



City of Madison

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

Thursday, August 13, 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 5:01 pm and explained the appeals process.

Staff Present: Matt Tucker and Jake Moskowitz

Present: 4 - John W. Schlaefter; Dina M. Corigliano; Winn S. Collins and Peter A. Ostlind

Excused: 3 - Savion J. Castro; Susan M. Bulgrin and Frederick E. Zimmermann

APPROVAL OF MINUTES

A motion was made by Schlaefter to approve the July 23, 2015, minutes, seconded by Collins, with a few corrections on the second page. The motion passed by voice vote/other, with Ostlind abstaining.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE OR APPEALS

1. [39547](#) Harlan Kuehling & Janet O'Neill, owners of property located at 2210 Fox Avenue, request a side yard variance to reconstruct an existing screen porch on the existing floor and foundation on their two-story single family home.
Ald. District #13

Attachments: [2210 Fox Ave.pdf](#)
[2210 Fox Ave Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 6' side yard setback, while the reconstruction of the screened porch would provide a 5' 6" setback. Therefore, the owners are requesting a 6" side yard variance. Property is zoned TR-C2.

Harlan Kuehling, the applicant, stated that the staff report produced for his application is very thorough on addressing the variance standards for his project. He added that the neighbor's garage, which is between his home and his neighbor's, acts as a buffer between the two buildings. Also, if he were to bump the patio in 6" in order to comply with the zoning code, it would be extremely difficult to weatherize the wedge created from the shift, and risks premature deterioration. Kuehling also stated that he discussed the project with the neighboring property owner and she had no objection with the

reconstruction of the screened deck. He pointed out that the project will also replace the roof to better match the rest of the building, and two of the three nearest homes to his property also have similar looking screened porches.

Collins motioned to approve the variance request, seconded by Schlaefer.

Board members agreed that the porch and its foundation already exist, and the retaining wall is an extension of the original foundation, making it unique for the property, as well as creates the burden. They pointed out that the garage between the two buildings creates a buffer, as well as the landscaping, and 6" shouldn't have a significant impact on the neighboring property. Board members also agreed that moving the footing and such, just for maintenance corrections on the porch, was a hardship and burden. They thought the proposed roof change would be an improvement aesthetically and screened porches in the rear yard are common in the surrounding neighborhood.

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

2. [39548](#) Brian Fick and Kristina Stadler, owners of property located at 4016 Hiawatha Drive, request right side yard variances for a second level deck and protruding wall, as well as left side yard variances for side wall and roof enhancements and chimney reconstruction, on their two-story single family home.
Ald. District #10 Cheeks

Attachments: [4016 Hiawatha Dr.pdf](#)

This item has been postponed to the next ZBA meeting.

DISCUSSION ITEMS

3. [08598](#) Communications and Announcements

Tucker introduced Peter Ostlind to board members as the new alternate member.

ADJOURNMENT

The meeting adjourned at 5:29 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, August 6, 2015