



City of Waupun

201 E. Main Street
WAUPUN, WISCONSIN 53963

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

September 30, 2015

TO: Zoning Board of Appeals Members

FROM: Susan Leahy, Zoning Administrator

SUBJECT: Zoning Board of Appeals meeting scheduled for Wednesday, October 7, 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 September 2, 2015 meeting.
4. Public Hearing – Variance request of Duane Keller at 728 E Jefferson St to construct a garage where the gable will match the house so it will not meet the 15' maximum height requirement..
5. Adjournment

Cc Mayor & Common Council
City Attorney
Department Managers
Media
Duane Keller

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 September 2, 2015 Meeting

1. Call to Order:
 - a. The Zoning Board of Appeals met at 4:32 p.m.

2. Roll Call:
 - a. Members Present: Merlin Schouten, John Dobratz, Mark Nickel, Richard Walter & Frank Mesa
 - b. Members Absent: Steve Bastian
 - c. Also Present: Susan Leahy, Zoning Administrator, Patrick & Joby Gray, and Thomas Vanhierden

3. Approve Minutes of July 22, 2015 meeting.
 - a. Motion by Schouten, with exception under 4.d. Schouten misspelled, seconded by Nickel to approve the July 22, 2015 meeting minutes. Motion carried.

4. Public Hearing:
 - a. Mesa read request: Variance request of Patrick & Joby Gray at 224 South Grove Street 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).
 - b. Mesa stated he did a drive-by and looked at the area.
 - c. Vanhierden stated the fence in the rear yard is about 4' onto his property and the existing garage is about 6" off property line.
 - d. Gray stated he would like to construct in same place.
 - e. Thomas stated he would like to see a surveyor come in and check the property corners to verify location of property line.
 - f. Gray addressed the committee that he was going off the survey that was included with documents.
 - g. Mesa stated a new survey should be completed.
 - h. Dobratz agreed with having a surveyor come in to verify property line to satisfy neighbor (Vanhierden).
 - i. Mesa stated you want to make sure the property lines are place prior to approving.
 - j. Dobratz questioned putting the garage on the other side of the house but that is a front yard and cannot encroach in front line of existing residence.
 - k. Gray stated the house was remodeled in 1941. The existing garage was originally attached to the house as the kitchen.
 - l. Gray asked who pays for surveyor and if Nickel had a different opinion of who pays but it was actually Schouten.
 - m. Schouten stated DPW told him that he was questioning property line he should pay.
 - n. Gray asked Vanhierden if he would pay half the surveyors fee. He stated No.

- o. Dobratz stated the survey supplied was by Eugene Uttech in 1986 and was a mortgage inspection not an actual survey.
 - p. Schouten stated the variance should be tabled.
 - q. Motion by Nickel that a surveyor should locate the property line before a motion can be made based on objectives from adjoining neighbor (Vanhierden) to west concerning the accuracy of current property lines. Seconded by Dobratz.
 - r. Mesa - Aye, Schouten - Aye, Nickel - Aye, Dobratz - Aye. Walter - Aye. 5 Ayes, 0 Nays. Motion carried.
5. Adjournment:
- a. Motion made by Dobratz to adjourn, seconded by Schouten.
 - b. Meeting adjourned at 4:53 p.m.

Prepared by:
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 7th day of October, 2015, at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. Duane A Keller at 728 E Jefferson St to construct a garage where the gable will match the house so it will not meet the 15' maximum height requirement, per Municipal Code Section 16.10(1).

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 September 23, 2015

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH, September 30, 2015)

Fee: \$150.00 Paid: ✓ #6546 Date: 9/9/15



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

VARIANCE APPLICATION

From: Duane A. Keller
(business name or individual)

Property Description and address:
728 E. Jefferson St. Waupun, WI 53963

Variance Requested:
want to construct a 24' x 30' garage and want gable to match house

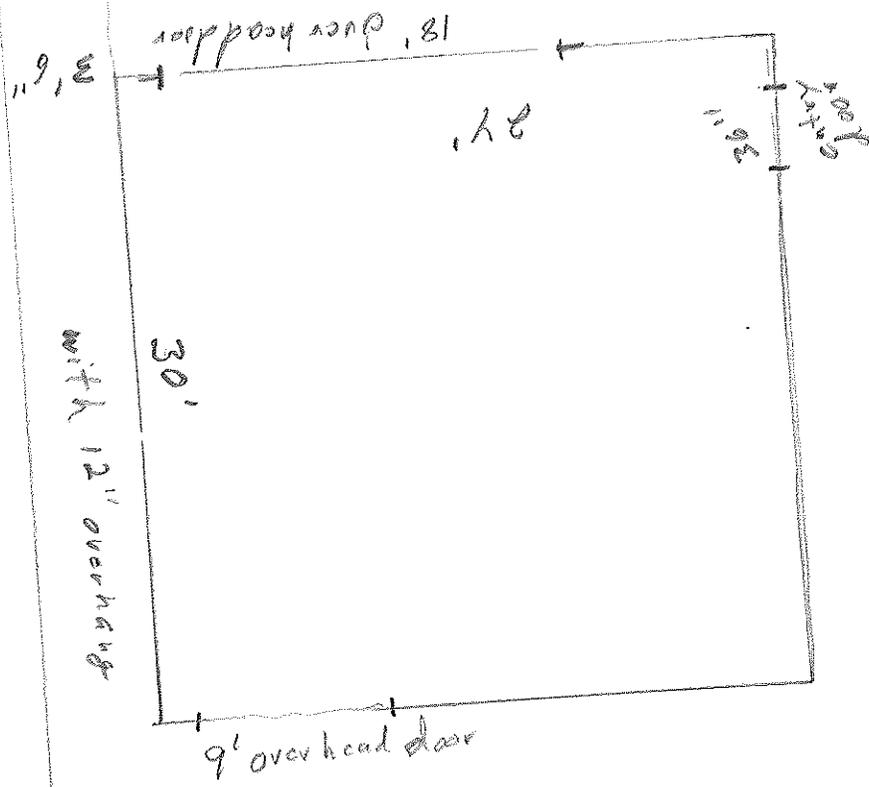
Zoning Ordinance Section Involved:
16.10 LOT & BUILDING REQUIREMENTS (1) ** ACCESSORY BUILDING HEIGHT IN R-1, R-2, R-4, R-5 15 FEET.

Date presented to Zoning Board of Appeals: _____

VARIANCE: Granted Denied

Comments:

Signature of Applicant (s): _____



Driveway

house

16
from house

