



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: 1406 Mound Street, Madison, WI 53711

Name of Owner: Beth Israel Center (Elissa Pollack - Exec. Director)

Address of Owner (if different than above): _____

Daytime Phone: 608-256-7763

Evening Phone: _____

Email Address: elissa@bethisraelcenter.org

Name of Applicant (Owner's Representative): Paul Cuta

Address of Applicant: 3414 Monroe Street, Madison, WI 53711

Daytime Phone: 608-709-1250

Evening Phone: 608-345-1114

Email Address: paul@cas4arch.com

Description of Requested Variance:

After considering a variety of alternative, this Congregation has committed to reinvesting in the neighborhood as opposed to moving out. A brief project narrative is attached to explain the proposed project. Current zoning is TR-C4, nonresidential. The building is currently non-conforming with the present zoning. Due to the expansion of the current building and needed site improvements, we are requesting variance for the front yard setback of 7'-0" & reverse side yard setback of 5'-0" based on similar conditions of the adjoining properties. This request includes consideration for an increase of maximum lot coverage due to off street parking and social terraces plus a building height increase to 38'-6" along North side of the building. The project will include removal of the two adjoining houses to the immediate North on Randall Street, and combining all of the lots into a single CSM.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300 -</u>	Hearing Date: <u>12/12/13</u>
Receipt: <u>149487</u>	Published Date: _____
Filing Date: <u>11/25/13</u>	Appeal Number: _____
Received By: <u>JEM</u>	GQ: <u>WA-27</u>
Parcel Number: <u>0704-224-1111-4</u>	Code Section(s): _____
Zoning District: <u>TR-C4</u>	_____
Alder District: <u>13 - Ellingson</u>	_____

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 checked="" type="checkbox"/> Lot lines<input checked="" type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines<input checked="" type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance<input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features<input checked="" type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)<input checked="" 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 checked="" 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"/>	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:

Joshua Feb, President-Elect

Date:

11/25/13

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

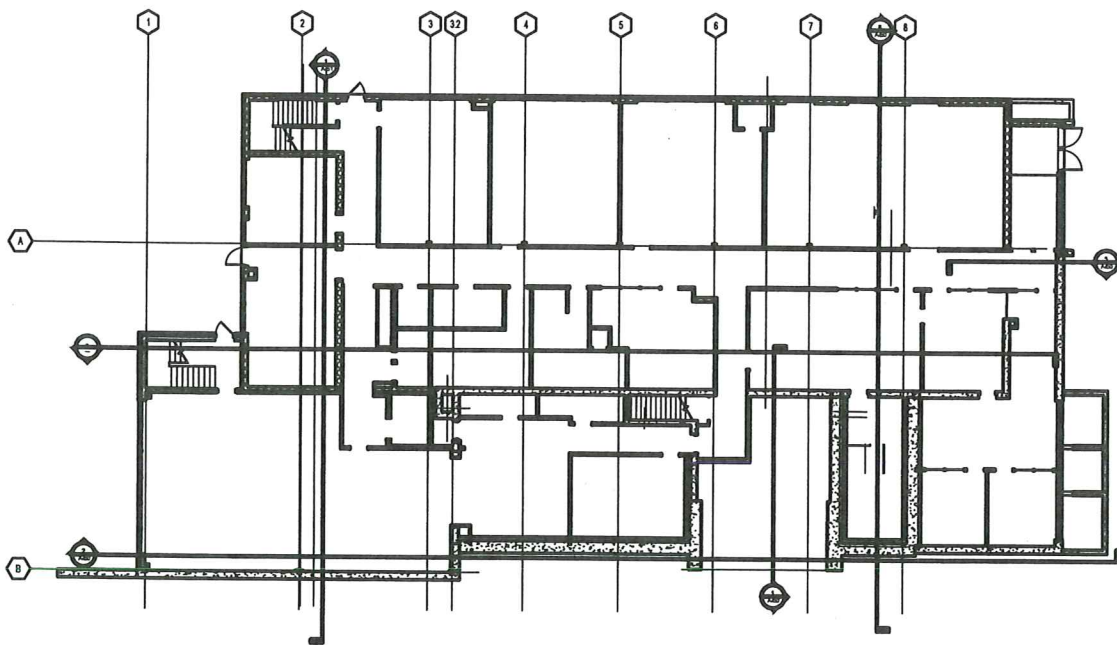
DECISION

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.

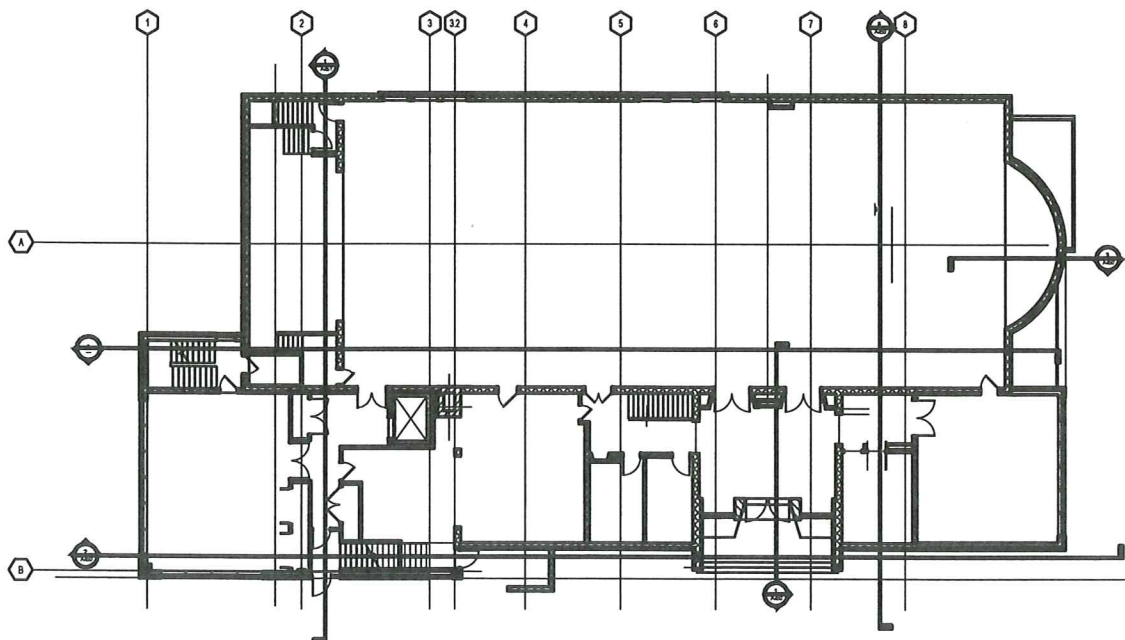
The Zoning Board of Appeals: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair:

Date:



EXISTING LOWER LEVEL
1/32"



EXISTING MAIN LEVEL
1/32"



13005.00 – BIC Addition & Renovations – Project Narrative

Matt Tucker
City of Madison– Zoning Administrator
Department of Planning and Economic Development
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

Re Zoning Variance Submittal – Project Narrative
Beth Israel Center Addition & Renovations

Dear Matt and Committee Members,

Beth Israel Center Addition and Renovations

Introduction

The Beth Israel Center (BIC), a synagogue and school, located at 1406 Mound Street, is planning a major renovation and addition to its existing facility. The existing facility was first established by the congregation in 1949, on Madison's near West side at the corner of Mound and Randall Street. As the congregation grew over the years, subsequent additions were made in the early 1970's and mid 1990's resulting in the 25,000 square foot facility as it exists today. In addition, the Congregation has acquired the two adjoining residential properties that are located to the immediate north of the facility on Randall Street. These two houses are currently student rentals. The existing facility is a place of worship and school for over 260 families and serves as a programming location for a significant portion of Madison's Jewish Community. The facility also is home to Madison's Jewish Community Day School in addition to its own school. In 2008 the Congregation began to look at relocation options due to the challenges and constraints of the existing facility. After careful consideration, the Congregation made the decision to remain in its current location, reinvest in the neighborhood it has called home for so many years and significantly transform the existing facility to one that will better serve the need of today and future generations. This resulted in the need to advance a Master Plan to best understand how we could best use the limited site and achieve their needs and goals. Master Planning and schematic design efforts began in early 2010 and have been followed with a rigorous and successful fundraising effort. As part of this initial planning and design effort, the congregation and design team met with the neighborhoods and Alder Sue Ellingson on two occasions and each time received encouragement and support for the design and plans to reinvest in the neighborhood.

Major challenges the Congregation has tried to address with the new design and renovation include:

- Improved circulation and safety for congregants and children in particular
- Improved parking, access and accessibility consideration
- Improved exterior usable space
- Improve inter-level connectivity and intuitive flow
- A new and efficient building infrastructure
- Improved presence, sense of arrival and connectivity
- Enlarged and flexible sanctuary and social spaces

Design

The resulting design includes significant remodeling and adjustment to interior spaces and improved connectivity within and to exterior spaces. The new work adds approximate 5,900 square feet and is anchored by a new Sanctuary space that is located along the East edge of the site, pushing closer to the street edge and reinforcing the corner of Randall and Mound Streets. The form of this space bows to the East to soften its presence along the street edge. A significant through-building connector is created by extending a linear pre-function space from the existing building entrance on Mound Street to a new overlook, vertical circulation core and entry on the opposite side of the building. This social spine of the building organizes the sacred and social spaces while creating both visual and physical connectivity and understanding of the building organization and circulation. Moving down the vertical circulation core located at the north end of this spine leaves you at the new north entrance and gateway to the lower level program spaces. These spaces include many of the most highly used program areas including the administrative offices, small sanctuary, library/lounge and school. The lower level entry directly serves a new auto-court that includes improved landscaping, parking, cueing space for improved drop-off and pickup of students and congregants.

Materials

Building materials are intended to be respectful and complementary to the original modern building while transforming it to a new presence for the congregation. Existing light/warm buff brick is maintained along with portions of the light grey limestone elements. These stone bands are extended to engage the bowing form of the new copper clad Sanctuary. This copper clad form rests on top of and engages a significant stone base formed of panels of warm buff Jerusalem stone intended to anchor and ground the building as grade drops to the North. Limestone bands continue around the NE corner of the sanctuary form and extend to the West articulating the new North entry and connective pre-function space above. Just beyond this entry, a glass and copper clad form emerges to reveal the grand stair and vertical core that connects the two levels.

Site / Landscape

Development of exterior space includes reinforcement of the existing building entry on Mound Street. This area will include additional hardscape for gathering space along the South face of the building together with planting walls to define terraces and introduction of seating elements. The West side of the site is transformed from its existing "backyard" feel to a series of exterior spaces. These spaces include a contemplative urban garden, a more active social terrace and a playlot. While each are individual zones of activity, they are designed to work collectively providing adaptability with a variety of textures and elements to serve a variety of uses. New retaining walls are added along the South and West edges of this space and softened with significant planting beds and a seating wall. The social terrace includes space for tables and seating along with an airy arbor like structure that also functions as the Sukkah. This terrace space engages a playlot located at the NW corner of the site which is situated to provide visibility from many points of the building for safety and security. Edges of the parking/auto-court are lined with plantings intended to soften the impact of the hardscape for both the facility and its neighbors. Accessible parking is provided

13005.00 – BIC Addition & Renovations – Project Narrative

immediately adjacent to the new North entry along with significant area of bicycle parking.

Zoning/Approvals

Current zoning is TR-C4 (Traditional Residential Consistent District). We are presuming that the proposed renovations and additions will require a zoning variance and conditional-use due to items including but not limited to; setbacks, lot coverage, building height, parking, number of seats in the sanctuary, etc.. We also anticipate the need to combine the three lots into a single CSM.

Paul M. Cuta, AIA
Partner

PMC/mds

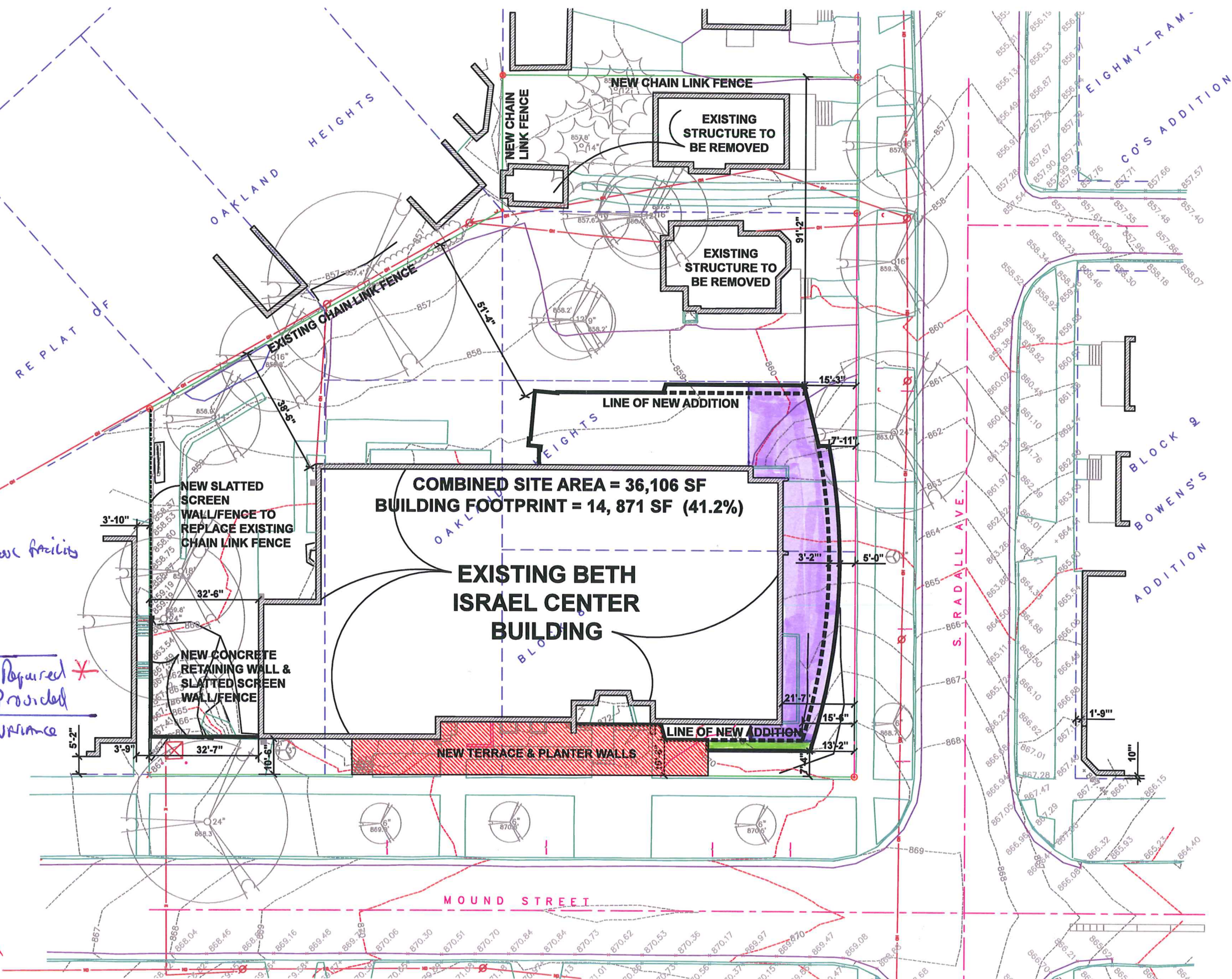
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2-Story Synagogue and School facilities
 2-Story Addition

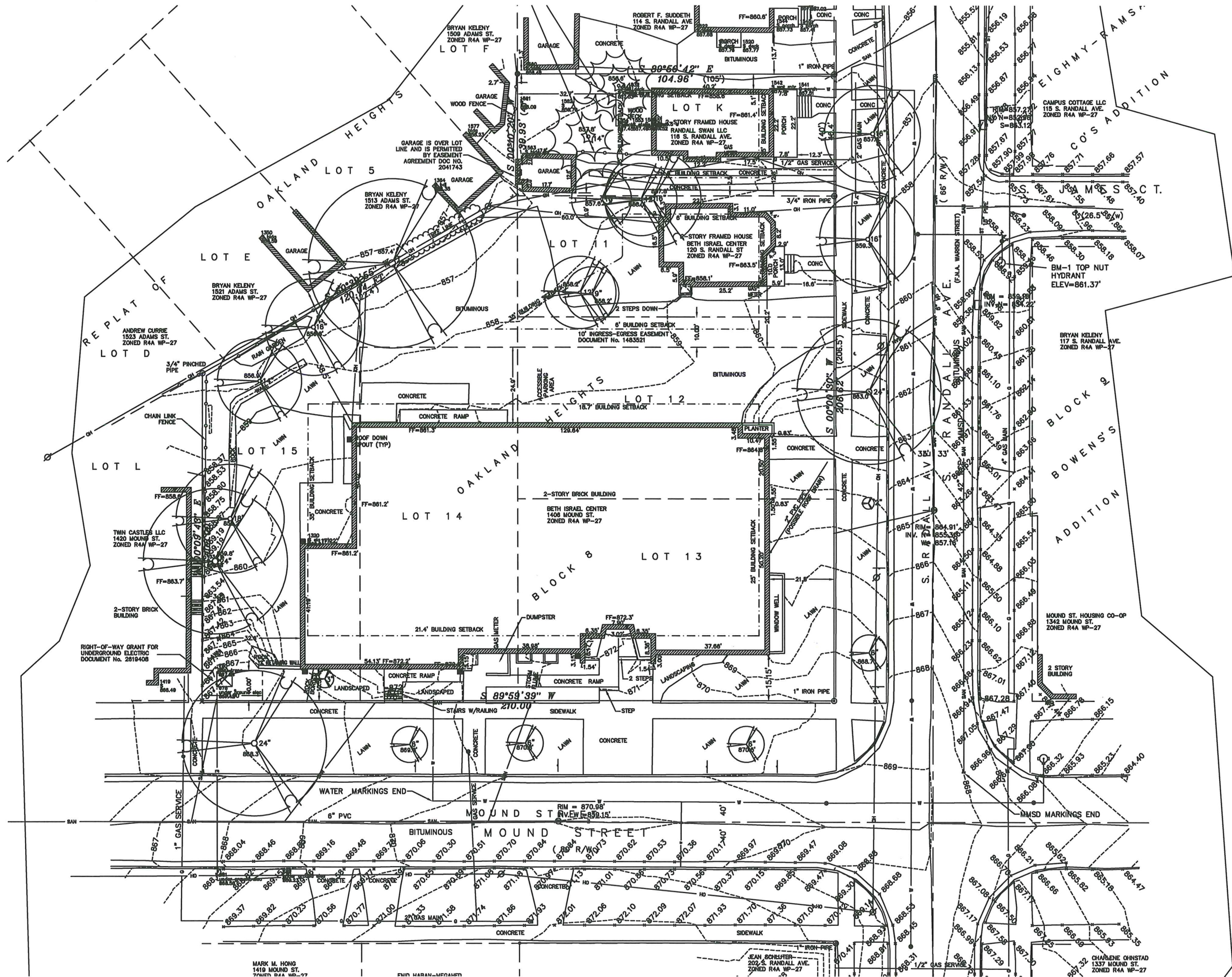
Front Yard	Side Yard
10'-0" Required	31'-4" Required *
7'-4" Provided	5'-0" Provided
2'-8" Variance	26'-4" Variance

Lot Coverage:
 65% maximum
 81.76% Provided
 16.76% Increase Variance

* 108" side wall = 136" side wall offset



13005.00
Site Plan w/Annotations
 Beth Israel Center - Renovation and Addition
 Scale: 1" = 30' - 0"
 Submitted on November 25, 2013 for December 12, 2013 Zoning Variance

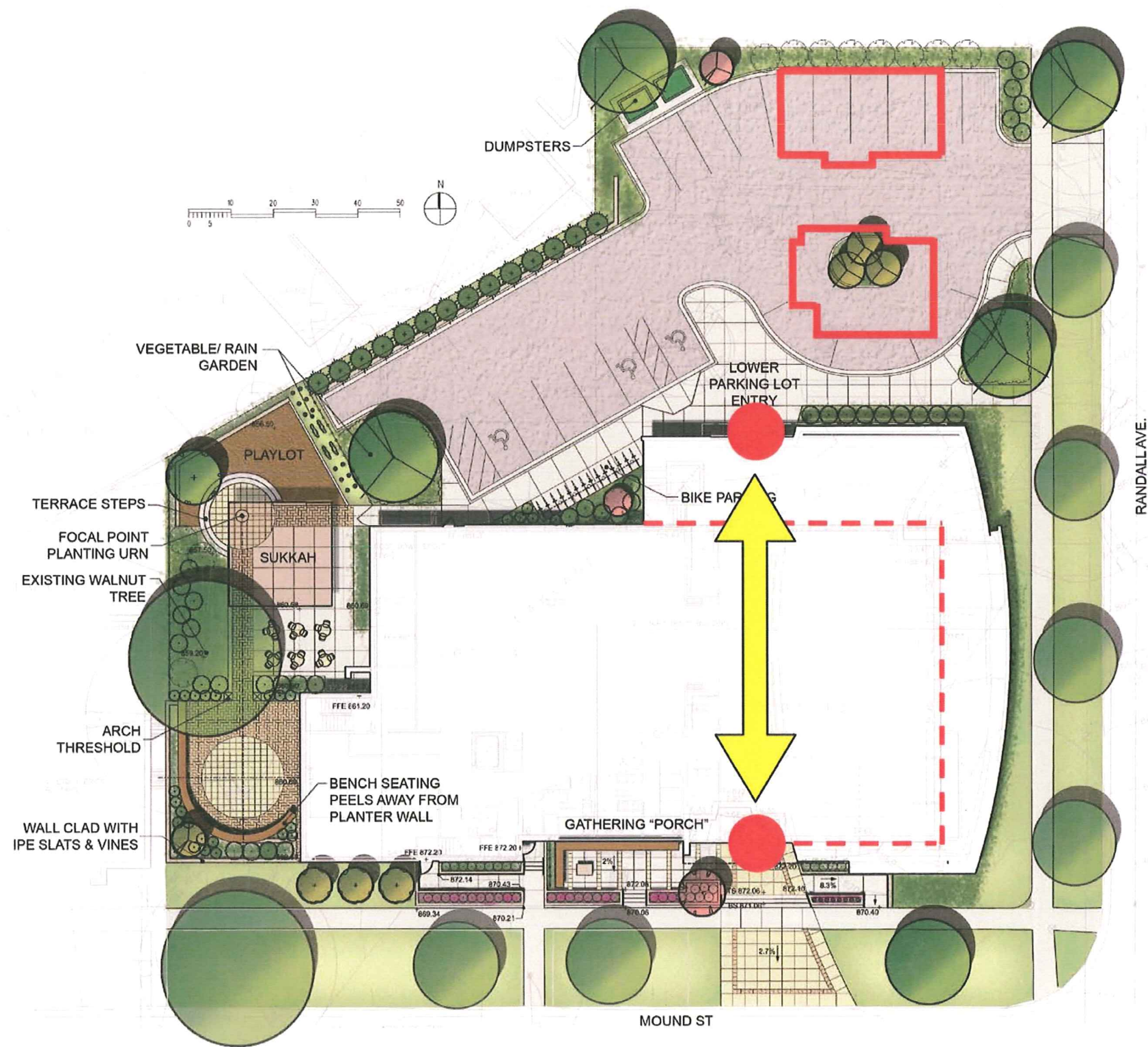


MARK M. HONG
1419 MOUND ST.
774121 R4A WP-27

FINN MARAN-UF/CAHNS

JEAN SCHULTER
202 S. RANDALL AVE
ZONED R4A WP-27

CHARLENE OHNSTAD
1337 MOUND ST.
ZONED R4A WP-27



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Conceptual Site Plan Beth Israel Center - Renovation and Addition Scale: 1" = 30'-0"

Submitted on November 25, 2013 for December 12, 2013 Zoning Variance

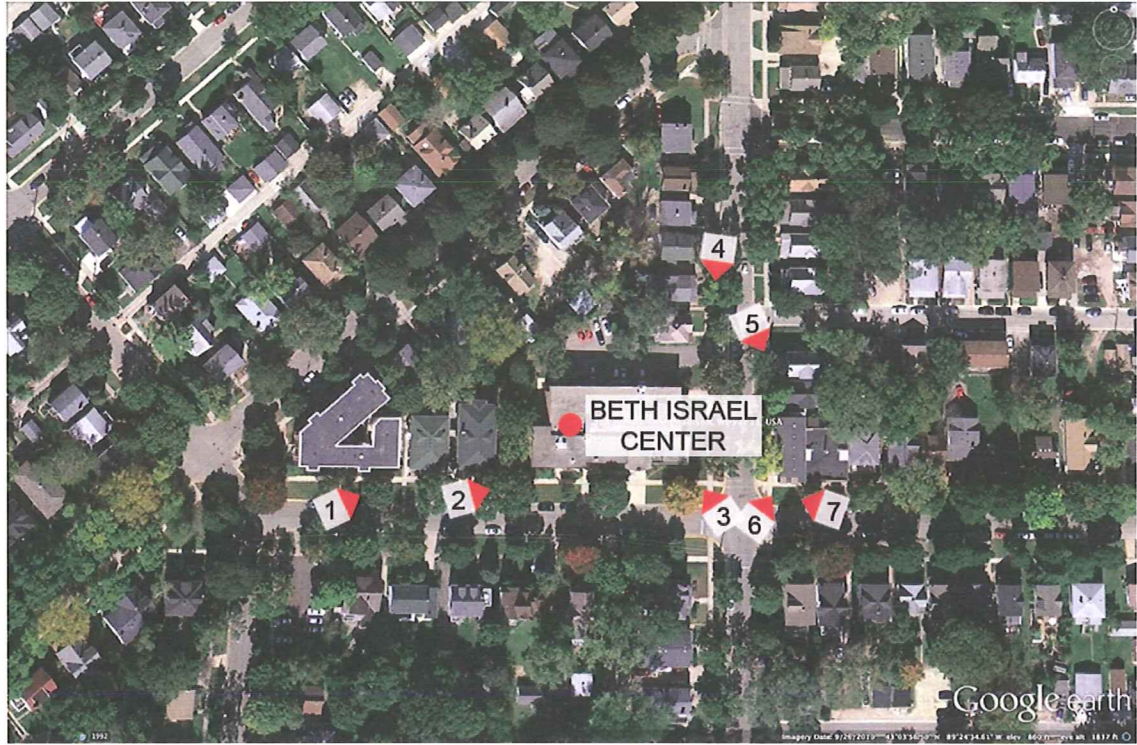


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Image 1 - Adjacent Apartment Buildings along Mound looking East Street



Locator Map of Existing Images



Image 2 - Along sidewalk at Mound Street looking East



Image 3 - View North along Randall Street

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Existing Site Photos

Beth Israel Center - Renovation and Addition
Scale: NTS

Submitted on November 25, 2013 for December 12, 2013 Zoning Variance



Image 4 - Site from sidewalk along Randall Street looking South



Image 6 - Commercial Buildings on corner of Mound & Randall looking NE



Image 5 - Property across Randall Street looking



Image 7 - Commercial Building on corner of Mound & Randall looking West

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Existing Site Photos

Beth Israel Center - Renovation and Addition
Scale: NTS

Submitted on November 25, 2013 for December 12, 2013 Zoning Variance



Mound Street Elevation - New



Mound Street Elevation - Existing

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Existing to New Building Elevation Comparison

Beth Israel Center - Renovation and Addition

Scale: 1/16" = 1'-0"

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Randall Street Elevation - New



Randall Street Elevation - Existing

Existing to New Building Elevation Comparison

Beth Israel Center - Renovation and Addition

Scale: 1/16" = 1'-0"

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North Elevation - New



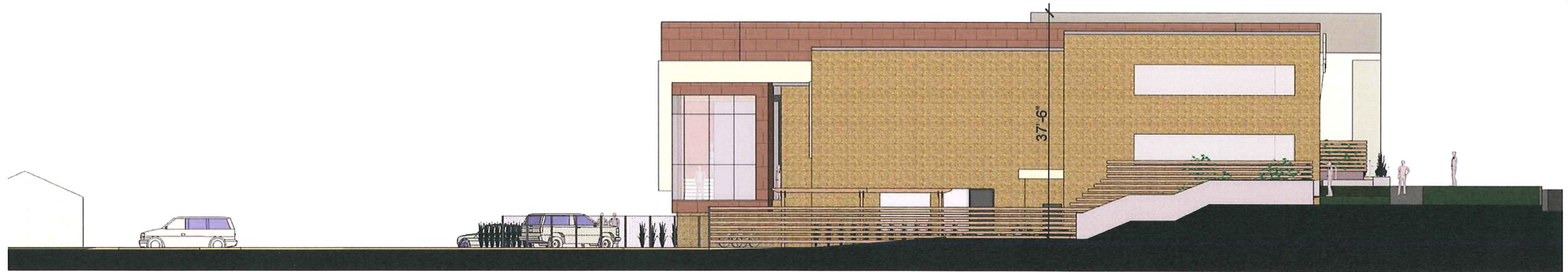
North Elevation - Existing

Existing to New Building Elevation Comparison

Beth Israel Center - Renovation and Addition

Scale: 1/16" = 1'-0"

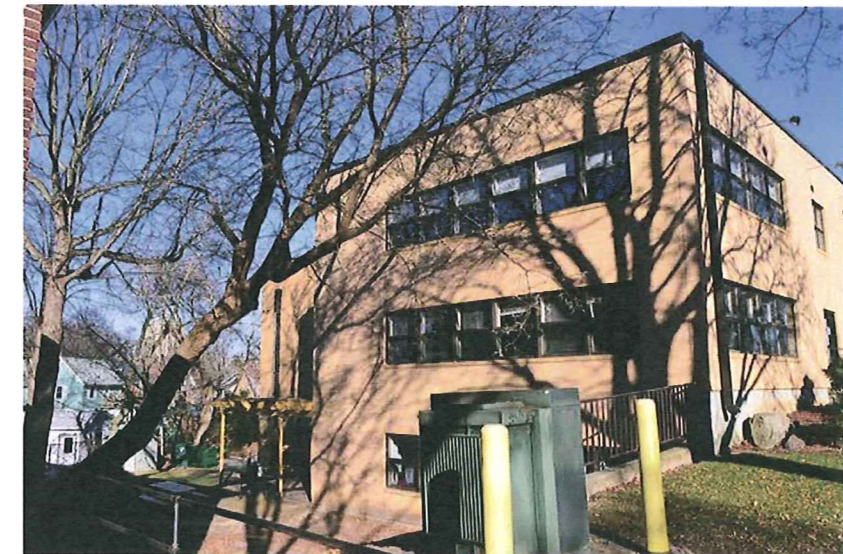
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West Elevation - New



West Elevation - Existing



Existing to New Building Elevation Comparison

Beth Israel Center - Renovation and Addition

Scale: 1/16" = 1'-0"

Submitted on November 25, 2013 for December 12, 2013 Zoning Variance



Image from Randall at Parking Lot Entry

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Conceptual Images

Beth Israel Center - Renovation and Addition
Scale: NTS

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Image from Mound Street Main Entry

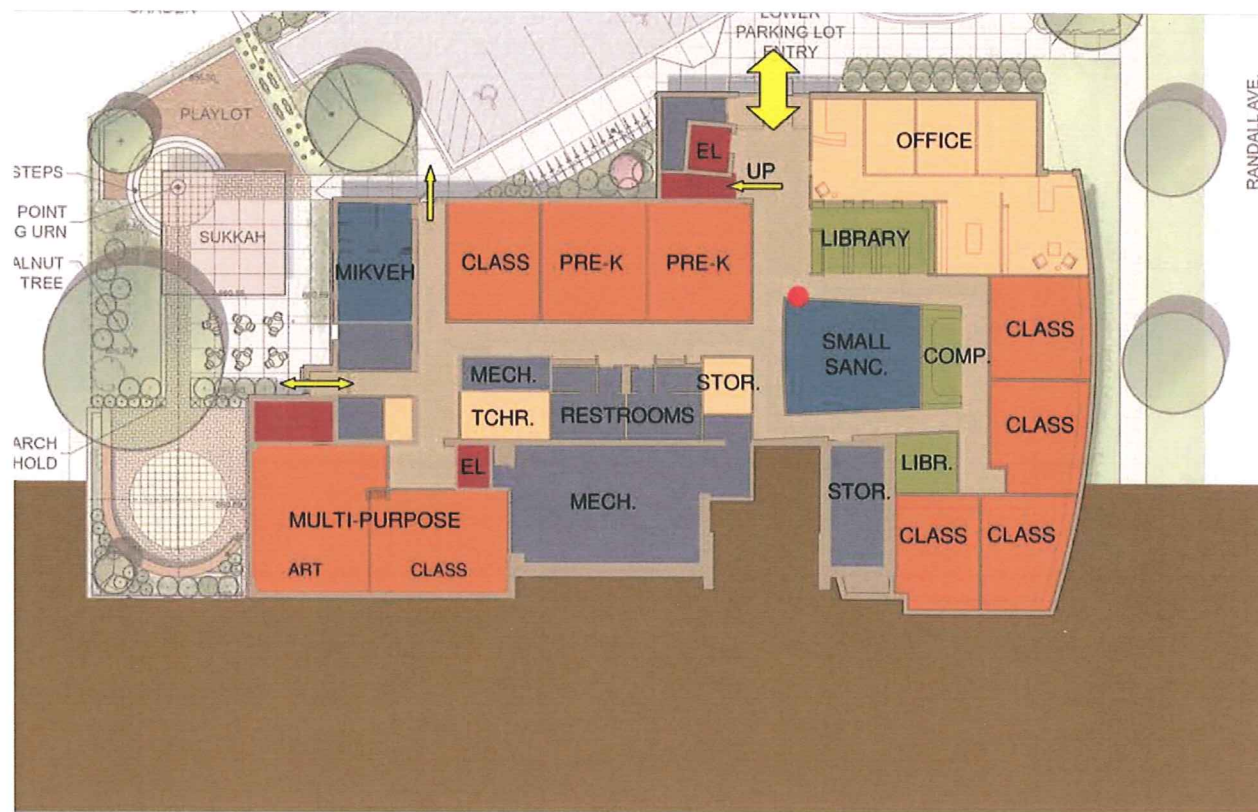
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Conceptual Images

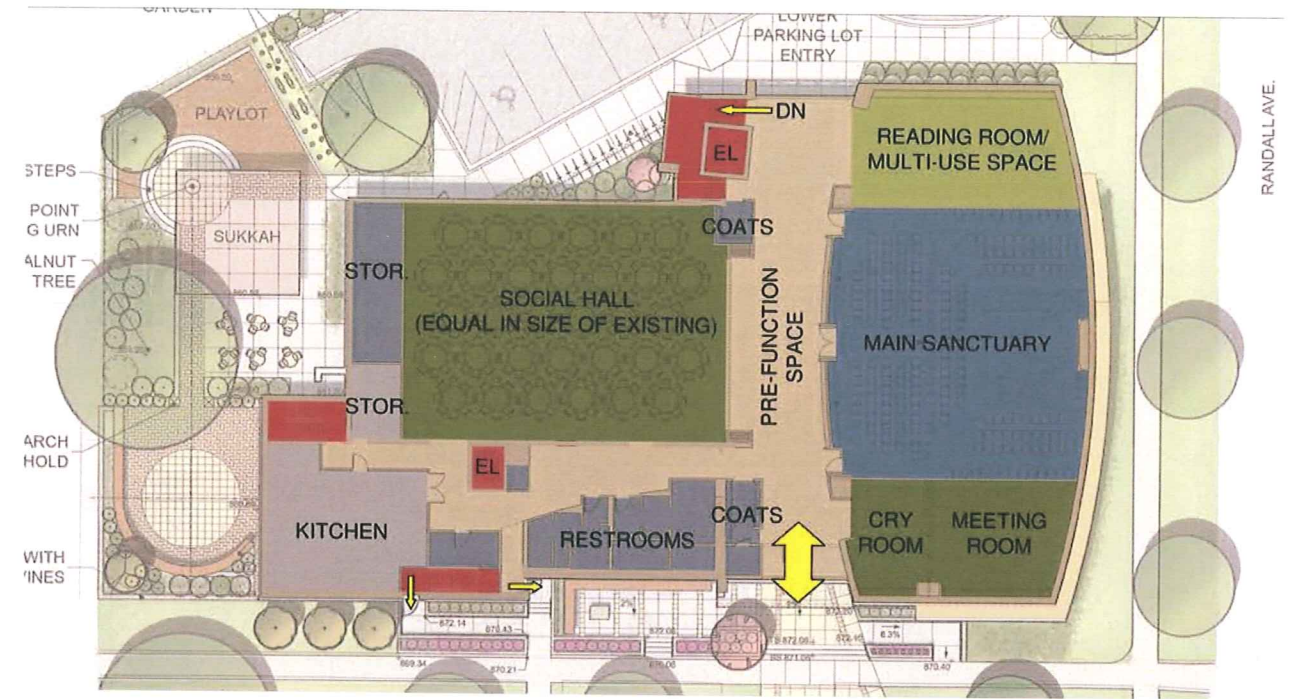
Beth Israel Center - Renovation and Addition

Scale: NTS

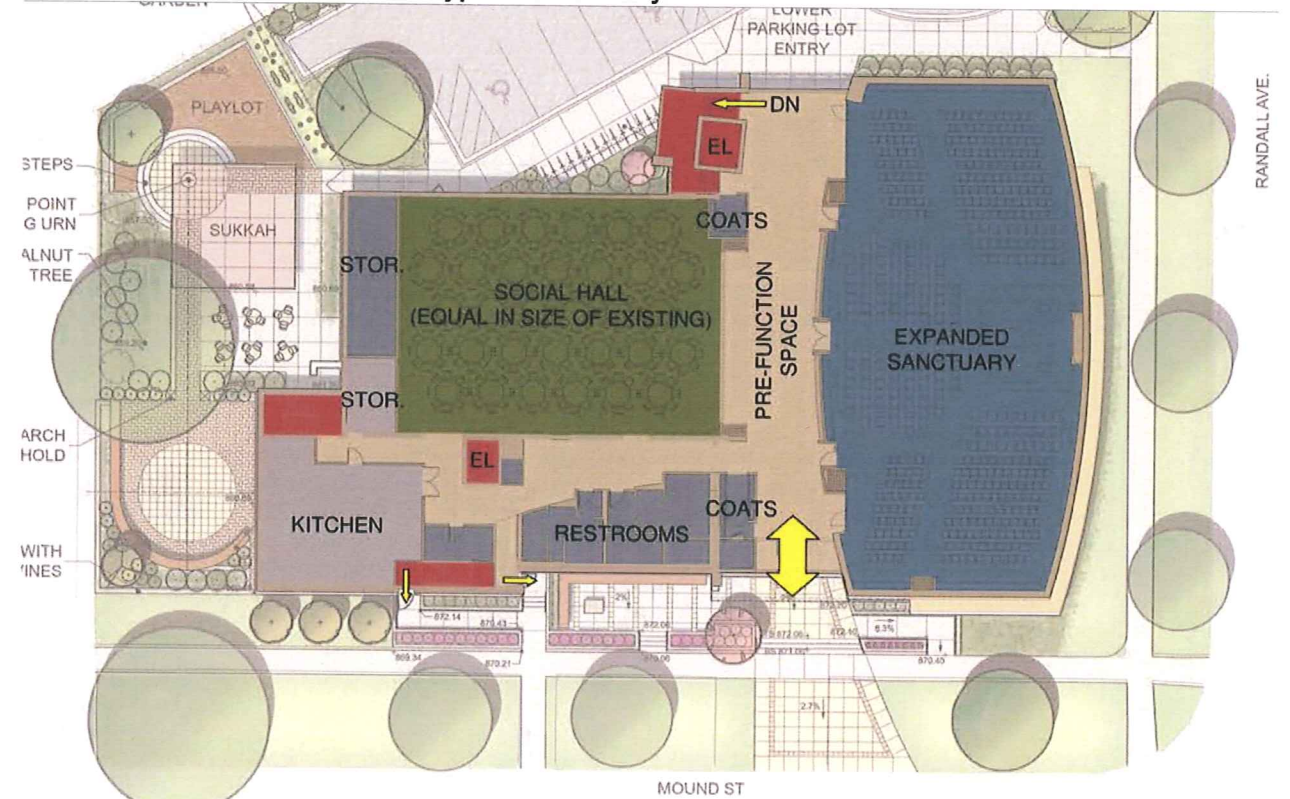
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Parking Level Plan



Mound Street Level Plan with Typical Sanctuary



Mound Street Level Plan with Expanded Sanctuary

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Conceptual Building Plans

Beth Israel Center - Renovation and Addition

Scale: NTS

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