



CITY OF MADISON ZONING BOARD OF APPEALS VARIANCE APPLICATION

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 509 Russell St, Madison WI 53704

Name of Owner: Kaspar Mueller and Paige Blazei

Address of Owner (if different than above): _____

Daytime Phone: 4255085137 Evening Phone: 4255085137

Email Address: kapmueller@gmail.com

Name of Applicant (Owner's Representative): Kaspar Mueller

Address of Applicant: 509 Russell St, Madison WI 53704

Daytime Phone: 4255085137 Evening Phone: 4255085137

Email Address: kapmueller@gmail.com

Description of Requested Variance:

I am seeking a variance to rebuild a garage 4ft wider than our current garage, maintaining its existing setback position,
which is 15 inches from the lot line. This would be 2ft wider than the code allows.

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: \$500
Receipt: _____
Filing Date: 6/18/2026
Received By: Staff
Parcel Number: 071007114095
Zoning District: TR-C4
Alder District: 6

Hearing Date: 7/16/2026
Published Date: 7/9/2026
Appeal Number: LNDVAR-2026-00009
GQ: _____
Code Section(s): MGO 28.045 (2)

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

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

The presence of the deck in the backyard is a unique condition that prevents us from placing a garage elsewhere on the property. The garage was constructed prior to current setback regulations and sits 15 inches from the lot line, which is a pre-existing non-conformity we inherited, not created. The deck (19' x 15') occupies the area of the lot that would otherwise be available for relocating the garage to meet current setback requirements. Removing the existing, functional deck in order to reposition the garage is not a reasonable alternative. In addition, the property's frontage is only 38' while the required frontage for zoning code TRC4 is 40', which further limits available space.

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.

Setback regulations exist to protect light, air, and neighboring property interests. The proposed expansion runs parallel to the interior lot line, will not be visible from the street, and all three adjacent neighbors have reviewed the proposal and indicated their approval.

No neighbor's access to light, air, or use of their property is affected. The variance would allow a standard permitted use (a residential garage) without undermining the purposes the setback rules are designed to serve.

Without the variance, it would be impossible to fit a modern vehicle (Ford F150, 84"; or Toyota Sienna, 79") and bicycles into the garage while being able to open car doors.

3. For an area (setbacks, etc.) 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.

A garage is a permitted use on this property. Strict compliance with current setback rules would make it impossible to build a functional garage of sufficient width, because: (a) relocating the structure to meet the new setback while allowing for adequate space in the garage is geometrically impossible given the lot dimensions, driveway configuration, and existing deck that was present when we bought the property (see #1 regarding burden of removing existing deck); (b) the minimum functional width for the intended use would not be possible with a 14-foot garage. Storing a minivan (79" wide excluding mirrors) and cargo bike (30" wide) with door clearance on both sides requires 16 feet; a 14-foot structure does not allow the car door to open on the bike side. The existing garage's 12x18 footprint dates to 1929, when the average vehicle width was approximately 68" (<https://onlinepubs.trb.org/Onlinepubs/HRBulletin/195/195-006.pdf>). Vehicle dimensions have increased substantially since then; restricting the replacement structure based on those original proportions would not allow it to serve its intended permitted use.

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 garage's non-conforming setback position predates our ownership and the current zoning regulations. We did not place the structure 15" from the lot line; that condition existed when we purchased the property. The deck was also present when we purchased the property. It's impossible to relocate the garage to conform to new setback rules without removing the deck, which would be a significant hardship. The hardship arises from applying current setback rules to a pre-existing non-conforming structure and the presence of the deck, not from any choice or action by the current owners.

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

All three immediately adjacent neighbors, on both sides of the property and to the rear (at 505 Russell St, 515 Russell St, and 2009 Jenifer St) have been informed of the proposal and indicated their support. To further minimize any impact, the new roof peak will be lower than the existing structure's, reducing shadow impact on neighboring yards. The expansion will not be visible from the street, and does not affect any neighbor's light, views, or use of their property. We will put in place a maintenance agreement with neighbors on the side and rear of the property to perform needed maintenance on the garage.

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

The proposal replaces an existing residential garage with a modestly larger one of the same type. Single-car and multi-car detached garages are common throughout the immediate neighborhood. For example, the across-the-street neighbor at 506 Russell St has a two-car garage. The structure will be set back from the street, screened by the house, and consistent in form and use with surrounding properties. The expanded part of the structure will also not be visible from the street. The new garage will have siding and roofing material that matches the house to keep the character consistent.

Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11” x 17.” Please provide the following information:

<input checked="" type="checkbox"/>	Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next to variance. <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features. <input type="checkbox"/> Scale (1” = 20’ or 1’ = 30’ preferred). <input type="checkbox"/> North arrow.
<input checked="" type="checkbox"/>	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
n/a <input type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
n/a <input type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
n/a <input type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
<input checked="" type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com.
<input checked="" type="checkbox"/>	Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
<input checked="" type="checkbox"/>	CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.

CHECK HERE. City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature: Kaspar Mueller Date: 6/18/26

------(For Office Use Only)-----

DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(does) (does not)** meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: **Approved** **Denied** **Conditionally Approved**

Zoning Board of Appeals Chair:

Date:

Standards for Variances:

The Zoning Board of Appeals shall not grant a variance unless you show, and the Board finds, that your proposed variance meets all the following standards:

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.
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.
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.
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.
5. The proposed variance shall not create substantial detriment to adjacent property.
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

Notice of Public Hearing Signs

The City of Madison zoning ordinance requires applicants to post signs for public hearings of the Board of Zoning Appeals (ZBA) on the properties requesting a variance or appeal.

Sign Pickup

- Signs must be picked up at the Building Inspection Zoning Counter, which is open by appointment only. Schedule an appointment at: <https://www.cityofmadison.com/dpced/bi/schedule-a-counter-appointment/3423/>. The Zoning Counter is located in the Madison Municipal Building at 215 Martin Luther King, Jr. Blvd., Ste. 017, Madison, WI 53701.
- Signs will include a short description of the request, the address of the property subject to the hearing, applicant name, phone number, and email, and the date and time of the ZBA hearing. You may receive phone calls or emails regarding your request from people who see the signs.

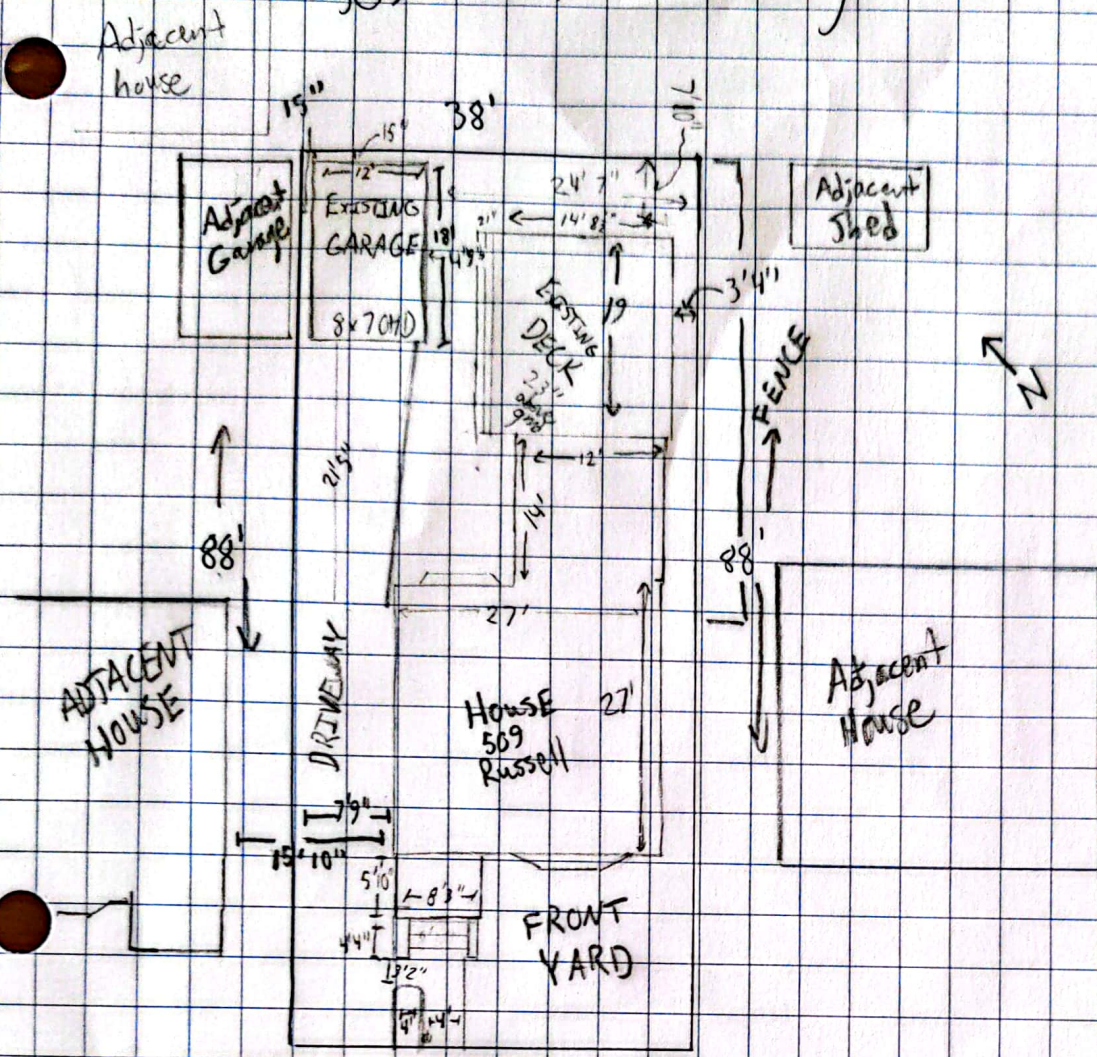
Sign Posting

- Signs must be posted at least 21 days prior to the ZBA meeting date.
- Signs must be on the property which is the subject of the public hearing.
- If the property has frontage on more than street, a sign shall be placed facing each street.
- Signs must be posted on private property. Signs may not be in the City right-of-way, public terrace, on a public tree or on a street sign. It is recommended that the signs be placed not more than five feet behind the property line.
- Signs and the information on the signs must face the street so that they are visible to pedestrians and vehicles from the street and the public walkway.
- When there is no front yard to post signs, you may post signs on the outside of the building, in a ground floor window or glass door. Signs should not be displayed more than six feet above the ground or sidewalk. The intent is for signs to be visible to the public.
- Signs shall not be posted in a location that would obstruct the views of any traffic or entrances or exits to the property.
- Signs must be removed no more than seven days after the hearing.

If you have any questions, please call our office at 608-266-4551.

509 Russell St Existing Site Plan

scale 1" = 20'



509 Russell St Proposed Site Plan

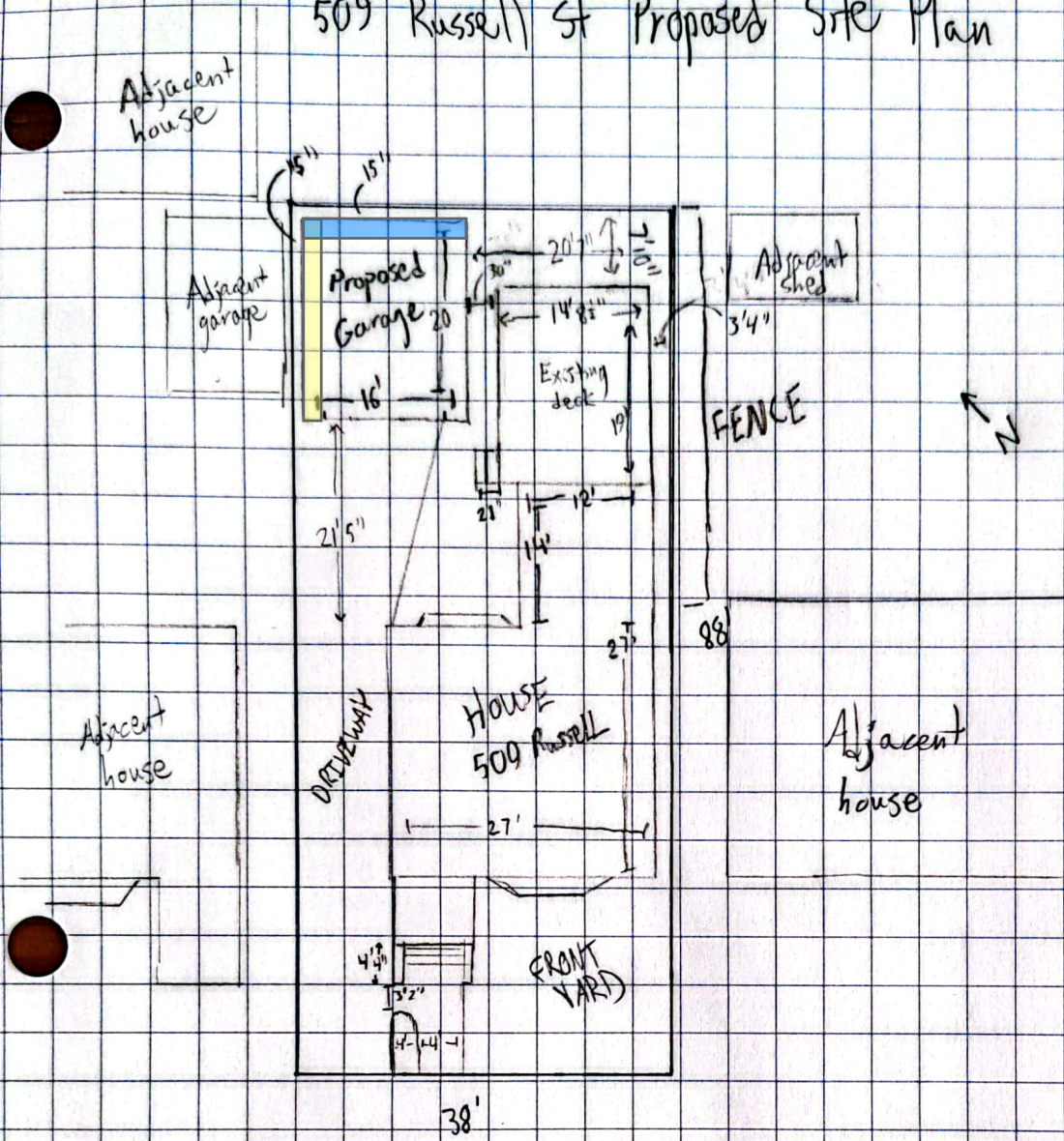
scale 1"=20'

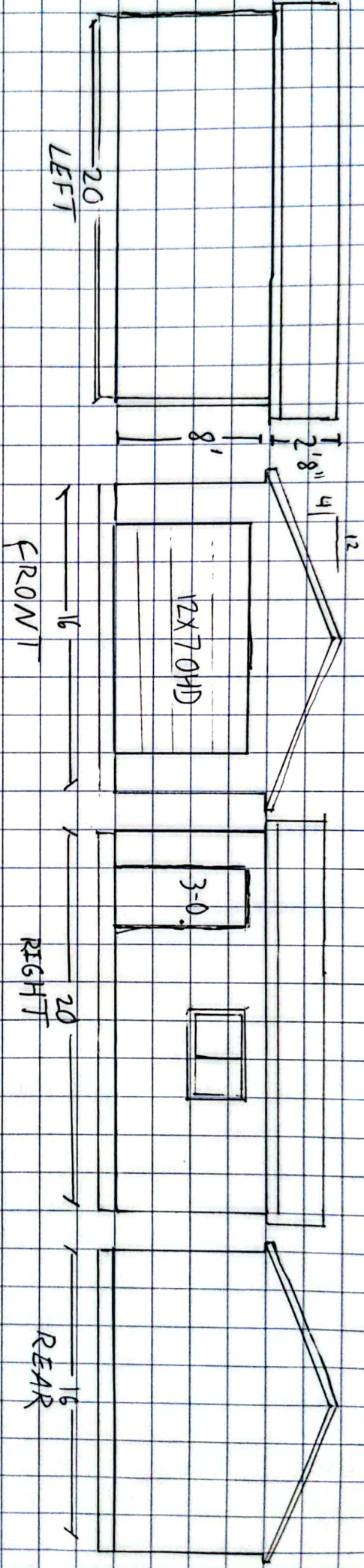
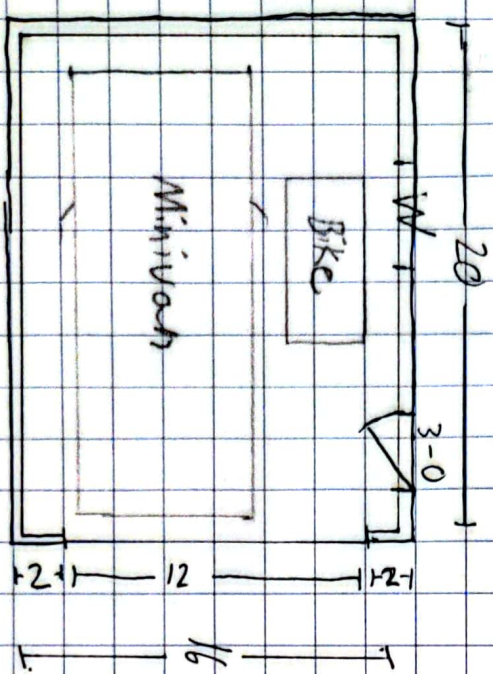
Rear yard setback
variance for
detached garage

Required 3'
Proposed 1.25'
Variance 1.75'

Side yard setback
variance for
detached garage

Required 3'
Proposed 1.25'
Variance 1.75'



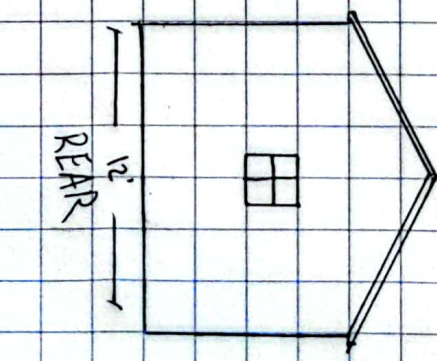
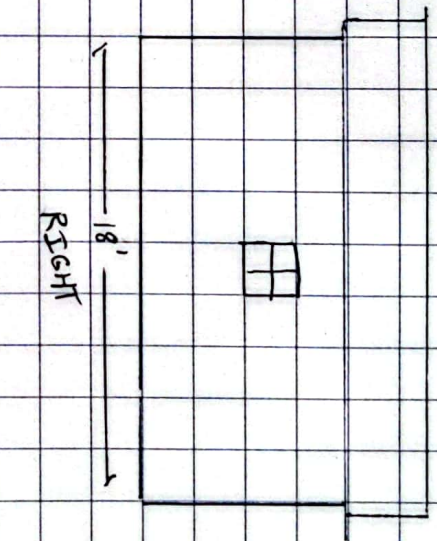
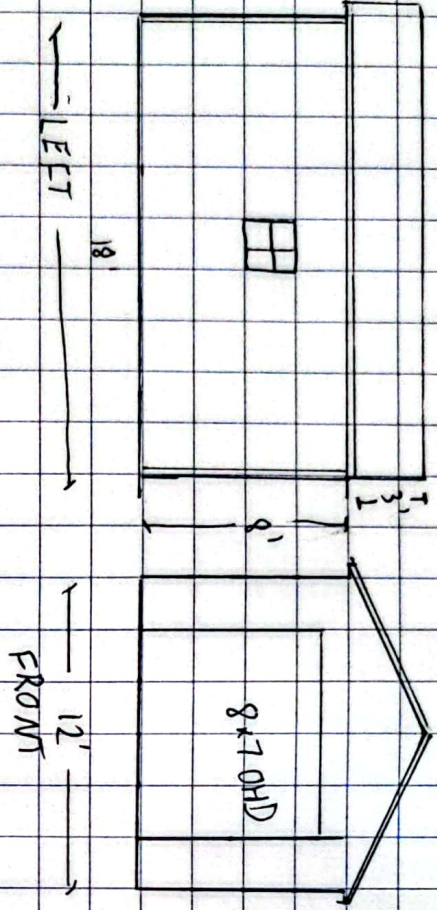


Proposed 16 x 20 garage

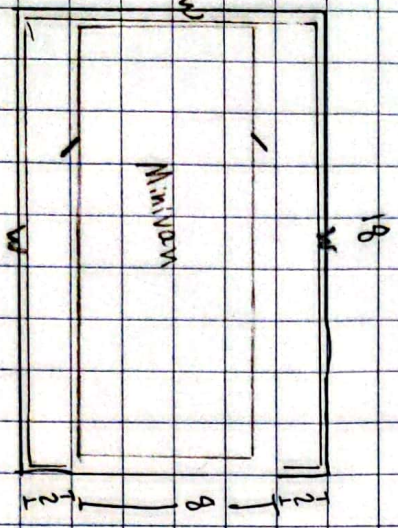
- Double - 4 vinyl siding
- Aluminum soffit and fascia
- 12 x 7 raised panel OHD
- 3-0 raised panel steel service door
- vinyl slider window with screen
- architectural shingles
- raised curb, steel reinforced slab

Kasper Mueller
 509 Russell St
 Madison WI 53704
 425-508-5137
 kaspermueller@gmail.com

Scale 1" = 8'



scale 1" = 8'

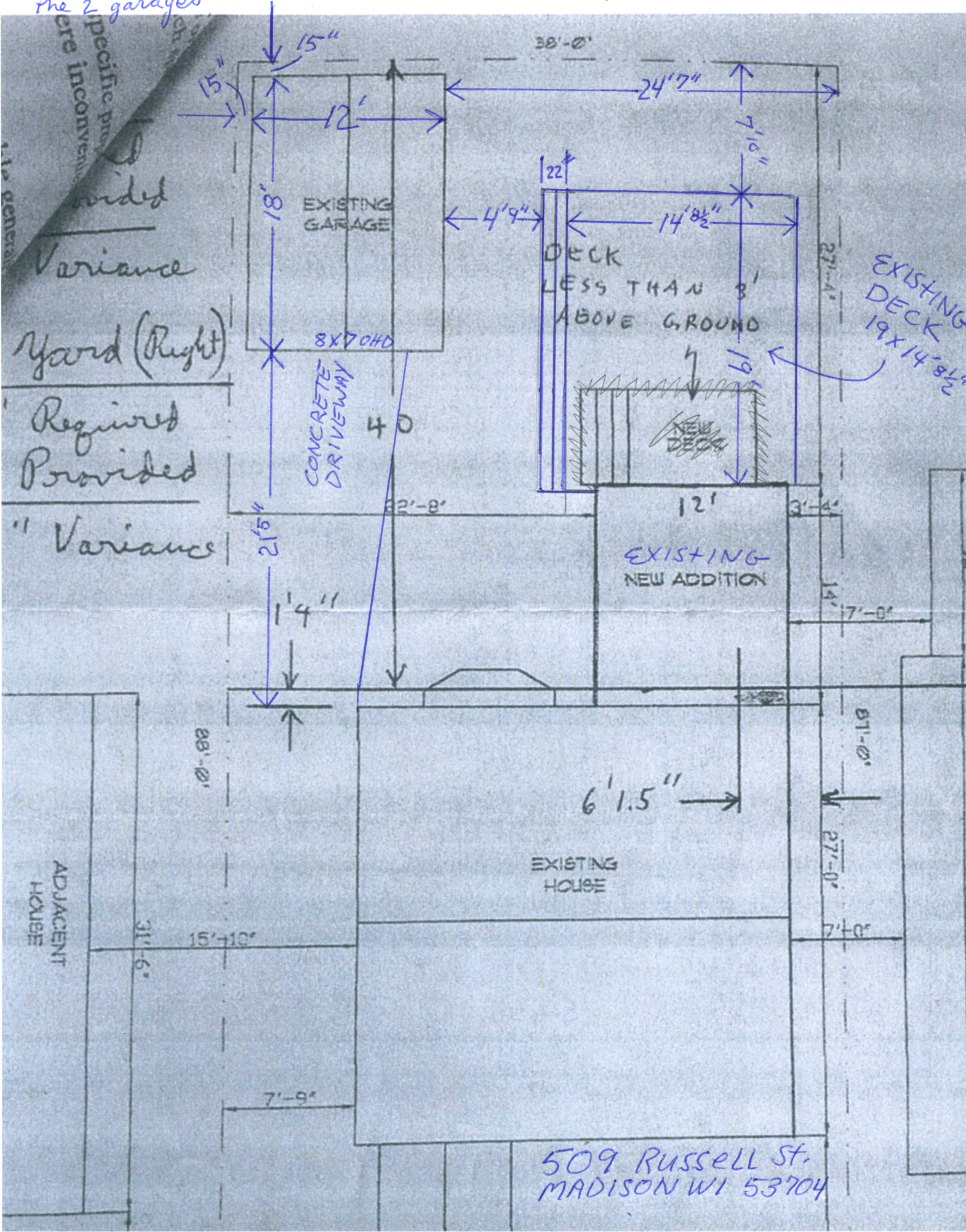


Existing 12 x 8 garage
8 x 7 OH'D

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2 1/2' between the 2 garages

garage has 6-12 pitch



509 Russell St.
MADISON WI 53704

Specific provisions are inconveniently provided

Variance

Yard (Right)

Requires Provided

" Variance

EXISTING DECK 19x14'8 1/2"