

To: Dane County Board of Adjustment
From: Jake Swank
Mailing Address: 2348 County Rd AB McFarland, WI 53558
Date: March 9, 2026
Subject: 2992 Waubesa Avenue – Request for 7.4-Foot Setback Variance

Variance Property Details

- Address: 2992 Waubesa Avenue Madison, WI 53711 – Town of Dunn
- Location: Town of Dunn
- Tax Parcel: 028/0610-054-2201-6
- Parcel Description: Waubesa Beach Block 2 Lot 1

Planned Project Description

This project proposes replacing an existing residence with a new single-family home designed to meet current building standards and provide a functional family home. The proposed design requires a 7.4-foot setback variance to allow a practical building footprint that includes a standard front-facing two-car garage and entry configuration while avoiding an unusually long structure that would otherwise extend to approximately 140 feet in length if strict compliance were required.

The property is currently subject to a 12-foot side setback requirement because it is classified as a corner lot due to an adjacent unimproved street right-of-way and constrained on the other side of the lot by Lake Waubesa. The neighborhood was originally platted prior to the adoption of current zoning regulations. The existing structure on the property and neighboring properties are not compliant with the current 12-foot setback, reflecting the regulatory changes that have occurred since the neighborhood was developed.

Granting the requested variance allows the replacement home to maintain a balanced and compact building form while still maintaining setbacks greater than standard lots less than 50 feet in width. Without the variance, the only compliant alternative would require a structure approximately 140 feet in length, which would be disproportionate to the lot and create greater site disturbance and diminish neighborhood aesthetic.

In addition to replacing the existing structure, the project will incorporate stormwater management improvements consistent with current regulations, which were not required when the existing home was originally constructed. These improvements will help manage and reduce rainwater runoff entering the nearby lake, improving environmental performance of the property and supporting long-term watershed protection.

Overall, the project replaces an older nonconforming structure with a thoughtfully designed home that improves site management, complies with modern building requirements, and supports responsible development while maintaining compatibility with the surrounding neighborhood.