



Dane County Planning & Development

Division of Zoning

Appeal No. 3698
Date Received 1/8/2019
Date of Public Hearing 2/28/2019

VARIANCE APPLICATION:

Owner: Reggie Lund
Mailing Address: 2777 Marshall Pkwy
Madison WI 53714
Phone Number(s): 608-345-0512
Email Address: reggielund@gmail.com

Assigned Agent: _____
Mailing Address: _____
Phone Number(s): _____
Email Address: _____

To the Dane County Board of Adjustment:

Please take notice that the undersigned was refused a permit by the Dane County Zoning Division, Department of Planning and Development, for lands described below for the reason that the application failed to comply with provisions of the Dane County Code of Ordinances: Chapters 10 – Zoning, 11 – Shoreland, Shoreland-Wetland & Inland-Wetland, 17 – Floodplain Zoning, and/or 76 – Airport Height Regulations. The owner or assigned agent herewith appeals said refusal and seeks a variance.

Parcel Number: 0709-273-6952-6 Zoning District: R-2 Acreage: 0.238
Town: Town of Madison Section: 27 1/4 1/4
Property Address: 2777 Marshall Pkwy
CSM: _____ Lot: 2 / Subdivision: Sawyer Additon Block/Lot(s): Lot 2
Shoreland: Y / (N) / Floodplain: Y / (N) / Wetland: Y / (N) / Water Body _____
Sanitary Service: Public / Private (Septic System)

Current Use: Residential Home

Proposal: Home addition - attached garage

NOTE: You are encouraged to provide a complete and detailed description of the existing use and your proposed project on an attached sheet.

REQUIRED BY ORDINANCE

Section	Description	Required	Proposed or Actual	Variance Needed
10.17	Set Back Regulations	30ft	23.4ft	6.6ft

PRESENTING YOUR CASE TO THE BOARD OF ADJUSTMENT:

An Area Variance may be authorized by the Dane County Board of Adjustment to vary one or more of the dimensional or physical requirements of the applicable ordinance in connection with some proposed construction.

The burden will be on you, as property owner or authorized agent, to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the zoning board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing, including the staff report. Unless you or your agent is present, the board may not have sufficient evidence to rule in your favor and may then deny your application.

Please answer the four questions below. You are encouraged to attach a separate sheet, labeling the answers (1) through (4), to provide enough detail to support your appeal:

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. **Attach a site map showing alternatives you considered in each category below:**

(A) Alternatives you considered that comply with existing standards: If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

See attached

(B) Alternatives you considered that require a lesser variance: If you reject such alternatives, provide the reasons you rejected them.

See attached

(2) Will there be an unnecessary hardship to the property owner to strictly comply with the ordinance?

Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome.

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home or claiming that they need more outbuilding space than that permitted to store personal belongings). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

See attached

(3) Do unique physical characteristics of your property prevent compliance with the ordinance? If yes, please explain. **The required Site Plan and/or Survey submitted with your application must show these features.**

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance.

See attached

(4) What would be the effect on this property, the community or neighborhood, and the general public interest if the variance were granted? Describe how negative impacts would be mitigated. **The required Site Plan and/or Survey submitted with your application must show any proposed mitigation features.**

These interests may be listed as objectives in the purpose statement of an ordinance and may include: Promoting and maintaining public health, safety and welfare; protecting fish and wildlife habitat; maintaining scenic beauty; minimizing property damages; ensuring provision of efficient public facilities and utilities; requiring eventual compliance for nonconforming uses, structures and lots; drainage; visual impact; fire safety and building code requirements; and any other public interest issues.

See attached

REQUIRED PLANS AND SPECIFICATIONS:

In addition to providing the information required above, you must submit:

1. **Site Plan:** Complete and detailed plans of your lot or lots, drawn to a standard and easily readable scale. **In most cases, a survey by a Registered Land Surveyor is needed.** The Site Plan/Survey should include the following, as applicable, as well as any unique existing features of the lot and any proposed mitigation features, as described above:
 - Scale and North arrow
 - Road names and right-of-way widths
 - All lot dimensions
 - Existing buildings, wells, septic systems and physical features such as driveways, utility easements, sewer mains and the like, including neighboring properties and structures.
 - Proposed new construction, additions or structural alterations.
 - For property near lakes, rivers or streams:
 - Location of Ordinary High Water Mark (OHWM) Elevation
 - Location of Floodplain Elevation
 - For property near Wetlands, a Wetland Boundary determination by a qualified professional consultant may be required.
 - Topographic survey information may be desirable or necessary.
 - Setbacks from any existing or proposed structures (building) to lot lines, right-of-way lines, Ordinary High Water Mark, and/or Wetland Boundary, as applicable.
 - For setback from Ordinary High Water Mark Variance Appeals, the setbacks of the two neighboring structures from the OHWM may be required.

2. Floor Plans and Elevations: Professionally-prepared plans and elevations are not required, but the plans submitted must be drawn to a standard and easily readable scale, must show each story of the building or structure, and must include all parts of existing and proposed structures, including any balconies, porches, decks, stoops, fireplaces and chimneys. Exterior dimensions must be included. Show all exit door locations, including sliding doors, and any windows or other features that are pertinent to your appeal. The plans may be a preliminary version, but are expected to represent your actual proposal for the use of your lot.

Please consult with the Assistant Zoning Administrator regarding required plans for non-conventional structures such as signs, construction cranes, etc.

3. Town Acknowledgment: Obtain a signed, dated memo or letter from the Town Clerk or Administrator of the Town where the variance is needed, acknowledging that you have informed them of your intention to apply for the variance(s). You probably will need to appear before the Town Board and/or Plan Commission, which will provide advisory input requested by the Board of Adjustment.

APPLICANT SIGNATURE:

The undersigned hereby attests that all information provided is true and accurate, and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the Appeal request made herein, during reasonable daylight hours.

Signature Required:  _____ Date: 1-8-2019

Print Name: Reggie Lund _____

Specify Owner or Agent: _____

Agent must provide written permission from the property owner

STAFF INFORMATION:

Date Zoning Division Refused Permit (if different from filing date)

Filing Date

Filing Materials Required:

Site Plan

Floor Plans

Elevations

Fee _____ Receipt No. _____

Town Acknowledgement Date

Notices Mailed Date

Class II Notices Published Dates

Site Visit Date

Town Action Received Date:

Public Hearing Date

Action by B.O.A. _____

Approved by: _____ Date: _____
Director, Division of Planning Operations, Department of Planning and Development

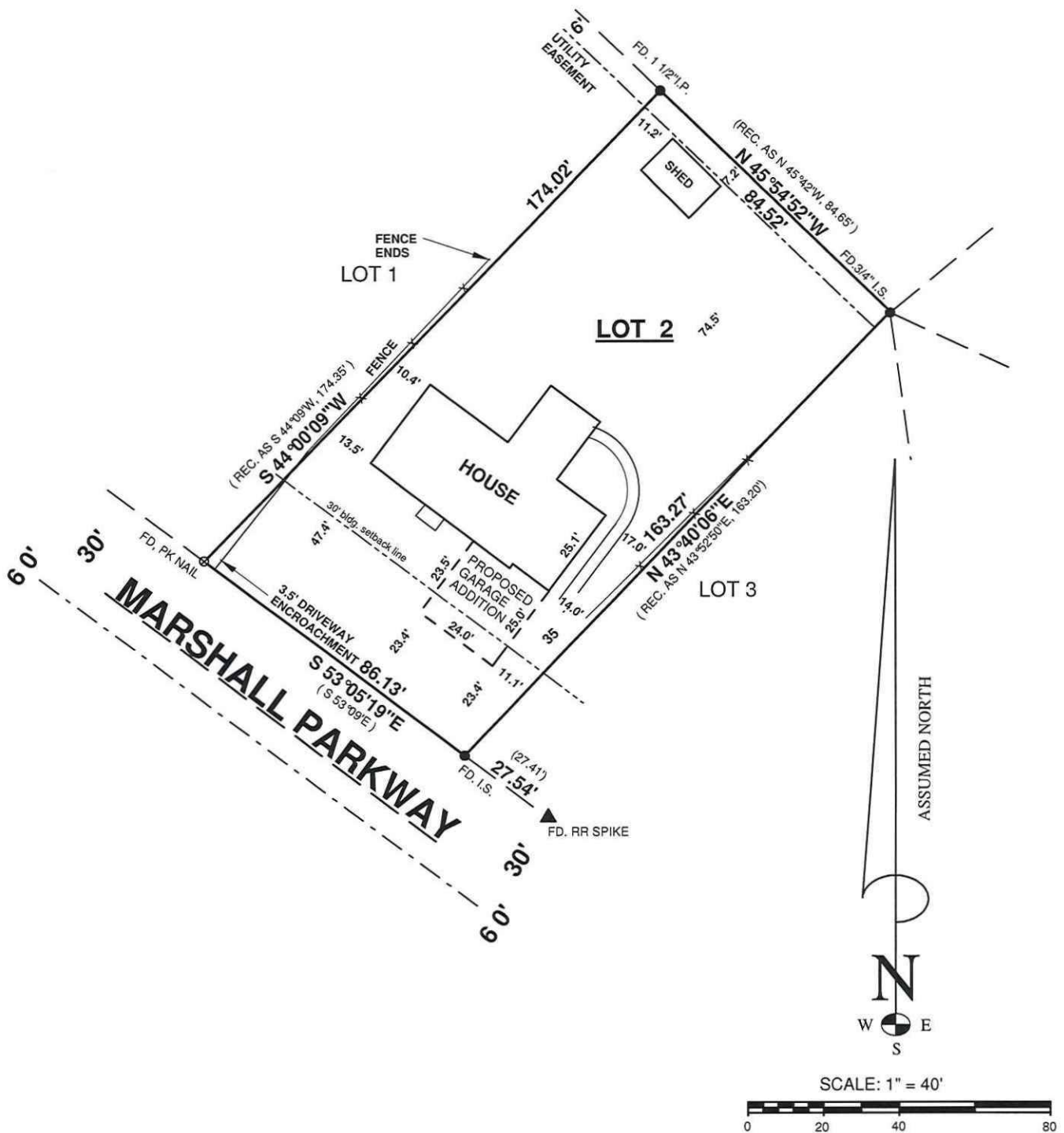
- 1)
 - a) No Alternatives
 - b) No lesser variances

- 2) Property is located on dead end street with no pedestrian sidewalks and a narrow road. Surrounding Madison developments are zoned TR-C1 with 20ft set backs. The proposed variance would maintain the intent of the zoning for similar properties in Madison. Since the property also does not have sidewalks, pedestrian safety would not be a concern as pedestrians using the road would be in the road right away beyond 30ft from the proposed structure.

On the current structure the storage area intended for the garage space has an external stairway that interferes with the space intended for a car. Because of the height required to enter the house (35") and the minimum rise/run as required by building codes (36" depth) with an additional 36" landing in the direction of travel (further into designated car space), the both the stairs and landing intrude into the space designated for a car. The proposed garage addition would provide 2 off-site parking locations.

- 3) Unique physical characteristic: The original house was built on the property next to a narrow road with no pedestrian sidewalks. This allowed the house to be built closer to the right away while still maintaining a large front yard, which now prevents garage space to the property.

- 4) The effect on the property would be an increase in the property value with 2-car attached garage along with significant improvements to the house. The community and neighborhood would not be adversely affected as the property is on a dead end street and other properties in the area have buildings that extend into the required set-back. Other properties under Dane county zoning in the Madison area have been granted similar variances (2013 Appeal 3644; 2018 Appeal 3695)



LEGAL DESCRIPTION: PER DOC. NO. 5435515

LOT 2, SAWYER ADDITION, IN THE TOWN OF MADISON, DANE COUNTY, WISCONSIN.

SUBJECT TO EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

SURVEYOR'S CERTIFICATE:

I, Mark Steven Gerhardt, Professional Land Surveyor, S-1983, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.

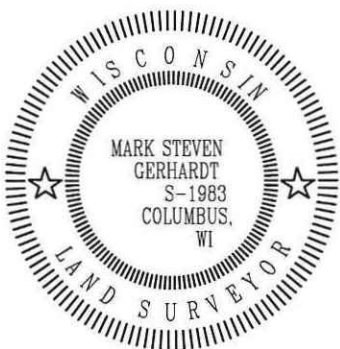
Date: October 1, 2018

Mark Steven Gerhardt,
Professional Land Surveyor, S-1983

- LEGEND
- FOUND IRON STAKE SIZE AND SHAPE AS NOTED
 - SET 1" X 18" IRON PIPE
 - () RECORDED AS INFORMATION

PREPARED FOR:
REGGIE LUND
2777 MARSHALL PARKWAY
MADISON, WI. 53713

REVISED: 1-8-19 TO SHOW PROPOSED GARAGE ADDITION



BADGER SURVEYING AND MAPPING SERVICE		
525 WEST PRAIRIE STREET, COLUMBUS, WISCONSIN 53925 - (608) 244-2010		
SCALE 1" = 40'	APPROVED BY: M. S. GERHARDT	DRAWN BY M.S.G.
DATE OCT. 1, 2018		REVISED
PLAT OF SURVEY		
		DRAWING NUMBER 18G-47B