



City of Madison

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

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

Thursday, June 18, 2026

5:00 PM

Virtual

The City of Madison is holding the Zoning Board of Appeals meeting in virtual format.

Written Comments: You can send comments on agenda items to zoning@cityofmadison.com

Register for Public Comment:

- Register to speak at the meeting
- Register to answer questions
- Register in support or opposition of an agenda item (without speaking)

If you want to speak at this meeting you must register. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you will need to join the virtual meeting.

Watch the Meeting: If you would like to join the meeting as an observer, please visit <https://www.cityofmadison.com/watchmeetings>.

Listen by Phone: (877) 853-5257 (Toll Free) Webinar ID: 873 3889 3864

Interpretation and Accessibility

Call to Order/Roll Call

Chair Ostlind called the meeting to order at 5:02 pm.

Staff present: Zoning Administrator Katie Bannon, Gaby Arteaga, and Cary Olson

Present: 5 - Peter A. Ostlind; Angela Jenkins; David P. Waugh; Samuel V. B. Fritz and Cliff Goodhart

Excused: 1 - Agnes (Allie) B. Berenyi

Approval of Minutes

Goodhart moved to approve the minutes from May 21, 2026 meeting. Jenkins seconded the motion.

Goodhart abstained from voting due to having missed the previous meeting.

The Board approved the minutes 3-0 by unanimous vote.

Public Comment

There was no public comment.

1. [93401](#) Public Comment (6/18/2026)

There was no public comment.

Disclosures and Recusals

There were no disclosures or recusals.

Petition for Variance, Area Exceptions or Appeals

2. [93493](#) Jeff Manzetti - Architect - Mead & Hunt, representative of the owner of 2402 Darwin Rd, 3118 International Ave, and 3202 International Ave, requests a variance from EV Ready Spaces requirements in an airport surface parking lot. Alder district #18

Attachments: [2402 Darwin Rd etc - application.pdf](#)

The applicants withdrew their variance request.

Note: Item 2 has been withdrawn by applicant

3. [93402](#) Jon Wanta of Aldo Partners, representative of the owner of the property at 2013 Rusk St, requests a side yard setback variance for an addition to a single-family house. Alder district #6

Attachments: [2013 Rusk St - application.pdf](#)
[2013 Rusk St - Sanborn.pdf](#)
[2013 Rusk St - Aerial.pdf](#)
[2013 Rusk St - Staff Report.pdf](#)
[2013 Rusk St - Presentation.pdf](#)

Zoning Administrator Bannon provided an overview of the application. The application is for a side yard setback variance to build a second story addition above the existing attached garage. In 2010, the Board approved a variance request to build the garage in the side yard setback. The code requires a side yard setback of 4.9' and the applicant proposes a setback of 1.0' for a variance request of 3.9'. The board approved a similar application in 2025.

The Board is reviewing this request again today because the plans have changed. In the earlier variance request, the addition was 24.3' tall; today the proposed addition is 26.5' tall. Bannon shared renderings that compared the earlier proposal to the current one. Bannon also shared site photos and plans to provide context for the request.

Petitioner Jon Wanta confirmed that Bannon's description of the request was correct. Wanta confirmed that the Board has seen this request before, except for the 2'3" increase in the parapet's height. The property is unique since the garage already projects into the side yard setback. It also has an angled rear lot line. Wanta said that the current side yard setback provides enough space

for maintenance access. Wanta explained the reason for the height increase: the proposed addition now connects to the house with a gabled roof, and to maintain adequate headspace in this area, they raised the peak of the gable line. Thus, Wanta continued, they also raised the parapet so that the addition reads as a mass of its own.

The Board asked about the previously-approved headspace and why the project now needs additional headspace. Wanta explained that the typical height for a space is 8' and the client wanted to get closer to that height. The Board referred to diagrams and compared the differences between this request and the one from 2025 and asked questions of the petitioner and staff. After clarification, the Board stated that while the added height does not increase the setback variance request, it does increase the volume of the structure within the setback. The Board stated that if the applicant does not increase the parapet height, the applicant can raise the gable height without a new variance because the gable is not located within the setback. The applicant would have the desired headspace by increasing the gable height.

Ostlind closed the public hearing.

Goodhart moved to approve the requested variance. Fritz seconded the motion.

Review of Standards

Standard 1: There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

The Board found that the variance request meets the standard. The property's existing garage is already within the side yard setback. Another member mentioned that it seems common in this neighborhood to have garages in the setback. Further, the lot's shape restricts the possible locations for an addition. The lot also has a unique rear-angled lot line.

Standard 2: The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

The Board disagreed about whether the variance request meets the standard. One member said that side yard setbacks serve to create space between buildings and prevent massive bulk from facing neighboring properties. The 2'3" of added bulk is not in line with the standard. Another member said that the change in bulk is not a substantial issue. A different member was unsure; this neighborhood does not have much separation between buildings, but the added bulk may have a negative effect on the neighboring property.

Standard 3: For an area variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

The Board disagreed about whether the variance request meets the standard. The applicant has options to achieve the design goals while keeping the building height that the Board already approved. However, it is reasonable to be able to build above the garage. On the other hand, the Board already approved the second story addition, while this request is for the added bulk. Several members said that the applicant did not provide enough evidence that this request is necessary.

Standard 4: The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property. The Board found that the variance request does not meet the standard. The owner already has a variance for the project, and the only difference is the added height. Instead of minimizing the effect of the variance, this new request adds bulk to the request the Board has already approved. The Board said that, with the information provided, it seemed the request is solely due to aesthetic reasons.

Standard 5: The proposed variance shall not create substantial detriment to adjacent property.

The Board found that the variance request meets the standard. The Board said that the bulk would not create substantial detriment to the neighboring properties.

Standard 6: The proposed variance shall be compatible with the character of the immediate neighborhood.

The Board found that the variance request meets the standard. The variance fits well with the neighborhood and the previously approved, existing garage.

The Board voted by roll call to approve the requested variance. The motion failed 0-4. The Board denied the variance request.

Noes: 4 - Angela Jenkins; David P. Waugh; Samuel V. B. Fritz and Cliff Goodhart

Excused: 1 - Agnes (Allie) B. Berenyi

Non Voting: 1 - Peter A. Ostlind

Discussion Items

4. [08598](#) Communications and Announcements

The Board will meet next month on July 16, 2026.

This was Sam Fritz's last meeting as a member of the Board. The City of Madison thanks him for his service.

Adjournment

Fritz made a motion to adjourn and Waugh seconded the motion.

The Board adjourned at 6:18 pm