



City of Madison

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

Meeting Minutes - Approved ZONING BOARD OF APPEALS

Thursday, May 23, 2013

5:00 PM

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

CALL TO ORDER / ROLL CALL

Basford, chair, called the meeting to order at 5:15 pm and explained the appeals process.

Staff Present: Matt Tucker and Chrissy Thiele

Present: 4 -

John W. Schlaefer; Diane L. Milligan; Michael A. Basford and Frederick E. Zimmermann

Excused: 2 -

Susan M. Bulgrin and Dina M. Corigliano

APPROVAL OF MINUTES

Schlaefer motioned to approve the minutes, seconded by Milligan. The motion passed by voice vote/other.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE, AREA EXCEPTIONS OR APPEALS

1. [30137](#) Michael Braund, owner of property located at 605 Pinchot Avenue, requests a front yard variance to change the roof pitch on a single story single family home, as well as construct a new detached accessory structure.
Ald. District #15 Ahrens

Attachments: [605 Pinchot Ave.pdf](#)

Tucker introduced the project as having a zoning code requirement of 28.5' front yard setback, while replacing the flat roof with a gable-style roof, as well as the construction of a new detached accessory building, would provide a 19.7' setback. Therefore, the owner is requesting an 8.8' front yard variance. Property is zoned SR-C2. Tucker also notified board members that there currently is a noncompliant front yard parking area and driveway that will be removed.

Mr. Braund informed board members that he would like to replace his old flat rubber roof, which currently leaks and is caving in the center, with a pitched gable style roof. He pointed out that he originally requested for a 4/12 pitched gable styled roof, but he now would like to change his request to a 6/12 pitch. He explained that the surrounding homes have roof pitches around 8/12 and

12/12 pitches, and he has a deep lot so no surrounding neighbors would be adversely affected by this change. Braund also informed board members that his house does not have a basement, attic, garage, or storage shed for storage space. He is requesting the detached garage in order to hold one vehicle and enough space to provide adequate storage for his home.

Schlaefer motioned to approve the variances, including changing the requested pitch of the roof from 4/12 to 6/12, seconded by Milligan.

Board members determined that the irregular lot and irregular placement of structure are both unique to the property and are considered hardships. The requested pitched roof is common for the area, as well as having a garage. They did not find the requested variance to adversely impact any of the surrounding neighbors and the requests fit well with the characteristics of the neighborhood.

The motion to approve the variances, including the change to a 6/12 pitch roof, passed (4-0) by voice vote/other.

2. [30138](#)

MIG Homes Inc., owner of property located at 1725 Fritz Avenue, requests a variance to subdivide a property resulting in the creation of two lots with less than 30' of street frontage, where MGO Sec. 28.135(2) requires a lot provide a minimum 30' of street frontage.

Ald. District #19 Clear

Attachments: [1725 Fritz Ave.pdf](#)

Tucker introduced the project as having a zoning code requirement of 30' street frontage for each lot, however with the lot being split into two separate lots, Lot One would only provide 25' and Lot Two would only provide 23.02'. Therefore, the owner is requesting a 5' street frontage variance for Lot One and a 6.98' street frontage variance for Lot Two.

Dan Birrenkott, the applicant's representative, informed board members that this lot has had trouble in the past as multifamily housing, and they haven't been able to sell the large lot for a single family dwelling, so splitting the lot into two separate lots was the next best option. He stated they looked at building a new cul-de-sac at the end of Fritz, but it wouldn't solve street frontage problem and the city wouldn't support it. Birrenkott also stated they didn't want traffic to travel further into the area and detrimentally affect the surrounding properties. He pointed out the homes outlined on the plans fit nicely with the neighborhood.

Rita Harris, a neighboring property owner, questioned if the construction of two homes instead of one, as well as the long shared driveway, would detrimentally affect her property, such as flooding.

Tucker explained that the applicants will be required to satisfy drainage conditions before the CSM is approved.

Igor Milovets, owner of MIG Homes, stated drainage plans are a normal part of the construction process and will involve erosion control and landscaping.

Zimmermann motioned to approve the variance, seconded by Schlaefer.

Board members determined that it is an unusually shaped lot and the access to the lot is already awkward. They also pointed out that splitting the lot into two separate lots fits better with the surrounding homes, and as the neighborhood doesn't have a standard lot building configuration, it fits in with its uniqueness.

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

DISCUSSION ITEMS

3. [08598](#) Communications and Announcements

There were no communications or announcements.

ADJOURNMENT

Meeting adjourned at 5:48 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, May 16, 2013