



City of Madison

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

Meeting Minutes - Draft ZONING BOARD OF APPEALS

Thursday, June 25, 2015

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: 3 - John W. Schlaefer; Michael A. Basford and Frederick E. Zimmermann

Excused: 4 - Diane L. Milligan; Susan M. Bulgrin; Dina M. Corigliano and Winn S. Collins

APPROVAL OF MINUTES

A motion was made by Schlaefer to approve the May 28, 2015, minutes, seconded by Zimmerman. The motion passed by voice vote/other.

Schlaefer motioned for recess, seconded by Zimmerman. Motion passed by voice vote/other. Meeting went into recess 5:19 pm.

Collins arrived at 5:39 and the meeting came back into session.

Present: 4 - John W. Schlaefer; Michael A. Basford; Frederick E. Zimmermann and Winn S. Collins

Excused: 3 - Diane L. Milligan; Susan M. Bulgrin and Dina M. Corigliano

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE OR APPEALS

1. [38495](#) NADD1, LLC, owner property located at 7202 Mineral Point Road, requests a parking placement variance for a new single-story restaurant with a vehicle access window. Ald. District #9 Skidmore

Attachments: [7202 Mineral Point Rd.pdf](#)
[7202 Mineral Point Rd. Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 25' drive/parking aisle setback, while the construction of the proposed restaurant would provide a 20' setback. Therefore, the applicants are requesting a 5' drive/parking aisle variance. Property is zoned SE.

Tom Goldsmith, Director of Development for Culver's, provided background information regarding the Culver's franchise. He informed board members that

they plan on using this site as a flagship training restaurant. Even though this building would be 500 square feet more than their large prototype building, they are requesting to stay in line with the neighboring buildings, both having about 16' setbacks. If they were to comply with the zoning code, they would lose about 6 parking stalls and about 20 seats in the restaurant.

Steve Datka, Culver's Director of Design Services, pointed out they are expecting a large volume of traffic for this site. If they were to comply with the zoning code, it would reduce the usable square footage for the site, the building square footage, and the parking spaces. This would impact pedestrian and vehicular safety as they would lose about 1,700 square feet on the site. The requested setback would provide better circulation on this site.

Tucker disputed that there was no proof that they would lose 5-6 parking stalls if they were to comply with the zoning code and the board should be provided proof. He also disputed that they could add pervious pavement to comply with the lot coverage requirement. He also reminded board members that this will be a new development and that they should be able to manipulate the design of the project to maximize their space.

Schlaefer motioned to defer the variance request to a meeting no later than September 10, seconded by Collins.

Board members requested that the applicants provide additional information showing how they couldn't comply with the zoning code.

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

DISCUSSION ITEMS

2. [08598](#) Communications and Announcements

Tucker announced that the July 9 meeting was cancelled.

ADJOURNMENT

The meeting adjourned at 6:30 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, June 18, 2015