



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved ZONING BOARD OF APPEALS

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Thursday, May 28, 2015

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-110 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

Basford, chair, called the meeting to order at 5:11 pm and explained the appeals process.

**Staff Present:** Matt Tucker and Chrissy Thiele

**Present:** 4 - John W. Schlaefler; Susan M. Bulgrin; Dina M. Corigliano and Michael A. Basford

**Excused:** 3 - Diane L. Milligan; Frederick E. Zimmermann and Winn S. Collins

### APPROVAL OF MINUTES

A motion was made by Schlaefler to approve the May 14, 2015, minutes, seconded by Corigliano. The motion passed by voice vote/other, with Bulgrin abstaining.

### DISCLOSURES AND RECUSALS

Bulgrin recused herself from item two.

### PETITION FOR VARIANCE OR APPEALS

1. [38494](#) Tom and Dino Christ, owners of property located at 2615 Stevens Street, request a usable open space variance and lot area variance for a three-unit building. Ald. District #5 Bidar-Sielaff

**Attachments:** [2615 Stevens St.pdf](#)  
[2615 Stevens St. Staff Report.pdf](#)

Tucker introduced the property as originally a four unit building that is now non-conforming and sat vacant for over a year, losing the use as a multi-family building. It has recently been rezoned to a TR-C4, which permits the use of a three-unit building, with the condition that variances are obtained for lot area and usable open space. The code requires 6,000 sq. ft. lot area and 2,250 sq. ft. usable open space, where the lot currently has 5,280 sq. ft. lot area and 2,057 sq. ft. usable open space. Therefore, the owners are requesting 720 sq. ft. lot area variance and 193 sq. ft. useable open space variance.

Dino Christ, one of the owners, provided information about their family's history of the building and how they lost the use as a four-unit building. They planned on taking out the unit in the basement to make it a three-unit building, which is a permit use in a TR-C4 district.

Robert Coutre, the owners' representative, provided information about the construction of the building and the difficulty of converting it to a single or two-family home that would have been permitted in the previous zoning district. He passed out pictures of the inside of the building and explained to board members that the exterior of the building wouldn't change and that the basement would be converted to storage and common areas for the renters. He also pointed out that there were other multi-family buildings in the neighborhood, so this building would fit in with the rest of the neighborhood.

Basford acknowledged Tom Christ registered in support for the variance requests.

Schlaefer motioned to approve the variance requests, seconded by Bulgrin.

Board members pointed out that the house was originally build as a multi-family building and has been there for a long time. Also, it is impossible to change the size of the lot to meet the requirements of the new zoning code. They acknowledged the owners' willingness to bring the property as close to compliance as possible, by rezoning it and downsizing the building to a three-unit. Board members agreed that it would be a hardship to convert the building to a single or two-family building. They noted that the exterior of the building would not change, so there would be no negative impact to the surrounding properties, and as it has been in the neighborhood for many years, the building is a characteristic of the neighborhood.

The motion to approve the variance requests passed (4-0) by voice vote/other.

2. [38495](#) NADD1, LLC, owner property located at 7202 Mineral Point Road, requests a parking placement variance for a new single-story restaurant with a vehicle access window. Ald. District #9 Skidmore

Attachments: [7202 Mineral Point Rd.pdf](#)

As Bulgrin had recused herself, there were not enough members to vote on this item. It will be taken up by the Zoning Board of Appeals at the June 25 meeting.

## DISCUSSION ITEMS

3. [08598](#) Communications and Announcements

Tucker announced that the June 11 meeting was cancelled.

## ADJOURNMENT

The meeting adjourned at 5:34 pm.

**Matt Tucker**  
City of Madison  
Zoning Board of Appeals, (608) 266-4569  
Wisconsin State Journal, May 21, 2015

