



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
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**PUBLIC NOTICE OF A COMMITTEE MEETING OF THE
COMMON COUNCIL OF THE CITY OF WATERLOO**

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

COMMITTEE: **BOARD OF ZONING APPEALS**

DATE: **WEDNESDAY, DECEMBER 17, 2014** TIME: **5:30 P.M.**

LOCATION: **COUNCIL CHAMBER OF THE MUNICIPAL BUILDING
136 N. MONROE STREET**

to consider the following:

1. Call to Order and Roll Call
2. Approval of Minutes
 - November 8, 2006, PalletOne, 310 Portland Road
 - June 3, 2008, Walsh, 1015 Jamie Street
3. Citizen Input
4. Unfinished Business
6. New Business
 - Docket #2014-01: Variance Request for Monroe Street Apartments, LLC - Movin Out Inc., of Madison, WI Applicant and Prospective Property Owner, 217 N Monroe Street
 - 385-10C(3)(e) number of stories, maximum of two, three stories proposed
 - 385-10C(3)(f) lot area per dwelling unit, minimum 3,600 square feet, proposed 2450 square feet per unit
 - 385-10C(3)[4], building height, maximum 35', proposed ±46'
7. Consideration of such other matters as authorized by law
8. Adjourn

Lois A.M. Baird

Lois A.M. Baird
Deputy Clerk/Treasurer

Posted and Mailed: Monday, December 8, 2014



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CITY OF WATERLOO
COUNTY OF JEFFERSON
STATE OF WISCONSIN

NOTICE OF HEARING ON
APPLICATION FOR VARIANCE

DOCKET NO. 2014-01

TO: WHOM IT MAY CONCERN:

The Zoning Board of Appeals of the City of Waterloo will meet on **Wednesday, December 17, 2014 beginning at 5:30 p.m.** in the Council Chamber of the Municipal Building, 136 North Monroe Street, for the following purpose:

PUBLIC HEARING on the appeal application received from applicant, Dave Porterfield of Movin' Out, Inc, prospective property owner at 217 N Monroe Street in the City of Waterloo, Jefferson County Wisconsin.

The property is described as lot 1, CSM 2522-9-127 in the City of Waterloo, Jefferson County, Wisconsin. Also known as 217 N. Monroe Street (Perry Printing parking lot). Tax Parcel #290-0813-0644-026.

The action requested is to grant the following three (3) variances to allow the construction of a 24 unit apartment building at 217 N. Monroe Street:

1. 385-10C(3)(e) number of stories, maximum of two, three stories proposed.
2. 385-10C(3)(f) lot area per dwelling unit, minimum 3,600 square feet, proposed 2450 square feet per unit
3. 385-10C(3)[4], building height, maximum 35', proposed ±46'

Following the hearing the board intends to deliberate on the application and may announce its determination.

By: 

Lois A.M. Baird
Deputy City Clerk/Treasurer

Publish: The Courier, December 11, 2014



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APPLICATION FOR VARIANCE

(Review and Action by Board of Zoning Appeals)

Number: 2014-01 Date Filed: 12/8/2014 Fee Paid: \$285.00

Location of Property: 217 N. Monroe St, Waterloo WI

Applicant or Agent: Monroe St Apartments LLC / c/o Main Art Inc 4446
Address: 608 Williamson St, Madison WI Telephone: 608-251-2551

Owner of Property: City of Waterloo
Address: 136 N. Monroe St Telephone: 920-478-0825

Contractor: Horizon Construction Group, Inc.
Address: 5201 E. Tarrance Dr., Madison WI Telephone: 608-354-0825

Professional Engineer: Global Architects
Address: 116 N. Fenwick St., Madison WI 53703 Telephone: 608-251-2551

Legal Description of Property: See Attached

Land Parcel Size: 58.81C sq ft Present Use: Vacant Zoning District: R2

Proposed Use: Residential Multi-family Housing

<u>TERMS OF MUNICIPAL CODE</u>	<u>VARIANCE REQUESTED</u>
<u>See Attached</u>	

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

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: December 8 ~~19~~ 2014
Signature of Applicant/Agent: [Signature]
Main Art, Inc.

12-3-14

Att: Lois Baird Interim Clerk/Treasurer

Re: Permit Review @ 217 N. Monroe St., Waterloo
24 Unit Apartment Building

Result: ~~Permit Denied~~ CH. 385 ZONING

Variance:

~~385-10 C.(3)(e) Number of Stories~~: max two
proposed: 3 stories

~~385-10 C.(3)(f) Lot area per dwelling unit~~: min. 3,600 ϕ
proposed: 2450 ϕ per unit

~~385-10 C.(3)(c)[4] Max building height~~ 35'
proposed: +/- 46'

Please contact me with any questions.

Chris A. Butschke
C.of Waterloo BUDG Insp.

EXHIBIT A

Lot 1 of Certified Survey Map No. 2522 recorded on October 1, 1991 in Volume 9 on Pages 127 and 128, as Document Number 878027, being a part of Lots 11,12,13 and 14, Block 2, First Addition to the City of Waterloo, Jefferson County, Wisconsin. Together with and subject to a right of way as set forth in Warranty Deed recorded in Volume 128 of Deeds on Page 291.

Tax Parcel No. 08-13-06-44-026

**Zoning Variance Request for Monroe Street Apartments
217 N. Monroe Street, Waterloo WI**

Movin' Out, Inc. and Mirus Partners, Inc., the developers of the property located at 217 N. Monroe Street in Waterloo, are applying for variances to the R2 zoning requirements, to allow for the construction of a 24 unit multifamily residential building on the property. On December 4, 2014, the City Council approved the rezoning of the property from C1 (General Commercial District) to R2 (Residential), and granted a conditional use permit for multi-family dwellings along with a recommendation to seek approval of a zoning variance for three conditions as follows:

1. A variance to allow the proposed building to exceed maximum building height of 35 feet - Municipal Code 385-10,C,(3)(c),[4] building height.
2. A variance to allow the proposed building to exceed maximum number of stories of 2- Municipal Code 385-10,C,(3),(e) number of stories.
3. A variance to allow less than 3,600 square feet of lot area per unit - Municipal Code 385-10,C,(3),(f)- lot area per dwelling unit.

Our reasons for requesting these variances are listed below:

1. Building Height/Maximum Number of Stories.

Granting a variance to the building height and maximum number of stories code provisions allows the spirit of the zoning ordinance to be observed and is not contrary to the public interest. In this case, the literal enforcement of the code would unreasonably prevent the developers from using the property for the permitted multi-family use due to unique physical limitations of the property.

R2 Zoning provides for a maximum height of 35 feet and the maximum number of stories is 2. In our case, the maximum height of the proposed 3-story building above grade at the foot of the building is 39.6 feet. However, the property slopes such that the grade at the eastern lot line of our site is 9 feet higher than the average grade at the foot of our building. Therefore, effectively, the maximum height of our building above the average grade of our property at the building line is approximately 30.6 feet, which meets the code requirements for height, even with the inclusion of a third story.

It is important to note that the adjoining properties to the Southeast of our site are zoned C-1, which does not have height or story limitations, because the code promotes flexibility in the redevelopment of the downtown area. Further, the properties to the North and East of our property sit at a higher grade (consistent with the East side of our property, which is 9 feet higher than the average grade of our property), such that any structures on these lots built to a height of 35 feet would actually be higher than our building when viewed from Monroe Street.