



City of Waupun

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

"Wild Goose Center of Wisconsin"

September 2, 2015

TO: Zoning Board of Appeals Members
FROM: Susan Leahy, Zoning Administrator
SUBJECT: Zoning Board of Appeals meeting scheduled for Wednesday, September 9, 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 July 22, 2015 meeting.
4. Public Hearing – Variance request of Patrick & Joby Gray at 224 S. Grove St. to construct a 22' x 24' garage that will encroach into the required 3' side yard setback per Municipal Code Section 16.03(c)(iv).
5. Adjournment

Cc Mayor & Common Council
City Attorney
Department Managers
Media
Patrick & Joby Gray

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 July 22, 2015 Meeting

1. Call to Order:
 - a. The Zoning Board of Appeals met at 4:40 p.m.
2. Roll Call:
 - a. Members Present: Merlin Schouten, John Dobratz, Mark Nickel, & Frank Mesa
 - b. Members Absent: Richard Walter and Steve Bastian
 - c. Also Present: Susan Leahy and Larry Sullivan, L & G Waupun Properties
3. Approve Minutes of July 8, 2015 meeting.
 - a. Motion by Schouten, seconded by Nickel to approve the July 8, 2015 meeting minutes. Motion carried.
4. Public Hearing:
 - a. Larry state when the windows were replaced years ago to a smaller size the interior was remodeled with a drop ceiling which is not just above the windows. He stated that awnings will be installed above the windows to match the awnings currently on Main Street.
 - b. Discussion by Board:
 - i. Dobratz asked again that awnings will be installed to cover the wood framing above the windows. He also stated that when the windows were first replaced years ago, there was not an ordinance in place regarding the windows having to be the same size as the opening.
 - c. Motion by Dobratz to grant the variance for the reduced size window. Seconded by Schouten.
 - d. Mesa - Aye, Scouten - Aye, Nickel - Aye, Dobratz - Aye. Motion carried.
5. Discussion Item: Dobratz stated within Chapter 25 - Central Business District Guidelines, it states the CDA can provide a conditional use. This section (25.06) should actually be removed from the ordinance.
6. Adjournment:
 - a. Motion made by Frank Mesa to adjourn, seconded by Mark Nickel.
 - b. Meeting adjourned at 4:47 p.m.

Susan K. Leahy
Zoning Administrator



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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 9th day of September, 2015, at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. Patrick and Joby Gray at 224 S. Grove St. to construct a 22' x 24' garage that will encroach into the required 3' side yard setback per Municipal Code Section 16.03(c)(iv).

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 August 27, 2015

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH, September 2, 2015)

Fee: \$150.00 Paid: ^{Cash} ~~150~~ 8/17/15 Date: 8-17-15



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

VARIANCE APPLICATION

From: Patrick L. + Joby Gray
(business name or individual)

Property Description and address:
224 S. Grove St. / Waupun

Variance Requested:
Would like to demo existing 12'6" x 20'6" (1) lean garage & replace w/a 22' x 24" (2) car garage. Would like to put garage in same location of existing. The original house is only 16' from the side property line which creates a hardship w/ a larger garage for access & turning. So by keeping the garage @ the same foot print would accommodate the access to the new garage.

Zoning Ordinance Section Involved:
Sec. 16.03(c)(iv) Side yard 3' minimum

Date presented to Zoning Board of Appeals: _____

VARIANCE: Granted Denied

Comments:

Signature of Applicant (s): Joby L. Gray

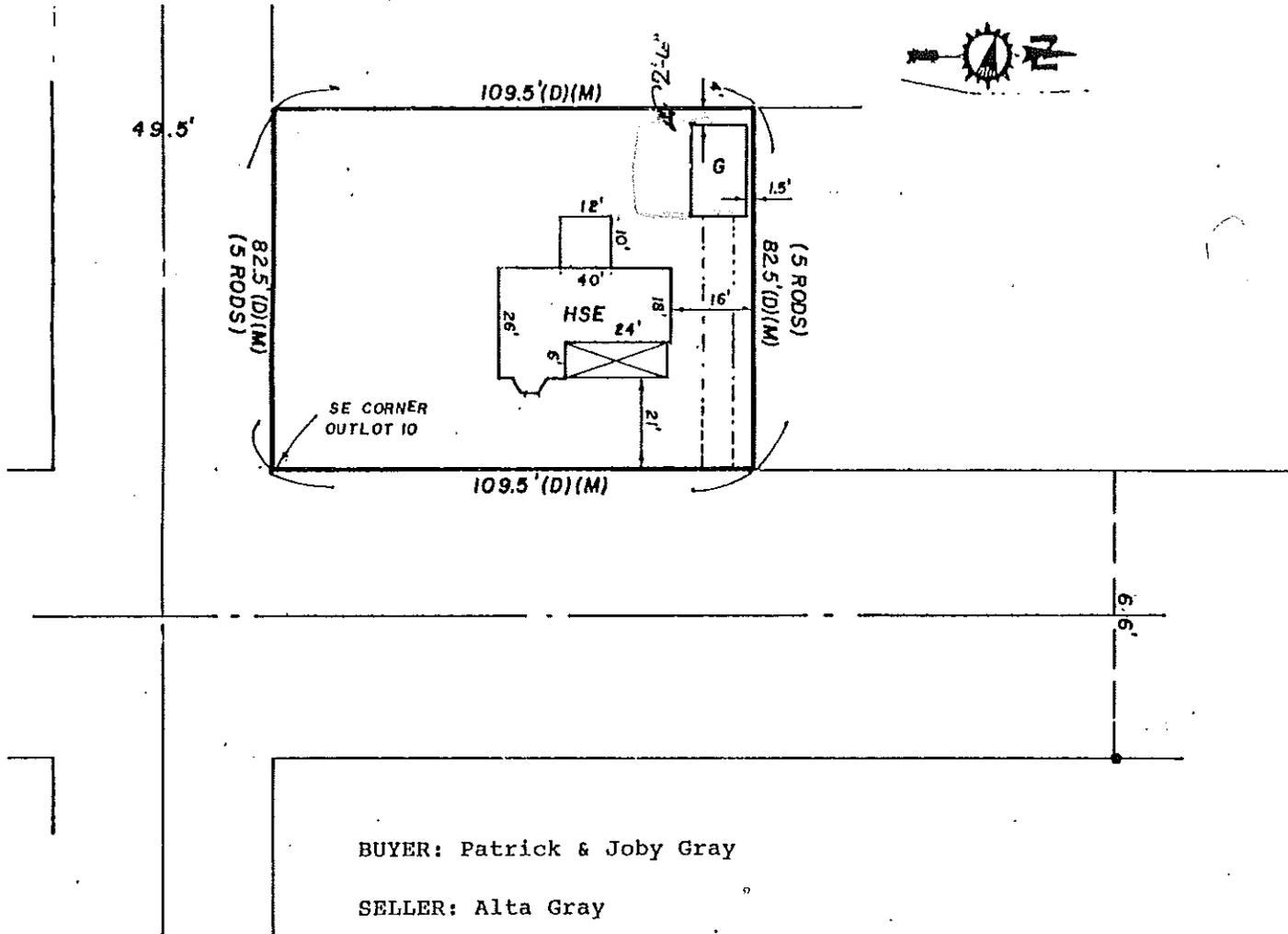
Central Engineers & Surveyors, Inc.

112½ S. Spring St. P.O. Box 381
Beaver Dam, WI 53916
(414) 887-3127

45 Sheboygan St. P.O. Box 413
Fond du Lac, WI 54935
(414) 921-5432

MORTGAGEE INSPECTION

THIS INSPECTION PREPARED WITHOUT THE BENEFIT OF A COMPLETE SURVEY



BUYER: Patrick & Joby Gray

SELLER: Alta Gray

ADDRESS: 224 S. Grove St.

Waupun, WI.

DESCRIPTION: PART OF OUTLOT 10, COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT, THEN NORTH, 109.5', THEN WEST, 5 RODS, THEN SOUTH, 109.5'; THEN EAST 5 RODS TO THE POIT OF COMMENCEMENT. LOCATED IN THE CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.

This Mortgagee Inspection excludes portions A-E 5 of the Wisconsin Administrative Code, "Minimum Standards for Property Surveys."

I, Eugene C. Uttech Registered Land Surveyor of the State of Wisconsin, do hereby certify that this Mortgagee Inspection was made under my direction this 8th day of December, 1986 according to the official records and that this drawing is a true representation of the existing buildings

