

City of Waupun

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

"Wild Goose Center of Wisconsin"

November 13, 2017

TO: Zoning Board of Appeals Members

FROM: Susan Leahy, Zoning Administrator

SUBJECT: Zoning Board of Appeals meeting scheduled for Monday, November 20, 2017 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 6, 2017 meeting.
4. Discuss / Approve Variance request of Steven & Teri Gunn at 395 Fond du Lac St. to extend the front porch 4 feet for a total of 10 ft. and enclose it per Municipal Code Section 16.03(4)(c).
5. Discuss schedule for future meetings.
6. Adjournment

Cc Mayor & Common Council
City Attorney
Department Managers
Media
Steven & Teri Gunn

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 6, 2017

1. Call to Order:
 - a. Chairman Mesa called The Zoning Board of Appeals meeting at 4:32 p.m.
2. Roll Call:
 - a. Members Present: Frank Mesa, Mark Nickel, Jon Dobbratz, Mike Matoushek, Jr., Dick Walters, & Merlin Schouten
 - b. Members Absent: None
 - c. Also Present: Susan Leahy, Zoning Administrator, Scott Stangel, Quality State Oil, & Cal Hermann, Owner
3. Approve Minutes of September 20, 2017 meeting.
 - a. Schouten made a motion to approve the September 20, 2017 meeting minutes with changes under 4.e. Nickel should be capitalized, Dobbratz seconded. Motion carried.
4. Public Hearing:
 - a. Mesa read Request: Discuss/Approve Variance request of Heritage Ridge Travel Center at 1705 Shaler Drive, to amend a Variance approved on March 29, 2017 for a pedestal sign that will exceed the required square footage.
 - b. Mesa asked for an explanation of variance.
 - c. Stangel stated there was confusion in the original drawing on the upper left side it stated 344 square feet total when it was drawn as 454 square feet. The sign height is not changing on the size. Stangel presented the board with the correct drawing which is actually 500 square feet. Federal increased the "Wild Goose" signage. When developing the sign sizes they look at the speed of traffic and distance/visibility of signage. Stangel stated they are requesting the signage at 500 square feet in lieu of the 344 square feet.
 - d. Mesa stated he does not see any problems with sign.
 - e. Dobbratz asked about the size of billboard signs.
 - f. Leahy stated they are larger.
 - g. Mesa asked for any discussion.
 - h. Matoushek made a motion to approve the 500 sf pedestal signage. Schouten seconded.
 - i. Mesa - Aye, Dobbratz - Aye, Walters - Aye, Matoushek - Aye, Schouten - Aye, Nickel - Aye
 - j. 6-Ayes, 0 Nays. Motion carried.
5. Other Business
 - a. Leahy brought to the board's attention another Variance request for a property on Fond du Lac Street and verified Monday, November 20th meeting date.
6. Adjournment:

- a. Dobbratz made a motion to adjourn, Matoushek seconded.
- b. Meeting adjourned at 4:41 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 Monday, the 20th day of November, 2017 at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. Steven & Teri Gunn at 395 Fond du Lac St. to extend their porch 4 feet for a total of 10 ft. and enclose it, per Municipal Code Section 16.03(4)(c).

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 November 9, 2017

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH, November 13, 2017)

Fee: \$150.00 Paid: _____ Date: 11-1-2017



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

VARIANCE APPLICATION

From: Steven + Teri Gunn 920-642-0496
(business name or individual)

Property Description and address:

S33 T14N R15E North Ward Outlots Beg at A PT 341' W of SE COR
O.L. 23 NELY 261' NWLY 305.5' SWLY 57' SELY 325' NELY 70' TO
BEG (860073) 395 Fond du Lac St. Waupun.

Variance Requested:

To extend our current 6' porch 4 more feet for a total
of 10' and enclose it. so the 4' would need the
variance approval.

Zoned R-4 Single-Family

Zoning Ordinance Section Involved:

Set back distance on Class 1 highway, 100-feet, except
in platted subdivision, where the setback
distance shall be 30 feet from the right-of-way
line.

11.03(4)(c)

Date presented to Zoning Board of Appeals: _____

VARIANCE: Granted Denied

Comments:

Signature of Applicant (s):

Steven R Gunn
Teri L Gunn

- (i) The parking of commercial vehicles except for cars, pickup trucks and vans in residential zoned district is prohibited.


(4) R-4 CENTRAL AREA SINGLE-FAMILY RESIDENTIAL DISTRICT.

(a) Purpose. The R-4 District is intended to provide for single-family dwellings in areas of older subdivisions with smaller lot sizes. The District is also intended to provide an area protected from traffic hazards and protection from conversions to two-family or multifamily units.

(b) Permitted Uses. The following uses are permitted within an R-4 District:

- (i) Single-family dwellings; and
- (ii) Uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of a business.
- (iii) The parking of commercial trailers (job trailers) provided that: (Ord. 02-02)
 - a. Trailers may be parked in a private garage.
 - b. Trailers must be of enclosed type trailers.
 - c. No outside storage of wood or building materials is allowed.
 - d. If trailers are stored outside, they must be placed on a hard surface area i.e. asphalt, concrete.
 - e. No trailer may be parked beyond the front yard setback line of the principal building.
- (iv) Off-street parking of motor vehicles not defined as a recreational vehicle is permitted in the street front yard in the Residential Districts on a hard surface area, providing the drive area and such parking does not intrude into a required vision triangle. (Ord. 04-06)
- (v) Museums, exclusive of outdoor exhibits. (Cr. #12-01-A)

(c) Requirements. In order to be considered a conforming lot or structure within an R-4 District, a lot or structure must:

- (i) Have a minimum lot size of 6,000 square feet per family and a minimum lot width of 42 feet;
-  (ii) 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;
- (iii) Not exceed a maximum principal building height of 35 feet; and

Letter of Intent

November 1, 2017

To: City of Waupun-Zoning Board of Appeals

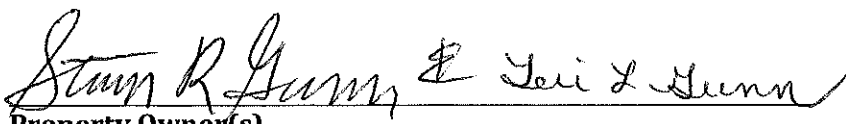
Due to remodeling limitations restricted by the city zone ordinance to have a setback of 30' from the right of way line, we are petitioning for a 4-foot variance to be allowed on the west side of our home, which abuts from the existing porch. This will be a remodel along with the porch structure, amending this as a portion of our home. The total footage will be 24 feet across (width of home) by 10 feet extended (6 feet existing porch plus 4-foot allowance).

In order to qualify this, the city ordinance also states that there is a hardship for requesting such an action. We looked at the back of the home to consider adding on. We are not able to add the square footage there due to the ordinance of not building 10 feet from a detached garage. If that were to even be a possibility the entire layout of the home would need to be refigured resulting in extreme expense that would not be recouped. The cost of this would be at least double of this plan.

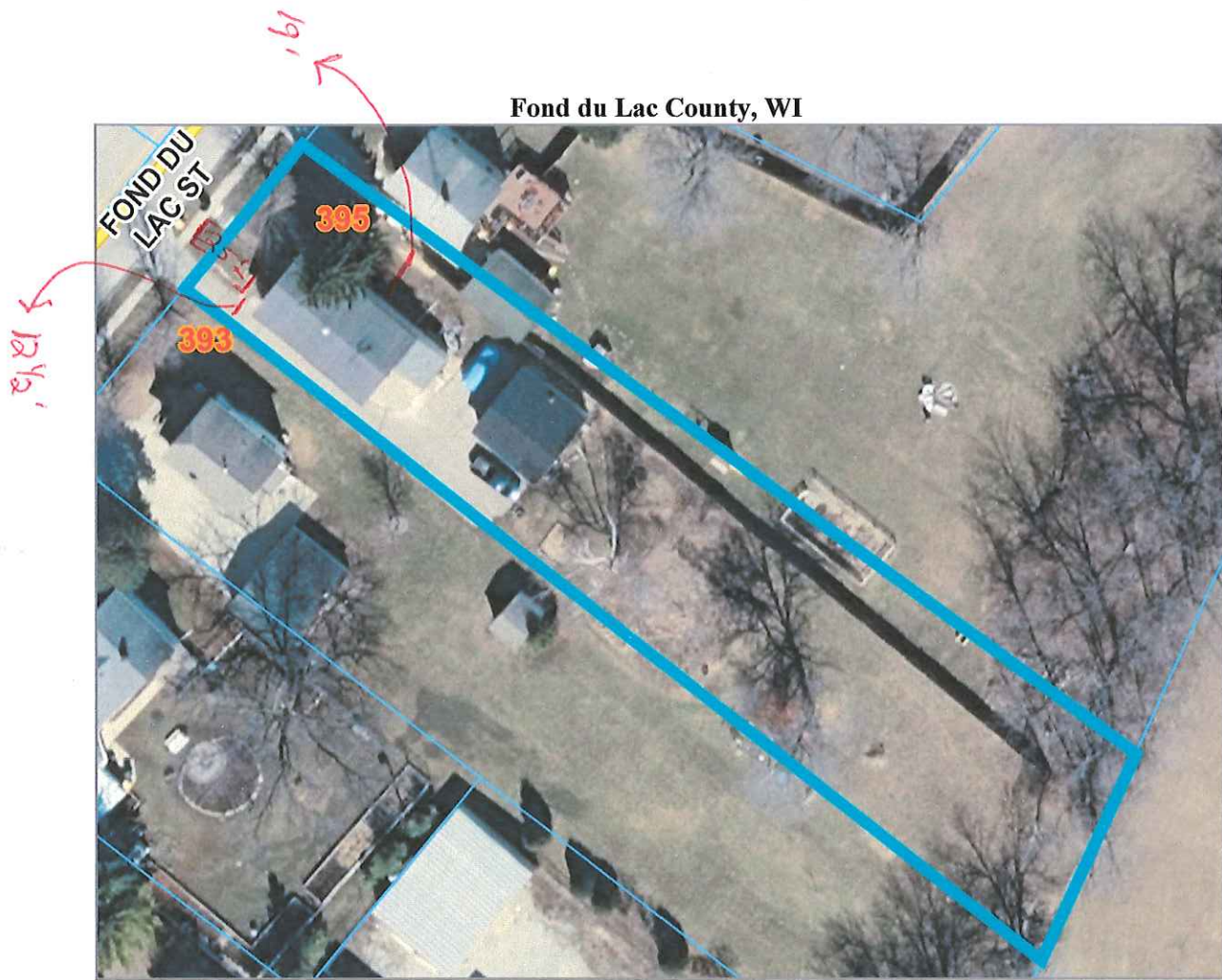
The reasoning for adding more space is the fact that our four children currently living at home are getting older and our common living space is only 11x14 with several doors coming off of it. The result is that there is not adequate space and reconfiguring will improve total flow through and usable space. Secondly, one of us is in a position to be able to work some from home. This needs a dedicated work space so as to be able to do that. Thirdly, we are both going to be likely caregivers for our widowed mothers as they need it. So once the children move out we will still need that space to help provide for that care. We have already added bedroom space and bathroom in the basement to make our formerly 900 sq. ft. home have about 1320 sq ft. By adding the @240 sq. ft. it will give us a common living space of 20'x 14' allowing us increased room for children living at home and for our other 2 when they come to visit. In addition, there would also be a workable office space of @10 x10.

Signed under seal this 1st of November, 2017.

Yours very truly,


Property Owner(s)
Steven R. Gunn Teri L. Gunn

Fond du Lac County, WI



Parcel Number	WPN-14-15-99-OV-023-04	Site Address	395 FOND DU LAC ST
Owner	GUNN, STEVEN R; GUNN, TERI L	Municipality Code	20292
Mailing Address 1	395 FOND DU LAC ST	Municipality	CITY OF WAUPUN
Mailing Address 2		PLSS Location	
Mailing City	WAUPUN	Acres	0.399
Mailing State	WI	Legal Description	Refer to the source document for actual legal description. S33 T14N R15E NORTH WARD OUTLOTS BEG AT A PT 341' W OF SE COR O.L. 23 NELY 261' NWLY 305.5' SWLY 57' SELY 325' NELY 70' TO BEG (860073)
Mailing Zip	53963		



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 50 feet
 11/1/2017

← distance from neighbor on left driveway to home is 19'

12 1/2'
← additional investigations

135'-9"