

**City of Waupun Zoning Board of Appeals
Minutes of Meeting September 12, 2018
(Approved 4/3/2019)**

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, Dick Walters, and Jon Dobbratz

Member absent: Mark Nickel

Also in attendance were Zoning Administrator, Rob Froh, Betty Woxland, and neighbors Mike Christenson, Elise Christensen, Gary Genz

3. Motion Vanderkin, second Dobbratz, to approve the August 30, 2018 meeting minutes of the Zoning Board of Appeals. Motion carried, unanimously.
4. Public Hearing – Variance request from Heather Nagel at 509 Bronson St. to construct a 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. Heather Nagel appeared and discussed her plan. They wish to construct an attached garage so they can put a 3rd bedroom above it. The proposed garage dimensions are 10 x 24. If the variance is approved she may purchase some of the property directly to the south of her property to have more room to the lot line.

The property owner directly to the east of 509 Bronson St. appeared and discussed some concerns they had pertaining to water runoff, snow removal, snow piling up on their lot from the roof, etc.

Rob Froh, Zoning Administrator, stated that is a very small lot and this is really the only way they could add onto the property. The homeowner stated there will be no overhang on the garage. The garage would be a 2 story structure with a hip roof, pitching the water to the north and south of the building. The property owner did have the property surveyed and they found the stakes for the shared driveway side. There would be no windows or door on the east side of the building. Weber noted that this would improve property values in the area, however other members of the board had concerns with how close the structure is to the lot line and shared concerns of the adjoining property owner. No further facts were presented for or against the case, so Chairman Mesa closed the hearing and called for a motion.

Motion by Weber, seconded by Vanderkin to approve the variance as requested.

Vote: Vanderkin and Weber – “AYE”

Mesa, Walters, Dobbratz – “NAY”

Motion denied, variance denied.

5. Motion by Dobbratz, seconded by Weber to adjourn the meeting. Motion carried, meeting adjourned at 4:16 p.m.

Minutes submitted by:

Trista Steinbach, Administrative Assistant