

AGENDA

CITY OF MONONA
ZONING BOARD OF APPEALS
Monona City Hall – Conference Room
5211 Schluter Road, Monona, WI 53716
Thursday January 19, 2017
5:30 p.m.

1. Call to Order.
2. Roll Call.
3. Appearances.
4. Approval of November 16, 2016 Minutes
5. Chelsea and Jeff Bennett are requesting a 38.6 foot variance from Sec. 13-1-80(d)(4)(d), shore yard setback requirements, of the Monona Municipal Code of Ordinances to enclose an existing deck attached to the principal residence that is 11.4 feet from the meander line instead of the required 50 feet at 1112 Birch Haven Circle. (Z-001-2017)
6. Adam Rowe is requesting a 10'1" variance from Sec. 13-1-80(d)(4)(a), street yard setback requirements, of the Monona Municipal Code of Ordinances to construct an attached two-story deck to the principal building that is 19'11" from the property line instead of the required 30 feet at 4418 Winnequah Road. (Z-002-2017)
7. Next Meeting Date
 - a. No new applications have been received. There will be no February meeting.
8. Adjournment.

NOTE: Upon reasonable notice, the City of Monona will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at (608)222-2525, FAX: (608)222-9225, or through the City Police Department TDD telephone number 441-0399. The public is notified that any final action taken at a previous meeting may be reconsidered pursuant to the City of Monona ordinances. A suspension of the rules may allow for final action to be taken on an item of New Business.

It is possible that members of an a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above state meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above state meeting will take no action other than the governmental body specifically referred to above in this notice.

Agenda posted on the City Hall, Library, and Community Center bulletin boards and on the City of Monona's website, www.mymonona.com.

**Minutes
Zoning Board of Appeals
November 16, 2016
5:30 pm**

Chair Busse called the meeting of the Monona Zoning Board of Appeals to order at 6:20 pm.

Present: Chair Aldm Jim Busse, Mr. John Griffith, Mr. Paul Gavins, 1st Alt Brett Blomme

Excused: Glen Hermanson, 2nd Alt Chad Speight

Absent: Ms. Catherine Lamb

Also Present: City Planner Sonja Reichertz

Approval of Minutes

A motion by Mr. Blomme, seconded by Mr. Gavins to approve the minutes of August 17, 2016 carried with no changes.

Judy Ziewacz and Rick Merrill are requesting a 10.4' variance from Sec. 13-1-80(d)(4)(a), street yard setback requirements, of the Monona Municipal Code of Ordinances to construct an addition to the principal residence at 5623 Winnequah Road. (Z-004-2015)

Dick Adler, 5703 Squaw Circle, spoke in support of the variance request.

Sid and Mary Pringle, 5707 Squaw Circle, wrote a letter in support of the variance request.

Steven Brezinski, 5701 Winnequah Road, wrote a letter in support of the variance request.

The property owner Judy Ziewacz appeared and stated the reasons why they want to build an addition. Her husband suffered an injury and his health has deteriorated, requiring a first floor bedroom addition.

The owner's builder, Chris Hacker, Chad's Design Build, appeared and stated why the request meets the criteria for granting a variance. Mr. Hacker said the lot is an irregular, nonstandard lot with an odd and limiting shape. First, it is a corner lot and therefore has two street yard setback requirements. The home is sited to skew with the curve of Winnequah, and therefore sets up an odd diagonal shape that would prohibit compliance with an addition. Alternatives were explored, and an addition on the other side of the house is not feasible due to an existing chimney that cannot be moved, a sewage easement, and the required conversion of a garage. Even if these barriers did not exist, an addition on the other side of the house would likely still require a variance as well. In addition, Mr. Hacker stated the request is in accord with the spirit of the zoning ordinance, and would not cause harm to the public interest. He said a street yard setback is intended to insure consistent setbacks for homes on the same side of a street; this is not

applicable to this property, however, because it is the only home on that side of the street with the lake behind it, and therefore would never need to be consistent with other homes.

Mr. Blomme asked what the square footage of the addition is. Mr. Hacker replied about 550 sf. The total amount of variance area requested is 150 sf.

Mr. Gavins said it is really the only side of the property that is feasible for an addition because of the chimney, easement, and garage limitations on the other side. He also noted that it will not interfere with any emergency vehicle access because it is on a street side.

A motion was made by Mr. Blomme, seconded by Mr. Gavins, to approve the variance request of 10.4' for Judy Ziewacz and Rick Merrill at 5623 Winnequah Road, with the criteria for granting the variance identified as discussed, in order to construct an addition to the principal residence at this address.

The motion carried unanimously.

Andy Gundlach is requesting two variances, from Sec. 13-1-80(d)(7)(c)(4), to construct an accessory structure within the shore yard, and Sec. 13-1-80(d)(7)(d) to increase the maximum lot coverage of accessory structures by 500 sf., in order to construct an in-ground swimming pool at 5025 Tonyawatha Trail. (Z-005-2016)

Matt Kerouac, project architect, spoke on behalf of the property owners. He stated that the owners will be tearing down the existing home and rebuilding. There are no variance requests associated with the principal structure. The variance request is to build an in-ground pool in the shore yard of the property. There will be no above-ground structures including no slide, diving board, or pool house, and all equipment will be hidden. He said the hardship is due to the definition of a pool as an accessory structure. Other municipalities consider it an accessory use. He said the pool essentially performs the same as a patio since it is in-ground and therefore meets the spirit of the zoning ordinance and causes no harm to the public.

Planner Reichertz stated that two variances are needed. The first is to allow an accessory structure other than a boat house in the shore yard. The second is to exceed the allowable square footage of accessory structures on a property, which is limited to 1,000 sf.

Wendy Hinz, 5100 Tonyawatha Trail, spoke for informational purposes. She asked for confirmation that nothing would be above ground. Mr. Kerouac replied that is correct.

Carole Getgood, 5011 Tonyawatha Trail, spoke for informational purposes. She asked if anything will change with the footprint of the existing house or deck and wanted to make sure all her existing views will be preserved. Mr. Kerouac replied that the new house will have the same footprint and that there will not be any above ground structures associated with the pool that would block views.

Chair Busse asked if the pool can be closer to the house. Mr. Kerouac replied that they would like to use the proposed location in order to have an infinity pool. It will match the edge of the existing retaining wall which is rotting and needs to be replaced.

Chair Busse asked what the hardship is. Mr. Kerouac replied that it is the interpretation of the definition of an in-ground pool as an accessory structure.

Mr. Griffith asked if there are any DNR requirements associated with rebuilding the retaining wall. Planner Reichertz replied there are no DNR setback requirements and the structure is not below the ordinary high water mark so the City of Monona has jurisdiction.

Mr. Blommee asked if any other similar variances have been granted. Mr. Kerouac said he did not research other variances, but stated that many of the neighbors have in-ground pools.

A motion was made by Mr. Blomme, seconded by Mr. Gavins, to approve the variance requests in order to construct an in-ground pool at the property at 5025 Tonyawatha Trail with the criteria for granting the variance identified as discussed.

The motion carried unanimously.

7. Discussion of Reserving a Regular Monthly ZBA Hearing Date.

The ZBA discussed reserving a regular monthly ZBA hearing date for future applications. The members agreed on the 3rd Thursday of each month. The next meeting will be January 19, 2017. Planner Reichertz noted that an application has been submitted for this hearing.

8. Adjournment

A motion by Mr. Gavins, seconded by Mr. Griffith, to adjourn was carried. (7:30 pm)

Respectfully submitted by:
City Planner
Sonja Reichertz

Please publish in the
The Herald-Independent on
January 12, 2017

**CITY OF MONONA
NOTICE OF PUBLIC HEARING
BEFORE THE ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Zoning Board of Appeals on Thursday January 19, 2017 at 5:30 p.m. in the Monona City Hall Conference Room, 5211 Schluter Road, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Chelsea and Jeff Bennett are requesting a 38.6 foot variance from Sec. 13-1-80(d)(4)(d), shore yard setback requirements, of the Monona Municipal Code of Ordinances to enclose an existing deck attached to the principal residence that is 11.4 feet from the meander line instead of the required 50 feet at 1112 Birch Haven Circle. (Z-001-2017)

Adam Rowe is requesting a 10'1" variance from Sec. 13-1-80(d)(4)(a), street yard setback requirements, of the Monona Municipal Code of Ordinances to construct an attached two-story deck to the principal building that is 19'11" from the property line instead of the required 30 feet at 4418 Winnequah Road. (Z-002-2017)

All those persons or agents interested in the above matter are encouraged to attend. Persons with questions concerning the open meeting may call Sonja Reichertz, City Planner and Economic Development Director at (608) 222-2525.

If you cannot attend the meeting, you may submit your written comments to the Zoning Board of Appeals before January 19, 2017. The mailing address is:

City of Monona
Zoning Board of Appeals
5211 Schluter Road
Monona, Wisconsin 53716

Respectfully submitted by:
Sonja Reichertz
City Planner & Economic Development Director



5211 SCHLUTER ROAD

MONONA, WI 53716-2598
CITY HALL (608) 222-2525
FAX (608) 222-9225
<http://www.mymonona.com>

January 9, 2017

Dear Monona Resident:

You are receiving this public hearing notice because you own or occupy a building that is close to another property for which a request is coming before the Monona Zoning Board of Appeals. The following items are scheduled on the agenda for a Zoning Board of Appeals hearing on Thursday January 19, 2017 at 5:30 p.m. at the Monona City Hall Conference Room, 5211 Schluter Road, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Chelsea and Jeff Bennett are requesting a variance from Sec. 13-1-80(d)(4)(d), shore yard setback requirements, of the Monona Municipal Code of Ordinances to enclose an existing deck attached to the principal residence, that is 11.4 feet from the meander line instead of the required 50 feet, at 1112 Birch Haven Circle. (Z-001-2017)

If you have any comments or questions on this appeal, you are welcome to attend this meeting and express them during the public hearing. An electronic copy of the materials submitted and a finalized agenda will be posted on the City of Monona website at <http://www.mymonona.com>. Please contact me at (608) 222-2525 or at sreichertz@ci.monona.wi.us if you have any questions regarding the proposed development plans.

Sincerely,

Sonja Reichertz, AICP
City Planner & Economic
Development Director
City of Monona

POLICE DEPARTMENT
5211 Schluter Road
222-0463

COMMUNITY CENTER
1011 Nichols Road
222-4167

MONONA SENIOR CENTER
1011 Nichols Road
222-3415

FIRE DEPARTMENT
5211 Schluter Road
222-2528



5211 SCHLUTER ROAD

MONONA, WI 53716-2598
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Sincerely,

Sonja Reichertz, AICP
City Planner & Economic
Development Director
City of Monona

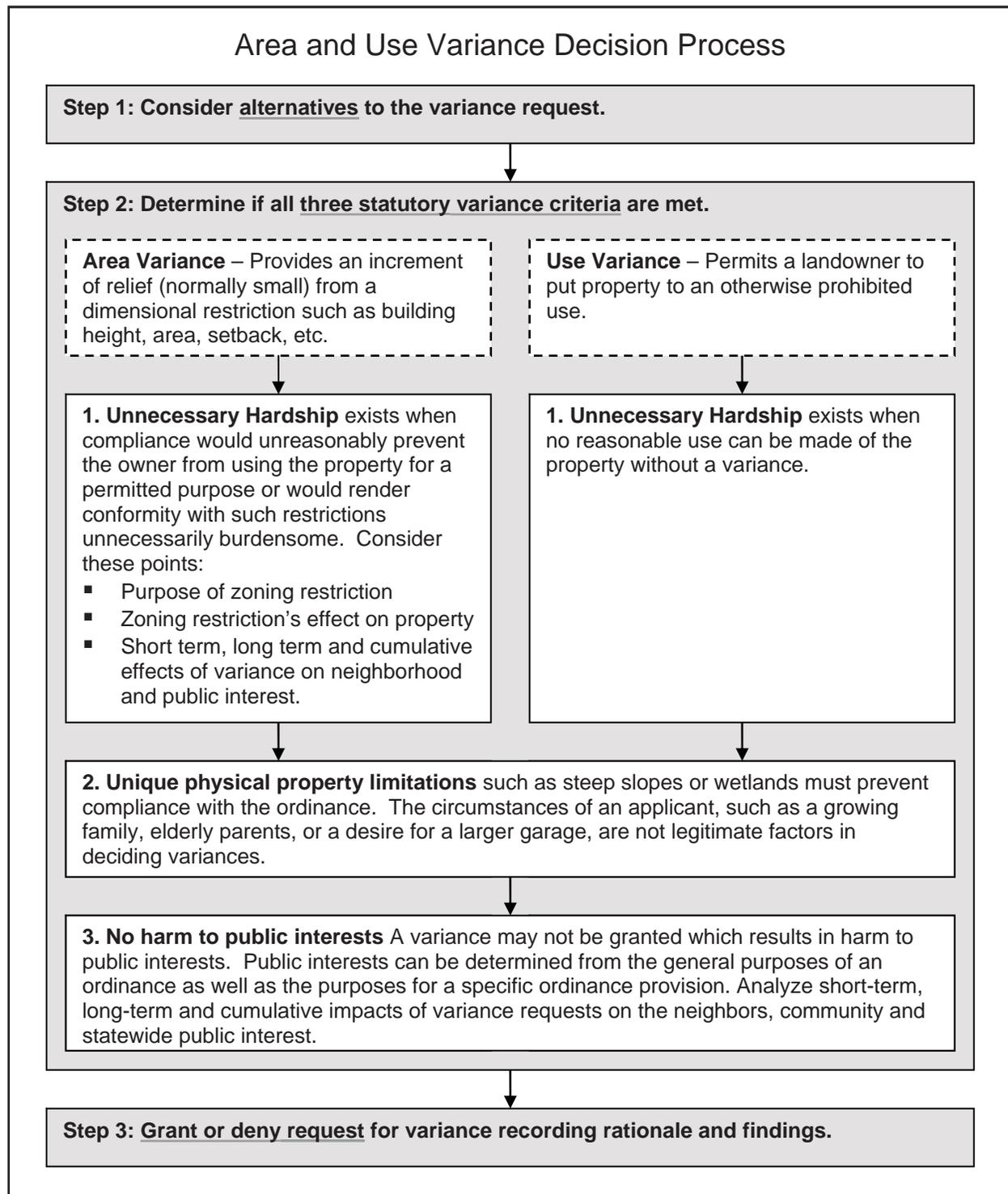
POLICE DEPARTMENT
5211 Schluter Road
222-0463

COMMUNITY CENTER
1011 Nichols Road
222-4167

MONONA SENIOR CENTER
1011 Nichols Road
222-3415

FIRE DEPARTMENT
5211 Schluter Road
222-2528

Figure 25: Area and Use Variance Decision Process





City of Monona
5211 Schluter Road
Monona, WI 53716
Phone: (608) 222-2525
Fax: (608) 222-9225
www.mymonona.com

TO: The Zoning Board of Appeals
City of Monona, Dane County, Wisconsin

Name and Address of Application: Jeff and Chelsea Bennett
1112 Birch Haven Circle Monona WI 53716

Phone Numbers: (Chelsea)
Home: 608-609-1629 Work: _____ Cell: (Jeff) 262-719-2559

FAX No. _____ E-Mail Address: chelseamariabennett@gmail.com

Address of Property: 1112 Birch Haven Circle Monona WI 53716

Lot: 1st 1/2 of Lot 2 Block: 2 Plat: Belle Isle

Present Use of Property: Single Family

Proposed Use of Property: Single Family

Zoning Classification: R1 - Single Family Residential

Owner's Name and Address, if other than shown above: _____

Has a previous appeal or application been made with respect to this property? Yes No
If "yes", state nature of previous appeal or application.

Previous owner had 2 variances to build the existing house & deck.

REQUEST FOR VARIANCE

Attach separate sheet explaining:

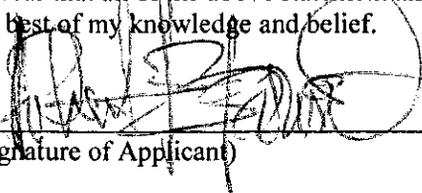
1. Variance requested;
2. What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted;
3. Why variance requested is not contrary to the public interest and will not endanger public safety and welfare;
4. Why variance requested will be in accord with the spirit of the zoning ordinance;
5. How the variance, if granted, will cause substantial justice to be done.

(over)

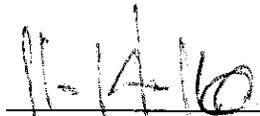
Each application must be accompanied by a copy of plat or plat of survey with the following information:

1. The location, boundaries, dimension, elevations, and size of property;
2. Accessory structures and utility easements;
3. Streets and other public ways;
4. Driveways and existing highway access restrictions;
5. All abutting properties;
6. Proposed detailed building plans and elevations;
7. Requested change or addition;
8. Must accompany nine (9) sets of blue prints and nine (9) copies of the application.

I swear that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.



(Signature of Applicant)



(Date)

*** A \$250 non-refundable filing fee is required with each application.**

Jeff and Chelsea Bennett - Variance Request – Supplement.

1112 Birch Haven Circle, Monona, Wisconsin 53716

1. Variance Requested: To build a new 3 season porch. The new 3 season porch would be in same location of the existing deck at the rear of the house, and built on top of the existing deck framing.
2. What special conditions exist which would cause practical or unnecessary hardship if the variance request is not granted: The lot is nonconforming lot based upon the current zoning code. Minimum lot area is 10,000 SF and the lot area is 8,252 SF. The existing deck is 11.4 feet from the meander line and the required is 50'-0" to the meander line. The owner did build the home or create this hardship. This condition is true throughout most of the neighborhood. Due to the nature of the site (rear setback) the project cannot be built without a variance. The existing back yard outdoor area could not be utilized and enjoyed by the owners due to the Wisconsin summer heat, and mosquito population. The existing deck area is not comfortably usable during the summer. The existing deck is on the south side of the house with no protection from the summer sun. Also this area is in a low lying area in Monona with a high mosquito population. The purpose is to allow the home owner to be able to enjoy their back yard during the spring, summer and fall months.
3. Why the variance requested is not contrary to the public interest and will not endanger public safety and welfare: Since the addition is being built on top of the existing deck (within the envelope of the previous variance) which was approved previously it will have minimum impact on the neighborhood and no impact on the City of Monona. It will not block views of the neighbors more than the existing deck but will allow the occupants of the site to enjoy their back yard during the summer.
4. Why the variance requested will be in accord with the spirit of the zoning ordinance. The existing house and deck were approved with a previous variances and the addition is being built on top of the existing deck within the boundaries of the original variance, and the walls do not extend beyond the boundaries of the existing deck. It fits into the spirit of the original house approval and has minimum or no impact on the neighbors.



1 Perspective views - Exterior
SCALE: N.T.S.



2 Perspective views - Exterior
SCALE: N.T.S.



3 Perspective views - Interior
SCALE: N.T.S.



4 Perspective views - Interior
SCALE: N.T.S.

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CONSTRUCTION DOCUMENTS

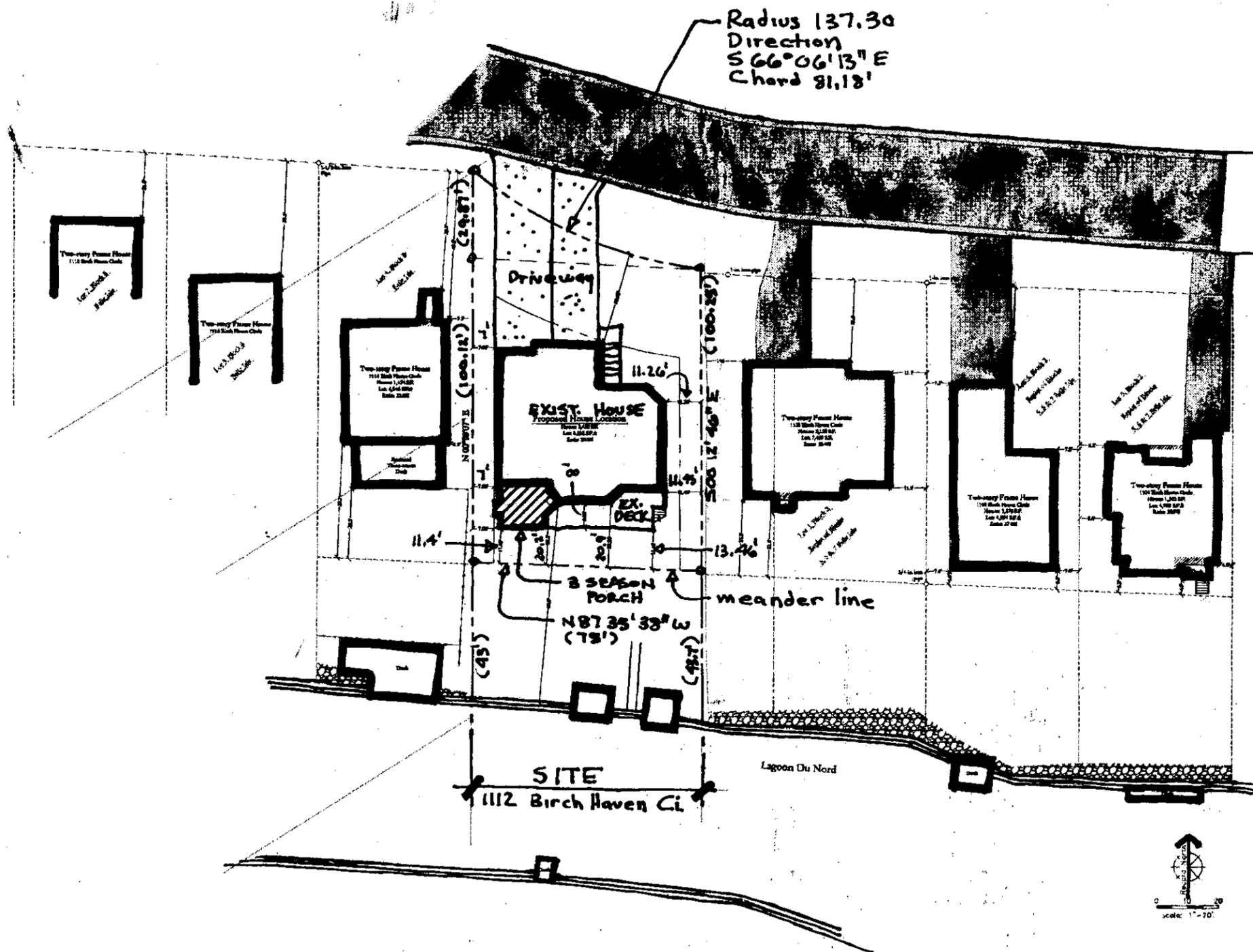
Bouril Design Studio, LLC
6408 Edison Road Suite 2, Madison, WI 53719
608-933-5400 www.bourilstudio.com



3 Season Porch for
Chelsea & Jeff Bennett
1112 Birch Haven Circle, Monona, Wisconsin, 53116

revision Index		
#	date	reference

project: 16035
date: 11/15/2016
drawn by: RBB/JRH



Legend

○	Property Corner Measurement Point
●	Property Corner Measurement for 24\"/>
()	Extended Information
---	Subject Title Line
---	Adjusted Title Line
---	Public Road Right of Way
---	Edge of Water
---	Building Setback Line
○	Wind Post Poles
▨	Shrubbery Placement
▨	Proposed Concrete
▨	Building
▨	Estimated Area Location of Dismantled Poles
---	Concrete Curb and Gutter

- General Notes**
1. Surveyed for Sunny R. Flightless of Madison, Wisconsin.
 2. Surveyed by Keith Watkins, S.E., of Topline Survey, LLC.
 3. Survey performed on the ground April 29, 2024. 1/4\"/>

Legal Description
 (Warranty Deed, recorded on 08-04-2024, in Document No. 399226)
 Lot One (1) and the West 1/2 of Lot Two (2), Block 2, Side 1a
 Right of Block Five (5) Through Seven (7), City of Madison, Dane
 County, Wisconsin.

SITE PLAN

1" = 40'-0"

Lot Coverage = 34.2%

2615 (House) + 210 (Addition) = 2825 SF

8,252 SF (LOT) excluding land between meander line and lagoon.

Plat of Survey

Lot 1, and the westerly half of Lot 2, Block 2 of Replat of Blocks 3, 4 & 7, Side 1a, located in the West Half (W 1/2) of the Northeast Quarter (NW 1/4) of Section Twenty (20), Township Seven North (7N), Range Ten East (10E) of the Fourth Principal Meridian (47N), City of Madison, Dane County, Wisconsin.

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CONSTRUCTION DOCUMENTS

Bourril Design Studio, LLC
 6425 Cottage Road, Suite 2, Madison, WI 53719
 608.833.3400 www.bourrildesign.com

3 Season Porch for for
Chelsea & Jeff Bennett
 1112 Birch Haven Circle, Monona, Wisconsin 53116

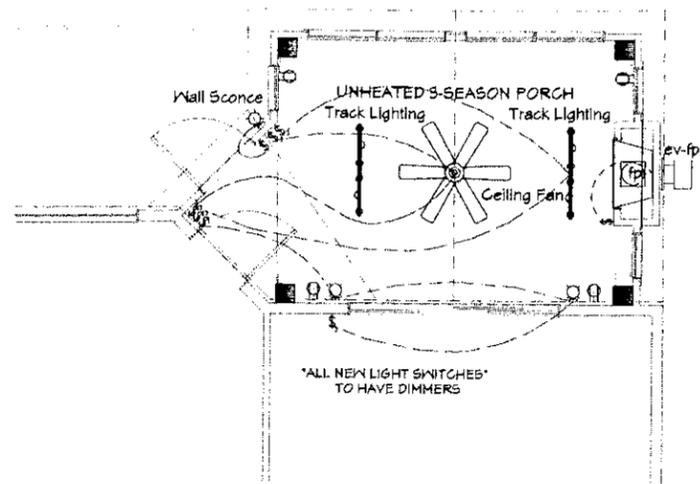
revision	date	description

project: 16035
 date: 11/15/2016
 drawn by: RBB/10/14

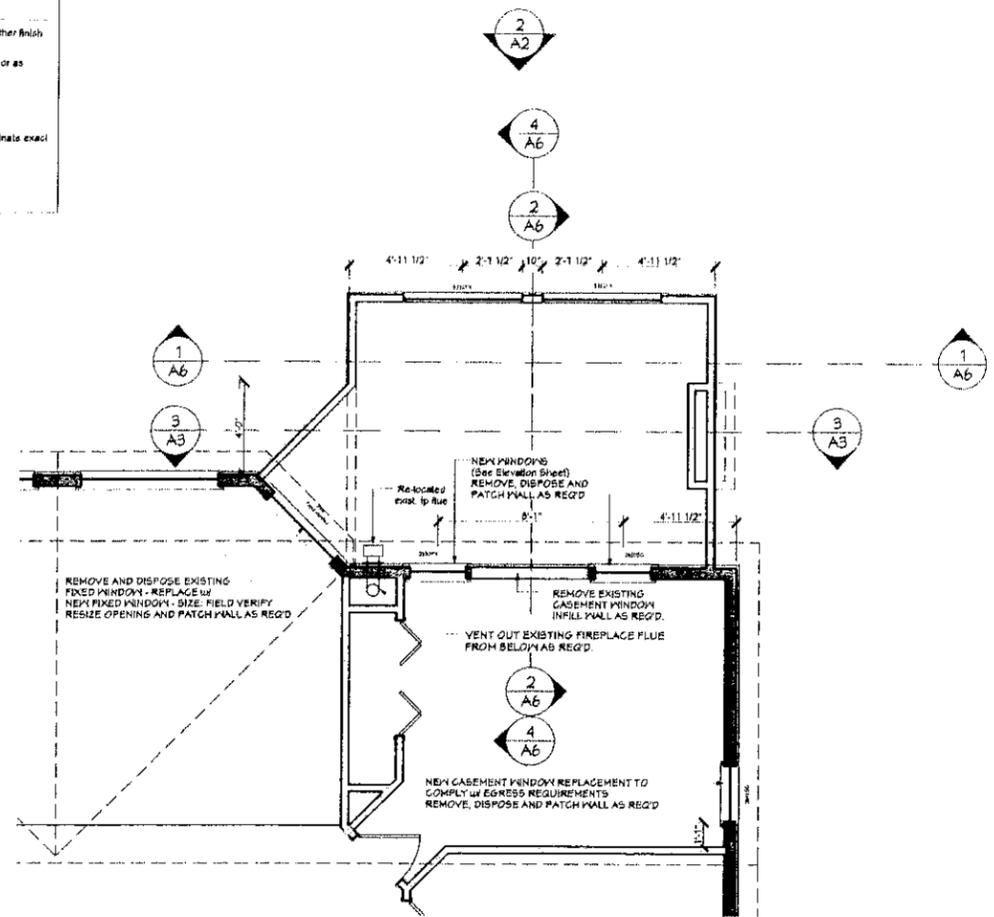
SW1

General Notes - Floor Plan

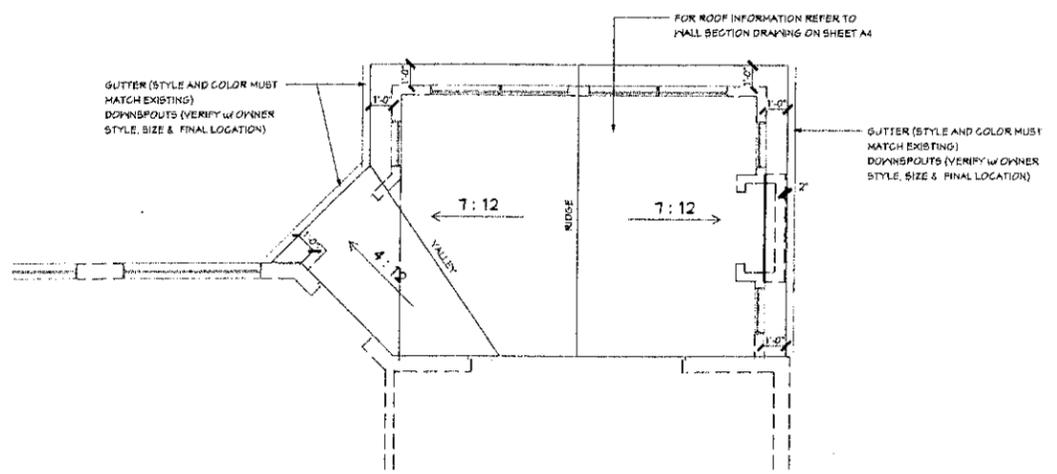
1. All dimensions are to the face of dimensional members (stud, blocking, framing, board, etc). Dimensions do not reference sheathing, wall board, or other finish items unless noted otherwise.
2. Provide solid wood blocking and bracing for all wall-mounted and ceiling-mounted equipment according to the equipment manufacturer's instructions or as required by the equipment supplier or installer.
3. All wood in contact with concrete shall be preservative treated.
4. Verify rough opening requirements for all framed openings.
5. Position and layout of millwork and fixtures are for reference only. Verify with relevant elevations, details, and with the Owner.
6. Fireplace to be a direct vent gas unit. Unit shown is a Heat & Glo SL-5 Slimline unit. A local source is Fireplace Hearth & Home in Madison, WI. Coordinate exact product selection and options with the Owner. Installation and venting to follow the manufacturer's printed instructions.
7. 3 SEASON PORCH IS AN UNHEATED SPACE.
8. Refer to the Electrical drawings for electrical layout and notes. Electrical contractor to provide a fully code-compliant design and installation. Coordinate all other system wiring, drops, and requirements with the Owner and the system designer.



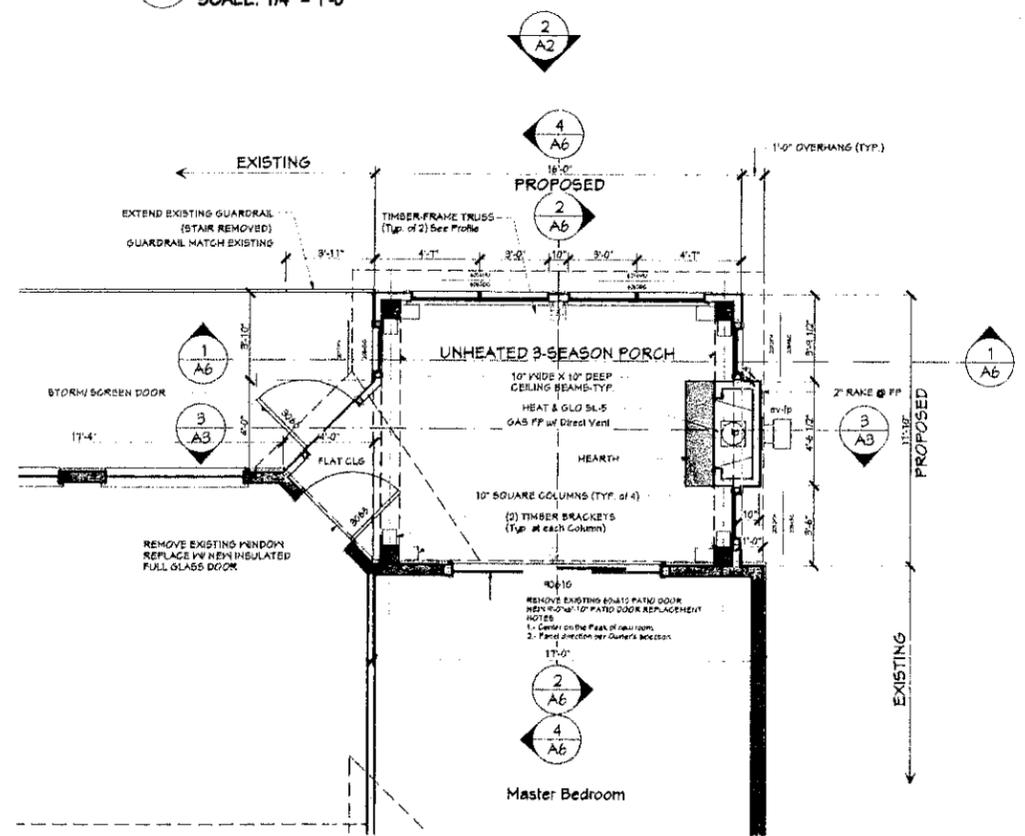
4 Proposed Addition - Electrical Plan
SCALE: 1/4" = 1'-0"



2 Proposed Addition - Second Floor Plan
SCALE: 1/4" = 1'-0"



3 Proposed Addition - Roof Plan
SCALE: 1/4" = 1'-0"

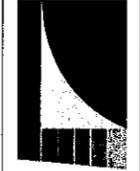


1 Proposed Addition - First Floor Plan
SCALE: 1/4" = 1'-0"

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CONSTRUCTION DOCUMENTS

Bouril Design Studio, LLC
4422 Orange Road Suite 2, Madison, WI 53719
608.533.3400 www.bourilstudio.com



3 Season Porch for for
Chelsea & Jeff Bennett
1112 Birch Haven Circle, Monona, Wisconsin, 53116

Revision Index	#	Date	Reference

Project: 16035
Date: 11/15/2016
Drawn by: RBB/VRH

A1

1/2016 project: 16035 Bennett, Chelsea & Jeff Bennett, 11/15/2016 - 8:50:20 AM

General Notes - Exterior Elevations

1. All final material selections, colors, finishes, and other options to be coordinated with the Owner.
2. Window sizes and casing are shown in elevation drawings (For new windows only).
3. Window and Corner Trims must match existing conditions (Profile, size and color).

Key Notes - Exterior Elevations

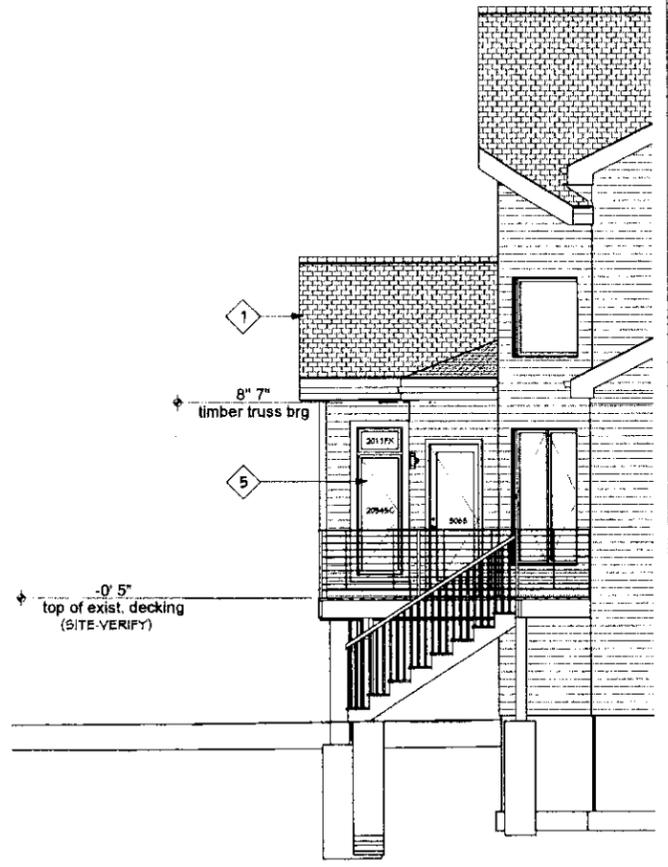
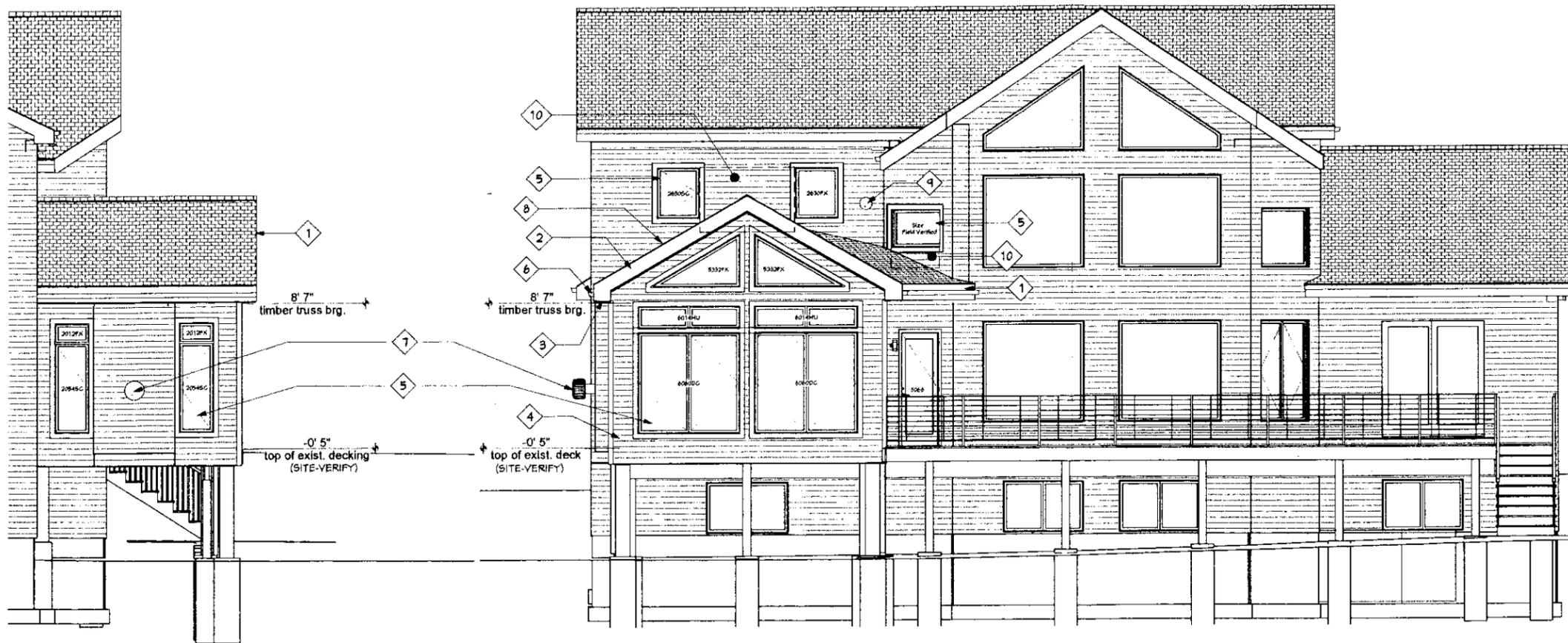
1. Shingles: Use asphalt roof shingles as required to match existing shingles as is practicable.
2. Eave fascia: Aluminum fascia to match existing.
3. Use aluminum soffit to match existing with matching J-channel.
4. LP "SmartSide" siding & corner trim-Match existing in exposure & color.
5. Windows: Integrity, All-Clara by Marvin.
6. Gutter & downspouts: Match existing.
7. Fireplace direct vent.
8. Continuous slope flashing & waterproof membrane at roof wall intersection.
9. Relocate fireplace exhaust vent.
10. Remove and dispose existing window, and install existing opening matching existing wall construction. Patch wall as required and provide siding match existing.

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 6420 Olive Road Suite 2, Madison, WI 53719
 608-833-3400 www.bourilstudio.com

3 Season Porch for for
Chelsea & Jeff Bennett
 1112 Birch Haven Circle, Monona, Wisconsin, 53116



1 West Elevation
SCALE: 1/4" = 1'-0"

2 South Elevation
SCALE: 1/4" = 1'-0"

3 East Elevation
SCALE: 1/4" = 1'-0"

J:\2016 projects\16035 Bennett, Chelsea & Jeff\2 - Design & Technical\16035 Bennett layout 11152016 - 25021.dwg

Revision Index		
#	DATE	REFERENCE

project: 16035
 date: 11/15/2016
 drawn by: RBB/YRH





City of Monona
 5211 Schluter Road
 Monona, WI 53716
 Phone: (608) 222-2525
 Fax: (608) 222-9225
 www.mymonona.com

**TO: The Zoning Board of Appeals
 City of Monona, Dane County, Wisconsin**

Name and Address of Application: RMK HOMES, LLC
822 SONERSET DRIVE JANESVILLE, WI 53546

Phone Numbers:

Home: _____ Work: (608) 222-3300 Cell: (608) 438-3711

FAX No. N/A E-Mail Address: ryan@ryansreno.net

Address of Property: 4418 WINNEQUAH ROAD MONONA, WI 53716

Lot: 62 Block: _____ Plat: _____

Present Use of Property: SINGLE FAMILY HOME

Proposed Use of Property: SINGLE FAMILY HOME

Zoning Classification: RESIDENTIAL

Owner's Name and Address, if other than shown above: RYAN SWALHEIM - PART OWNER
2603 GLADEVIEW RD. COTTAGE GROVE, WI 53527

Has a previous appeal or application been made with respect to this property? Yes No
 If "yes", state nature of previous appeal or application.

BUILDING PERMIT APPLICATION WAS APPROVED FOR CURRENT CONSTRUCTION ON HOME -
ADDING 2ND FLOOR & GARAGE AS PART OF FULL RENOVATION OF THE HOME

REQUEST FOR VARIANCE

Attach separate sheet explaining:

1. Variance requested;
2. What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted;
3. Why variance requested is not contrary to the public interest and will not endanger public safety and welfare;
4. Why variance requested will be in accord with the spirit of the zoning ordinance;
5. How the variance, if granted, will cause substantial justice to be done.

(over)

Each application must be accompanied by a copy of plat or plat of survey with the following information:

1. The location, boundaries, dimension, elevations, and size of property;
2. Accessory structures and utility easements;
3. Streets and other public ways;
4. Driveways and existing highway access restrictions;
5. All abutting properties;
6. Proposed detailed building plans and elevations;
7. Requested change or addition;
8. Must accompany nine (9) sets of blue prints and nine (9) copies of the application.

I swear that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.



(Signature of Applicant)

12/30/10

(Date)

*** A \$250 non-refundable filing fee is required with each application.**

Request for Variance
RMK Homes, LLC
822 Somerset Drive
Janesville, WI 53546

December 30th, 2016

Zoning Board of Appeals
City of Monona, WI
5211 Schluter Road
Monona, WI 53716

Re: 4418 Winnequah Road

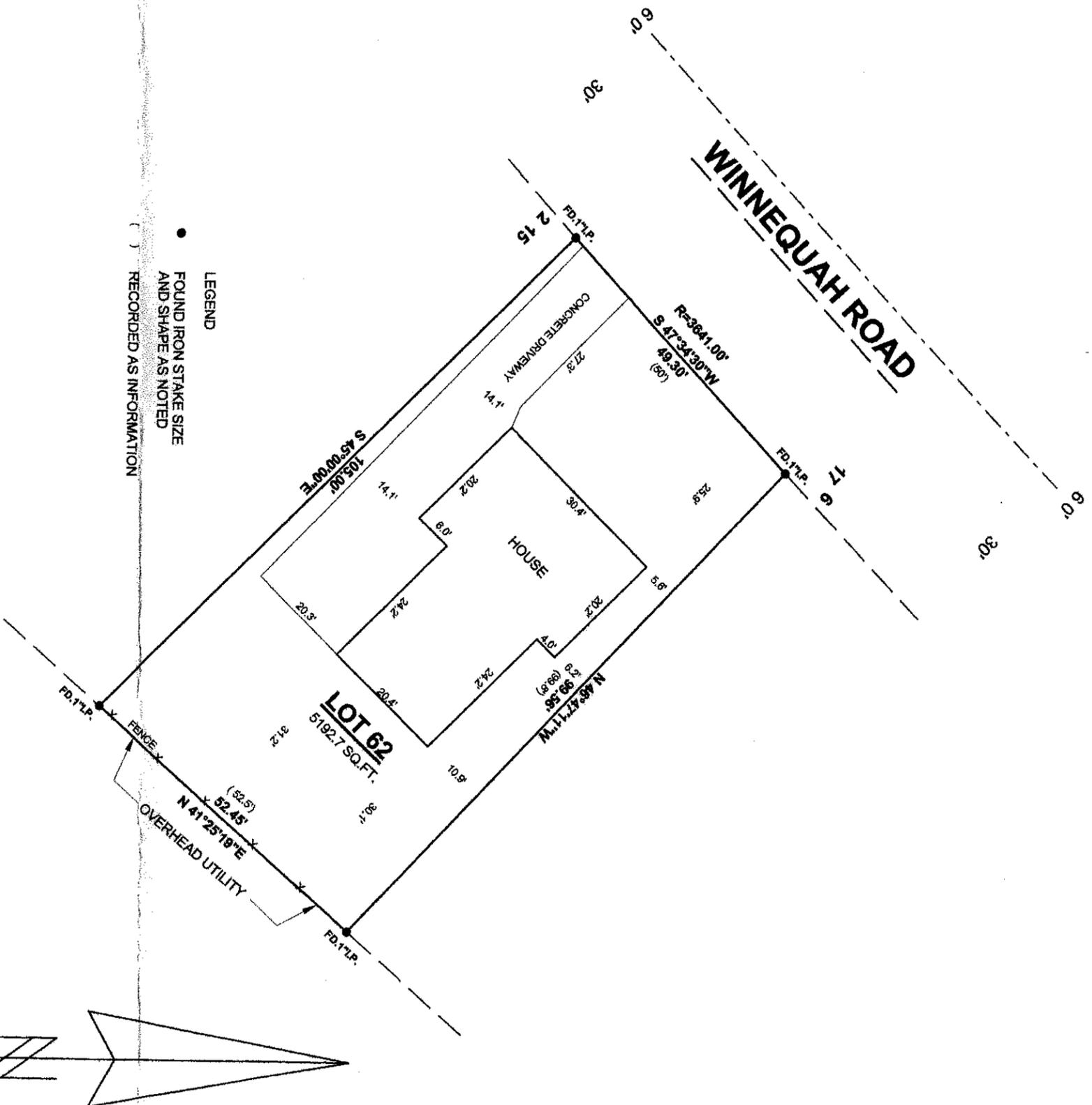
The variance we're requesting is for the addition of a 2-story porch to the front of the newly remodeled home at 4418 Winnequah Road. We've completely remodeled the dilapidated existing home and added a 2nd floor and garage. The porch we propose allows access to the front door as well as a walk-out space for the 2nd floor master bedroom.

Due to the small size of the lot, the existing home was already set back 27'3½" from the street-side lot line. The porch we propose would be 30' x 6', spanning the front of the house. The 2nd story walk-out would be 10' x 6', centered over the lower porch and front entry. The addition of the porch would make the street-side set back 19'11".

Our primary hardship is the limitations of the lot size to add viable outdoor living space to the home. The east side of the house is set back less than 6', the west side is driveway leading to the rear garage and the small backyard faces fence. The only appropriate place to have an outdoor area is in the front yard. At a minimum, steps and a walkway would be needed for access from the driveway to the front door. A porch space would create the steps and walkway while also adding usable outdoor space and enhancing the home.

The porch we propose would pose no threat to public interest. Despite being within the 30' setback from the lot line, it would still be 30' from the street and no building materials or features of the porch pose any safety hazard. There are porches and patios on surrounding homes that are less than 30' from their front set-backs. The proposed porch would be in a similar vein- enhancing the home and adding value to the property and surrounding properties.

Thank you for your time and consideration.



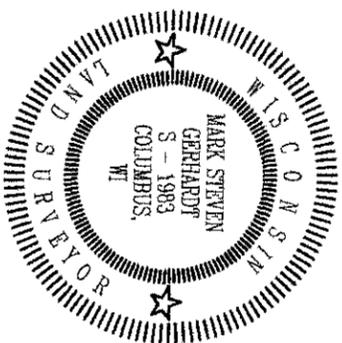
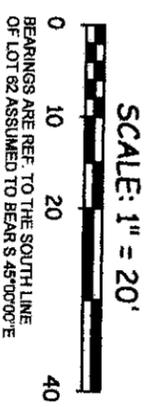
LEGEND
 ● FOUND IRON STAKE SIZE AND SHAPE AS NOTED
 () RECORDED AS INFORMATION

LEGAL DESCRIPTION:
 LOT 62, REPLAT A OF SHORE ACRES, IN THE CITY OF MONONA, 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.

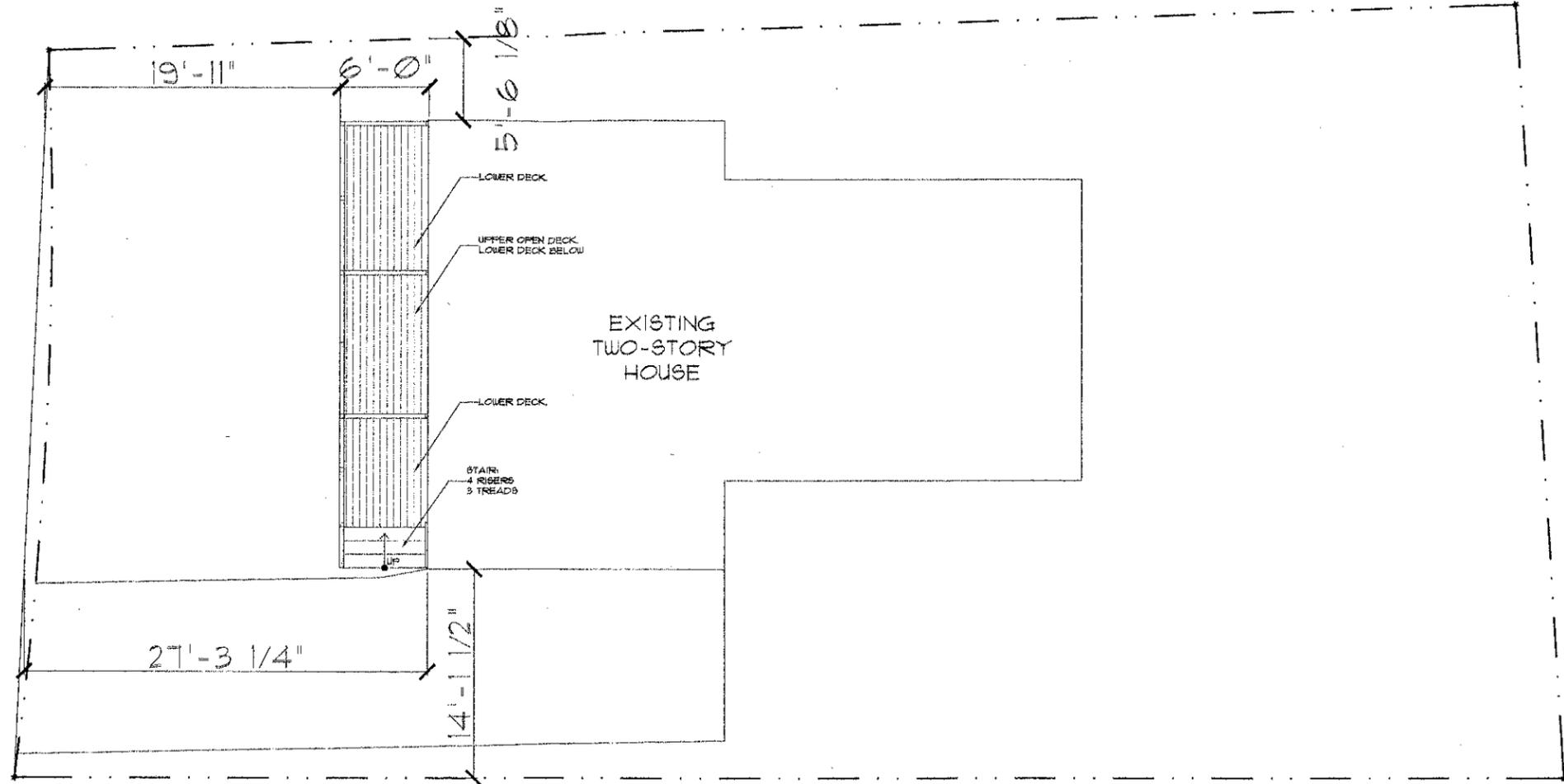
Date: December 6, 2016
 Mark Steven Gerhardt,
 Professional Land Surveyor, S-1983

PREPARED FOR:
 RYANS RENOVATIONS LLC
 2603 GLADEVIEW ROAD
 COTTAGE GROVE, WI. 53527



BADGER SURVEYING AND MAPPING SERVICE 525 WEST PRAIRIE STREET, COLUMBUS, WISCONSIN 53925 - (608) 244-2010 - FAX: (920) 623-9810		SCALE	1" = 20'	APPROVED BY:	 M.S.G.	DRAWN BY	M.S.G.
		DATE	12-6-16	REVISIONS			
PLAT OF SURVEY				DRAWING NUMBER		16G - 73	

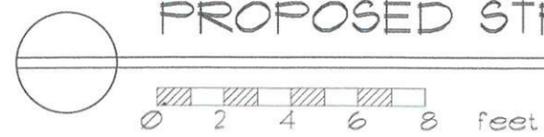
WINNEQUAH ROAD



SITE PLAN
0 2 4 6 8 feet
4418 WINNEQUAH RD. **glueck architects**
100 South First Street, Superior, WI 54980-4001

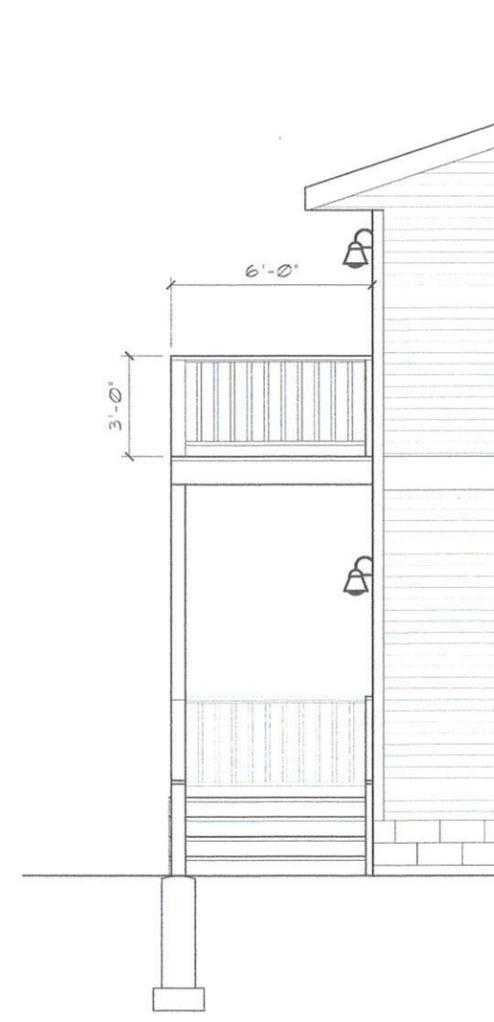


PROPOSED STREET ELEVATION

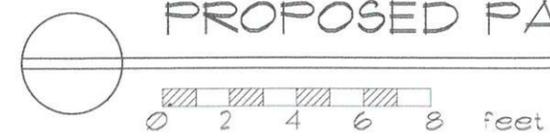


4418 WINNEQUAH RD.

glueck architects
 116 North Few Street, Madison, WI 53703 (608)251-2551



PROPOSED PARTIAL SIDE ELEVATION



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