



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved ZONING BOARD OF APPEALS

Thursday, February 27, 2014

5:00 PM

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

CALL TO ORDER / ROLL CALL

Basford called the meeting to order at 5:05 PM and explained the appeals process.

Present: 5 -

John W. Schlaefler; Diane L. Milligan; Susan M. Bulgrin; Dina M. Corigliano and Michael A. Basford

Excused: 2 -

Frederick E. Zimmermann and Winn S. Collins

APPROVAL OF MINUTES

A motion was made by Milligan, seconded by Schlaefler, to Approve the Minutes of February 13, 2014. The motion passed by voice vote/other, with Bulgrin abstaining.

DISCLOSURES AND RECUSALS

None

PETITION FOR VARIANCE

1. [33142](#) Meredith and Jenifer Bell, owners of property located at 1436 Vilas Avenue, request a rear yard variance to construct a two-story addition to the rear of their two-story single family home.
Ald. District #13 Ellingson

Attachments: [1436 Vilas 3-27-14.pdf](#)
[1436 Vilas Ave.pdf](#)
[1436 Vilas Ave Staff Report.pdf](#)

Tucker said this property is zoned TR-C3, and is on the street that circles the Indian Mound in the Vilas neighborhood. This is a case where the petitioner is proposing to construct a 2 story addition with a basement. The lot is highly irregular. The rule for measuring lots like this was in the 1966 Code and was not changed for the 2013 Code. The house was built before there was zoning. The 2 story addition, plus basement, projects into the rear yard. The project provides a 6' setback at the pitch point, toward the measured rear lot line. A

20' rear yard setback is required, and they are requesting a 14' setback. The applicant, Jennifer Bell, was present and said Tucker's description was accurate. They have lived in this house for 4 years and they bought it because of the Historic District status. However, the kitchen is small and dated and isolated from house, there is one garage stall on the mound and it is unsafe to get out of car, and there is no master bedroom. They want to remove the existing siding and put cedar siding on the house. They spoke with the Wisconsin Historical Society about the appropriateness of this issue and were told that leaving the original mass in structure is the most important item for this process. She adjusted her plans to make it appropriate for submitting for tax credits in the Historic District. In response to the Staff Report, Ms. Bell submitted a revised set of plans to the Board.

A motion was made by Milligan, seconded by Schlaefer, to recess 5 – 10 minutes to review the new plans. The motion passed by voice vote/other.

The meeting was called back into order at 5:32 PM.

Tucker described the change shown on the revised plans. Tucker believes he would have written the same Staff Report regarding these plans. The Board discussed the variety of spaces in the building, noting the spaces were fairly large and unusual for the area, and all in the setback. Bell responded, explaining some of the sizes of the rooms and described a similar project in the neighborhood that received a variance in the past. Bell said she was balancing historic property rules with the need for more space.

Bell said 1528 Vilas would be the most impacted house. There is a lot of foliage in back so the house would be hidden. The neighbors do not object to this. The Board thinks the area can be reduced and there is a way to take a little bit more off so they do not need as much of a variance. Comments included that the laundry could be in a different spot, the master bath could be redesigned to be made smaller, the master walk-in could be adjusted, and there is a sitting room that is not being utilized. There seems to be a lot of architectural standpoints to reduce that rear corner.

A motion was made by Schlaefer, seconded by Corigliano, to Refer to the ZONING BOARD OF APPEALS meeting no later than April 24, 2014, with a reduction of the size of the addition within the variance area. The motion passed by voice vote/other.

DISCUSSION ITEMS

2. [08598](#) Communications and Announcements

ADJOURNMENT

A motion was made by Schlaefer, seconded by Milligan, to Adjourn at 6:10 PM. The motion passed by voice vote/other.