



City of Waupun

201 E. Main Street
WAUPUN, WISCONSIN 53963
Phone: 920-324-7917
Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

June 30, 2015

TO: Zoning Board of Appeals Members

FROM: Susan Leahy, Zoning Administrator

SUBJECT: Zoning Board of Appeals meeting scheduled for Wednesday, July 8, 2015 at 4:30 p.m. in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the May 21, 2015 meeting.
4. Public Hearing – Variance request of Clarence Lont at 211 Monroe St to construct an attached garage that will encroach into the required 6' side yard setback, per section 16.03(4)(c)(ii).
5. Adjournment

Cc Mayor & Common Council
City Attorney
Department Managers
Media
Clarence Lont

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any other governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at-324-7900.

City of Waupun Zoning Board of Appeals
Minutes of the May 21, 2015 meeting
(Draft)

1. Call to Order:
The Zoning Board of Appeals met at 4:35 p.m.

2. Roll Call:
Members present: , Merlin Schouten, Mark Neitzel and Jon Dobbratz
Members Absent: Frank Mesa, Richard Walter and Steve Bastian
Also present: Mary Kay Vogel, Deb and Michael Leu
Mark Nickel was Acting Chairman

3. Approve minutes of January13, 2015 meeting. Motion by Dobbratz, seconded by Schouten to approve the January13, 2015 meeting minutes. Motion carried unanimously.

4. Public Hearing - Variance request of Michael and Deb Leu at 116 Reinhardt Street for a porch roof with a setback of 14.8 feet to the front lot line per Section 16.03 (4) (c) (ii). Nickel read the notice. Project was explained. Road right of way was discussed. Size and shape of patio/deck will be the same, but it will have a roof. No intentions of enclosing, it will remain an open porch. Unusual shape of lot was discussed.

Motion by Schouten to allow the construction of a porch roof with a 14.8 foot street yard setback. Seconded by Dobbratz.
Schouten – Aye, Nickel – Aye, Dobbratz – Aye Motion carried unanimously.

5. Adjournment - Motion by Schouten, seconded by Dobbratz to adjourn. Meeting adjourned at 4:43 p.m.

Mary Kay Vogel
Zoning Administrator



City of Waupun

201 E. Main Street

WAUPUN, WISCONSIN 53963

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Zoning Board of Appeals of the City of Waupun, to be held in the Council Chambers in the City Hall of the City of Waupun on Wednesday, the 8th day of July, 2015, at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. Clarence Lont, 211 Monroe St., to build a new 2 car attached garage that will be 3 feet from the overhang to the property line. Section 16.03(4)(c)(ii) requires a 6' side yard setback.

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed Variance in support thereof or in opposition thereto, must appear at the said meeting of the Zoning Board of Appeals of the City of Waupun.

Dated this June 24, 2015

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH, July 1, 2015)

Fee: \$150.00 Paid: Cash Date: 6/10/15



CITY OF WAUPUN
201 E. Main Street
WAUPUN, WISCONSIN 53963

VARIANCE APPLICATION

From: CLARENCE LONT - 318 Edgwood Dr.
(business name or individual)

Property Description and address:
211 Munroe St Waupun Wis 53963

Variance Requested:
Change 6' setback for a new 2 car attached garage to allow me to build even with east side of existing house giving space for an average 24' width garage. Note: lot is very narrow and there is only an empty lot to east of house. (lot size 33x165) "See attached Print"

Zoning Ordinance Section Involved:
6' setback requirement
16.03 (4) (c) (ii) requires 6' setback proposed setback is 3'

Date presented to Zoning Board of Appeals: 7-8-15

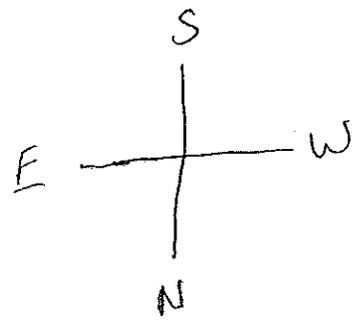
VARIANCE: Granted Denied

Comments:

Signature of Applicant (s): Clarence D. Lont

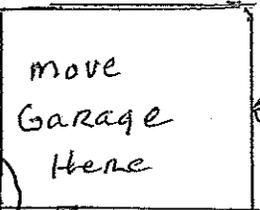
33'

Lot Size
33' x 165'

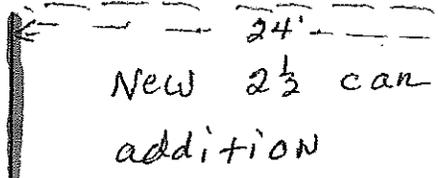


Property Line

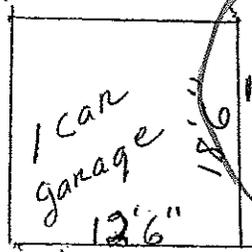
Property Line



① > Proposal To
move 1 car garage



Setback Request



② > Proposal To
ADD 24' x 32'
2 1/2 car garage
Attached To house

Tear This old
Addition OFF Prion

36" To even with house

Shared
Driveway

House on 211
Munroe St
Waupun Wis.

(note: not to)
Scale

Side walk

Staff Review

To:	Waupun Zoning Board of Appeals
From:	Susan, Leahy, Building Inspection Department
Date:	June 26, 2015
Re:	Variance request to reduce the side yard setback from 6 feet to 3 feet for 2-car attached garage addition
Meeting Date:	July 8, 2015
Meeting Time:	4:00 p.m.
Project Description:	2-Car Garage Addition
Zoning Classification:	R-4 Central Area Single-Family Residential District

Developer/Owner: Clarence Lont
Location: 211 Monroe Street
Legal Description: S32 T14N R15E Plat of East Waupun East 1/2 of Lot 3 Block 28
Contractor: TBD

Action Required: Grant, conditionally grant, or deny a variance to allow reduced setback along the east property line for the attached garage addition.

Comments / Reason for Variance (Hardship):

- The property is located in the R-4 Central Area Single-Family Residential District.
- Lot size is 33'-0" x 165'-0", 5,445 Square Feet, 0.125 Acres, which is considered a non-conforming lot (minimum lot size 6,000 sf and minimum width 42.0 feet)
- Proposed attached garage to be constructed at south side of existing residence.
- Proposed attached garage to have a sixteen (16) inch overhang.
- Adjacent properties do not have any structures closer than ten (10) feet of proposed garage addition.
- Existing one (1) car garage to be moved to the south, maintains a ten (10) foot clearance between addition and new location with a 6 foot side yard setback.

Recommendation:

- Approve the garage addition variance to encroach within 3 feet of property line.

Ordinance Appealing:

16.03 - RESIDENTIAL DISTRICT REQUIREMENTS

(4) R-4 CENTRAL AREA SINGLE-FAMILY RESIDENTIAL DISTRICT.

- (a) *Purpose.* The R-4 District is intended to provide for single-family dwellings in areas of older subdivisions with smaller lot sizes. The District is also intended to provide an area protected from traffic hazards and protection from conversions to two-family or multifamily units.
- (b) *Permitted Uses.* The following uses are permitted within an R-4 District:
- (i) Single-family dwellings; and
 - (ii) Uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of a business.
 - (iii) The parking of commercial trailers (job trailers) provided that: (Ord. 02-02)
 - a. Trailers may be parked in a private garage.
 - b. Trailers must be of enclosed type trailers.
 - c. No outside storage of wood or building materials is allowed.
 - d. If trailers are stored outside, they must be placed on a hard surface area i.e. asphalt, concrete.
 - e. No trailer may be parked beyond the front yard setback line of the principal building.

- (iv) *Off-street parking of motor vehicles not defined as a recreational vehicle is permitted in the street front yard in the Residential Districts on a hard surface area, providing the drive area and such parking does not intrude into a required vision triangle. (Ord. 04-06)*
- (v) *Museums, exclusive of outdoor exhibits. (Cr. #12-01-A)*
- (c) *Requirements. In order to be considered a conforming lot or structure within an R-4 District, a lot or structure must:*
 - (i) *Have a minimum lot size of 6,000 square feet per family and a minimum lot width of 42 feet;*
 - (ii) *Have a front yard setback, which is no less than that of both adjoining structures, a rear yard setback of 25 feet, and a side yard setback of 6 feet;*
 - (iii) *Not exceed a maximum principal building height of 35 feet; and*
 - (iv) *Have an accessory building side yard setback of 3 feet and not exceed a maximum accessory building height of 15 feet.*
- (d) *Conditional Uses. The following uses shall be considered conditional uses within an R-4 District:*
 - (i) *Churches, public and parochial schools, and libraries;*
 - (ii) *Recreational and community center buildings and grounds, county fairgrounds, and armories;*
 - (iii) *Boarding and rooming houses where meals or lodging are provided for not more than 6 persons not members of the same family;*
 - (iv) *Optometrists offices and funeral homes;*
 - (v) *Bed and breakfast services; and*
 - (vi) *Public parks and playgrounds.*
 - (vii) *Split two-family dwelling, provided that the requirements shall be as provided in subsection (4)(c), except as specifically listed below: (Ord. 00-19A)*
 - a. *The lot are shall be no less than 4,000 square feet for each individual lot;*
 - b. *The attached side yard setback shall be zero feet;*
 - c. *Restrictive covenants regarding property maintenance, approved in form by the Building Inspector, shall be recorded and maintained with regard to each lot.*
 - (viii) *Accessory uses including outdoor exhibits, parking, offices, storage areas, banquet facilities, conference rooms, antique shops and retail as accessory to and clearly incidental to a museum on the premises. (Cr. #12-01-A)*
- (e) *Prohibited Uses. The following uses shall be prohibited in an R-4 District: (Ord. 02-03)*
 - (i) *The parking of commercial vehicles except for cars, pickup trucks and vans in residential zoned district is prohibited.*

Location Information



Municipality: CITY OF WAUPUN
 Owner Name(s): LONT, CLARENCE D
 LONT, JEAN P

Site Address: 211 MONROE ST
 Mailing Address: 318 EDGEWOOD DR
 City State Zip: WAUPUN WI 53963

Property Description: (As of last tax bill issued)
Legal Description: S32 T14N R15E PLAT OF EAST WAUPUN E 1/2 OF LOT 3 BLK 28

(Please refer to the source document for actual legal description)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Volume: N/A Document Number: 1003547
 Total Acres: 0.1250 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2014</u>	<u>2013</u>		<u>2014</u>	<u>2013</u>
Land Value:	\$12,300.00	\$12,300.00	Original Tax:	\$1,680.73	\$1,737.71
Improvement Value:	\$63,800.00	\$63,800.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$76,100.00	\$76,100.00	First Dollar Credit:	\$70.50	\$73.14
Fair Market Value:	\$75,000.00	\$72,200.00	Net Tax:	\$1,610.23	\$1,664.57
Fair Market Ratio:	1.0149585890	1.0550904410	Special Assessments:	\$0.00	\$0.00
			Total Taxes:	\$1,610.23	\$1,664.57

[2014 assessment detail](#)

[2013 assessment detail](#)

[View all tax information](#)