



City of Waupun

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

"Wild Goose Center of Wisconsin"

January 6, 2016

TO: Zoning Board of Appeals Members

FROM: Susan Leahy, Zoning Administrator

SUBJECT: Zoning Board of Appeals meeting scheduled for Wednesday, January 13, 2016 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 November 11, 2015 meeting.
4. Review land survey and continuation of 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 November 11, 2015

1. Call to Order:
 - a. The Zoning Board of Appeals met at 4:30 p.m.
2. Roll Call:
 - a. Members Present: Frank Mesa, Richard Walters, Jon Dobbratz
 - b. Members Absent: Merlin Schouten & Mark Nickel
 - c. Also Present: Susan Leahy, Zoning Administrator, Joel White, Mike Thurmer, and Bryan - Anything & Everything Home Maintenance
3. Approve Minutes of October 7, 2015 meeting.
 - a. Motion by Dobbratz, seconded by Walters to approve the October 7, 2015 meeting minutes. Motion carried.
4. Public Hearing:
 - a. Mesa read Request: 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 South Grove Street and the parcel number is 292-1315-0432-047. Per Municipal Code Section 16.03(4)(b)(iv).
 - b. Property was annexed into the City as R-1 Residential.
 - c. Joel White stated that there currently is parking at the north side which is gravel and are looking at purchasing the property to the north for additional parking but per the ordinance it must be hard surfaced. He stated he is requesting the variance to either have gravel or crushed asphalt (recycled).
 - d. Walters asked if the trees will be removed. White stated yes they will be removed for the additional parking. Possibly 3 or 4 of the trees are to be saved and relocated.
 - e. Dobbratz commented that he doesn't think the intent of the code was to include semi-trailers. He doesn't know why when it was annexed why it was zoned R-1. He also stated that dust may be a problem from the gravel. White stated if there was high traffic there would be a lot of dust. They mainly drive-in and drop trailer. White stated he has not received any complaints regarding dust.
 - f. It was noted that the property across the street is zoned Commercial.
 - g. Walters asked the difference between crushed asphalt and gravel. White stated that the crushed asphalt would create less dust and the truck traffic would compact it more.
 - h. White stated the house north of the property is currently vacant. There are no residential properties to the east or west.
 - i. Dobbratz stated the variance should be granted but recommended a change to the ordinance with better clarification on types of trailers.
 - j. Dobbratz made a motion to approve the variance with a recommendation of using ground asphalt. Walters seconded.

- k. Mesa - Aye, Dobbratz - Aye, Walters - Aye.
- l. 3-Ayes, 0 Nays. Motion carried.

5. Public Hearing:

- a. Mesa read request: Mike & Linda Thurmer at 113 Pleasant Avenue to construct a 22'x30' detached garage that will be 1'-8" off side yard and 15' off Lincoln Street front yard. Per Municipal Code Section 16.03(4)(c)(iv).
- b. Walters stated the new structure will extend 8' closer to Lincoln St. than existing garage.
- c. Dobbratz stated the max size limit is 30% of rear yard and would it work to run the 30' length east-west.
- d. Bryan stated the garage will be shifted 1' closer to house but has shifted enough due to the fire code distance.
- e. Mesa asked the distance from Lincoln street curb line. Leahy stated the proposed garage would be 15' from property line on Lincoln Street.
- f. Thurmer stated the demoed swimming pool took up more room than the proposed garage.
- g. Mesa asked for any other discussion.
- h. Walters stated there was no opposition from neighbors.
- i. Thurmer stated he spoke with the neighbor to the east and they had no objections.
- j. Dobbratz made a motion to approve the variance for the detached garage with a 1'-8" side yard setback. Walters seconded.
- k. Dobbratz - Aye, Mesa - Aye, Walters - Aye
- l. 3 Ayes, 0 Nays. Motion Carried

6. Adjournment:

- a. Motion made by Walters to adjourn, seconded by Dobbratz.
- b. Meeting adjourned at 4:50 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

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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} ~~150.00~~ 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 up garage & replace w/a 22' x 24" (2) car garage. Would like to put up 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

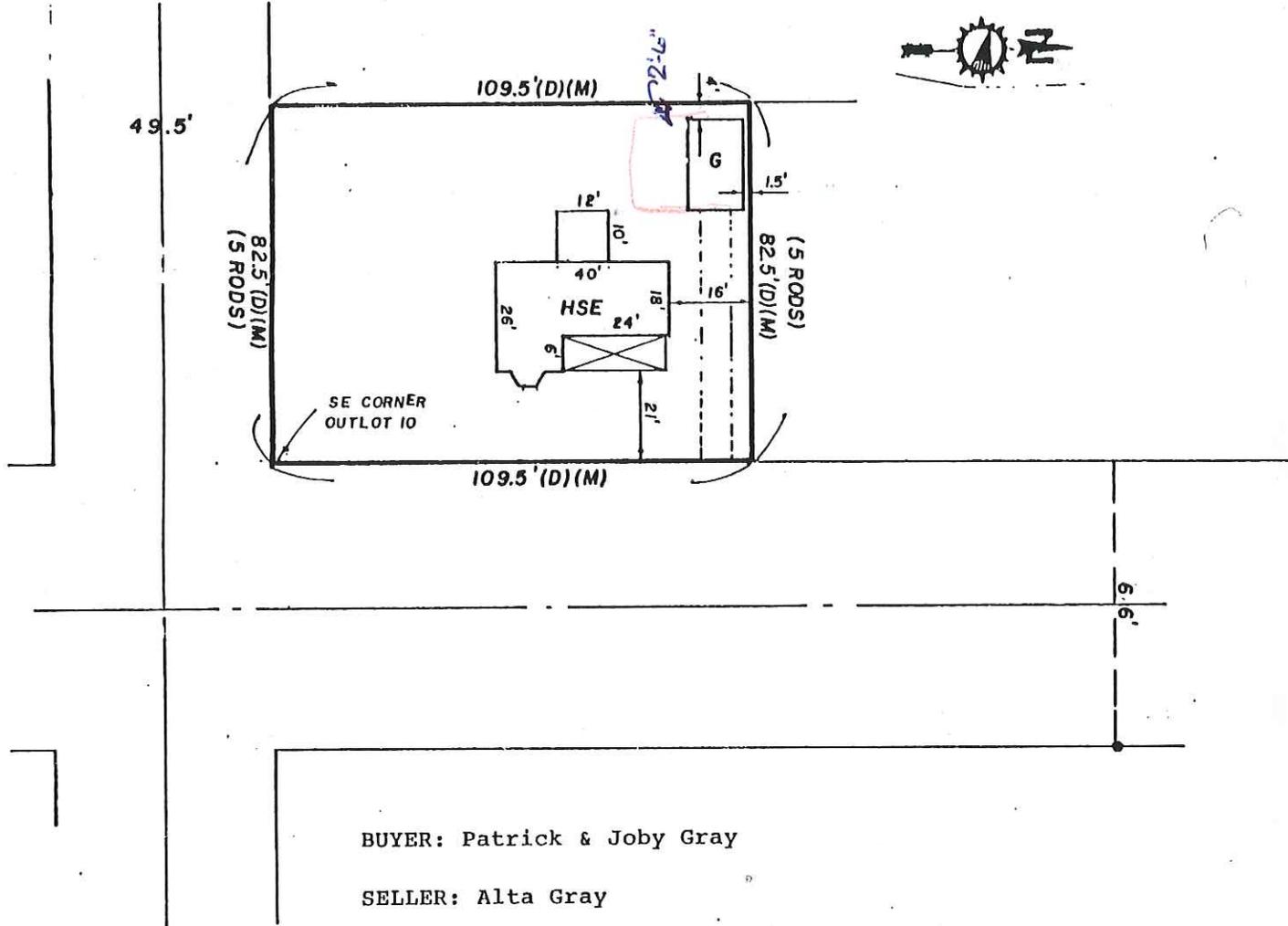
Central Engineers & Surveyors, Inc.

112 1/2 S. Spring St. P.O. Box 381
Beaver Dam, WI 53918
(414) 887-3127

45 Sheboygan St. P.O. Box 413
Fond du Lac, WI 54935
(414) 921-6432

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 POINT 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

