



**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: 3524 Gregory Street, Madison WI 53711

Name of Owner: Dawn and Mike Lawler

Address of Owner (if different than above): _____

Daytime Phone: (617) 820-8318 (Mike) Evening Phone: same

Email Address: mikelawler@protonmail.com

Name of Applicant (Owner's Representative): Dina Corigliano

Address of Applicant: 714 Briar Hill Road, Madison WI 53711

Daytime Phone: (608) 577-0059 Evening Phone: same

Email Address: dina@reliablemadison.com

Description of Requested Variance:

Side yard setback variance to construct a proposed second-story bed/ bath addition over an existing first-floor living room's structure and foundation including a proposed stairway to safely access the second floor.

See reverse side for more instructions.










FOR OFFICE USE ONLY

Amount Paid: \$500
Receipt: _____
Filing Date: 6/15/2026
Received By: Staff
Parcel Number: 070928218043
Zoning District: TR-C3
Alder District: 13

Hearing Date: July 16, 2026
Published Date: 7/9/2026
Appeal Number: LNDVAR-2026-00008
GQ: _____
Code Section(s): MGO 28.044 (2)

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:

	<p>Pre-application meeting with staff. 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.</p>
	<p>Site plan, drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next to variance. <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features. <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred). <input type="checkbox"/> North arrow.
	<p>Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).</p>
	<p>Interior floor plan of existing and proposed structure, if required. Most additions and expansions will require floor plans.</p>
<input type="checkbox"/>	<p>Front yard variance requests. Show the front yard setback of all other properties on the same block face.</p>
<input type="checkbox"/>	<p>Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.</p>
	<p>Variance requests involving slope, grade, or trees. Show:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
	<p>Email digital copies of all plans and drawings to: zoning@cityofmadison.com.</p>
	<p>Pay \$500 filing fee on or before submission deadline. 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.</p>
	<p>CHECK HERE. 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.</p>
	<p>CHECK HERE. I acknowledge that any statements implied as fact require evidence.</p>



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: 05/21/2020

----- (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: _____

3524 Gregory Street Standards for Variance

Summary of proposed project:

The Lawler's are a family of four living in a 1,177 square foot, 1-1/2 story, bungalow-style house built in 1927. Their motivation for a partial second story addition is to create safe stairway access to the second floor, a more code-compliant hallway to access the existing bedrooms, a master bedroom that will accommodate a king-size bed, and a small second floor bathroom.

In 2020, the Lawler's built a rear 1-story living room addition that replaced an existing screened porch (same footprint) to provide family space that was lacking within the main house. The addition was permitted without a variance and placed inline with the existing house, i.e. 3'-0" from the north the lot line.

The proposed second story is being added over the walls and foundation of the existing living room addition. The stairway construction is new. (See site plan).

Standards for Variance:

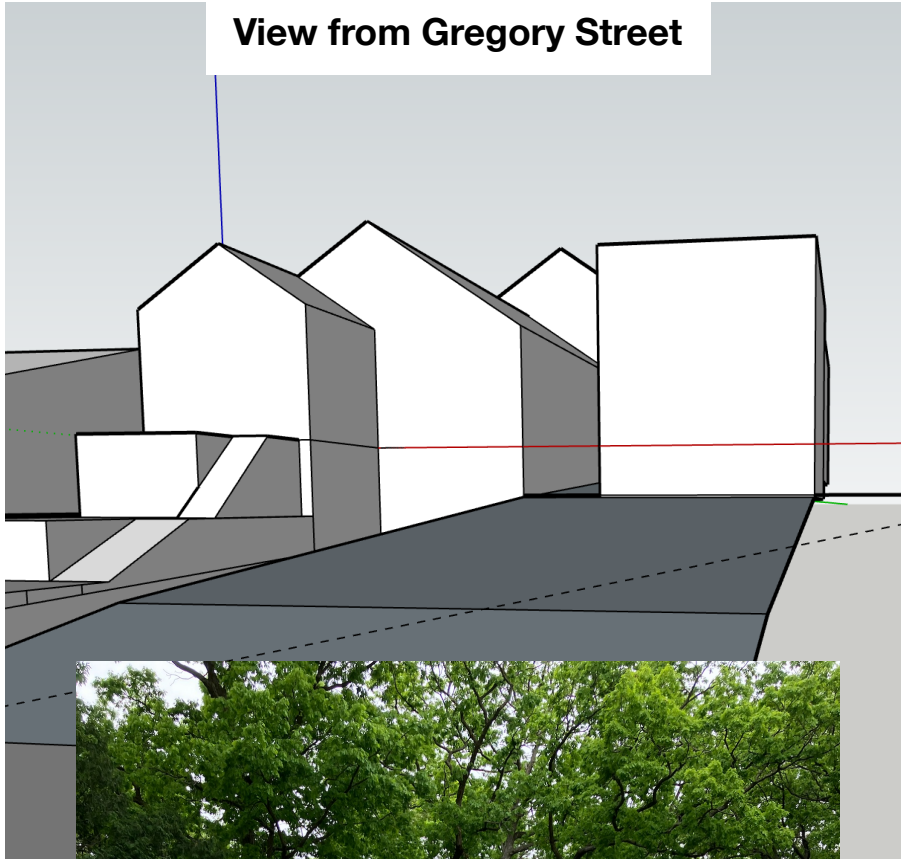
1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.
 - 1.1. The entire existing building is located 3'-0" from the north property line (current code calls for 4'-0").
 - 1.2. The 2020 living room addition at the back of the house was permitted without a variance with a 3'-0" setback. The proposed second story is being added over the walls and foundation of the existing living room, with the exception of the stair area.
 - 1.3. The house is 1-1/2 stories high with two existing bedrooms on the upper floor. Due to the location of the existing stairs and the roof height, occupants are forced to walk under a low (~5'-4") sloping ceiling to access the bedrooms. This is a fire hazard.
 - 1.4. The existing stairs are very steep and not code compliant. The top two stairs and stairway floor opening are 29" wide (36" required by code). The existing stair riser height is 9" (8" is code max.) and the existing stair tread depth is 8-3/4" (9" is code min.)
 - 1.5. There is an existing, healthy 18" diameter oak tree on the south side of the living room which prevents expansion in that area.
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.
 - 2.1. The proposed addition extends up from an approved setback.
 - 2.2. The proposed addition does not change existing access to the rear yard.
 - 2.3. There are no windows in the second story addition along the north lot line to protect the neighbor's privacy.
 - 2.4. The proposed addition along the north lot line is only at the second story and 13 feet deep.
 - 2.5. To minimize the impact of the variance, the spaces in the proposed addition are minimum sizes and not excessive.
 - 2.6. The proposed addition's roof line is the same slope as the existing house, but off-center to the existing house in order to minimize the roof height.
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.

3524 Gregory Street Standards for Variance

- 3.1. Offsetting the second story addition one foot from the first floor below to meet code would create a roof and structural detail that is burdensome. It is possible to construct, though much more expensive and difficult. Aesthetically it would be undesirable for the homeowner and the neighboring property.
 - 3.2. The City recently updated the Zoning code to eliminate the one foot setback difference between the first and second story.
 - 3.3. In order to create one bedroom on the second floor that meets code requirements for stair access and ceiling height, the proposed bedroom size is 9'-5" x 12'-8". A one foot offset at the second story would make this space 8'-5" wide which is narrow for any kind of bedroom, let alone a bedroom for a king-size bed.
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.
 - 4.1. The difficulty in meeting the 4'-0" setback arises from the narrowness of the existing house, the location of the existing house, the location of the 2020 addition, and the location of the existing second floor hallway.
5. The proposed variance shall not create substantial detriment to adjacent property.
 - 5.1. There are no windows in the proposed variance area to avoid privacy issues for the neighbor.
 - 5.2. The area of the proposed second-story addition that is non-compliant is 1 foot deep and 13 feet long. The difference between the proposed addition and the allowed addition is minimal.
 - 5.3. The volume within the variance will not impact sunlight for the neighboring property any more than the permitted building volume.
 - 5.4. The new mini-split system to heat and cool the addition will be located on the south side of the house.
6. The proposed variance shall be compatible with the character of the immediate neighborhood.
 - 6.1. Due to the age of the neighborhood, many of the original bungalows have been expanded or replaced with 2-story homes.
 - 6.2. The proposed addition will be built to match the existing house i.e. same siding and roofing materials, same roof slope, similar style windows.
 - 6.3. There are varying styles of homes on Gregory Street (see photos). Some are two story, some are 1 to 1-1/2 story.
 - 6.4. Due to the slope of the hill in this area, many homes on Gregory Street appear to be 1 to 1-1/2 story homes at the street, but are 2 story homes when viewed from the rear.
 - 6.5. Because of the slope of the site, the rear addition will be difficult to see from Gregory Street. From Gregory Street, the house will appear to be a 1-1/2 story bungalow. From the bike path, the house will appear to be a 2 story house, like many other houses in this block.

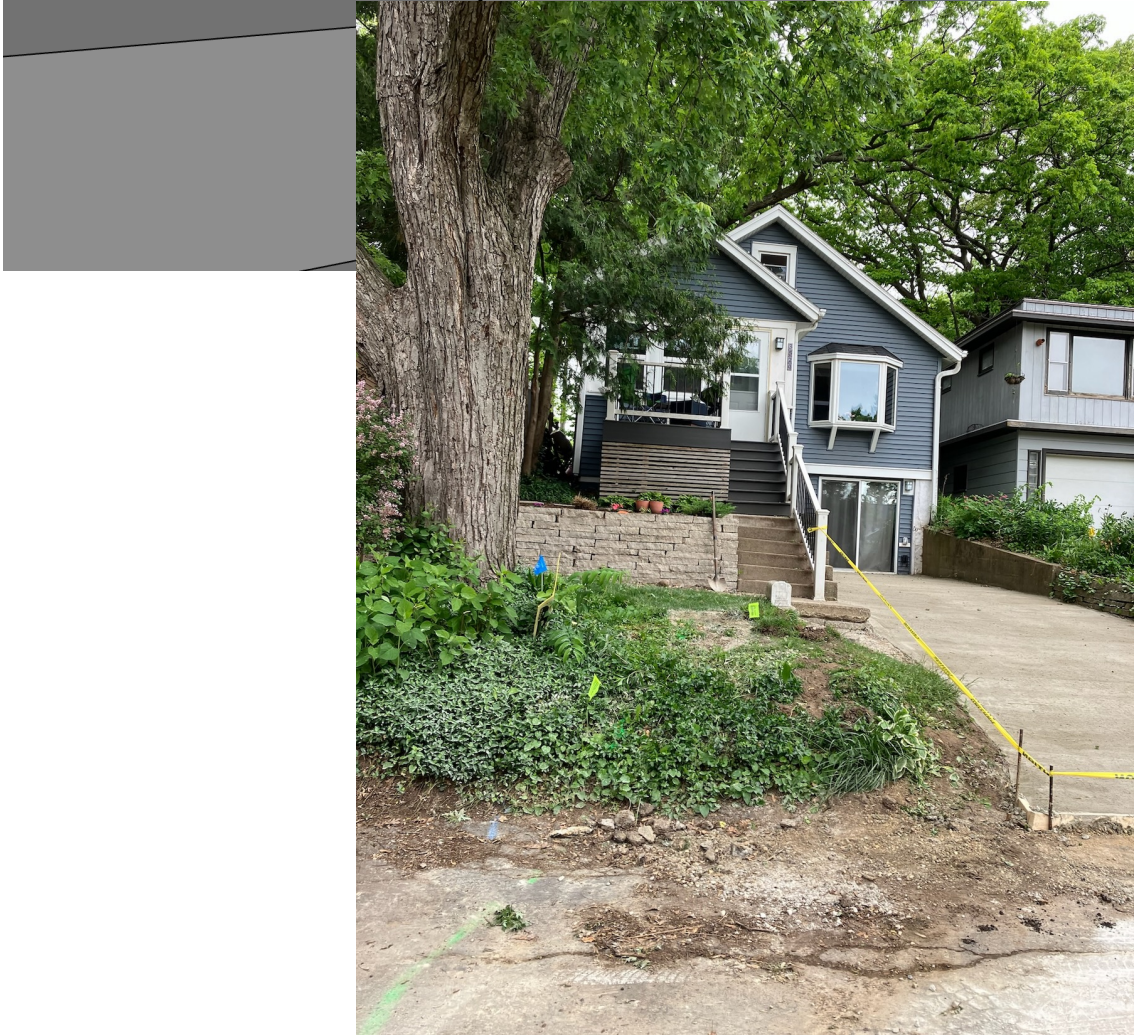
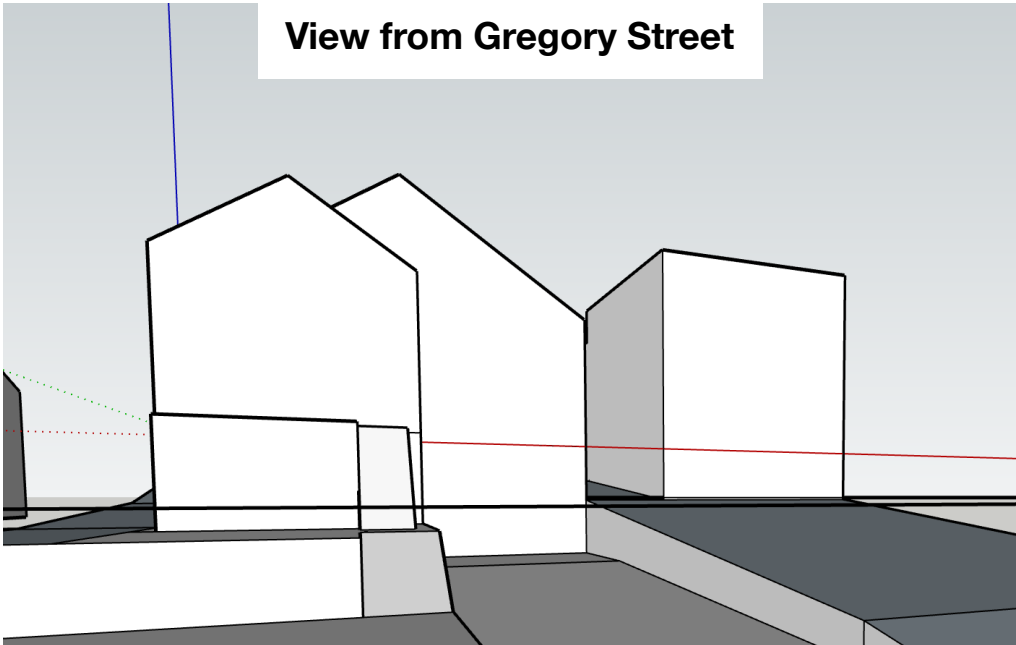
Lawler Project
3524 Gregory Street
Model and Photos

View from Gregory Street



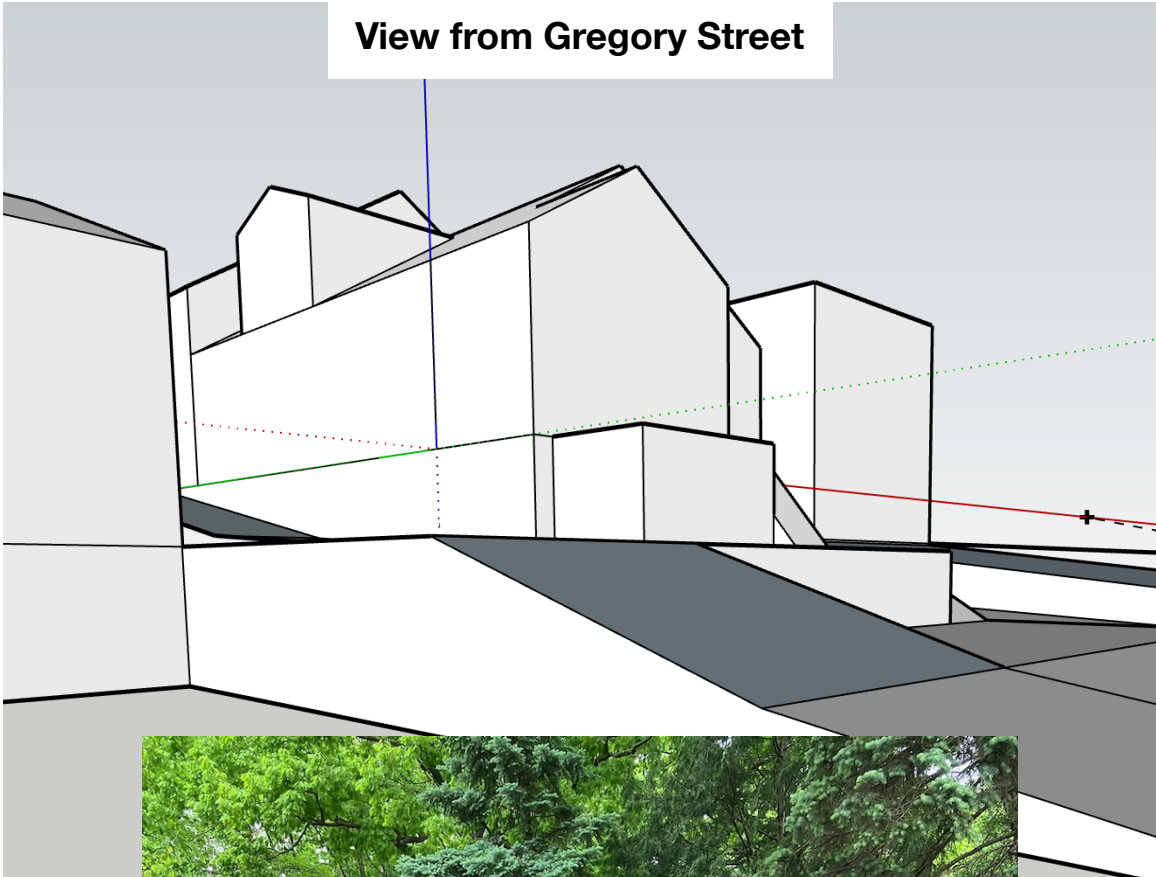
Lawler Project
3524 Gregory Street
Model and Photos

View from Gregory Street



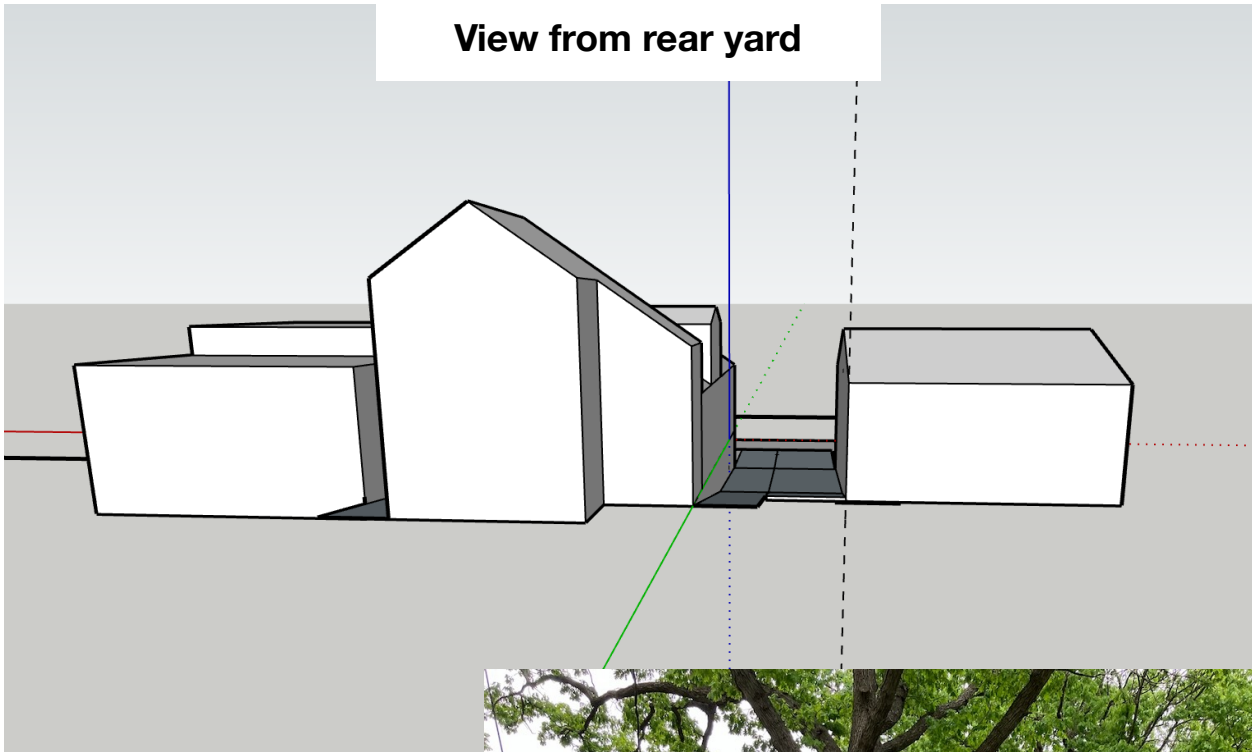
Lawler Project
3524 Gregory Street
Model and Photos

View from Gregory Street



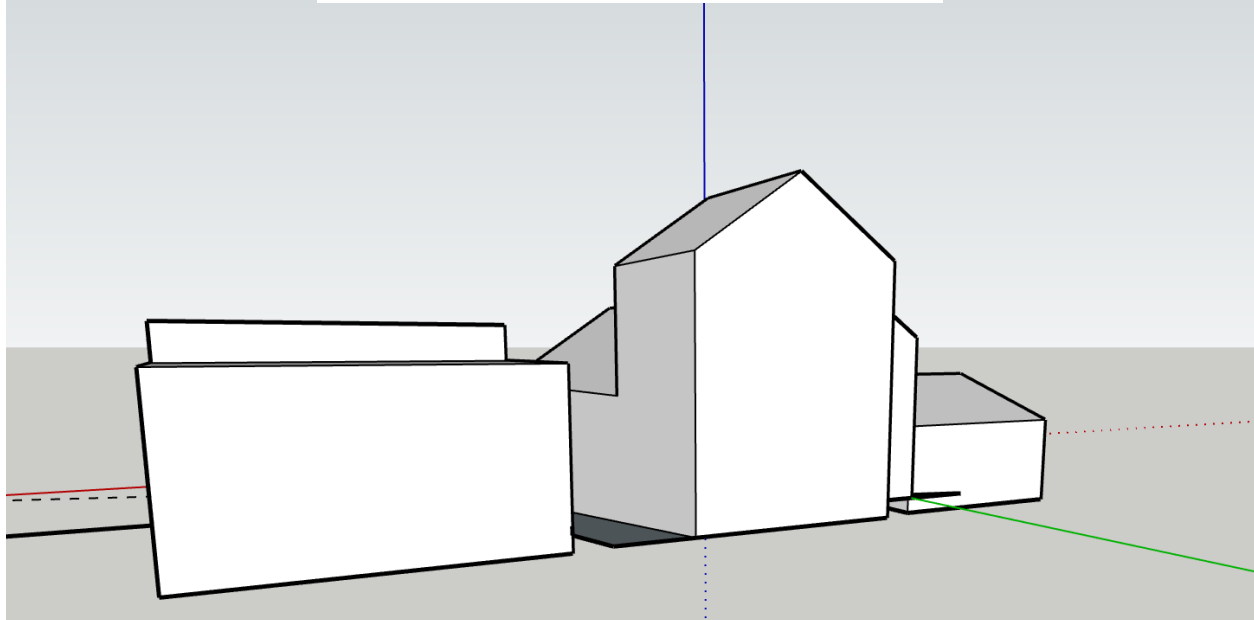
Lawler Project
3524 Gregory Street
Model and Photos

View from rear yard



Lawler Project
3524 Gregory Street
Model and Photos

View from neighbor's rear yard



Lawler Project
3524 Gregory Street
Neighborhood Photos



3519 and 3521 Gregory Street



3517 and 3519 Gregory Street



3513 and 3517 Gregory Street



3520 and 3518 Gregory Street

Lawler Project
3524 Gregory Street
Neighborhood Photos



3514 and 3512 Gregory Street (front)



3512 and 3514 Gregory Street (rear)



3510 and 3506 Gregory Street



3507 and 3509 Gregory Street

Lawler Project
3524 Gregory Street
Neighborhood Photos



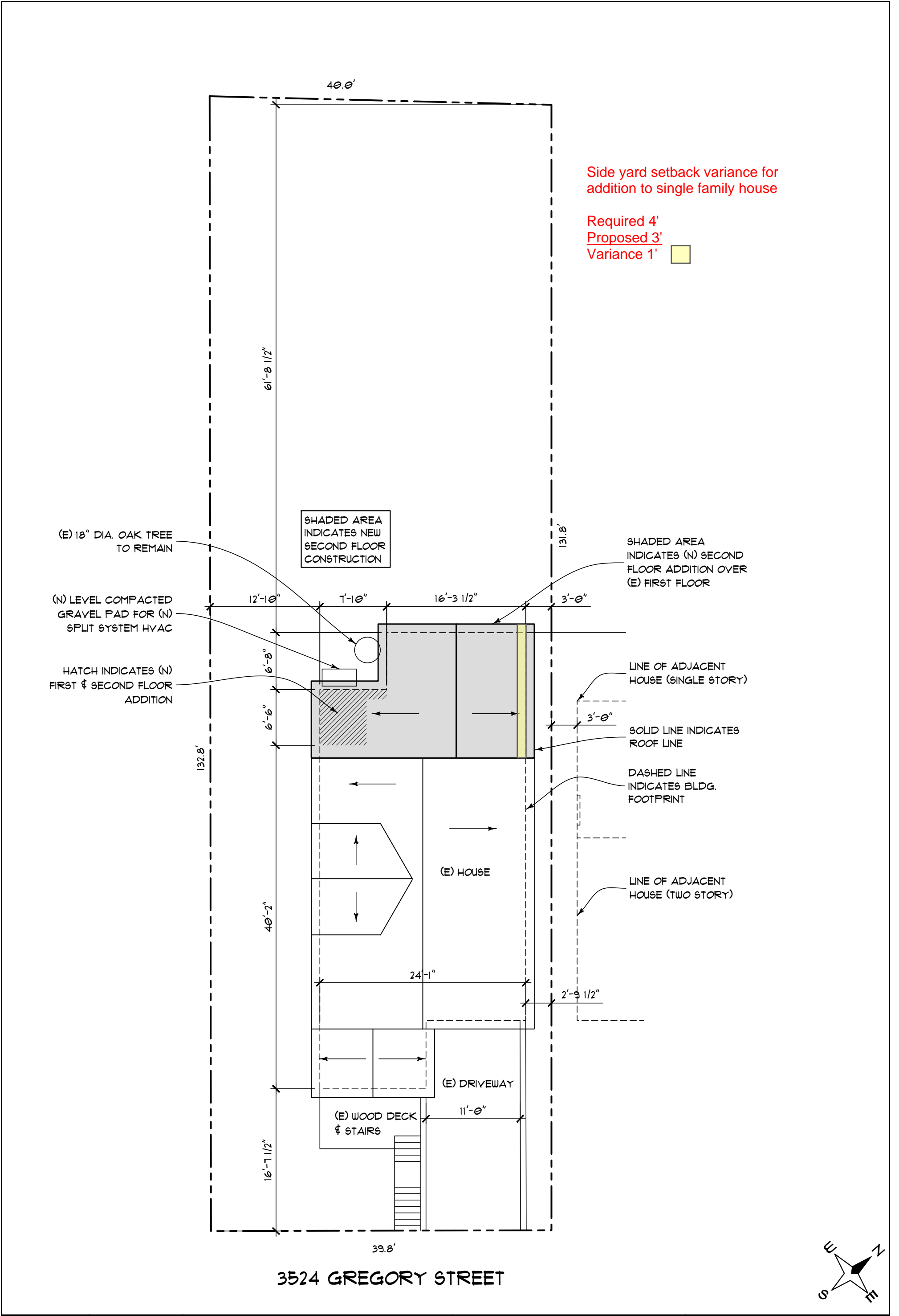
3628 Gregory Street



3629 Gregory Street



3602 Gregory Street



S-1	1" = 10'	SITE PLAN	Remodel & Addition for: Dawn and Mike Lawler 3524 Gregory Street Madison, WI 53711	Drawn by: Dina Corigliano WI Architect License 10172-5 714 Briar Hill Rd Madison, WI 53711 (608) 577-0059
	06/01/26			



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PLAT OF SURVEY

SURVEYOR'S CERTIFICATE:

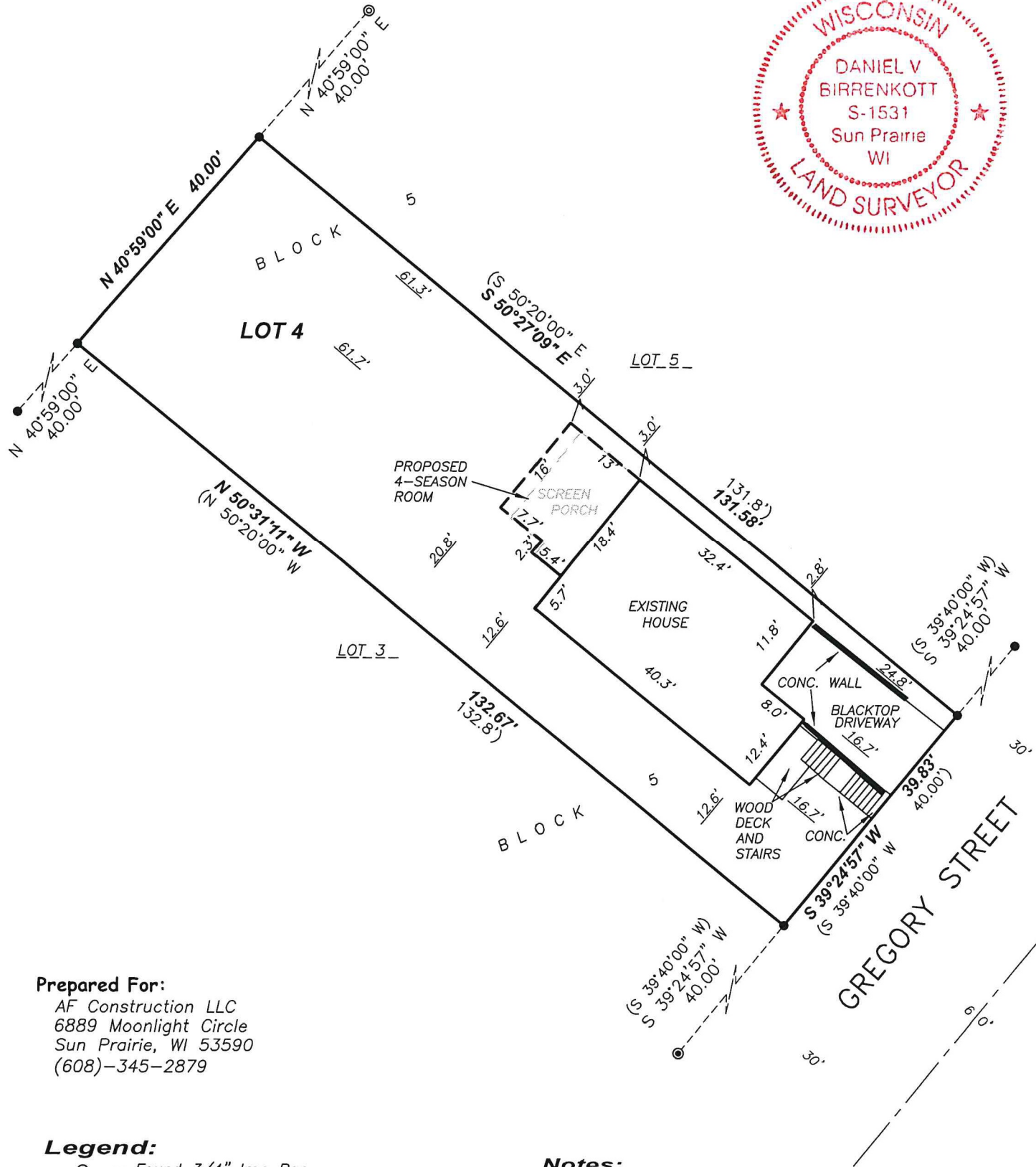
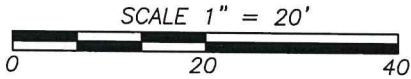
I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Daniel V. Birrenkott
Daniel V. Birrenkott
Wisconsin Professional Land Surveyor No. S-1531.

8.24.2020

Description:

LOT 4, BLOCK 5, BRIAR HILL, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Prepared For:

AF Construction LLC
6889 Moonlight Circle
Sun Prairie, WI 53590
(608)-345-2879

Legend:

- ⊙ = Found 3/4" Iron Bar
- = Found 3/4" Iron Pipe
- ⊙ = Found 1" Pinch Top Pipe

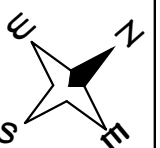
Dated: August 19, 2020
Surveyed: T.A.S.
Drawn: B.T.S.
Checked: D.V.B.
Approved: D.V.B.
Field book: 379/1
Comp. File: J:\2020\CARLSON
Office Map No. 200627

Bearings referenced to the North line of Lot 4, platted bearing N 40°59'00" E

Notes:

- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- Wetlands, if present have not been delineated.
- This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.
- No title commitment provided at time of survey: August 12, 2020

SHEET 1 OF 1



S-2

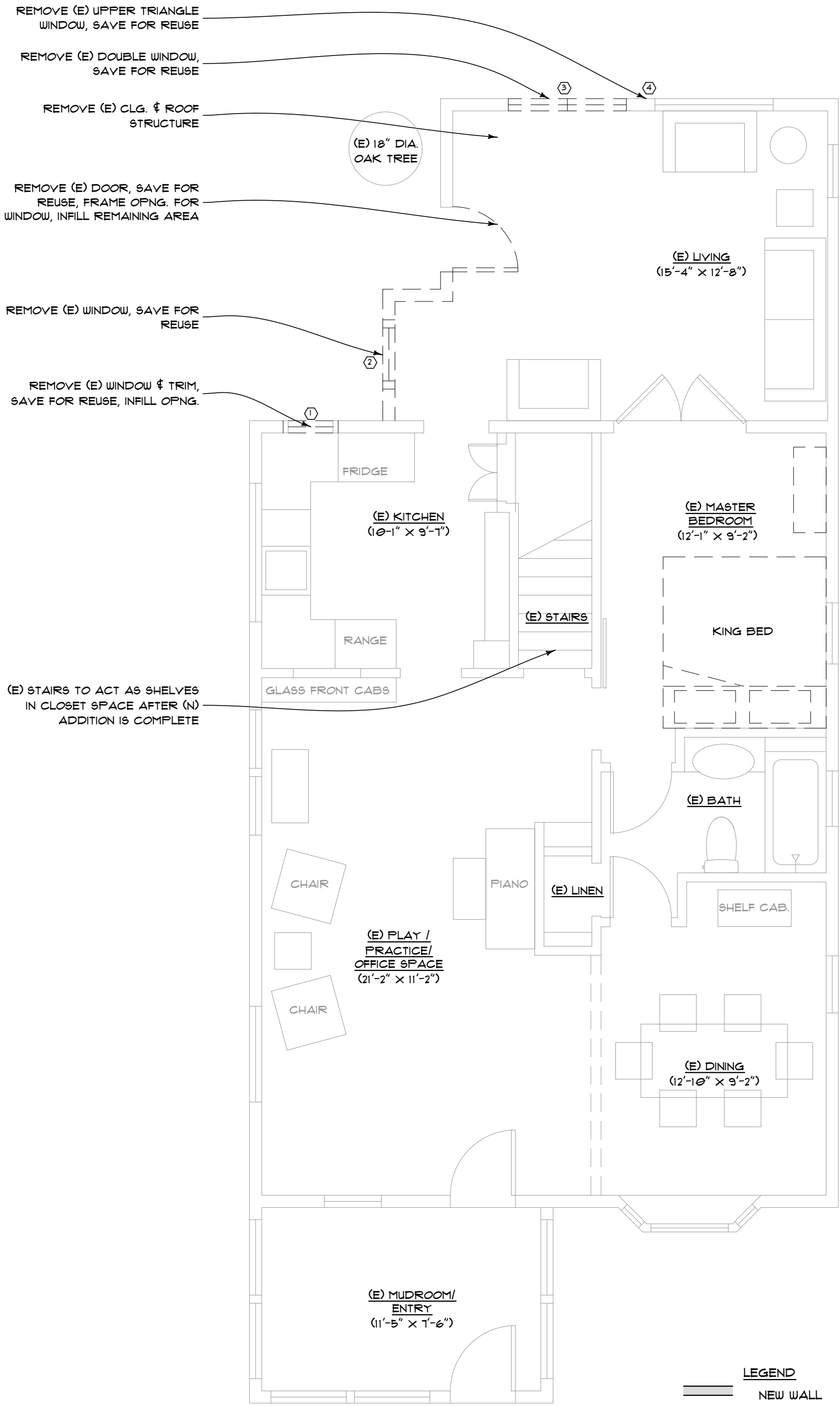
1" = 20'

06/01/26

SURVEY

Remodel & Addition for:
Dawn and Mike Lawler
3524 Gregory Street
Madison, WI 53711

Drawn by: Dina Corigliano
WI Architect License 10172-5
714 Briar Hill Rd
Madison, WI 53711
(608) 577-0059



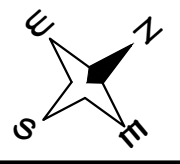
LEGEND

— NEW WALL

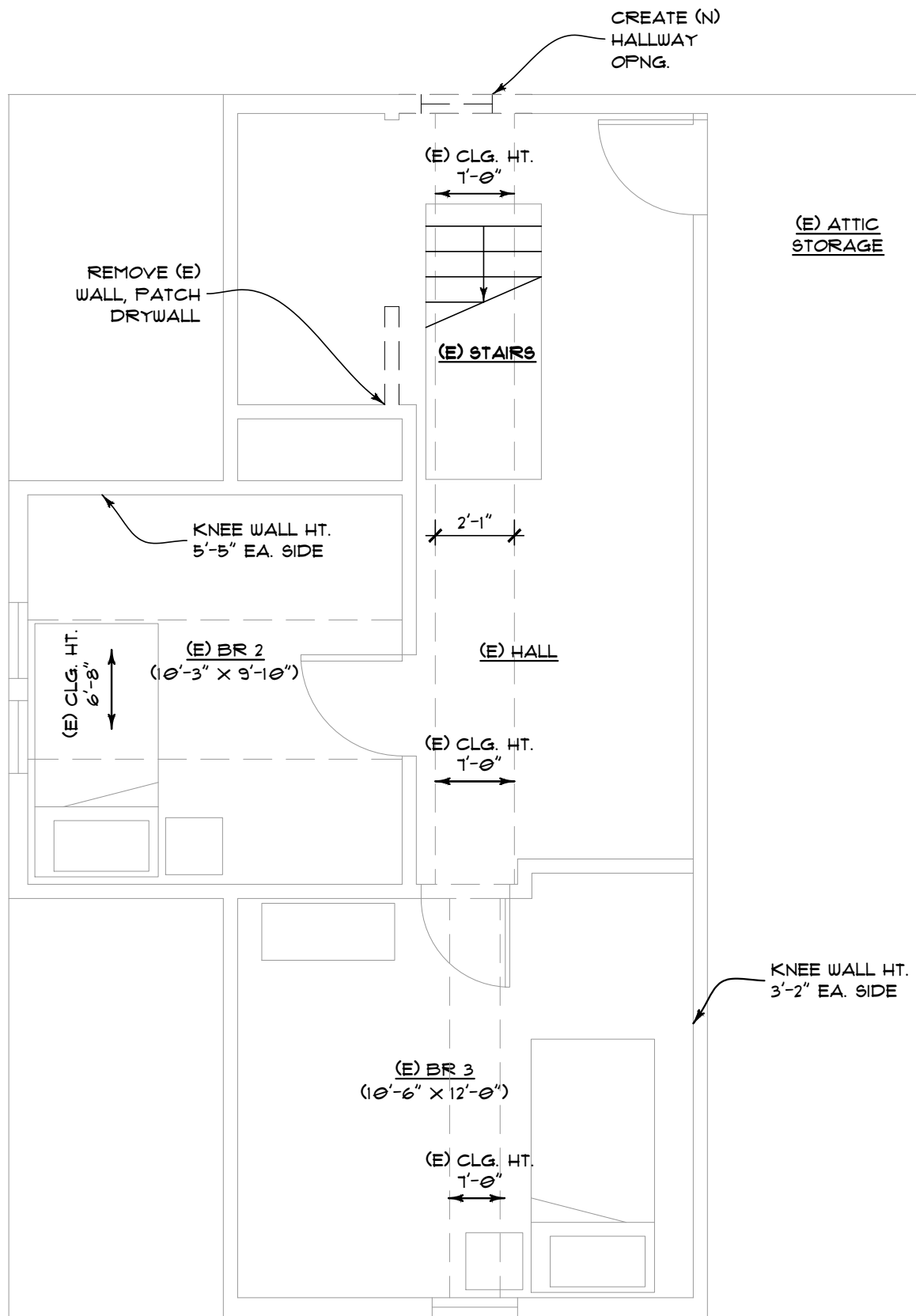
— EXISTING WALL

- - - DEMOLITION

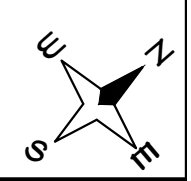
(N) = NEW (E) = EXISTING



D-1	1/4" = 1'-0"	FIRST FLOOR EXISTING CONDITIONS AND DEMOLITION PLAN	Remodel & Addition for: Dawn and Mike Lawler 3524 Gregory Street Madison, WI 53711	Drawn by: Dina Corigliano WI Architect License 10172-5 714 Briar Hill Rd Madison, WI 53711 (608) 577-0059
	06/01/26			


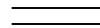
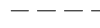


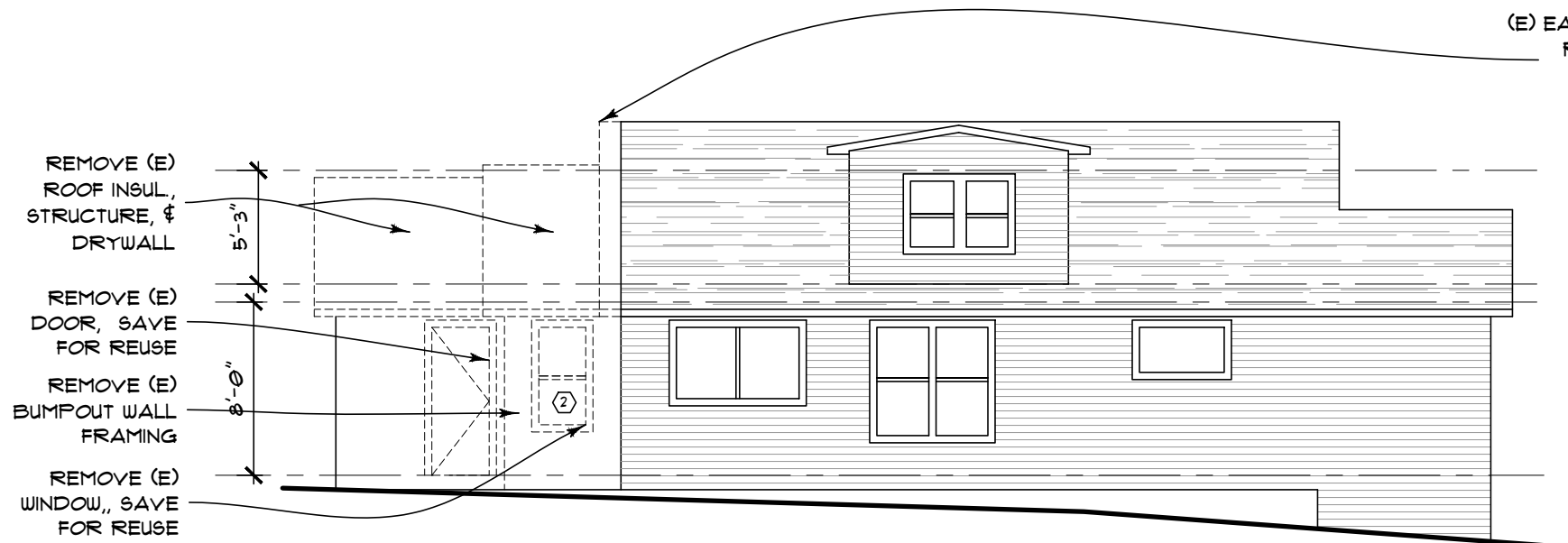
LEGEND
 ——— NEW WALL
 = = = EXISTING WALL
 - - - DEMOLITION
 (N) = NEW (E) = EXISTING



D-2	1/4" = 1'-0"	SECOND FLOOR EXISTING CONDITIONS AND DEMOLITION PLAN	Remodel & Addition for: Dawn and Mike Lawler 3524 Gregory Street Madison, WI 53711	Drawn by: Dina Corigliano WI Architect License 10172-5 714 Briar Hill Rd Madison, WI 53711 (608) 577-0059
	06/01/26			

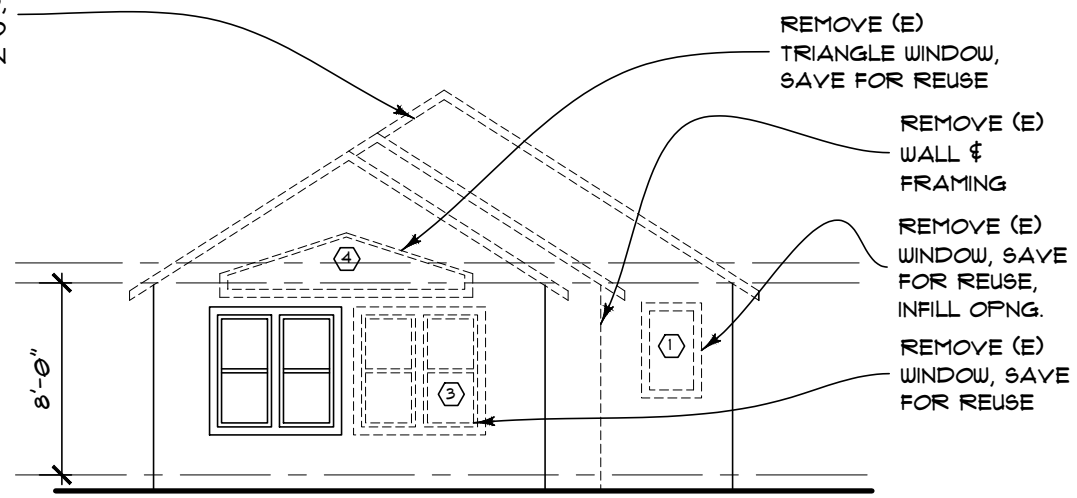
LEGEND

-  NEW WALL
-  EXISTING WALL
-  DEMOLITION
- (N) = NEW (E) = EXISTING

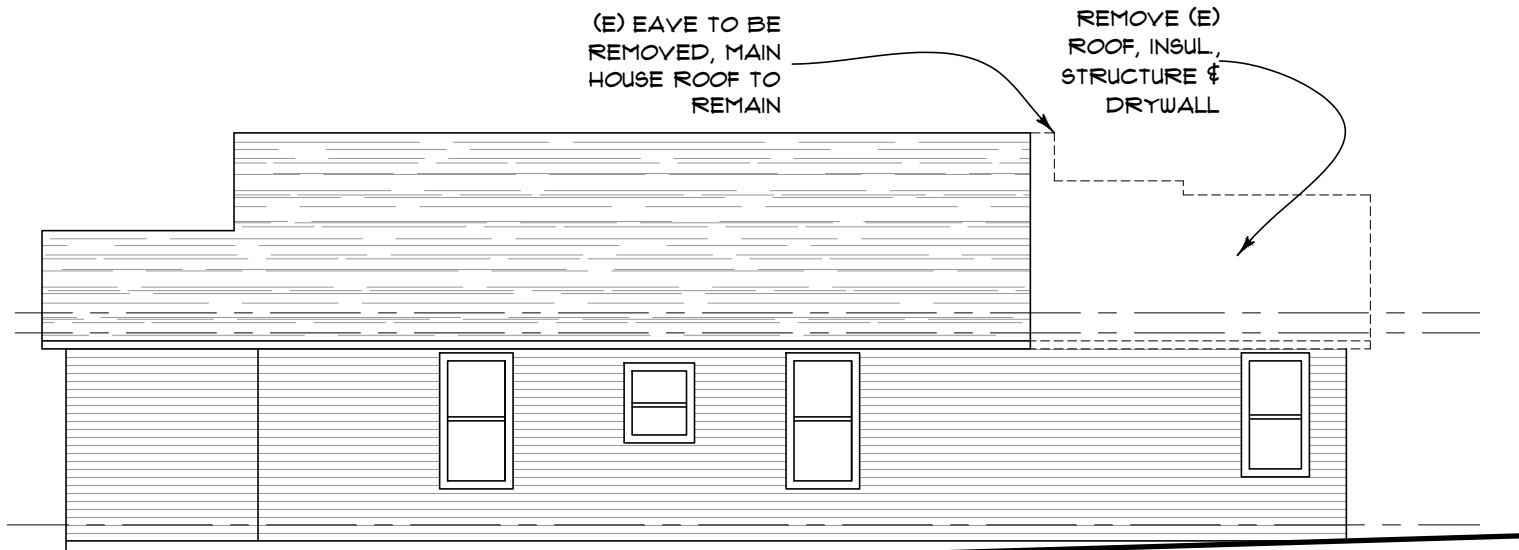


1 - SOUTH (SIDE)

(E) EAVE TO BE REMOVED, ROOF TO REMAIN



2 - WEST (REAR)



3 - NORTH (SIDE)



4 - EAST (FRONT)

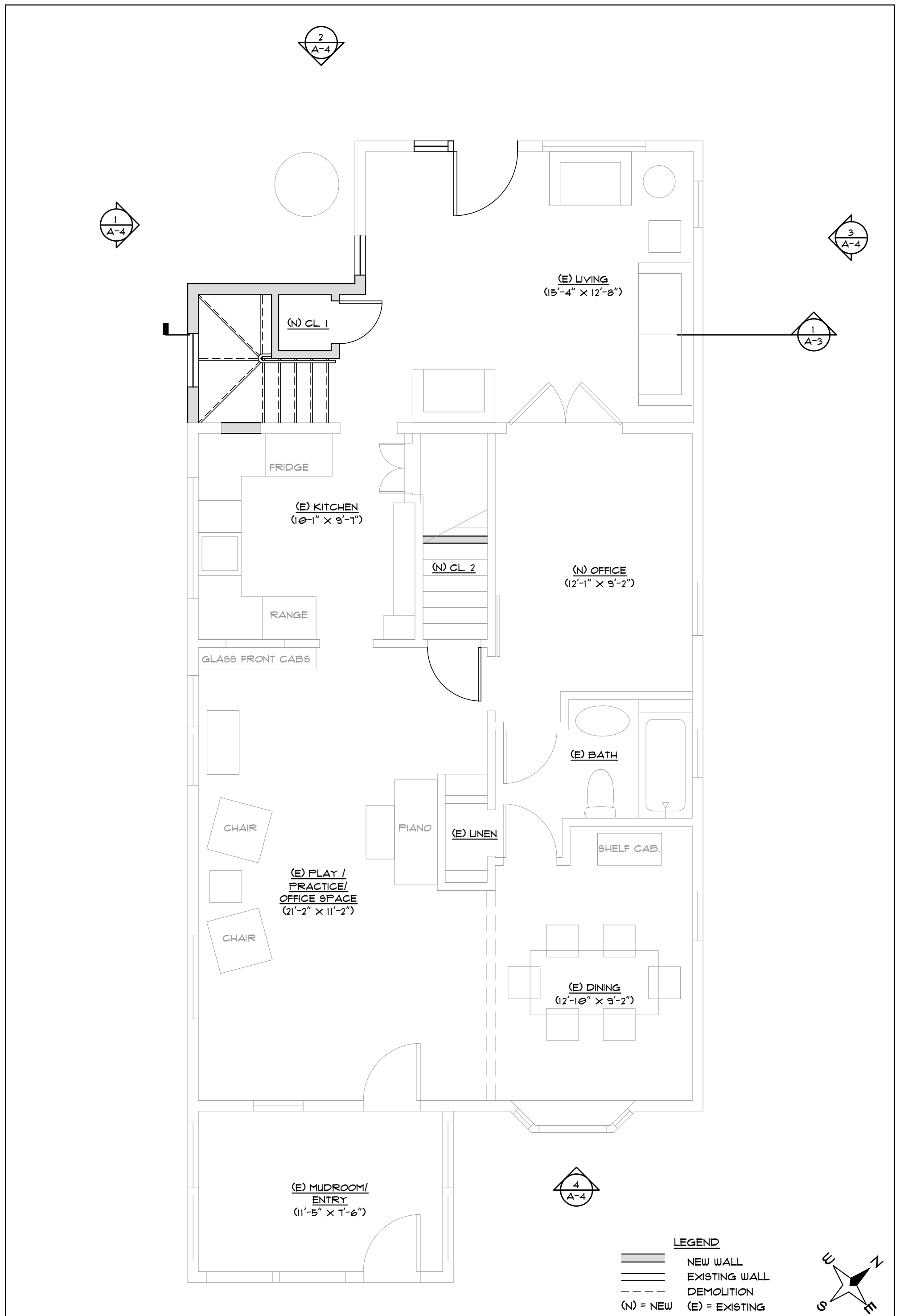
Drawn by: Dina Corigliano
 WI Architect License 10172-5
 714 Briar Hill Rd
 Madison, WI 53711
 (608) 577-0059

Remodel & Addition for:
 Dawn and Mike Lawler
 3524 Gregory Street
 Madison, WI 53711

DEMOLITION & EXISTING EXTERIOR ELEVATIONS

1/8" = 1'-0"
 06/01/26

D-3



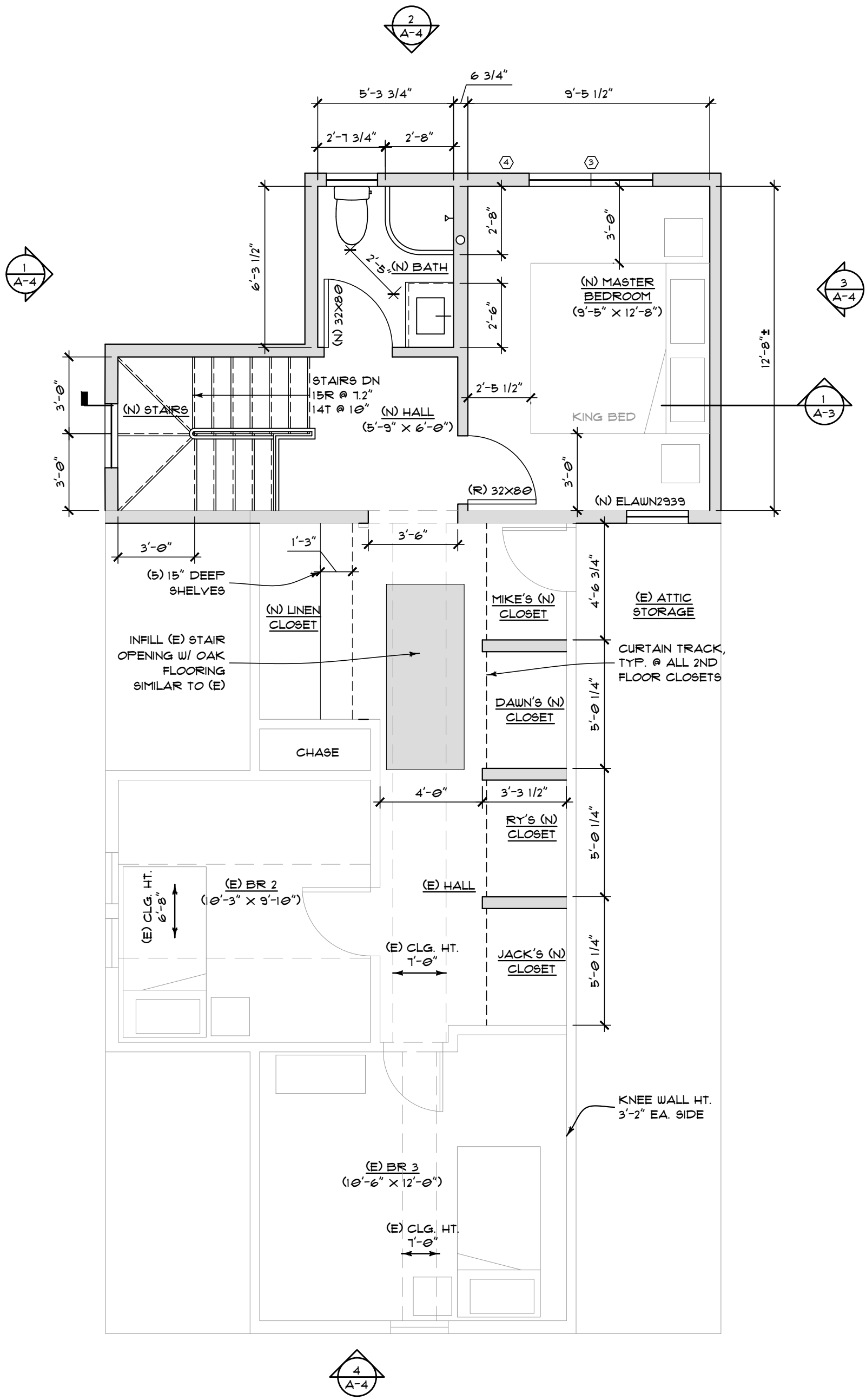
A-1

1/4" = 1'-0"
06/01/26

PROPOSED FIRST FLOOR PLAN

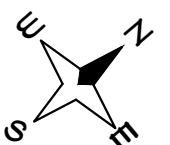
Remodel & Addition for:
Dawn and Mike Lawler
3524 Gregory Street
Madison, WI 53711

Drawn by: Dina Corigliano
WI Architect License 10172-5
714 Briar Hill Rd
Madison, WI 53711
(608) 577-0059



LEGEND

- NEW WALL
- EXISTING WALL
- DEMOLITION
- (N) = NEW (E) = EXISTING



A-2

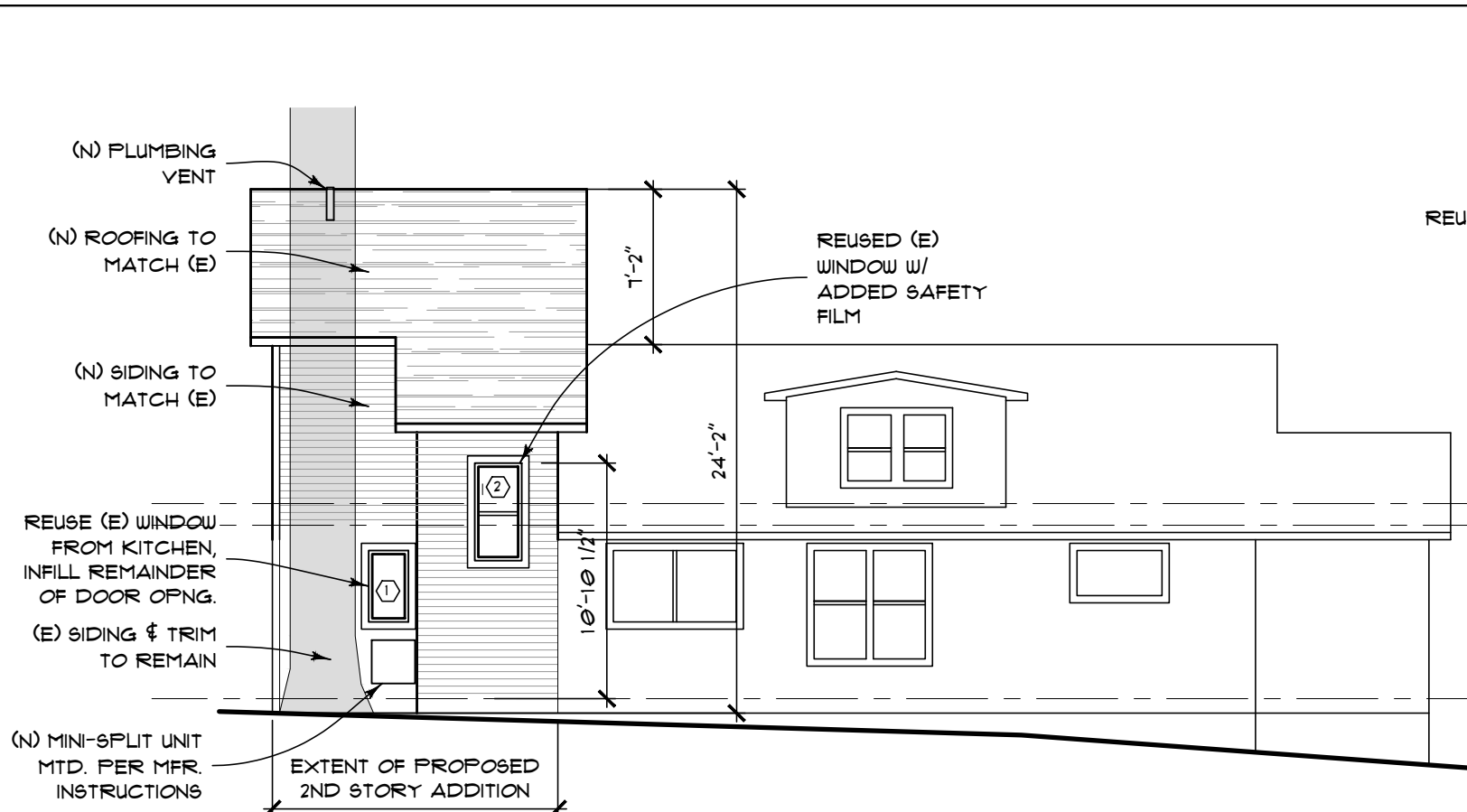
1/4" = 1'-0"

06/01/26

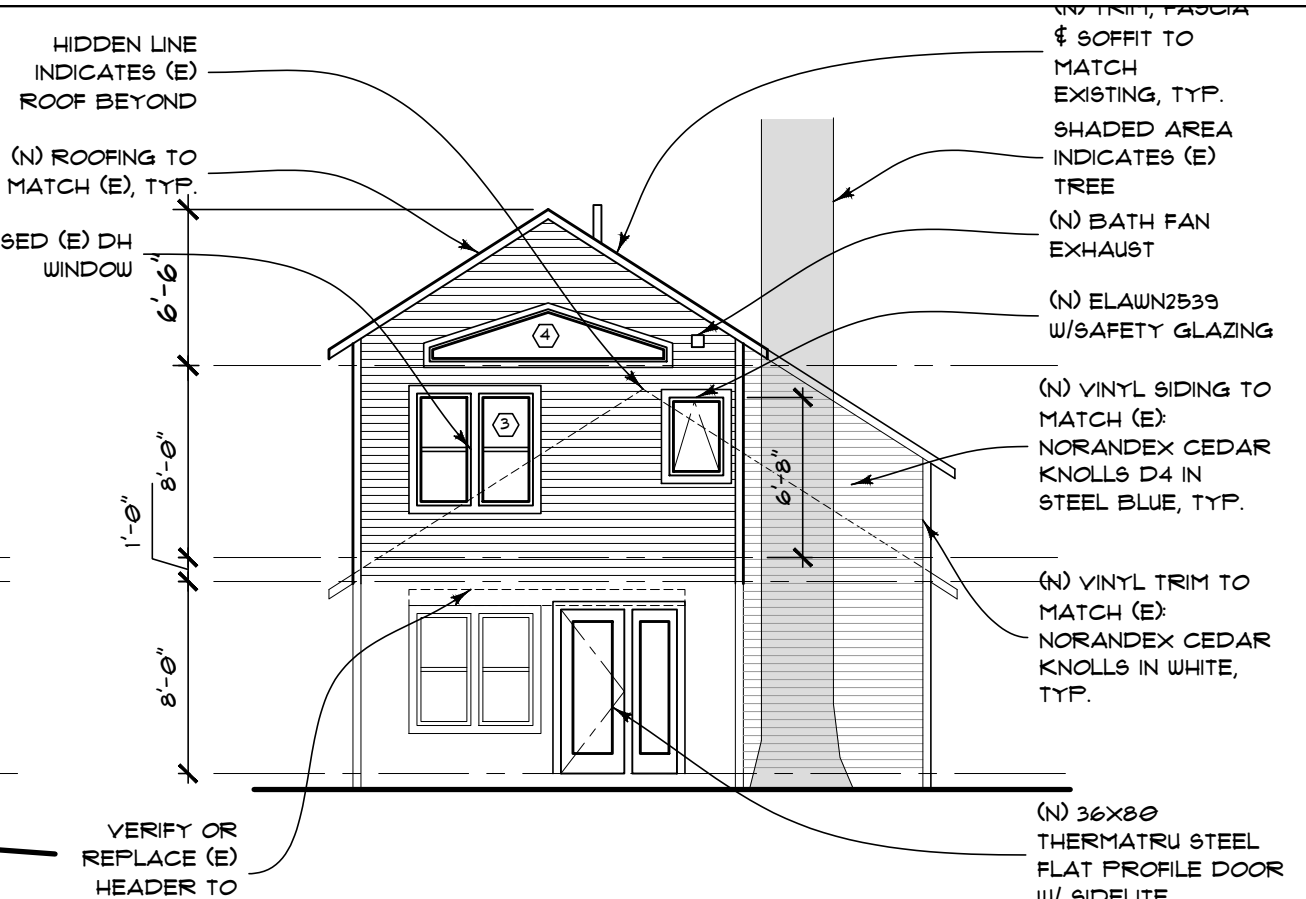
PROPOSED SECOND FLOOR PLAN

Remodel & Addition for:
Dawn and Mike Lawler
3524 Gregory Street
Madison, WI 53711

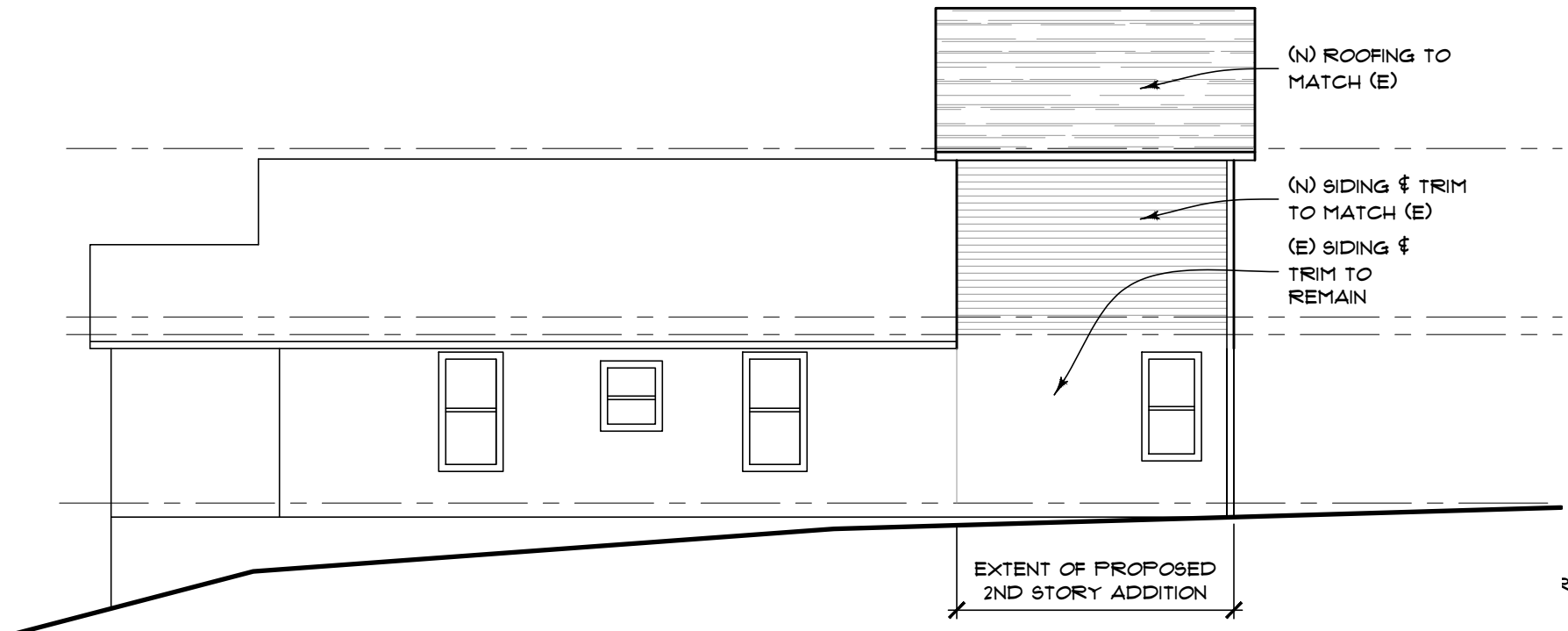
Drawn by: Dina Corigliano
WI Architect License 10172-5
714 Briar Hill Rd
Madison, WI 53711
(608) 577-0059



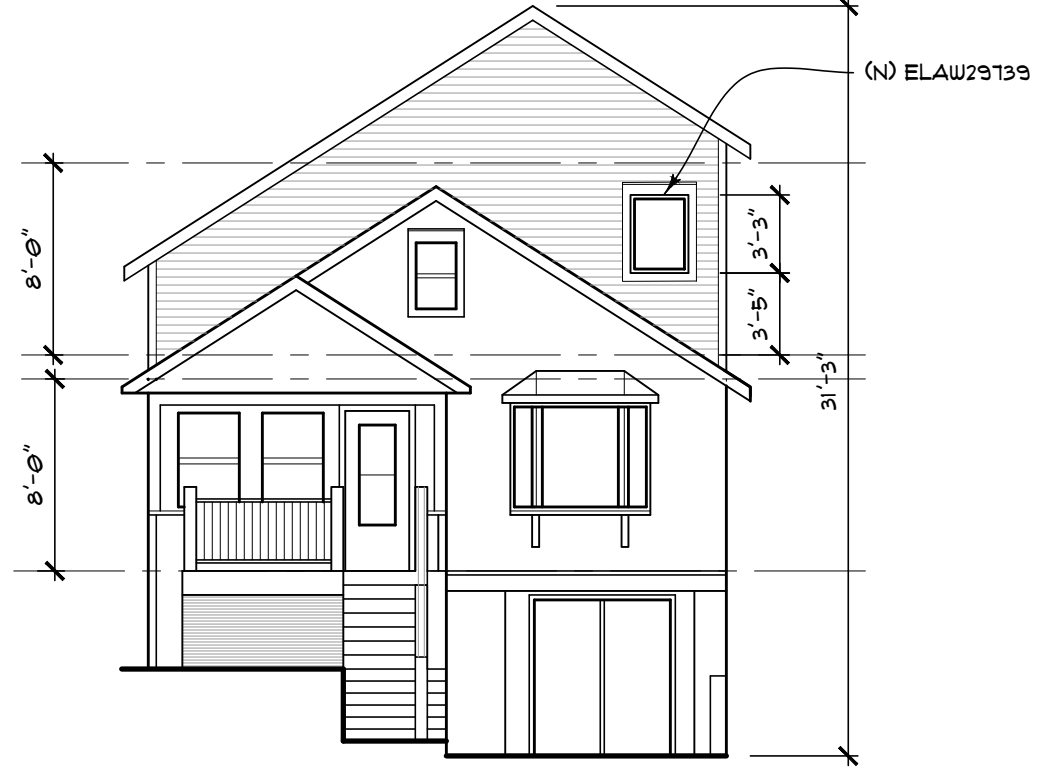
1 - SOUTH (SIDE)



2 - WEST (REAR)



3 - NORTH (SIDE)



4 - EAST (FRONT)

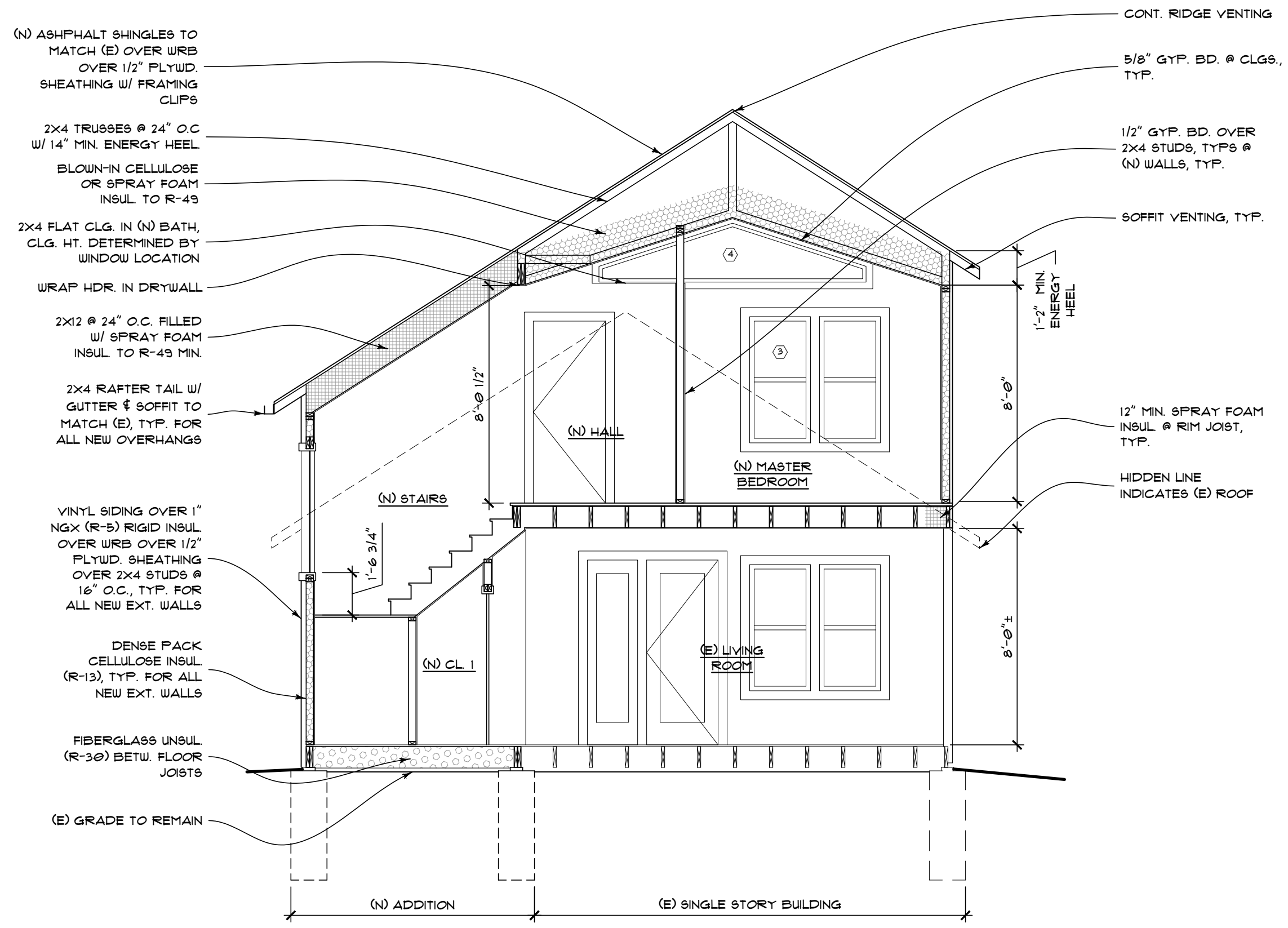
Drawn by: Dina Corigliano
 WI Architect License 10172-5
 714 Briar Hill Rd
 Madison, WI 53711
 (608) 577-0059

Remodel & Addition for:
 Dawn and Mike Lawler
 3524 Gregory Street
 Madison, WI 53711

PROPOSED EXTERIOR ELEVATIONS

1/8" = 1'-0"
 06/01/26

A-3



Drawn by: Dina Corigliano
 WI Architect License 10172-5
 714 Briar Hill Rd
 Madison, WI 53711
 (608) 577-0059

Remodel & Addition for:
 Dawn and Mike Lawler
 3524 Gregory Street
 Madison, WI 53711

PROPOSED BUILDING SECTION

1/4" = 1'-0"
 06/01/26

A-4

1 - BUILDING SECTION