

BOARD OF APPEALS MINUTES

March 7, 2016
3:00 P.M.

Meeting Room D
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present: Scott Block
Howard Floeter
Jerry Lauby
Kirsten Quam

Absent: Alexander Fiebig
Dan Hebel
Thomas Leu
John Piper
Matthew Schoenleber

Administrative Staff: Joellyn Dahlin, Principal Planner
Doug Hoerth, Chief Inspector

Chairperson Quam declared a quorum present.

APPROVAL OF MINUTES

January 4, 2016

Motion made by Floeter to approve the minutes of the January 4, 2016 meeting of the Board of Appeals, with a correction to reflect the Acting Chairperson was Floeter rather than Lauby as stated in the minutes.

Seconded by Lauby.

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

Carried.

HEARINGS

158 South Military Road (Capelle Bros & Diedrich Inc. o/b/o Church of Peace) Appeal No. 2016-03

Code Requirements:

Chapter 720, Schedule III, Bulk Requirements Residential Districts, requires a front yard building setback of 30 feet for a non-residential use in the R-3 zoning district.

Chapter 720, Schedule III, Bulk Requirements Residential Districts, allows a maximum building height of 35 feet for a non-residential use in the R-3 zoning districts.

Proposal:

Reduce front yard building setback from 30 feet to 26' 11½" for encroachment of canopy column and increase maximum building height from 35 feet to 36 feet for construction of fellowship/office addition.

Appeared in Support:

Tom Groeschl, Project Representative, 253 North Hickory Street, Fond du Lac

Tom Sugars, Project Architect, N9568 Winnebago Park Road, Fond du Lac

Motion made by Lauby to approve the variance request to reduce the front yard building setback and increase maximum building height because the proposed exception to the building setback regulation reflects the accommodation of access to the new building and considers the configuration of the existing church, and the proposed exception to building height reflects the architectural design and slope of the existing church to create a complementary design for the building addition.

Condition of approval shall include:

1. The variance approval presumes compliance with all other codes and regulations, including floodplain zoning regulations. The review and approval of a detailed site plan is required prior to the issuance of any permits and prior to the start of any work.

Seconded by Block.

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

Carried.

ADJOURN

Motion made by Floeter to adjourn.
Seconded by Quam.

ROLL CALL VOTE: Aye – Block, Floeter, Lauby, Quam
Nay - None

Carried.

Meeting adjourned at 3:09 pm.

MARGARET HEFTER
CITY CLERK

MH/ke