



# City of Madison

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

## Meeting Minutes - Draft ZONING BOARD OF APPEALS

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

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Thursday, January 15, 2026

5:00 PM

Virtual

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The City of Madison is holding the Zoning Board of Appeals meeting in virtual format.

**Written Comments:** You can send comments on agenda items to [zoning@cityofmadison.com](mailto:zoning@cityofmadison.com)

**Register for Public Comment:**

- Register to speak at the meeting
- Register to answer questions
- Register in support or opposition of an agenda item (without speaking)

If you want to speak at this meeting you must register. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you will need to join the virtual meeting.

**Watch the Meeting:** If you would like to join the meeting as an observer, please visit <https://www.cityofmadison.com/watchmeetings>.

**Listen by Phone:** (877) 853-5257 (Toll Free) Webinar ID: 865 9065 8082

### Call to Order/Roll Call

Chair Ostlind called the meeting to order at 5:02 pm.

**Present:** 4 - Peter A. Ostlind; Agnes (Allie) B. Berenyi; David P. Waugh and Cliff Goodhart

**Absent:** 1 - Angela Jenkins

**Excused:** 1 - Samuel V. B. Fritz

### Approval of Minutes

Goodhart moved to approve the minutes from the December 18, 2025 meeting. Waugh seconded the motion. The board made an edit to the minutes.

The Board approved the minutes 3-0 by unanimous vote.

### Public Comment

1. [90750](#) Public Comment (1/15/2026)

There were no public comments.

#### Disclosures and Recusals

There were no disclosures or recusals.

#### Petition for Variance, Area Exceptions or Appeals

2. [91387](#) Isaac Steinmeyer, Short Elliot Hendrickson, Inc., representative for the owner of 801 S Whitney Way, requests a side yard setback variance for a new wellhouse. Alder District #11

**Attachments:** [801 S Whitney Way - application.pdf](#)  
[801 S Whitney Way - PowerPoint.pdf](#)  
[801 S Whitney Way - public notice addresses.pdf](#)  
[801 S Whitney Way Staff Report.pdf](#)  
[801 S Whitney Way - aerial.pdf](#)

Zoning Administrator Bannon provided an overview of the application. The request is for a side yard setback variance at 801 S Whitney Way for a new well house. City of Madison Water Utility owns the property. To the west of the property is S Whitney Way, to the south is the Beltline, to the north and east is a Beltline off-ramp. The property has an existing well, a well house, a parking lot, and a reservoir. The applicant proposes to remove and replace the well house and reservoir.

The new well house is located within the required side yard setback for the Parks and Recreation (PR) zoning district. The required side yard setback for this site is 30'. The petitioners propose a setback of 13.5' and request a variance of 16.5'. Bannon noted that the well is located partially within the required side yard setback. Bannon showed construction details, elevation drawings, and site photographs to explain the variance request.

Petitioner Pete Holmgren, Water Utility representative, confirmed the accuracy of Bannon's description of the request. Holmgren added that it is not possible to move the wellhole, which is 1,000' deep and where the City draws the water. To serve its purpose, the new well house must be built around the wellhole.

The Board asked questions.

Ostlind closed the public hearing.

Goodhart moved to approve the requested variance. Waugh seconded the motion.

#### Review of Standards

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

The Board found that the variance request meets the standard. The existing

well house is an older structure and already within the setback. It is located between a busy street and an offramp. The pre-existing location of the well limits the location of a new well house.

**Standard 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. The Board found that the variance request meets the standard. The site is in the PR district, but it was difficult to zone. We would not call it a park as it does not need space for various activities. Also, the location of the Beltline creates adequate space between the site and residential zoning districts.

**Standard 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.

The Board found that the variance request meets the standard. The well pre-dates the current zoning code. It would be incredibly burdensome to drill a new well.

**Standard 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 Board found that the variance request meets the standard. The ordinance assigned a 30' side yard setback to this property, which is surrounded by right-of-way.

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

The Board found that the variance request meets the standard. The adjacent properties are the Beltline and a Beltline offramp. The offramp is more likely to impact the nearest housing than the well house.

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

The Board found that the variance request meets the standard. The existing building is unobtrusive, and the new building is an improvement.

The Board voted to approve the requested variance. The motion passed 3-0 by unanimous vote.

### Discussion and Action Items

3. [91145](#) Statement of Interest (SOI) filing reminder

**Staff provided a reminder about the SOI deadline and its importance.**

4. [08598](#) Communications and Announcements

**The submission deadline for next month's meeting is January 22, 2026. Arteaga will let the Board know if we have a variance application soon after the deadline.**

5. [91498](#) Preferred method of communication for quorum checks and other procedural items.

The Board discussed their communication preferences with staff. Staff will implement changes.

**Adjournment**

Waugh moved to adjourn the meeting. Berenyi seconded the motion. The Board adjourned the meeting at 5:40 pm.