

BOARD OF APPEALS MINUTES

November 5, 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: - Andrew Land
Marilyn Zangl
Katie Derksen
Matthew Schoenleber
Eric Drazkowski

Absent: - Matthew Clementi (excused)
Kirsten Quam (excused)
Jeffrey Butzke (excused)
John Piper, III (excused)

Administrative Staff: - Joellyn Dahlin, Principal Planner

APPROVAL OF MINUTES

September 10, 2012

Motion made by Zangl to approve the minutes of the regular meeting of September 10, 2012 of the Board of Appeals as presented.

Seconded by Drazkowski.

ROLL CALL VOTE: Aye - Derksen, Drazkowski, Land,
Schoenleber, Zangl

Nay - None

Carried.

HEARINGS

Appeal No.: 2012-25

463 Cedar Street
Lora Lake LLC

Variance Request: Use existing building on property zoned for commercial use for manufacturing business.

Zoning Code Regulation: Zoning Code Section 11.08 C. does not allow a manufacturing use in the B-5 zoning district.

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Appeared in Support:

Tom Hilbert Jr., 441 Cedar St., Fond du Lac
Howard Floeter, 131 S Main St., Fond du Lac

Appeared in Opposition:

Laurie Bowman, 214 W 12th St., Fond du Lac

Motion made by Zangl to approve the variance request based on staff findings, and specifically because the requested exception relates to property conditions which situate a warehouse building in an isolated area of commercial zoning developed with similar buildings and uses.

Conditions of approval shall include:

1. Occupancy of the building shall reflect the variance request. Any change of use that is not otherwise allowed as a permitted land use, or is significantly different from the use approved herein, shall be subject to approval by the Board of Appeals.
2. The storage of materials, equipment, inventory and all other such items shall be confined within the interior of the building or within an enclosed outdoor storage area screened from public view. Acceptable screening shall consist of a solid fence constructed of wood, vinyl or chainlink with opaque slats.
3. Dumpsters and recycling containers shall be confined within an enclosure completely screened from public view. Acceptable screening shall consist of a solid fence constructed of wood, vinyl or chainlink with opaque slats.
4. On-site parking in accord with zoning code requirements shall be provided within a parking area paved, striped and landscaped.
5. Site lighting on the east side of the building shall be restricted to wall fixtures only.
6. Maximum freestanding light fixture height shall not exceed 18 feet.

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7. Site lighting shall be confined on-site and shall not wash onto adjacent properties or the public right-of-way.

8. Wall signage shall be restricted to the south and west building facades.

Seconded by Schoenleber.

ROLL CALL VOTE: Aye - Derksen, Drazkowski, Land,
Schoenleber, Zangl

Nay - None

Carried.

ADJOURN

Motion made by Zangl to adjourn.

Seconded by Drazkowski.

ROLL CALL VOTE: Aye - Derksen, Drazkowski, Land,
Schoenleber, Zangl

Nay - None

Carried.

Meeting adjourned at 3:18 p.m.

SUE STRANDS
CITY CLERK

SS/maa