



City of Madison

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

Thursday, June 12, 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 5:08 pm and explained the appeals process.

Staff Present: Matt Tucker and Chrissy Thiele

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 to approve the minutes, seconded by Collins. The motion passed by voice vote/other, with Corigliano and Bulgrin abstaining.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE OR APPEALS

1. [34336](#) Louise Goldstein and Bruce Thomadeen, owners of property located at 4913 Waukesha Street, request a rear yard variance for a four-season room addition to their single-story single family home.
Ald. District #11 Schmidt

Attachments: [4913 Waukesha St.pdf](#)
[4913 Waukesha St. Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 35' rear yard setback, while the addition of a four-seasons room would provide a 32.25' setback. Therefore, the owner is requesting a 2.75' rear yard variance. Property is zoned TR-C1.

Mick Kennedy passed out additional photos and explained to board members the most logical placement of the proposed addition, in terms of flow, is next to the dining room. In addition, the roofline becomes problematic if they placed it somewhere else. He also explained they have minimized the impact into the setback by making the room as narrow as possible without losing functionality. The proposed project has received approval from the neighborhood association and surrounding neighbors.

Tucker explained to board members that Common Council approved an

exception to the zoning code to allow homes in the suburban areas 14' x 16' porches or unheated rooms into the rear yard setback. He also told board members that the approval of neighborhood associations have no bearing for a ZBA hearing outcome, however it is helpful when reviewing standard six.

Louise Goldstein explained to board members that they didn't want to go beyond the proposed 14' so they can keep the windows in the kitchen and bathroom. She also wants to keep the room separate from the dining room, as they don't want a bigger dining room, but additional living space that feels like a screened porch.

Bruce Thomadsen added that they felt going beyond the 10' depth of the four-seasons room would negatively impact the surrounding properties and wouldn't fit with the neighborhood. He also told board members that they don't want to convert the existing deck behind the garage into the screen porch as they don't want to continue going through the garage to access it.

Schlaefer motioned to refer the variance request, seconded by Bulgrin, to a meeting no later than August 14th.

Board members felt that there were many options that could be done to make it fit within the setback. They requested the applicants reconfigure their plan by resizing the four-seasons porch and open porch. They specifically had trouble seeing the lot based hardship for this project.

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

DISCUSSION ITEMS

2. [08598](#) Communications and Announcements

Tucker announced there were no applications submitted for the June 26 ZBA meeting, therefore the meeting had been cancelled.

ADJOURNMENT

Meeting adjourned at 5:44 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, June 5, 2014