

BOARD OF APPEALS MINUTES

January 5, 2015
3:00 P.M.

Meeting Rooms F&G
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present: - Jerry Lauby
Eric Drazkowski
Howard Floeter
Kirsten Quam
Dan Hebel

Absent - Jeffrey Butzke (excused)
Matthew Schoenleber (excused)
Scott Block (excused)
John Piper (excused)

Administrative Staff: Joellyn Dahlin, Principal Planner
Doug Hoerth, Chief Inspector

Chairperson Quam declared a quorum present.

APPROVAL OF MINUTES

December 1, 2014

Motion made by Lauby to approve the minutes of the December 1, 2014 meeting of the Board of Appeals as presented.

Seconded by Hebel.

ROLL CALL VOTE: Aye - Drazkowski, Floeter, Hebel,
Lauby, Quam
Nay - None

Carried.

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HEARINGS

Appeal No. 2015-01

24 South Brooke Street

Commonwealth Investment Corporation

Zoning Code Regulations:

720 Schedule VI, Land Uses or Activities - Industrial District, does not allow a residential use as a permitted land use.

Variance Request:

Modify industrial building to allow a residential use (second floor)

Appeared in Support:

Louie Lange, Commonwealth Companies, 54 E 1st St., Fond du Lac

Motion made by Drazkowski to approve the variance request for six apartment units based on staff findings and because property circumstances of multiple buildings on a large property, and the mix of land uses in the area, support flexibility in the improvement and reuse of the site.

Conditions of approval shall include:

1. The number of bedrooms in any unit may be decreased but shall not be increased above the proposed mix unless additional parking is provided in accord with zoning regulations.
2. Parking pursuant to zoning regulations shall be provided for residents and guests. At least 8 parking spaces shall be provided for residents and 4 parking spaces for resident guests. Parking shall be reserved specifically for residents and guests on-site or conveniently located in the site's parking lot opposite the building on South Brooke Street.
3. A private outdoor open space area shall be provided on-site for residents and guests of the apartments. The open space area may include a patio area, gazebo or some other type of suitable outdoor area.

