

BOARD OF APPEALS MINUTES

May 5, 2014
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: - Jerry Lauby
Eric Drazkowski
Howard Floeter
Jeffrey Butzke
Scott Block
John Piper

Absent: - Matthew Schoenleber (excused)
Dan Hebel (excused)

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

Commissioner Floeter declared a quorum present.

APPROVAL OF MINUTES

April 7, 2014

Motion made by Butzke to approve the minutes of the regular meeting of April 7, 2014 of the Board of Appeals as presented.

Seconded by Lauby.

ROLL CALL VOTE: Aye - Block, Butzke, Drazkowski,
Floeter, Lauby
Nay - None

Carried.

HEARINGS

Appeal No. 2014-10 (Postponed from 4/7/14)

25 East Rees Street
Meyer Property Group LLC

Zoning Code Regulations:

1. Section 11.06 C. Schedule I does not permit a garage as a primary land use in the R-4 district.

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Appeal No. 2014-07

345 Superior Street

Advocap

Zoning Code Regulations:

1. Section 11.06 D. Schedule IA requires a front yard building setback of 25 feet.
2. Section 11.06 D. Schedule IA requires a rear yard building setback of 20 feet.
3. Section 11.06 D. Schedule IA allows maximum lot coverage of 35%.

Variance Request:

1. Reduce front yard building setback from 25 feet to 16 feet for construction of new home.
2. Reduce rear yard setback from 20 feet to 10.41 feet.
3. Increase allowable lot coverage from 35% to 45%.

Appeared in Support:

Pat Mildebrandt, Advocap, 19 W 1st St., Fond du Lac

Dyann Benson, Redevelopment Planner City of Fond du Lac

Appeared in Opposition:

Bonnie Percy, 346 Superior St., Fond du Lac

Motion made by Butzke to approve a variance to reduce front and rear yard setback requirements, and increase allowable lot coverage, based on staff findings and specifically due to circumstances of an existing substandard lot of record and building size requirements for handicap accessibility.

Conditions of approval shall include:

1. The minimum front yard garage setback shall be not less than 20 feet.
2. Lot area coverage shall reflect the proposed site plan. Maximum lot coverage shall not exceed 40%.
3. Eave troughs and downspouts shall be provided to direct water away from adjacent properties.

