



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
October 14, 2020 – 6:00 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:

Remote Meeting Information - Participate Remotely Or In-Person

Join Zoom Meeting: <https://us02web.zoom.us/j/86343386545?pwd=d2JiN05mME5lQlovNDVsbG1Td0hYdz09>

Meeting ID: 863 4338 6545

Passcode: 349834

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 863 4338 6545

Passcode: 349834

BOARD OF ZONING APPEALS PUBLIC HEARING

1. CALL TO ORDER
2. PUBLIC COMMENT
3. PUBLIC HEARING ADJOURNMENT

BOARD OF ZONING APPEALS MEETING (Immediately Following The Public Hearing)

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF SEPTEMBER 23, 2019 MEETING MINUTES
3. CITIZEN INPUT
4. NEW BUSINESS
 - a. Board Determination On Docket #2020-01 -- Variance Request: Zoning Variance Request, James Radebaugh, property owner at 215 Beech Road, requesting permission to allow a side-yard setback variance of 5-6' for the construction of an additional carport.
5. FUTURE AGENDA ITEMS & ANNOUNCEMENTS
6. ADJOURNMENT

Mo Hansen

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: October 12, 2020

MEMBERS: Tim Thomas – Chairperson; Lindsay Reynolds; Dale Van Holten; Jason Schoenwetter and James Setz

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.



136 North Monroe Street, Waterloo, Wisconsin 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

**CITY OF WATERLOO
COUNTY OF JEFFERSON
STATE OF WISCONSIN**

**NOTICE OF HEARING ON
APPLICATION FOR VARIANCE
DOCKET NO. 2020-01**

TO: WHOM IT MAY CONCERN

The Zoning Board of Appeals of the City of Waterloo will meet on **October 14, 2020 beginning at 6:00 p.m.** in the Council Chamber of the Municipal Building, 136 North Monroe Street, for the following purpose:

PUBLIC HEARING on an application for a zoning variance received from applicant, James Radebaugh, property owner at 215 Beech Road in the City of Waterloo, Jefferson County Wisconsin.

The property is described as Lot 13, Heritage Hills in the City of Waterloo, Jefferson County, Wisconsin. Also known as 215 Beech Road. Tax Parcel #290-0813-0544-051.

The action requested is to allow a side-yard setback variance of 5-6' for the construction of an additional carport.

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.

Following the hearing the Zoning Board of Appeals intends to deliberate on the application and may announce its determination.

By:

Mo Hansen
City Clerk/Treasurer

Published: The Courier, October 1, 2020



136 North Monroe Street
Waterloo, WI 53594
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Fax: (920) 478-2021
www.waterloowil.us

APPLICATION FOR VARIANCE
(Review and Action by Board of Zoning Appeals)

Number: _____ Date Filed: 9/16/2020 Fee Paid: 285⁰⁰

Location of Property: 215 Beech Road Waterloo, WI 53594

Applicant or Agent: James Radebaugh

Address: 215 Beech Road Telephone: 920-285-8018

Owner of Property: James Radebaugh

Address: 215 Beech Road Telephone: _____

Contractor: self

Address: 215 Beech Road Telephone: _____

Professional Engineer: N/A

Address: N/A Telephone: _____

Legal Description of Property: 215 Beech Road

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

Proposed Use: Addition of carport installed over pre-existing concrete pad

Terms of Municipal Code
305-8.C.(3)(b) 8' min. sideyard setback

Variance Requested
5'-6" side yard variance
5'-6" variance

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

Set back from property line is 2'6" (less than 8') variance. It should be noted access in between home to backyards is more accessible than when I moved in 2007 w/ removal of old dead trees. I have an existing concrete pad for this carport. Adjacent neighbor on this property line fully supports this carport.

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: 9-16 20 20

James Radebaugh
Signature of Applicant/Agent

August 30, 2020

I, Bill Hitzemann, give permission to James Radebaugh at 215 Beech Rd, permission to install carport within his property line, adjacent to mine.

Address: 221 Beech

Date: Aug 30, 2020

William G. Hitzemann

October 12, 2020

City of Waterloo

Zoning Board of Appeals

136 N. Monroe St.

Waterloo, WI 53594

Re: zoning variance for James Radebaugh

To whom it may concern,

I am writing in support of this variance request. Mr. Radebaugh is my neighbor and has consistently been known for the manner in which he maintains his property. I have noted numerous improvements to his property since he has lived here. Each one has been completed with great workmanship and quality material. I have no reason to believe that this project will be any different. I believe this will be completed in a professional manner and be an improvement to the property. I have no objection to his request. Please grant this variance as requested.

A handwritten signature in black ink that reads "Robert H. Thompson". The signature is written in a cursive style with a large initial "R".

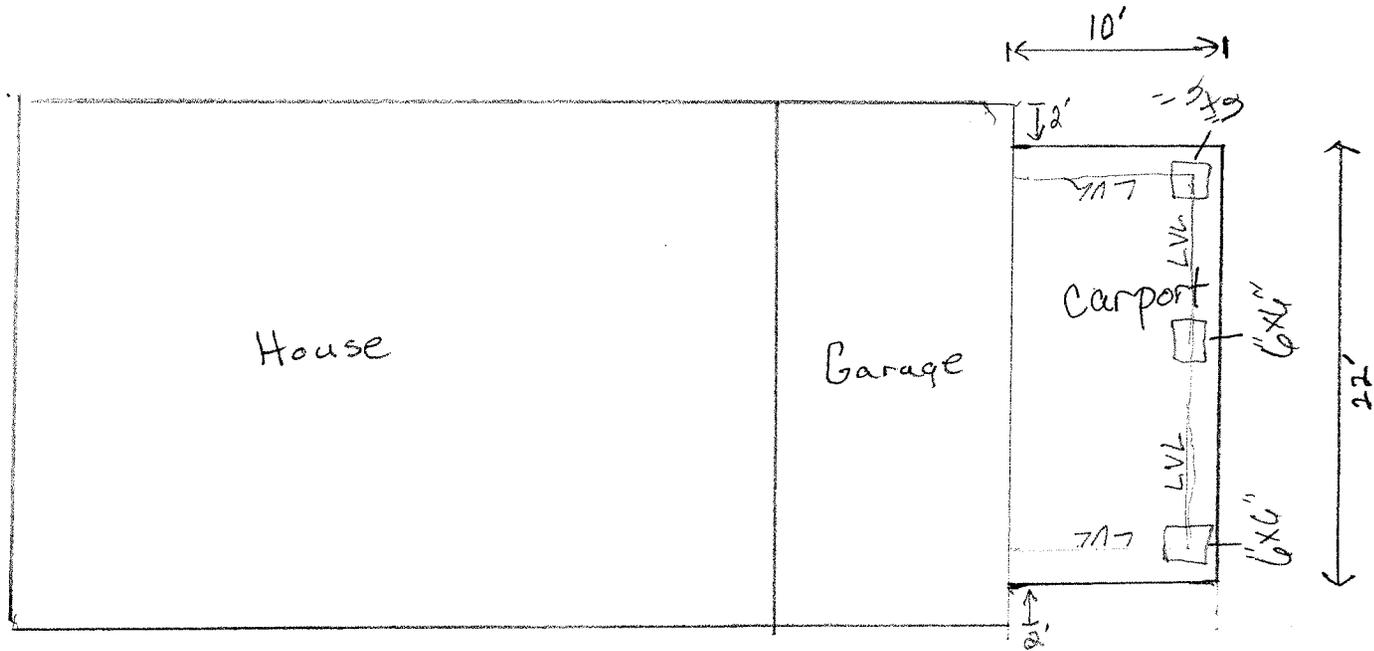
Robert H. Thompson

209 Beech Rd.

Waterloo, WI 53594

215 Beech Road
Waterloo, WI 53594
920 285 8018
or 309-221-8869

CARPORT
(TOP VIEW)



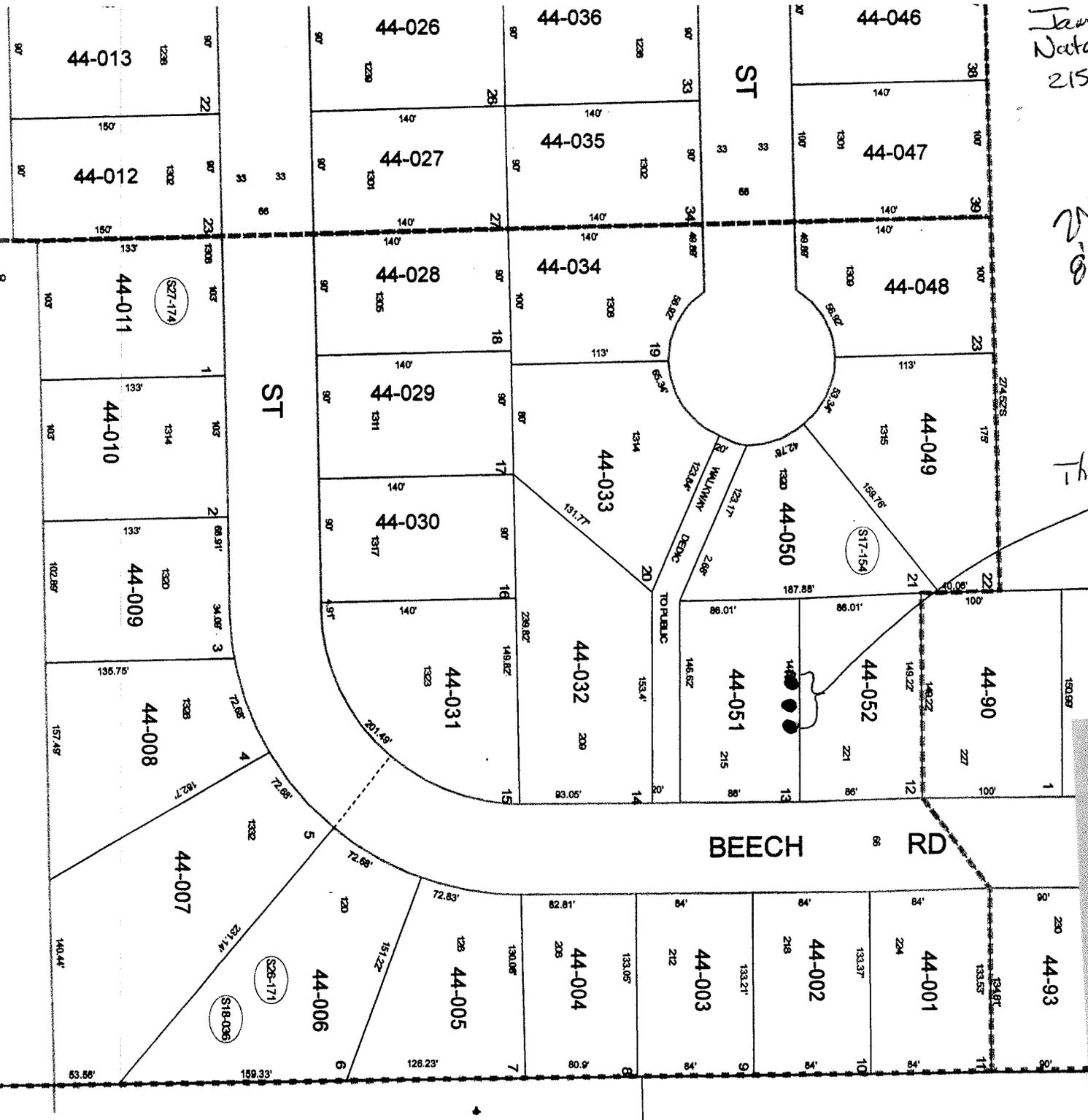
Three 6" x 6" Treated posts sunk
4' on concrete cookies

James Kadebaugh
Natasha Hager
215 Beech Rd

2x6
8' min.
Side yard
Setback

Three 6"x6" treated posts are
Appx 2'-3' from property line
on Northside of home, adjacent
to lot 44-052 (Hitman)

Included signal
permission of
neighbor adjacent
to carport



(S18-036)

(S17-154)

(S17-174)

(S26-171)

(S18-036)

City Hall

From: James Radebaugh <jamesradebaugh@yahoo.com>
Sent: Thursday, October 01, 2020 4:29 PM
To: City Hall
Subject: Att Mo Hansen

Mo

I've attached pictures of the current state of carport which will include aluminum wraps to 6x6' posts and finishing of eaves with matching siding. As mentioned, I've spent several thousand on the removal of dead 20'-30' pines in between our houses that you could not even walk through to gain access to backyard. Backyard is now fully accessible. The port went on an existing concrete pad. I've invested heavily to improve this property to maintain a contemporary look within the neighborhood. The new homes added this past year on adjacent properties are very nice and I believe all of this adds to keeping this neighborhood looking good. My neighbor on the carport side has/still fully supportive of the carport. I am unable to park my truck under any cover otherwise due to its height. I have invested \$3000 into the carport with assurances it is properly engineered and aesthetically fitting to the

