



136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
www.waterloowi.us

**CITY OF WATERLOO BOARD OF ZONING APPEALS
COUNCIL CHAMBER OF THE MUNICIPAL BUILDING – 136 N. MONROE STREET
May 23, 2019 – 7:00 pm**

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and news media, that a public meeting will be held to consider the following:

PUBLIC HEARING DOCKET # 2019-01 – ZONING VARIANCE REQUEST BY APPLICANTS, JEFFREY AND CINDY TATE, 808 NORTH MONROE STREET.

Note: Submittal documents can be viewed at the municipal [Agenda & Meeting Minutes](#) webpage.

1. CALL TO ORDER.
2. PUBLIC HEARING COMMENT – Jeffrey and Cindy Tate, property owners at 808 North Monroe Street, request a zoning use variance to allow for warehousing at 808 North Monroe Street. Warehousing is not a permitted use in C-1 Commercial Districts.
3. ADJOURN PUBLIC HEARING

BOARD OF ZONING REVIEW MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF FEBRUARY 28, 2018 MEETING MINUTES
3. CITIZEN INPUT
4. NEW BUSINESS
 - a. Board Determination On Docket #2019-01 -- Variance Request: Zoning Variance Request, Jeffrey and Cindy Tate, property owners at 808 North Monroe Street, requesting permission for warehousing at 808 North Monroe Street. Warehousing is not a permitted use in C-1 Commercial Districts.
5. FUTURE AGENDA ITEMS & ANNOUNCEMENTS
6. ADJOURNMENT


Mo Hansen, Clerk/Treasurer

Summary of Process. A variance is a relaxation of a standard in a land use ordinance. Variances are decided by the zoning board of adjustment/appeals. The zoning board is a quasi-judicial body because it functions almost like a court. The board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws, court decisions and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

The applicant has:

1. Completed an application form and submit a fee;
2. Provided plans describing the project (location, dimensions and materials);
3. Provided a written statement; and
4. A notice was published in the official newspaper noting the time and location of a required public hearing. The burden will be on the applicant to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. The board must make its decision based only on the evidence submitted to it at the time of hearing.

For additional process information see: https://www.uwsp.edu/cnr-ap/clue/Documents/ZoningHandbook/Zoning_Board_Handbook.pdf

Posted, distributed & emailed: May 8, 2019

MEMBERS: Tim Thomas – Chairperson; Lindsay Reynolds; Dale Van Holten; Jason Schoenwetter and one vacancy

Posted and Emailed: 05/08/2019

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

**CITY OF WATERLOO
ZONING BOARD OF APPEALS MINUTES
COUNCIL CHAMBER OF THE MUNICIPAL BUILDING
136 N. MONROE STREET
February 28, 2018**

PUBLIC HEARING

1. **CALL TO ORDER AND ROLL CALL.** In the chair's absence, board alternate Dale Van Holten called the public hearing to order at 6:00 p.m. Present – Board members Lindsay Reynolds, Cliff Butzine and Dale Van Holten (alternate). Absent: Jeni Quimby. Others present – Don & Wanda Riege and Clerk/Treasurer Mo Hansen.
2. **PUBLIC HEARING ON DOCKET #2018-01:** Variance request by Donald & Wanda Riege, owners of the property at 1111 Lum Avenue, to allow a side-yard setback variance of 5.3' for the construction of a 12' x 23' addition to the existing attached garage. The required side yard setback per the City of Waterloo Municipal Code §385-8 C(3)(b) is a minimum total, 20 feet; minimum side, eight feet.

No citizens spoke on the matter.
3. **CLOSURE OF PUBLIC HEARING.** Van Holten adjourned the public hearing at 6:00 p.m.

REGULARLY SCHEDULED MEETING

1. **CALL TO ORDER AND ROLL CALL.** In the chairperson's absence, board alternate Dale Van Holten called the meeting to order at 6:01 p.m. Present – Board members Lindsay Reynolds, Cliff Butzine and Dale Van Holten (alternate). Absent: Jeni Quimby. Others present – Don & Wanda Riege and Clerk/Treasurer Mo Hansen.
2. **APPROVAL OF MINUTES – May 25, 2016.** MOTION: Moved by Butzine, seconded by Van Holten to approve the minutes based upon documents presented by Cliff Butzine. VOICE VOTE: Motion carried.
3. **CITIZEN INPUT.** None
4. **NEW BUSINESS.**
 - a. **Docket #2018-01:** Variance request by Donald & Wanda Riege, owners of the property at 1111 Lum Avenue, to allow a side-yard setback variance of 5.3' for the construction of a 12' x 23' addition to the existing attached garage. The required side yard setback per the City of Waterloo Municipal Code §385-8 C(3)(b) is a minimum total, 20 feet; minimum side, eight feet.

Discussion: Don Riege said he requested additional space to store a vehicle and additional storage items. He did not want to store items outdoors. He said he talked with one neighbor who did not object. Butzine added that he talked with a second neighbor who also did not object. MOTION: Moved by Butzine, second by Reynolds to grant the variance as requested. ROLL CALL VOTE: Ayes: Reynolds, Butzine and Van Holten. Noes: None with alternate Van Holten serving in place of Quimby. Variance granted.
5. **ADJOURNMENT. Motion:** Moved by Butzine, seconded by Reynolds adjourn. Motion carried. Time of adjournment was approximately 6:05 p.m.

Attest:



Mo Hansen
Clerk/Treasurer



136 North Monroe Street
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Fax: (920) 478-2021
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APPLICATION FOR VARIANCE
(Review and Action by Board of Zoning Appeals)

receipt:
034524

Number: _____ Date Filed: _____ Fee Paid: 285.00

Location of Property: 808 W. Monroe St. Waterloo WI 53594

Applicant or Agent: Jeffrey + Cindy Tate

Address: 810 W. Monroe St. Telephone: 920-285-1183

Owner of Property: C&J Properties LLC Jeff + Cindy Tate Market

Address: Same Telephone: 920-285-1183

Contractor: _____

Address: _____ Telephone: _____

Professional Engineer: _____

Address: _____ Telephone: _____

Legal Description of Property: Lot 1 Csm 3352-15-12

Land Parcel Size: _____ Present Use: _____ Zoning District: _____

Proposed Use: Temp Controlled Secure Storage

Terms of Municipal Code

Variance Requested

385-12

Temp Controlled Secure Storage units

Specify reason(s) for Petition: (for example, insufficient lot area, setback, etc.)

looking to utilize vacant space for rental income until a more permanent tenant can be found

ATTACH THE FOLLOWING:

1. Adjoining owners; all names and addresses of all abutting and opposite property owners within 300 feet.
2. Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 300 feet.

Date: 4/10 20 19

[Signature]
Signature of Applicant/Agent

12/87 Request hearing w/o 5/6/19 or after



DBA **Watertown Piggly Wiggly**

1330 Memorial Drive • Watertown, WI 53098 • Phone (920) 262-7449 • Fax (920) 206-9369

04/16/2019

To whom it may concern;

I am applying for a building permit to do a build out for the purpose of opening a business for renting out temperature controlled secure storage units in the 4,737 sq. ft. of vacant space in the Piggly Wiggly shopping center located at 808 N. Monroe St. Waterloo WI. 53594

This will be a secure facility, allowing no hazardous materials.

It will be owned and operated by Jeff and Cindy Tate, owners of the Piggly Wiggly and the shopping center.

Jeff Tate

920.285-1183

