



"Wild Goose Center of Wisconsin"



City of Waupun

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

September 5, 2018

TO: Zoning Board of Appeals Members

FROM: Kunkel Engineering, Zoning Administrator

SUBJECT: SPECIAL Zoning Board of Appeals meeting scheduled for **Wednesday, September 12, 2018 at 4:00 p.m.** in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the August 30, 2018 meeting.
4. Discuss / Approve variance request of Heather Nagel at 509 Bronson St. to construct an attached garage that will be 1 foot off the side and rear property line. Municipal Code Section 16.03(4)(c)(ii) requires a rear yard setback of 25 feet and a side yard setback of 6 feet in the R-4 zoning district.
5. Adjournment

Cc Mayor & Common Council
City Attorney
Department Managers
Media

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 Meeting August 30, 2018
(Draft)**

1. Chairman Mesa called The Zoning Board of Appeals meeting at 4:00p.m.
2. Members present on roll call are Chairman Frank Mesa, Nancy Vanderkin, Dylan Weber, and Jon Dobbratz

Also in attendance was Zoning Administrator, John Lust and Public Works Director, Jeff Daane.

3. Motion Dobbratz, second Weber, to approve the August 15, 2018 meeting minutes of the Zoning Board of Appeals. Motion carried, unanimously.
4. Public Hearing - Variance request from the City of Waupun for a vacant lot on Washington Ave. located to the south of the shared driveway access with Jimmy John's to vary the required side yard setback from 20' to 15' to preserve a large oak tree on the property. Municipal Code Section 16.04(4)(c)(ii) requires a 20' side yard setback in the B-4 Zoning District. Jeff Daane explained that there is a large tree that the developer wishes to save, in light of losing the majority of the other trees on the property due to the storms this week. There is an easement on that side of the property as well. No further facts were presented for or against the case, so Chairman Mesa closed the hearing and called for a motion.

Motion by Dobbratz, seconded by Vanderkin to approve the variance as requested. Motion carried, unanimously.

5. There will be a special meeting for another variance application that was submitted on 8/27/18. The meeting will be scheduled for Wednesday, September 12 at 4:00 p.m.
6. Motion by Dobbratz, seconded by Weber to adjourn the meeting. Motion carried, meeting adjourned at 4:07 p.m.

Minutes submitted by:

Trista Steinbach, Administrative Assistant



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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 12th, day of September, 2018 at 4:00 o'clock in the P.M., there will be considered the application for a Variance of:

1. Heather Nagel at 509 Bronson St. to build an attached garage that will be 1 foot off the side and rear lot lines. Municipal Code Section 16.03(4)(c)(ii) states that properties must have a rear yard setback of 25 feet and a side yard setback of 6 feet.

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 30, 2018

Rob Froh
Zoning Administrator
City of Waupun

(PUBLISH, September 5, 2018)

Fee: \$150.00 Paid: ☒ # 3031 Date: 8-27-18



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

VARIANCE APPLICATION

From: Heather Nagle
(business name or individual)

Property Description and address:

509 Bronson St Waupun
(Legal description attached)

Variance Requested:

Build garage 10' 2" wide x 24' length. 1 foot off
driveway property line East side. 75 Side
Hardship requested - attached garage with living space
as 3rd bedroom.

Zoning Ordinance Section Involved:

Southward of waupun

Date presented to Zoning Board of Appeals: _____

VARIANCE: ☐ Granted ☐ Denied

Comments: _____

Signature of Applicant (s): Heather J. Nagle

From: [Trista Steinbach](#) >

To: [Heather J Nagle](#) >

[Hide](#)

TS

509 Bronson St.

August 21, 2018 at 4:07 PM

Legal Description

PT OL 65 SOUTH WARD BEG 111.5 FT S & 112 FT E OF NW COR SD OL
TH E 48 FT TH S 73 FT TH W 48 FT TH N 76 FT TO POB

Trista Steinbach

City of Waupun

201 E Main St

Waupun, WI 53963

(920) 324-7917

509 Branson St.
Waupek

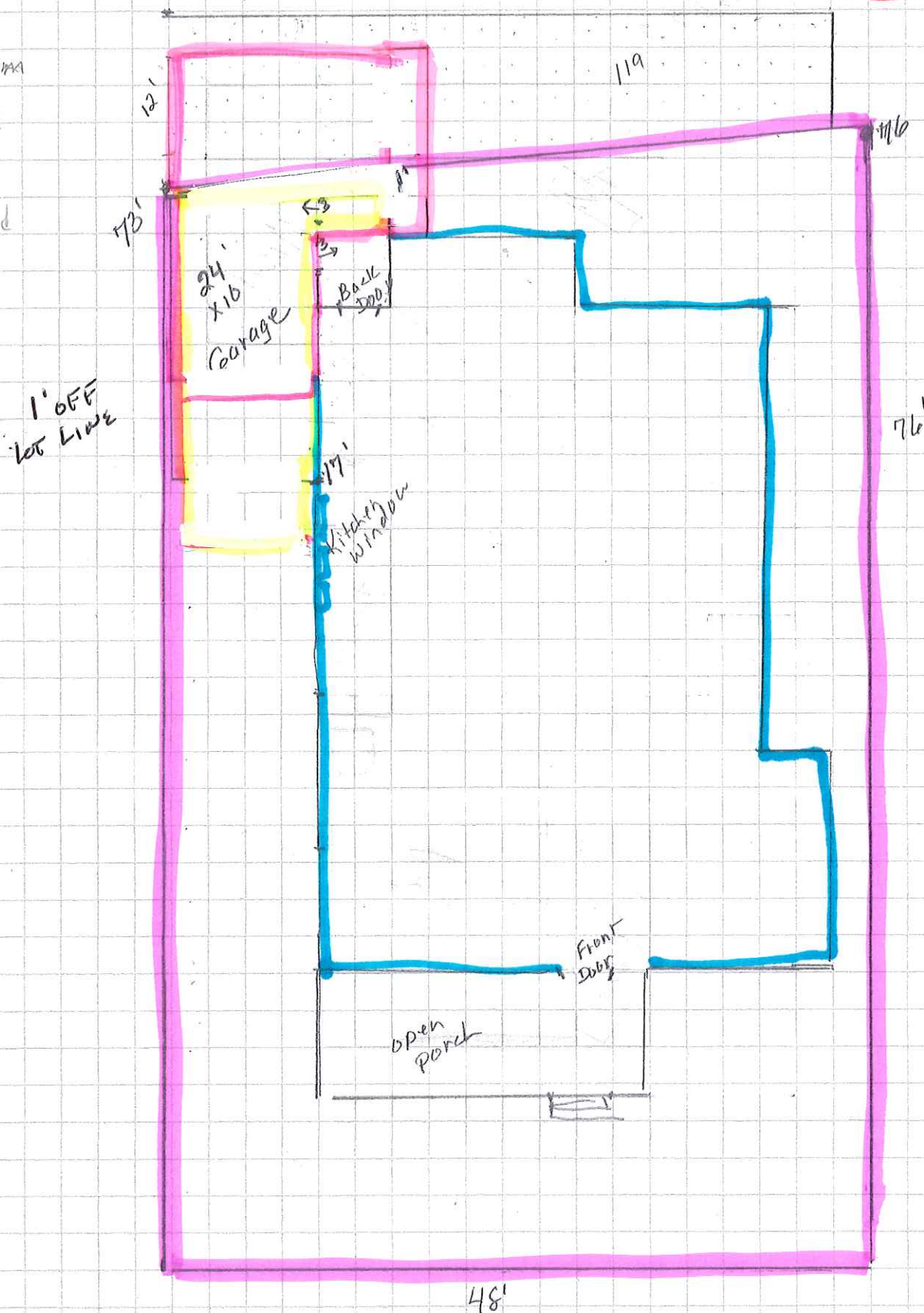
$2\frac{1}{2}$ per 24

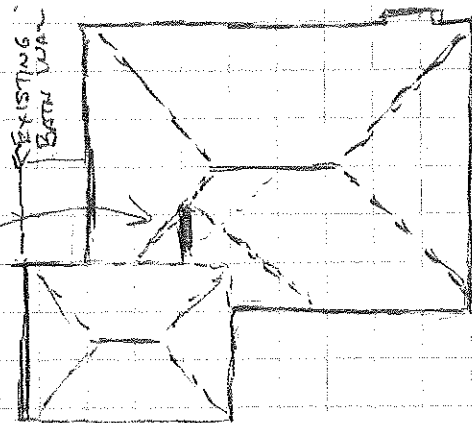
2.5' From Lot
Line

Garage on
existing land

- House

Lot Dry


$$74\frac{1}{2} + 2\frac{1}{2}$$



only 7 1/2 feet
side walls

vault the ceiling (add this hip to the roof)

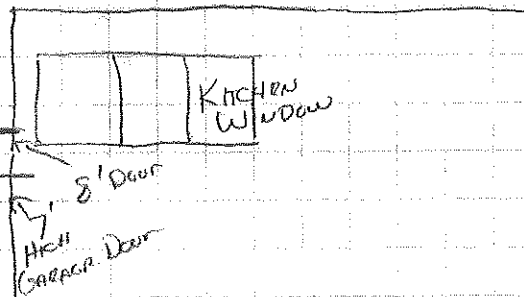


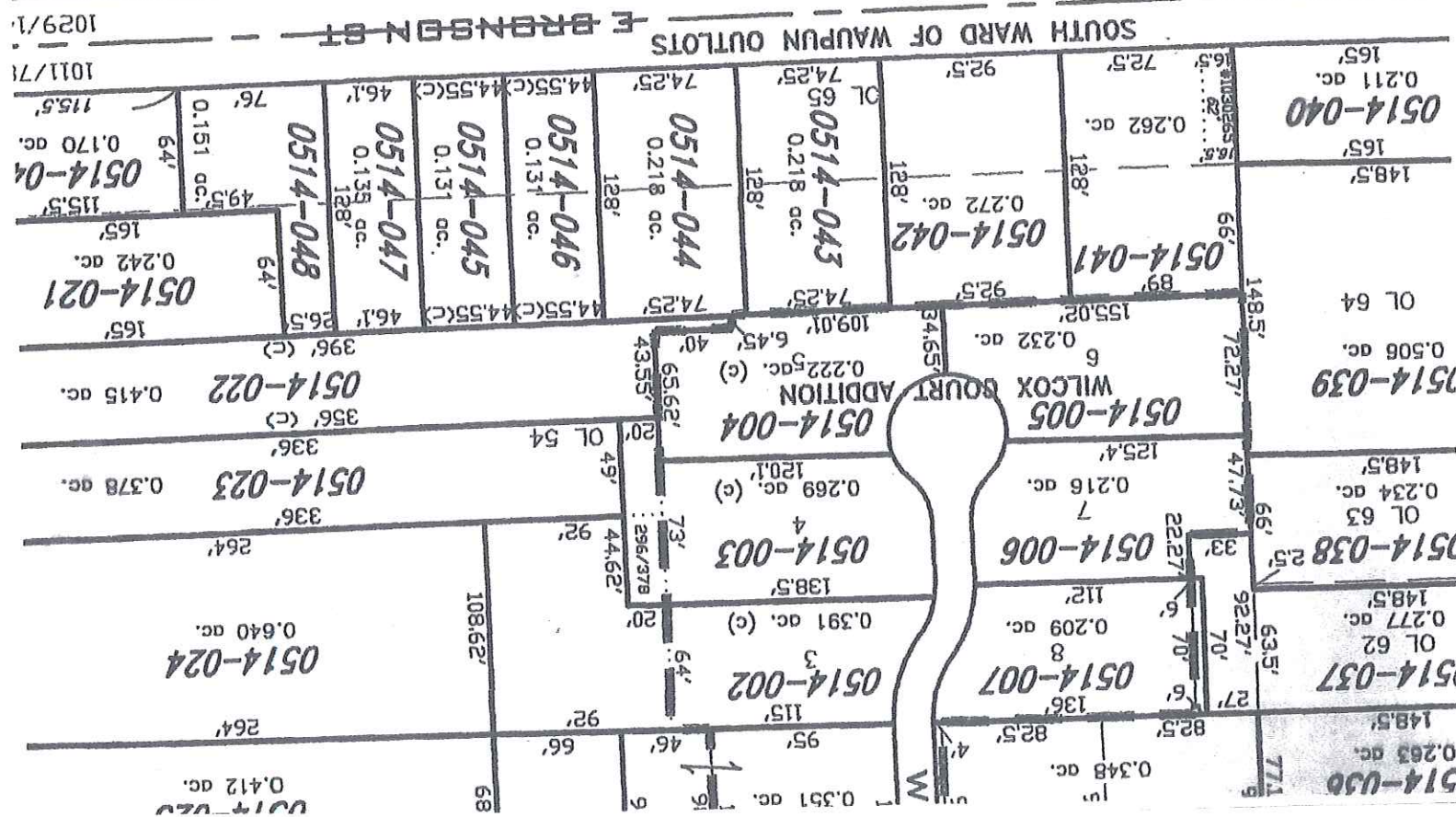
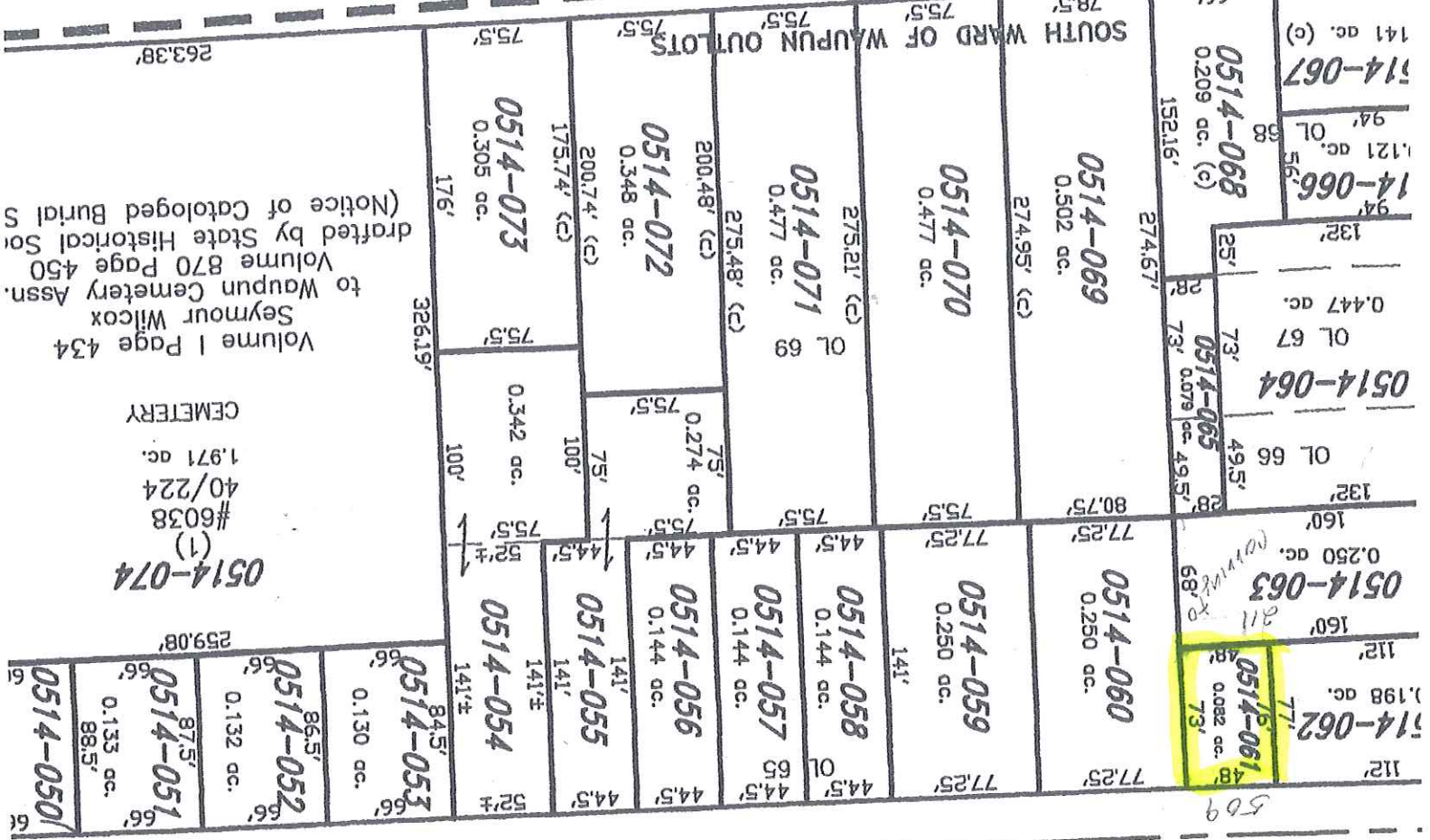
EVEN
WITH
EXISTING
BACK OF
HOUSE

ABOUT 5'

LOT LINE

24'





Volume I Page 434
Seymour Wilcox
to Waupun Cemetery Assn.
drafted by State Historical Soc
Volume 870 Page 450
(Notice of Cataloged Burial S