

Agenda

Zoning Board of Adjustment and Appeals

Thursday, August 7, 2025

5:30 P.M.

City Council Chambers

Board Members

Brenda Buschmann, Chair
Lisa Laurendine, Vice-Chair
Scott Harbour
Damian Bianca
Ryan Brown

Supernumeraries

David Kessler
Brent Bolander

City Council Liaison

Teddy Powell

The Board welcomes you to the meeting.

Please silence all cell phones and/or electronic devices for the duration of the meeting.

The meeting may be viewed through live broadcasts on local WOW Channel 42 and online streaming:

(visit <http://www.madisonal.gov/1130/Video-Updates> for access)

ORDER OF BUSINESS

I. Roll Call

II. Minutes Approval: July 3, 2025

III. Petitions and Formal Requests for Action:

- a. [Case Number VAR 2025-006](#), 1874 Slaughter Road, Trav-Ad Signs is requesting three Variances to Section 7-11-6 of the Zoning Ordinance for a sign. The first Variance is to allow for 100 square feet of sign area in lieu of the maximum 70 square feet allowed by the Zoning Ordinance. The second Variance is to increase the maximum allowable sign height from 10 feet to 20 feet. The third Variance is to allow a sign placed on two posts with eight feet in height from grade to the bottom of the sign cabinet or sign face (a pylon sign) in lieu of the required monument sign, which limits the height of exposed posts to no more than one foot from grade. These requests are in accordance with Section 10-5 of the City of Madison Zoning Ordinance.

[Staff Report](#)

- b. [Case Number VAR 2025-007](#), 216 Chantilly Lane, James Ventre is requesting a Variance to Section 5-9.D to increase the maximum proportionality for an accessory structure to the primary dwelling from 25 percent to 35 percent. This request is in accordance with Section 10-5 of the City of Madison Zoning Ordinance.

[Staff Report](#)

Agenda Notes: Circumstances may arise that require items be added to or deleted from the meeting agenda. All attendees are advised that Zoning Board of Adjustment and Appeals meetings are televised and that their statements and actions are viewed by more than just those persons in attendance.

- c. [Case Number VAR 2025-008](#), 0 Royal Drive (southeast corner of Royal Drive and Westchester Road), Challenger Defense Solutions, LLC, is requesting a Variance to Section 4-9-3.3 of the Zoning Ordinance to allow off-street parking spaces to be located within the side yard setback adjacent to Royal Drive. This request is in accordance with Section 10-5 of the City of Madison Zoning Ordinance.
[Staff Report](#)
- d. [Case Number VAR 2025-009](#), 4097 Sullivan Street, Brenda Matthews is requesting a Variance to Section 7-11-6.a of the Zoning Ordinance to allow for a freestanding post sign in lieu of a monument sign. This request is in accordance with Section 10-5 of the City of Madison Zoning Ordinance.
[Staff Report](#)
- e. [Case Number VAR 2025-010](#), 301 Church Street, Colton & Allison Bowling are requesting a Variance to Section 5-8 of the Zoning Ordinance to allow a fence greater than 2.5 feet in height to be located in a front yard. This request is in accordance with Section 10-5 of the City of Madison Zoning Ordinance.
[Staff Report](#)

- IV. **Old Business**
- V. **Other Business**
- VI. **Adjournment**