



City of Madison

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

Thursday, May 26, 2016

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Corigliano called the meeting to order at 5:01 pm.

Staff Present: Matt Tucker and Katrina Barger

Corigliano explained the appeals process.

Present: 4 - Susan M. Bulgrin; Dina M. Corigliano; Winn S. Collins and Agnes (Allie) B. Berenyi

Excused: 2 - Peter A. Ostlind and Frederick E. Zimmermann

APPROVAL OF MINUTES

A motion was made by Collins to approve the April 28, 2016, minutes, seconded by Berenyi. The motion passed by voice vote/other, with Bulgrin abstaining.

DISCLOSURES AND RECUSALS

There were no disclosures and recusals.

PETITION FOR VARIANCE, AREA EXCEPTIONS OR APPEALS

1. Bradley Hutter owner of property located at 2921 Landmark Place, requests a variance to the Site Standards for new development: for building orientation and parking placement.
Ald. District #14 Carter

Tucker introduced the project as having a zoning code requirement for the building to be oriented to the primary street; however, the proposed building is oriented to the southwest and the street is northwest. The zoning code also requires the majority of parking be located to the side and rear of the building, but the proposed project would have the majority of parking located to the front of the building. Therefore, the owner is requesting variances for these two code requirements.

Doug Hursh, the owner's representative, stated that the proposed project would not define the road or public space, even if it was code compliant. He pointed out various issues, including the grade of the property, the land slopes in various locations, and killing most of the Oak trees that prevent them from completely complying with zoning code requirements. He said that they

wanted to utilize the slope for the underground parking. Also, the building was designed around the mature Oak trees and are considered the main focal point. He stated that they kept the pedestrian access point and reduced parking in that area so that it would remain visible and also there is a secondary entry point closer to the cul-de-sac. He advised that there will be 3 areas of storm water detention that should correct the water runoff issue that the neighboring properties had concerns over.

Brandi Zander, another representative for the owner, stated that there will only be one wet pond and all the others will be dry ponds, which means their will not be standing water in them.

Doug Hursh stated that if they were to build the project in a code compliant location, the parking would be around the building, the trees would most likely not survive and that there is rock on the site, which the proposed project mitigates having to blast the rock. He said that the project was submitted for a conditional use and that they have a landscape plan, which includes planting more Evergreens for additional screening.

Tucker advised that the Zoning Code requires district boundary screening be provided, which includes having a 6-8 foot high, commercial grade fence between the commercial and residential district. This can be modified by the City of Madison's Planned Commission.

Bulgrin motioned to approve the variance request, seconded by Berenyi.

Board members pointed out that the project being located on a dead-end and not having a lot of frontage is unique to this property. The topographic changes and mature trees do make it difficult for the project to be built as code compliant. Board members stated that the property is segregated and does not greatly affect surrounding properties. They agreed that if you were to push the building to the edge of the property, you would end up losing the trees and it would make it difficult to have parking. They stated that the design is taking advantage of the site characteristics. Board members discussed that it is not in close proximity to the houses to the east and that it exceeds setback requirements.

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

DISCUSSION ITEMS

2. Communications and Announcements

Tucker announced that there will be a meeting on June 9, 2016.

ADJOURNMENT

The meeting adjourned at 5:32 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, May 19, 2016

