

BOARD OF APPEALS MINUTES

October 7, 2013
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: - Katie Derksen
Eric Drazkowski
Howard Floeter
Kirsten Quam
Matthew Schoenleber
Dan Hebel

Absent: Jeffrey Butzke (excused)
Jerry Lauby (excused)
John Piper (excused)

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

Chairperson Quam declared a quorum present.

APPROVAL OF MINUTES

September 9, 2013

Motion made by Floeter to approve the minutes of the regular meeting of September 9, 2013 of the Board of Appeals as presented.

Seconded by Drazkowski.

ROLL CALL VOTE: Aye - Derksen, Drazkowski,
Floeter, Quam, Schoenleber
Nay - None

Carried.

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Appeal No. 2013-32

W Johnson St/N Peters Ave (FDL-15-17-09-24-756-00)

William Steiner o/b/o Wisconsin Mall Properties

Zoning Code Regulations: Section 11.12 I. Schedule V. permits one ground sign for a shopping center in the B-6 district.

Section 11.12 I. Schedule V permits one square foot of ground sign area per each linear foot of building façade.

Section 11.08 D. Schedule IIA requires a front yard building setback of 150 feet in the B-6 district.

Section 11.11 E.7.b requires a front yard parking setback of 15 feet in the B-6 district.

Variance Request: Increase number of shopping center ground signs to add three monument signs and one pylon sign.

Increase allowable ground sign area from 39 square feet to 42.29 square feet (Hardees), 45 square feet to 77 square feet (unknown tenant), 60 square feet to 75 square feet (multitenant building).

Reduce 150' front yard building setback for four individual buildings to 91.02' (Panera), 68.61' (Hardees), 147.5' (unknown tenant) and 10.59'/55' (multitenant building).

Reduce front yard pavement setback from 15 feet to 5 feet.

Appeared in Support:

William Steiner, 3232 Shorewood Dr., Oshkosh, WI appeared as petitioner in support.

Motion made by Floeter to approve exceptions to building setback regulations, parking lot setback regulations and sign regulations due to property size and land use, and reflective of pending changes to the zoning code.

Conditions of approval shall include:

1. Building Setback/Johnson Street: The variance approval shall reflect the conceptual site plan submitted by the petitioner, including:

