



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved ZONING BOARD OF APPEALS

Thursday, May 9, 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 5:05 pm and explained the appeals process.

Staff Present: Matt Tucker and Chrissy Thiele

Present: 5 -

John W. Schlaefler; Diane L. Milligan; Susan M. Bulgrin; Dina M. Corigliano and Michael A. Basford

Excused: 1 -

Frederick E. Zimmermann

APPROVAL OF MINUTES

Schlaefler motioned to approve the minutes, seconded by Bulgrin, with corrections to the attendance on the second page. The motion passed by voice vote/other.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE OR APPEALS

1. [29942](#) Rhonda and Philip Plourd, owners of property located at 2318 Atwood Avenue, request a lot area variance for a two story mixed-use building in order to convert the first story to residential.
Ald. District #6 Rummel

Attachments: [2318 Atwood Ave.pdf](#)

Tucker introduced the project as having a zoning code requirement of 4,000 sq. ft. lot area, while converting the first story to residential would provide 3,193 sq. ft. Therefore, the owners are requesting an 807 sq. ft. lot area variance. Property is zoned TSS.

Rhonda Plourd explained she purchased the building believing it would make a pleasant two family home, as it has nice layouts on both floors. In the past, the first floor was used as office space and the second floor a residential rental unit. She's currently fixing the building citations issued to the previous owner in order to make the building compliant. There are other apartment buildings mixed in with retail stores in the neighborhood. Plourd also pointed out that she leases land from the city behind her property, which is used for parking,

providing more area than the lot technically has.

Corigliano motioned to approve the variance, seconded by Milligan.

Board members determined the building predates the code and the lot was originally from a much larger lot that had been split into seven irregular lots. They agreed the lot area being smaller than the required minimum a hardship. Board members also agreed the owner's plan to turn the building back into two family dwelling fits with the characteristic of the neighborhood and will not cause any detriment to adjacent properties.

The motion to approve the variance passed (5-0) by voice vote/other.

2. [29943](#)

Sue Alioto, owner of property located at 708 W Brittingham Place, requests a rear yard variance to reconstruct the basement and raise the height of the two story two family home.

Ald. District #13 Ellingson

Attachments: [708 W Brittingham Pl.pdf](#)

Tucker introduced the project as having a zoning code requirement of 30' rear yard setback, while reconstructing the basement and raising the building would provide 24' setback. Therefore, the owner is requesting a 6' rear yard variance. The property is zoned TR-C4.

Sue Alioto explained to board members that the foundation of the house is deteriorating and wishes to reconstruct the basement, reinforce the walls to prevent future deterioration, and to raise the height of the basement by one foot to allow for a finished basement. She had the soil tested and discovered the water table is eight feet below the level. Alioto does not wish to dig lower than the current level of the basement, since this might cause future flooding in the basement, which she never has had before. She informed board members that should raise the height of the house at least eight inches in order to bring it up to code. She also explained to board members that if she were to lessen the variance request and move her house forward, her house would then be in front of the other houses on the block, as well as remove two trees in the front yard, which she would like to try to keep.

Schlaefer motioned to approve the variance, seconded by Bulgrin.

Tucker explained to board members the purpose of the soil test report.

Board members determined that the soil and water table is unique to the property, as well as a hardship. They agreed raising the house one foot wouldn't have much of an impact on the neighborhood as the house is bungalow styled, the foot print will stay the same, and it would be more detrimental if she were to move the house forward. They also agreed that it fits with the characteristic of the neighborhood.

The motion to approve the variance passed (5-0) by voice vote/other.

DISCUSSION ITEMS

3. [08598](#) Communications and Announcements

There were no communications or announcements.

ADJOURNMENT

Meeting adjourned at 5:39 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, May 2, 2013