



CITY OF FITCHBURG
PLANNING/ZONING DEPARTMENT
5520 LACY ROAD
FITCBURG, WI 53711
(608) 270-4200

VARIANCE - ADMINISTRATIVE APPEAL APPLICATION

UNDER THE RULES AND REQUIREMENTS OF THE FITCHBURG ZONING ORDINANCE, THE UNDERSIGNED OWNER, OR OWNER'S AGENT, OF THE PROPERTY HEREIN DESCRIBED

HEREBY APPLIES FOR A Variance
Variance or Appeal of an Administrative Decision

1. OWNER OF PROPERTY Luke and LeAnn Nealy PHONE NO. 601-954-3920

2. LOCATION OF PROPERTY

STREET ADDRESS 5844 Timber Land Circle, Fitchburg, WI 53711

LEGAL DESCRIPTION (METES & BOUNDS, OR LOT NO. & PLAT)

LOT 1, CSM #15588, City of Fitchburg, Dane County, Wisconsin

3. EXPLAIN THE VARIANCE, OR ADMINISTRATIVE APPEAL REQUESTED Request minimal encroachment to the front yard setback as indicated on plans, (see attached).


4. REASON(S) WHY THE APPLICANT CANNOT COMPLY WITH THE ORDINANCE REQUIREMENTS, OR WHY YOU FEEL THE ADMINISTRATIVE DECISION IS INCORRECT: (ADDITIONAL COMMENTS OR INFORMATION MAY BE ATTACHED)

See Attached

ATTACH TWO (2) COPIES OF A SITE PLAN, DRAWN TO SCALE, INDICATING WHERE A VARIANCE IS REQUESTED. ONE (1) COPY SHALL BE NO LARGER THAN 11" X 17". SUBMIT ONE (1) PDF DOCUMENT OF THE COMPLETE SUBMITTAL (planning@city.fitchburg.wi.us).

5. CONTACT PERSON Udvari-Solner Design Company, Mark Udvari-Solner

ADDRESS 2631 University Avenue, Ste 104, Madison, WI PHONE NO. 608-233-1480

RESPECTFULLY SUBMITTED BY 
Signature of Owner's or Owner's Authorized Agent

FOR CITY USE ONLY

DATE RECEIVED _____ PUBLISH _____

ORDINANCE SECTION NO. _____ FEE PAID _____ REQUEST NO. _____

Variance Request Response to #4 on Application**LOT 1, CSM 15588:**

Udvari-Solner Design Company has been working with the Nealey's on a design to fit a home on this challenging lot. We're hoping you would allow a minimal encroachment to the front yard setback as indicated – see attachments.

Cul-de-sac lots are always a challenge and this one seems to have an unusually small building envelope. Add to that the sharp front yard setback angle and a significant portion along the front of the lot could go unused. We hope our last "major" challenge is fitting the garage inside the SW corner of the setback. The Nealey's would like to keep as many of the mature trees on the site as possible. The best orientation to preserve the trees places the garage to the West side of the lot and keeps the driveway as far to the west as possible approaching the house. We stepped the front corner of the garage back in order to keep it inside the front yard setback, however, this design has forced a shift of the overhead door and pushed it tight to the garage wall common to the house. With this shift of the door (and vehicles) there is little clearance to enter the house from the garage without pulling the vehicle deep into the garage (see attached plan). If we could "square-off" the front corner of the garage we could center the garage door and create better access into both the garage and the house. We highlighted the area of encroachment into the front setback. It's a small triangular shape of about 14 sq. ft. that projects at its greatest point approx. 23" perpendicularly into the setback. That corner of the garage is set approximately 57' back from the curb.

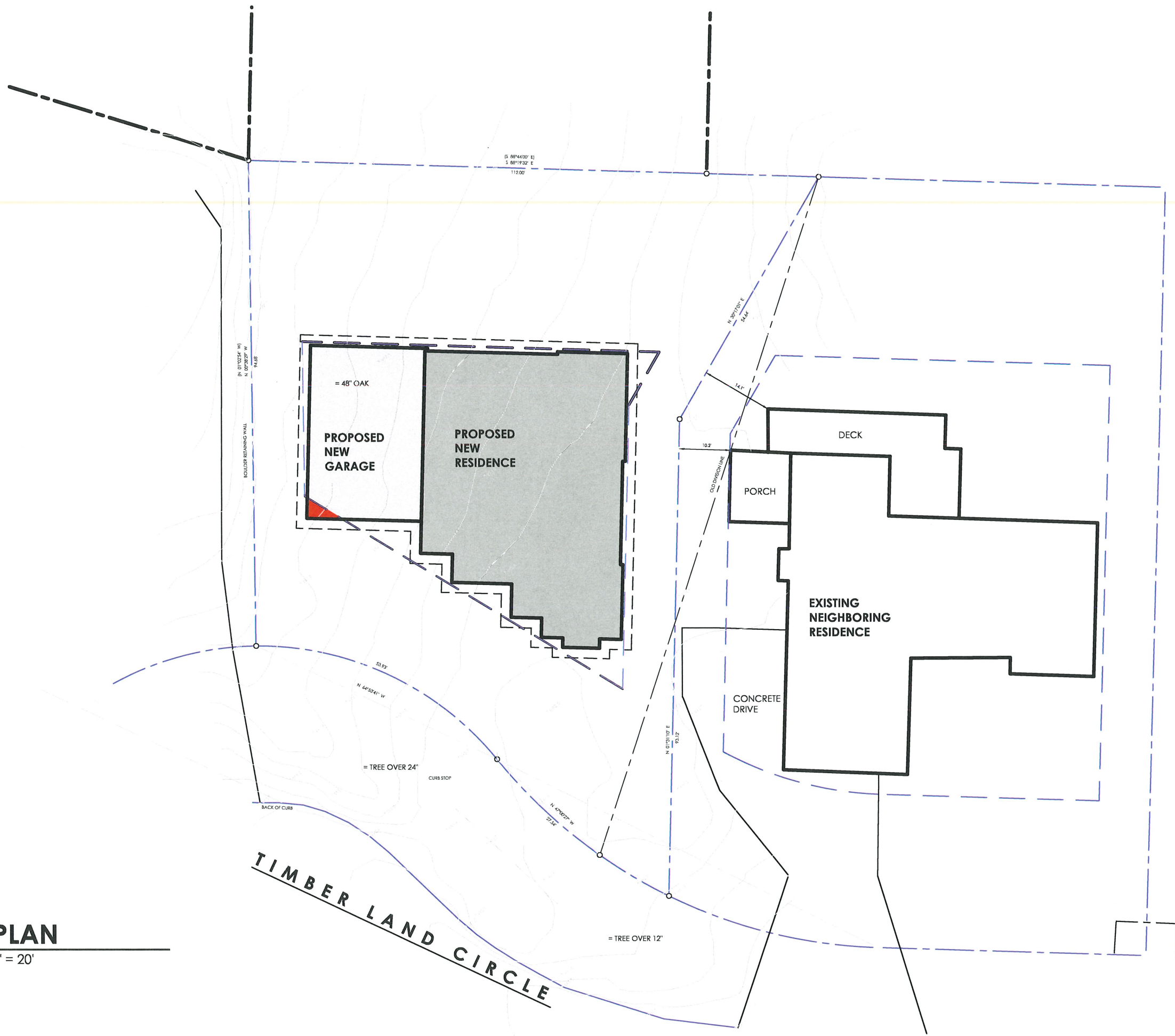
We hope you would see that this small area doesn't negatively impact the neighboring property or the intended buffer from the street.

NEALEY RESIDENCE

5844 TIMBER LAND CIRCLE
FITCHBURG, WISCONSIN 53717

SITE PLAN

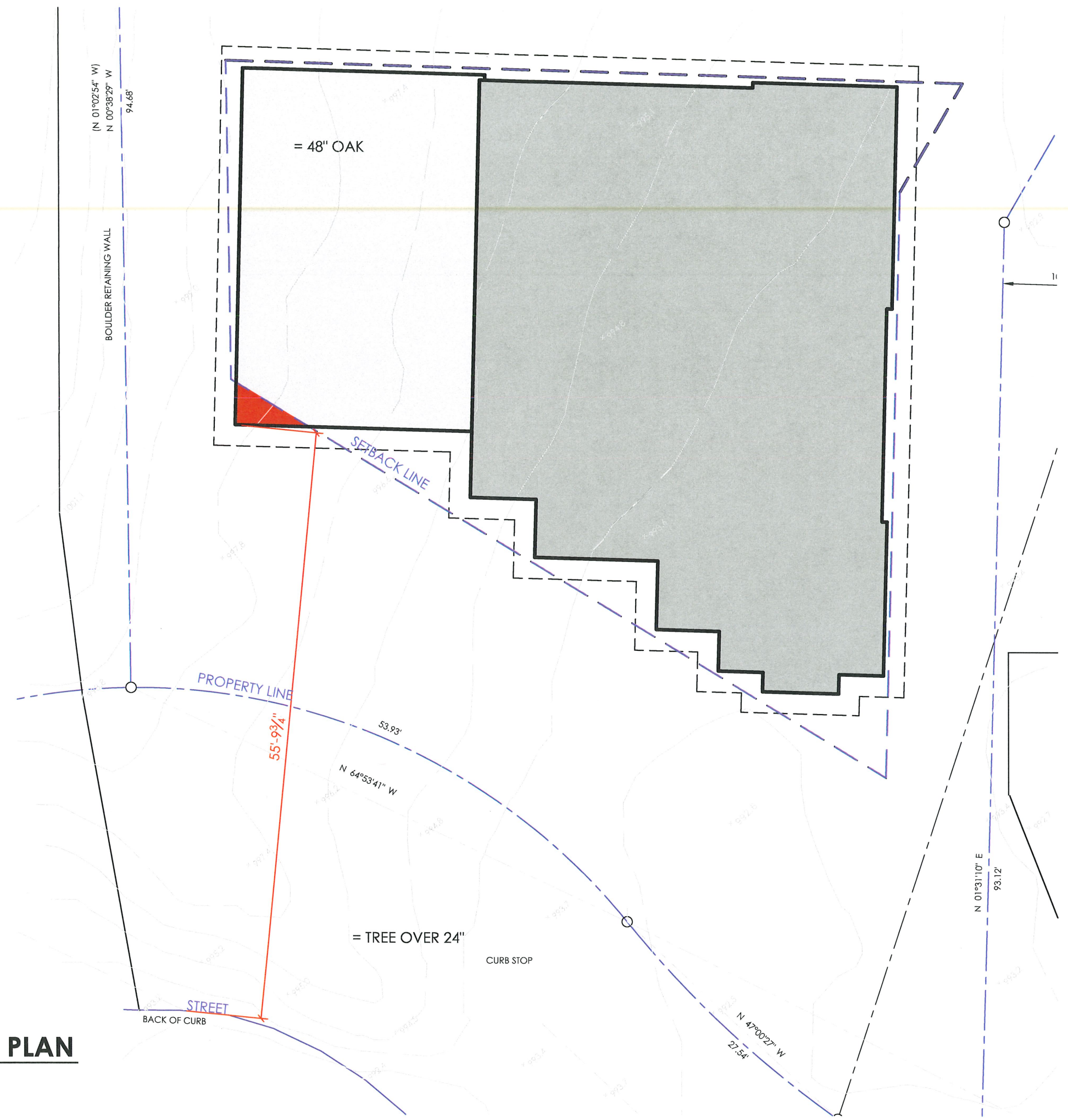
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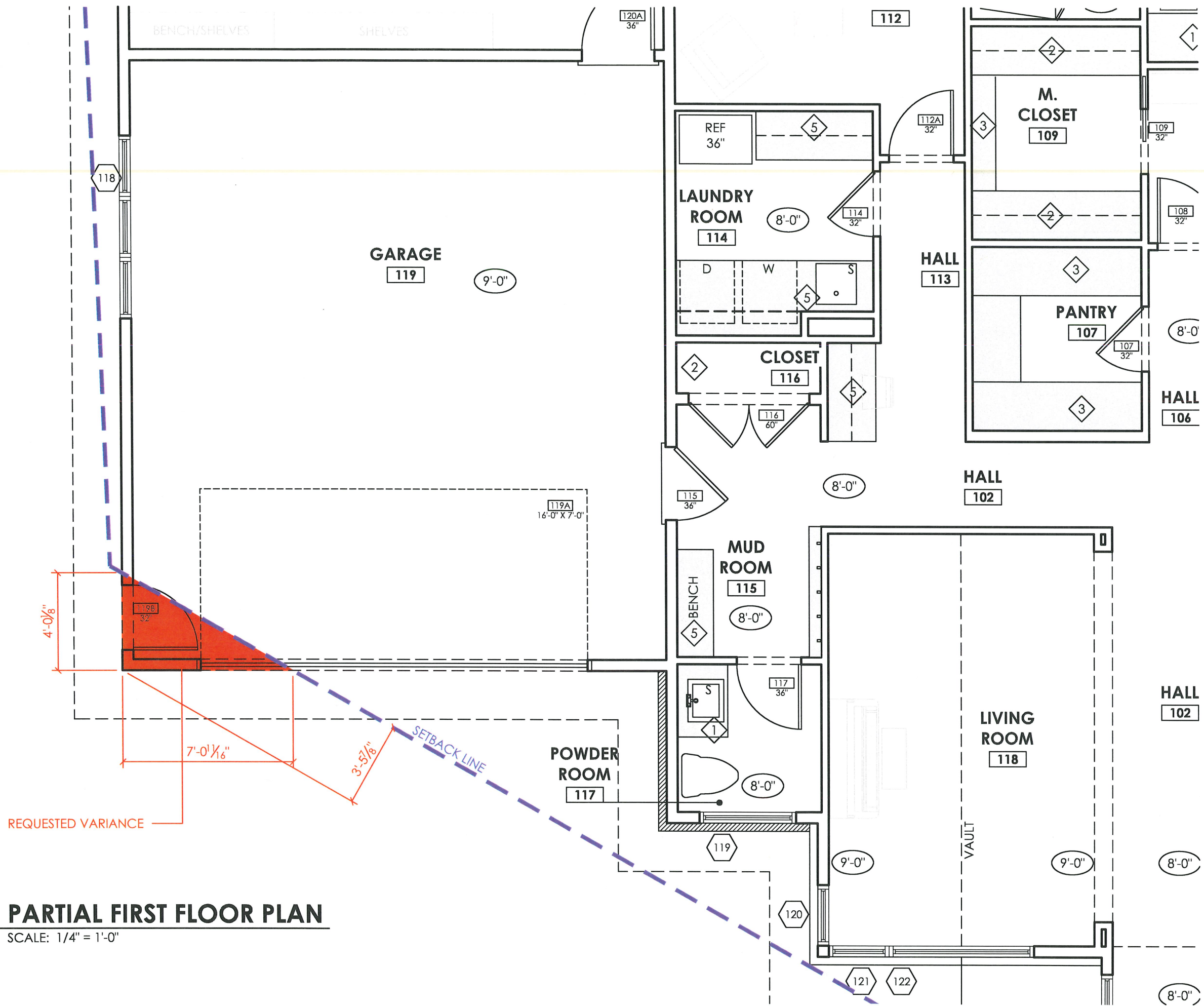


1 SITE PLAN
SCALE: 1" = 20'



1 PARTIAL SITE PLAN
SCALE: 1" = 10'





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

udvari solner design company <small>2631 university ave. madison, wi 608.233.1480 udvari-solner.com</small>	
NEALEY RESIDENCE <small>5844 TIMBER LAND CIRCLE FITCHBURG, WISCONSIN 53717</small>	
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PROJECT NO:	05-21
CAD TECH:	KMM
PLAN REVIEWER:	MUS
DOCUMENT RELEASE DATES:	
VARIANCE REQUEST	
10.04.2022	
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