

BOARD OF APPEALS MINUTES

December 1, 2014
3:00 P.M.

Meeting Rooms F&G
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present: - Jerry Lauby
Eric Drazkowski
Howard Floeter
Kirsten Quam
Dan Hebel

Absent: - Jeff Butzke (excused)
Matthew Schoenleber (excused)
Scott Block (excused)
John Piper (excused)

Administrative Staff: Joellyn Dahlin, Principal Planner

Chairperson Quam declared a quorum present.

APPROVAL OF MINUTES

October 6, 2014

Motion made by Lauby to approve the minutes of the regular meeting of October 6, 2014 of the Board of Appeals as presented.

Seconded by Floeter.

ROLL CALL VOTE: Aye - Drazkowski, Floeter, Hebel,
Lauby, Quam
Nay - None

Carried.

HEARINGS

Appeal No. 2014-19

16 North Brooke Street
SCI Associates

Zoning Code Regulations:

Chapter 720 Schedule VI, Land Uses or Activities - Industrial District, does not allow a residential use dwelling as a permitted land use.

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Variance Request:

Modify industrial building for multifamily residence.

Appeared in Support:

Jamie Thelen, Sand Companies, 366 S 10th Ave., Waite Park, MN

Appeared to Gather Information:

Kitty Scherer, 204 Taylor St., Fond du Lac

Motion made by Floeter to approve the variance request based on staff findings and specifically because property and building conditions do not reasonably support use of the property as otherwise permitted, and also due to the mix of land uses in the area, including residential uses.

Conditions of approval shall include:

1. Use of the building shall be limited to 49 apartment units, including the stated mix of bedrooms per living unit. The number of bedrooms in any unit may be decreased but shall not be increased above the proposed mix.
2. On-site (interior) storage shall be limited for use of the building tenants only.
3. On-site parking in accord with zoning regulations shall be provided for residents and guests. Open parking areas shall not be used for the storage of boats, trailers, commercial vehicles, recreational vehicles or similar items or equipment.
4. Significant landscape plantings shall be provided in all front yard setback areas and within the courtyard area of the building. Acceptable plantings shall include a mix of trees, shrubbery and perennials, maintained in a healthy growing condition.
5. One ground sign is permitted for the property, not to exceed 25 square feet in area and 6 feet in height. Sign design, color and materials shall be complementary to the building. Wall signage shall be limited to address identification only.

