

# BOARD OF APPEALS AGENDA

February 6, 2012  
3:00 P.M.

Meeting Rooms D&E  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## I. CALL TO ORDER

- A. Roll Call
- B. Declaration a Quorum is Present

## II. APPROVAL OF MINUTES

- A. December 5, 2011

## III. HEARINGS

- A. Appeal No. 2012-01  
11 East 13th Street  
Anthony Mand

Variance Request: Change non-conforming two-family residence to a non-conforming single family residence on property zoned for business use.

Zoning Code Regulation: Zoning Code Section 11.08 C. Schedule II states a residential use is not a permitted land use in the B-4 (Service Commercial) zoning district; and Zoning Code Section 11.13 F. states the use of a nonconforming building may be changed to another nonconforming use when authorized by the Board of Appeals.

- B. Appeal No. 2012-02  
801 Campus Drive  
John Williams/FDL High School

Variance Request: Install second ground sign within the area of one street frontage of educational facility.

Zoning Code Regulation: Zoning Code Section 11.12 I. Schedule V states one ground sign per street frontage is permitted for an educational facility.

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- C. Appeal No. 2012-03  
835 W Johnson Street  
Fred Jacques/Simon Property Group

Variance Request: Reduce front yard landscape setback to 12 feet for modification of existing on-site parking.

Zoning Code Regulation: Zoning Code Section 11.11 E.7(b) states the minimum front yard landscape setback in the B-6 zoning district is 15 feet.

- D. Appeal No. 2012-04  
859 W Johnson Street  
Anchor Sign/Panda Express

Variance Request: Increase allowable wall signage (east building facade) from 69 square feet to 192.34 square feet; increase allowable wall signage (south building facade) from 40 square feet to 161.04 square feet; allow monument sign inclusive of off-premise business identification.

Zoning Code Regulations: Zoning Code Section 11.12 I. Schedule V states a property in the B-6 district is entitled to one ground sign for a shopping center and also states that one square foot of wall signage is permitted for each one lineal foot of building facade. Zoning Code Section 11.12 B. and Section 11.12 F.7 state: (1) A billboard/off-premise sign is any sign portraying information which promotes or directs attention to a business not related to a use on the lot on which sign is located; and (2) Billboards/off-premise signs are not permitted in any district.

**IV. ADJOURN**