



City of Madison

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

Meeting Minutes - Approved ZONING BOARD OF APPEALS

Thursday, September 10, 2015

5:00 PM

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

CALL TO ORDER / ROLL CALL

Corigliano, chair, called the meeting to order at 5:04 pm and explained the appeals process.

Staff Present: Matt Tucker and Chrissy Thiele

Present: 4 - Susan M. Bulgrin; Dina M. Corigliano; Frederick E. Zimmermann and Peter A. Ostlind

Absent: 1 - Savion J. Castro

Excused: 1 - Winn S. Collins

APPROVAL OF MINUTES

A motion was made by Ostlind to approve the August 27, 2015, minutes, seconded by Bulgrin, with corrections on the first and second page. The motion passed by voice vote/other, with Bulgrin abstaining.

DISCLOSURES AND RECUSALS

PETITION FOR VARIANCE OR APPEALS

1. [39940](#) Robert Matzat, owner of property located at 1335 1/2 Williamson Street, requests a side yard variance to construct a first story entrance addition onto a two-story single family home.
Ald. District #6 Rummel

Attachments: [1335.5 Williamson St.pdf](#)
[1335.5 Williamson St. Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 3' 4" side yard setback, while the construction of a first story entrance addition would provide a 2' 4" setback. Therefore, the owners are requesting a 1' side yard variance.

Adam Hebgen, the owner's representative, explained that Madison Gas & Electric had to reroute the gas line to the owner's house and in the process had to tear down the front porch. The house has limited storage space, so the owner is looking to add usable space for his front entrance by adding built-in shelving and bench, yet maintain a functional hallway into the house. This property has an easement agreement with the property in front to use the driveway, which 1331 Williamson Street also shares. Hebgen explained that they couldn't add storage to the other side of the building as it wouldn't work

with the layout of the house.

Tucker provided information regarding easement agreements to the board members.

Ostlind motioned to approve the variance request, seconded by Bulgrin.

Board members agreed that the limited access, the size of the site, and the placement of the building are unique conditions to the property, as well as create the hardship. The addition will give the building functional space that is commonly found within the neighborhood. They pointed out that the easement agreement shared by the property to the west provides a bit of buffer between the two, and the placement of the addition is a place where it won't negatively impact access to the neighboring property's rear yard. Board members also agreed that the addition fits with house and with the rest of the neighborhood.

The motion to approve the variance request passed (4-0) by voice vote/other.

DISCUSSION ITEMS

2. [08598](#) Communications and Announcements

Tucker announced that Schlaefer has resigned from the ZBA.

ADJOURNMENT

The meeting adjourned at 5:37 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, September 3, 2015