City of Waupun

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

"Wild Goose Center of Wisconsin"

November 4, 2015

TO: Zoning Board of Appeals Members

FROM: Susan Leahy, Zoning Administrator

SUBJECT: Zoning Board of Appeals meeting scheduled for Wednesday, November 11, 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 October 7, 2015 meeting.
4. Calvin Nienow and Joel White to excavate property and place a gravel and/or ground blacktop to use as a parking lot for semi trailers to add to current parking lot on the lot that is north of this property. The property is located on S. Grove St. and the parcel # is 292-1315-0432-047. Per Municipal Code Section 16.03(4)(b)(iv).
5. Mike & Linda Thurmer at 113 Pleasant Ave. to construct a 22' x 30' detached garage that will be 1' 8" off the side yard and 15' off the Lincoln Street front yard. Per Municipal Code Section 16.03(4)(c)(iv).
6. Adjournment

Cc Mayor & Common Council
City Attorney
Department Managers
Media
Calvin Nienow
Joel White
Mike & Linda Thurmer

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 October 7, 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, Jon Dobbratz, Mark Nickel, Richard Walters & Frank Mesa
    b. Members Absent: Steve Bastian
    c. Also Present: Susan Leahy, Zoning Administrator and Duane Keller

3. Approve Minutes of September 2, 2015 meeting.
    a. Motion by Schouten, seconded by Walters to approve the September 2, 2015 meeting minutes. Motion carried.

4. Public Hearing:
    a. Mesa read request: Variance request of Duane Keller at 728 East Jefferson Street to construct a garage where the gable will match the house so it will not meet the 15 foot maximum height requirement.
    b. Walters asked which way the ridge would run. Keller stated opposite house. Maximum height would be between 17 and 18 feet. Roof slope to match slope of house.
    c. Dobbratz stated he drove by the area and noted that all the homes were two-story.
    d. Dobbratz commented the ordinance should be changed from 15 feet.
    e. Walters stated the higher garage would not be out of place within the neighborhood.
    f. Schouten made a motion to grant the variance as written, Dobbratz seconded
    g. Mesa - Aye, Schouten - Aye, Nickel - Aye, Dobbratz - Aye. Walters - Aye. 5 Ayes, 0 Nays. Motion carried.
5. Recommendation to the Planning Commission
    a. A Recommendation from the Zoning Board of Appeals was made by Dobbratz to change the maximum height requirement from 15 feet to 18 feet.
    b. Leahy will add the item to the Planning Commission agenda.
6. Adjournment:
    a. Motion made by Dobbratz to adjourn, seconded by Nickel.
    b. Meeting adjourned at 4:39 p.m.

Prepared by:
Susan K. Leahy
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 11th day of November, 2015, at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. Calvin Nienow and Joel White to excavate property and place a gravel and/or ground blacktop to use as a parking lot for semi trailers to add to current parking lot on the lot that is north of this property. The property is located on S. Grove St. and the parcel # is 292-1315-0432-047. Per Municipal Code Section 16.03(4)(b)(iv).

2. Mike & Linda Thurmer at 113 Pleasant Ave. to construct a 22' x 30' detached garage that will be 1' 8" off the side yard and 15' off the Lincoln Street front yard. Per Municipal Code Section 16.03(4)(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 October 30, 2015

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH, **November 4, 2015)**

Fee: $150.00 Paid: _____ Date: 10/15/15

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

VARIANCE APPLICATION

From: CALVIN NIENOW &/OR JOEL WHITE
(business name or individual)

Property Description and address:
PIN# 292-1315-0432-047, South Grove Street

Variance Requested:
EXCAVATE PROPERTY & PLACE GRAVEL AND/OR GROUND BLACK TOP TO USE AS PARKING LOT FOR SEMI TRAILERS. TO ADD TO CURRENT PARKING LOT OF THE PROPERTY TO THE NORTH.

Zoning Ordinance Section Involved:
ZONING R-4 CENTRAL AREA SINGLE-FAMILY RESIDENTIAL DISTRICT

16.03 (4)(b)(iv)
PARKING AREA REQUIRES HARD SURFACE

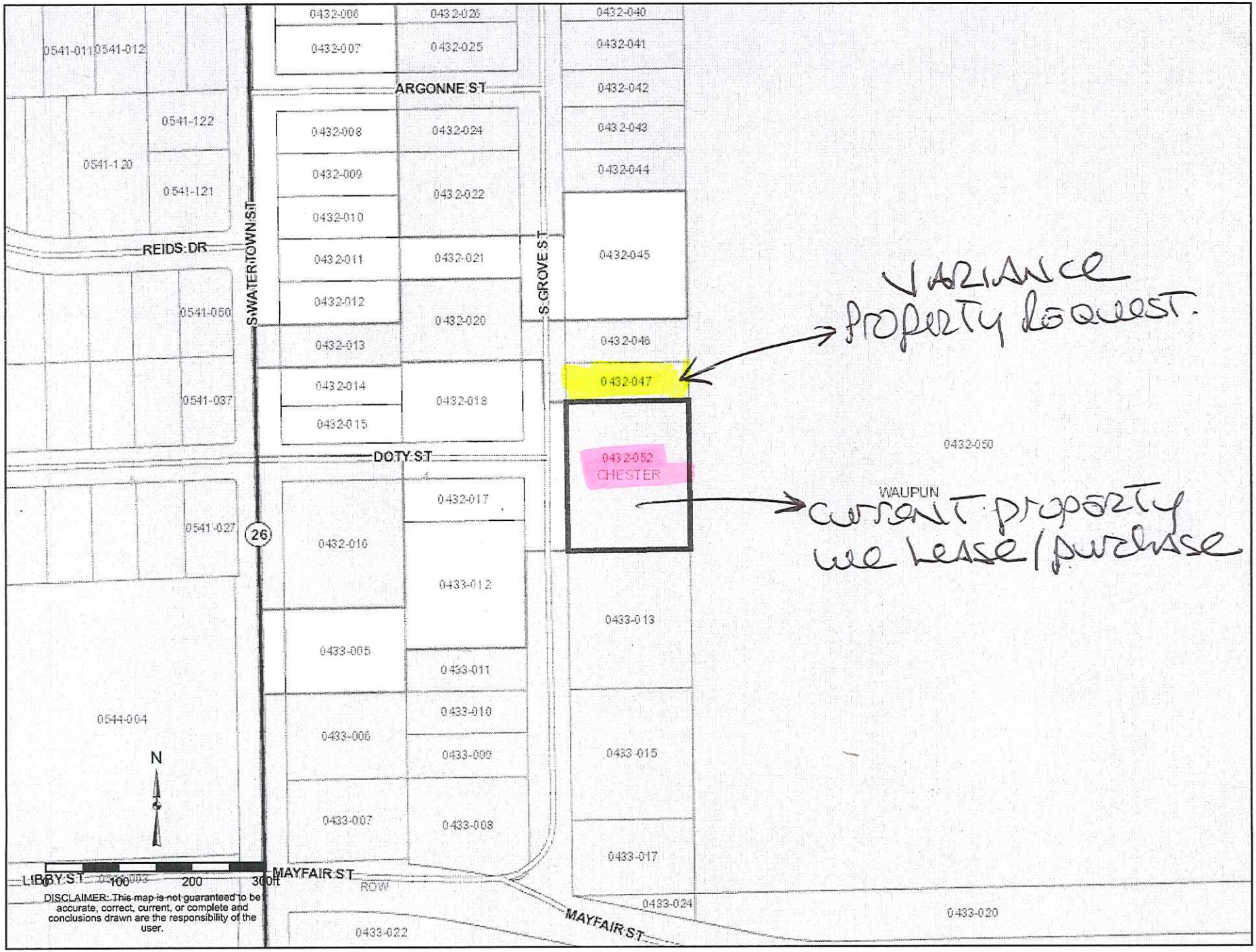
NOTE: PROPERTY IS FOR SALE & JOEL & CALVIN ARE INTERESTED IN PURCHASING FOR ADDITIONAL PARKIN OF TRAILERS. CURRENT PROPERTIES PARKING AREA IS GRAVEL & WOULD LIKE TO GRAVEL OR USE CRUSHED ASPHALT FOR NEW PARKING AREA.

Date presented to Zoning Board of Appeals:

VARIANCE: ☐ Granted ☐ Denied

Comments:

Signature of Applicant (s): Joel White



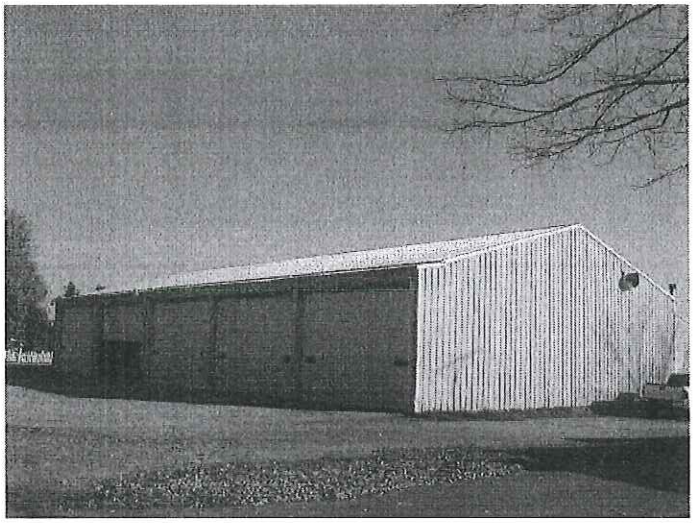
VARIANCE
Property Request.

current property
we Lease/purchase

Associated Appraisal Consultants, Inc.

Property Information for **City of Waupun**

Printed on 10/15/2015



Property Overview

Assessment Year:	**2015**
Parcel/Tax Key Number:	**292-1315-0432-052**
County:	**Dodge**
Municipality:	**City of Waupun**
Address:	**621 S Grove St**

Legal Description

LOTS 77, 78, 79 & 80 EX S 15 FT OF LOT 80 PLAT OF LIBBY ADD

General Value Data

Assessed Land Value:	**$50,800.00**
Assessed Improvement Value:	**$67,000.00**
Total Assessed Value:	**$117,800.00**

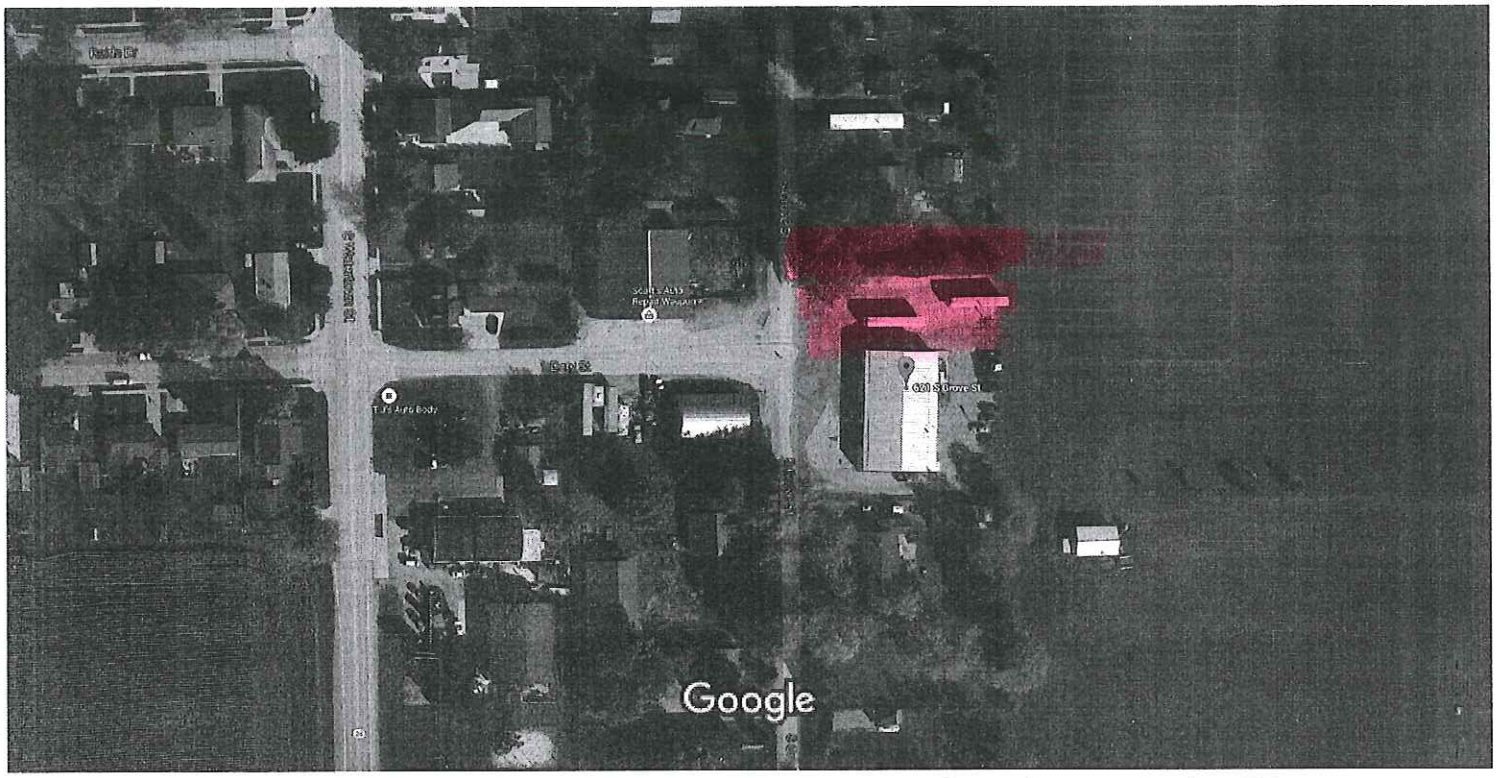
Land Data

Commercial:	**33,846**	**Sq Feet**

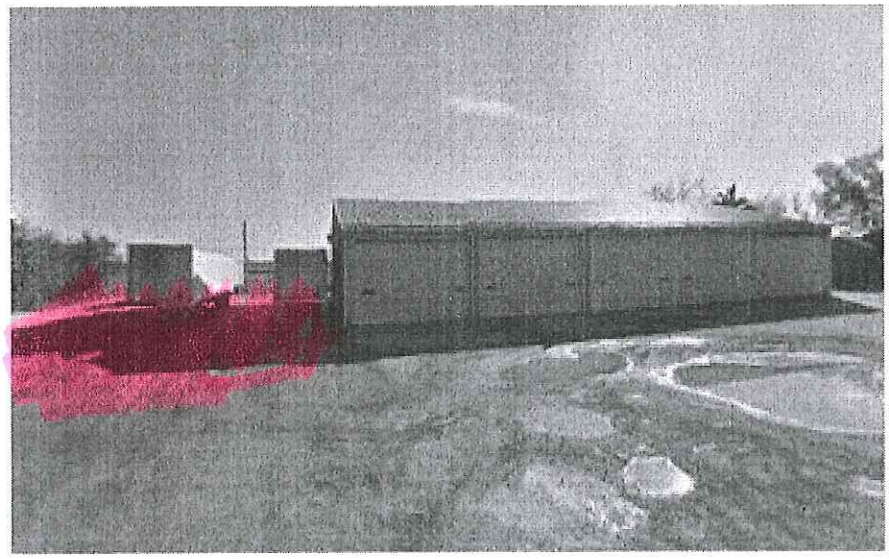
Legal Disclaimer

While the data within this site is believed to be correct, no warranty is given or implied as to its accuracy. DO NOT make any decisions to buy or sell real estate based solely on the data presented on this Web site. Verify all pertinent data prior to making any final decisions.

Google Maps 621 S Grove St

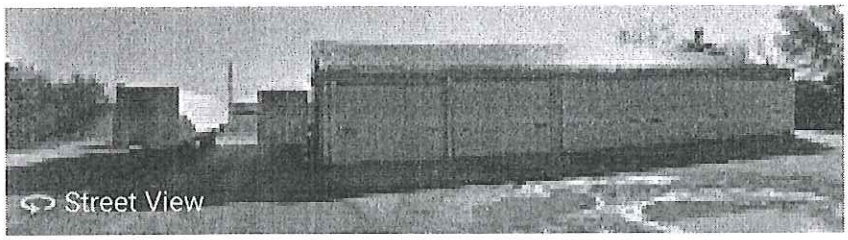


Imagery ©2015 Google, Map data ©2015 Google 50 ft



621 S Grove St

Waupun, WI 53963



Fee: $150.00 Paid: _____ Date: 10/30/15

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

VARIANCE APPLICATION

From: ANYTHING & EVERYTHING HOME MAINTENANCE - BRYAN
N9263 County Rd A (business name or individual)
BEAVER DAM, WI 53916

Property Description and address:
113 PLEASANT AVE. MIKE & LINDA THURMER

Variance Requested:
CONSTRUCT 22 x 30 DETACHED GARAGE 1'-8" OFF SIDE YARD & 15'-0" OFF LINCOLN ST. FRONT YARD.
RAZE EXISTING DETACHED GARAGE WHICH IS 10" OFF SIDE YARD & 23'-0" OFF LINCOLN ST. FRONT YARD.

PROPERTY HAS A FRONT YARD SETBACK ON PLEASANT & LINCOLN ST.
EXISTING POOL & FENCE APPROX. 6' OFF P.L. (HAS BEEN RAZED)

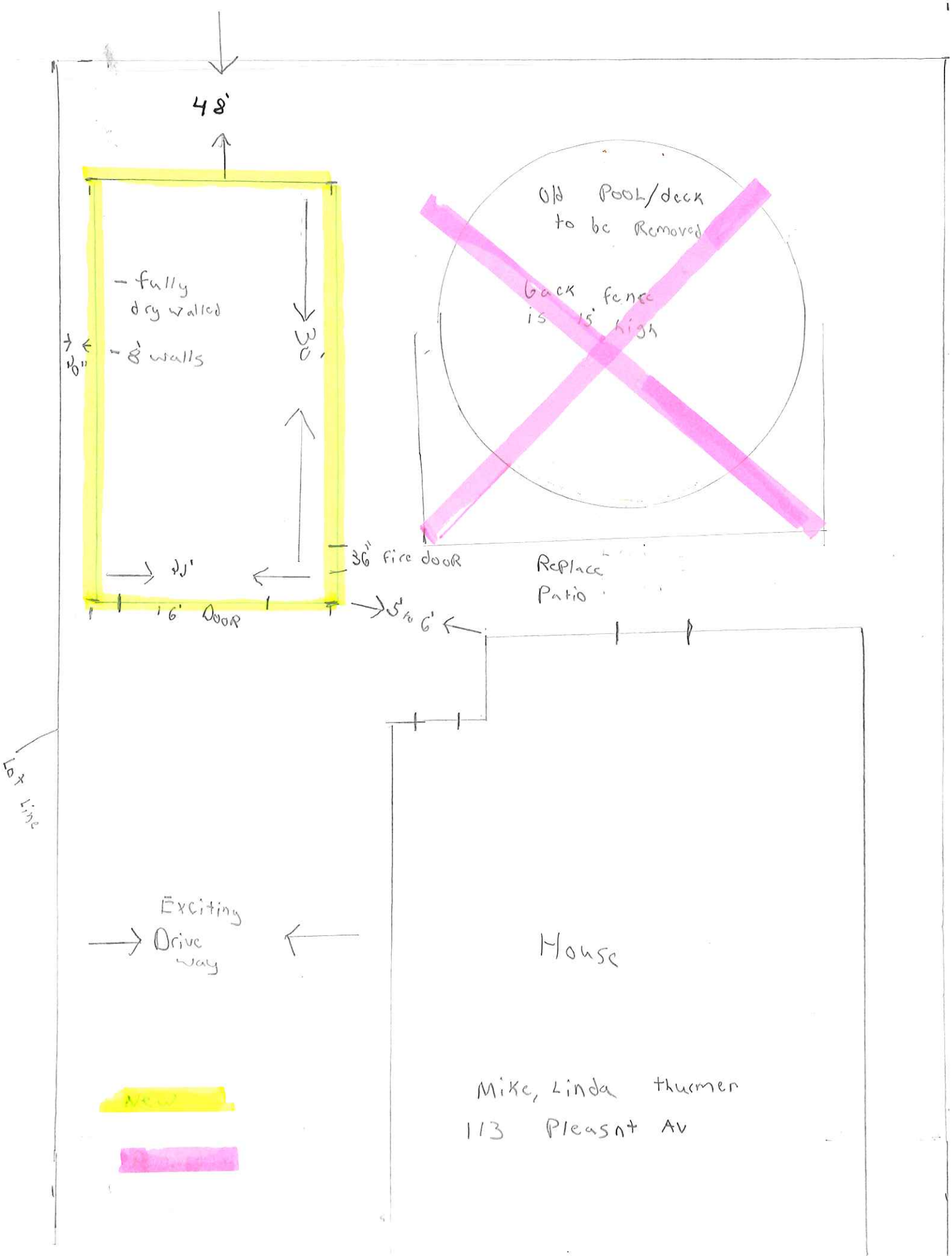
Zoning Ordinance Section Involved:
16.03 Residential DISTRICT (4) R-4 Central Area Single-Family (C)(IV)

Date presented to Zoning Board of Appeals: _____

VARIANCE: ☐ Granted ☐ Denied

Comments:

Signature of Applicant (s): Michael S Thurmer
By [illegible]


48'
- fully dry walled
- 8' walls
36" fire door
16' Door
5' to 6'
Old Pool/deck to be Removed
Back fence is 15' high
Replace Patio
Lot Line
Exciting Drive way
House
Mike, Linda thurmer
113 Pleasnt Av

0524-020
0524-019
0524-018
0524-064
0524-037
0524-065
0524-036
0524-035
0524-106
0524-107
0524-108
0524-109
S STATE ST
0524-118
0524-119
0524-120
0524-121
WALKER ST
PLEASANT AVE
ROW
0524-083
0524-112
WAUPUN
0524-111
0524-110
0524-126
0524-125
CHESTER
0524-124
0524-123
0524-122
W LINCOLN ST
0532-000
N
0
50
100
150ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.