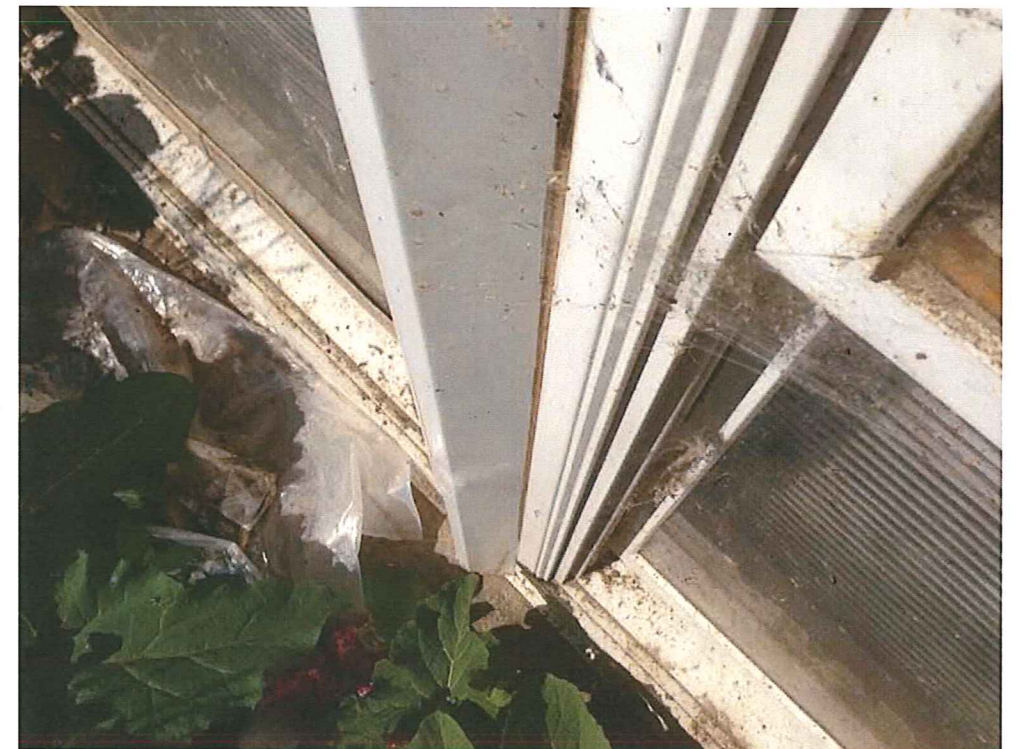
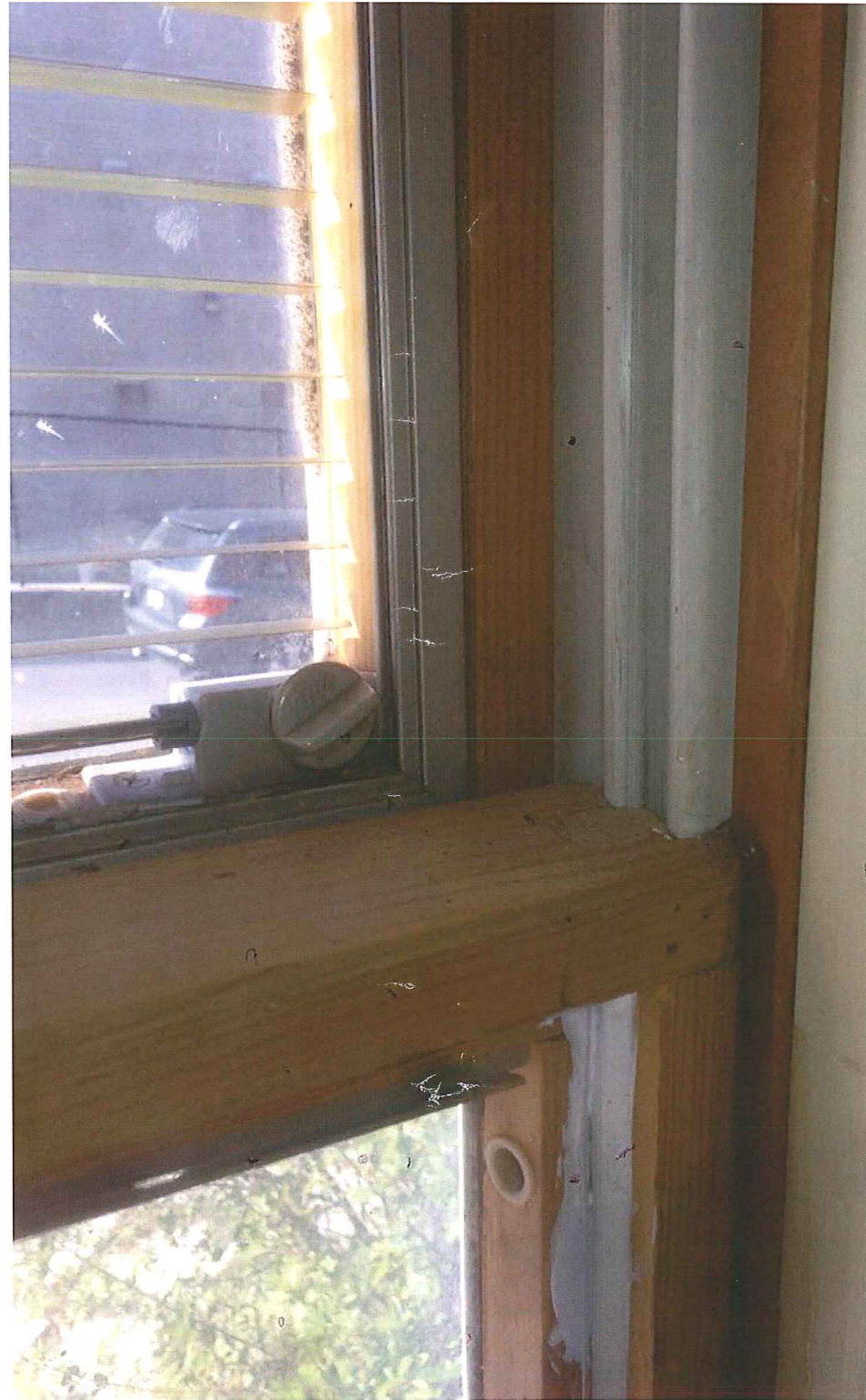
CHAPTER HOUSE RENOVATION



Current Conditions - Exterior

DELTA UPSILON

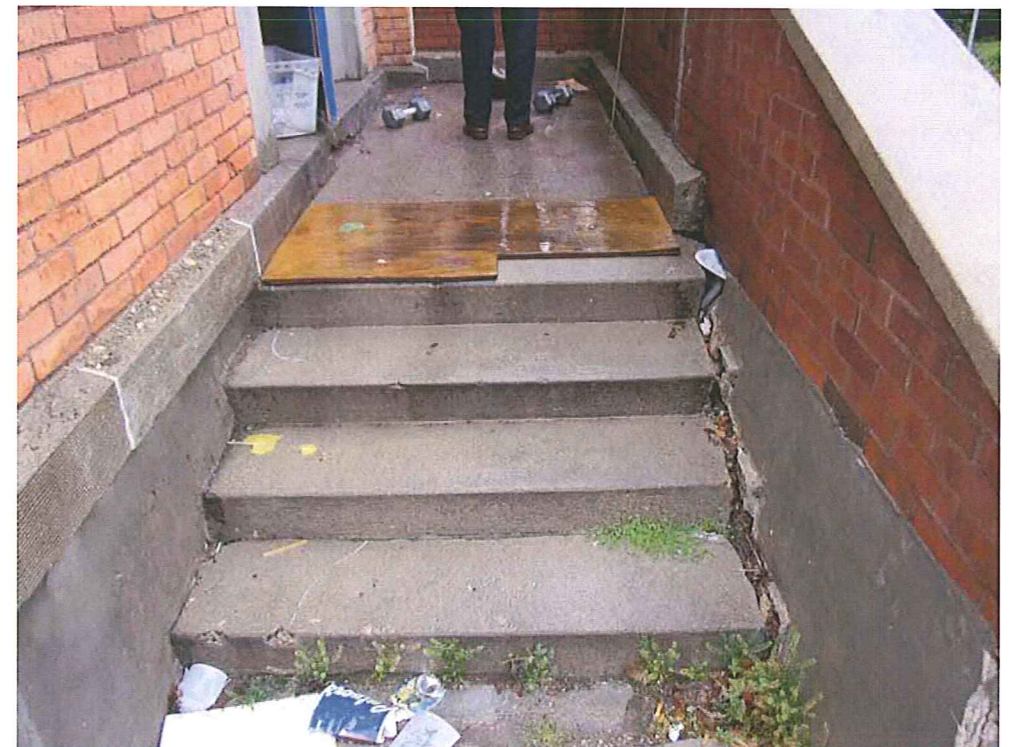
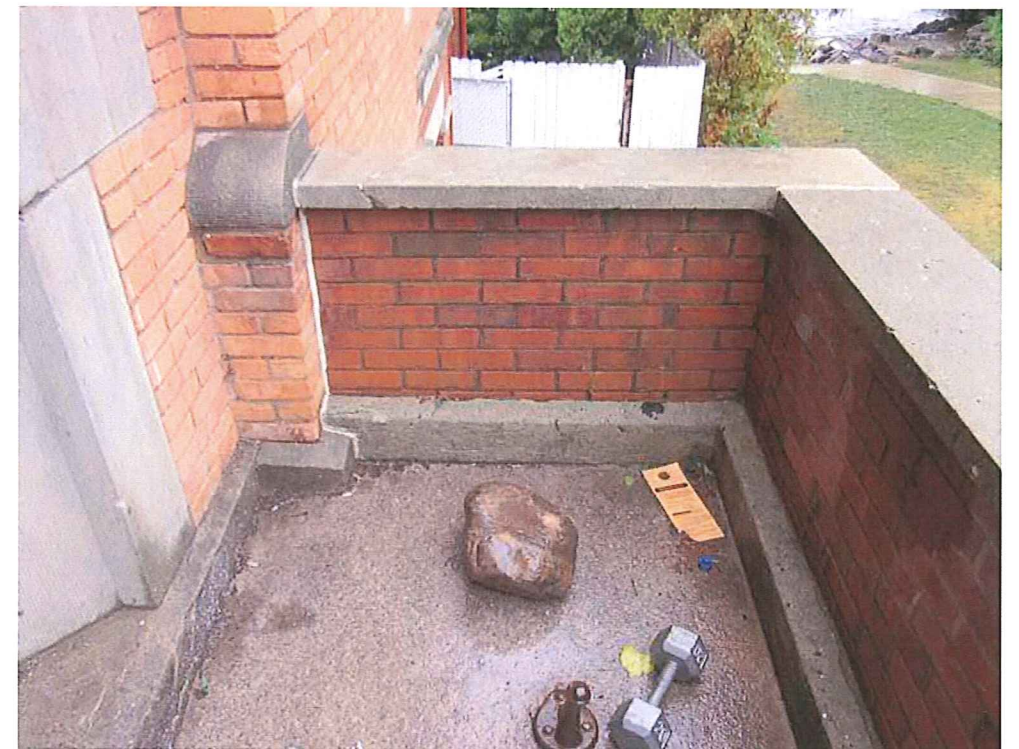
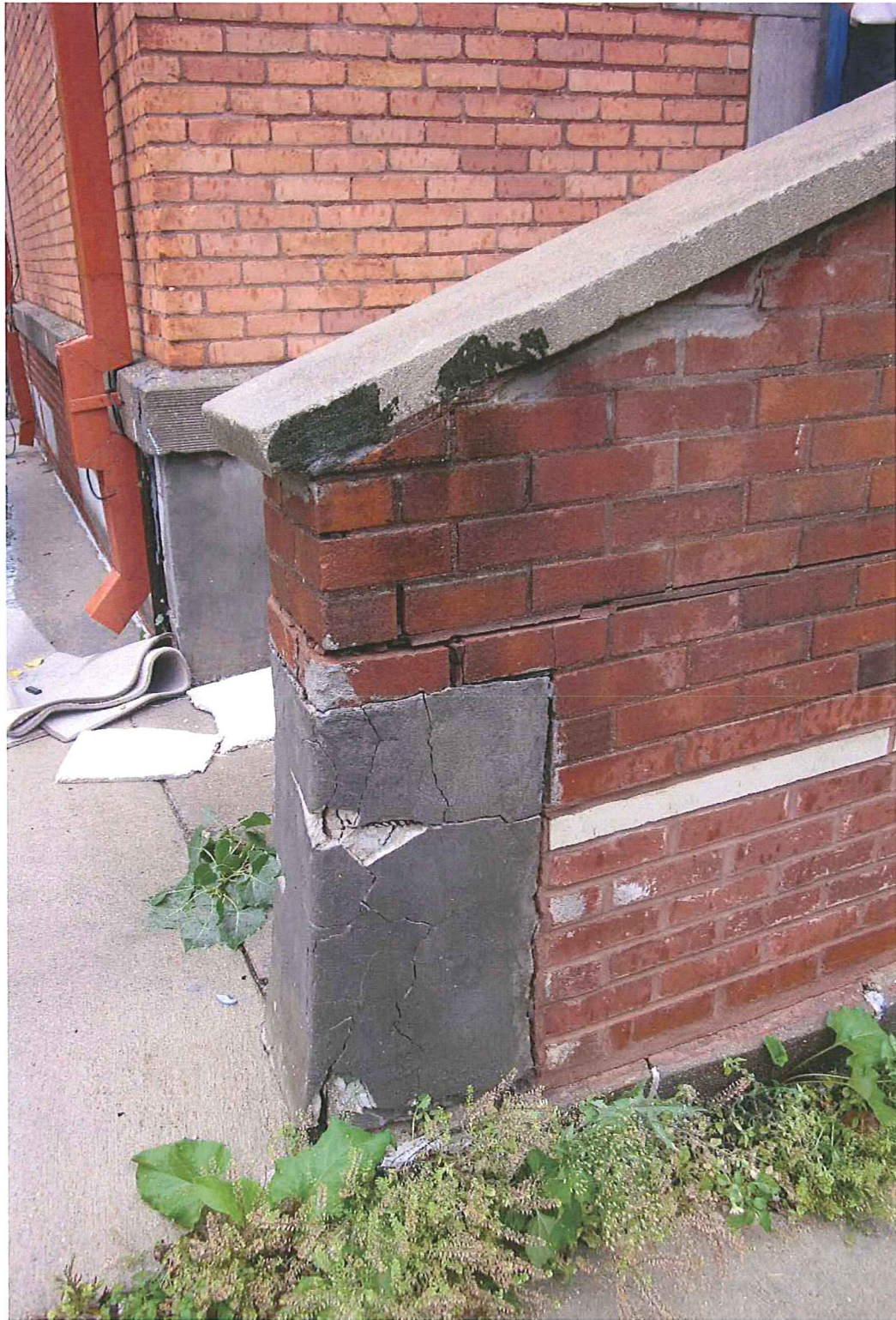
CHAPTER HOUSE RENOVATION



Current Conditions - Windows

DELTA UPSILON

CHAPTER HOUSE RENOVATION



Current Conditions - Front Entry

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Current Conditions - Exterior - Lakefront Facade

DELTA UPSILON

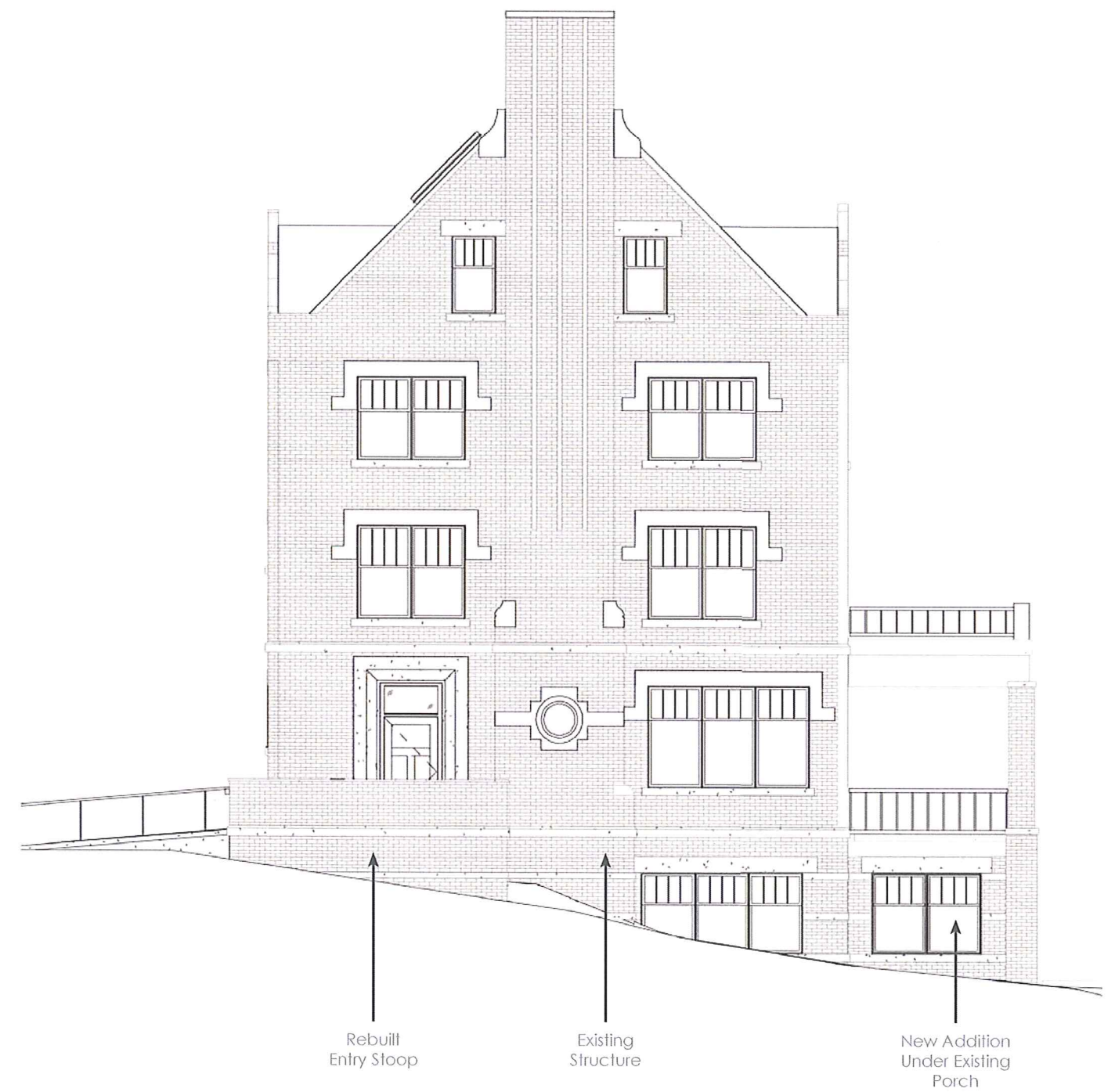
CHAPTER HOUSE RENOVATION



Current Conditions - Exterior - Lakefront Facade

DELTA UPSILON

CHAPTER HOUSE RENOVATION



Exterior Elevation - South and East

DELTA UPSILON

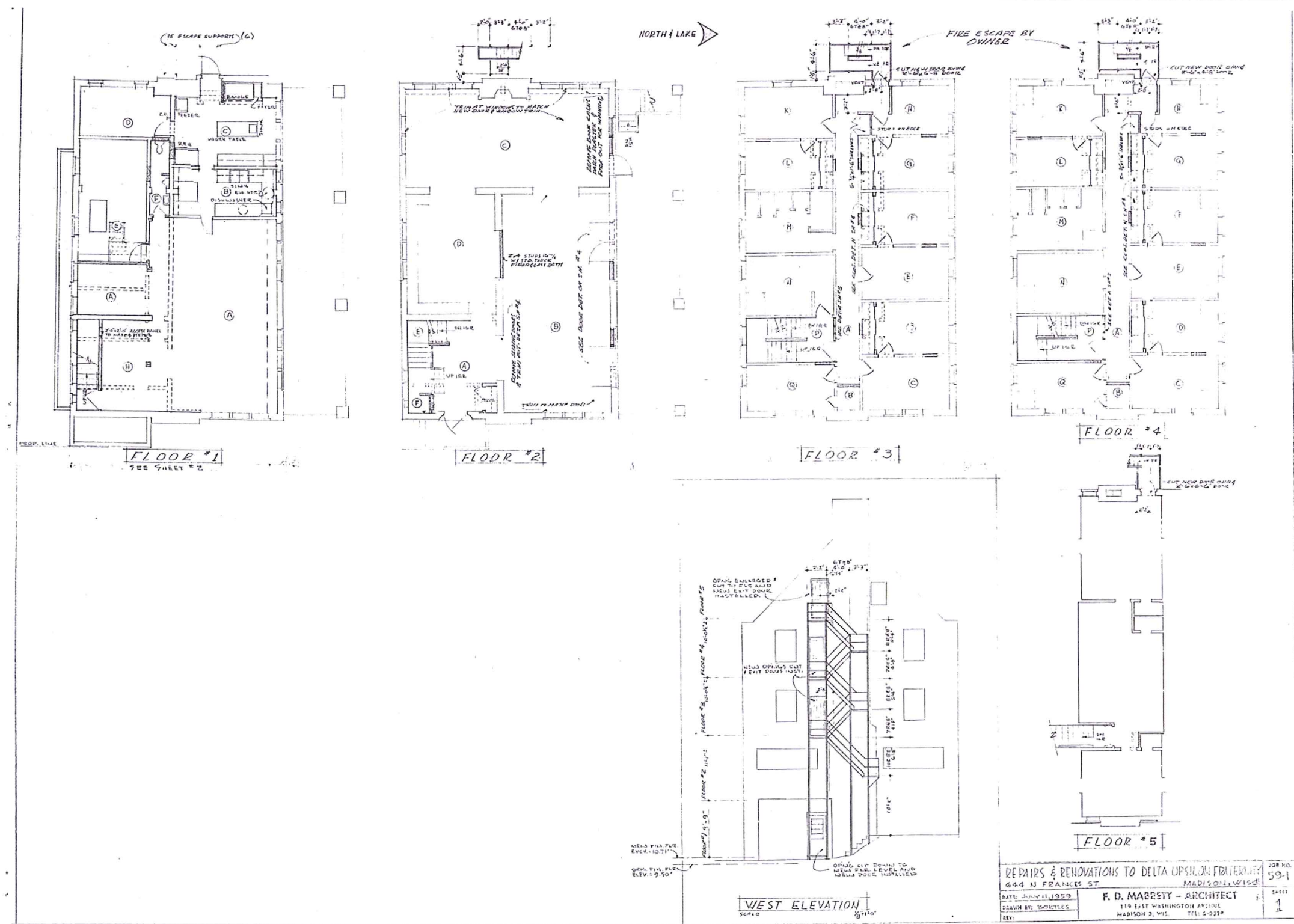
CHAPTER HOUSE RENOVATION



Exterior Elevation - North and West

DELTA UPSILON

CHAPTER HOUSE RENOVATION

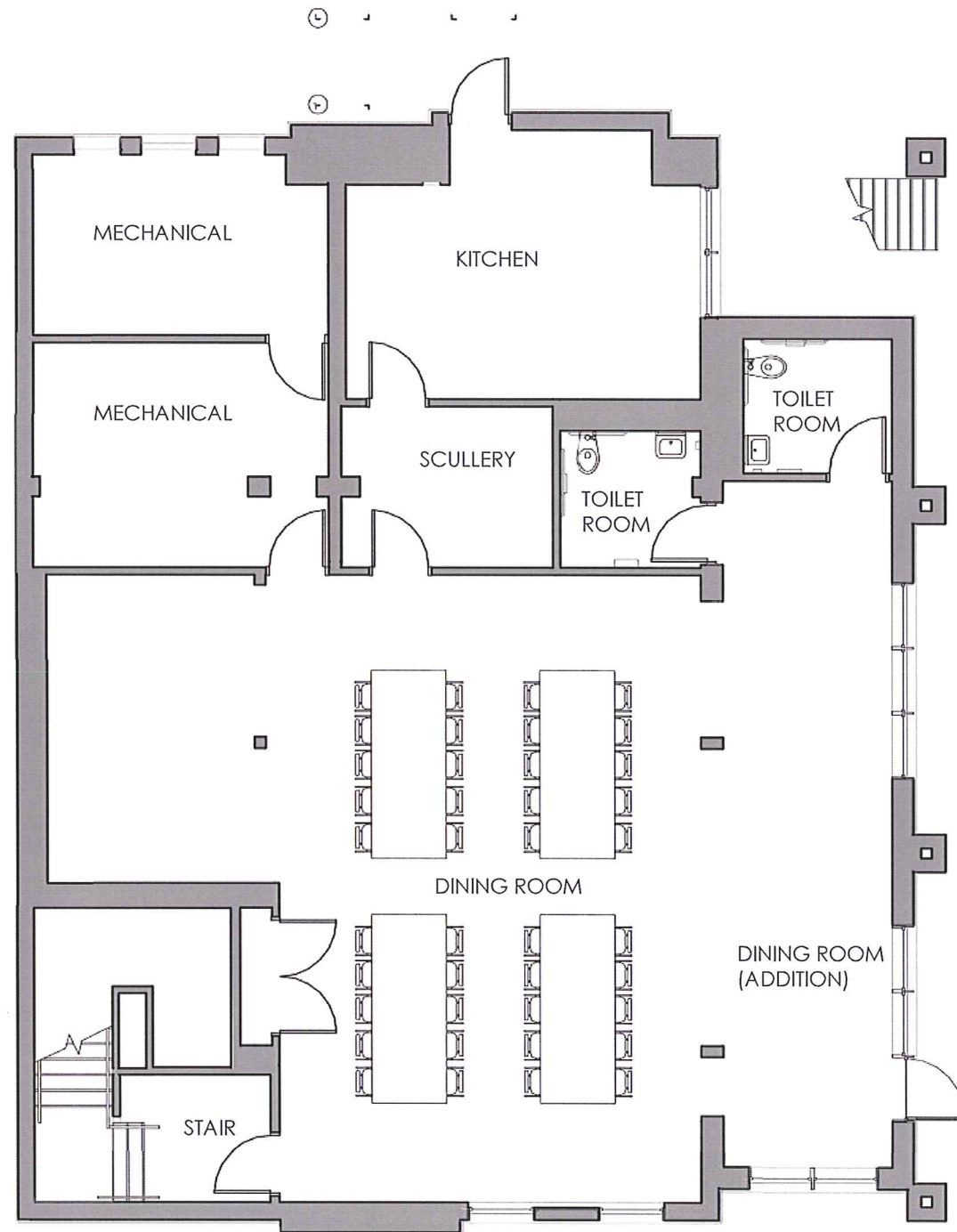


DELTA UPSILON

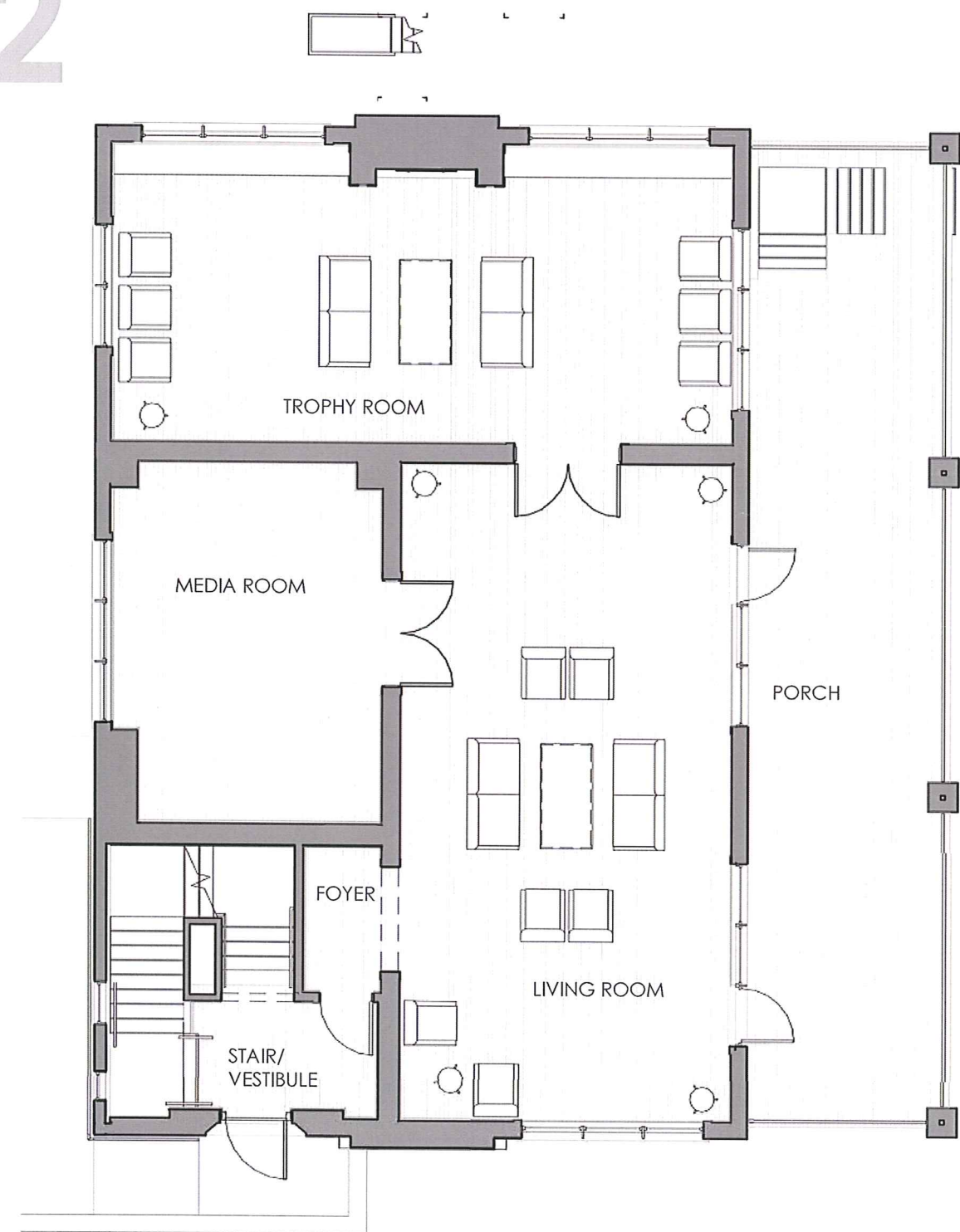
CHAPTER HOUSE RENOVATION

1960's Renovation

1



2

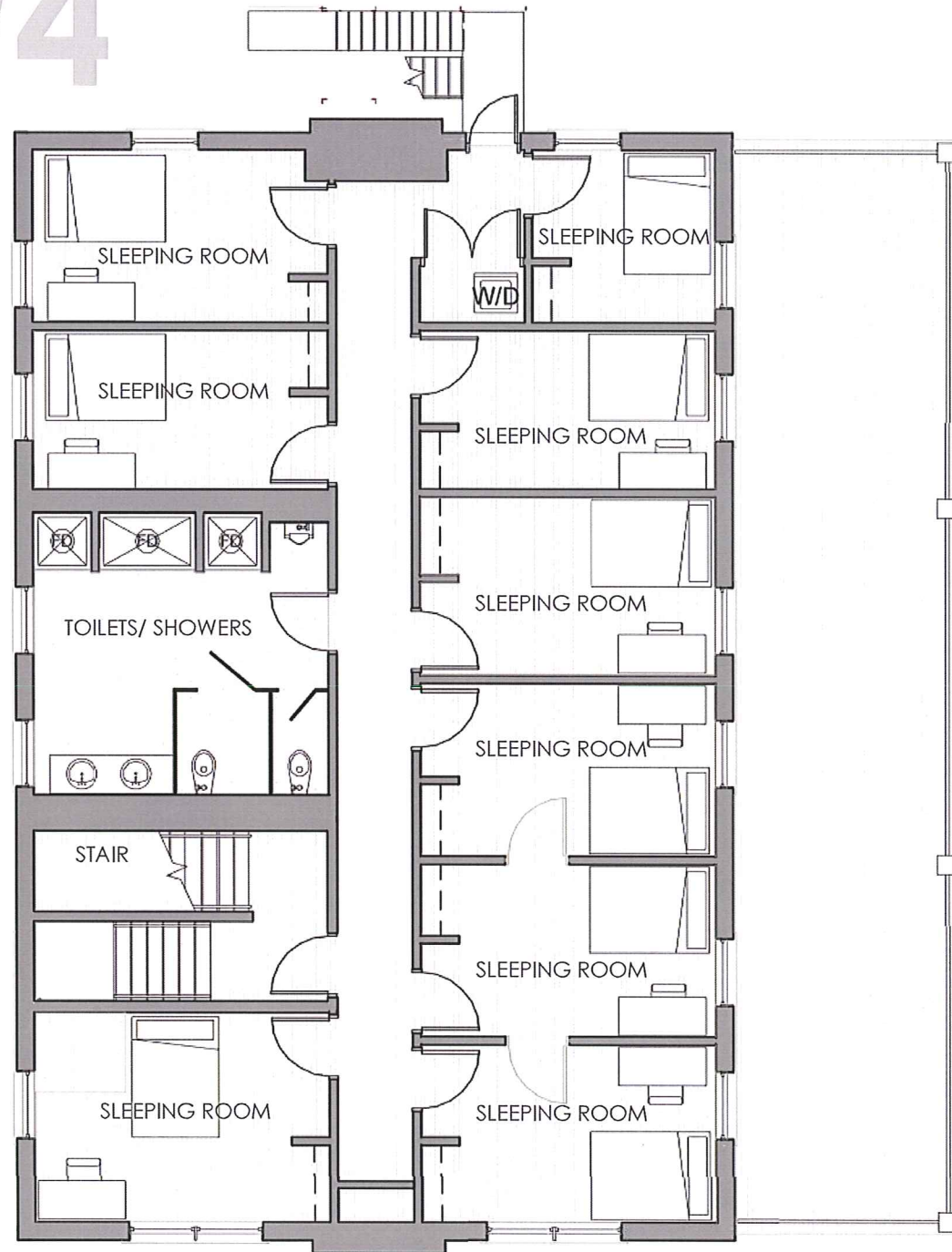


Floor Plans

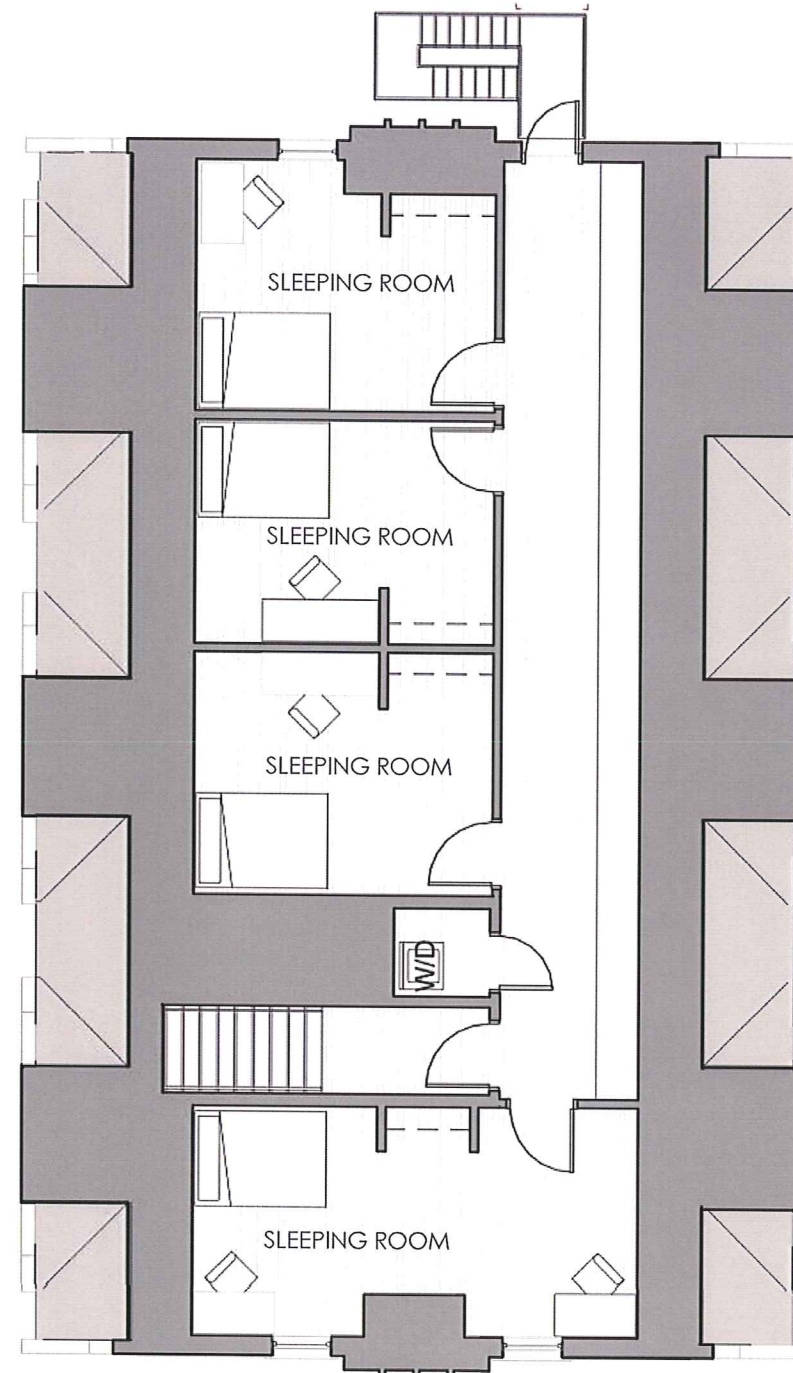
DELTA UPSILON

CHAPTER HOUSE RENOVATION

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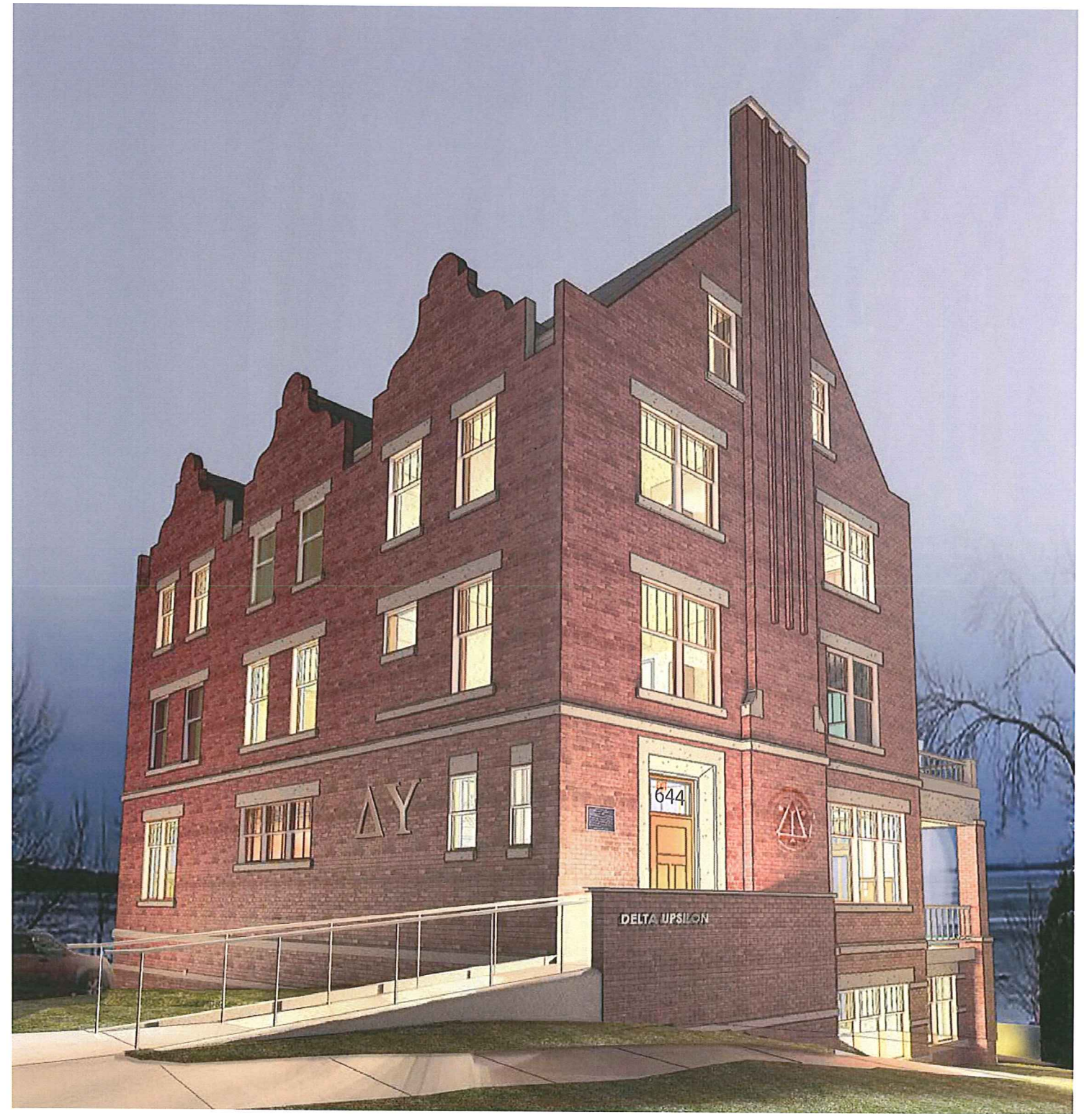
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DELTA UPSILON

CHAPTER HOUSE RENOVATION

Floor Plans



Proposed Front Entry

DELTA UPSILON

CHAPTER HOUSE RENOVATION



Proposed - Addition to First Floor Dining Room

DELTA UPSILON

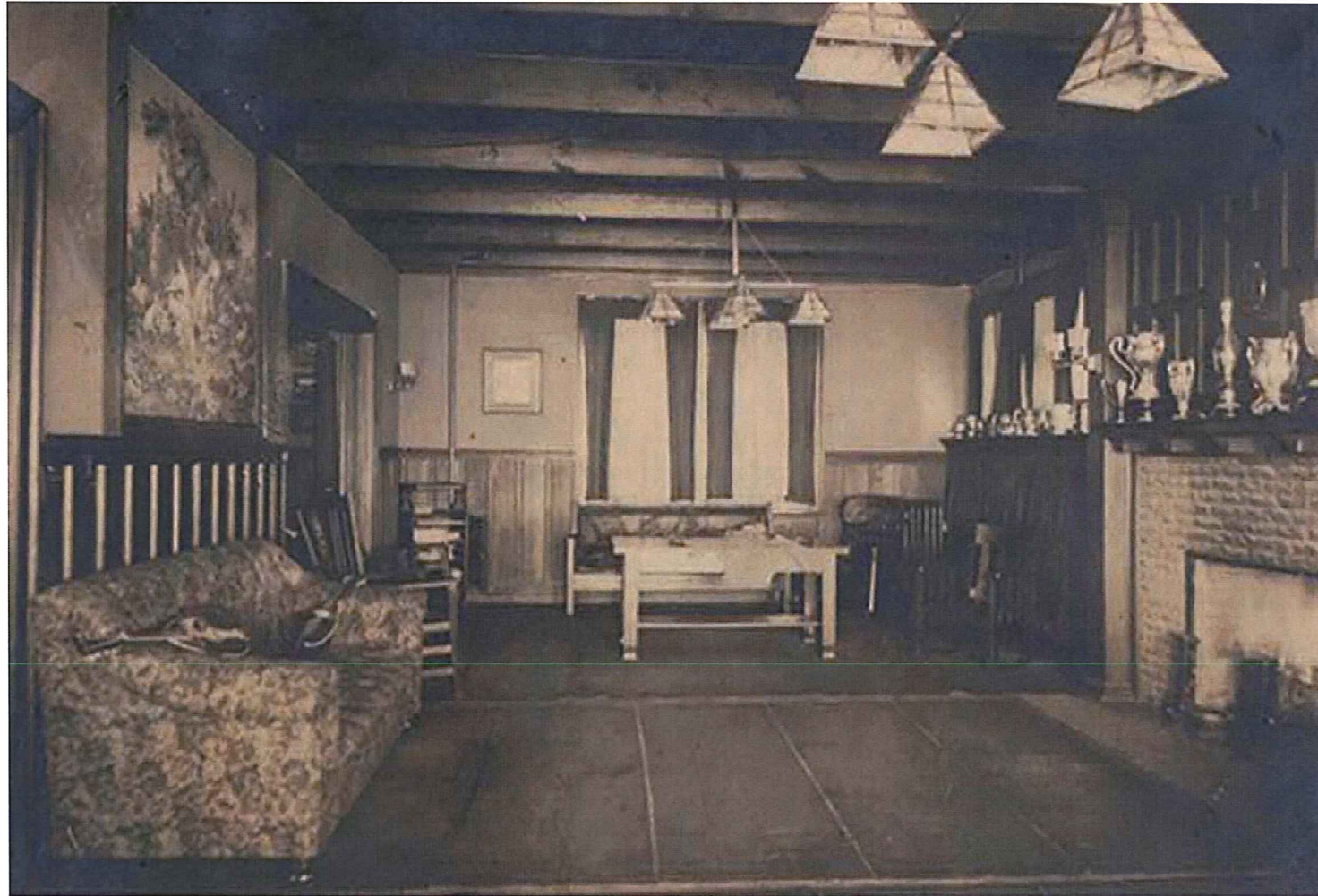
CHAPTER HOUSE RENOVATION



Historical and Current Conditions - Living Room

DELTA UPSILON

CHAPTER HOUSE RENOVATION



Historical and Current Conditions - Trophy Room

DELTA UPSILON

CHAPTER HOUSE RENOVATION



Proposed Design - Trophy Room

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Proposed Design - Living Room

DELTA UPSILON
CHAPTER HOUSE RENOVATION