

BOARD OF APPEALS MINUTES

December 7, 2015
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
Dan Hebel
Jerry Lauby
Kirsten Quam

Absent: Alexander Fiebig
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

November 2, 2015

Motion made by Floeter to approve the minutes of the November 2, 2015 meeting of the Board of Appeals as presented.

Seconded by Block.

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

Carried.

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Proposal: Increase allowable storage building size from 200 square feet to 392 square feet; utilize roof design that is unlike the roof design of the existing dwelling.

Appeared in Support:

Anthony Cook, 763 Bragg Street, Fond du Lac

Correspondence Received and Read into Record in Support:

Donald R. and Elaine Wilde, 776 Forest Ave, Fond du Lac

Motion made by Hebel to approve the variance request to allow a 392 square foot storage building due to the substantial lot area, property conditions that limit storage opportunities typical of most homes due to the absence of a basement, and because expansion of the existing attached garage is not practical due to the existing building floorplan and the location of the underground utilities. Property circumstances do not, however, support deviation from code requirement for building design compatibility for the shed and the dwelling, and the proposed roof design is based on personal preference of the petitioner.

Conditions of approval shall include:

1. Garage design, building materials and color shall match or closely resemble the residence. Garage door width shall not exceed 6 feet.
2. A drainage plan shall be prepared by a licensed professional, to be reviewed and approved by the City Engineer, prior to the issuance of a building permit.
3. Uncovered parking in addition to the allowable driveway area shall be prohibited.
4. The open parking or storage of boats, trailers, campers, fishing shanties, snowmobiles, and other similar vehicles and equipment, shall be prohibited on the property.
5. Accessory buildings shall not be permitted. The existing storage shed shall be removed and cleared from the property upon completion of the new storage building.

Seconded by Quam.

ROLL CALL VOTE:

Aye - Block, Floeter, Hebel, Lauby, Quam
Nay - None

Carried.

543 County Road K (Ann Sztukowski)
Appeal No. 2015-14

Code Requirements: Chapter 720, Section 720-11, Accessory Buildings and Uses:
(12) One garage or carport, attached to or detached from the residential building is allowed for each dwelling.

(13) (a) [1] Maximum detached garage size: 850 square feet.

[2] Maximum building height: 15 feet.

[3] Accessory buildings shall be prohibited.

Proposal:

- (1) Allow two garages for single family dwelling; one attached and one detached from the dwelling.
- (2) Increase garage size from 850 square feet to 2240 square feet (building footprint).
- (3) Increase maximum garage height from 15 feet to 26'2" for a two-story building.
- (4) Allow two accessory buildings in addition to an attached garage and a detached garage.

Appeared in Support:

Tim Engel, 543 County Road K, Fond du Lac

Motion made by Floeter to approve a variance to allow a 1700 square foot detached (second) garage, an increase in building height, and multiple accessory buildings due to the unusually large property area and the topographical challenges of the lot.

Conditions of approval shall include:

1. Maximum detached garage size shall not exceed 1700 square feet in area (building footprint).
2. Use of the garage shall be limited to the storage of vehicles, property maintenance equipment, and personal items of the property owner. No part of the garage may be used to provide living space, recreational space, office space, or any other similar use.
3. Interior improvements shall not include water and/or plumbing.
4. Building height shall not exceed 26'2". Area above the ground floor shall be limited to storage only. Any other use is strictly prohibited.
5. The existing attached garage shall not be expanded for additional garage/storage area.

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6. The existing storage shed shall be removed from the property upon completion of the new garage.
7. One gazebo shall be permitted.
8. A drainage plan shall be prepared by a licensed professional, to be reviewed and approved by the City Engineer, prior to the issuance of a building permit.
9. The open parking or storage of boats, trailers, campers, fishing shanties, snowmobiles, and other similar vehicles and equipment, shall be prohibited on the property.

Seconded by Lauby.

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

Carried.

ADJOURN

Motion made by Lauby to adjourn.
Seconded by Hebel.

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

Carried.

Meeting adjourned at 3:40 pm.

**MARGARET HEFTER
CITY CLERK**

MH/ke