



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved ZONING BOARD OF APPEALS

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Thursday, July 10, 2014

5:00 PM

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

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### CALL TO ORDER / ROLL CALL

Basford, chair, called the meeting to order at 5:03 pm and explained the appeals process.

**Staff Present:** Matt Tucker and Chrissy Thiele

**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

Schlaefter motioned to approve the minutes, seconded by Bulgrin. The motion passed by voice vote/other, with Milligan abstaining.

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

### PETITION FOR VARIANCE OR APPEALS

1. [34647](#) Casablanca, LLC, owner of property located at 2302 University Avenue, requests a lot area variance to convert a management office into two efficiency apartments. Ald. District #5 Bidar-Sielaff

**Attachments:** [2302 University Ave.pdf](#)  
[2302 University Ave Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 304,000 sq. ft. lot area with the conversion of a management office into two efficiency apartments, while the building only has 64,047 sq. ft. Therefore, the owner is requesting a 239,953 sq. ft. variance. Property is zoned TSS.

Ronald Fedler, owner, explained to board members that the offices used to be apartments but had been converted before he purchased the property. He stated that they no longer use the rooms as offices and would like to convert them back to apartments. Fedler described the various amenities his complex provides for his renters and pointed out that they added a courtyard when they had converted commercial space into additional apartments. His property used to have more lot area until Campus Drive was developed behind the building. He also pointed out that the additional tenancy the project will create won't negatively impact his parking space ratio, as there were four parking spaces reserved for office staff.

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

Board members agreed that the requirement of an additional 4,000 sq. ft. was not a significant increase to a property that already severely lacked the required amount of lot area, a requirement created when the code changed. Also, the applicant lost a lot of area, to no fault of their own, when Campus Drive was developed. They also understood that the code encourages mixed-use properties; however the conversion of office space wouldn't alter the use of the building, which is completely residential. They also agreed that the alterations wouldn't be noticed by any of the surrounding properties and fits in with the characteristics of the neighborhood.

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

#### DISCUSSION ITEMS

2. [08598](#) Communications and Announcements

There were no communications or announcements.

#### ADJOURNMENT

Meeting adjourned at 5:20 pm.

Matt Tucker  
City of Madison  
Zoning Board of Appeals, (608) 266-4569  
Wisconsin State Journal, July 3, 2014