



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, June 12, 2025

5:00 PM

Virtual

The City of Madison is holding the Zoning Board of Appeals meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic.

1. **Written Comments:** You can send comments on agenda items to zoning@cityofmadison.com

2. **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.

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

4. **Listen by Phone:**

(877) 853-5257 (Toll Free)

Webinar ID: 864 8253 4632

CALL TO ORDER / ROLL CALL

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

Staff Present: Zoning Administrator Katie Bannon, Cary Olson, Gaby Arteaga

Present: 4 - Peter A. Ostlind; Angela Jenkins; David P. Waugh and Cliff Goodhart

Excused: 2 - Agnes (Allie) B. Berenyi and Samuel V. B. Fritz

APPROVAL OF MINUTES

Goodhart made a motion to approve the minutes of the April 17, 2025 meeting.
Jenkins seconded the motion. The motion passed 3-0 by unanimous vote.

PUBLIC COMMENT

1. [88549](#) Public Comment (6/12/2025)

There were no public comments.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE, AREA EXCEPTIONS OR APPEALS

2. [88547](#) Angela Black, owner of the property at 2013 Rusk St, requests a side yard setback variance for an addition to a single-family house. Alder District #6

Attachments: [2013 Rusk St Aerial.pdf](#)
[2013 Rusk St Application.pdf](#)
[2013 Rusk St Mailing addresses.pdf](#)
[2013 Rusk St Sanborn.pdf](#)
[2013 Rusk St 2010 Variance.pdf](#)
[2013 Rusk - Zoning Variance Site Plan Update 6-9-25.pdf](#)

Bannon explained that the proposal is for a side yard setback variance request for an addition on a single-family home. The required side yard setback is 4.9 feet based on the width of the property; 10% of the lot width is 4.9 feet. The proposed side yard setback is 1, for a variance request of 3.9 feet. The existing house was originally built as a place of worship. Later there was a residence added within the place of worship, then it became a single-family house in the 1990s. In 2010, the Zoning Board of Appeals approved a side yard setback variance to add an attached garage. The petitioner proposes to add a second-story addition on top of the existing, attached garage. Bannon showed the plans for the proposed addition, as well as existing conditions. Bannon also shared photos of the site and the location of the variance.

Petitioner Angela Black confirmed that Bannon's description of the request was accurate. Black explained that 2013 Rusk St is a unique and oddly-shaped lot. Therefore, the applicants request a side yard setback variance to build another bedroom.

The Board asked the petitioner questions.

Ostlind closed the public hearing.

Jenkins 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 request meets this standard. The Board found that geometry of the lot, the existing garage are unique conditions.

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 request meets this standard. The applicant is adding

a bedroom, also additions are common in this neighborhood.

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 request meets this standard. The existing garage is already in the setback. It would be structurally difficult to make the second-story addition smaller than the garage below. Additionally, shape of the lot does not leave other placement options that would not require a variance.

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 request meets this standard. A member noted that the board previously approved a variance for the same area. Another member noted that a previous approval would not necessarily support approving the current request.

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

The Board found that the request meets this standard. The Board determined that while the proposal does add bulk to the existing structure, it does not create substantial detriment to the adjacent property.

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

The Board expressed concerns about the building materials and lack of windows but found that the request does meet this standard.

The Board voted unanimously 3-0 to approve the variance for 2013 Rusk St.

3. [88548](#)

Bruce Hollar, representative of the owner of the property at 1417 Wright St, requests a variance for the location of outdoor storage at a contractor's yard. Alder District #12

Attachments: [1417 Wright St Mailing Addresses.pdf](#)
[1417 Wright St Aerial.pdf](#)
[1417 Wright St Application.pdf](#)
[1417 Wright St Staff Report.pdf](#)
[1417 Wright St Presentation.pdf](#)

Bannon explained that the request is for outdoor storage between the building and the street. Bannon showed the site plan and the area for the variance request. The petitioners want to add an outdoor storage area in the outlined triangular area. Because the area is between the building and the street, which is not allowed by the zoning code, the petitioners need a variance. They will screen the area with a screening fence and landscaping. Bannon also shared photos of the site's existing conditions.

Bruce Hollar, representative for petitioner Crescent Electric, confirmed that Bannon's description of the request was accurate. Hollar explained the conditions of the site.

The Board asked the petitioner 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 request meets this standard. The Board found that the lot is unique, and it would be difficult to find a location for outdoor storage that is not between a street and the building.

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 request meets this standard. Outdoor storage is a permitted, conditional use.

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 request meets this standard. The only available space for outdoor storage without a variance is very small and inaccessible.

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 request meets this standard. The triangular shape of the lot and the placement of the building of the lot present a hardship, as well as the multiple street frontages.

Standard 5: The proposed variance shall not create substantial detriment to adjacent property.
The Board found that the request meets this standard. The applicant intends to screen the area with fencing and landscaping.

Standard 6: The proposed variance shall be compatible with the character of the immediate neighborhood.
The Board found that the request meets this standard. The neighborhood has a mix of industrial, commercial, and some residential uses.

The Board voted unanimously 3-0 to approve the variance for 1417 Wright St.

DISCUSSION ITEMS

4. [08598](#) Communications and Announcements

Gaby noted that the next meeting's deadline is not until 6/19/2025, so we do not know if we will have cases for July.

ADJOURNMENT

Waugh moved to adjourn the meeting. Jenkins seconded the motion. The Board adjourned at 6:15 PM.