

CITY OF HORICON

404 EAST LAKE STREET
HORICON WI 53032

MEETING NOTICE

DATE ISSUED: November 7, 2018

BY: Daryl Levenhagen

ZONING BOARD OF APPEALS

ATTENDEES:

Daryl Levenhagen 5-2888

David Berggren 5-4248

Dave Boersma 5-6691

Craig Halsema 5-9736

Michael Krueger 5-0596

Ken Metzdorf (1st Alt) 5-4778

Scott Giesen (2nd Alt)

Chris Spilker (Secr) 5-3500

DATE: Tuesday, November 27, 2018

TIME: 4:30 p.m.

LOCATION: City Hall, Activity Room

LEADER: Daryl Levenhagen, Chairman

AGENDA:

1. Call to order.
2. Roll call.
3. Approve minutes of February 5, 2018.
4. Public Hearing for variance to erect an 81' x 144' x 21 warehouse building with 35 feet to foundation and 34 feet to overhang in the rear yard located at 980 Van Brunt Drive; 3FI LLC.
5. Act on Variance for 980 Van Brunt Drive
6. Non-Action Discussion.
7. Adjourn.

IF UNABLE TO ATTEND, PLEASE NOTIFY:

Daryl Levenhagen
PHONE: 485-2888

DATE POSTED: November 7, 2018

TIME POSTED: 4:00 p.m.

KUNDEL
ENGINEERING GROUP
(920) 356-9447
(920) 382-6202 (mobile)



WISCONSIN UNIFORM BUILDING PERMIT APPLICATION
City of Horicon
404 East Lake Street
Horicon, Wisconsin 53032

Permit No.
Project Description:
Warehouse construction

PERMIT REQUESTED: Constr. HVAC Electric Plumbing Erosion Control Other:

Owner's Name: *SFI LLC* Mailing Address: *1805 State St. Suite 101 Berendorf IA 52722* Tel: *920 279 5981*

Contractor's Name & Type: *Cleary Corp.* Lic/Cert #: *6397* Mailing Address: *P.O. Box 930220 Verona, WI 53593* Tel. & Fax: *608 845 9700*

Dwelling Contr. Qualifier: *N/A*
The Dwelling Constr. Qualifier shall be an Owner, CEO, COB or employee of the Dwelling Contractor.

HVAC: *N/A*

Electrical: *David's Electric* 273-545 Mailing Address: *1028 B Western Drive Hartford WI 53027* Tel: *262-673-2535*

Plumbing: *N/A*

DHS Lead Renovator Cert. No.: _____ Exp. Date: _____ DHS Lead Company Cert. No.: _____ Exp. Date: _____
(If structure was built prior to 1978)

PROJECT LOCATION: Lot Area: _____ One acre or more of soil will be disturbed. _____ 1/4, _____ 1/4, of Section _____, T _____, N, R, E (or) W

Building Address: *980 Van Buren Drive* Subdivision Name: _____ Lot No.: _____ Block No.: _____

Zoning District(s): _____ Zoning Permit No.: _____ SETBACKS: Front _____ ft, Rear *35* ft, Left _____ ft, Right _____ ft

PROJECT		OCCUPANCY		ELECTRIC		HVAC EQUIP.		ENERGY SOURCE						
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Repar	<input type="checkbox"/> Single Family	<input type="checkbox"/> Two Family	Entrance Panel Amps: <i>200</i>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Furnace	<input type="checkbox"/> Radiant Basebrd	Fuel	Nat Gas	LP	Oil	Elec	Solid	Solar
<input type="checkbox"/> Alteration	<input type="checkbox"/> Reze	<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Other:	<input type="checkbox"/> Overhead	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Boiler	Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Addition	<input type="checkbox"/> Move	<input type="checkbox"/> Mfd. - WI UDC	<input type="checkbox"/> Mfd. - US HUD	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Central AC	<input type="checkbox"/> Fireplace	Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other		<input type="checkbox"/> Other:			<input type="checkbox"/> ICF	<input type="checkbox"/> Other:		<input type="checkbox"/> Dwelling unit has 3 kilowatt or more in electric space heating equipment capacity.						

AREA INVOLVED (sq. ft.)			CONSTR. TYPE		WATER		SEWER		BUILDING COST	
Unfin.			<input checked="" type="checkbox"/> Site-Built	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/> Municipal	<input checked="" type="checkbox"/> Municipal	<input checked="" type="checkbox"/> Municipal	\$	<i>\$304,750.00</i>	
Bsmt.			<input type="checkbox"/> Mfd. - WI UDC	<input type="checkbox"/> Timber/Pole	<input type="checkbox"/> Sanitary Permit #					
Living Area			<input type="checkbox"/> Mfd. - US HUD	<input type="checkbox"/> Other:						
Garage			<input checked="" type="checkbox"/> 1-Story	<input type="checkbox"/> Seasonal	<input checked="" type="checkbox"/> Permanent	<input checked="" type="checkbox"/> On-Site Well				
Deck			<input type="checkbox"/> 2-Story	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:					
Totals			<input type="checkbox"/> Plus Basement							

The applicant agrees to comply with the Municipal Ordinance and with conditions of this permit; understands that the issuance of the permit created no legal liability, express or implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate.

APPLICANT'S SIGNATURE: *David Bush* DATE SIGNED: *8/31/2018*

APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. See attached for conditions of approval.

INSPECTIONS NEEDED: Building: Footing Rough Insulation Basement Flr Final
Electric: Rough Service Final Plumbing: Rough Underfloor Final HVAC: Rough Final

FEES		PERMITS ISSUED		WI PERMIT SEALING		PERMIT ISSUED BY	
Building:	\$	<input type="checkbox"/> Construction		Ok #:		Name:	<i>John W</i>
Plumbing:	\$	<input type="checkbox"/> HVAC		Amount:		Date:	<i>10/26/18</i>
HVAC:	\$	<input type="checkbox"/> Electrical		Date:		Tel:	<i>920 382 6202</i>
Electrical:	\$	<input type="checkbox"/> Plumbing		From:		Cert No.:	<i>13319a</i>
Wi Permit Seal:	\$	<input type="checkbox"/> Erosion Control		Rec By:			
Zoning:	\$	<input type="checkbox"/> Other:					
Other:	\$						
Total:	\$						

PERMIT DENIED. NEED VARIANCE FOR REAR SETBACK. SETBACK IS 40 FT. REQUESTING 34 FT INCLUDING OVERHANG

Memo

Date: October 26, 2018

To: Zoning Board of Appeals

From: Robert J Froh

RE: Request to vary setbacks for new warehouse building at 980 Van Brunt Dr. for Con Trol business.

The parcel is zoned I-2 HEAVY INDUSTRIAL DISTRICT.

Variance request is for building with a reduced rear yard setback.

Required front yard is 25 feet.

Required rear yard is 40 feet.

Required side yard is 40 feet.

Max height 60 feet.

Proposal shows a rear yard setback of 35 feet to foundation 34 feet to overhang. Setbacks are to the overhang.

Action required: Review and grant, conditionally grant or deny variance.

Recommendation: Grant variance.

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CITY OF HORICON APPLICATION FOR VARIANCE

Appeal from the decision of the Building Inspector concerning the literal enforcement of this Ordinance may be made by any person affected by such decision. Such appeals shall be filed within 30 days of written notice of the decision of the Building Inspector. No variance of the land use requirements of the Zoning Ordinance, City of Horicon, Dodge County, WI shall be allowed.

No variance to the provisions of this Ordinance shall be granted by the Board unless it finds beyond a reasonable doubt that all the following facts and conditions exist and so indicate in the minutes of the proceedings:

- (1) Exceptional Circumstances: There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district and the granting of the variance would not be of so general or recurrent nature as to suggest that the Zoning Ordinance should be changed.
- (2) Preservation of Property Rights: That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
- (3) Absence of Detriment: That the variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of the Ordinance or the public interest.

Applicant: SFI LLC Parcel # 236.1115-0142-005

Address: 980 Van Brunj Drive, Horicon WI 53032

Variance requested for: 35' Set back from North property line for new CONSTRUCTION.

Opposite and Abutting Property Owners (Within 100 feet):

Name(s): Bethesda Address: 104 Clinton Street, Horicon

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

ATTACH COPY OF BUILDING PERMIT APPLICATION

Signature of Applicant: [Signature] Date: 10/22/2018

Received by: _____ Date: _____

Board of Appeals Action: _____ Date: _____

Findings: _____

CITY OF HORICON
404 EAST LAKE STREET
HORICON WI 53032

920-485-3500

Receipt No: 7.005444

Nov 5, 2018

3FI LLC - VARIANCE REQUEST 10/22/18

Previous Balance:	.00
MISCELLANEOUS - 3FI LLC-VARIANCE REQUEST 10/22/18	200.00
100-444000-000 ZONING PERMITS & FEES	

Total:	200.00
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CHECK	Check No: 9711	200.00
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Payor: 3FI LLC - VARIANCE REQUEST 10/22/18

Total Applied:	200.00
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Change Tendered:	.00
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11/05/2018 03:54PM

