



City of Madison

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

Thursday, April 24, 2014

5:00 PM

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

CALL TO ORDER / ROLL CALL

Basford, chair, called the meeting to order at 5:05 pm and explained the appeals process.

Staff Present: Matt Tucker and Jenny Kirchgatter

Present: 5 -

John W. Schlaefer; Susan M. Bulgrin; Dina M. Corigliano; Michael A. Basford and Winn S. Collins

Excused: 2 -

Diane L. Milligan and Frederick E. Zimmermann

APPROVAL OF MINUTES

A motion was made by Schlaefer, seconded by Bulgrin, to approve the minutes of March 13, 2014. The motion passed by voice vote/other.

A motion was made by Schlaefer, seconded by Bulgrin, to approve the minutes of March 27, 2014. The motion passed by voice vote/other.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE OR APPEALS

1. [33679](#) Temple Beth El, owner of property located at 2702 Arbor Drive, requests a lot coverage variance to construct new paved terraces and modify the stair and ramp entrance to the building.
Ald. District #13 Ellingson

Attachments: [2702 Arbor Dr.pdf](#)
[2702 Arbor Dr. Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 65% maximum allowed lot coverage, while the construction of two new paved terrace areas and the reconfiguration of the entrance to the facility would provide a total of 82.4% coverage. Therefore, the owner is requesting a 17.4% variance. Property is zoned TR-V1.

Jonathan Parker, a representative of the architect for the project, explained that Temple Beth El would like to host more activities outside and the proposed paved patio would provide more stable footing. The building was built before the Zoning Code had a lot coverage requirement and in order to

mitigate the stormwater runoff caused by the additional pavement, they plan on installing a drainage system that will catch excess water with slotted drains and infiltrate through crushed gravel before going to the City storage sewers, preventing an increase in the runoff volume.

Heidi Lauhon, executive director of Temple Beth El, explained that their building currently isn't large enough to hold all of the social activities their congregation wishes to have, so the outside would provide more space for member gatherings while enjoying the landscape.

Tom Krauskorf, a member of the Temple Beth El Building Committee, stated that the congregation is willing to make any changes that would be more environmentally friendly. However, the proposed drainage should improve infiltration in comparison to what they currently have for catching runoff.

Schlaefter motioned to approve the variance request, with the condition that the drainage plan, including infiltration plan and associated conditions, covenant and restrictions for maintenance of stormwater measures be reviewed and approved by the City Engineering Department, seconded by Collins.

Board members acknowledged that the building was built before the zoning code included a lot coverage regulation and currently prevents the applicant from altering anything without needing a variance. They also acknowledged that the applicant is willing to install a drainage system that would catch stormwater runoff from the paved terrace additions. Board members pointed out that the applicant would currently have to remove parking spaces in order to become compliant with the lot coverage requirement, and the proposed terraces create more functional recreation areas. They agreed that the proposed additions shouldn't detrimentally affect the surrounding area and fits in with the neighborhood.

The motion to conditionally 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 5:30 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, April 17, 2014