



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?*

Thursday, February 20, 2025

5:00 PM

Virtual

CALL TO ORDER / ROLL CALL

Acting Chair Jenkins called the meeting to order at 5:05pm.

Staff Present: Katie Bannon, Assistant City Attorney Amber McReynolds, and Nancy Kelso.

Fritz made a motion to make Angela the acting chair for the meeting. Waugh seconded the motion. The motion pass 3-0 by unanimous vote.

Present: 4 - Angela Jenkins; David P. Waugh; Samuel V. B. Fritz and Cliff Goodhart

Excused: 2 - Peter A. Ostlind and Agnes (Allie) B. Berenyi

APPROVAL OF MINUTES

Waugh made a motion to approve the December 19, 2024 minutes; Fritz seconded the motion. The motion passed 3-0 by unanimous vote.

PUBLIC COMMENT

1. [87139](#) Public Comment (2/20/2025)

Attachments: [02-20_registrant-report.pdf](#)

There were no public comments.

DISCLOSURES AND RECUSALS

PETITION FOR VARIANCE, AREA EXCEPTIONS OR APPEALS

2. [86575](#) Eric Heid, W.E. Davies and Sons Remodeling, representative for the owners of the property at 1331 Vilas Ave, requests a side yard setback variance for a second story addition to a single-family house. Alder district #13

Attachments: [1331-Vilas-Ave-Application.pdf](#)
[1331-Vilas-Ave-public-comment.pdf](#)
[1331 Vilas Ave - Staff Report.pdf](#)
[1331-Vilas-Ave-addresses.pdf](#)
[1331-Vilas-Ave-photos.pdf](#)
[1331-Vilas-Ave-Aerial.pdf](#)
[1331-Vilas-Ave-Sanborn.pdf](#)

Zoning Administrator Katie Bannon: Bannon showed the plans and explained the existing conditions at the property compared to the proposed changes. Bannon also showed photos of the house from various sides to show the location of the proposed variance. The applicants are requesting a side setback variance. The width of the lot is 39 feet. When the lot width is less than 50 feet in this zoning district, the minimum side setback is 10% of the lot width. The required setback is 3.9 feet, and the applicants are proposing a setback of 2.5 feet. The variance is 1.4 feet.

The applicants verified that Katie's description is accurate.

Eric Heid, representative for applicants and architectural designer for the project: Heid explained that the existing footprint of the east side of the house encroaches on the setback by 1.4 feet. After looking at other options, including dormers, the alternatives would be too burdensome. They discovered that the rooflines looked awkward, and the structural challenges would be burdensome. The project needs a variance to keep the house in character with other two-story homes in the area.

Acting Chair Jenkins closed the public hearing.

Review of Standards

Standard 1: The Board stated that location of the existing house in the setback, and the size of the lot, presents a unique condition to the property creating difficulties to building an addition.

Standard 2: The Board found this standard was met, noting how the proposal does not change the distance of the house from the neighboring property since the existing house is already in the setback.

Standard 3: The Board determined that it would not be feasible to offset the main portion of the house and code compliance would be burdensome.

Standard 4: The Board stated that the terms of the ordinance create hardship and difficulty due to the placement of the house on the lot.

Standard 5: The Board found that the proposal would not cause substantial detriment to adjacent properties as setbacks protect neighboring properties, and the house is already in the setback.

Standard 6: Noting that the proposed design seems to comply with the characteristics of the neighborhood, the Board stated that the proposal would be in keeping with the immediate neighborhood.

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

pertains to the supplemental regulations for Single-Family Detached Dwellings. Alder district #6

Attachments: [Application-1933-Winnebago-St-Unit-2_appeal.pdf](#)
[1933 Winnebago St - ZBA Appeal Presentation.pdf](#)
[1933-Winnebago-addresses.pdf](#)
[1933-Winnebago-Sanborn.pdf](#)
[1933-Winnebago-st-aerial.pdf](#)
[02_20_2025 Agenda Item 87108 Support.pdf](#)
[Appeal to the Zoning Board of Appeals- Final Version.pdf](#)

Johnathan Barrera and Jungang Li explained their appeal regarding the need for a conditional use permit to convert 1933 Winnebago into a single-family home.

Bannon explained the intent of the code and the standards that Zoning uses to determine whether a single-family home needs a conditional use permit.

The Board asked questions of the appellants and Zoning Administrator.

Goodhart motioned to affirm the Zoning Administrator's interpretation of the zoning code in relation to the appellants' need for a conditional use permit to convert 1933 Winnebago St into a single-family home. Fritz seconded the motion. The board denied the appeal (2-1) by roll-call vote.

Ayes: 2 - Samuel V. B. Fritz and Cliff Goodhart

Noes: 1 - David P. Waugh

Excused: 2 - Peter A. Ostlind and Agnes (Allie) B. Berenyi

Non Voting: 1 - Angela Jenkins

DISCUSSION ITEMS

4. [08598](#) Communications and Announcements

Bannon introduced new member Cliff Goodhart.

ADJOURNMENT

Fritz moved to adjourn the meeting; Waugh seconded the motion. The Board adjourned at 7:37 pm.