

CITY OF HORICON

404 EAST LAKE STREET
HORICON WI 53032

MEETING NOTICE

DATE ISSUED: July 5, 2019

BY: Daryl Levenhagen

ZONING BOARD OF APPEALS

ATTENDEES:

Daryl Levenhagen 5-2888

Dave Boersma 5-6691

Michael Krueger 5-0596

Scott Giesen (2nd Alt)

David Berggren

Craig Halsema

Ken Metzdorf (1st Alt)

Chris Spilker (Secr)

5-4248

5-9736

5-4778

5-3500

DATE:

Monday, July 22, 2019

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 November 27, 2018.
4. Public Hearing for variance application to erect a 12' x 12' deck with a 4' x 24' wheel chair ramp in the rear yard creating an 18.5' rear yard setback located in a R-1 Residential District at 507 Horicon Street; Anton Westimayer.
5. Act on variance application to erect a 12' x 12' deck with a 4' x 24' wheel chair ramp in the rear yard creating an 18.5' rear yard setback located in a R-1 Residential District at 507 Horicon Street; Anton Westimayer
6. Non-Action Discussion.
7. Adjourn.

IF UNABLE TO ATTEND, PLEASE NOTIFY:

Daryl Levenhagen

PHONE: 485-2888

DATE POSTED: July 5, 2019

TIME POSTED: 12:00 p.m.

CITY OF HORICON
NOTICE OF PUBLIC HEARING ON ZONING APPEAL

The Zoning Board of Appeals of the City of Horicon will hold a Public Hearing Monday, July 22, 2019 at 4:30 P.M. in the Activity Room at City Hall, 404 E. Lake Street, to consider the following appeal:

Appeal of Anton Westimayer to erect a 12 feet x 12 feet deck with an attached 4 feet x 24 feet wheel chair ramp in the rear yard creating an 18.5 feet rear yard setback located in a R-1 Residential District at 507 Horicon Street; Anton Westimayer.

This proposed action violates the following sections of the City of Horicon Zoning Ordinance:

SECTION 13-1-24 R-1 RESIDENTIAL DISTRICT. (d) Yard and Setback Regulations.

(3) Minimum Rear Yard Setback. Thirty (30) Feet.

Copies of the above code may be inspected at the City Clerk's office, 404 E. Lake St. during regular business hours.

All interested persons wishing to be heard are invited to be present.

ZONING BOARD OF APPEALS



Christine A. Spilker, Secretary

Note: Publish July 11, 2019

CITY OF HORICON
ZONING BOARD OF APPEALS
CASE NO. 176 DECISION

Requested by 3FI LLC, to erect an 81 by 144 by 21 warehouse building with a 35 setback to foundation and 34 setback to overhang in the rear yard located at 980 Van Brunt Drive.

DECISION: In view of the testimony given and the circumstances presented, the following variance was granted to erect an 81 by 144 by 21 warehouse building with a 35 setback to foundation and 34 setback to overhang in the rear yard located at 980 Van Brunt Drive.

Per Section 13-1-194 of the Municipal Code of the City of Horicon, any person or persons aggrieved by any decision of the Board of Appeals may present to a court of records a petition, duly specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the offices of the Board of Appeals.

Dated this 7th day of December, 2018.


Daryl Levenhagen, Chairman
City of Horicon
Zoning Board of Appeals

ATTEST:


Christine A. Spilker, Secretary
City of Horicon
Zoning Board of Appeals

Filed: October 6, 2017

c: 3FILLC, Property Owner
Rob Froh Plumbing & Building Inspector

The Horicon Zoning Board of Appeals met in Regular Session with Chairman Daryl Levenhagen presiding. The meeting was called to order at 4:30 p.m.

Members Present: Daryl Levenhagen, Craig Halsema. Dave Berggren, Mike Krueger.

Members Absent: Dave Boersma

Motion by Krueger, second by Berggren, to approve the Zoning Board of Appeals minutes from February 5, 2018.

Motion carried on a voice vote with no objections.

Chairman Levenhagen announced this was a Public Hearing requesting a variance to erect an 81 by 144 by 21 warehouse building with a 35 setback to foundation and 34 setback to overhang in the rear yard located at 980 Van Brunt Drive, owned by 3FI LLC.

Chairman Levenhagen clarified that the meeting was being recorded for the convenience of the transcription for the secretary, not for publication and anyone interested in speaking should state their name.

Chairman Levenhagen declared the Public Hearing open for a variance to erect an 81 by 144 by 21 warehouse building with a 35 setback to foundation and 34 setback to overhang in the rear yard located at 980 Van Brunt Drive, owned by 3FI LLC.

Dan Buchner, representative for 3FI LLC, stated he works for Con-Trol and Con-Trol currently rents the existing building next to the proposed project. Buchner further stated the intent of Con-Trol is to build a 144 x 81 cold storage building. Buchner added the plans show the proposed building is keeping in line with the North side of the existing building to accommodate future work.

Dick Novey, Horicon resident, questioned how the water will be drained from the site. Buchner explained the water will run off to the retention area. Novey further stated drain tiles were installed that flow to one pipe, that leads west to the pond.

Berggren questioned if the drainage is all lead by pipes to the retention pond. Buchner replied the pipes lead to a manhole and then to the retention pond. Buchner added it has been graded and a lot of engineering went into this area to make sure it was done correctly.

Krueger questioned if this is adjacent to a new building that was also built and is part of the same complex. Buchner confirmed 4 ½ years ago a building was built and is part of the same complex.

Rob Froh, Building Inspector, referenced a memo he sent to the Variance Board that states a 40 setback is required per City of Horicon's Zoning Ordinance Section 13-1-29 which is not typical of other municipalities. Froh added other municipalities typically have 30 setback regulations. Froh further stated he does not have an issue with granting the variance.

Levenhagen asked if there was any further discussion.

All interested parties, and/or their representatives were given an opportunity to be heard.

Levenhagen declared the Public Hearing for a variance to erect 81 by 144 by 21 warehouse building with 35 setback to foundation and 34 feet setback to overhang in the rear yard located at 980 Van Brunt Drive, owned by 3FI LLC closed.

Motion by Berggren, second by Halsema, to grant a variance to erect a 81 by 144 by 21 warehouse building with 35 setback to foundation and 34 setback to overhang in the rear yard located at 980 Van Brunt Drive, owned by 3FI LLC.

Levenhagen asked for discussion. There was no discussion.

All Voting AYE. Motion carried.

Non-Action Discussion: Berggren questioned if approval is required by the Building Inspector to put up a fence in the front yard. Froh stated he is aware of the property on West Lake Street Berggren is referencing. Froh further stated he has contacted the land owner and the land owner is now aware a building permit is required to erect a fence. Froh added the current footings have been flagged and the landowner is to remove them because they are currently positioned in the roads right of way.

Berggren stated he wanted to make sure people are aware that before a fence can be erected a building permit is required in the City of Horicon.

Motion by Halsema, second by Berggren, to adjourn.

All Voting AYE. Meeting adjourned at 4:38 pm.



Christine A. Spilker, Secretary

KUNKEL K 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: _____
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PERMIT REQUESTED Constr. HVAC Electric Plumbing Erosion Control Other:

Owner's Name ANTON WESTIMAYER	Mailing Address 507 HORICON ST. HORICON, WI	Tel. _____
Contractor's Name & Type	Lic/Cert #	Mailing Address
Contractor (Construction)		
Dwelling Contr. Qualifier	The Dwelling Constr. Qualifier shall be an Owner, CEO, COB or employee of the Dwelling Contractor.	
HVAC		
Electrical		
Plumbing		

DHS Lead Renovator Cert. No. (If structure was built prior to 1978)	Exp. Date	DHS Lead Company Cert. No.	Exp. Date
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PROJECT LOCATION Lot Area _____ One acre or more of soil
 Sq. Ft. will be disturbed _____ 1/4, _____ 1/4, of Section _____, T _____, N, R _____ E (or) W

Building Address	Subdivision Name	Lot No.	Block No.
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Zoning District(s)	Zoning Permit No.	SETBACKS	Front _____ ft	Rear _____ ft	Left _____ ft	Right _____ ft
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1. PROJECT <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Raze <input type="checkbox"/> Addition <input type="checkbox"/> Move <input type="checkbox"/> Other	3. OCCUPANCY <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Garage <input type="checkbox"/> Other:	6. ELECTRIC Entrance Panel _____ Amps. _____ <input type="checkbox"/> Underground <input type="checkbox"/> Overhead	9. HVAC EQUIP. <input type="checkbox"/> Furnace <input type="checkbox"/> Radiant Basebrd <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central AC <input type="checkbox"/> Fireplace <input type="checkbox"/> Other:	12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat Gas</td> <td>LP</td> <td>Oil</td> <td>Elec</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> <input type="checkbox"/> Dwelling unit has 3 kilowatt or more in electric space heating equipment capacity.	Fuel	Nat Gas	LP	Oil	Elec	Solid	Solar	Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Fuel	Nat Gas	LP	Oil	Elec	Solid	Solar																										
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																										
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																										
2. AREA INVOLVED (sq. ft.) <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th></th> <th>Unit 1</th> <th>Unit 2</th> <th>Total</th> </tr> <tr> <td>Unfn.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bsm't</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Living Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Garage</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td></td> <td></td> <td></td> </tr> </table>		Unit 1	Unit 2	Total	Unfn.				Bsm't				Living Area				Garage				Deck				Totals				4. CONST. TYPE <input type="checkbox"/> Site-Built <input type="checkbox"/> Mid. - WI UDC <input type="checkbox"/> Mid. - US HUD	7. WALLS <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Steel <input type="checkbox"/> ICF <input type="checkbox"/> Timber/Pole <input type="checkbox"/> Other:	10. SEWER <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Sanitary Permit #	13. HEAT LOSS _____ BTU/HR Total Calculated Envelope and Infiltration Losses ("Maximum Allowable Heating Equipment Output" on Energy Worksheet; "Total Building Heating Load" on WIScheck Report.)
	Unit 1	Unit 2	Total																													
Unfn.																																
Bsm't																																
Living Area																																
Garage																																
Deck																																
Totals																																
	5. STORIES <input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other:	8. USE <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other:	11. WATER <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> On-Site Well	14. EST. BUILDING COST \$ _____																												

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 _____ **DATE SIGNED** _____

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

FEE'S:	PERMIT(S) ISSUED	WI PERMIT SEAL NO.	PERMIT ISSUED BY:
Building: \$ _____	<input type="checkbox"/> Construction		Name: _____
Plumbing: \$ _____	<input type="checkbox"/> HVAC		Date: _____ Tel. _____
HVAC: \$ _____	<input type="checkbox"/> Electrical		Cert No. _____
Electrical: \$ _____	<input type="checkbox"/> Plumbing		
WI Permit Seal: \$ _____	<input type="checkbox"/> Erosion Control		
Zoning: \$ _____	<input type="checkbox"/> Other:		
Other: \$ _____			
Total: \$ _____			

*** PERMIT DENIED FOR SETBACK VIOLATIONS 6/12/19
 OWNERS APPLIED FOR VARIANCE.**

VARIANCE FOR DECK SET BACK

100' @ 420 - 210 - 2881

ROW
0 ac.
75'

ANTON WESTMAYER
507 HORICON ST.
HORICON, WI 53032

Dodge County, WI

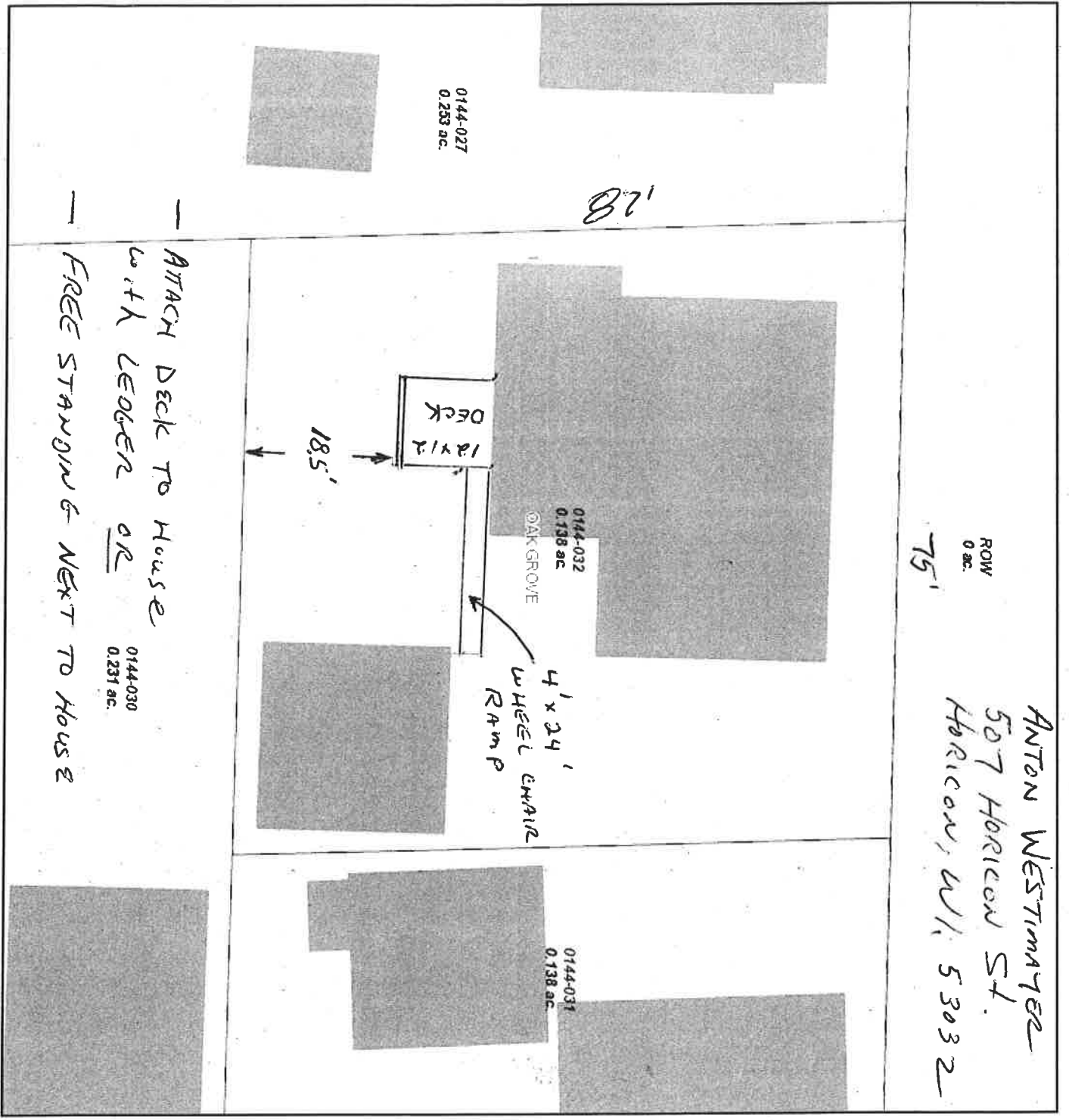
Legend

- Parcels
- Parcel Labels
- ROW
- Building Footprints
- Towns
- Sections
- State Roads
- County Roads
- Federal Roads
- Interstates
- Centerline
- Lakes and Rivers
- Horton Marsh
- Surrounding Counties



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed:	06/10/19 9:11 AM
Scale:	



0144-027
0.233 ac.

0144-032
0.138 ac
OAK GROVE

0144-031
0.138 ac

DECK
12' x 12'

4' x 24'
WHEEL CHAIR
RAMP

18.5'

ATTACH DECK TO HOUSE
WITH LEADER OR
FREE STAIRS & NEXT TO HOUSE

0144-030
0.231 ac.

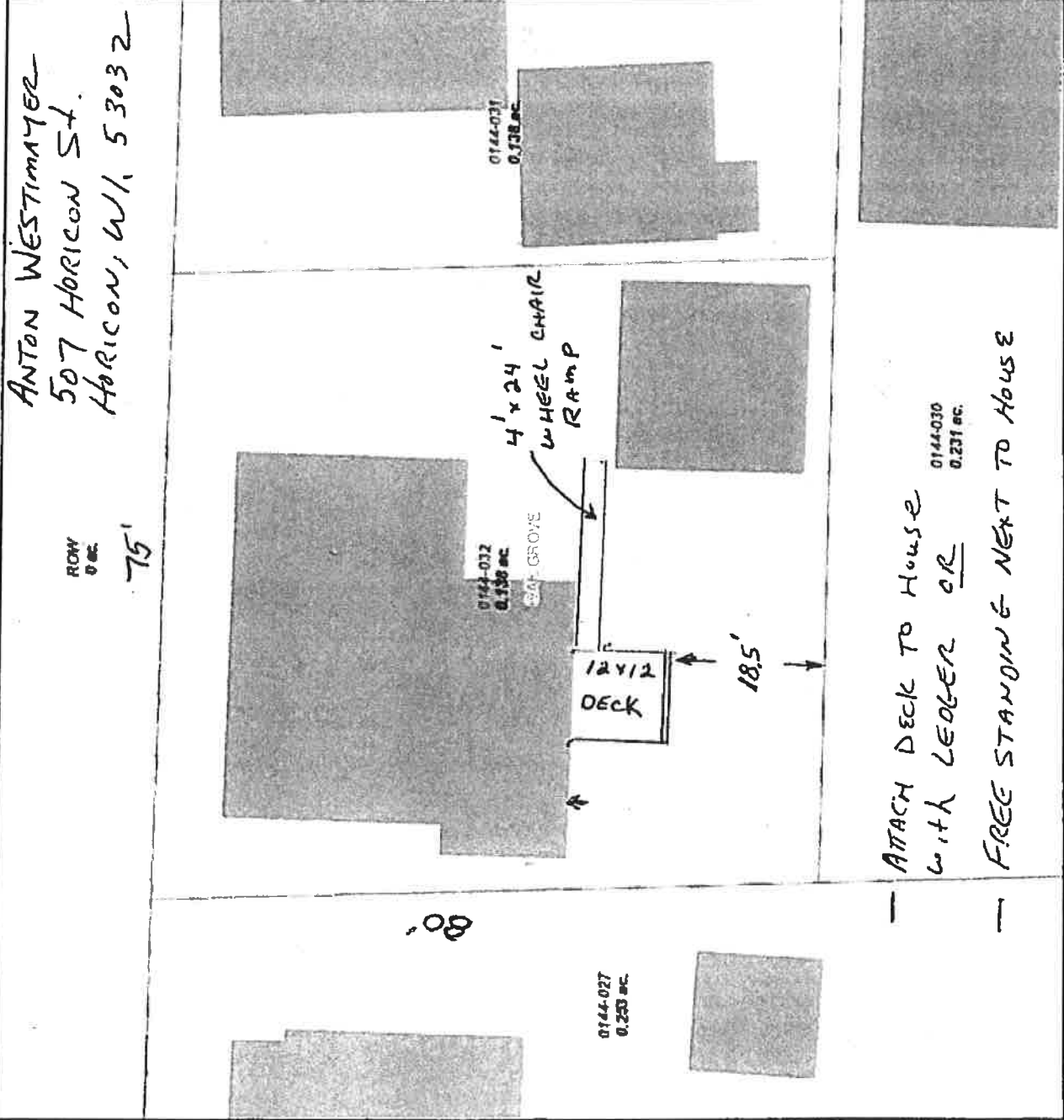
VARIANCE FOR BACK SET BACK

TOADY @ 920-210-2881

Dodge County, WI

Legend

- Parcel
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Dodge County, WI

Legend

-  Parcel
-  Parcel Labels
-  ROW
-  Building Footprints
-  Towns
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COUNTY	TOWNSHIP
SECTION	RANGE
MERIDIAN	CORNER

CITY OF HORICON APPLICATION FOR VARIANCE

Appeal from the decision of the Building Inspector concerning the Ordinance may be made by any person affected by such decision. Such appeal must be filed within 30 days of written notice of the decision of the Building Inspector. This application is subject to the requirements of the Zoning Ordinance, City of Horicon, Dodge County, Wisconsin.

No variance to the provisions of this Ordinance shall be granted by the Board of Appeals if there is a reasonable doubt that all the following facts and conditions exist and are met in the proceedings:

- (1) Exceptional Circumstances: There must be exceptional, unusual circumstances or conditions applying to the lot or parcel, structure, use or other property which do not apply generally to other properties or uses in the same district and which 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: ANTON WESTIMAYER

Address: 507 HORICON ST. HORICON, WI 53032

Variance requested for: DECK & WHEEL CHAIR RAMP

Opposite and Abutting Property Owners (Within 100 feet):

Name(s): ADRIANN BATES Address: _____

ATTACH COPY OF BUILDING PERMIT APPLICATION

Signature of Applicant: Anthony Westmayer Date: 12 JUN 2019

Received by: _____ Date: _____

Board of Appeals Action: _____ Date: _____

Findings: _____



City of Horicon

404 East Lake Street
Horicon, Wisconsin 53032
Telephone 920-485-3500
FAX 920-485-3503

Memo

Date: 6/17/2019
To: Zoning Board of Appeals
From: Robert Froh
RE: Request to vary setbacks for deck at 507 Horicon St.

The parcel is zoned R-1 RESIDENTIAL DISTRICT.

Variance request is for a deck on the rear side of the primary structure with a reduced rear yard setback.

Required rear yard is 30 feet.

Proposal shows a rear yard setback of 18.5 feet.

The lot is a non-conforming lot.

The minimum required lot size is 8,700sf. This lot is 6,011sf.

City of Horicon

404 East Lake Street
Horicon, Wisconsin 53032
Telephone 920-485-3500
FAX 920-485-3503

CC: Jim Grigg, Mayor - mayor@cityhoriconwi.us
Kristen Jacobson, Clerk - kjacobson@cityhoriconwi.us
Joseph Adamson, Police Chief - police@ci.horicon.wi.us
Jim Bandsma, Fire Chief - firedepartment@cityhoriconwi.us

Chapter. Unless otherwise specifically indicated or dimensioned on the map, the district boundaries are normally lot lines; section, quarter section or sixteenth section lines; or the centerlines of streets, highways, railways or alleys.

Sec. 13-1-23 Rules for Interpretation of District Boundaries.

Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules shall apply:

- (a) Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
- (b) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (c) Boundaries indicated as approximately following City boundaries shall be construed as following municipal boundaries.
- (d) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (e) Boundaries indicated as following shorelines shall be construed to follow such shorelines and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
- (f) Boundaries indicated as parallel to or extensions of features indicated in the preceding shall be so construed. Distances not specifically indicated on the zoning map shall be determined by the scale of the map.

Sec. 13-1-24 R-1 Residential District.

- (a) **Purpose.** The R-1 District is primarily intended to provide a suitable environment for single-family residential development.
- (b) **Lot Size Regulations.**
 - (1) **Area and Width for Lots Served by Public Sewer.** The minimum lot area shall be eight thousand seven hundred (8,700) square feet and the minimum lot width sixty-six (66) feet at the building line and sixty-six (66) feet at the water's edge. The minimum corner lot width shall be eighty (80) feet.
 - (2) **Area and Width for Lots Not Served by Public Sewer.** The minimum lot area shall be forty thousand (40,000) square feet and the minimum lot width one hundred (100) feet at the building line and one hundred (100) feet at the water's edge.
- (c) **Height Regulations.** Maximum height: Thirty-five (35) feet.
- (d) **Yard and Setback Regulations.**
 - (1) **Minimum front yard.** Twenty-five (25) feet.

- (2) **Minimum side yard.**
- a. Side Yards for Lots Served by Public Sewer: The minimum width of one (1) side yard shall be six (6) feet. The minimum aggregate width of both side yards shall be fifteen (15) feet.
 - b. Side Yards for Lots Not Served by Public Sewer: The minimum width of one (1) side yard shall be ten (10) feet. The minimum aggregate width of both side yards shall be twenty-five (25) feet. Sideyards for substandard lots may be reduced to a minimum aggregate width of both side yards of forty percent (40%) of the lot width and a minimum width of one (1) side yard of forty percent (40%) of the aggregate.
- (3) **Minimum rear yard setback.** Thirty (30) feet.
- (4) **Minimum water setback.** Seventy-five (75) feet.
- (e) **Detached Single-Family Dwellings Floor Area.** Every detached single family dwelling other than a mobile home shall have at least five hundred (500) square feet of floor area on the first floor level.
- (f) **Permitted Uses.**
- (1) Single-family dwellings connected to public sewer and water services.
 - (2) Forestry, open spaces.
 - (3) Telephone, telegraph and power distribution poles and lines and necessary appurtenant equipment and structures.
 - (4) Accessory structures including private garages, parking spaces, and carports for vehicles and other structures clearly incidental to the residential use of the property.
 - (5) a. The outside storage in the side or rear yard of not more than a total of three (3) of the following: building for ice fishing, mobile camp trailer or camper, utility tractor, boat, racer or other recreational vehicle, provided that none of such items shall be permitted to be stored within any front yard and only one (1) item may be stored in a side yard.
b. For purposes of this Subsection, "stored" shall mean the parking, placing and/or locating of the above-named vehicles or buildings within any portion of a front or side yard for purposes other than "overnight" parking for a period of more than three (3) days [seventy-two (72) hours]. If said vehicle or building remains in such side and/or front yard for more than three (3) consecutive days without being removed from such front or side yard, such vehicle or building shall be considered to be stored.
- (g) **Conditional Uses.**
- (1) Churches, including those related structures located on the same site which are an integral part of the church proper, convents and homes of persons engaged in a religious function on the same site, provided no building shall be located nearer than twenty-five (25) feet from any lot line.
 - (2) Home occupations subject to the provisions of this Chapter.
 - (3) Truck gardening, nurseries and greenhouses, only for the propagation of plants.

- (4) Municipal buildings, except the following: garbage incinerators, public warehouses, public garages, public shops and storage yards and penal or correctional institutions or asylums.
- (5) Rest, nursing, rehabilitation, group foster homes and similar group homes.
- (6) The outside storage of more than a total of two (2) of the following: building for winter ice fishing, mobile camp trailer, camper, utility tractor, boat racer or other recreational vehicle. The storage of one (1) or more of the above in a front yard or two (2) or more in a side yard may be allowed by conditional use permit where there are unique physical circumstances creating a more amenable, harmonious storage area in front or side yards.
- (7) Day care center, when required to be licensed by an agency of the State of Wisconsin, where a person provides for compensation, care and maintenance for four (4) or more children at a location other than the child's own home or the home of relatives or guardians. In such a center, a play area of seventy-five (75) square feet per child shall be provided within a fenced area, other than a front yard. Where three (3) or fewer children are cared for or maintained, such operation shall be permitted as a "home occupation."
- (8) Public utility and public service uses as follows:
 - a. Electric substations.
 - b. Gas regulator stations.
 - c. Railroad rights-of-way, but not including railroad yards and shops, freight and service buildings or rights-of-way for switch, lead or spur tracks.
 - d. Sewerage system lift stations.
 - e. Telephone exchanges, microwave relay towers and telephone transmission equipment buildings.
 - f. Water pumping stations and water reservoirs.
 - g. Public emergency shelters.
- (9) Two (2) family dwellings on a minimum lot size of twelve thousand (12,000) square feet.
- (10) Cemeteries.
- (11) Single family dwellings not connected to public sewer service, public water service, or both. As a condition of approval, the Plan Commission shall require an agreement with the property owner that the private well, on-site waste treatment (septic) system, or both shall be abandoned and closed and the property shall be connected to public sewer and/or water service within one (1) year from the date that such service is provided to any abutting property. Such agreement shall be recorded against the property and shall be applicable to all future property owners. Where such a conditional use permit is approved, such approval shall authorize a variation or exception to public sanitary sewer or water connection requirements in the City's Subdivision Ordinance.

Chris Spilker

From: Froh, Robert <rfroh@geo-logic.com>
Sent: Monday, June 17, 2019 1:21 PM
To: Chris Spilker
Cc: Michelle Krapfl; Kristen Jacobson
Subject: 507 Horicon St Variance Request
Attachments: Variance Review.pdf; Horicon Sec 13-1-24 R1 Residential.pdf; Permit.pdf; Site plan.pdf

Chris,

Attached is the info for the variance request for 507 Horicon St. Please set a date and time for the meeting.

Thank you,

Robert Froh
Building Inspector/Zoning Administrator

Kunkel Engineering Group

a Geo-Logic Company

107 Parallel Street

Beaver Dam, WI 53916

Office: (920)356-9447 | Direct: (920)382-6202

rfroh@kunkelengineering.com or rfroh@geo-logic.com



www.kunkelengineering.com | www.geo-logic.com