



City of Madison

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

Thursday, November 6, 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 5:00 pm and explained the appeals process.

Staff Present: Matt Tucker and Chrissy Thiele

Present: 5 - John W. Schlaefter; Diane L. Milligan; Susan M. Bulgrin; Michael A. Basford and Winn S. Collins

Excused: 2 - Dina M. Corigliano and Frederick E. Zimmermann

APPROVAL OF MINUTES

A motion was made by Schlaefter to approve the August 14, 2014, minutes, seconded by Collins, with the clarification that Schlaefter voted on item two and left before item three was introduced. The motion passed by voice vote/other.

DISCLOSURES AND RECUSALS

Bulgrin disclosed that she owns a bar with a patio and has been through the process of obtaining a conditional use, but she has no material conflict of interest with the following item.

PETITION FOR VARIANCE OR APPEALS

1. [35917](#) Lawrence Schmidt, owner of property located at 1405 Emil Street, requests a variance for increasing the lot coverage in order to add an outdoor seating area for the tavern.

Ald. Distict #14 Strasser

Attachments: [1405 Emil St.pdf](#)
[1405 Emil St. Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 75% maximum lot coverage, while the construction of the patio creates 95.6% lot coverage. Therefore, the owners are requesting a variance to increase the lot coverage by 20.6%. The property is zoned IL. He added that the existing building provided 89% lot coverage when it was approved by zoning in 2006. He also added that since writing the staff report, he discovered from City Engineering that the installed storm water capture system was not a requirement, but voluntarily installed by the applicant. However, it does need to be inspected, which the applicant has been made aware of and will have to work that out with the Engineering Department.

Cindy Vesperman explained the restaurant was family owned and provided

history of the family business. She believed that pavers and a wooden decking would constantly need to be repaired due to weather. She also felt that pavers and wooden decking would be unsafe for frequent elderly customers, who use walkers and canes for mobility. Mrs. Vesperman believed concrete was the most sustainable option.

John Vesperman explained to board members that most of the surrounding properties are commercial contractors, making his property one of the few restaurants around and that they need a patio in order to survive in the future. He did add that they have to add more landscaping due to the recent addition, so that would help reduce the requested percentage for the lot coverage variance. He explained how the biofilter and storm water drainage was designed to mitigate runoff from the concrete. He also explained how he will paint the roof with a white PVC coating to create a "cool roof" to mitigate the heat island effect. Mr. Vesperman told board members that the suggested green roof in the staff report wouldn't be feasible as their building wouldn't structurally be able to support it. He pointed out that their property has more green space than the neighboring restaurant. He stated that he would do whatever it takes to in order to keep the patio.

Collins motioned to defer the variance request, seconded by Milligan, to a meeting no later than February 12th, 2015.

Board members requested the representatives provide more detailed plans showing where they plan to install pervious surface and landscaping.

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

DISCUSSION ITEMS

2. [08598](#) Communications and Announcements

Tucker announced the November 20 meeting has been cancelled.

ADJOURNMENT

Meeting adjourned at 5:46 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, October 30, 2014