



**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: 2817 Willard Ave
Name of Owner: 1# Takes 2 LLC c/o Samantha Weston
Address of Owner (if different than above): 5517 Comanche Way
Madison WI 53704
Daytime Phone: 608 347-2196 Evening Phone: 608 347-2196
Email Address: MISSSMWC@gmail.com

Name of Applicant (Owner's Representative): Riegert Builders
Address of Applicant: 6314 Exchange St
McFarland WI 53558
Daytime Phone: 608-575-3969 Evening Phone: 608-575-3969
Email Address: jeffriegert@gmail.com

Description of Requested Variance: A variance from the required
4'-0" side yard setback on the West side of the
lot for a 12' x 16' addition. The house currently
encroaches on the side yard setback by 3'-5".
To maintain the same plane on the West wall would
require this variance.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: <u>\$ 300</u>	Hearing Date: <u>2/25/16</u>
Receipt: <u>012687-0003</u>	Published Date: <u>2/18/16</u>
Filing Date: <u>2/4/16</u>	Appeal Number: <u>LNDVAR-2016-00001</u>
Received By: <u>JLC</u>	GQ: <u>WP-08</u>
Parcel Number: <u>0710-053-3002-3</u>	Code Section(s): <u>28.043(2)</u>
Zoning District: <u>TR-C2</u>	
Alder District: <u>6 Marsha Rumme</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.

The house is only 16' wide on a 40' narrow lot.

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.

The house is currently non compliant. The addition would not encroach any more than the current house which is 3-5".

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.

The house is very small and has no closet space, dining room and a very small bathroom (basically unusable). The addition would create (3) bedrooms w/ closets, larger bathroom, 1st floor bath/laundry and 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 house is in need of significant repair due to former owner Ray Peterson's lack of maintenance. House was built in 1920's. Current owner purchased in 2015.

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

The existing house currently encroaches on the side yard. I spoke with the neighbor and they have no objections. They are in favor of the remodeling/addition.

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

The neighborhood consists of 2 story homes in the 1,500-2,500 square foot range. We would propose to increase our's to 1408 from 1,050. Most of the houses have front porches as well.

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: _____

Date: _____

----- (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: _____



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Description:

LOT 6, BLOCK 7, ELMSIDE ADDITION,
CITY OF MADISON, DANE COUNTY,
WISCONSIN.

SCALE 1" = 20'
0 20 40

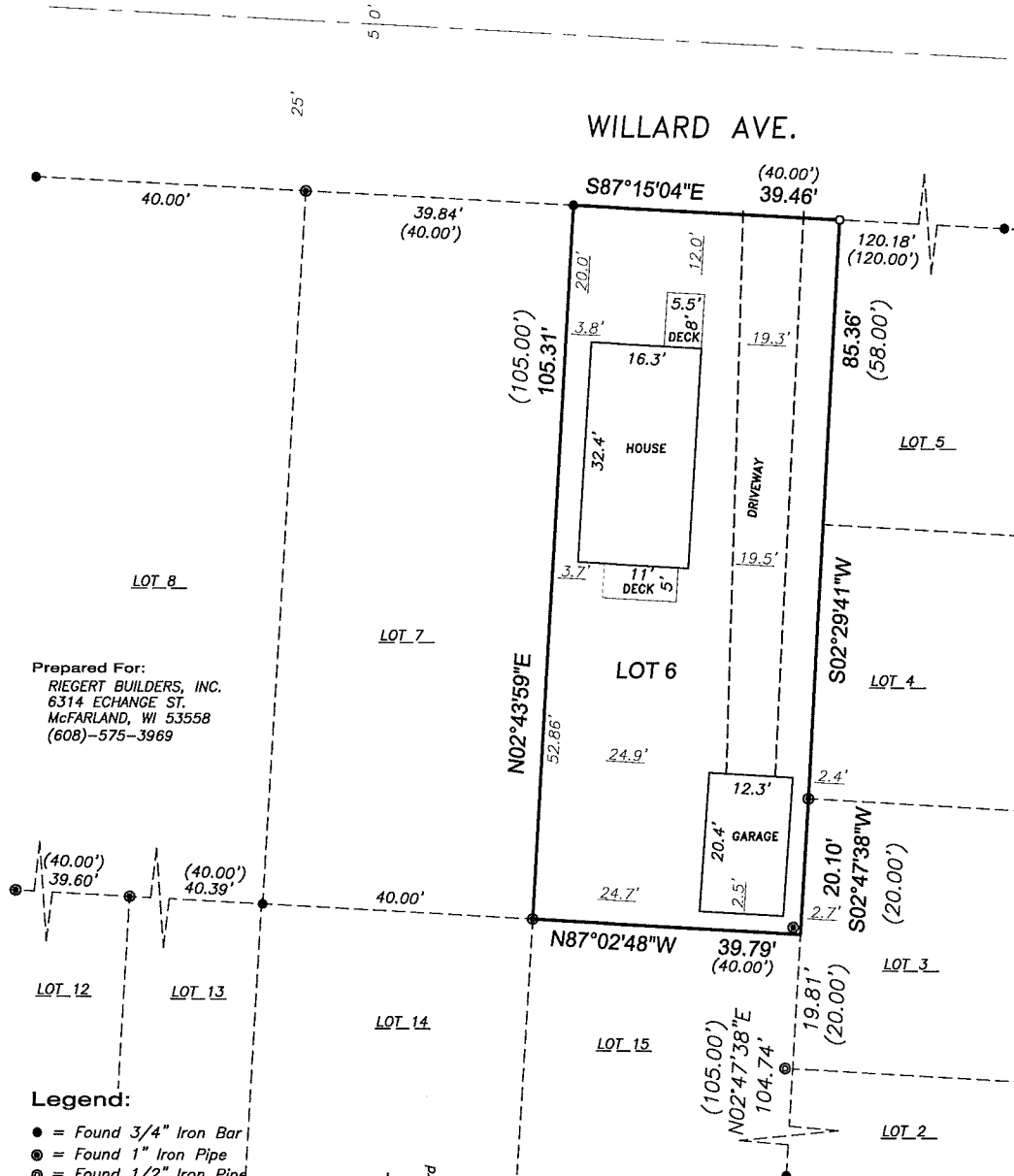
PLAT OF SURVEY

SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

DRAFT

Daniel V. Birrenkott
Wisconsin Professional Land Surveyor No. S-1531.



Prepared For:
RIEGERT BUILDERS, INC.
6314 ECHANGE ST.
McFARLAND, WI 53558
(608)-575-3969

Legend:

- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
- ⊙ = Found 1/2" Iron Pipe
- = 1"x24" Iron pipe set wt.=1.68#/in.ft.
- () = Recorded as data

Dated: January 26, 2015
Surveyed: T.A.S.
Drawn: T.K.
Checked:
Approved: D.V.B.
Field book: 356/77-78
Comp. File: J:\2015\CARLSON
Office Map No. 160032

Notes:

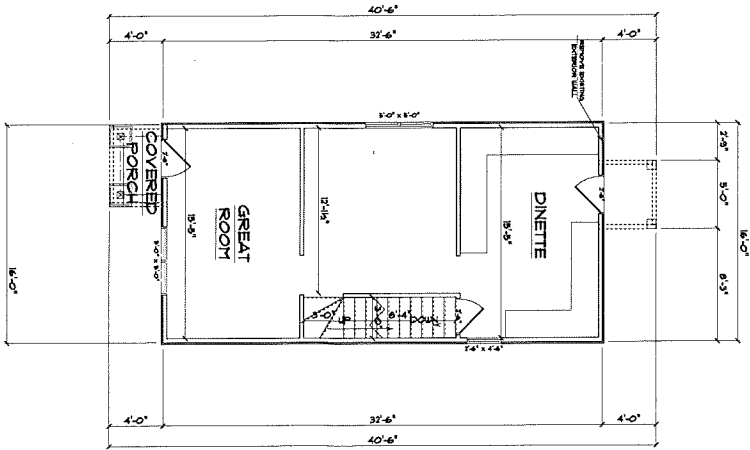
This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

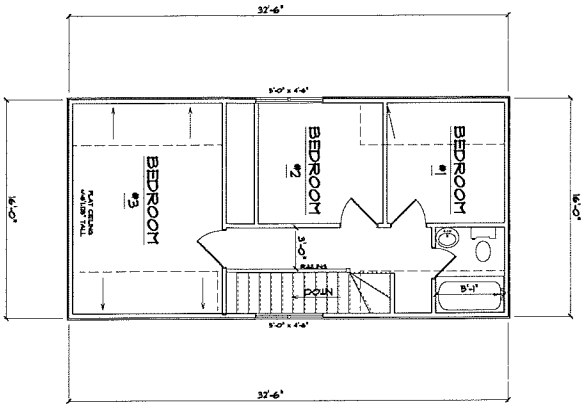
Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

EXISTING STRUCTURE



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

THE PLAN WAS PREPARED AS A SERVICE ONLY. THE DESIGNER AND ANY ENGINEER OR ARCHITECT ASSOCIATED WITH THE PROJECT ARE NOT RESPONSIBLE FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS WITH ANY LOCAL, STATE, OR FEDERAL REQUIREMENTS. THE HOME OWNER ASSUMES ALL RISK AND LIABILITY FOR THE USE OF THESE PLANS. IT IS THE HOME OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO CHANGE THESE PLANS AS REQUIRED. ACTUAL SITE CONDITIONS MAY VARY FROM DRAWING.

A4

AMERICAN DESIGN CONCEPTS LLC.
DESIGNED BY 1334 APPLIGATE
MADISON
(608) 713-0710
ALL RIGHTS RESERVED
© AMERICAN DESIGN CONCEPTS

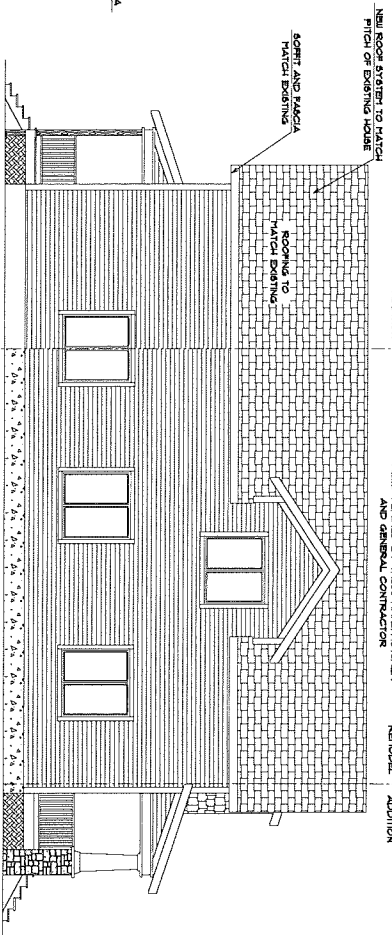
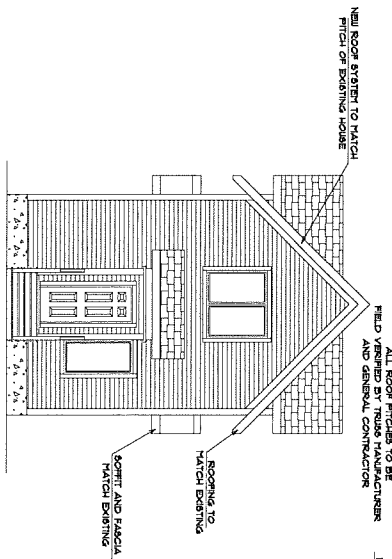
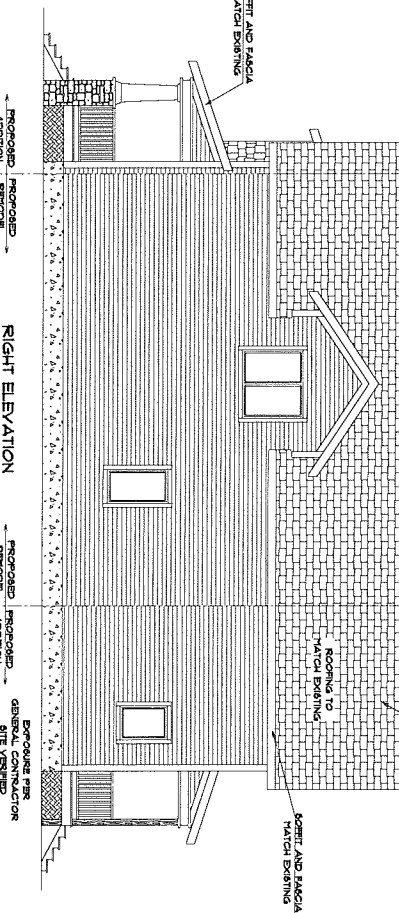
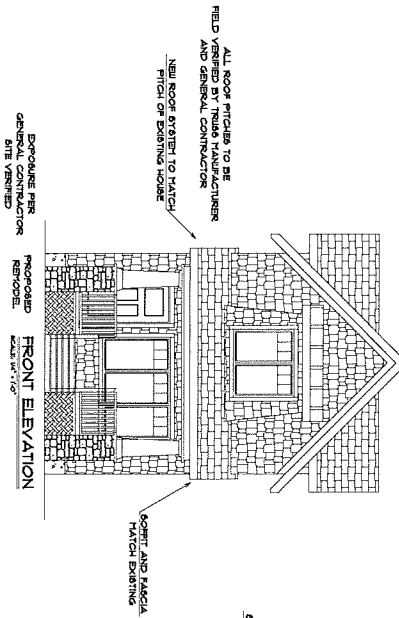
AMERICAN DESIGN CONCEPTS

2817 RIEGERT BUILDERS
WILLARD AVE. ADDITION

EXISTING FLOOR PLANS
SCALE: 1/4" = 1'

PLAN START DATE 02/05/15
REVISED 05/04/15

PROJECT SCOPE:
 12'-0" ADDITION TO REAR OF
 EXISTING STRUCTURE. TOTAL REMODEL
 OF BOTH FIRST AND SECOND FLOOR.
 DEMO / REBUILD FRONT PORCH PER PLAN



THIS PLAN WAS CREATED AS A DRAFTING
 SERVICE AND DOES NOT CONSTITUTE A
 DESIGN OR ANY RESPONSIBILITY FOR THE
 ACCURACY OR COMPLIANCE OF THESE PLANS
 IN ANY MANNER.
 THE USER SHALL BE RESPONSIBLE FOR ALL
 SITE AND EXISTING STRUCTURE INFORMATION AS WELL
 AS ALL DESIGN PARAMETERS.
 IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL
 NECESSARY PERMITS AND TO VERIFY ALL
 ACTUAL SITE CONDITIONS THAT VARY FROM DRAWING

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

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

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

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

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

AMERICAN DESIGN CONCEPTS

RIEGERT BUILDERS

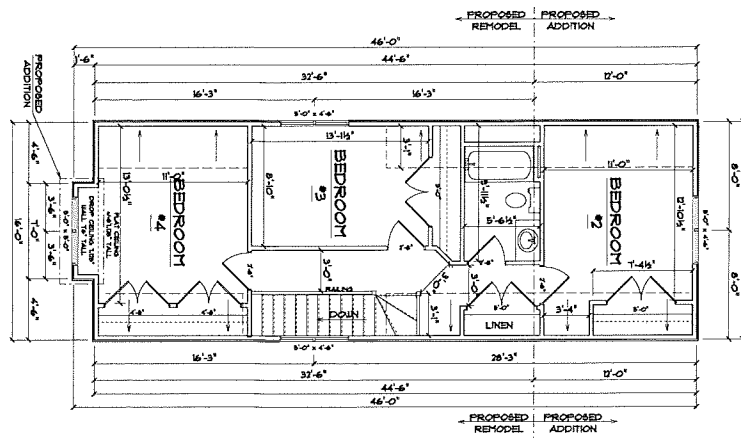
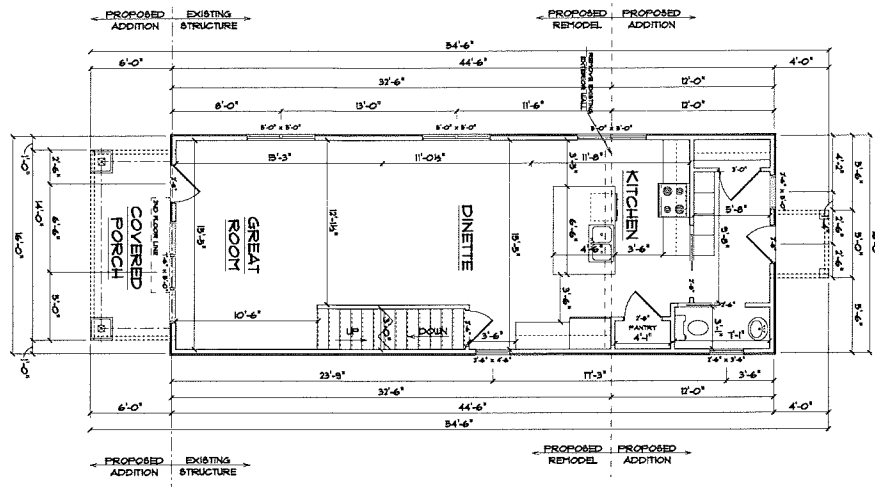
2817 WILLARD AVE. ADDITION

A1

AMERICAN DESIGN CONCEPTS LLC.
 DESIGNED BY 1334 APPELATE
 HADISON
 (608) 275-0710
 ALL RIGHTS RESERVED
 © AMERICAN DESIGN CONCEPTS

ELEVATIONS	
SCALE: 1/4" = 1'	
PLAN START DATE 8/26/19	
REVISED 02/04/20	

PROJECT SCOPE:
 12'-0" ADDITION TO REAR OF
 EXISTING STRUCTURE. TOTAL REMODEL
 OF BOTH FIRST AND SECOND FLOOR.
 DEMO / REBUILD FRONT PORCH PER PLAN



THIS PLAN WAS CREATED AS A DRAFTING
 SERVICE FOR THE ARCHITECT. IT IS NOT
 A CONTRACT DOCUMENT. THE ARCHITECT
 IS RESPONSIBLE FOR THE ACCURACY
 AND COMPLETION OF THESE PLANS.
 NO PART OF THIS PLAN SHALL BE
 REPRODUCED OR TRANSMITTED IN ANY
 FORM OR BY ANY MEANS, ELECTRONIC
 OR MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM, WITHOUT
 THE WRITTEN PERMISSION OF AMERICAN
 DESIGN CONCEPTS, LLC.

A2

AMERICAN DESIGN CONCEPTS LLC.
 DESIGNED BY 134 APPLEGATE
 MADISON
 (608) 210-0710
 ALL RIGHTS RESERVED
 © AMERICAN DESIGN CONCEPTS

AMERICAN DESIGN CONCEPTS

2817

RIEGERT BUILDERS
 WILLARD AVE. ADDITION

FLOOR PLANS	
384 TOTAL SQFT NEW AREA	
SCALE: 1/4" = 1'	
PLAN START DATE 5/26/15	
REVISED 05/04/16	



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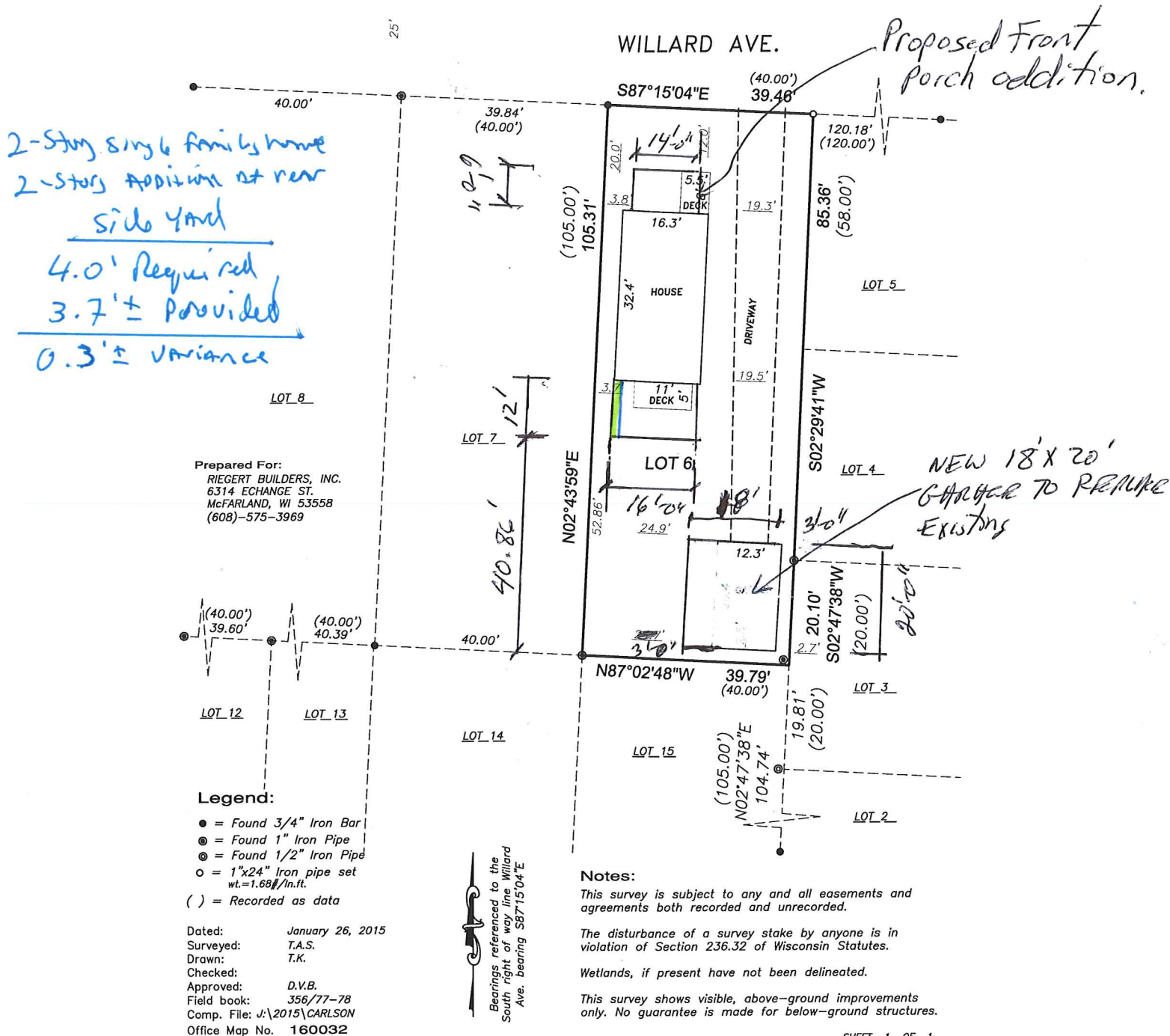
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