

# City of Waupun

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

*"Wild Goose Center of Wisconsin"*

May 16, 2016

**TO:** Zoning Board of Appeals Members

**FROM:** Susan Leahy, Zoning Administrator

**SUBJECT:** Zoning Board of Appeals meeting scheduled for Monday, May 23, 2016 at 4:30 p.m. in the Council Chambers, City Hall, Waupun.

## AGENDA

1. Recognition of Citizen appointed to Zoning Board of Appeals as approved by Common Council.
2. Recognition of Chairman to the Zoning Board of Appeals as approved by Common Council.
3. Recognition of Council Member to the Zoning Board of Appeals as approved by Common Council.
4. Call to Order
5. Roll Call
6. Approve minutes of the May 2, 2016 meeting. (will be distributed at the meeting)
7. Discuss / Approve Variance request of Nathan Landaal at 398 S. Watertown St. to construct a garage that will exceed the allowable height for a detached structure, per Section 16.03(4)(c)(iv).
8. Discuss / Approve Variance request of Jason & Emily Engelhardt at 612 S. Madison St. to build a new detached garage within 18" of their shared driveway lot line, per section 16.03(4)(c)(iv).
9. Discuss / Approve Variance request of City of Waupun at 701 County Park Rd. to allow 9' x 18' parking stalls in their parking lot. Section 16.14 requires parking stalls to be no less than 10' x 20'.
10. Adjournment

**Cc** Mayor & Common Council  
City Attorney  
Department Managers  
Media  
Nathan Landaal  
Jason & Emily Engelhardt

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.



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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 Monday, the 23<sup>rd</sup> day of May, 2016 at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. Nathan Landaal at 398 S Watertown St. to construct a garage that will exceed the allowable height for a detached structure. Per Section 16.03(4)(c)(iv).
2. Jason & Emily Engelhardt at 612 S. Madison St. to build a new detached garage within 18" of their shared driveway lot line. Per Section 16.03(4)(c)(iv).
3. City of Waupun at 701 County Park Rd. to allow 9' x 18' parking stalls in their parking lot. Section 16.14 requires parking stalls to be no less than 10' x 20'

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 May 11, 2016

Susan Leahy  
Zoning Administrator  
City of Waupun

(PUBLISH, May 16, 2016)

Fee: \$150.00 Paid: Cash Date: 5/10/16



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

## VARIANCE APPLICATION

From: Nathan Landaal  
(business name or individual)

Property Description and address:  
Residential home -> 399 S. Watertown St. ; Waupun

Variance Requested:  
I would like to build a garage that has the highest point of the garage roof at or below 17 feet. I would like the extra 2 feet so I can match the roofline of my house and give me as much headroom inside of the garage.

Zoning Ordinance Section Involved:  
General garage building requirements > Detached garage > 8. cannot exceed 15 feet in height

16.03(4)  
(c)(iv)

Date presented to Zoning Board of Appeals: 5-23-16

VARIANCE:  Granted  Denied

Comments:  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant (s): Nathan Landaal

# Nathan Landaal, Proposed Garage

## Legend

- Parcels
- Parcel Labels
- Lakes and Rivers
- Horicon Marsh
- Surrounding Counties
- 2012 Ortho Photo
  - RealBand\_1
  - OverBand\_2
  - BlueBand\_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

<p>0 10 20 30ft</p>	
<p>001-1-0-26</p>	

# Nathan Landaal, Proposed Garage

## Legend

-  Parcels
-  Parcel Labels
-  Lakes and Rivers
-  Wetland Marsh
-  Surrounding Counties
-  2012 Ortho Photo
-  RedBand\_3
-  GreenBand\_3
-  BlueBand\_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

	
DATE: 10/16/14 AM	TIME: 10:14 AM

Fee: \$150.00 Paid: \$150.00 Date: 4/22/2016



CITY OF WAUPUN  
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## VARIANCE APPLICATION

From: Jason & Emily Engelhardt 920-791-0009  
(business name or individual)

Property Description and address:  
u12 S. Madison St. - residential home, parcel  
0542-105

Variance Requested:  
We would like to build a new 2-car garage (22'x30')(detached) within 18" of our shared driveway lot line. Because of the angled lot line and our kitchen window, we have determined we can't ~~not~~ build the new garage any more behind the house without blocking the window or back door.

Zoning Ordinance Section Involved:  
16.02 (14a)(e)

Date presented to Zoning Board of Appeals:

VARIANCE:  Granted  Denied

Comments:

Signature of Applicant (s):  
Jason Engelhardt  
Emily Engelhardt



back yard

old garage

0542105

house

Kitchen window

30

-22-

Fee: \_\_\_\_\_ Paid: \_\_\_\_\_ Date: \_\_\_\_\_



**CITY OF WAUPUN**  
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# VARIANCE APPLICATION

From: City of Waupun  
(business name or individual)

Property Description and address:  
701 County Park Rd (Waupun Family Aquatic Center)  
\_\_\_\_\_  
\_\_\_\_\_

Variance Requested:  
9' x 18' parking stalls  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

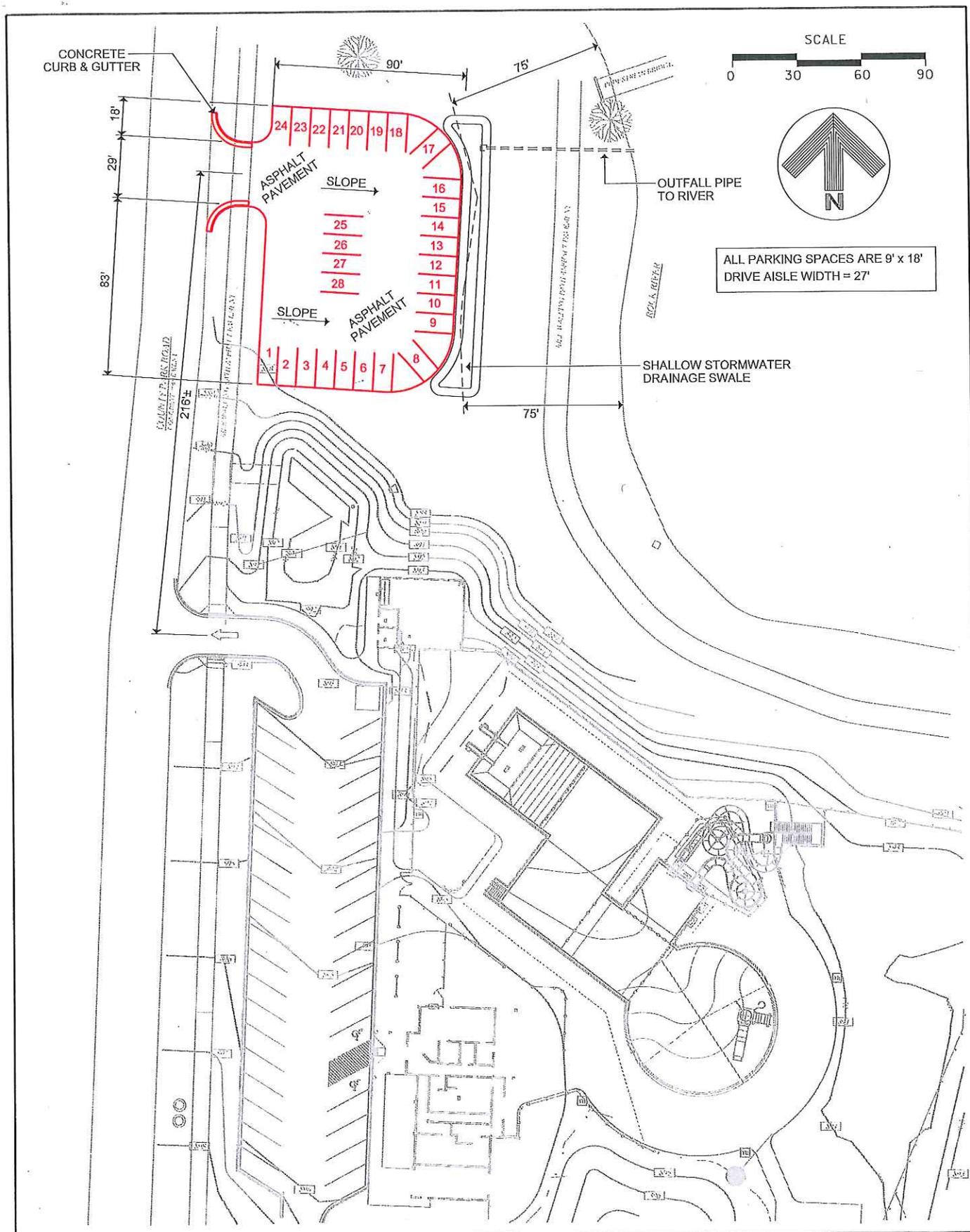
Zoning Ordinance Section Involved:  
16.14 (2) Each regular parking stall shall be no less than 10 feet in width and 20 feet in length with a total square footage not to be less than 200 square feet. Parking stalls to accommodate handicapped persons shall be designed with dimensions and area in accordance with State law.  
\_\_\_\_\_  
\_\_\_\_\_

Date presented to Zoning Board of Appeals: \_\_\_\_\_

VARIANCE:                     Granted     Denied

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant (s): \_\_\_\_\_  
\_\_\_\_\_



CONCRETE CURB & GUTTER

SCALE  
0 30 60 90



ALL PARKING SPACES ARE 9' x 18'  
DRIVE AISLE WIDTH = 27'

SHALLOW STORMWATER DRAINAGE SWALE

CONCEPTUAL PLAN

AQUATIC CENTER PARKING LOT ADDITION  
City of Waupun  
Fond du Lac County, WI

FILE NO.  
00212056  
SHEET  
1

**MSA**  
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