

Zoning Board of Appeals
Minutes of the July 30, 2013 meeting
(Draft)

1. Call to Order:
The Zoning Board of Appeals met at 4:50 p.m.

2. Roll Call:
Members present: Frank Mesa, Richard Walters, Steve Bastian, Jason Steinbach
Members Absent: Merlin Schouten
Also present: Mary Kay Vogel, Richard Flynn, Jim Dillie and Karen Dillie

3. Approve minutes of June 25, 2013 meeting. Motion by Steinbach, seconded by Walters to approve the June 25, 2013 meeting minutes. Motion carried unanimously.

4. Public Hearing - Variance request of Jim Dillie at 25 S. Forest Street to reduce the front yard setback from 20' to 13'. Municipal Code Section 16.03(5)(c)(ii).

5. Public Hearing - Variance request of Jim Dillie to reduce the side yard setback from 6' to 3'. Municipal Code Section 16.03(5)(c)(ii).

Mesa read the notices. Applicant stated that the benefit of the variance is a first floor bathroom and an enlarged kitchen. Chairman stated that the Board is not there to change the rules. There was discussion about the ordinance needing to be reviewed by Council, as there are many existing older, smaller lots. No comments were received for or against request. Vision triangle was reviewed and determined to not be an issue. Neighbor's garage will be 6 to 8 feet away from bathroom addition. Bathroom is intended to accommodate aging owners, as the only bathroom is on the second floor.

Motion by Bastian to allow a 13' front yard setback and a 3' side yard setback, seconded by Steinbach. Roll call:

Ayes: Walters, Bastian, Steinbach,

Nays: Mesa

Motion carried.

6. Adjournment - Motion by Bastian, seconded by Steinbach to adjourn. Meeting adjourned at 5:05 p.m.

Mary Kay Vogel
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 Tuesday, the 8th day of October, 2013 at 4:00 o'clock in the P.M., there will be considered the application for a Variance of:

1. Neil Gleason at 628 Park Street to construct a detached garage that will be 0' from the lot line to the overhang, per Municipal Code Section 16.03(4)(c)(iv).
2. Steve & Vanessa Bastian at 728 Grace Street to construct a garage addition onto an attached garage which will be 3' from the overhang to the property line, per Municipal Code Section 16.03(4)(c)(ii)

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 25th day of September, 2013

Mary K Vogel
Zoning Administrator
City of Waupun

(PUBLISH, October 1, 2013)

Memo

Date: September 23, 2013

To: Zoning Board of Appeals

From: Mary Kay Vogel

RE: Request to vary setbacks for garage addition at 628 Park Street

The parcel is zoned R-4 CENTRAL AREA SINGLE-FAMILY RESIDENTIAL DISTRICT.

Side setback for accessory structures is a minimum of three feet.

Proposed addition of garage is 0' from the lot line to the overhang.

Action required: Review and grant, conditionally grant or deny variance or variances.

Fee: \$150.00

Paid:

Date:



CITY OF WAUPUN

201 E. Main Street

WAUPUN, WISCONSIN 53963

VARIANCE APPLICATION

From: Neil Gleason & Deborah Jabas - 920-210-4970
(business name or individual) 324-2835

Property Description and address:

628 Park Street, Waupun
Park Lawn Addition - PB # 360

Variance Requested:

At present the overhang of the garage roof falls exactly on the property line to the east. We are requesting that the overhang of the new garage fall in the same place (on the property line). Our neighbor to the east, Efrain Gardiola has no concerns with this and has give his verbal approval for this.

Zoning Ordinance Section Involved:

16.03 (4) (c) (iv)

Date presented to Zoning Board of Appeals:

VARIANCE: Granted Denied

Comments:

Signature of Applicant (s):

Neil Gleason & Deborah Jabas

Fond du Lac County, WI



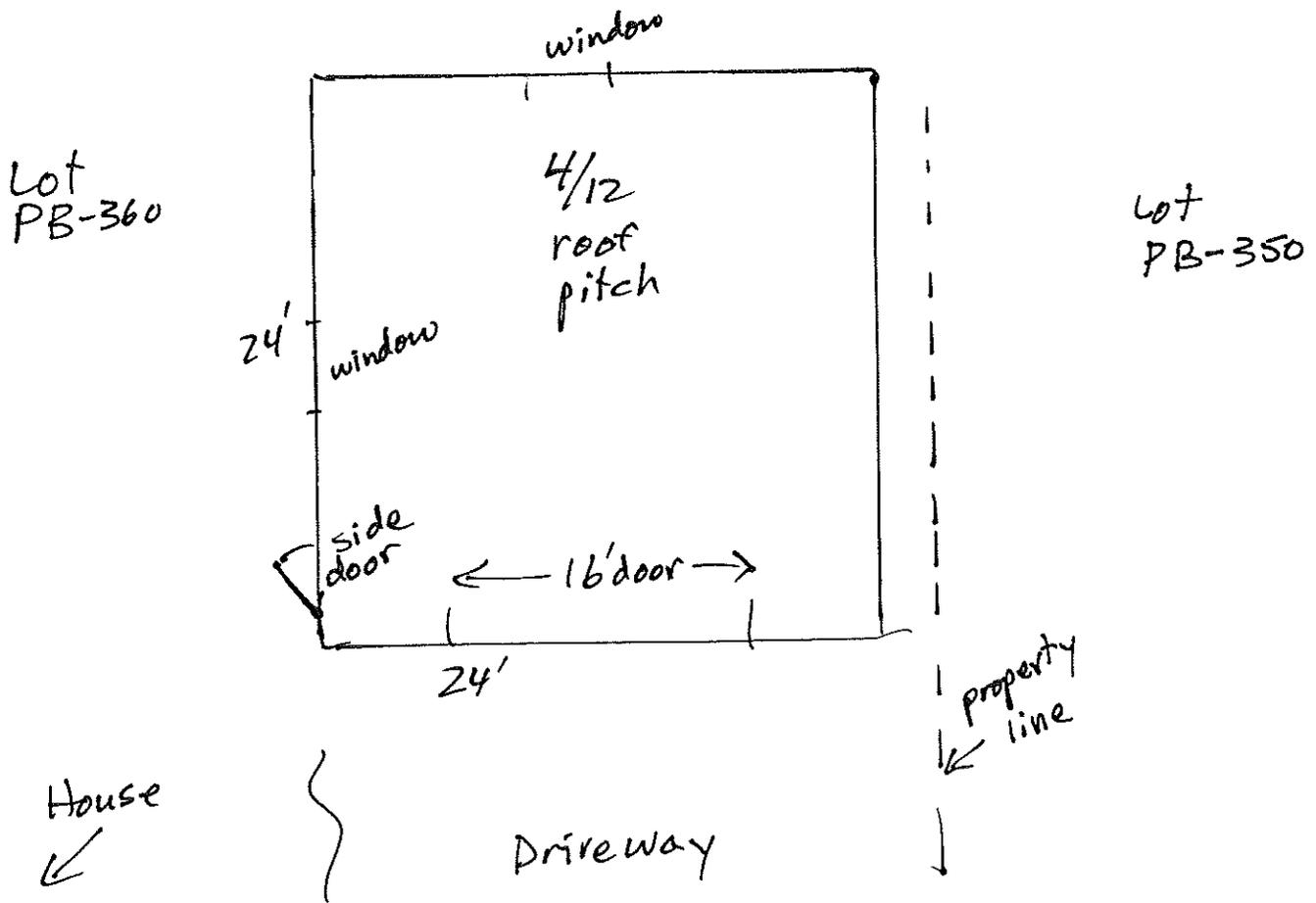
Disclaimer: The information displayed on this map was obtained from the Fond du Lac County Geographic Information System (GIS) and is intended to be used as a reference only. Fond du Lac County assumes no liability for the accuracy of this map or any use or misuse of its content. If you discover any discrepancies on this map please contact the Land Information Department.

Map Scale
1 inch = 62 feet
8/14/2013

To: City of Waupun
From: Neil Gleason
628 Park St 324-2835
(Lot PB-360)
Re: Building permit for Garage

I am seeking to demolish my present garage and build a new 2-car garage. This would meet all general garage building requirements. However, I have asked for a variance regarding the east side overhang to allow it to be in its present position (on or within a foot of the property line). My neighbor to the east has no problem with this.

Below is a sketch of the proposed garage:



Memo

Date: September 23, 2013

To: Zoning Board of Appeals

From: Mary Kay Vogel

RE: Request to vary setbacks for garage addition at 728 Grace Street

The parcel is zoned R-4 CENTRAL AREA SINGLE-FAMILY RESIDENTIAL DISTRICT.

Side setback for principal structures is a minimum of six feet.

Proposed addition of garage is 3' from the lot line to the overhang.

Action required: Review and grant, conditionally grant or deny variance or variances.

Fee: \$150.00

Paid:

Date:

9/15/13



CITY OF WAUPUN

201 E. Main Street

WAUPUN, WISCONSIN 53963

VARIANCE APPLICATION

From: STEVE + VANESSA BASTIAN

(business name or individual)

Property Description and address:

SINGLE FAMILY HOME

728 GRACE ST WAUPUN, WI 53963 DOGGE COUNTY

Variance Requested:

WE PROPOSE A GARAGE ADDITION WHICH WOULD EXTEND THE STRUCTURE 10 FT FROM ITS CURRENT POSITION. THIS WOULD MAKE THE OVERHANG 3-4 FEET FROM THE PROPERTY LINE. THE ADDITION IS ON THE EAST SIDE OF OUR HOME

Zoning Ordinance Section Involved:

16.03 (4)(ii)

16.03 (4)(e)(ii)

Date presented to Zoning Board of Appeals:

VARIANCE:

Granted

Denied

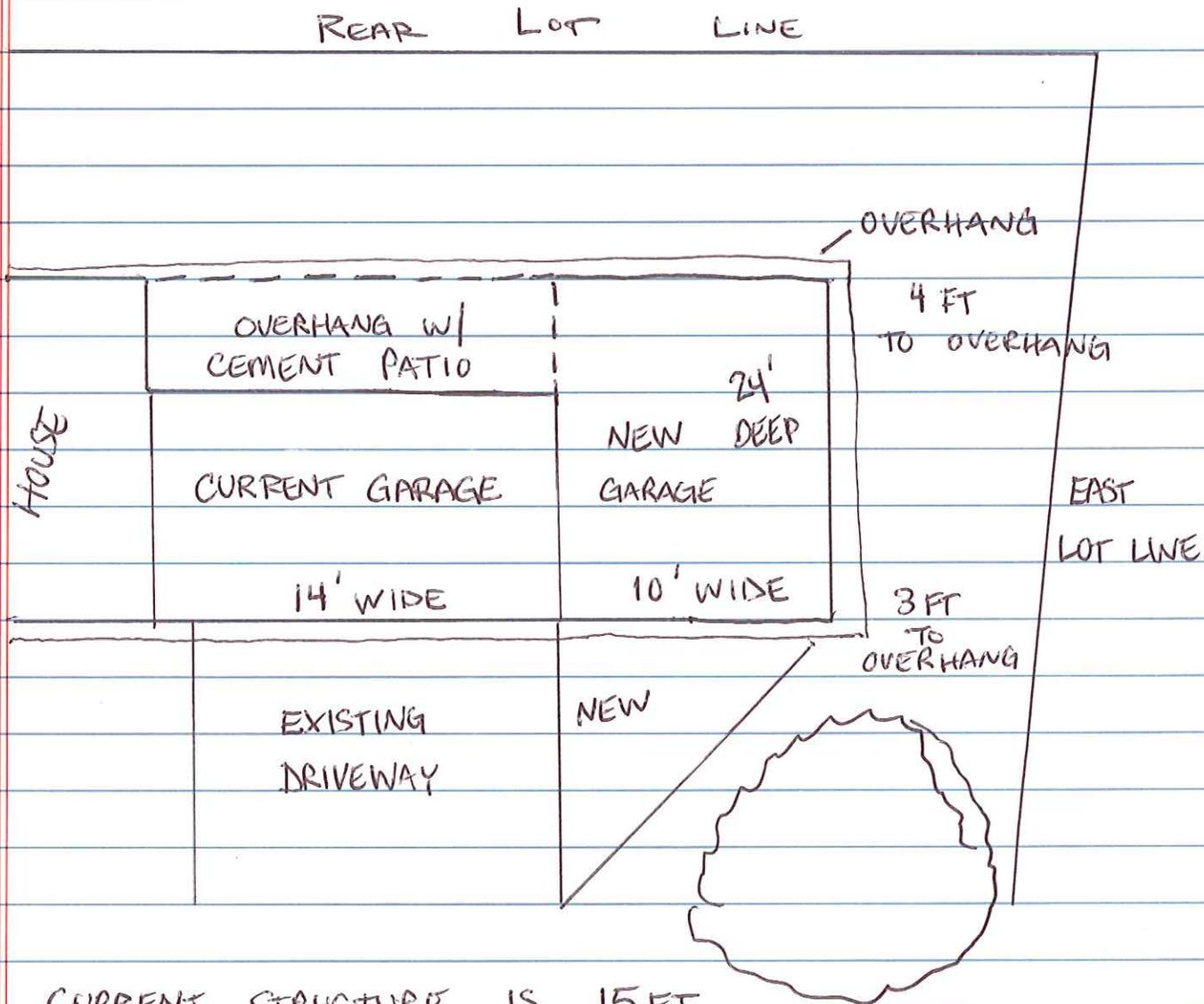
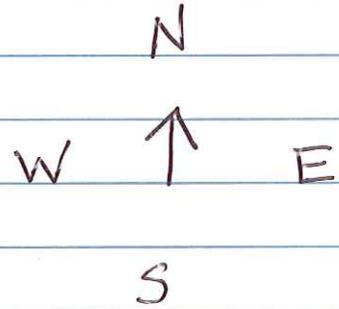
Comments:

Signature of Applicant (s):

Steve Bastian

(920)-410-5504 STEVE BASTIAN

* NOT TO SCALE



CURRENT STRUCTURE IS 15 FT FROM EAST LOT LINE. PROPOSED WOULD BE 5 FT FROM LOT LINE AT BASE OF STRUCTURE ALSO HAVE A 2 FT OVERHANG.