

ZONING BOARD OF APPEALS
Minutes of the June 25, 2013 meeting
(**DRAFT**)

1. Call to Order:
The Zoning Board of Appeals met at 5:00 p.m.

2. Roll Call:
Members present: Frank Mesa, Richard Walters, Steve Bastian, Merlin Schouten
Members Absent: Jason Steinbach
Also present: Mary Kay Vogel, Kyle Clark, Andy Glewen, Ryan Sawall and Tonya Gubin.

3. Approve minutes of February 12, 2013 meeting. Motion by Bastian, seconded by Walters to approve the February 12, 2013 meeting minutes. Motion carried unanimously.

4. Public Hearing - Variance request of Consolidated Construction Company Inc., at 204 Shaler Drive for the following:
 - a. Change the zoning requirement for parking size from 10' x 20' to 9' x 18'.
 - b. Change the zoning requirement for parking count to 1 space per room.

Mesa read the notice. Applicant stated that the size of the stalls in their other hotels have been 9" x 18' and are adequate. The 25' aisle was also discussed. The proposed 75 stalls will meet the requirements for the 63 guest rooms and 9 employees, but the future expansion requires the variance request. There was discussion about the ordinance needing to be reviewed as there are 9' x 18' stalls existing at the hospital and high school. The City stated that to accommodate the required number and size of stalls would require the street to be moved. No comments for or against request have been received.

Motion by Bastian to allow parking stalls to be 9' x 18' and to reduce the parking spaces to one space per room, seconded by Schouten. Roll call: 4 Ayes, 0 Nays. Motion carried unanimously.

5. Adjournment - Motion by Bastian, seconded by Schouten to adjourn. Meeting adjourned at 5:12 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 30th day of July, 2013 at 4:45 o'clock in the P.M., there will be considered the application for a Variance of:

1. Jim Dillie at 25 S. Forest Street to reduce the front yard setback from 20' to 13'. Per Municipal Code Section 16.03(5)(c)(ii)
2. Jim Dillie to reduce the side yard setback from 6' to 3', per Municipal Code Section 16.03(5)(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 17th day of July, 2013

Mary K Vogel
Zoning Administrator
City of Waupun

(PUBLISH, July 23, 2013)

324-7917

Fee: \$150.00

Paid: #4415

Date: 6/14/13



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

VARIANCE APPLICATION

From: *Jim Dillie*

(business name or individual)

Property Description and address:

*25 S. Forest St,
Waupun, WI 53963*

Variance Requested:

*Would like to add 3' wider on 2 sides
of the front porch. With a 20' variance to a 13' variance*

*Would like to add an addition to the
back side of ^{House} for a bathroom & kitchen 7' X 24'
With a 6' variance to a 3' variance*

Zoning Ordinance Section Involved:

*16.03(5)(c)(ii)
~~16.03(5)(d)~~*

Date presented to Zoning Board of Appeals:

VARIANCE: Granted Denied

Comments:

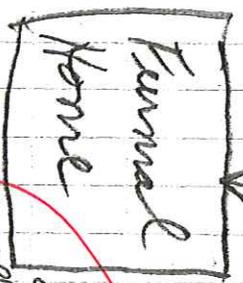
Signature of Applicant (s):

Jim Dillie

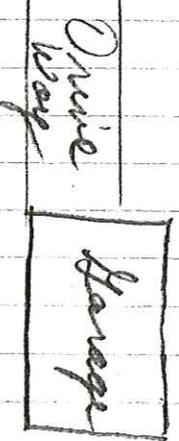
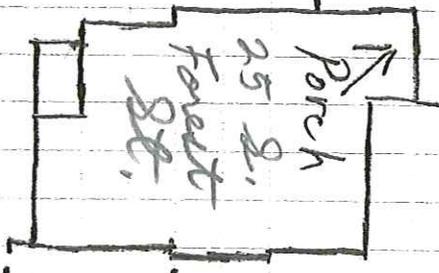
Tim Dillie
25 S. Forest St
Wapleson
324-4603



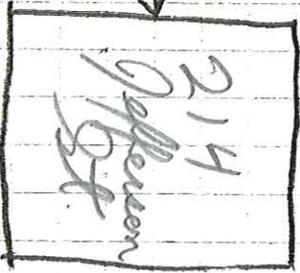
S. Forest St



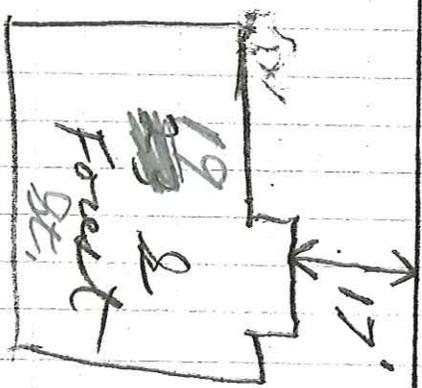
Would like to
go from a, average
of 26' variance
to a 13' variance



Drive Way



Wapleson St



Would like to go from
a 6' variance to
a 3' variance for
addition to house

Memo

Date: July 5, 2013
To: Zoning Board of Appeals
From: Mary Kay Vogel
RE: Request to vary setbacks at 25 South Forest Street

The parcel is zoned R-5MIXED RESIDENTIAL DISTRICT.

Variance request is for a street yard and a side yard setback reduction.

16.03 (5) (e) states: Have a front yard setback, which is no less than that of both adjoining structures, a rear yard setback of 25 feet, and a side yard setback of 6 feet;

This property has two front yards. The setback from Forest Street is required to be the average of 14' and 17', which is 15' 6". The proposed setback of 17' would require a 1' 6" variance. The setback from Jefferson Street would be the average of 22' and 18', which would be 20'. The proposed setback of 13' would require a 7' variance.

The side yard setback of 3' would need a 3' variance from the 6' required side yard setback.

In this case the definition of vision clearance triangle may be considered, but the setback required is less than 30 feet.

VISION CLEARANCE TRIANGLE. (Ord. 99-15) In each quadrant of every street intersection there shall be designated a vision clearance triangle, bounded by the street curb lines and a line connecting them 30 feet from their intersection. Within the triangle no obstruction shall be allowed above a height of 2½ feet above the street if it obstructs the view across the triangle. This restriction shall not apply to posts, wire fences, or where the required setback is less than 30 feet.

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