



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved ZONING BOARD OF APPEALS

Thursday, March 13, 2014

5:00 PM

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

CALL TO ORDER / ROLL CALL

Basford called the meeting to order at 5:00 PM and explained the appeals process.

Staff Present: Matt Tucker & Jenny Kirchgatter

Present: 5 -

John W. Schlaefter; Diane L. Milligan; Susan M. Bulgrin; Dina M. Corigliano and Michael A. Basford

Excused: 2 -

Frederick E. Zimmermann and Winn S. Collins

APPROVAL OF MINUTES

A motion was made by Milligan, seconded by Bulgrin, to approve the minutes with a correction to a sentence on page one. The motion passed by voice vote/other.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE

1. [33278](#) Andrew Agnew, owner of property located at 108 N. Fourth Street, requests a Useable Open Space variance to convert the existing single-family home into a two-family-twin home.
Ald. District #12 Palm

Attachments: [108 N 4th St 2150 E Mifflin St.pdf](#)
[108 N 4th Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 1,500 sq. ft. usable open space, while the conversion of the existing single family home into a two-family home would provide 741 sq. ft. Therefore, the owner is requesting a 759 sq. ft. usable open space variance. Property is zoned TR-C4.

Andrew Agnew, owner, explained to board members that he purchased the home, which was previously a group home for troubled teens, with the desire to convert it back to a two-family home. He has already refurnished the home and acquired tenants for it, but didn't realize he needed a variance to re-establish the address on Mifflin Street. Agnew pointed out that the layout of the home is in the style of a duplex, equipped with two meters and electrical boxes, and the amount of tenants living in the home will be less than when it

was a group home.

Tucker informed board members that the home was outfitted for eight occupants when it was a group home. As this building isn't owner occupied, the occupancy will be limited to two unrelated individuals or a family plus one unrelated person per unit.

Brian Vigue, owner of a neighboring property, indicated that the work done to the house has greatly improved it and will be a great addition to the neighborhood.

Eric Hansen, the realtor who sold the property to Agnew, explained that the layout of the house is designed for a duplex and would be difficult to convert it into a single family home.

Doug Noot, Agnew's buyer agent, reiterated that the layout of the house is designed for a duplex and would be difficult to convert it into a single family home.

Basford acknowledged registration statements in support for the variance requests from Marie Hetzer, Alyssa Thuftin, Jim Dickinson, and Barbara Reed.

Corigliano motioned to approve the usable open space variance request, seconded by Milligan.

Board members determined that the location of the home and the property being a reverse-corner lot limit the amount usable open space. They acknowledged that the house predates the zoning code and it would be unreasonable to have the driveway removed in order to reduce the variance request. The two-family home would reduce the number of individuals living in the building, which meets the purpose and intent of the zoning district, and the school across the street also provides open space for recreational opportunities. Board members agreed that it would be burdensome to convert the house into a single family home as the layout was designed for a two-family home. They also agreed that it wouldn't negatively affect neighboring properties and fits with the characteristics of the neighborhood.

The motion to approve the variance request passed (5-0) by voice vote/other.

DISCUSSION ITEMS

2. [08598](#) Communications and Announcements

There were no communications or announcements.

ADJOURNMENT

Meeting adjourned at 5:28 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608)266-4569
Wisconsin State Journal, March 6, 2014

