



**CITY OF MADISON**  
**ZONING BOARD OF APPEALS**  
**VARIANCE APPLICATION**

**\$300 Filing Fee**

Ensure all information is **typed** or legibly **printed** using blue or black ink.

Address of Subject Property: 425 Woodward Drive

Name of Owner: Cathy Slichter & Nicholas Aiuto

Address of Owner (if different than above): 19 Griswold Ct.

Sterling, VA 20165

Daytime Phone: (703) 421-1962 Evening Phone: (571) 527-6376

Email Address: cathy.slichter@gmail.com

Name of Applicant (Owner's Representative): Christi Weber, Design Coalition, Inc.

Address of Applicant: 2088 Atwood Ave.

Madison, WI 53704

Daytime Phone: (608) 246-8846 Evening Phone: (608) 575-8130

Email Address: christi@designcoalition.org

Description of Requested Variance: See attached.

*(See reverse side for more instructions)*

**FOR OFFICE USE ONLY**

Amount Paid: 300-

Receipt: 149432

Filing Date: 11/22/13

Received By: SA

Parcel Number: 0809-351-0893-3

Zoning District: SR-C1

Alder District: Weier, #18

Hearing Date: 12-12-13

Published Date: \_\_\_\_\_

Appeal Number: \_\_\_\_\_

GQ: Latefront

Code Section(s): 28.035 (2)

## Standards for Variance

**The Zoning Board of Appeals shall not grant a variance unless it finds that the following conditions are present:**

1. There are conditions unique to the property of the applicant that does not apply generally to other properties in the district.

See attached.

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.

See attached.

3. For an area (setbacks, etc) 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.

See attached.

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.

See attached.

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

See attached.

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

See attached.

## Application Requirements

**Please provide the following Information** (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<input checked="" type="checkbox"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
<input checked="" type="checkbox"/>	<b>Site plan</b> , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Lot lines</li> <li><input checked="" type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li> <li><input checked="" type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li> <li><input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li> <li><input checked="" type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li> <li><input checked="" type="checkbox"/> North arrow</li> </ul>
<input checked="" type="checkbox"/>	<b>Elevations</b> from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
<input checked="" type="checkbox"/>	<b>Interior floor plan of existing and proposed structure</b> , when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
<input checked="" type="checkbox"/>	<b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input checked="" type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I have been given a copy of and have reviewed the standards, which the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature: Catherine Linda Director Date: 11/22/13

----- (Do not write below this line/For Office Use Only) -----

<b><u>DECISION</u></b>
The Board, in accordance with the findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further finding of fact is stated in the minutes of this public hearing.
<b>The Zoning Board of Appeals:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
<b>Zoning Board of Appeals Chair:</b>
<b>Date:</b>



## **Variance Application**

**Address:** 425 Woodward Drive

**Prepared by:** Christi Weber, Design Coalition, Inc.

**Date:** November 22, 2013

### **Description of Requested Variance:**

Cathy Slichter and Nicholas Aiuto are requesting a variance for their lakefront property at 425 Woodward Drive. As a part of the rehabilitation of their existing accessory building (a structure that houses a garage, workshop and storage), Cathy and Nick would like to accommodate the addition of an Accessory Dwelling Unit for their 24-year-old autistic son so that he can maintain some independence while being close to family. As a part of this addition, they would also like to modestly increase the depth of their garage to more easily accommodate the length of modern vehicles. Additionally, they wish to complete the project in a way that is sensitive to the historic and environmental attributes of the site and protects the integrity and utility of the existing buildings. The existing accessory building (built circa 1900) has an average front yard set back that is less than the 30' setback required by the City of Madison Zoning Ordinance. This is congruent with the common development pattern of the neighborhood (see attached).

All three structures on the property (which was annexed from the Town of Westport in the 1950's) – the accessory building under discussion (circa 1900), the boat house (pre-1900), and the main house (circa 1922) - were built by Charles Sumner Slichter (and son), the well-known professor of Mathematics and Graduate School Dean who served at the University of Wisconsin-Madison from 1886 to his retirement in 1934 and for whom Slichter Hall was named. As such, these buildings have some historic significance, in addition to the family heritage preserved by the current owner and great-granddaughter of Charles Sumner Slichter.

The owners have hired Design Coalition Architects to prepare a preliminary design for the project (see attached) that meets their goal of preserving the integrity and utility of the existing buildings and the environmental qualities of the site while providing their autistic son with a safe living environment that balances close family support with privacy and independence.

**The Zoning Board of Appeals shall not grant a variance unless it finds that the following conditions are present:**

**1. There are conditions unique to the property of the applicant that does not apply generally to other properties in the district.**

This property exists in an area of the neighborhood that has a very park-like setting and is uniquely wooded. Cathy and Nick's property includes several mature maple trees and two mature oak trees – all of which are healthy - that would have to be removed if they were required to rebuild the structure further back into the lot.

Additionally, the site slopes steeply from the accessory building to the main house and Lake Mendota, limiting relocation of the accessory building on site. The property also contains three pre-existing structures that have some historic significance, as referenced above.

Another unique condition of this property is the presence of an Indian Mound, which also limits the relocation of the accessory building. According to Leslie Eisenberg from the Wisconsin Historical Society, all of the mounds that sit between Woodward Drive and Lake Mendota are protected under Wisconsin State Law. By law, a minimum five-foot buffer strip is required to be maintained around the mound in order to ensure its long-term preservation. The owner is currently working with the Wisconsin Historical Society to take the steps required to protect the mound.

**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.**

As shown in the attached, the existence of accessory buildings close to or at the lot line is a common development pattern for the lakefront properties along Woodward Drive. Also, the proposed addition will not change the bulk placement of the structure and will not impede on the right-of-way.

**3. For an area (setbacks, etc.) 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 construction of an ADU as a separate building on the site (rather than being attached to the existing accessory building) would increase the building count on this lot to four structures. Additionally, it would create the potential for negative impacts to the site's many trees and the existing Indian Mound.

**4. The alleged difficulty or hardship is created by terms of the ordinance rather than by a person who has a present interest in the property.**

The accessory building under consideration was developed before the current setback requirements were put in place, at a time when Woodward Drive was lined with similar accessory buildings, several of which still exist. The 30-foot front yard set back required by the Zoning Ordinance directly affects the ability of the owners to preserve the integrity and utility of the existing accessory building while adding the function of an ADU.

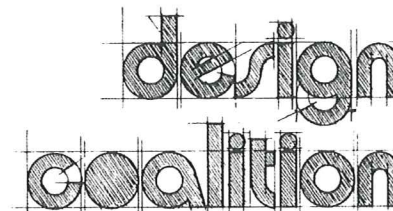
**5. The proposed variance shall not create substantial detriment to adjacent property.**

The proposed project is located a significant distance away from the existing neighboring structures and will not create detriment to adjacent property.

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

As shown in the attached, the existence of accessory buildings close to or at the lot line is a common development pattern for the lakefront properties along Woodward Drive. As such, the addition of an ADU to this existing accessory building will not negatively impact the character of the neighborhood.





DESIGN COALITION INC. ARCHITECTS  
2088 ATWOOD AVENUE  
MADISON, WI 53704-5354

Phone: 608.246.8846  
Fax: 608.246.8670

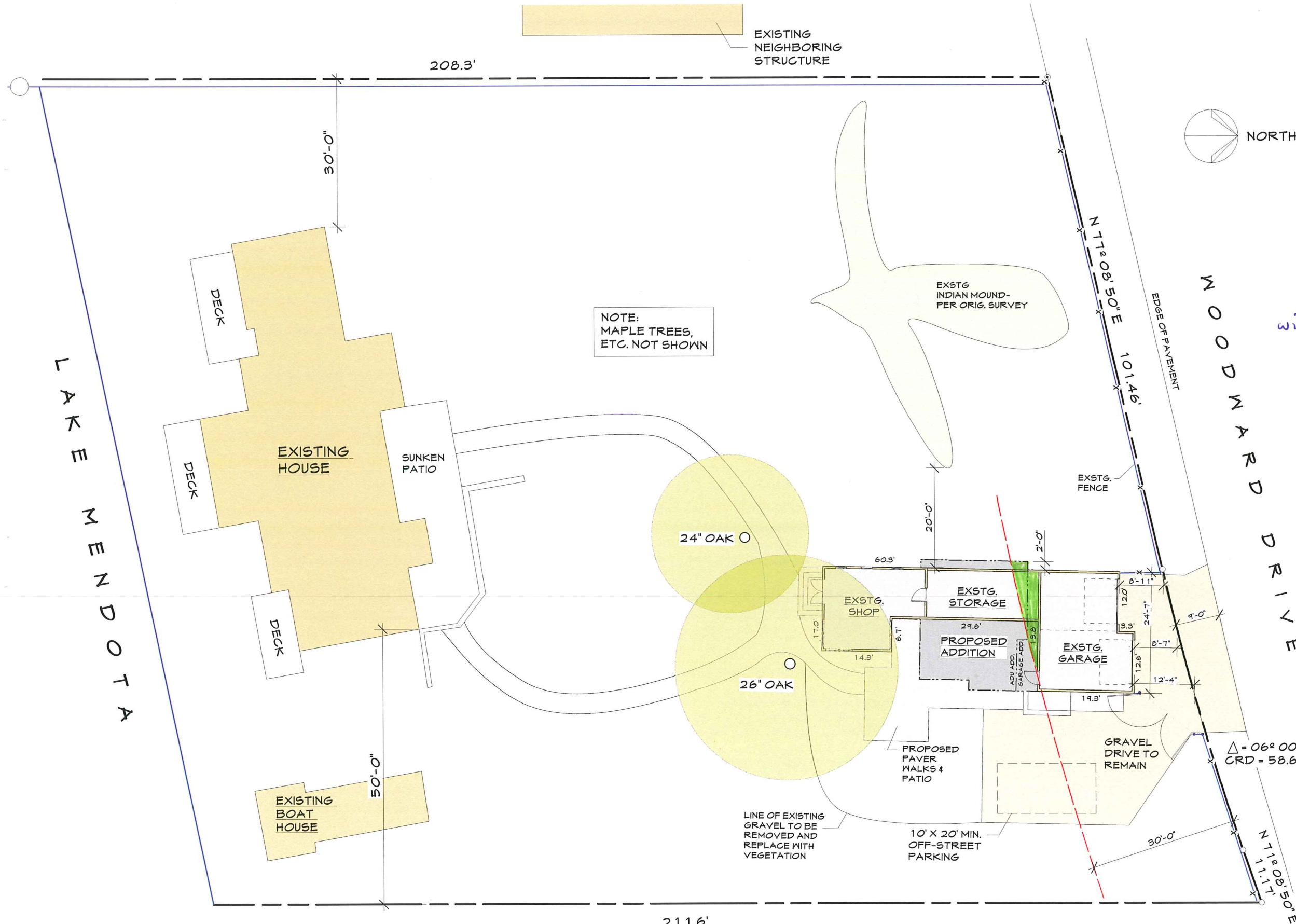


*Single-story Detached Garage and Shop  
with Proposed Accessory Dwelling Unit  
Expand Garage Space, Construct A.D.U.  
Front Yard*

*30'-0" Required*

*24'-6" Provided*

*5'-6" Variance*



SITE PLAN  
SCALE: 1" = 20'-0"

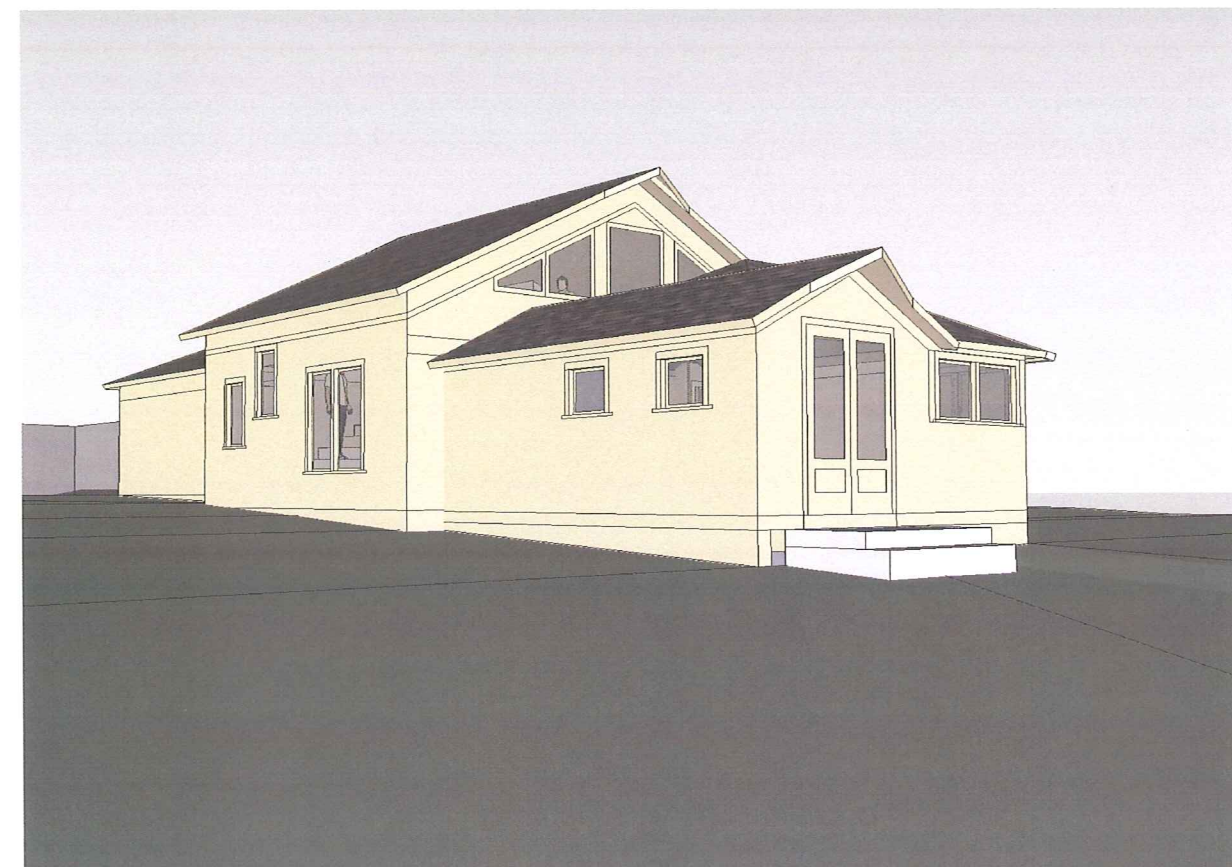
SLICHTER RESIDENCE  
425 WOODWARD DR.  
MADISON, WI  
11/22/13



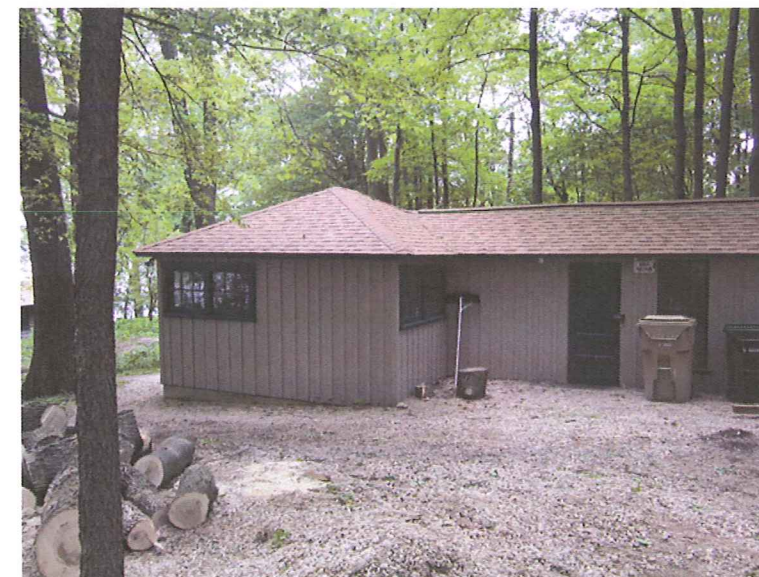
# design coalition

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PROPOSED



EXISTING

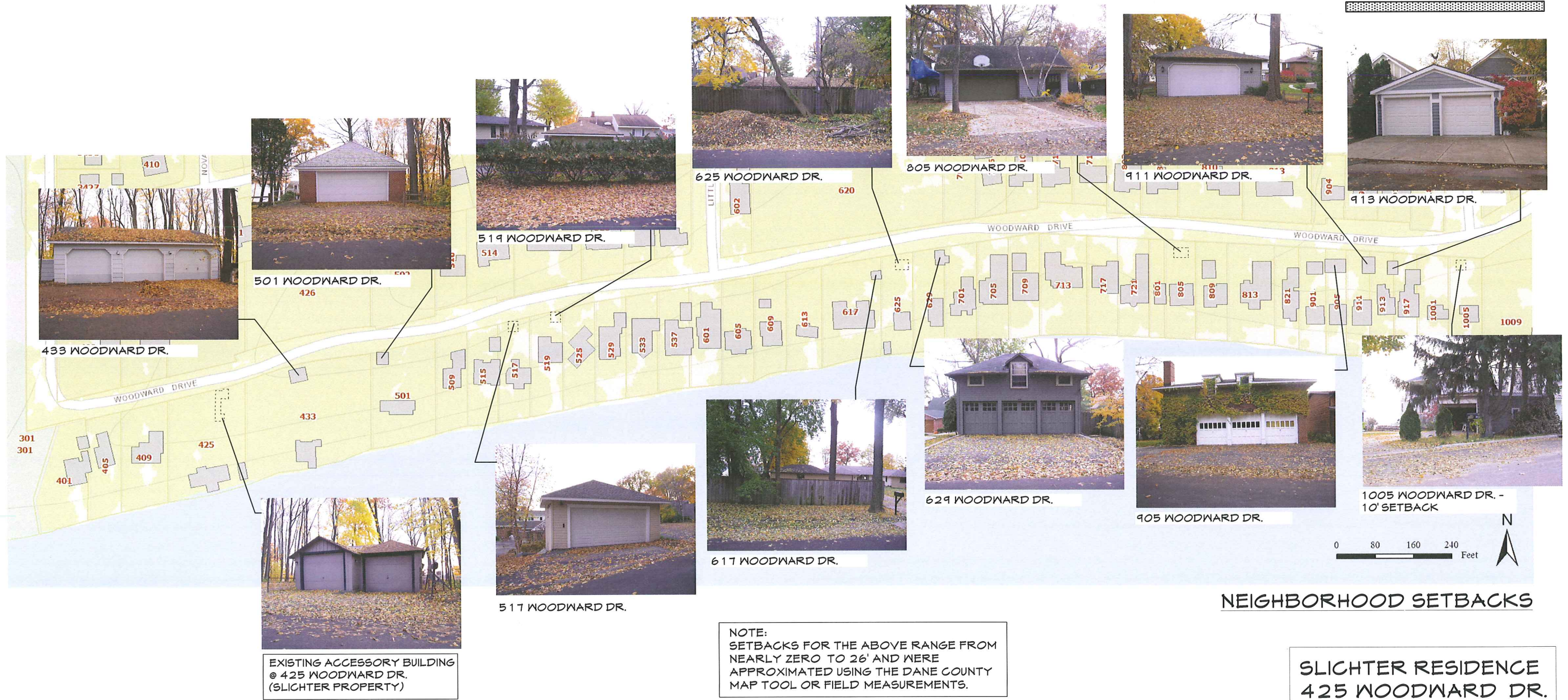
SLICHTER RESIDENCE  
425 WOODWARD DR.  
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11/22/13



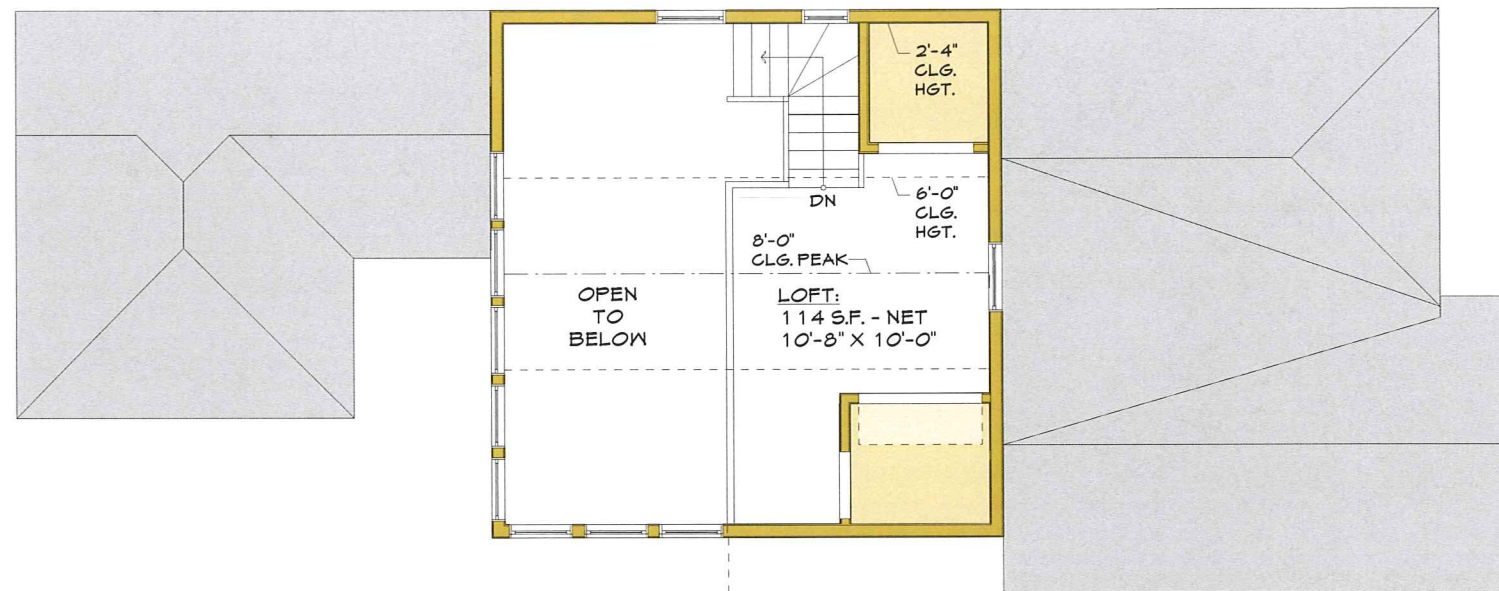
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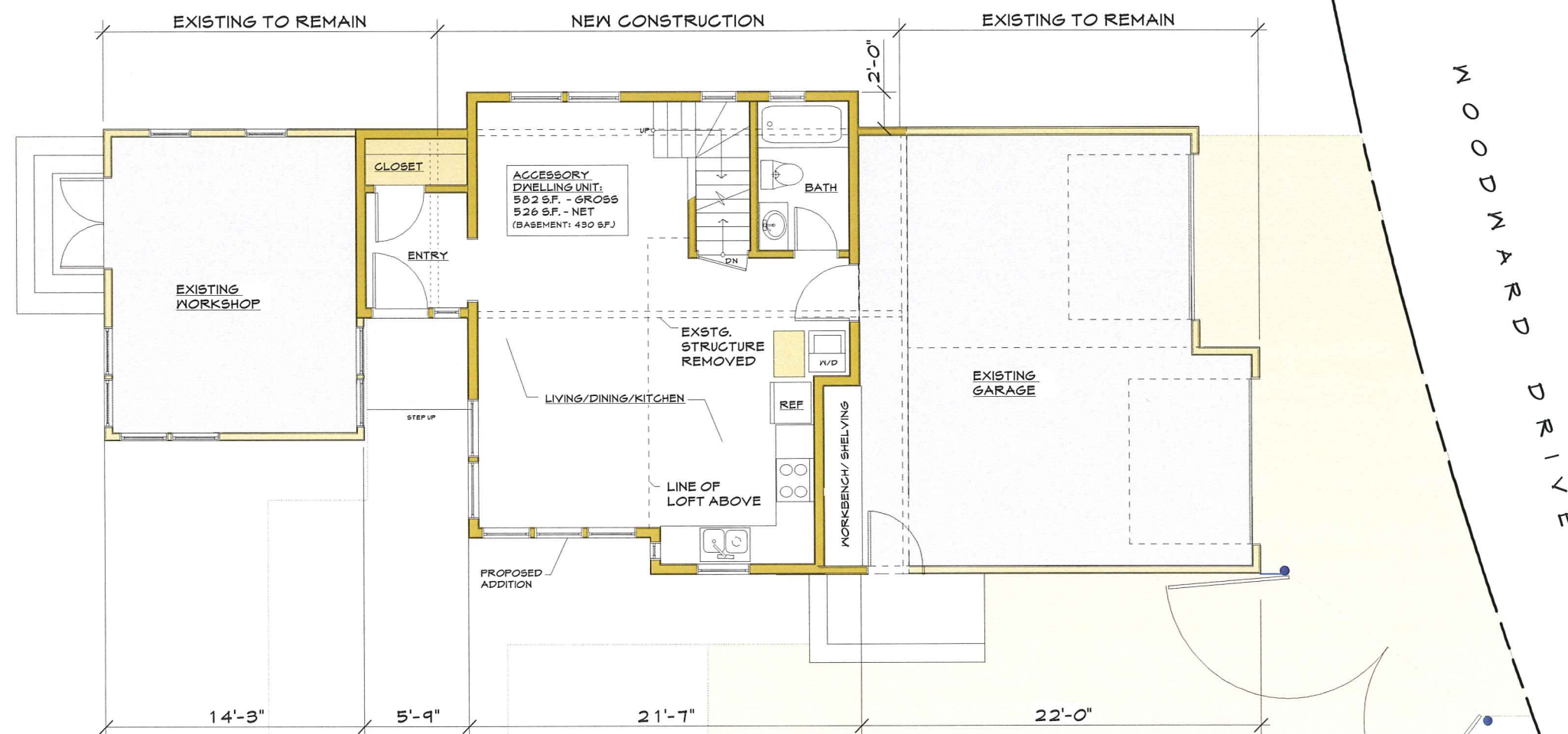
Phone: 608.246.8846  
Fax: 608.246.8670







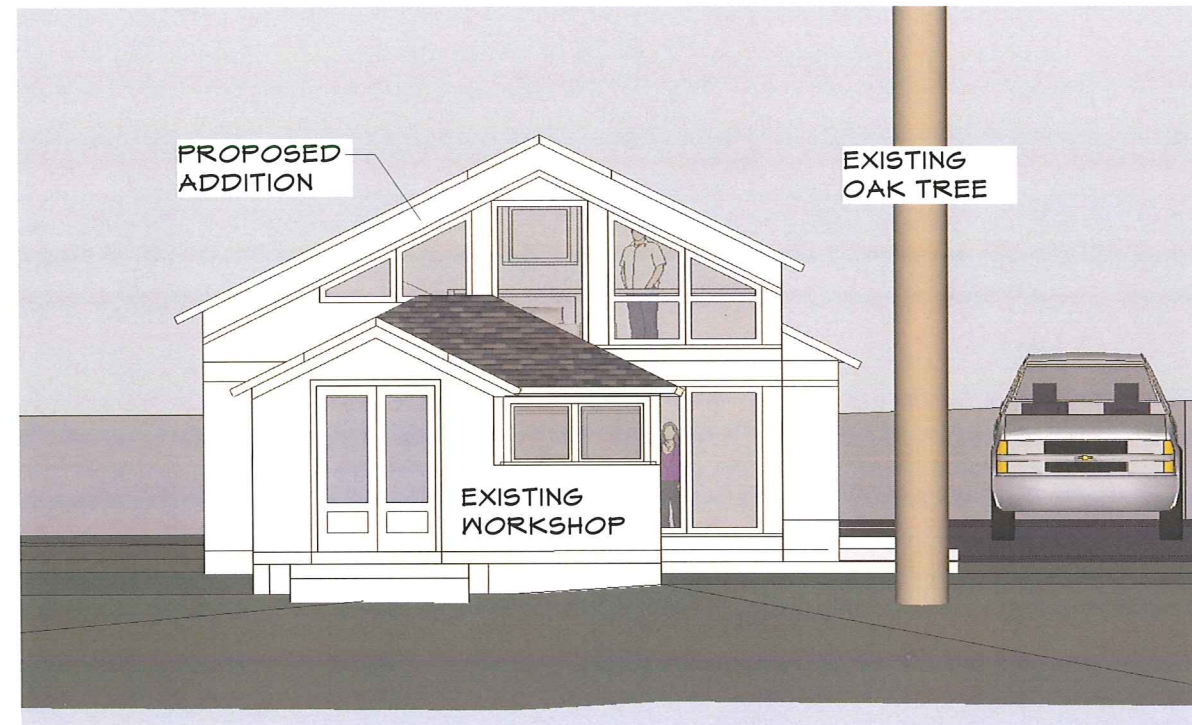
PROPOSED LOFT PLAN  
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

SLICHTER RESIDENCE  
425 WOODWARD DR.  
MADISON, WI  
11/22/13





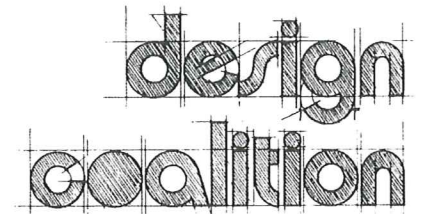
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

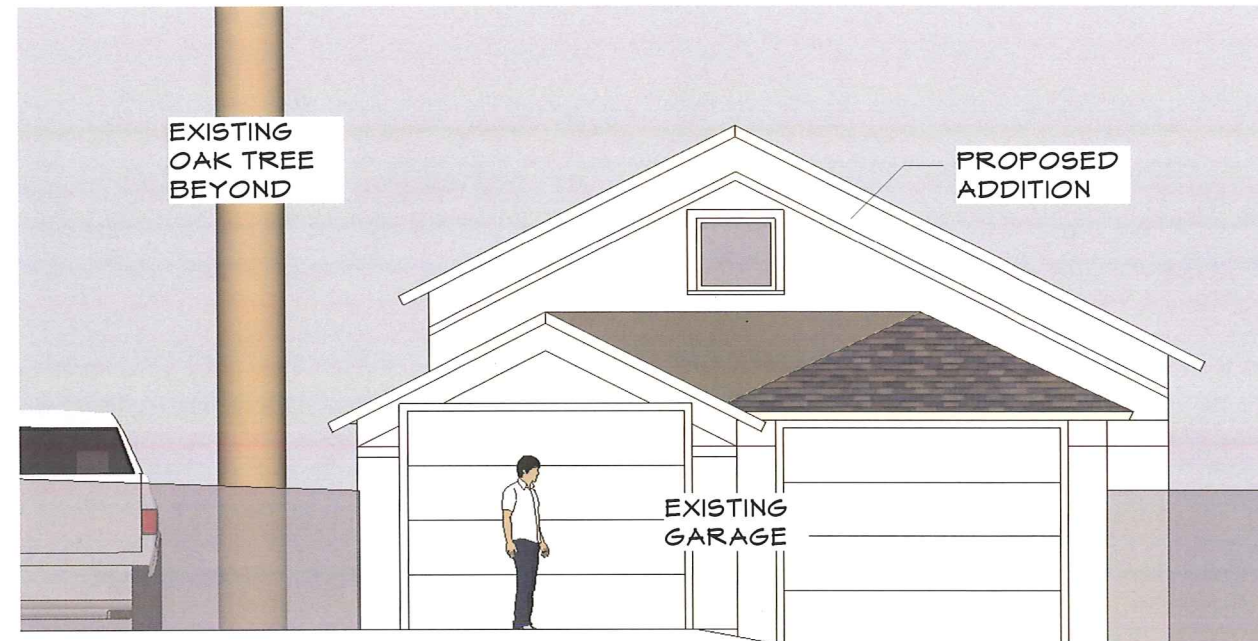
SLICHTER RESIDENCE  
425 WOODWARD DR.  
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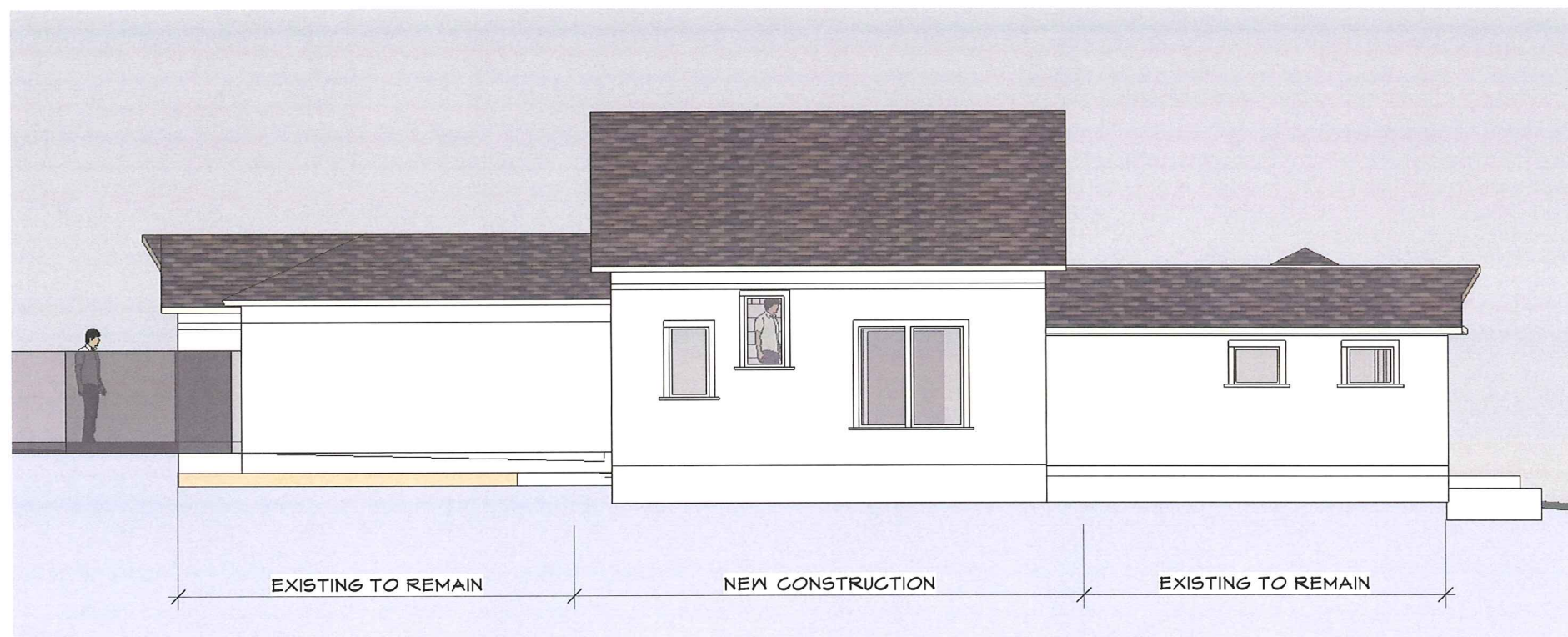


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PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

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11/22/13