



City of Madison

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

Thursday, March 10, 2016

5:00 PM

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

CALL TO ORDER / ROLL CALL

Corigliano called the meeting to order at 5:03 pm.

Staff Present: Matt Tucker and Katrina Barger

Present: 4 - Peter A. Ostlind; Susan M. Bulgrin; Dina M. Corigliano and Winn S. Collins

Absent: 1 - Savion J. Castro

Excused: 1 - Frederick E. Zimmermann

Corigliano explained the appeals process.

Castro arrived at 5:04 pm.

Present: 5 - Peter A. Ostlind; Savion J. Castro; Susan M. Bulgrin; Dina M. Corigliano and Winn S. Collins

Excused: 1 - Frederick E. Zimmermann

APPROVAL OF MINUTES

A motion was made by Bulgrin to approve the February 25, 2016, minutes, seconded by Collins. The motion passed by voice vote/other, with Corigliano abstaining.

DISCLOSURES AND RECUSALS

There were no disclosures and recusals.

PETITION FOR VARIANCE OR APPEALS

1

Brian and Sarah Porter owners of property located at 521 N. Blackhawk Avenue, requests a front yard setback to construct a single-story detached accessory structure on a through lot.
Ald. District #11

Tucker introduced the project as having a zoning code requirement of a 20' setback, while constructing the detached accessory structure in front yard of through lot would provide a 2' setback. Therefore, the owners are requesting an 18' front yard variance.

Brian Porter, the owner of the property, stated that there is a shed in place without a variance; therefore the applicant is trying to correct the problem by

getting a variance so the shed is code compliant. He stated that they only have a one car garage and it doesn't fit all of their lawn and recreational equipment. The owner's would like to stay in the neighborhood; therefore they are requesting a variance to have a shed to store items in.

The applicant did introduce a new document, which was a maintenance easement agreement with the applicant's neighbor that resides on 525 N. Blackhawk Avenue.

Stephanie Stender, owner of a neighboring property, voiced her opposition for the variance request. She stated that she was concerned that the approval of this variance request would set the tone for the rest of the neighborhood with unsightly accessory structures.

Corigliano acknowledged Robert Lux registered in neither support nor opposition of the variance request.

Collins motioned to approve the variance request, seconded by Bulgrin.

Board members discussed that the property having two front yards, makes it difficult for the property owners to meet the ordinance standards because rear yard standards do not apply in their case. The property is unique because it has the shortest distance between the two front yards on this block. Board members agreed that the proposed front yard variance would be the appropriate location for a shed on this property because it is similar to other neighboring properties.

The motion to approve the variance request passed (4-1) by voice vote/other.

Ayes: 4 - Peter A. Ostlind; Savion J. Castro; Susan M. Bulgrin and Winn S. Collins

Noes: 1 - Dina M. Corigliano

2

David and Joette Schleisman owners of property located at 609 Division Street, requests a rear yard variance to construct a single-story addition onto their single-story single family home.
Ald. District #6 Rummel

Tucker introduced the project as having a zoning code requirement of a 30' setback, while constructing the single story addition including an attached garage would provide a 14.5' ± setback. Therefore, the owners are requesting a 15.5' ± rear yard setback variance.

Roger Smith, the owner's representative, explained that the owners want to add the single story addition including an attached garage to increase the living space. He stated that the owners would like to retire there and keep it all on one level. The owners would use the existing living room as the new master bedroom and the new living space would become the living room. Roger stated that the owner's have no intention of keeping the existing shed on the property.

Donald Troendle, owner of the rental property located at 2105 Oakridge Avenue, voiced his opposition of the variance request. He stated that the

addition will limit the air and light available to him. He is also concerned that the water drainage will become more of an issue.

Corigliano acknowledged Diane and Linda Marx registered in opposition of the variance request, but did not wish to speak.

Ostlind motioned to approve the variance request, seconded by Castro.

Board members discussed that any addition to this house would require a variance because it is built entirely in the rear yard setback. This property is the smallest lot on the block and the location of the existing home is unique because it doesn't face the front yard. The current placement of the house creates a hardship for the property owners since their only option would be to demolish the house and rebuild a two-story home without a variance. A detached garage in the same exact footprint would not need a variance; therefore the middle portion of the addition is what technically needs the variance, which doesn't adversely impact the neighboring properties. Board members discussed the drainage concerns and the owner's representative indicated that there will be a drainage system in place with the new addition.

The motion to approve the variance request passed (5-0) by voice vote/other.

- 3 Bradley Hutter owner of property located at 2921 Landmark Place, requests a variance to the Site Standards for new development, for building entrance orientation, parking placement, and parking setback.
Ald. District #14 Carter

The item has been postponed to a future meeting.

DISCUSSION ITEMS

4. Communications and Announcements

Tucker announced that there will be a meeting on March 24, 2016.

ADJOURNMENT

The meeting adjourned at 6:37 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, March 3, 2016