

**City of Portage
Board of Zoning Appeals
Public Hearing 5:20 p.m., 5:25 p.m.
Regular Meeting, 5:30 p.m.
Monday, October 5, 2015
City Municipal Building, 115 West Pleasant Street
Conference Room Two
Agenda**

Members: Dave Carlson, Chairperson; Traci Bartels, Adam Field; Michael Mulhern, Michael Paul; Ryan Jahn, Alternate 1; Jeff Wetzel, Alternate 2

1. Public hearings
2. Call to order
3. Roll call
4. Approval of minutes from previous meeting.
5. The application for Vicki and Mark Betthausen, 301 E. Conant St., Parcel 562, City of Portage, Columbia County, Wisconsin is for a variance to Chapter 90, Article II, Section 90-29 (5) for exceeding the minimum side and rear yard accessory structure setbacks of 4 feet. The property is zoned R-3 Single Family and Two Family Residential.

Said variance will allow the construction of a detached garage on former site of garage to within 1 foot of the side lot line, a variance of 3 feet, and to within 3 feet of the alley, a variance of approximately 1foot.

6. Adjournment

Dave Carlson, Chairperson

**City of Portage
Board of Zoning Appeals
Monday, September 14, 2015
Municipal Building, Conference Room Two
Minutes**

Members Present: Dave Carlson; Traci Bartels; Adam Field; Jeff Wetzel; Mike Paul; Mike Mulhern

Members Absent: Ryan Jahn, alternate

Also Present: David Kurtz, American Legion; Peter Smith, property owner; Ken Jahn, Two Rivers Signs.

1. **Public hearing** – convened at 5:20pm.
2. **Call to order** – following public hearings, the determination meeting was called to order at 5:44pm by Chairman Carlson.
3. **Roll call** – roll was taken with the above members present.
4. **Approval of minutes from previous meetings** – motion by Mulhern to approve, 2nd by Wetzel. Motion passed unanimously.
5. **The application for the American Legion of Wisconsin, 2930 American Legion Drive, Portage, Wisconsin for a variance to Chapter 90, Article II, Section 90-35 (5) for exceeding the minimum street side setbacks on American Legion Drive of 20 feet. The property is zoned B-3 Interchange Business.**

Said variance will allow a ground sign within 6 feet of the right of way on American Legion Drive, a variance of 14 feet.

Applicant David Kurtz, from the American Legion, presented the variance request to the committee. Variance would allow the American Legion to place a sign outside their state headquarters and museum building to maximize visibility and not interfere with existing memorial and flags. Sign placement would not obstruct visibility or sightlines. Mulhern and Carlson believed there would be sufficient room on the property to place the sign in compliance with existing ordinance.

Motion made by Field to approve the variance request, 2nd by Wetzel. Failed, 2-4 (Carlson, Bartels, Mulhern, and Paul voting no). Variance not approved.

6. **The application for Peter Smith, 315 Oneida Street, Wisconsin for a variance to Chapter 90, Article II, Section 90-37 (5) for exceeding the minimum side setbacks of 20 feet. The property is zoned M-1Industrial.**

Said variance will allow shed addition on side, a variance of 12 feet.

Property owner Peter Smith presented the variance request to the committee. Variance would allow him to expand existing storage structure, which is non-compliant with side setback ordinance. Will not infringe closer on setback than existing structure. Other neighboring properties have been granted variances to exceed setback requirements. A question was raised on whether the building plan encompassed two separate lots or if the

two lots had been officially combined into one lot. City was unsure whether it was one lot or two side-by-side lots.

Motion by Carlson to amend the variance to make it conditional on the properties in question being combined into one lot, 2nd by Mulhern. Passed, 6-0.

Motion by Paul to approve the variance request as amended, 2nd by Wetzel. Passed, 6-0.

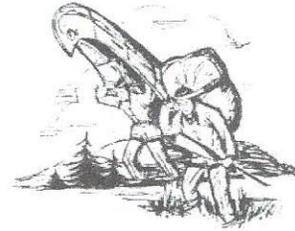
7. Adjournment – meeting adjourned at 6:08pm, motion by Paul, 2nd by Wetzel.

Respectfully submitted,

Adam R. Field
Secretary

CITY OF PORTAGE

115 West Pleasant Street
Portage, Wisconsin 53901
Telephone: (608) 742-2176 • Fax: (608) 742-8623



"Where the North Begins"

NOTICE OF PUBLIC HEARING

Notice is hereby given that the attached application for a building set back variance will be heard by the Board of Zoning Appeals in the Second Floor Conference Room 1 in the City of Portage Municipal Building, located at 115 West Pleasant Street, Portage, Wisconsin at 5:25 p.m. on Monday, October 5th, 2015.

1. The application for Vicki and Mark Betthausen, 301 E. Conant St., Parcel 562, City of Portage, Columbia County, Wisconsin is for a variance to Chapter 90, Article II, Section 90-29 (5) for exceeding the minimum side and rear yard accessory structure setbacks of 4 feet. The property is zoned R-3 Single Family and Two Family Residential.

Said variance will allow the construction of a detached garage on former site of garage to within 1 foot of the side lot line, a variance of 3 feet, and to within 3 feet of the alley, a variance of approximately 1foot.

Dave Carlson
Dave Carlson, Chairperson

**Please Publish:
September 14, 2015**



Where the North Begins
115 W. Pleasant St.
Portage, WI 53901
608-742-2176

City of Portage Land Use Application

- All Land Use Applications should be filed at City Hall, 115 W. Pleasant St.
- The following information is required for all applications to be reviewed.
- This form may also be completed online at: www.portagewi.gov, click on "Public Works: Forms & Applications" in the Quick Links Box.

FOR OFFICE USE ONLY:

RECEIPT NO: C152819 AMT PAID: 150.00 pl. DATE REC'D: 8/19/15
 PARCEL NO: 562 PROPERTY ADDRESS: 301 E. Conant ZONING: R3

REVIEW REQUIRED BY: PLAN COMMISSION COMMON COUNCIL
 BOARD OF ZONING APPEALS ZONING ADMINISTRATOR

STATEMENT OF JUSTIFICATION YES PRECONFERENCE MEETING _____ PUBLIC HEARING(S) 10/5
 NO

Application Type (complete detailed section on reverse side)

<input type="checkbox"/> Conditional Use Permit \$150 + \$30 Rec. Fee	<input type="checkbox"/> Zoning Amendment \$150
<input type="checkbox"/> Temporary Use Permit \$150	<input checked="" type="checkbox"/> Zoning Variance \$150

*** APPLICANT/CONTACT INFORMATION**

APPLICANT INFORMATION		CONTACT INFORMATION (<input type="checkbox"/> SAME AS APPLICANT)	
Applicant Name:	<u>Vicki + Mark Betthausen</u>	Contact Name:	
Address:	[REDACTED]	Address:	
City, State, Zip	[REDACTED]	City, State, Zip	
Telephone:	[REDACTED]	Telephone:	
Fax:	[REDACTED]	Fax:	
Email:	[REDACTED]	Email:	
		Relationship to Applicant:	

*** OWNERSHIP INFORMATION**

PROPERTY OWNER - 1 (<input checked="" type="checkbox"/> SAME AS APPLICANT)		PROPERTY OWNER - 2 (IF NEEDED)	
Owner's Name:		Owner's Name:	
Address:		Address:	
City, State, Zip		City, State, Zip	
Telephone:		Telephone:	
Fax:		Fax:	
Email:		Email:	

Signature of Applicant:

Vicki R Betthausen

Date:

8-10-15

8-19-15

Our old structure had to be demo'd. We would like to build in the same spot our old structure was in. It was the best use of the space on our property. All other neighbor structures are on the alley also. No concerns with neighbors. A law firm and funeral home has no concerns. The other adjacent properties are rental units and they have voiced no concern.

This will improve the lot. It will look better in the neighbor hood, because we will have storage and keep the yard uncluttered.

Vicki R. Betthausen

8-19-15

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All neighbors w/ Structures on alley are right on the alley

Neighbors Building.

Alleyway

↓ Fence line ↓

13.6'

35"

old Barn Dimensions

20'

52"

Deck

12'

41'

25'

House.

34.6'

1) New garage will have an overhang on Right side. Change from old structure

2) Similar dimensions of old to new

3) 2 car

4) New structure in same place as old structure, same position

Sidewalk

Boulevard

Road

301 East Conant St.

Conant St.

↑ 40' from sidewalk

119' across

Sidewalk

Boulevard

18.4'

Adams St.

Road.

Sawfirm / funeral Home