



**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: 6301 ODANA ROAD

Name of Owner: SOCIETY OF ST. VINCENT de PAUL

Address of Owner (if different than above): P.O. Box 259086

MADISON, WI. ATTN: RALPH MIDDLECAMP

Daytime Phone: 608-442-7200 Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): BILL MONTELBANO, ARCHITECT

Address of Applicant: 8 E. HUDSON ST.

MADOMANIE, WI 53560

Daytime Phone: 608-795-4540 Evening Phone: _____

Email Address: MONTELBANO@YMAIL.COM

Description of Requested Variance: CHAPTER 280 DESIGN STANDARDS (2)(d)

"DOOR + WINDOW OPENINGS"

WE REQUEST A VARIANCE OF 132 SQ. FT. OF DOOR & WINDOW AREA
FRONTING ODANA RD (FROM 1011 SQ. FT. REQ'D TO 879 SQ. FT.

I.E. FROM 40% REQ'D. TO 34.8%). TO COMPENSATE FOR THE 132
SQ. FT. SHORTAGE, 283 SQ. FT. WINDOWS & ENTRANCE DOORS ARE
PROPOSED AT THE PROMINENT NORTHEAST CORNER.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$ 300</u>	Hearing Date: <u>3-27-14</u>
Receipt: <u>151945</u>	Published Date: _____
Filing Date: <u>3/27/14</u>	Appeal Number: <u>032714-2</u>
Received By: <u>JL</u>	GO: <u>OK</u>
Parcel Number: <u>0708-254-0101-4</u>	Code Section(s): <u>28.060 (2) (d)</u>
Zoning District: <u>CC</u>	
Alder District: <u>19-Marion Clear</u>	

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 STRUCTURAL CONDITIONS SUCH AS COLUMNS, MASONRY WALLS AND WIND BRACING LIMIT THE INTRODUCTION OF WINDOW & DOOR OPENINGS AT SECTIONS OF THE EXISTING STRUCTURE FRONTING ORDANA TWARD.

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.

WE'RE ATTEMPTING TO MAXIMIZE WINDOW AREA AT THE EXISTING FACADE AND CREATE A STRONG FOCAL POINT AT THE NORTHWEST CORNER TO EMPHASIZE THE PRIMARY CUSTOMER ENTRY LOCATION.

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.

COMPLIANCE WOULD REQUIRE UNNECESSARY & BURDENSOME STRUCTURAL ALTERATIONS TO THE EXISTING STRUCTURAL SYSTEM.

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 HARDSHIP IS CREATED BY THE LIMITATIONS OF THE EXISTING BUILDING'S STRUCTURE.

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

OUR FACADE WILL BE MORE OPEN THAN THE ADJACENT BUILDINGS

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

THE REMODELED FACADE WILL BE A MAJOR IMPROVEMENT TO THE EXISTING BUILDING.

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 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:

Dan Hammond

Date:

3/5/14

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

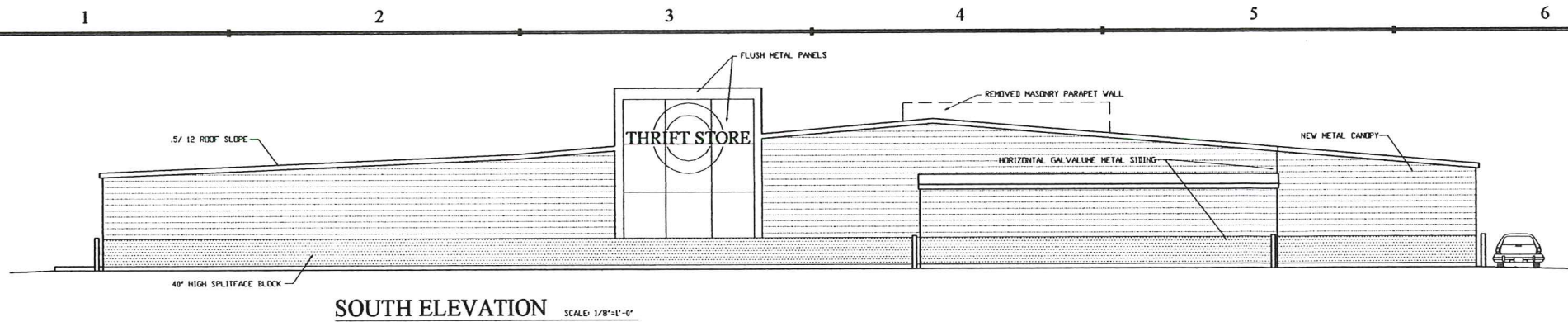
DECISION

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.

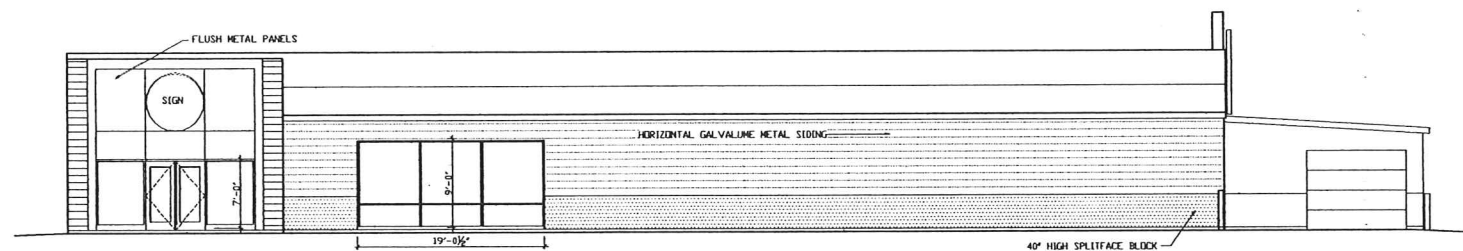
The Zoning Board of Appeals: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair:

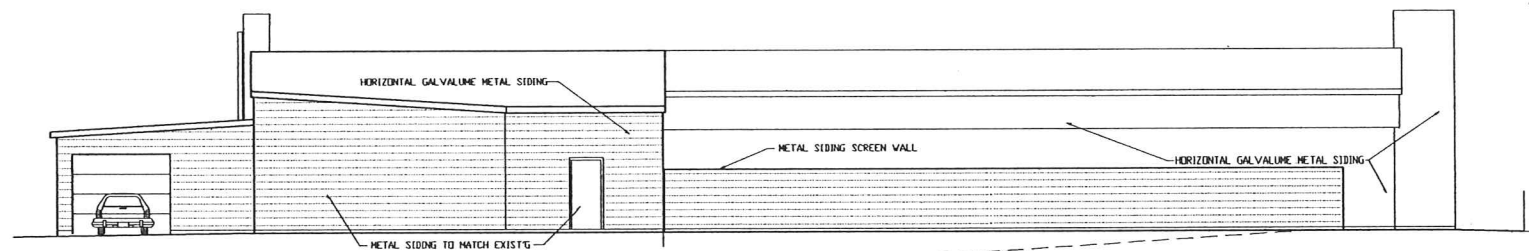
Date:



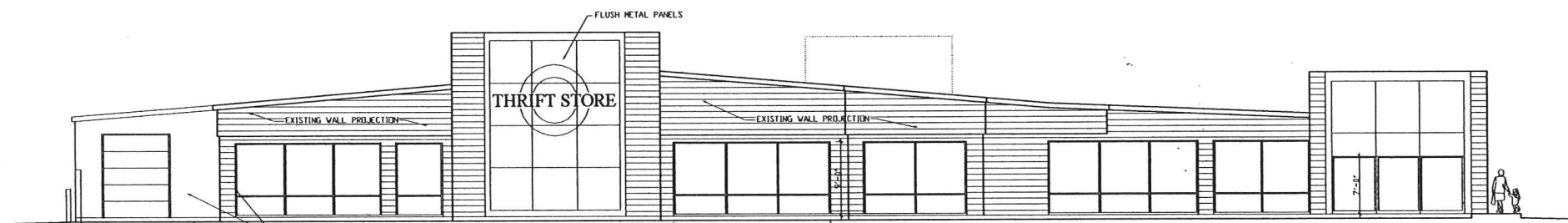
SOUTH ELEVATION SCALE: 1/8"=1'-0"



WEST ELEVATION SCALE: 1/8"=1'-0"
283 SQ. FT. GLASS SHOWN



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



NORTH ELEVATION SCALE: 1/8"=1'-0"
FACADE 2527 SQUARE FEET X .4 = 1011 SQ. FT. REQUIRED, 879 SQ. FT. SHOWN PLUS 283 SQ. FT. R WEST ELEV. = 1162 SQ. FT.

Existing commercial building with
over 50% expansion.
Percentage of window openings
Facing street

1101 sq. ft. Required (40%)
879 sq. ft. Provided (34.8%)
283 sq. ft. reduction (5.2%)

BILL MONTELBANO ARCHITECT AIA
ARCHITECTURE INTERIORS PLANNING ENGINEERING
8 EAST WISCONSIN P.O. BOX 125 MADISON, WI 53702
608.795.1400 FAX 608.795.1400

DANIELS
GENERAL CONTRACTORS
1000 W. MICHIGAN AVE.
MADISON, WISCONSIN
608-271-4800

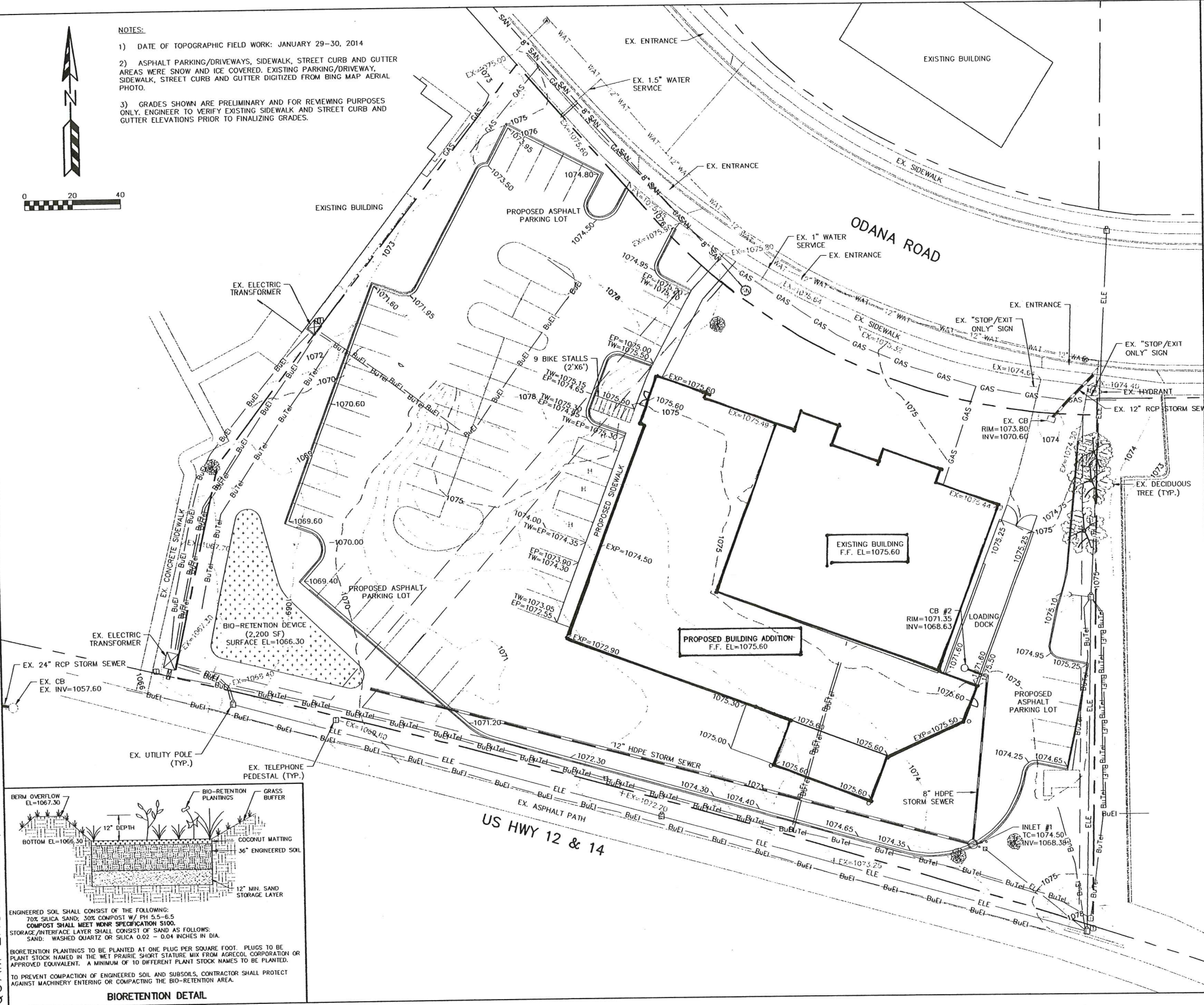
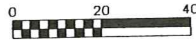
Building Addition
St Vincent de Paul, 6301 Odana Road, Madison, WI.

COMM. NO.	2013-30
ISSUED FOR	REVIEW
ISSUED	2-27-2014

A2
OPTION 2

NOTES:

- 1) DATE OF TOPOGRAPHIC FIELD WORK: JANUARY 29-30, 2014
- 2) ASPHALT PARKING/DRIVEWAYS, SIDEWALK, STREET CURB AND GUTTER AREAS WERE SNOW AND ICE COVERED. EXISTING PARKING/DRIVEWAY, SIDEWALK, STREET CURB AND GUTTER DIGITIZED FROM BING MAP AERIAL PHOTO.
- 3) GRADES SHOWN ARE PRELIMINARY AND FOR REVIEWING PURPOSES ONLY. ENGINEER TO VERIFY EXISTING SIDEWALK AND STREET CURB AND GUTTER ELEVATIONS PRIOR TO FINALIZING GRADES.



EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

- ??? INSTALL INITIAL EROSION CONTROL DEVICES.
- ??? CONSTRUCT BUILDING & PARKING LOT ADDITIONS AND RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

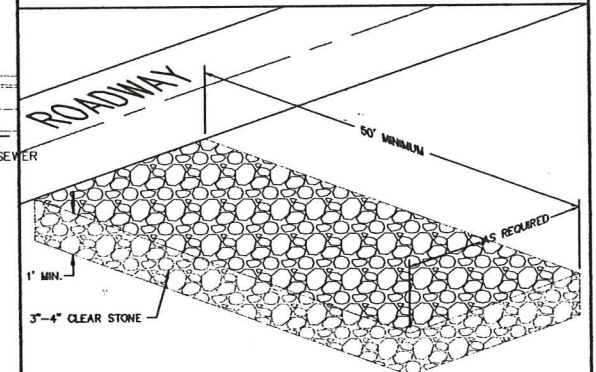
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 46%; POTASH, NOT LESS THAN 46%.

OWNER:

???

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



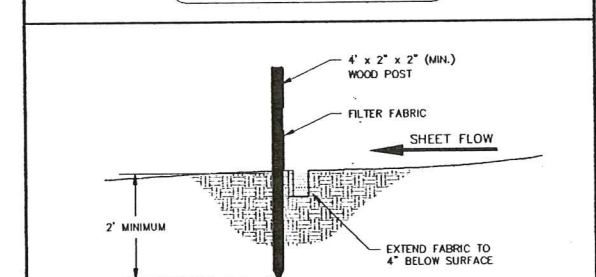
STONE CONSTRUCTION ENTRANCE

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

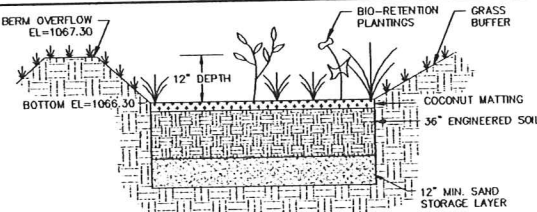


SILT FENCE CONSTRUCTION (SHEET FLOW)

ST VINCENT DE PAUL BUILDING & PARKING ADDN
PRELIMINARY GRADING AND EROSION CONTROL PLAN
PAGE: 2 OF 3
DATED: MARCH 5, 2014

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com

4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



BIORETENTION DETAIL

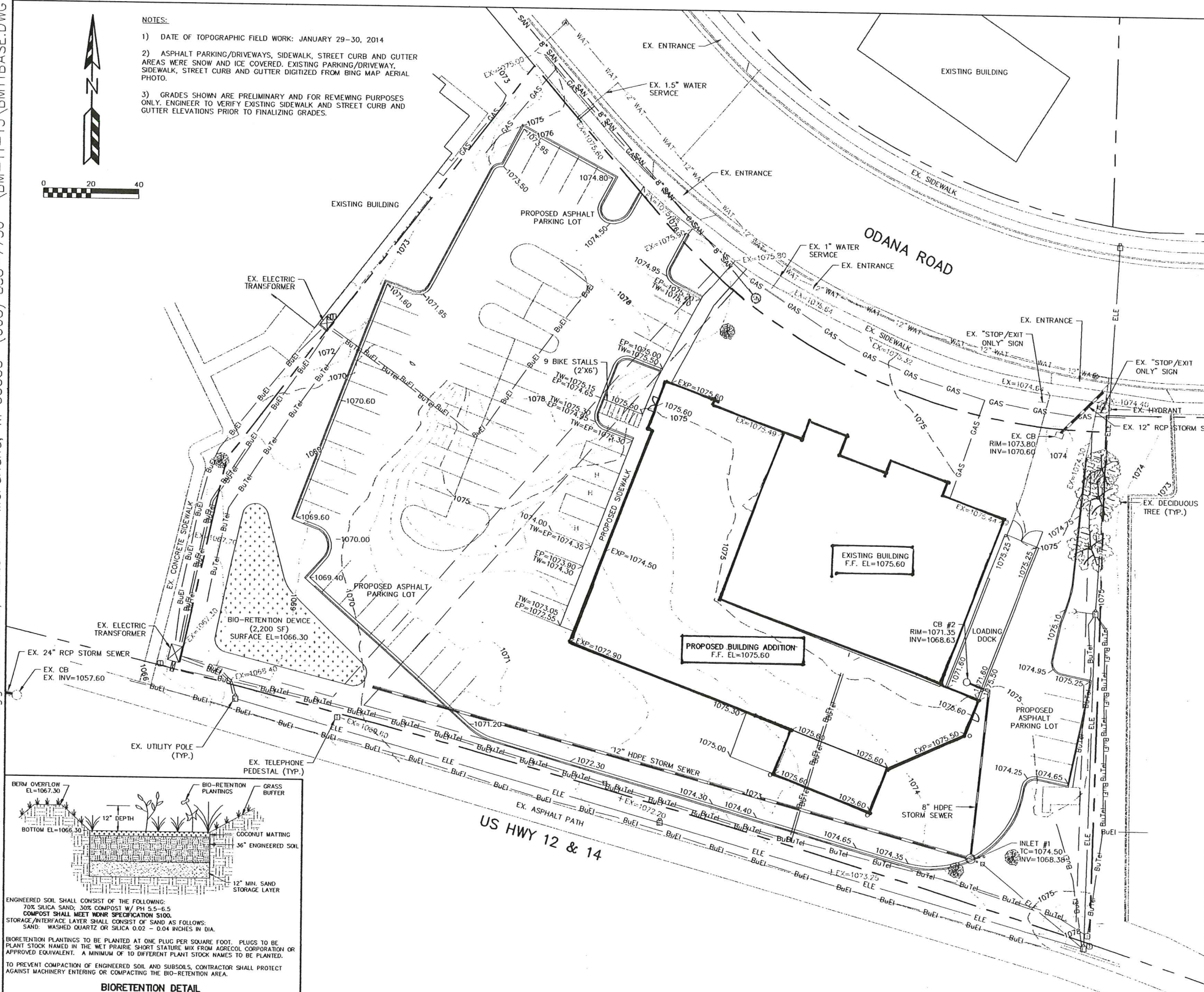
ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND, 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET MONR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRICOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

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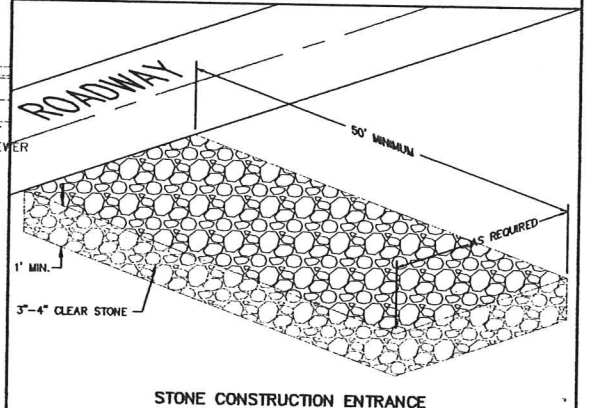
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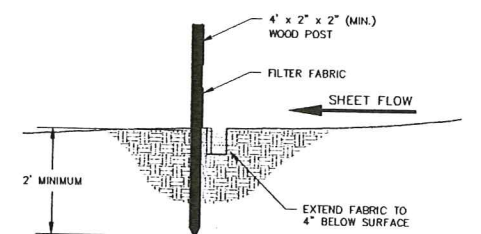


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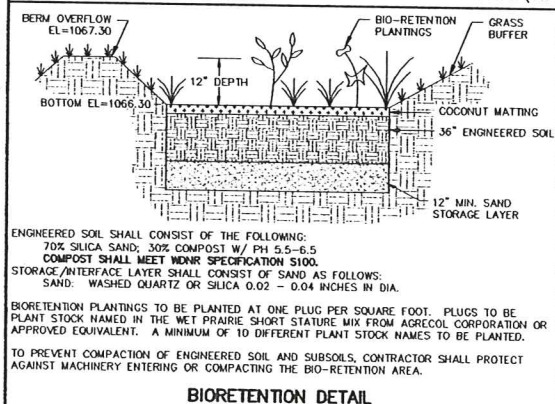


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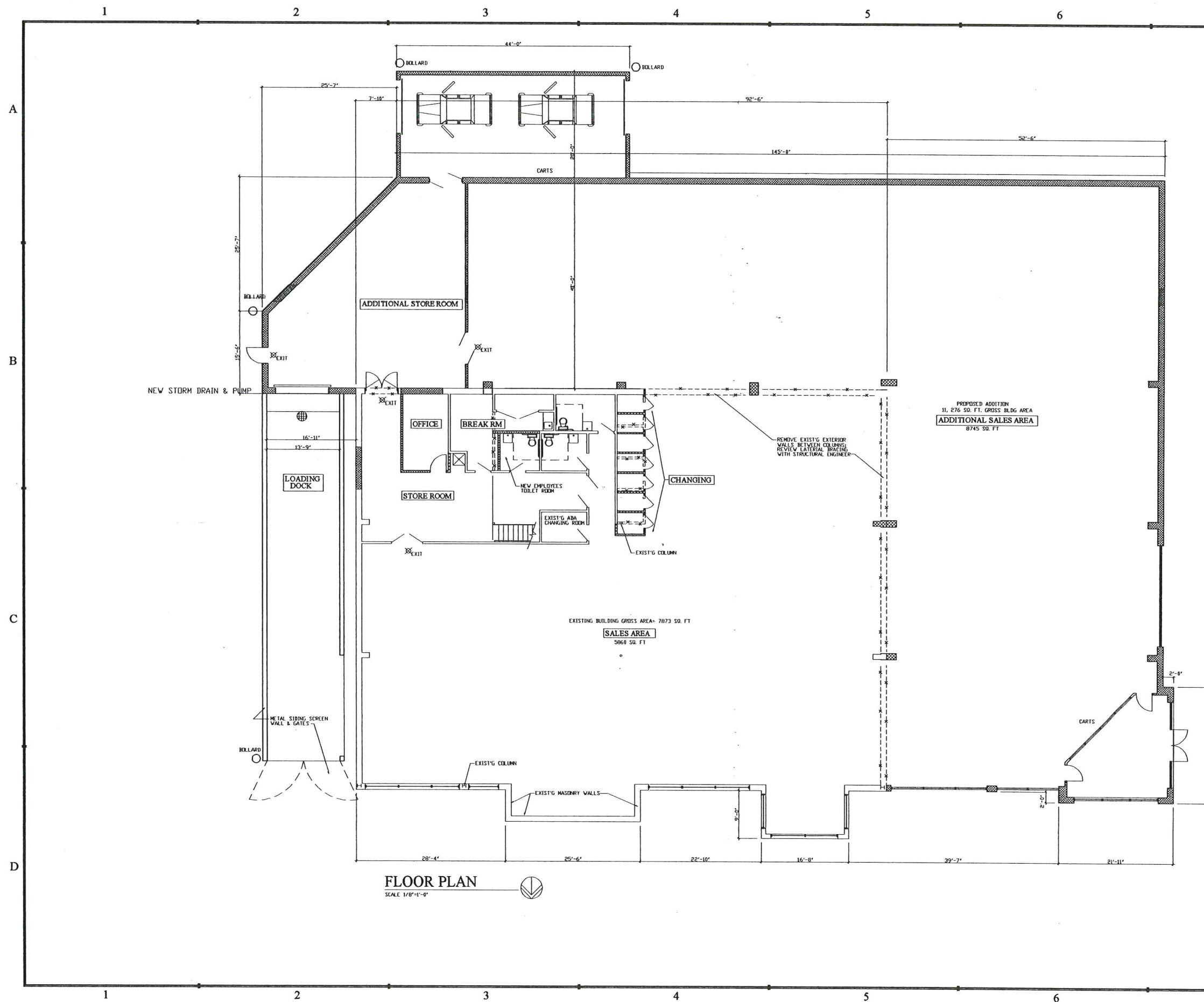
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BIORETENTION DETAIL



BILL MONTELBANO ARCHITECT AIA
ARCHITECTURE INTERIORS PLANNING ENGINEERING

8 EAST WISCONSIN P.O. BOX 125 MADISON WI 53702
608 797 4540 E-MAIL monteb@aol.com FAX 797-0400

DANIELS
General Contractors
919 Applegate Road
Madison, Wisconsin
608-271-4800

Building Addition

COMM. NO.	2013-30
ISSUED FOR	REVIEW
ISSUED	2-27-2014

A1