



City of Madison

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

Thursday, February 9, 2017

5:00 PM

210 Martin Luther King, Jr. Blvd.
Room 103A (City County Building)

CALL TO ORDER / ROLL CALL

APPROVAL OF MINUTES

A motion was made by Ostlind, seconded by Collins, to Approve the Minutes with a correction to wording on the second page. The motion passed by voice vote/other.

DISCLOSURES AND RECUSALS

There were no recusals or disclosures.

PETITION FOR VARIANCE OR APPEALS

1. Sector67 Inc., prospective owners of property located at 56 Corry St, request a rear-yard variance to raise the entire multi-purpose industrial structure to create a second level or mezzanine space.
Ald. District #6- Rummel

Tucker introduced the project as an existing single-level warehouse which projects about 7' into the rear-yard (west-side) setback. The petitioner is proposing to raise the height to create a second-story/mezzanine space resulting in an increase to the bulk of the building. A 20' setback is required; the current foundation provides 13.3' setback in the rear yard, resulting in the requested 6.7' variance.

Chris Meyer spoke on behalf of Sector67 Inc. They have completed purchase of the property. They are proposing to raise the building to make better use of the high ceilings by adding a second level while preserving the character of the existing building. The warehouse was built under an earlier zoning code. To meet the current code would require removing part of the building and would be cost-prohibitive.

The Board asked about the remodeling process. Mr Meyer described the process of raising the roof. There are few interior walls to move and the outside walls will be wrapped in insulation and new siding, effectively making them the inside walls.

Collins asked Mr Meyer if they had considered designs with less obtrusive bulk impact, such as an open balcony. Mr Meyer noted that the neighbor on this side is an unmanned telecommunications station. He stated that the end-wall truss is designed to withstand wind buffeting the west side of the building.

Stepping in the wall would place too great a burden on the wall and foundation.

Corigliano asked staff to clarify whether the neighboring lot would remain a telecom station "in perpetuity". Tucker stated that such infrastructure is difficult and expensive to move and generally developers work around such stations rather than move them.

Corigliano asked about the deck shown on the side of the building. Tucker stated that elevated decks and stairs are allowed to project up to 6' into setbacks, therefore no variance is needed. Meyer stated the deck serves as emergency exit stairs.

The Board also discussed concerns raised by neighbors about possible noise levels. Tucker clarified that the concerns expressed about noise are governed by city ordinances regarding point-of-source noise and disturbing the peace and are not one of the considerations for zoning variances. He also clarified that the caretaker dwelling shown on the site plan is allowed for this zoning district.

Corigliano noted for the record an email received from neighbor Paul Minear expressing concern about possible noise levels.

A motion was made by Zimmerman to approve the variance; Ostlind seconded.

Addressing the standards of approval 1 and 2, the existing building was constructed under the old code and does not have a direct neighbor to the west. It is unique that the 'rear-yard setback' effects what would frequently be the side yard, which typically has a 6' requirement. It is a commercial building (which typically requires less open space) in an otherwise residential neighborhood.

Regarding standards 3, 4 & 5, the Board agreed that it would be both burdensome and of little benefit to the neighbors to move the foundation and the outside wall to fit the required set-back.

Addressing standards 6 and 7, the Board agreed that while the property was unusual for the location, most likely it preceded many of the surrounding buildings. The proposed renovation and use would be of greater benefit to the neighborhood than its current condition and use.

The motion passed by voice vote/other (4-0).

2. Communications and Announcements

Tucker announced that the February 23rd meeting has been cancelled.

ADJOURNMENT

The meeting adjourned at 5:33 pm.