



# City of Madison

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

## Meeting Minutes - Approved ZONING BOARD OF APPEALS

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Thursday, September 24, 2009

5:00 PM

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

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### CALL TO ORDER / ROLL CALL

#### Non-members present:

Matt Tucker, Zoning Administrator  
Chris Nelson, Zoning Support Staff  
Rick Roll, City Planner

#### Present: 4 -

Tina L. Warner-Hutchinson; Diane L. Milligan; Dina M. Corigliano and  
Michael A. Basford

#### Excused: 2 -

Frederick E. Zimmermann and Susan M. Bulgrin

### APPROVAL OF MINUTES

The minutes from the meeting of August 20, 2009 were approved with one amendment. Motion by Milligan, seconded by Corigliano.  
2-0 (approved) (abstentions by Basford and Warner-Hutchinson)

The minutes from the meeting of August 27, 2009 were approved. Motion by Milligan, seconded by Warner-Hutchinson.  
3-0 (approved) (Corigliano abstained)

The minutes from the meeting of September 10, 2009 were approved. Motion by Milligan, seconded by Warner-Hutchinson.  
4-0 (approved)

### NEW BUSINESS

1. [15981](#) Cherie St Cyr owner of property located at 1331 Dewey Court, requests a side and rear yard lot line variance and an open space variance to construct an accessory building closer than 3' to the lot lines.  
Ald. District #6 Rummel

**Attachments:** [1331 Dewey Ct.pdf](#)

Mr. Tucker stated that the property is zoned R4. The petitioner is requesting to allow for an open-air bicycle shed structure. They are requesting a setback from the 2 lot lines. From the rear lot line they are providing 1' and are

requesting a 2' variance. From the side lot line they will be providing 1'-4" and are requesting a 1'-8" variance. The structure also occupies a portion of the existing useable open space on the site. The requirement is 1500 sq. ft., they will be providing 358 sq. ft., and are requesting an 1142 sq. ft. useable open space variance.

Cherie St. Cyr appeared before the board. Ms. St. Cyr stated that she has lived in the neighborhood for 23-24 years, and these are the smallest lots in the city. It is a 3-unit and they have a lot of bikes. She already has built the bike shed and didn't realize she needed a zoning variance or a permit. She wanted to provide a safe place for her tenants to lock their bikes and have a little protection from the weather. She has made it as small as feasibly possible for 5 bicycles. Ms. St. Cyr stated that she built the shed up to the fence because she thought the fence would provide protection and she wasn't going to put side walls on the shed. Ms. St. Cyr stated that the back of the shed is lower than 6' and the front is 7'-9" at the top.

Sarah Daines, 1329 Dewey Court, appeared in support of the project. Ms. Daines stated that the bike shed was built well and it will not be a visual disturbance to her.

Dana Schreiber, 1330 E. Wilson Street, appeared in opposition. Ms. Schreiber read from a prepared statement which is included in the record for the case. In summary, Ms. Schreiber stated that the bike shed is not a result of a hardship. It is a poor precedent for the neighborhood. It is a fire hazard and impinges on her sense of space and open air. The shed is right into her face and the idea of putting a privacy screen there is something she doesn't want, and in the winter when the leaves are gone she will be looking at a big plastic roof. Ms. Schreiber stated that she believed there were other options for where the bikes can be placed.

Ms. St. Cyr stated that she chose green for the roof of the shed because she thought it would be the least obtrusive. She has offered to paint it and change it, but does believe it needs to be slanted to get the bikes in. If she makes the front part 6' you would be hitting your head all the time to go in. She is willing to move it to the setback variance if that is necessary. Ms. St. Cyr stated that it is real helpful to have a secure place to lock bikes that is not eating up too much of the yard.

Ms. Warner-Hutchinson moved to approve. Ms. Milligan seconded.

Ms. Milligan stated that the lots pose a hardship to anybody wanting to do anything because they are so terribly small. The question is what does the hardship justify and what does it exacerbate. Ms. Milligan stated that it seems reasonable, but she is concerned about the roof and the impact on the neighbors.

Ms. Corigliano stated that her concern is about the metal roof and snow sliding off the roof and putting pressure on the fence.

Ms. Warner-Hutchinson suggested lowering the front down to 7' and still having a little bit of a pitch.

Ms. Corigliano stated that if they change the roof pitch then there would be a

lot less of an issue with the snow.

Ms. Milligan stated that if they change the pitch it will be closer to a 6' height, and the neighbors will not see it as much. In terms of maximizing open space it makes sense to put this in the corner.

Ms. Warner-Hutchinson amended her motion to a conditional approval with the condition that the roof be lowered to an acceptable flat roof with a 1:12 pitch and that it remain open. Ms. Milligan accepted the amendment and seconded. 4-0 ( conditionally approved)

2. [15982](#) Scott and Janine Bessenecker, owners of property located at 1613 Porter Avenue, request a front yard area exception to construct a front addition.  
Ald. District #12 Satya Rhodes-Conway

Attachments: [1613 Porter Ave.pdf](#)

This case was not heard.

#### DISCUSSION ITEMS

3. [15985](#) Report on fees associated with processing Zoning Board cases and deferrals.

Discussion took place regarding this report.

4. [15990](#) Discussion of draft Zoning Code provisions relating to Residential Zoning.

Discussion took place regarding the draft of the Zoning Code in regard to residential zoning.

5. [08598](#) Communications and Announcements

There were no communications and announcements.

#### ADJOURNMENT

Matt Tucker, Zoning Administrator  
City of Madison  
Zoning Board of Appeals, 266-4569  
Wisconsin State Journal: September 17, 2009