

BOARD OF APPEALS AGENDA

June 1, 2015

3:00 PM

Meeting Rooms D-E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. CALL TO ORDER

- A. Attendance
- B. Declaration Quorum Present

II. APPROVAL OF MINUTES

May 4, 2015

III. HEARINGS

- A. 235 North National Avenue (MPTC)
Appeal No. 2015-06

Chapter 720, Section 720-84 F. allows 4 directional signs for a property, each 4 feet high and 4.5 square feet in area.

Proposal: Install one additional directional sign, increasing the total number of directional signs to 13; increase allowable sign height from 4 feet to 5.5 feet (one sign); increase allowable sign size from 4.5 square feet to 12.5 square feet (one sign).

- B. 625 West Rolling Meadows Drive (Holiday Inn)
Appeal No. 2015-07

Chapter 720, Section 720-6 defines an off-premise sign as a wall mounted or ground mounted sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

Chapter 720, Schedule VIII, Design Standards and Specifications for Signs, does not allow an off-premises sign in the C-2 zoning district.

Proposal: Utilize one sign to identify hotels located on separate lots.

IV. ADJOURN

“The City of Fond du Lac provides equal opportunities and services to all individuals, including those individuals with disabilities.”

BOARD OF APPEALS MINUTES

May 4, 2015
3:00 P.M.

Meeting Room D-E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present: Jerry Lauby
Kirsten Quam
Dan Hebel
Scott Block
Alexander Fiebig
Thomas Leu

Absent: Howard Floeter
Matthew Schoenleber
John Piper

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

Chairperson Quam declared a quorum present.

APPROVAL OF MINUTES

April 6, 2015

Motion made by Lauby to approve the minutes of the April 6, 2015 meeting of the Board of Appeals as presented.

Seconded by Hebel.

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

Carried.

HEARINGS

205 North Bell Street (Petitioner Cindy Iwen)

Appeal No. 2015-05

Zoning Code Regulation: Chapter 720, Section 720-77.B. states where the existing use of a building is changed to a new use which requires more off-street parking than would have previously been required, such additional parking shall be provided.

Zoning Code Regulation: Chapter 720, Section 720-79.A.(1) states the minimum number of off-street parking spaces required for land uses shall be as set forth in Schedule IX.

Zoning Code Regulation: Chapter 720, Schedule IX, requires 1 space for each 200 square feet of gross floor area for a personal service establishment.

Proposal: Provide off-site parking (2 spaces) in addition to 4 on-site parking spaces to satisfy the off-street parking requirement of 6 spaces for a salon.

REVISED Proposal: Reduce on-site parking requirement from 6 spaces to 4 spaces for a salon.

Appeared in Support:

Tom Meiklejohn, Petitioner's Representative, 79 East Division Street

Motion made by Hebel to approve the reduction of required on-site parking from 6 spaces to 4 for a salon, due to the small lot size and existing conditions that do not allow development of additional parking beyond that which is already provided.

Conditions of approval shall include:

1. On-site parking shall be striped in accord with City standards, including one handicapped accessible stall.
2. The occupancy of the salon shall not exceed two stations for not more than two employees and two clients. The future addition of services and/or employees, or changes to the building to increase the availability of services, shall require the provision of additional parking guaranteed in a legally binding parking agreement for a long term commitment.
3. Signage shall be limited to one wall sign each on the west and south façades. Internal illumination shall be prohibited.

BOARD OF APPEALS MINUTES

May 4, 2015

Page 3

4. Trash and recycling containers shall be confined to an outdoor area screened from public view.

Seconded by Quam.

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

Carried.

ADJOURN

Motion made by Hebel to adjourn.
Seconded by Quam.

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

Carried.

Meeting adjourned at 3:13 pm.

MARGARET HEFTER
CITY CLERK

MH/ke

ZONING PETITION - VARIANCE



CITY OF FOND DU LAC

ADDRESS OF VARIANCE REQUEST: Moraine Park Technical College

Tax Key Number if vacant land: 235 North National Avenue

Petitioner: MPTC Tim Flood

Petitioner Phone Number: [REDACTED]

Petitioner Email: [REDACTED]

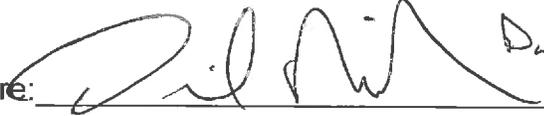
Property Owner: _____
(If not the same as Petitioner) (Name) (Address)

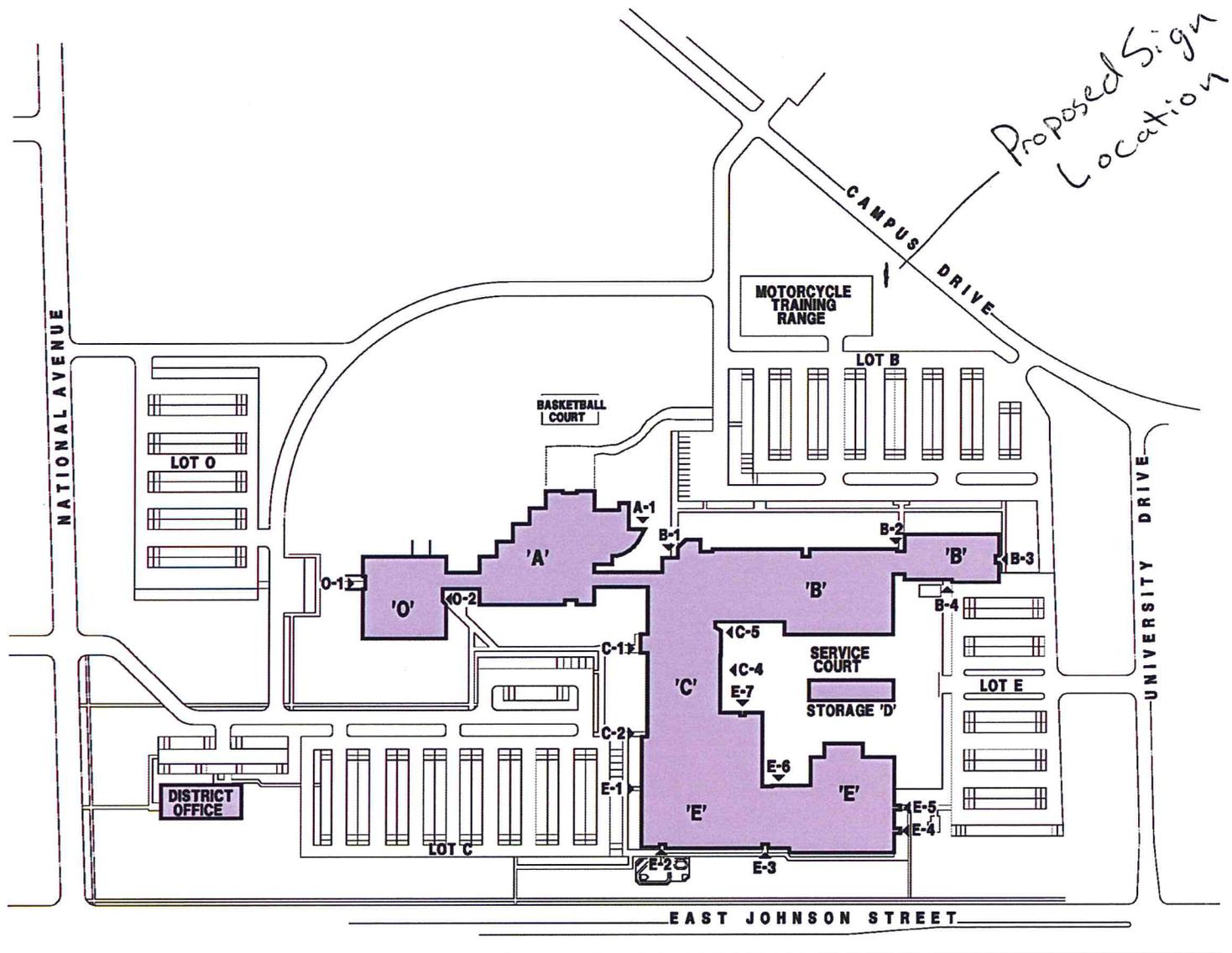
VARIANCE REQUEST

A variance is an exception to a requirement of the Zoning Code or Building Code. Current code allows for only 4 Directional Signs, 4' in height at 4.5 square feet each. Currently the campus has 12 Directional/Building ID signs. We are asking for one additional ID Type sign for the Motorcycle Training Range. The sign would be 12.5 square feet and 66" tall.

STATEMENT OF HARDSHIP

A variance may be approved if a hardship specific to a property does not allow compliance with zoning regulations. A hardship is created by a **physical condition** of the property. Describe the special circumstances of your property that require approval of a variance: MPTC is an extraordinarily large property with many lots and entrance/exit points. The Motorcycle Training Range is not one of the parking lots and is only used for that purpose. MPTC would like to be able to provide exposure for the program and identify the lot.

Petitioner Signature:  Daniel Nielsen Flyway Signs. **APPEAL NO.** _____



MPTC - FOND DU LAC PARKING PLAN

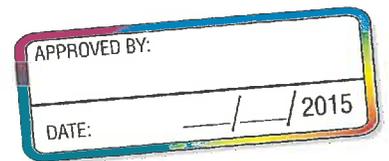


MOTORCYCLE TRAINING RANGE



Specifications

- PMS 386 Back Ground
- Post & Flat Panel HED-200 Sign
- 30.3" x 60" Sign
- 66.3" Posts
- PMS 386 Back Ground
- White Vinyl



FLYWAY SIGNS
& Lighting Service
A Division of Flyway, Inc.

921-7181
 1-800-201-7553
For: 10000 Hwy 100 • P.O. Box 10000 • Waukegan, IL 60087

www.flywaysigns.com

THIS DOCUMENT IS OWNED BY, AND THE INFORMATION CONTAINED IN IT IS THE PROPRIETARY TO, FLYWAY INC. BY RECEIPT HEREOF THE HOLDER AGREES NOT TO USE THE INFORMATION, DISCLOSE IT TO ANY THIRD PARTY, NOR REPRODUCE THIS DOCUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF FLYWAY INC. HOLDER ALSO AGREES TO IMMEDIATELY RETURN THIS DOCUMENT UPON REQUEST OF FLYWAY INC.

COLOR DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL PAINT, FINAL PRINT OR VINYL. COLORS THAT WILL BE USED ON OR IN THE DESIGN SHOWN.

CUSTOMER REPRESENTATIVE: <i>Debi</i>	CUSTOMER: MPTC	© 2015 FLYWAY SIGNS A DIVISION OF FLYWAY, INC.	
DRAWN BY: <i>Bawa</i>	DRAWN DATE: 03.26.2015	DRAWN REV: 1	SCALE: NTS
DRAWN FILE NAME: 35262 Flat Panel Sign		PROJECT DESCRIPTION: <i>Layout for approval</i>	

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: May 27, 2015
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner
Re: Appeal No. 2015-06 – **235 North National Avenue**

Applicant: Moraine Park Technical College

Zoning: Site: R-1 (Single Family Residential)
North: R-1
South: R-1
East: R-1
West: R-1

Land Use: Site: MPTC (Motorcycle Training Range)
North: UW-FDL
South: Residential
East: UW-FDL
West: Residences

Variance Request

Chapter 720, Section 720-84 F. allows 4 directional signs for a property, each 4 feet high and 4.5 square feet in area.

Proposal: Install one additional directional sign, increasing the total number of directional signs to 13; increase allowable sign height from 4 feet to 5.5 feet (one sign); increase allowable sign area from 4.5 square feet to 12.5 square feet (one sign).

Analysis

Moraine Park Technical College is situated on 70 acres of land and includes multiple buildings and parking lots. An exception to zoning regulations for directional signage is requested.

Four directional signs are permitted for a property. The maximum height of a directional sign is 4 feet; the maximum area is 4.5 square feet. Reflective of approved variance proposals, Moraine Park Technical College has 12 directional/building identification signs. An additional sign is requested for the purpose of identifying the motorcycle training range. The motorcycle training range is located on the north side of the campus on Campus Drive.

The proposed sign is 5.5 feet high with an area of 12.5 square feet. The double face sign is not illuminated and utilizes the same design and color as existing campus signs. The sign would be located within the Campus Drive frontage of MPTC in close proximity to the motorcycle training range. The training range is separate from an adjacent parking lot; when not in use, the training range does not function as a parking lot or serve some other purpose.

Approval of a variance must reflect property conditions that do not allow compliance with zoning regulations. The code allowance for directional signs is adequate for most properties but it does not consider the unique demands of large properties with multiple buildings and multiple services. In addition to previous approvals for MPTC regarding appropriate signage, similar circumstances have been considered for other large properties in allowing multiple directional signs; approval of the variance request will therefore not give undue privilege to the petitioner.

Approval of the variance request will not create a negative effect for the subject property or for any nearby property. Favorable consideration of the variance request is recommended.

Statement of Hardship

To justify approval of a variance, the hardship to support an exception to zoning regulations must directly relate to the physical character of the *property*, not the personal circumstances or preference of the *property owner* or tenant.

The variance request reflects the substantial bulk of the property and the unique circumstances of multiple buildings, parking lots, and services.

Statement of Findings

To grant the requested variance, the Board of Appeals must find:

1. The proposed variance is not contrary to the public interest;
2. The property has a special or unique condition; and
3. The special condition of the property creates an unnecessary hardship.

Making and Taking of Precedent

A decision to approve or deny a variance request must be based on the merit of the individual case. Where a history of variance requests provides similar account of circumstances, a reasonable consistency between decisions would be appropriate.

Recommendation

A motion for variance approval or denial must state the findings in support of the action.

Community Development staff suggests a motion to **approve the variance request** based on property circumstances and specifically because of the substantial bulk of the property and the unique circumstances of multiple buildings, parking lots, and services.

PUBLIC NOTIFICATION

Appeal No. 2015-06
235 N National Ave

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-11-41-001-00	192 N NATIONAL AVE	192 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-12-32-259-00	89 BRYN MAWR CIR	89 BRYN MAWR CIR	FOND DU LAC	WI	54935
FDL-15-17-11-14-757-00	282 N NATIONAL AVE	282 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-12-32-332-00	86 ELM ACRES DR	86 ELM ACRES DR	FOND DU LAC	WI	54935
FDL-15-17-11-14-760-00	264 N NATIONAL AVE	264 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-11-11-010-00	328 N NATIONAL AVE	328 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-12-32-254-00	55 BRYN MAWR CIR	55 BRYN MAWR CIR	FOND DU LAC	WI	54935
FDL-15-17-12-31-009-00	178 UNIVERSITY DR	178 UNIVERSITY DR	FOND DU LAC	WI	54935
FDL-15-17-11-14-755-00	294 N NATIONAL AVE	294 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-12-21-001-00	400 UNIVERSITY DR	CITY COUNTY GOV CENTER	FOND DU LAC	WI	54935
FDL-15-17-11-14-759-00	270 N NATIONAL AVE	270 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-11-14-753-00	306 N NATIONAL AVE	306 N NATIONAL AVENUE	FOND DU LAC	WI	54935
FDL-15-17-11-14-750-00	326 N NATIONAL AVE	326 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-12-32-318-00	16 ELM ACRES DR	16 ELM ACRES DR	FOND DU LAC	WI	54935
FDL-15-17-11-14-761-00	260 N NATIONAL AVE	260 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-11-41-003-00	638 E JOHNSON ST	647 WINDING WATERS WAY	DEPERE	WI	54115
FDL-15-17-11-14-882-00	643 E JOHNSON ST	643 E JOHNSON ST	FOND DU LAC	WI	54935
FDL-15-17-12-31-010-00	168 UNIVERSITY DR	168 UNIVERSITY DR	FOND DU LAC	WI	54935
FDL-15-17-11-11-011-00	332 N NATIONAL AVE	332 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-11-14-752-00	312 N NATIONAL AVE	312 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-12-32-258-00	83 BRYN MAWR CIR	83 BRYN MAWR CIR	FOND DU LAC	WI	54935
FDL-15-17-11-14-758-00	276 N NATIONAL AVE	276 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-11-14-751-00	318 N NATIONAL AVE	318 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-12-32-260-00	94 BRYN MAWR CIR	94 BRYN MAWR CIR	FOND DU LAC	WI	54935
FDL-15-17-12-22-250-00	0 N NATIONAL AVE	235 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-12-31-018-00	41 CAMBRIDGE CT	41 CAMBRIDGE CT	FOND DU LAC	WI	54935
FDL-15-17-11-14-772-00	307 GERTRUDE AVE	307 GERTRUDE AVE	FOND DU LAC	WI	54935
FDL-15-17-11-14-754-00	300 N NATIONAL AVE	300 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-11-14-769-00	289 GERTRUDE AVE	289 GERTRUDE AVE	FOND DU LAC	WI	54935

PUBLIC NOTIFICATION

Appeal No. 2015-06
235 N National Ave

FDL-15-17-12-31-020-00	38 CAMBRIDGE CT	38 CAMBRIDGE CT	FOND DU LAC	WI	54935
FDL-15-17-12-32-317-00	10 ELM ACRES DR	10 ELM ACRES DR	FOND DU LAC	WI	54935
FDL-15-17-11-14-756-00	288 N NATIONAL AVE	288 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-11-11-061-00	631 STOW ST	631 STOW ST	FOND DU LAC	WI	54935
FDL-15-17-11-14-883-00	651 E JOHNSON ST	W4478 MILL RD	FOND DU LAC	WI	54937
FDL-15-17-12-32-257-00	75 BRYN MAWR CIR	75 BRYN MAWR CIR	FOND DU LAC	WI	54935
FDL-15-17-12-32-256-00	69 BRYN MAWR CIR	69 BRYN MAWR CIR	FOND DU LAC	WI	54935
FDL-15-17-11-14-767-00	277 GERTRUDE AVE	277 GERTRUDE AVE	FOND DU LAC	WI	54935
FDL-15-17-12-31-019-00	45 CAMBRIDGE CT	45 CAMBRIDGE CT	FOND DU LAC	WI	54935
FDL-15-17-11-14-875-00	240 N NATIONAL AVE	240 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-11-14-874-00	632 MARSHALL AVE	240 NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-12-32-316-00	6 ELM ACRES DR	6 ELM ACRES DRIVE	FOND DU LAC	WI	54935
FDL-15-17-12-31-006-00	838 E JOHNSON ST	N5339 DENEVEU LN	FOND DU LAC	WI	54937
FDL-15-17-12-32-331-00	80 ELM ACRES DR	80 ELM ACRES DR	FOND DU LAC	WI	54935
FDL-15-17-11-14-765-00	265 GERTRUDE AVE	265 GERTRUDE AVE	FOND DU LAC	WI	54935
FDL-15-17-12-23-500-00	235 N NATIONAL AVE	235 N NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-12-32-330-00	76 ELM ACRES DR	76 ELM ACRES DR	FOND DU LAC	WI	54935
FDL-15-17-11-14-881-00	633 E JOHNSON ST	633 E JOHNSON ST	FOND DU LAC	WI	54935
FDL-15-17-12-32-255-00	63 BRYN MAWR CIR	63 BRYN MAWR CIR	FOND DU LAC	WI	54935
FDL-15-17-12-31-017-00	37 CAMBRIDGE CT	37 CAMBRIDGE CT	FOND DU LAC	WI	54935
FDL-15-17-11-14-774-00	319 GERTRUDE AVE	319 GERTRUDE AVE	FOND DU LAC	WI	54935

CITY OF FOND DU LAC
ZONING PETITION - VARIANCE



PROPERTY ADDRESS OF VARIANCE REQUEST: **625 W Rolling Meadows Dr**____
Tax Key Number (Vacant Land):_____

Petitioner: **Bauer Sign Co** **2500 W 170th St** **New Berlin WI** **53151 / HOLIDAY INN EXPRESS**
(Name) (Address)

Petitioner Phone Number: **[REDACTED]**_____

Petitioner Email: **[REDACTED]**_____

Property Owner: **Holiday Inn** **625 W Rolling Meadows Dr** **Fond du lac, WI** _____
(If not the same as Petitioner) (Name) (Address)

P R O P O S A L

A variance is an exception to a requirement of the zoning code.
Describe the requested code exception(s) for your variance request:

Include Holiday Inn Express & Suites identification on the new ground sign to replace the existing sign on the north west corner of the Holiday Inn property_____

S T A T E M E N T O F H A R D S H I P

A variance may be approved if a hardship specific to a property does not allow compliance with zoning regulations. A hardship is created by a **physical condition** of the property.

Describe the special physical condition of your property that makes compliance with zoning regulations difficult or impossible:

Holiday Inn Express & Suites building has no direct exposure to traffic traveling on County Hwy B or from the entrance to the property on Rolling Meadows Dr

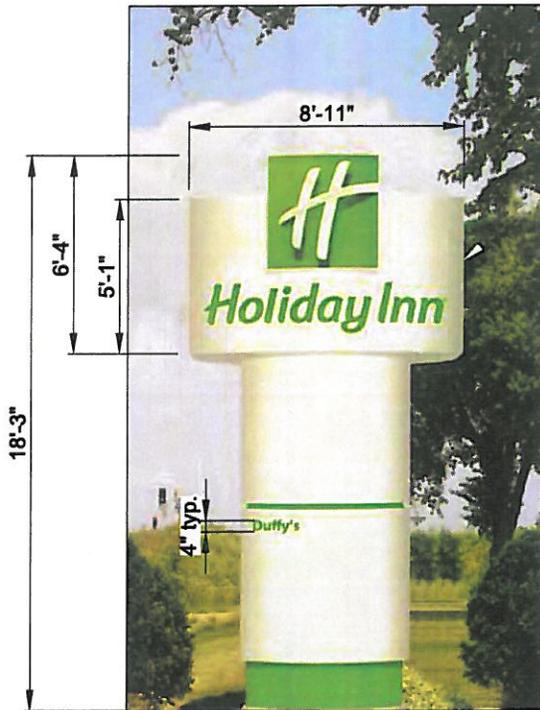
Petitioner Signature: **Bauer Sign Co / Bob Kraus** (signature on hard copy to follow)_____

Submit application package (application/site plan/photos/filing fee) to the Community Development Office
(4th floor, City-County Government Center)



EXISTING SIGNAGE

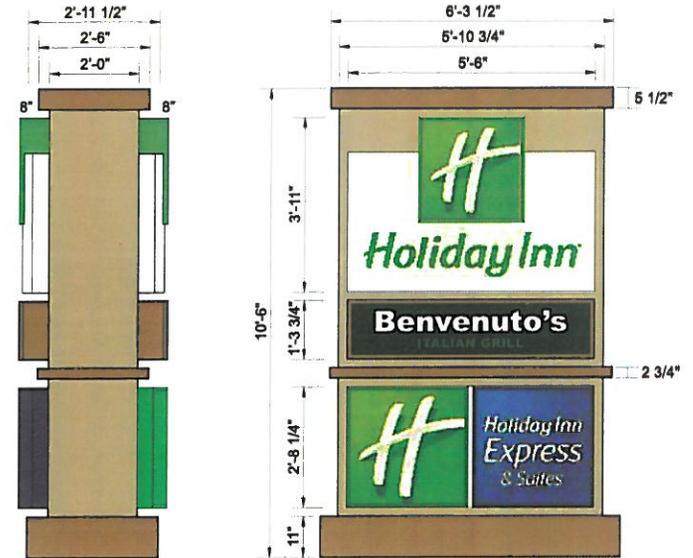
PROPOSED SIGNAGE



- RECYCLE OR DISCARD EXISTING SIGNAGE
- KEEP STEEL SUPPORT



- INSTALL PROPOSED SIGNAGE ON EXISTING STEEL SUPPORT



3' Custom D/F Internally Illum'd Monument
SCALE: 3/8"=1'-0" 62.8 SF

- CUSTOM WFS**
- FLUORESCENT ILLUMINATION
 - .150 POLYCARBONATE FACE WITH PUSH THROUGH LETTERS

- CUSTOM 15 3/4" x 66" CABINET**
- FLUORESCENT ILLUMINATION
 - .150 POLYCARBONATE FACE

- CUSTOM XWFS**
- FLUORESCENT ILLUMINATION
 - .150 POLYCARBONATE FACE

1 CIRCUIT AT 120 VOLT

SURVEY PRIOR TO MANUFACTURING

NOTE: PYLON COLORS TBD

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Mather's paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

	PROJECT TITLE:		LOCATION:	DATE:	12.08.14	DRAWN BY:	Matt		NAMPA PLANT UL # 433195-001	page # 6 of 6
			Store # FLDES 625 W. Rolling Meadows Drive Fond Du Lac, WI 54937	DATE: 12.08.14 QUOTE: N/A ACCOUNT EXEC: Mike Dardis	COMPUTER FILE: HXS FLDESFondDulacWI-R13-030315 REVISION: R13-030315-Matt	U.S. & CAN. All signs conform to U.S. and/or Canada standards (UL listed where applicable) and must comply with applicable local, state and national codes. All signs must be UL listed. This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code (NEC) and applicable local codes. This includes proper grounding and bonding of the sign.				

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: May 27, 2015
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner
Re: Appeal No. 2015-07 – **625 West Rolling Meadows Drive**

Applicant: Bauer Sign Company o/b/o *Holiday Inn* and *Holiday Inn Express*

Zoning: Site: C-2 (General Business)
North: M-1 (Manufacturing)
South: O (Office) and A (Agricultural)
East: C-2
West: C-2

Land Use: Site: Holiday Inn
North: I-41
South: Senior Apartments/Golf Course
East: Holiday Inn Express
West: Rolling Meadows Restaurant

Variance Request

Chapter 720, Section 720-6 defines an off-premise sign as a wall mounted or ground mounted sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

Chapter 720, Schedule VIII, Design Standards and Specifications for Signs, does not allow an off-premise sign in the C-2 zoning district.

Proposal: Utilize one sign to identify hotels located on separate properties.

Analysis

The *Holiday Inn* and the *Holiday Inn Express* are situated on separate lots; sign regulations apply individually to each lot. An exception to sign regulations is requested to allow use of one ground sign for both hotels.

The *Holiday Inn* property includes lot frontage on Military Road, West Rolling Meadows Drive and Holiday Lane. The recently constructed *Holiday Inn Express* is situated adjacent to the *Holiday Inn* on a separate parcel with frontage only on Holiday Lane. Replacement of an existing sign on the *Holiday Inn* property to provide identification for the *Holiday Inn*, *Holiday Inn Express* and *Benvenuto's* restaurant (located inside the Holiday Inn) is proposed. Special approval is necessary because the inclusion of signage for the *Holiday Inn Express* is considered an off-site sign (i.e. the sign is not located on the property it serves).

The proposed new sign would replace an existing sign on the *Holiday Inn* property. The existing sign is situated for visibility to Rolling Meadows Drive and Military Road. The existing pole sign is 18'3" high and identifies the *Holiday Inn* and *Benvenuto's*. The area of the existing sign is approximately 62 square feet. The proposed sign is a monument sign with a height of 10'6" and total area of 62.8 square feet. The proposed sign would identify the *Holiday Inn*, *Holiday Inn Express* and *Benvenuto's*

Approval of a variance must consider property conditions that do not allow compliance with zoning regulations. In an unusual set of circumstances, the *Holiday Inn Express* is not entitled to its own ground sign due to the presence of a highway sign on its lot for the *Holiday Inn*; the highway sign predates the creation of the *Holiday Inn Express* lot and the new hotel development. Absent the highway sign, the *Holiday Inn Express* is not entitled to a ground sign on Rolling Meadows Drive because its lot does not include frontage on that roadway.

Variance approval will not give undue privilege to the petitioner nor will it create any type of negative effect for any nearby property. Except for the circumstance of two separate lots, the proposed sign would comply with zoning regulations.

Favorable consideration of the variance request is recommended.

Statement of Hardship

To justify approval of a variance, the hardship to support an exception to zoning regulations must directly relate to the physical character of the *property*, not the personal circumstances or preference of the *property owner* or tenant.

The variance request reflects the circumstances of individual lots for adjacent uses.

Statement of Findings

To grant the requested variance, the Board of Appeals must find:

1. The proposed variance is not contrary to the public interest;
2. The property has a special or unique condition;
3. The special condition of the property creates an unnecessary hardship.

Making and Taking of Precedent

A decision to approve or deny a variance request must be based on the merit of the individual case. Where a history of variance requests provides similar account of circumstances, a reasonable consistency between decisions would be appropriate.

Recommendation

A motion for variance approval or denial must state the findings in support of the action.

Community Development staff suggests a motion to **approve the variance request** based on property circumstances and specifically due to the circumstances of individual lots for adjacent uses.

PUBLIC NOTIFICATION

Appeal No. 2015-07
625 W Rolling Meadows Dr

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-21-23-502-00	948 S ROLLING MEADOWS DR	1585 W 20TH AVE	OSHKOSH	WI	54902
FDL-15-17-21-24-752-00	55 HOLIDAY LA	625 W ROLLING MEADOWS DR	FOND DU LAC	WI	54935
FDL-15-17-21-31-010-00	0 W ROLLING MEADOWS DR	625 W ROLLING MEADOWS DR	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	CITY COUNTY GOV CENTER	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	CITY COUNTY GOV CENTER	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	CITY COUNTY GOV CENTER	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	CITY COUNTY GOV CENTER	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	CITY COUNTY GOV CENTER	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	CITY COUNTY GOV CENTER	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	CITY COUNTY GOV CENTER	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	CITY COUNTY GOV CENTER	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	CITY COUNTY GOV CENTER	FOND DU LAC	WI	54935
FDL-15-17-21-23-500-00	935 S ROLLING MEADOWS DR	947 S ROLLING MEADOWS DR	FOND DU LAC	WI	54937
FDL-15-17-21-23-501-00	947 S ROLLING MEADOWS DR	N5544 GLACIER CT	FOND DU LAC	WI	54937
FDL-15-17-21-32-250-00	620 W ROLLING MEADOWS DR	1500 ARBORETUM DR	OSHKOSH	WI	54901
FDL-15-17-21-32-250-00	620 W ROLLING MEADOWS DR	1500 ARBORETUM DR	OSHKOSH	WI	54901
FDL-15-17-21-32-252-00	0 ROLLING MEADOWS DR	1500 ARBORETUM DR	OSHKOSH	WI	54901
FDL-15-17-21-32-252-00	0 ROLLING MEADOWS DR	1500 ARBORETUM DR	OSHKOSH	WI	54901
FDL-15-17-21-31-001-00	573 W ROLLING MEADOWS DR	% ROBERT RAMSTACK	FOND DU LAC	WI	54935
FDL-15-17-21-24-750-00	625 W ROLLING MEADOWS DR	625 W ROLLING MEADOWS DR	FOND DU LAC	WI	54937
FDL-15-17-21-24-751-00	77 HOLIDAY LA	625 W ROLLING MEADOWS DR	FOND DU LAC	WI	54937