

SUBJECT: Variance Application
362 Lake Shore Drive – Town of Albion, Dane County
Edgerton Beach Park Block 1 Lot 14 and North ½ of Lot 13
Current Use & Proposed Project Scope of Work

The current residential home at the subject location, which was purchased in 2017, consists of a single story, 2 bedrooms, 1 bath house with approximately 780 sf of living space and a 20 x 24 ft wide attached single car garage. The house is approximately 55 ft in length by 24 ft in width. The house is located along the shore of Lake Koshkonong within a designated flood plain. The first-floor elevation is set at 788.2' amsl and the attached garage has an elevation of 785.3' amsl. The house has a gravel crawl space below the main part of the structure with an elevation of 784.0' amsl. The house and garage sit on a poured concrete foundation with the garage slab poured and tied to the top of the concrete foundation.

The existing structure was inundated by flood waters in 2008 and was subsequently raised in 2010 on the new concrete foundation. In, 2011, Dane County Zoning issued a certificate of compliance indicating the property conformed to current flood standards, in which the base flood elevation (BFE) was set by FEMA of 784.4' amsl and the lowest point adjacent grade elevation was 784.4' amsl. In 2014, FEMA adjusted the BFE to 784.9' amsl, or 0.50 ft. upward. This has resulted in the structure to be in noncompliance to the ordinance in Chapter 17 – Floodplain Zoning, section 17.09. It also appears that the structure is in noncompliance to the ordinance of Chapter 10 – Zoning, section 10.250 SFR-08 set back from side yard requirements.

The proposed scope of the project initially was to construct only a second story within the same foundational footprint of the existing first floor; however, after further evaluation of the existing first floor structure's interface with the concrete foundations, the gravel crawl space and moisture, it has been determined to remove the existing first floor to the concrete foundation to correct the issues and allow for the second-floor addition. A new first floor and second-floor addition, along with a new garage, will be constructed utilizing the existing concrete foundations and garage floor slab. There will be no excavation activities within the flood plain for this proposed project, except for the grading work as per Chapter 17 and with the requested variance. A new concrete floor slab will be placed in the crawl space area on top the existing gravel to an elevation of 784.9' amsl to fully comply with Chapter 17. See floor plans and elevations exhibit for a preliminary concept of the propose residential structure and proposed site grading plan exhibit for additional information.