

BOARD OF APPEALS MINUTES

April 2, 2012
3:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present: - Matthew Clementi
Andrew Land
Betty Scannell
Katie Derksen
Eric Drazkowski

Absent: - Marilyn Zangl
Joseph Reber
Matthew Schoenleber

Administrative Staff: - Joellyn Dahlin, Principal Planner
Guy Fox, Chief Inspector

Chairperson Clementi declared a quorum present.

APPROVAL OF MINUTES

March 5, 2012

Motion made by Scannell to approve the minutes of the regular meeting of March 5, 2012 of the Board of the Board of Appeals as presented.

Seconded by Land.

ROLL CALL VOTE: Aye - Clementi, Derksen,
Drazkowski, Land, Scannell
Nay - None

Carried.

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HEARINGS

Appeal No.: 2012-07

759 East Pioneer Road

Larry Immel

Variance Request: Increase allowable size of detached garage from 750 square feet to 816 square feet and increase maximum garage height from 15 feet to 17 feet.

Zoning Code Regulations: (1) Section 11.04 C.3.o(1) states the maximum size of a detached garage for a single family dwelling is 650 square feet; where a property owner desires to consolidate the allowable garage area of 650 square feet and the allowable area of a storage building (100 square feet), a garage up to 750 square feet is permitted; (2) Section 11.04 C.3.y(1) states in addition to a detached garage, one accessory building is permitted, not to exceed 100 square feet in area for a lot 10,000 square feet or less in area; where a lot is more than 10,000 square feet in area, an accessory building up to 200 square feet is permitted; (3) Section 11.04 C.3.o.(1)(b) states the maximum height of a detached garage for a single family residence is not more than one story or 15 feet in height.

Appeared in Support:

Larry Immel, 759 E. Pioneer Rd., Fond du Lac, appeared as petitioner in support.

Motion made by Land to approve the **amended** variance request (stating the square footage should read 832 square feet) based on staff findings, and specifically because the circumstances of lot size support approval of a building area that would otherwise be permitted for a detached garage and an oversize accessory building, and that the increase in building height reflects a suitable proportion of height as well as design consideration of the garage construction.

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Appeal No. 2012-10

980 East Division Street
Marian University

Variance Request: Add five new wall signs to increase the number of permitted wall signs from one to six and increase allowable sign area from 50 square feet to 1947.36 square feet (total).

Zoning Code Regulation: Section 11.12 I. Schedule V states one wall sign per building is allowed for an educational facility, with a maximum size of 50 square feet.

Appeared in Support:

Mary Kosmer, 45 S. National Ave., Fond du Lac, appeared as petitioner in support.

Motion made by Land to approve the variance request based on staff findings, and specifically because of the physical circumstances of the property of size and bulk, and also reflective of the intended purpose of the signs for property/use identification.

Conditions of approval shall include:

1. Banners shall be replaced or removed as they become damaged or faded more than 50% of the original condition/color.

Seconded by Drazkowski.

ROLL CALL VOTE: Aye - Clementi, Derksen,
Drazkowski, Land, Scannell,
Nay - None

Carried.

Appeal No. 2012-11

334 North Rolling Meadows Drive
Mike Shannon dba Holiday Automotive

Variance Request: Increase allowable ground sign area from 100.5 square feet to 166.33 square feet.

Zoning Code Regulation: Section 11.12 I. Schedule V states the maximum ground sign area is calculated at 1 square foot of sign area for each 1 linear foot of building façade; for

