



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved ZONING BOARD OF APPEALS

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Thursday, May 14, 2015

5:00 PM

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

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### CALL TO ORDER / ROLL CALL

Basford, chair, called the meeting to order at 5:14 pm.

**Staff Present:** Matt Tucker and Chrissy Thiele

**Present:** 4 - John W. Schlaefter; Dina M. Corigliano; Michael A. Basford and Winn S. Collins

**Excused:** 3 - Diane L. Milligan; Susan M. Bulgrin and Frederick E. Zimmermann

### APPROVAL OF MINUTES

A motion was made by Schlaefter to approve the May 14, 2015, minutes, seconded by Corigliano. The motion passed by voice vote/other, with Collins abstaining.

### DISCLOSURES AND RECUSALS

Board members disclosed that they regularly pay their water utility bill, but they have no material interest in the variance request.

### PETITION FOR VARIANCE OR APPEALS

1. [38206](#) Madison Water Utility, owner of property located at 110 S Paterson Street, requests a variance for exemption of the interior parking lot landscaping zoning code requirements. Ald. District #6 Rummel

**Attachments:** [110 S Paterson St.pdf](#)  
[110 S Paterson St. Staff Report.pdf](#)

Tucker explained to board members that part of the building on the site is to be demolished and the code requires sites be brought up to compliance when ten percent or more of an alteration is done. For this site, landscaping needs to be brought up to date, particularly the parking lot needing five percent landscaping and one tree or landscaped island every twelve stalls. However, the site has an environmental limitation on it. Therefore, Water Utility is requesting a variance exempting their parking lot from landscaping zoning code requirements. Tucker also informed board members that this project will go before the Plan Commission for technical demolition approval and the Urban Design Commission for the design of a public building.

Al Larson, principle engineer for the Water Utility, explained to board members that Water Utility has been using the site since the 1970's and before they obtained the site, it used to be a gas station. They kept the fuel island

around afterwards for city utility use and the tank leaked. They worked with the DNR to clean up the site in the 1990's and once it was cleaned, it needed to be sealed to prevent water from infiltrating the soil. There is well head nearby that needs to be protected and if they were to install the required parking lot islands and landscaping, contaminants from the site could leak into the ground water. This site currently does not meet any kind of standard for worker safety, worker convenience, or worker efficiency and this project is to upgrade the site to meet current standards for maintenance facilities, which is an essential part of their operation.

Stacy Keller, architect for the project, added that they want to reduce the negative impact this could create by doubling the landscaping on the Main Street side, which is not impacted by contamination. Also, to mitigate the heat island, they plan on installing a white roof on the new structure and would look into whether or not their budget would allow for a concrete parking lot.

Schlaefel motioned to approve the variance request, with the condition that if further remediation occurs on the site the required landscaping be installed, seconded by Corigliano.

Board members acknowledged that the requirement from the DNR to cap the contaminated site, preventing them from installing landscaping and islands in the parking lot, is unique for the property as well as creates the hardship. They also acknowledged the applicant trying to mitigate the heat buildup from the parking lot by installing a white roof and increasing the landscaping in other areas. They didn't think the requested variance would negatively impact surrounding properties and was orderly development for the area.

The motion to approve the variance request, with the condition that if further remediation occurs on the site the required landscaping be installed, passed (4-0) by voice vote/other.

## DISCUSSION ITEMS

2. [38008](#) Board Procedures

Board members acknowledged Corigliano's offer to chair the Zoning Board of Appeals. Tucker would relay the outcome to the Mayor.

3. [08598](#) Communications and Announcements

Tucker stated there would be a ZBA meeting on May 28.

## ADJOURNMENT

The meeting adjourned at 5:40 pm.

Matt Tucker  
City of Madison  
Zoning Board of Appeals, (608) 266-4569  
Wisconsin State Journal, May 7, 2015

