



**A G E N D A**  
**CITY OF WAUPUN ZONING BOARD OF APPEALS**  
**Waupun City Hall – 201 E. Main Street, Waupun WI**  
**Wednesday, April 03, 2019 at 4:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**PERSONS WISHING TO ADDRESS THE ZONING BOARD OF APPEAL**--*State name, address, and subject of comments. (2 Minutes)*

***No Public Participation after this point.***

**FUTURE MEETINGS AND GATHERING INVOLVING THE ZONING BOARD OF APPEAL**

**CONSIDERATION - ACTION**

- [1.](#) Approve minutes from the September 12, 2018 meeting.
- [2.](#) Discuss / Approve Variance request of Jason Hraban at 306 Brandon St. to install a 12' x 14' prefab shed 3' from the front yard setback. Municipal Code Section 16.03(1)(c)(ii) states properties must have a front yard setback of 30 feet.

**ADJOURNMENT**

*Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.*

**City of Waupun Zoning Board of Appeals  
Minutes of Meeting September 12, 2018  
(DRAFT)**

1. Chairman Mesa called The Zoning Board of Appeals meeting at 4:00p.m.
2. Members present on roll call are Chairman Frank Mesa, Nancy Vanderkin, Dylan Weber, Dick Walters, and Jon Dobbratz

Member absent: Mark Nickel

Also in attendance were Zoning Administrator, Rob Froh, Betty Woxland, and neighbors Mike Christenson, Elise Christensen, Gary Genz

3. Motion Vanderkin, second Dobbratz, to approve the August 30, 2018 meeting minutes of the Zoning Board of Appeals. Motion carried, unanimously.
4. Public Hearing – Variance request from Heather Nagel at 509 Bronson St. to construct a garage that will be 1 foot off the side and rear property line. Municipal Code Section 16.03(4)(c)(ii) requires a rear yard setback of 25 feet and a side yard setback of 6 feet in the R-4 zoning district. Heather Nagel appeared and discussed her plan. They wish to construct an attached garage so they can put a 3<sup>rd</sup> bedroom above it. The proposed garage dimensions are 10 x 24. If the variance is approved she may purchase some of the property directly to the south of her property to have more room to the lot line.

The property owner directly to the east of 509 Bronson St. appeared and discussed some concerns they had pertaining to water runoff, snow removal, snow piling up on their lot from the roof, etc.

Rob Froh, Zoning Administrator, stated that is a very small lot and this is really the only way they could add onto the property. The homeowner stated there will be no overhang on the garage. The garage would be a 2 story structure with a hip roof, pitching the water to the north and south of the building. The property owner did have the property surveyed and they found the stakes for the shared driveway side. There would be no windows or door on the east side of the building. Weber noted that this would improve property values in the area, however other members of the board had concerns with how close the structure is to the lot line and shared concerns of the adjoining property owner. No further facts were presented for or against the case, so Chairman Mesa closed the hearing and called for a motion.

Motion by Weber, seconded by Vanderkin to approve the variance as requested.

Vote: Vanderkin and Weber – “AYE”

Mesa, Walters, Dobbratz – “NAY”

Motion denied, variance denied.

5. Motion by Dobbratz, seconded by Weber to adjourn the meeting. Motion carried, meeting adjourned at 4:16 p.m.

Minutes submitted by:

Trista Steinbach, Administrative Assistant

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Zoning Board of Appeals of the City of Waupun, to be held in the Council Chambers in the City Hall of the City of Waupun on Wednesday, the 3rd, day of April, 2019 at 4:00 o'clock in the P.M., there will be considered the application for a Variance of:

1. Jason Hraban at 306 Brandon St. to install a 12' x 14' prefab shed 3' from the front yard setback. Municipal Code Section 16.03(1)(c)(ii) states properties must have a front yard setback of 30 feet.

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed Variance in support thereof or in opposition thereto, must appear at the said meeting of the Zoning Board of Appeals of the City of Waupun.

Dated this March 22, 2019

Susan Leahy  
Zoning Administrator  
City of Waupun

(PUBLISH, March 27, 2019)

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Fee: \$150.00

Paid:

3/22/19

Date:

MARCH 22, 2019



## CITY OF WAUPUN

201 E. Main Street

WAUPUN, WISCONSIN 53963

# VARIANCE APPLICATION

From:

JASON HRABAN

(business name or individual)

Property Description and address:

306 BRANDON STREET

Variance Requested:

REMOVE 8X10 PREFAB SHED LOCATED IN CORNER LOT FRONT YARD  
WANT TO REPLACE W/ A 12X14 PREFAB SHED FOR STORAGE.

Have proposed PREFAB SHED 3' from front yard property line  
SIDEYARD TO BE 3 feet per 16.03(1)(c)(iv)

Zoning Ordinance Section Involved:

16.03(1)(c)(ii)

FRONT YARD SETBACK 30 FEET

Date presented to Zoning Board of Appeals:

VARIANCE:

☐

Granted

☐

Denied

Comments:

Signature of Applicant (s):

J. Mike



## Fond du Lac County, WI



Parcel Number	WPN-14-15-99-MC-141-00	Site Address	816 E MAIN ST
Owner	HAUSCHILD, JOHN C; HAUSCHILD, JENNIFER A	Municipality Code	20292
Mailing Address 1	816 E MAIN ST	Municipality	CITY OF WAUPUN
Mailing Address 2		PLSS Location	
Mailing City	WAUPUN	Acres	0.25
Mailing State	WI	Legal Description	Refer to the source document for actual legal description. S33 T14N R15E MCCUNE'S ADDITION LOT 2 CSM #3878-21-117 LOC IN LOT 1 BLK 3 & O.L. 3 OF NORTHWARD OUTLOTS (919004) .25A
Mailing Zip	53963		



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 50 feet  
3/22/2019

Receipt No: 1.012261

Mar 22, 2019

HRABAN, KELLY

Previous Balance: .00

FEES

SITE 150.00

PLAN/ANNEXATION/VARIANCE

100-46-4615-0-00

FEES-ZONING/OCCUPANCY

Total: 150.00

CHECKS

Check No: 12204 150.00

Total Applied: 150.00

Change Tendered: .00

Duplicate Copy  
03/22/2019 12:27PM

CITY OF WAUPUN  
201 E. MAIN STREET  
WAUPUN WI 53963

920-324-7900