



**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: 2013 Rusk Street

Name of Owner: Angela Black

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: 608.213.8832 Evening Phone: same

Email Address: angie.black@carlsonblack.com

Name of Applicant (Owner's Representative): Owner Owner's architect/builder: Jon Wanta of Aldo Partners

Address of Applicant: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Description of Requested Variance:

See enclosed narrative. Please also refer to June 12, 2025 variance materials and approval.

Requesting a new variance, that reflects the following modification to variance granted June 12, 2025, to increase the height of the parapet.

**See reverse side for more instructions.**

**FOR OFFICE USE ONLY**

Amount Paid: \$500  
Receipt: \_\_\_\_\_  
Filing Date: 5/21/2026  
Received By: Zoning staff  
Parcel Number: 071006413050  
Zoning District: TR-V1  
Alder District: 6

Hearing Date: 6/18/2026  
Published Date: 6/11/2026  
Appeal Number: LNDVAR-2026-00006  
GQ: \_\_\_\_\_  
Code Section(s): 28.047 (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.

See enclosed narrative. Please also refer to June 12, 2025 variance materials and approval.

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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.

See enclosed narrative. Please also refer to June 12, 2025 variance materials and approval.

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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.

See enclosed narrative. Please also refer to June 12, 2025 variance materials and approval.

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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.

See enclosed narrative. Please also refer to June 12, 2025 variance materials and approval.

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

See enclosed narrative. Please also refer to June 12, 2025 variance materials and approval.

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

See enclosed narrative and photos. Please also refer to June 12, 2025 variance materials and approval.

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## 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:

X	<b>Pre-application meeting with staff.</b> 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.
X	<b>Site plan</b> , 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"> <li><input type="checkbox"/> Lot lines.</li> <li><input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines.</li> <li><input type="checkbox"/> Approximate location of structures on properties next to variance.</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features.</li> <li><input type="checkbox"/> Scale (1” = 20’ or 1’ = 30’ preferred).</li> <li><input type="checkbox"/> North arrow.</li> </ul>
X	<b>Elevations</b> from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
X	<b>Interior floor plan of existing and proposed structure</b> , if required. Most additions and expansions will require floor plans.
<input type="checkbox"/>	<b>Front yard variance requests.</b> Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	<b>Lakefront setback variance requests.</b> Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	<b>Variance requests involving slope, grade, or trees. Show:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Approximate location and amount of slope.</li> <li><input type="checkbox"/> Direction of drainage.</li> <li><input type="checkbox"/> Location, species and size of trees.</li> </ul>
X	Email <b>digital</b> copies of all plans and drawings to: zoning@cityofmadison.com.
X	<b>Pay \$500 filing fee on or before submission deadline.</b> 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.
X	<b>CHECK HERE.</b> 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.
X	<b>CHECK HERE.</b> I acknowledge that any statements implied as fact require evidence.

X **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:  Date: May 21, 2026

------(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:

May 21, 2026

Dear Members of the Zoning Board of Appeals,

I am requesting a new variance, which is really a modification of a variance granted last June 12, 2025, that permits encroachment into the side yard setback for construction of an addition of a bedroom and office above my existing garage. I plan to begin construction of the addition as soon as possible. The current request does not increase the encroachment, it simply asks for additions/modifications into the encroachment area to allow a slight increase in the height of the parapet on the roof of the addition. I also note there's a possibility of a change in color and finish for the siding. The reasoning and justification for the requested additional (or modified) variance for slight increase in parapet height is the same as addressed in my May 19, 2025 submittal and the findings of the ZBA at their meeting on June 12, 2026.

The requested change is for a higher parapet to provide for better stormwater flow from the existing house onto the addition, snow retention and to allow for a future green roof and/or solar panels, providing adequate height and structure to allow for those addition when our family budget permits. The addition of the higher parapet has no additional impact on the 6-unit apartment building next door or any other neighboring properties. The height is still significantly less than the house itself. In addition, the slightly higher parapet allows for better and more seamless integration of the roof connection point between the addition and existing house, allowing the connection point to blend with the overall modern addition and more traditional existing house structure. [Note the shape of the connection has changed slightly from that shown in the June 2025 variance materials, and has been reduced in overall massing, to provide slight sloping for both runoff and also based on structural design necessary to connect to existing house which has a collar tie roof support system – so the connect has to “wedge” in between two collar ties].

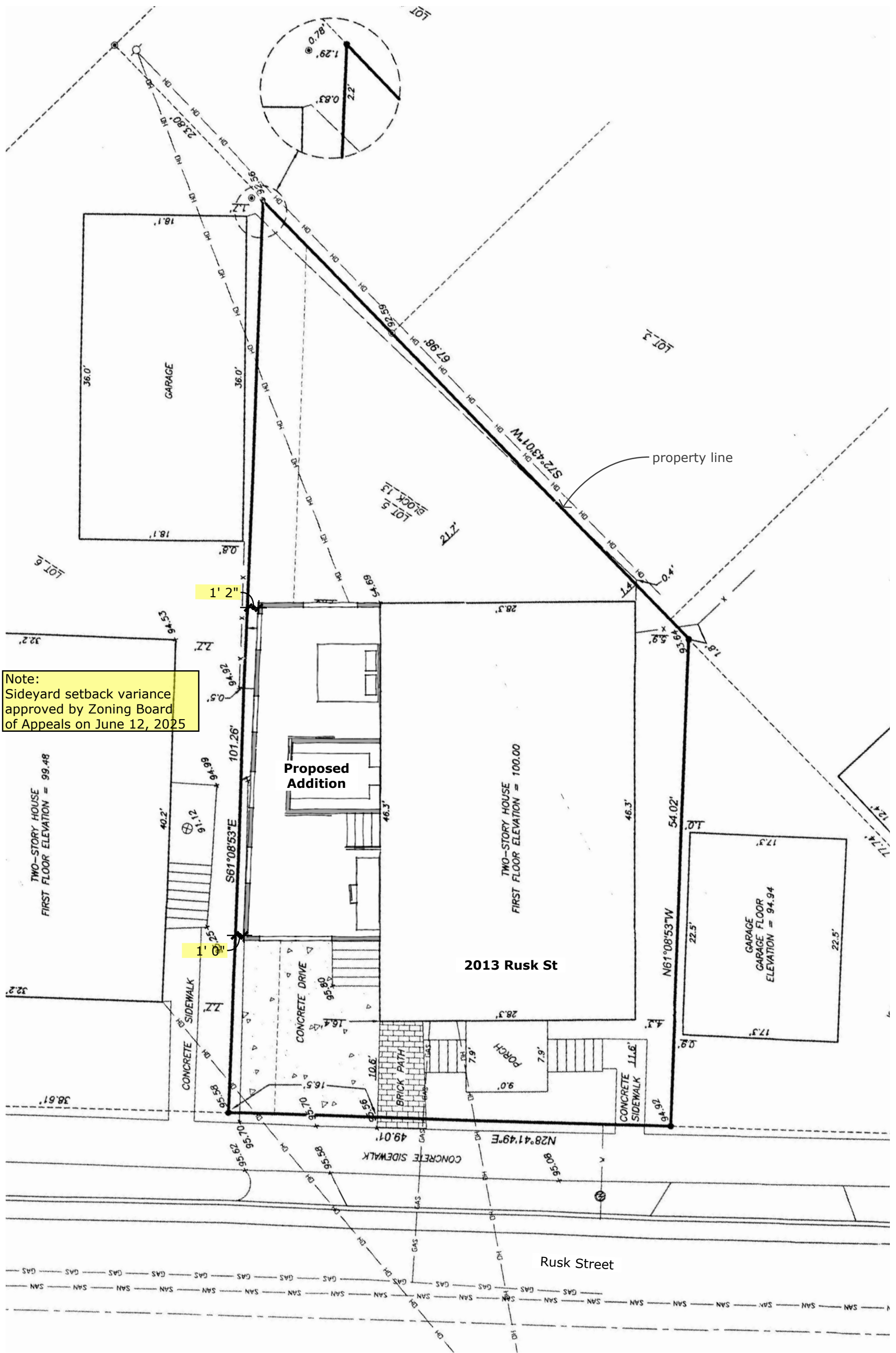
Finally, I'd like to note the current color of the addition shown may change as we review siding options and the alternate siding we might elect to go with would be more of reddish brown or reddish-brown wood tone, rather than black panels shown. Please see enclosed photos for reference to color palette. These are other homes and units within 2 blocks of our house. Our home and siding (and windows) were recently severely damaged in the hail storm, so we have to install new siding and are reviewing siding options for both the main house structure and the addition. We would appreciate the ZBA confirming the variance approval includes discretion to modify the color palette along the lines shown in attached photos (and in accordance with building code requirements).

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Angie Black", with a long horizontal flourish extending to the right.

Angie Black, Owner 2013 Rusk Street



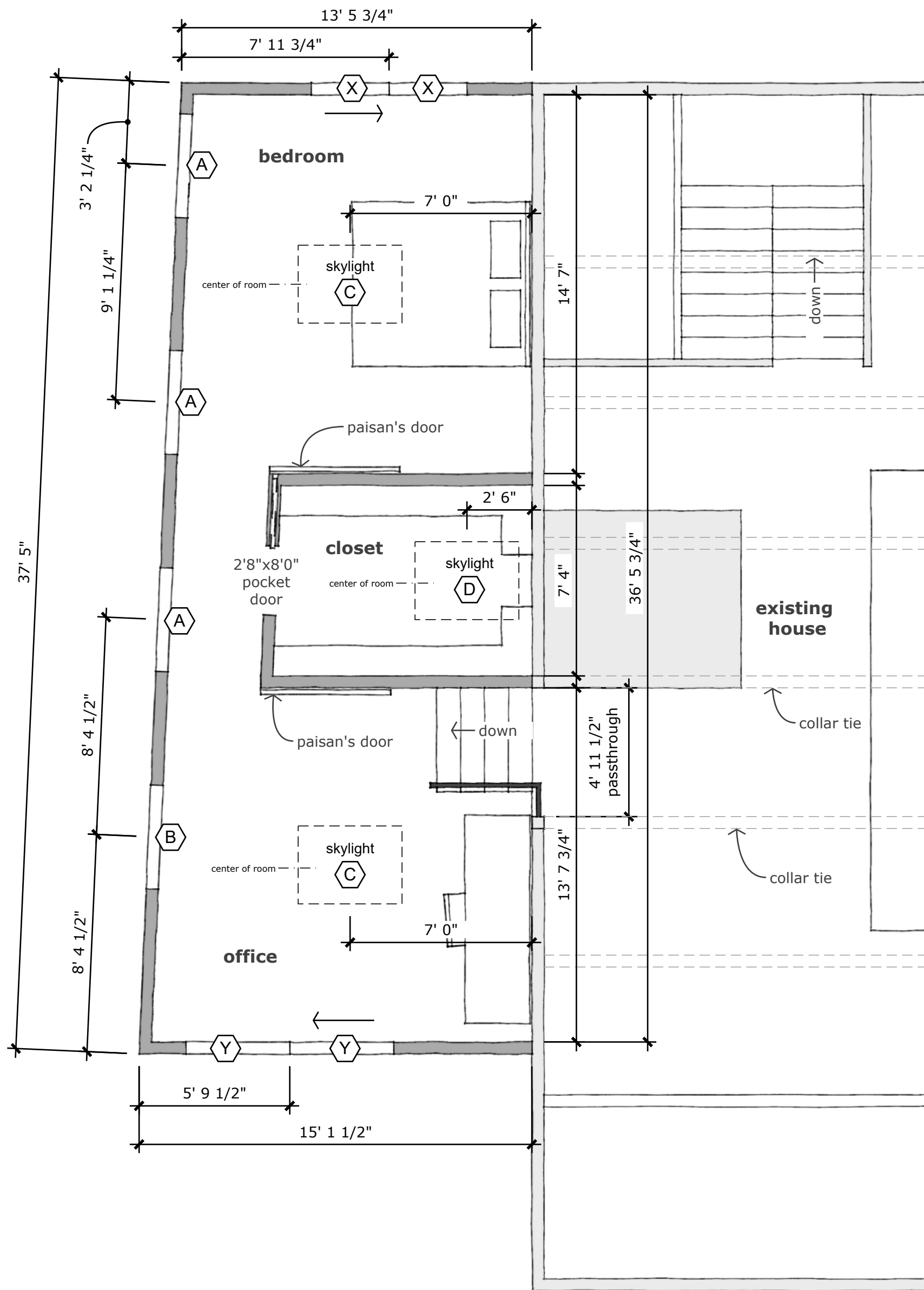
Note:  
 Sideyard setback variance  
 approved by Zoning Board  
 of Appeals on June 12, 2025

# Site Plan

Scale: 1" = 10'-0" (11x17)



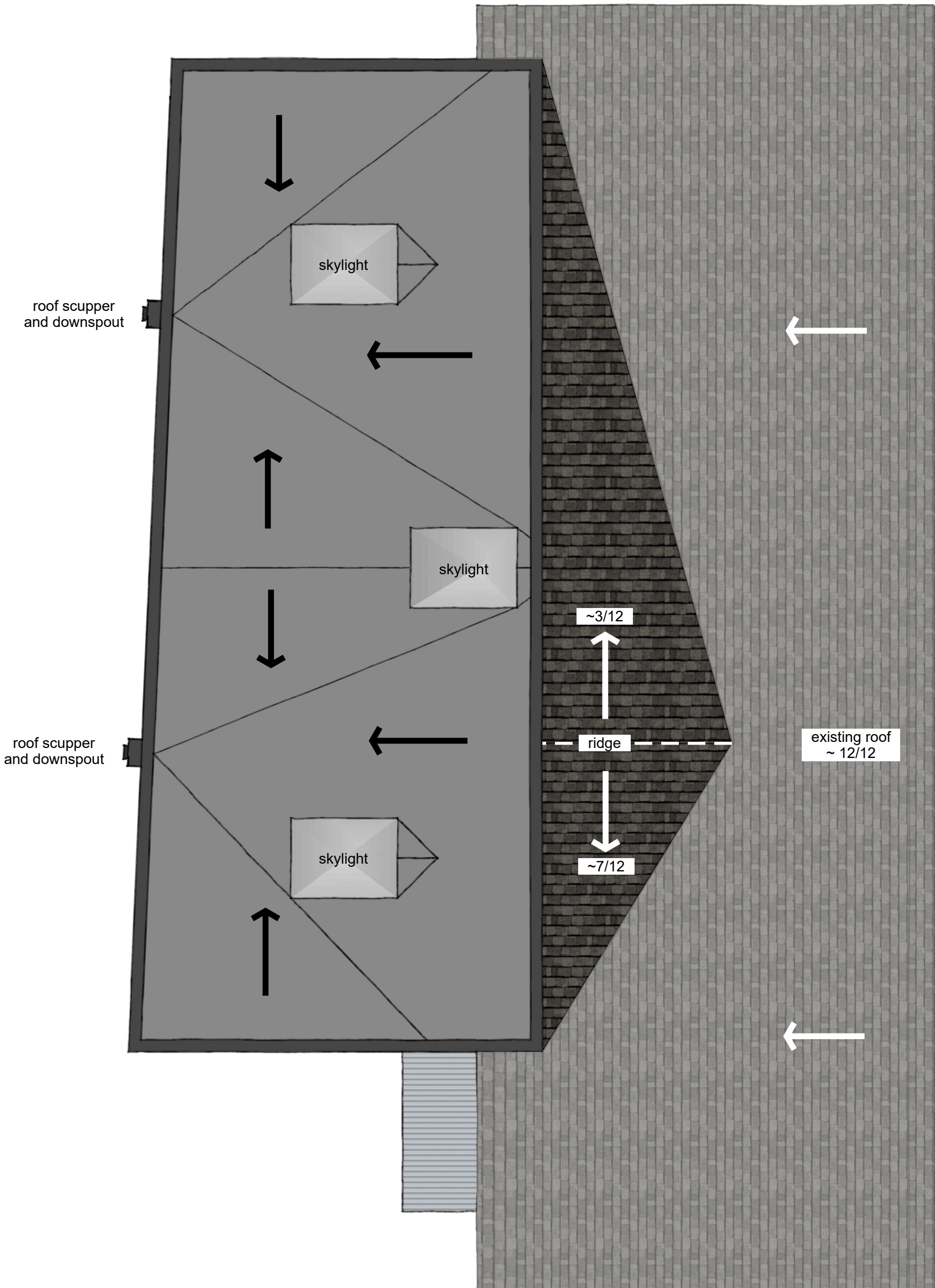
Window Schedule					
Identifier	Type	Size (w x h)	Notes	Color	QTY
A	Awning	4'0" x 2'0"		TBD	3
B	Picture	4'0" x 5'6"		TBD	1
C	Skylight	090120 (3'0" x 4'0")	Velux CFU (fixed)	TBD	2
D	Skylight	090120 (3'0" x 4'0")	Velux CXP (operable)	TBD	1
X	Awning/Casement	3'0" x 2'0" / 3'0" x 6'0"	factory mull	TBD	2
Y	Awning/Casement	4'0" x 2'0" / 4'0" x 6'0"	factory mull	TBD	2



## Second Floor Addition Layout

Scale: 1/4" = 1'-0" (11x17)

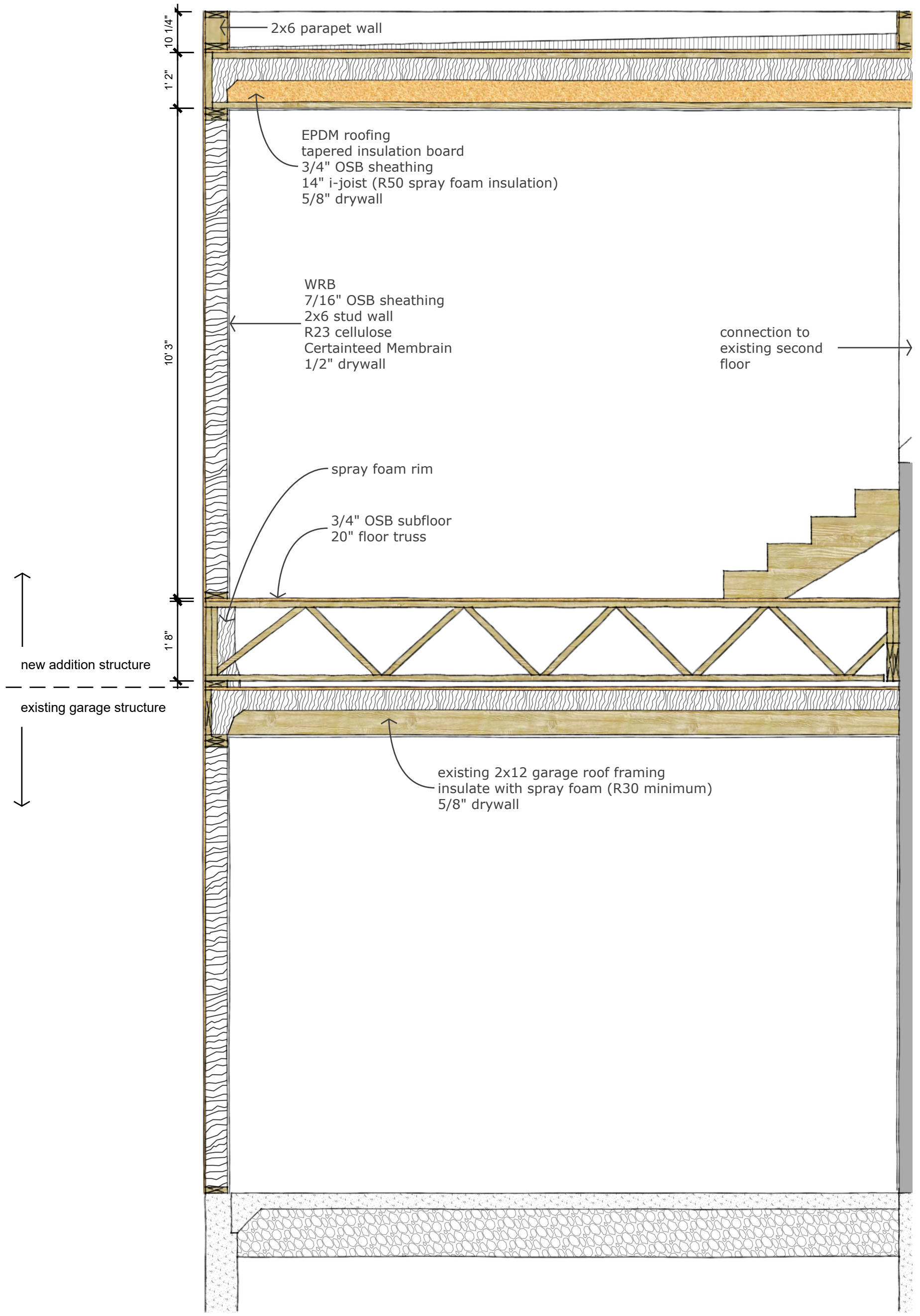




# Addition Roof Drainage Plan

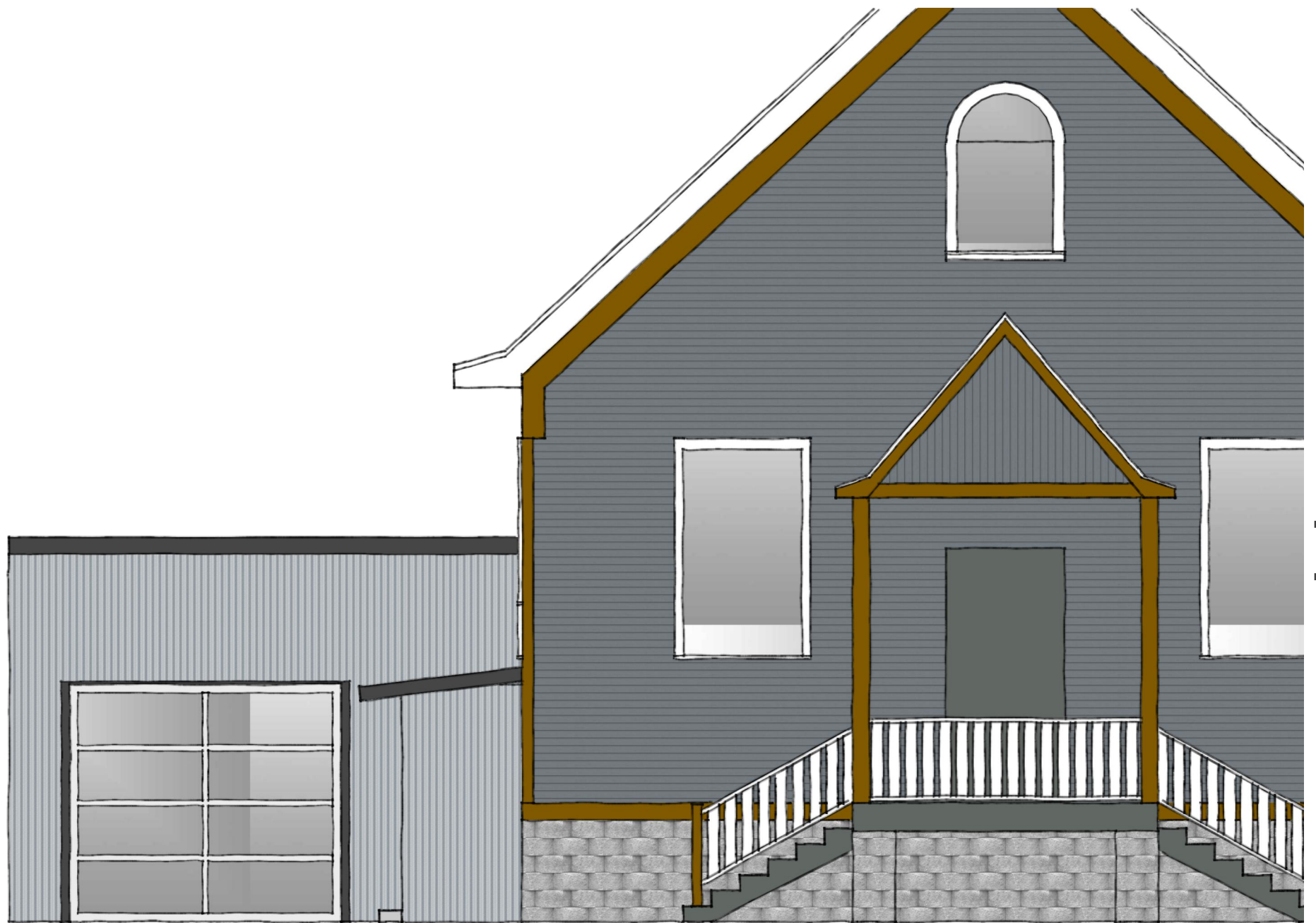
Scale: 1/4" = 1'-0" (11x17)



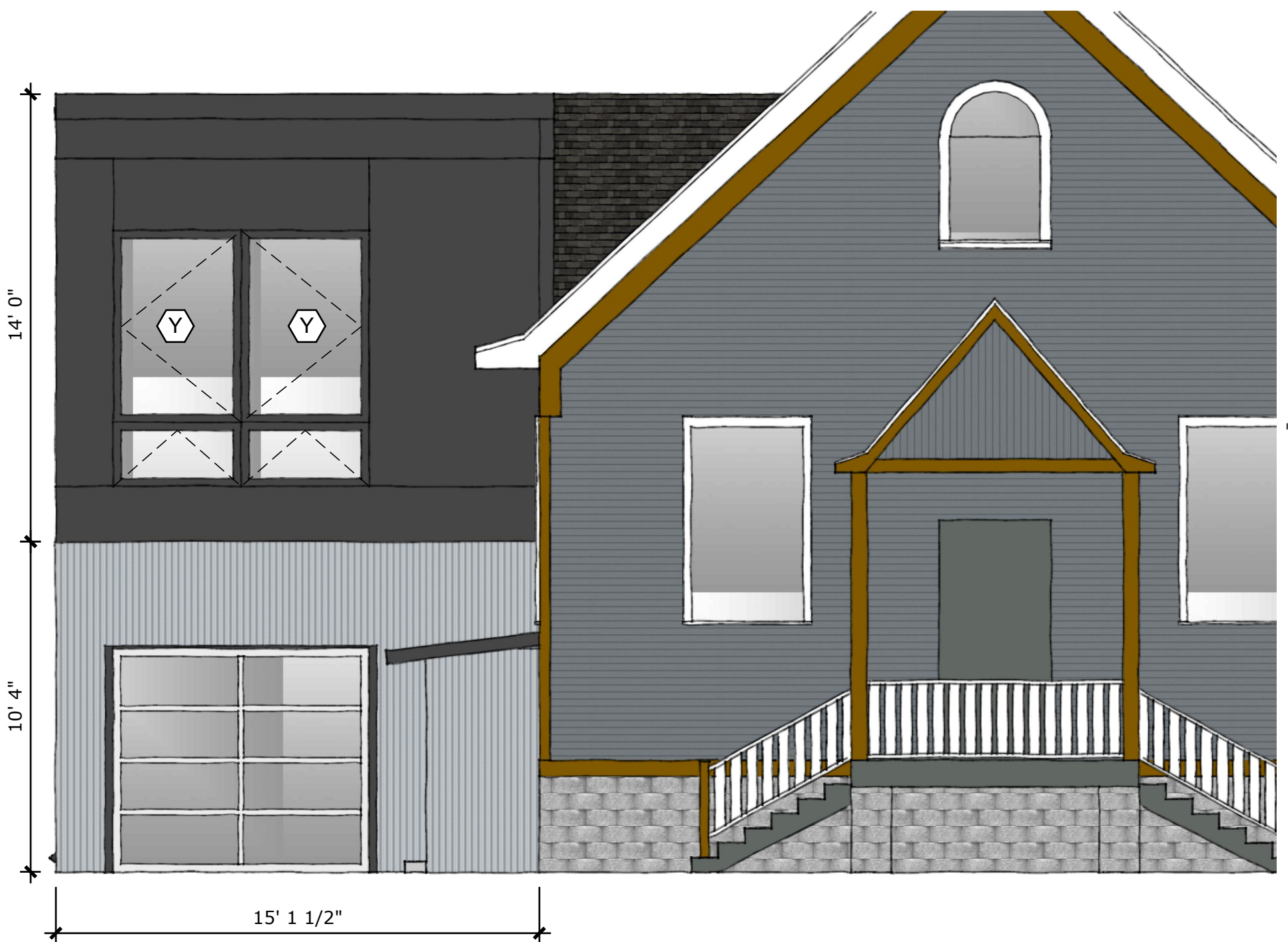


# Typical Building Section

Scale: 1/2" = 1'-0"



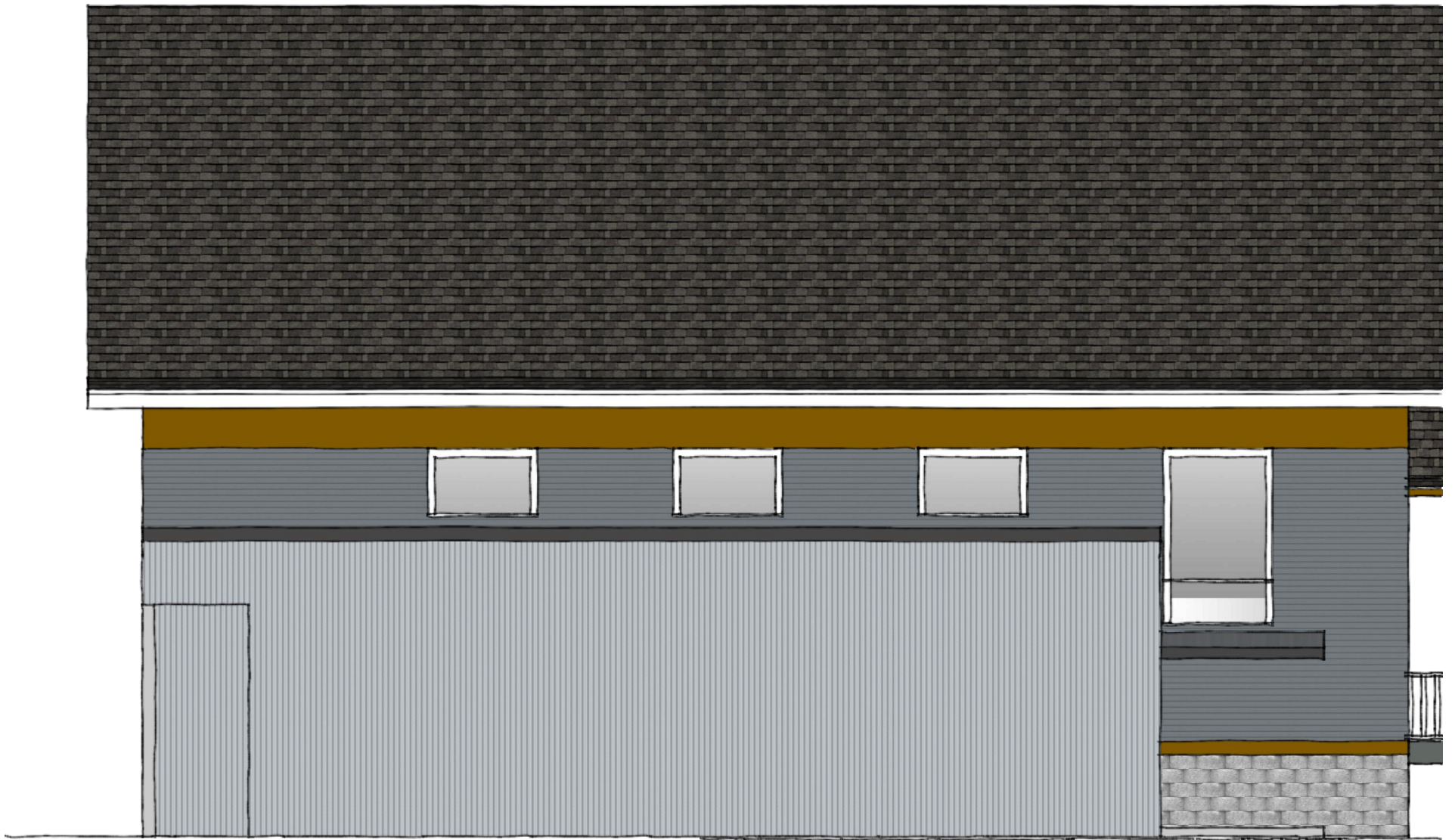
existing



proposed

## Second Floor Addition - Front Elevation

Scale: 1/4" = 1'-0" (11x17)



existing



proposed

## Second Floor Addition - Side Elevation

Scale: 3/16" = 1'-0" (11x17)

existing



proposed



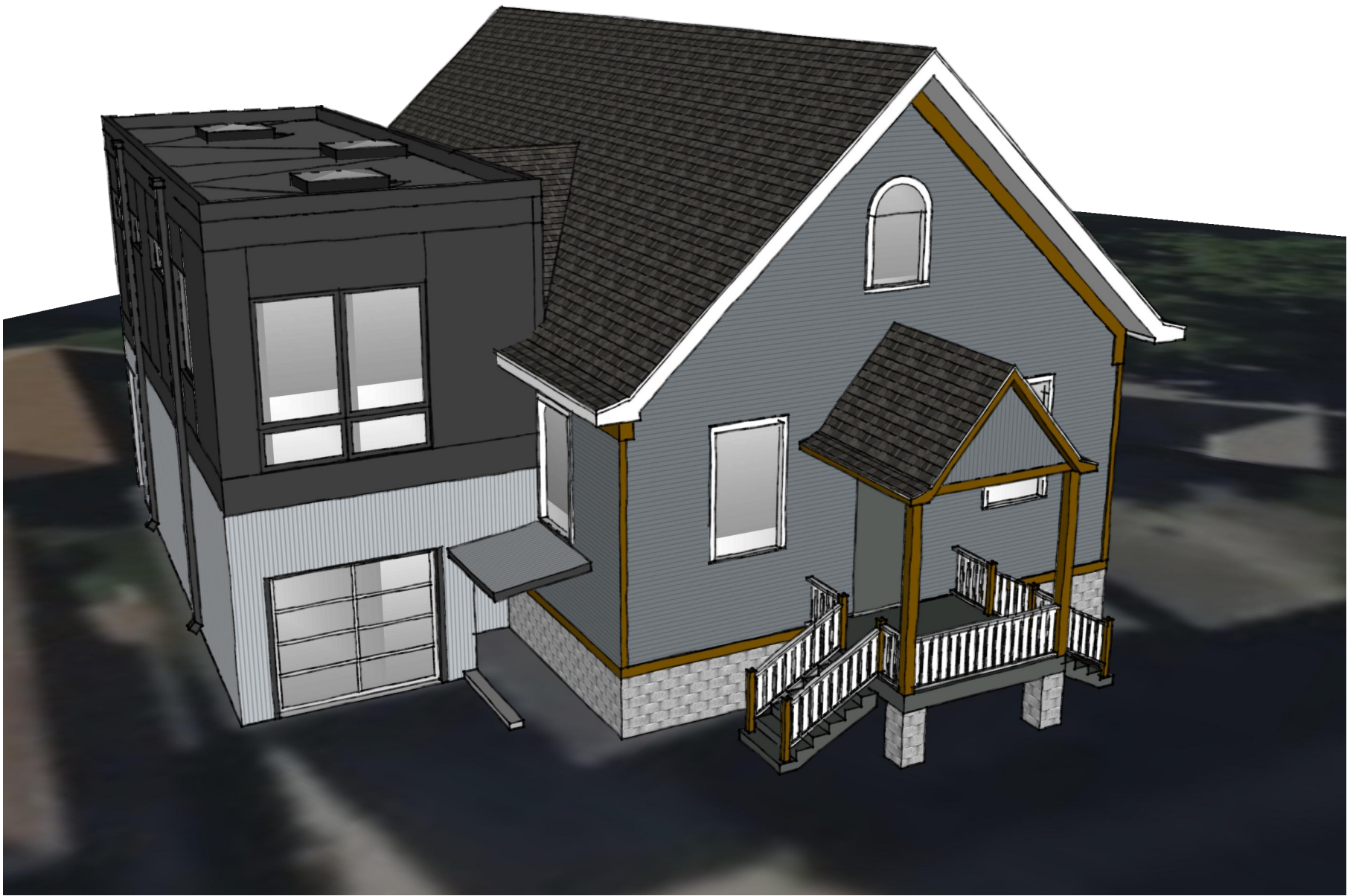
## Second Floor Addition - Rear Elevation

Scale: 1/4" = 1'-0" (11x17)



## Perspectives

Scale: NTS

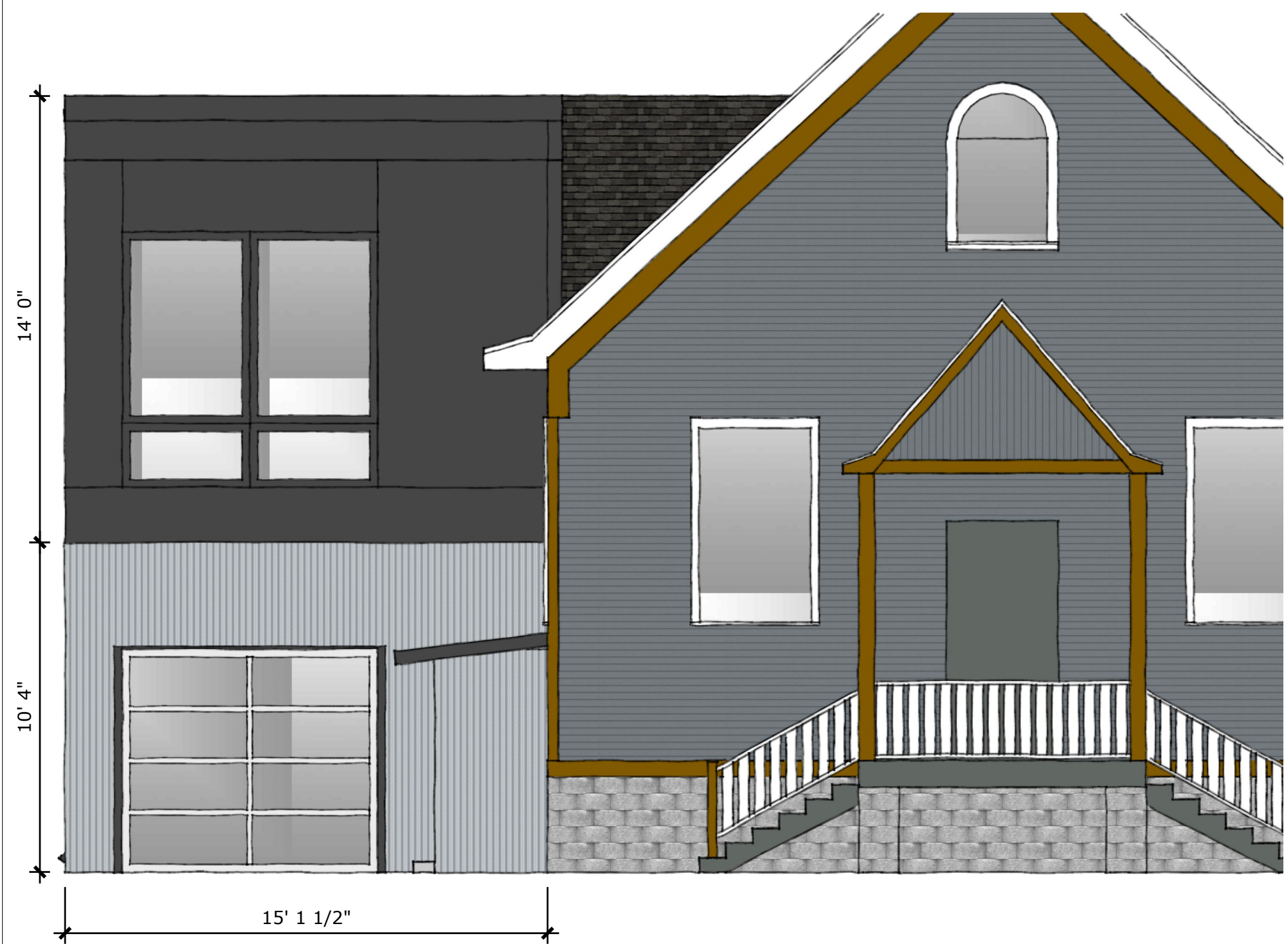


## Perspectives

Scale: NTS



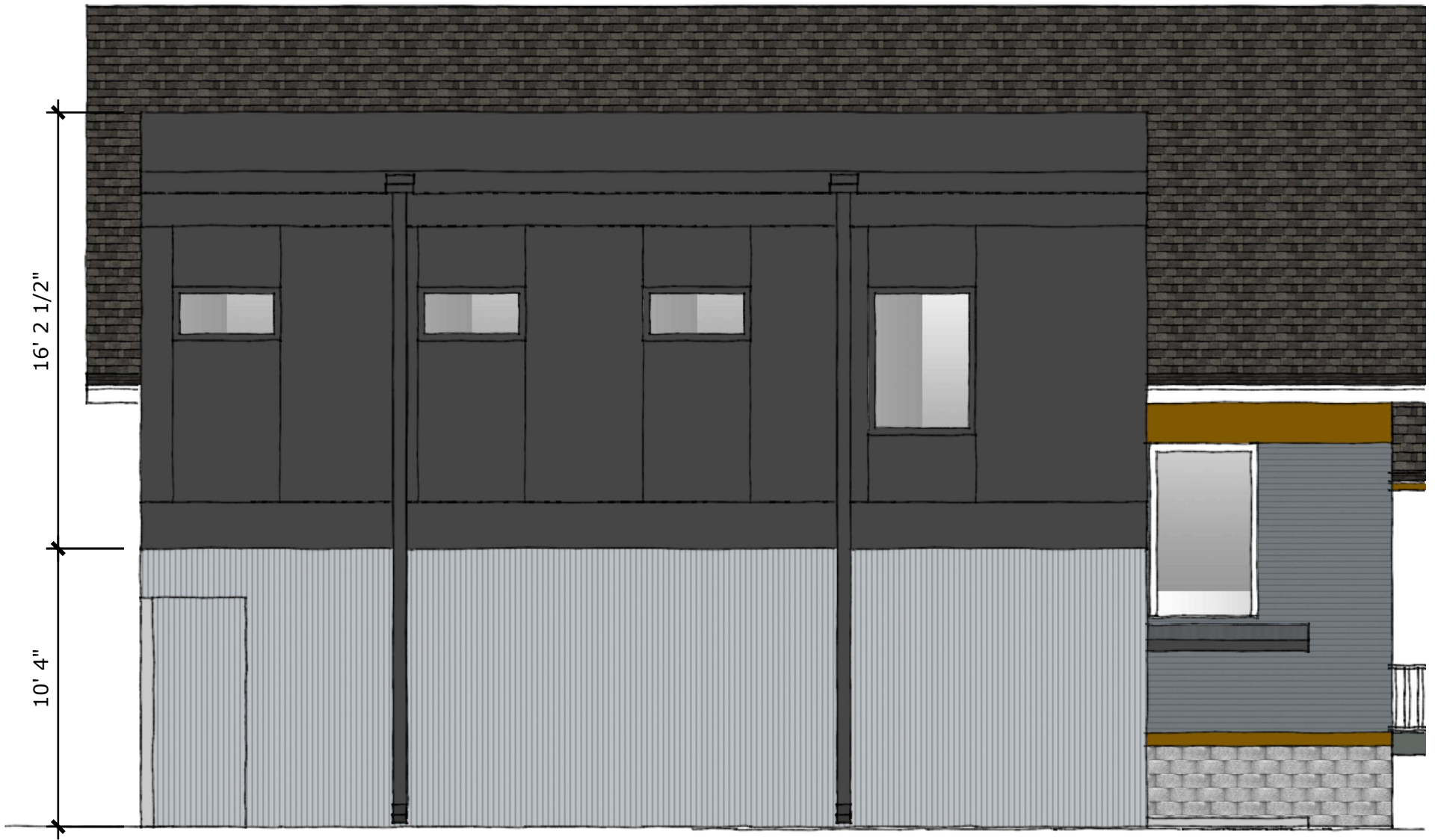
parapet variance



current proposed

**Second Floor Addition - Front Elevation**

Scale: 1/4" = 1'-0" (11x17)



parapet variance

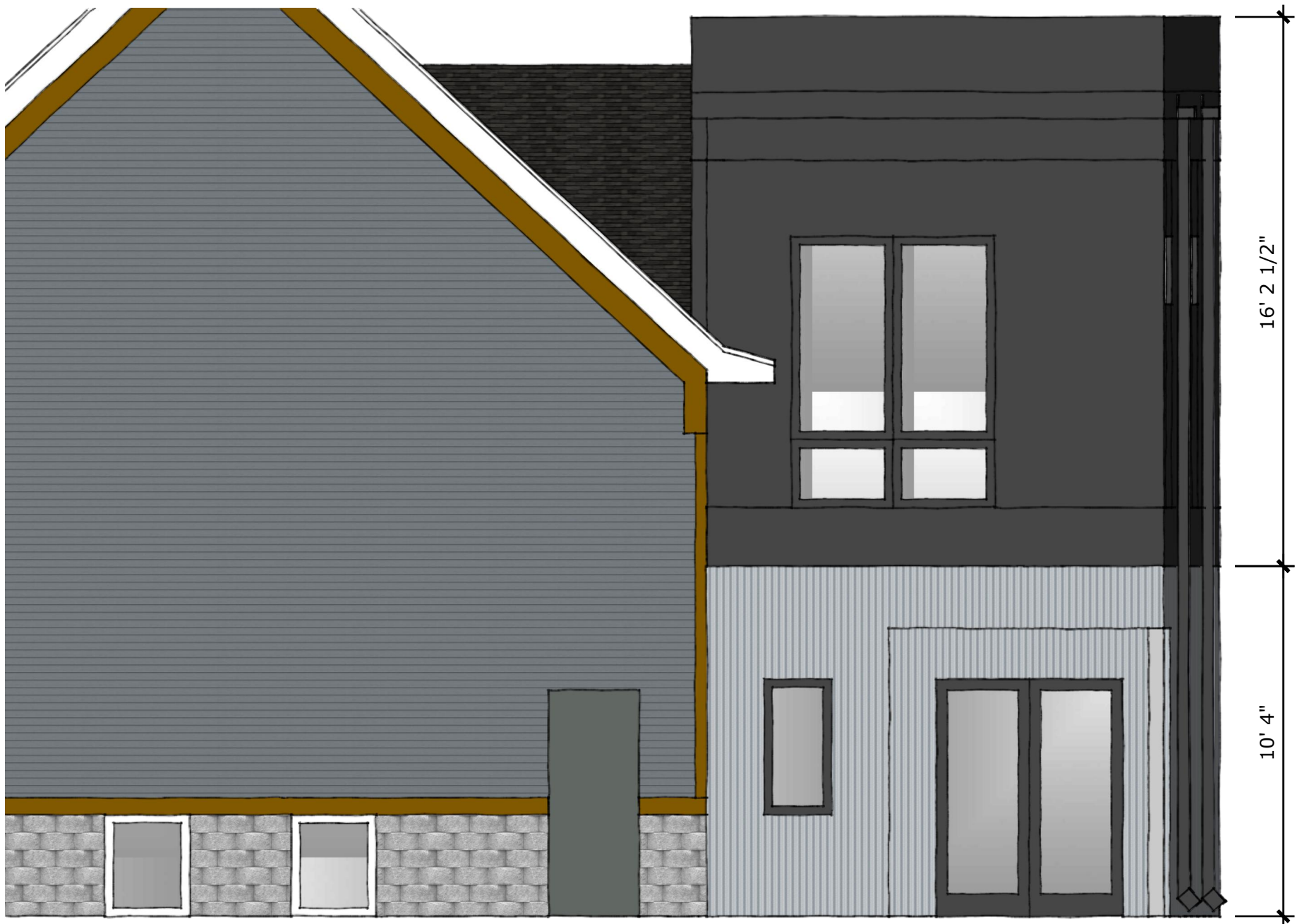


current proposed

## Second Floor Addition - Side Elevation

Scale: 3/16" = 1'-0" (11x17)

parapet variance



current proposed



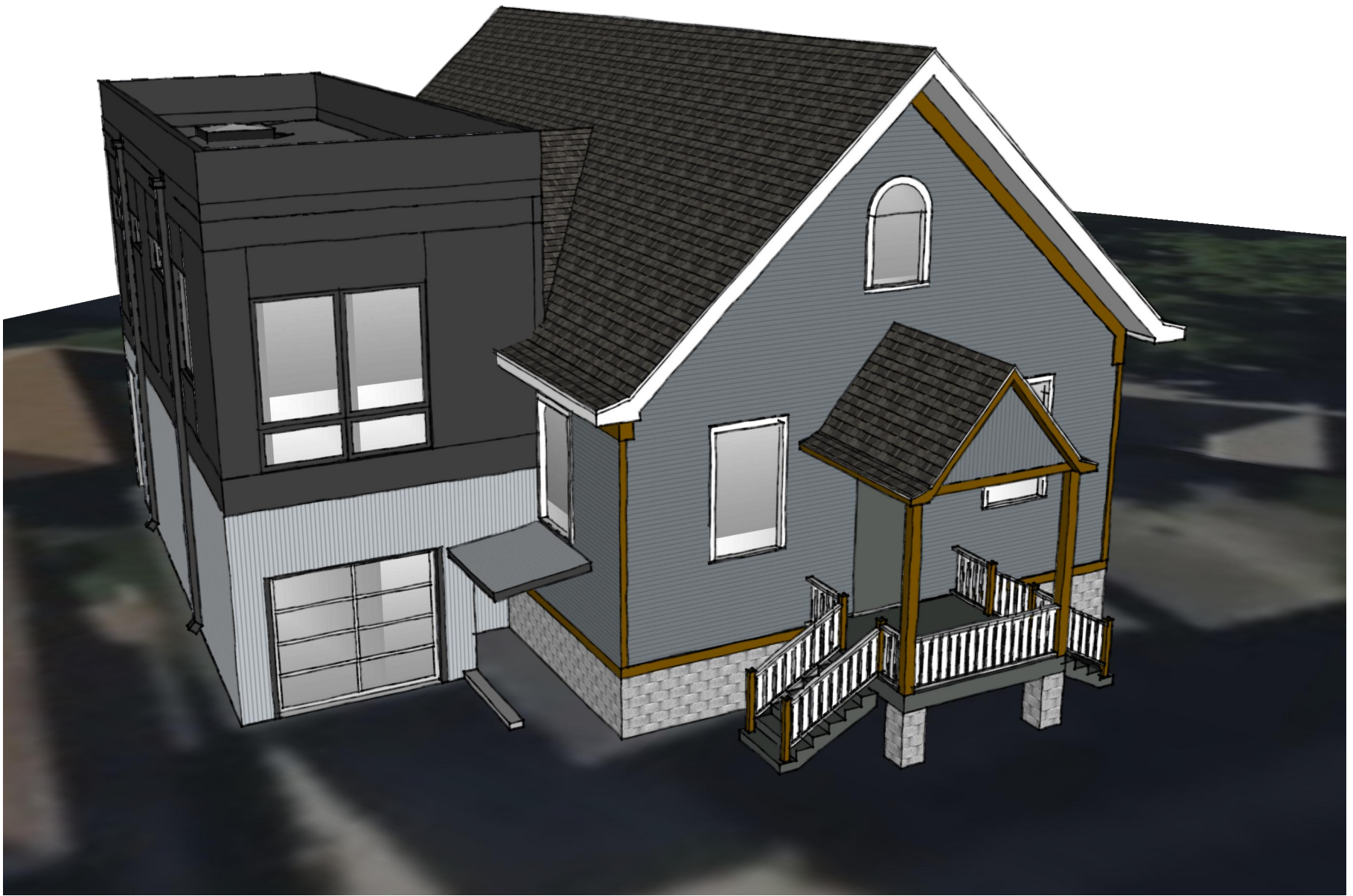
## Second Floor Addition - Rear Elevation

Scale: 1/4" = 1'-0" (11x17)



## Perspectives - Parapet Variance

Scale: NTS



## Perspectives - Parapet Variance

Scale: NTS





