

**Minutes  
City of Monona  
Zoning Board of Appeals  
Thursday April 28, 2022**

Chair Moore called the meeting of the Monona Zoning Board of Appeals to order at 5:46 pm.

Present: Alder Moore (Chair), Mr. Schweiger, Mr. Conrad, Ms. Steele & Ms. Piliouras

Excused: Mr. Davies (1<sup>st</sup> Alternate) & Mr. Patton (2<sup>nd</sup> Alternate)

Also Present: City Planner Douglas Plowman

**Approval of Minutes:**

A motion by Mr. Conrad, seconded by Mr. Schweiger, to approve the minutes of March 24, 2022 carried with no corrections.

**Appearances:**

None.

**New Business:**

**Public Hearing: Ryan Brown and Kate Cullen, 1312 Nishishin Trail are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(d) Shore Yard Setbacks and 480-24(d)(4)(b) Side Yard Setbacks for the purpose of building a new screen porch at the rear of the property. (Case No. Z-003-2022)**

Mr. Brown introduced the request to build a new screen porch over the existing stoop and extend it 3' further towards the water. The space would allow them to enjoy this part of the property 3 seasons of the year. Mr. Brown shared that the property is very limited in its size and shape. The house location on the lot makes expansion difficult. When the stoop was originally built it was in violation of the setbacks, and the City granted approval of the design as presented. There is no porch on the property that is usable for anything other than access. Jason Schmitt 1205 Nishishin Trail, Matt & Vanessa Brown 1310 Nishishin Trail and Matt & Laura Fick of 1410 Nishishin Trail all wrote in support of the request. There were no other appearances and the public hearing was declared closed.

**Consideration of Action: Ryan Brown and Kate Cullen, 1312 Nishishin Trail are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(d) Shore Yard Setbacks and 480-24(d)(4)(b) Side Yard Setbacks for the purpose of building a new screen porch at the rear of the property. (Case No. Z-003-2022)**

City Planner Plowman introduced the application to the Board and further explained the reason why the variance was needed. The porch would be 4' 6" into the shore yard setbacks, and would also need a minor side yard setback variance. Mr. Conrad clarified that the side yard setback as requested was a reduction versus the existing stoop despite still needing a variance. Mr. Schweiger asked how the lot shape impacted the applicant's plans. Mr. Brown responded that the lot shape and location of the house takes away from their ability to build anywhere else on the lot without being in violation of the Ordinance. Ms. Steele asked Planner Plowman for clarification if a porch atop the stoop (with the same footprint) would require a variance. He responded that this would require a variance given it would be an expansion of an existing non-conformity. The applicants explained the amount of use their back yard gets, and how they would like to extend the amount of time they can spend outside throughout the year. Ms. Steele asked about bugs and existing conditions. The applicants responded that the mosquitos in the area can be unbearable, and this design would allow

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them to better enjoy their property. Mr. Schweiger asked for clarification that the property was built prior to the existing Ordinance, which it was.

A motion was made by Ms. Steele, seconded by Mr. Schweiger to approve the request for side and shore yard setback variances to construct a screen porch at the rear of the property. The hardship is present through the property's location on the lot, and the limited alternative options to build in any direction. The house is an existing non-conforming structure and predates the current Ordinance. The current conditions do not allow the applicants to enjoy the outdoor space in a way that they should be able. The physical property limitations owe to the unique shape of the lot, as it is both deep and narrow. There is no harm to the public interest, and two letters of support from adjacent neighbors have been received.

The motion carried unanimously.

**Public Hearing: Patrick and Sarah Richards, 1408 Neponset Trail are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(d) Shore Yard Setbacks for the purpose of building a new screen porch with second floor deck at the rear of the property. (Case No. Z-004-2022)**

**Consideration of Action: Patrick and Sarah Richards, 1408 Neponset Trail are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(d) Shore Yard Setbacks for the purpose of building a new screen porch with second floor deck at the rear of the property. (Case No. Z-004-2022)**

This application was not considered, as the applicant was unable to join. This will be rescheduled for a future meeting.

**Upcoming Meetings:**

Planner Plowman shared that he expects the applicant from 1408 Neponset Trail will be at the May 19 meeting. Alder Moore shared that she will not be available between June 11 and July 2 as she is out of the Country.

**Updates/Discussion on Diversity, Equity and Inclusion (DEI) Efforts:**

Alder Moore added that the City Council and City Department Heads have recently completed the Nehemiah "Black History for a New Day" course. Additionally, the Ad-Hoc DEI group is preparing to release their report shortly.

**Updates/Discussion on Sustainability Efforts:**

Alder Moore shared that the Earth Day recycling event was a success. She also provided details on "No mow May" with the Board.

**Adjournment:**

A motion by Mr. Schweiger, seconded by Ms. Piliouras, to adjourn carried. (6:10 pm)

Respectfully submitted by:  
Douglas Plowman, City Planner / Zoning Administrator