

Zoning Board of Appeals Meeting

Meeting Notice and Agenda

Village of Cross Plains

2417 Brewery Road, PO Box 97

Cross Plains, WI 53528

(608) 798-3241

Thursday, January 23, 2014

6:00 pm

- I. Call to Order and Roll Call
- II. Discussion and action to approve the minutes from September 19, 2013.
- III. Request for a variance located at 2028 Julius Street from Village Code 4.29 in order to construct a Commercial Kitchen within an accessory structure as a Home Occupation.
- IV. Adjournment

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related Open Meetings Law. 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 stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the Village Hall at (608) 798-3241 or matt@cross-plains.wi.us.

Zoning Board of Appeals Meeting

Meeting Minutes

Village of Cross Plains

2417 Brewery Road, PO Box 97

Cross Plains, WI 53528

(608) 798-3241

Thursday, September 19, 2013

7:00 pm

I. Call to Order and Roll Call

The meeting was called to order at 7:01 pm.

Present: Dan Buckland, Dick Cashwell, Bob Green, Randy Tibbetts, and Paul Yochum.

A motion was made by Cashwell, seconded by Yochum, and unanimously carried by the Zoning Board of Appeals for Bob Green to act as Chairperson for this meeting.

II. Discussion and action to approve the minutes from January 17, 2013 – A motion was made by Buckland, seconded by Cashwell, and unanimously carried by the Zoning Board of Appeals to approve the minutes from January 17, 2013.

III. Request for a variance located at 2104 Mills Street from Village Code 4.05(5)(d) in order to construct a carport within the side-yard setback

- Testimony was provided by the Zoning Administrator.
- Testimony was provided by the applicant for 2104 Mills Street.
- Following the completion of testimony, a motion was made by Yochum, seconded by Buckland, and unanimously carried by the Zoning Board of Appeals to close the hearing.
- The following vote was taken regarding the variance request:
 - Vote to Grant Request – Tibbetts.
 - Vote to Deny Request – Buckland, Cashwell, Green, and Yochum.

Variance request denied 4 – 1.

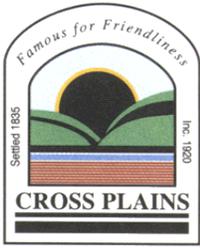
IV. Adjournment

A motion was made by Green, seconded by Buckland, and unanimously carried by the Zoning Board of Appeals to adjourn the meeting at 7:55 pm.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin boards in accordance with Open Meetings Law.

Respectfully submitted,

Matthew G. Schuenke, Zoning Administrator
Village Administrator/Clerk-Treasurer



Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528
Phone: (608) 798-3241
Fax: (608) 798-3817

Memorandum

To: Zoning Board of Appeals
From: Matthew G. Schuenke, Zoning Administrator
Date: January 16, 2014
Re: **Variance Request for 2028 Julius Street**

Executive Summary

The property owners at 2028 Julius Street have requested permission through a building permit to construct a Commercial Kitchen within an accessory structure in order to operate a catering business out of their home. The property is located with the Single Family Residential (R1) District and does not allow commercial kitchens or catering businesses as either a Permitted or Conditional Use. It is possible that a request such as this could be considered a Home Occupation and would have to comply with Section 4.29 of the Village Code. The Property Owner has requested this use as a Home Occupation and this request was denied due to non-compliance with Section 4.29 based on the interpretation of the Zoning Administrator. This memorandum will summarize the variance request as it applies to the Village Code.

Variance Request

On September 29, 2013, the Property Owner requested and was granted a Building Permit to construct a single car garage on their property. They are allowed space for up to three car garage and prior to this application only had an attached single car garage. Additional driveway space was believed to be added with the project and everything as submitted was compliant with the code. The only presence of the requested Home Occupation at that time was the parking of the "Food Cart" at the property in various locations. Sometime after this permit was issued and construction began, the Property Owner lost the use of their former leased Commercial Kitchen and now desires to install a new Commercial Kitchen within the newly constructed detached single car garage. This improvement would meet the business and regulatory needs of the "Food Cart" in order to continue the business off premise (i.e. – the food prepared on the property but sold somewhere else). The only permitted use within the R1 District is Single Family Homes; however, Home Occupations are allowed if they meet all the conditions of Section 4.29.

Zoning Code

Section 4.29(2) defines the "Accessory Uses/Standards" for Home Occupations stating that they "are an allowed accessory use in all residential districts, subject, however, to compliance with the provisions of this Chapter." The Chapter referred to is Zoning Code Chapter 4 and within Section 4.29(2) it lists standards (A) – (N) of which the Home Occupation must comply with in their entirety. These standards are meant to be strict in order to maintain the residential character of neighborhoods and not detract from the districts primary use as single family residential. The entire section is enclosed for your review, but the following were noted for non-compliance with the request:

- Section 4.29(2)(C) – The storage of the food cart and other equipment related to the Home Occupation cannot be visible outside of any structures.

- Section 4.29(2)(D) – The use as proposed will cause “smoke” and “odor” associated with the preparation of food especially considering the presence of “commercial deep fryers”. The amount of “smoke” and “odor” may be excessive as well compared to what is typical for the neighborhood. Fire safety is also a concern.
- Section 4.29(2)(E) – The additional deliveries associated with the operation may also go beyond what is typical for a residential neighborhood.

Again, strict compliance to these conditions is recommended in order to protect the primary use of the district and avoid setting a precedent.

Recommendation

Please note that the variance request has to meet the following provisions and must receive 4 affirmative votes in order to grant a variance:

1. *4.33(9)(A) There are exceptional circumstances or conditions that apply to the lot, structure, use, or intended use that do not apply generally to other properties, structures, or uses in the same district* – Accessory Structures with the R1 District are meant to support the primary structure which is the single family home. Installing a Commercial Kitchen within a detached garage supports solely the Home Occupation and does not support the primary use. This could also prove problematic for the next property owner should the property sell “as is”. Furthermore, there is nothing that prevents the Property Owner from leasing vacant commercial space and installing a kitchen within the region for the purpose of opening a catering business. The Property Owner explains that leasing a Commercial Kitchen is difficult to find and cost prohibitive but does not comment on installing a Commercial Kitchen within existing vacant commercial space. Regardless of how the Commercial Kitchen is obtained, the idea that a variance is needed to avoid additional costs in order to comply with zoning ordinances is not an exceptional circumstance.
2. *4.33(9)(B) The exception will not be a substantial detriment to adjacent property and is not contrary to the purpose and spirit of this Chapter* – Mixing uses (i.e. – Commercial within Residential) within defined and established districts is typically not a best practice when not property planned for. The requirements for Home Occupation allow for some ability for commercial to exist in residential but the key principal is that they should be invisible in order to not detract from the neighbor’s quality of life. Several examples with smoke, odor, delivery, and equipment were listed above as examples on how the proposed use as a Home Occupation is contrary to the requirements for these uses.
3. *4.33 (9)(C) Strict application of this Chapter would deprive the owner of a reasonable use of the property* – The primary and permitted use for this property is for Single Family Residential. Denying this request does not take away the Property Owner’s ability to continue to use the property as such.

Please note that if the Zoning Board of Appeals is going to approve the variance as requested, then it must state in the action that it takes how the applicant is meeting these three provisions. Staff recommends the variance be denied due to the applicant’s failure to meet the standards for granting a variance as described above.

ZBA VARIANCE WORKSHEET

Applicants: Julie Buchanan & Christopher Watson

1) The variance requested:

We request that a variance be allowed to operate a catering business from 2028 Julius Street, which is zoned R1.

2) What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance request is not granted:

Securing a commercial kitchen for a catering business is difficult, expensive and unstable. When Chris purchased Santa Fe Trailer Food Cart from the prior cart owner, the owner of the establishment from which they had been cooking used the transfer of ownership as an opportunity to break the lease agreement. Chris called no less than 30 establishments in Dane County in an effort to find another commercial kitchen to use. Ultimately he was able to rent the commercial kitchen at Shelton's Bar & Grill in Cross Plains- the only establishment that was interested. It was feasible only because Shelton's had 2 separate kitchen areas and one of them happened to be sitting idle. The primary operations for SFT is a food cart serving in downtown Madison weekdays and a handful of area festivals on weekends. SFT service times align with those of restaurant operators, so co-op of an in-use restaurant kitchen is not possible. Shortly after signing the lease, Shelton's was put up for sale. The bar was sold and the new owners used the opportunity to break the lease. Every time a food service business moves the kitchen must be certified by the state health inspector. The fee is \$1,500 and operations must cease until the inspection is complete. As a seasonal business generating as much as 50% of annual revenue from a single event, the unpredictability of kitchen availability can be devastating. The cost to purchase or lease a stand alone commercial space and build it out for a small catering business is cost prohibitive.

3) Why variance requested is not contrary to the public interest and will not endanger public safety and welfare:

2028 Julius Street is contiguous with conditional use properties. The EMS building is directly to the rear of the property. The proposed kitchen sits at the rear of the property. Bob's Community Garden and TDS Garage are located on parcels to the East and West of EMS building.

Prior to the sale of Shelton's, we were in the process of building a detached storage building at our home located at 2028 Julius St. for the purposes of storing catering equipment. Upon learning of the sale, we began investigating the possibility of revising plans, to instead use the building as a commercial kitchen for the catering business. We spoke to the local building inspector, the health department and our homeowner's insurer to understand what was required to allow this use. Both the building inspector and health department saw no concern with the use and have seen

other similar businesses operating from residentially zoned property in the area. Our homeowner's insurer advised that a fire suppression system would be a required addition to minimize the fire risk and maintain favorable insurance rates.

We spoke to Matt Schunke, in his capacity as Zoning Administrator regarding whether the intended use already complied with the requirements for a home based business permissible within R1 Zoning. Matt identified a couple of concerns that lead him to the decision that the business did not meet the criteria as we described (See Attached).

4) Why variance will be in accord with the spirit of the zoning ordinance:

We feel that SFT operations fit within the spirit of the home based business allowance within R1 Zoning as follows.

Section 4.29(2)(C) – The Storage of the food cart (equipment) cannot be visible outside of any structures.

(A) No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structures located on the premises. **Food cart will be parked at the premises when not in operation, as it currently is. All other equipment and materials will be stored indoor.**

As noted in our initial response to this provision, the food cart is currently stored at our residence. The building permit for the structure also included a concrete driveway along the east side of our garage for the express purpose of storing the cart off street in winter. It is not visible from the street. The cart was parked in front of our home periodically throughout the summer. We also argue that the cart is a vehicle (utility trailer) not equipment. It is not being used for display and is not permanently on premise. So this provision doesn't apply to the cart.

Section 4.29(2)(D) – The use as proposed will cause “smoke” and “odor” associated with the preparation of food especially considering the presence of “commercial deep fryers”. The amount of “smoke” and “odor” may be excessive as well compared to what is typical for the neighborhood.

(D) The home occupation must not create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference, electrical emissions, any other nuisance not normally associated with the average residential use in the district or other fire or safety hazards that are noticeably out of character with those produced by normal residential occupancy. **Cooking is consistent with home cooking, with the exception of commercial deep fryers. A vent hood and fire suppression system will be installed over cooking area. No more dangerous than home cooking. Food cooking smells may be noticeable but to no more degree than typical neighborhood outdoor grilling.**

Many a custom built home has a commercial grade kitchen complete with a vent hood and fire suppression system consistent with the stand alone commercial kitchen we intend. The primary difference being that ours is contained in a separate structure, will be certified by a health inspector and will arguable see more use than the typical homeowner. We have considered in our design the future annexation of the building to our current structure, with the commercial kitchen replacing our

current home's kitchen. It should be noted that the deep fryers are used for frying tortilla chips. There is no odor output from their cooking. This is primarily a seasonal business. Neighborhood outdoor grilling smells far exceed any odor produced by the commercial kitchen. The kitchen operations peak in the same season as outdoor grilling. We are able to incorporate a filter system, but it is a considerable additional cost. We truly do not believe any odor from cooking will be perceived as unpleasant nor will it be readily detectable on a day-to-day basis.

Section 4.29(2)(E) –

The use shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises, and traffic generated by the home occupation may not exceed that which is customary to residential occupancies in the neighborhood. **Food Delivery is made by straight truck. Frequency could be once per week at peak, about 3 months per year (Mid-June-Mid-Aug). Food delivery is once or twice per month for 3-4 months per year (Spring & Fall). There is no delivery for 5-6 months out of the year (Winter).**

The volume and type of delivery is consistent with private carrier (UPS) package delivery or other home product delivery companies such as Schwanns. Deliveries are made during daytime hours. My neighbor's personal-use truck is much louder than a delivery vehicle. If it were to become a problem we could drive to Baraboo to pick-up orders, but there are additional time and transportation costs in doing so.

We would also like to recognize the conditional use properties adjacent to property for which variance is requested.

Signature of Applicant: 
Date: 1-10-14

Fee: \$150.00

WE ASK THAT THE APPLICANT SUBMIT ALL MATERIALS AND JUSTIFICATION AS IS AVAILABLE FOR THE PROJECT IN QUESTION CLEARLY SHOWING INTENT, LAYOUT AND DIMENSIONS.

other similar businesses operating from residentially zoned property in the area. Our homeowner's insurer advised that a fire suppression system would be a required



VILLAGE OF CROSS PLAINS

2417 Brewery Road, PO Box 97 • Cross Plains, WI 53528 • Phone (608) 798-3241 • Fax (608) 798-3817

November 25, 2013

Chris Watson
2028 Julius Street
Cross Plains, WI 53528

RE: Response to Request to Install a Commercial Kitchen in Detached Garage at 2028 Julius Street

Dear Mr. Chris Watson:

Thank you for your request to install a commercial kitchen within the attached garage located at 2028 Julius Street. The property in question is zoned Single Family Residential (R-1) and does not allow either as a permitted or conditional use the ability to install a commercial kitchen. This request would fall under Village Ordinance 4.29 for Home Occupations/Professional Home Offices as we have discussed.

I have reviewed your responses to the requirements of this code and have made the decision to deny your request for a commercial kitchen in the detached garage at 2028 Julius Street. While there are several standards that this request meets, you have to maintain compliance with all standards as adopted in the code. Please note the following reasons for this denial:

- Section 4.29(2)(C) – The storage of the food cart (equipment) cannot be visible outside of any structures.
- Section 4.29(2)(D) – The use as proposed will cause “smoke” and “odor” associated with the preparation of food especially considering the presence of “commercial deep fryers”. The amount of “smoke” and “odor” may be excessive as well compared to what is typical for the neighborhood.
- Section 4.29(2)(E) – The additional deliveries associated with the operation may also go beyond what is typical for a residential neighborhood.

Please note that you may appeal this decision to the Zoning Board of Appeals. Applications for this appeal and information about the Zoning Board of Appeals are available at the Village Hall. Let me know if you have any questions.

Sincerely,

Matthew G. Schuenke
Zoning Administrator
Village Administrator/Clerk-Treasurer

Sec. 4.29

Home Occupations/Professional Home Offices.

- (1) **Purpose.** The purpose of this section is to provide a means to accommodate a small family business without the necessity of applying for a rezoning into a commercial district. Approval of an expansion of a home occupation professional home office at a future time is not to be anticipated. Relocation of the business to an area that is appropriately zoned may be necessary.
- (2) **Accessory Uses/Standards.** Home occupations are an allowed accessory use in all residential districts, subject, however, to compliance with the provisions of this Chapter. Permits are not required prior to engaging in such activities, but the following standards apply:
- (A) The home occupation shall be conducted only within the enclosed area of the dwelling unit or attached or detached garage. **Cooking will occur within the detached kitchen.**
- (B) There shall be no exterior alterations that change the character thereof as a dwelling, nor shall there be any evidence of any kind visible from the exterior of the dwelling or other structure that will indicate it is being utilized in part for any purpose other than that of a dwelling or other allowed accessory use, other than those signs permitted in the district. **Structure will look like a detached garage from the outside. There will be no business signage.**
- (C) No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structures located on the premises. **Food cart will be parked at the premises when not in operation, as it currently is. All other equipment and materials will be stored indoor.**
- (D) The home occupation must not create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference, electrical emissions, any other nuisance not normally associated with the average residential use in the district or other fire or safety hazards that are noticeably out of character with those produced by normal residential occupancy. **Cooking is consistent with home cooking, with the exception of commercial deep fryers. A vent hood and fire suppression system will be installed over cooking area. No more dangerous than home cooking. Food cooking smells may be noticeable but to no more degree than typical neighborhood outdoor grilling.**
- (E) The use shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises, and traffic generated by the home occupation may not exceed that which is customary to residential occupancies in the neighborhood. **Food Delivery is made by straight truck. Frequency could be once per week at peak, about 3 months per year (Mid-June-Mid-Aug). Food delivery is once or twice per month for 3-4 months per year (Spring & Fall). There is no delivery for 5-6 months out of the year (Winter).**

(D) The sale of goods from the location of the home occupation shall be limited to items produced on-site, and the sale of products such as Tupperware, Shaklee, Amway and Avon, or other similar activities that are customarily conducted from a residence as determined by the Zoning Administrator. The direct sale to the consumer of goods produced from the dwelling off-site (other than those described above) is prohibited. **All food is cooked onsite and sold offsite.**

(E) A permitted home occupation shall not occupy more than twenty-five (25) percent of the floor area of the dwelling. **Out building is 252 sqft. Dwelling is 1300 sqft.**

(F) Persons employed by a home occupation shall be limited to resident family members and not more than one (1) non-resident employee. **Business is a sole-proprietorship**

(G) Under no circumstances shall a vehicle repair or body work business qualify as a home occupation. **Not Applicable.**

(H) The home occupation must be clearly secondary and incidental to the residential use of the property. **It is.**

(I) The home occupation must not unreasonably interfere with residential occupancy of other parcels in the neighborhood. **There is no interference with neighbors.**

(J) Signage for the home occupation is governed by the sign regulations of this Chapter. **No signage**

(K) Garage sales as a type of home occupation are allowable in all residential districts provided that not more than three (3) such sales are held on a single premises per year and that each sale shall not exceed four (4) days in duration. **Not applicable**

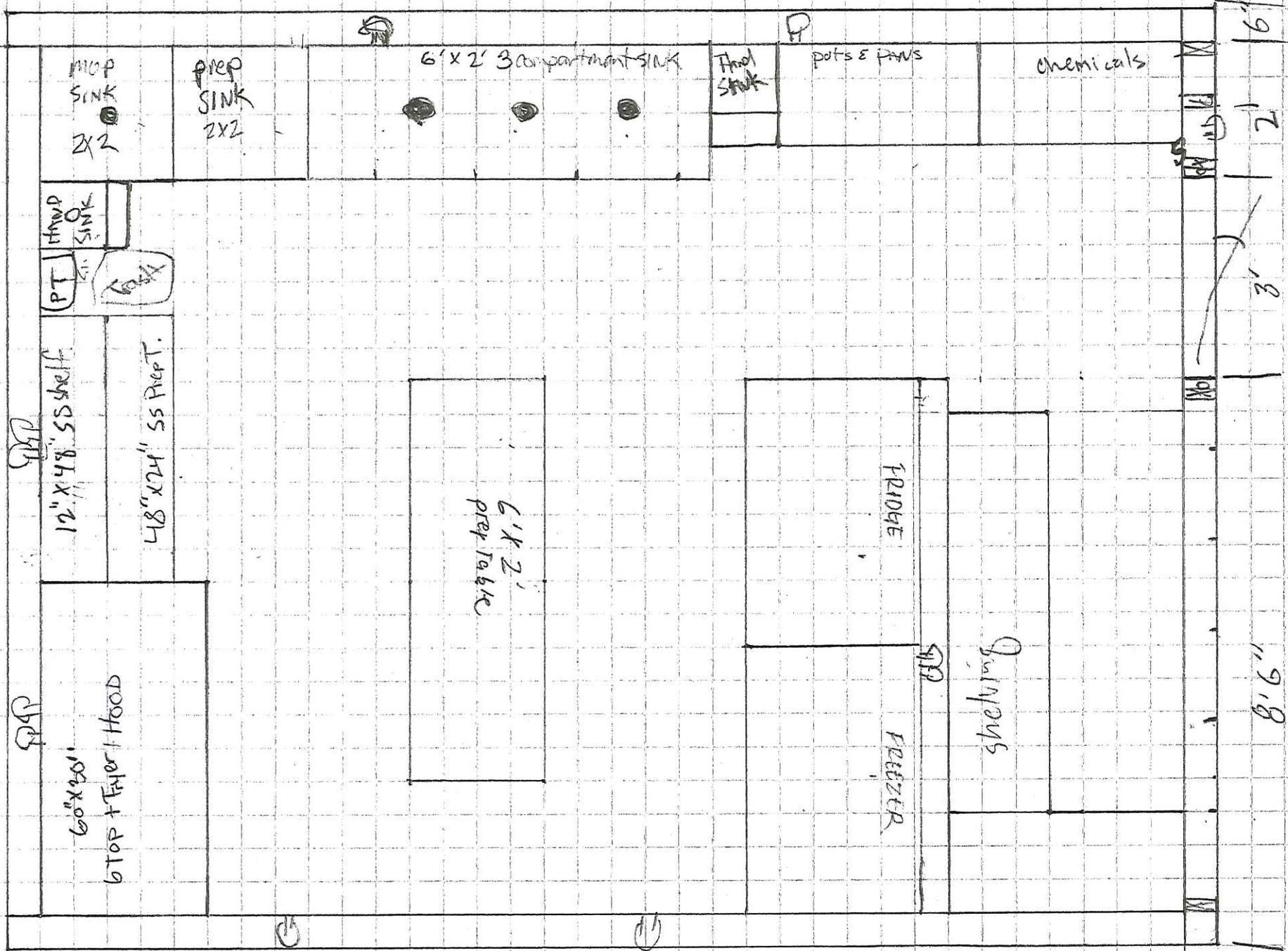
(L) Day care is allowable as a home occupation -on a residential premises. Conditional use approval will be required, however, if section 66.34 of the Wisconsin Statutes, or as it may be hereafter amended, applies. **Not Applicable**

(M) (0) No on-site production shall be conducted that is typically only permitted in the industrial zoning districts. **No industrial production**

(N) (P) The property owner's written permission is required as part of the Compliance Checklist required below.

(3) **Compliance Checklist.** Notwithstanding the above, all who undertake allowed home occupations in residential districts shall complete and file a Compliance Checklist, in a form as approval by the Village Plan Commission and made available by the Village Clerk, prior to commencing the home occupation. This form shall be filed with the Village Clerk, who shall retain the form while the home occupation is in use. The filed Compliance Checklist shall be reviewed by the Zoning Administrator to determine compliance of the home occupation with this Chapter. Such form shall be signed by both the owner and/or occupier of the premises on which the home occupation takes place.

(4) **Noncompliance.** If the Zoning Administrator believes that any of the above standards or other provisions of this Chapter are being violated, the enforcement, violation and penalty provisions of Section 4.35(5), below, shall apply.



APPLICANT - PLEASE PRINT OR TYPE

JOHNSON INSPECTION LLC PO Box 127 Arena, WI 53503 Phone: 608-444-0372 johnsoninspection@gmail.com	UNIFORM APPLICATION BUILDING PERMIT Wisconsin Statutes 101.63, 101.73 The information you provide may be used by other government agency programs. [(Privacy Law, S. 15.04 (1)(m))]	Permit No. _____
	Project Description: <u>Garage</u> Red Staining and Seal <u>Concrete parking</u>	

PERMIT REQUESTED Construction HVAC Electric Plumbing Erosion Control Other:

Owner's Name: <u>Julie Buchanan</u>	Mailing Address: <u>2028 Julius St. Cross Plains, WI 53528</u>	Tel. <u>608-333-3902</u>
Contractor Name & Type Dwelling Contractor (Constr.)	Lic/Cert#	Mailing Address
Dwelling Contr. Qualifier <u>Home Owner</u>	The Dwelling Contractor Qualifier shall be an Owner, CEO, COB or Employee of the Dwelling Contractor	
HVAC Contractor's Name: <u>N/A</u>		
Electrical Contractor's Name: <u>N/A</u>		
Plumbing Contractor's Name: <u>N/A</u>		

PROJECT LOCATION

Lot area 1554 Sq. ft. One acre or more of soil will be disturbed _____ 1/4, _____ 1/4, of Section _____, T _____, N, R _____ E (or) W _____

Site Address: 2028 Julius Street Subdivision Name: _____ Lot No. 8 & 20' of lot 9 Block No. _____

Zoning District(s) _____ Zoning Permit No. _____ Setbacks: Front 19 ft. Rear 33.5 ft. Left 41 ft. Right 6' ft.

1. PROJECT <input checked="" type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Other	3. OCCUPANCY <input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Other: <u>Red Staining</u>	6. ELECTRICAL Entrance Panel Amps: _____ <input type="checkbox"/> Underground <input type="checkbox"/> Overhead	9. HVAC EQUIPMENT <input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard/Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Cond. <input type="checkbox"/> Fireplace <input type="checkbox"/> Other:	12. ENERGY SOURCE Fuel _____ Nat Gas _____ LP _____ Oil _____ Elec _____ Solid _____ Solar _____ Space Htg _____ Water Htg _____
2. AREA INVOLVED Bsmt _____ Sq Ft Living Area _____ Sq Ft Garage <u>252</u> Sq Ft Other <u>1302</u> Sq Ft Total _____ Sq Ft	4. CONST. TYPE <input checked="" type="checkbox"/> Site-Built <input type="checkbox"/> Mfd: <input type="checkbox"/> WI UDC <input type="checkbox"/> U.S. HUD	7. WALLS <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Timber/Pole <input type="checkbox"/> Steel <input type="checkbox"/> ICF <input type="checkbox"/> Other:	10. SEWER <input type="checkbox"/> Municipal <input type="checkbox"/> Sanitary Permit No.: _____	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)
	5. STORIES <input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other: <input type="checkbox"/> Plus Basement	8. USE <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other:	11. WATER <input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well	14. EST. BUILDING COST w/o LAND \$ <u>10000.00</u>

I understand that I am subject to all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the back of the permit if not signing below. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the reverse side of the last page.

APPLICANT'S SIGNATURE Julie Buchanan **DATE SIGNED** 9/19/13

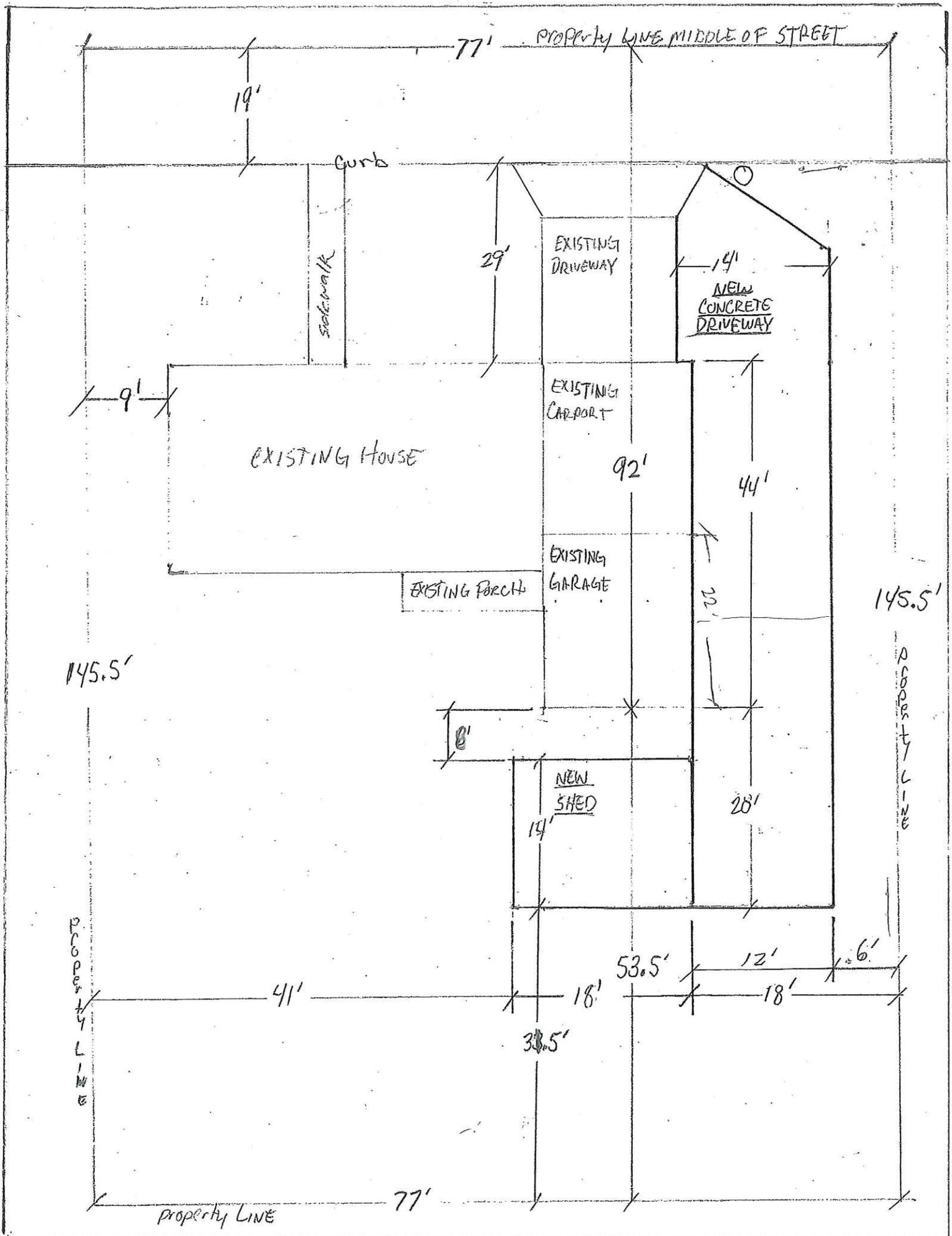
APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. See attached for conditions of approval.

ISSUING JURISDICTION Town of Village of City of County of State _____ State Contracted Inspection Agency# _____ Municipality Number of Dwelling Location _____

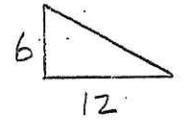
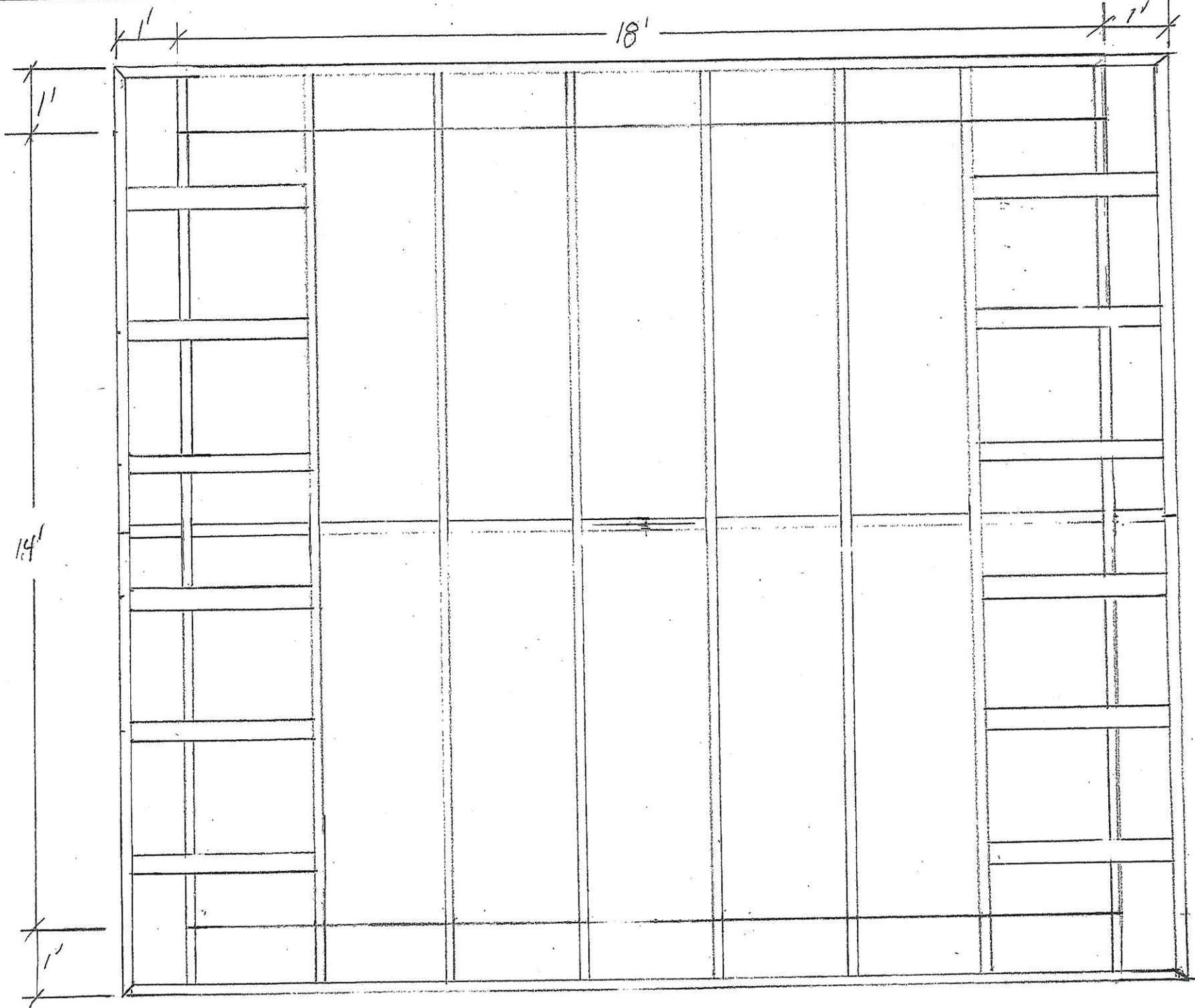
FEES: Plan Review \$ _____ Inspection \$ _____ WI Seal \$ _____ Other \$ _____ TOTAL \$ _____	INSPECTIONS REQUIRED <input type="checkbox"/> Footing <input type="checkbox"/> Underfloor Plumbing/test <input type="checkbox"/> Foundation <input type="checkbox"/> OS Sewer Lateral/test <input type="checkbox"/> Rough Construction <input type="checkbox"/> Electric Service <input type="checkbox"/> Rough Electrical <input type="checkbox"/> Insulation <input type="checkbox"/> Rough HVAC <input type="checkbox"/> Final <input type="checkbox"/> Rough Plumbing/test	WI PERMIT SEAL # _____	PERMIT ISSUED BY: Name _____ Date _____ Tel. _____ Cert No. _____
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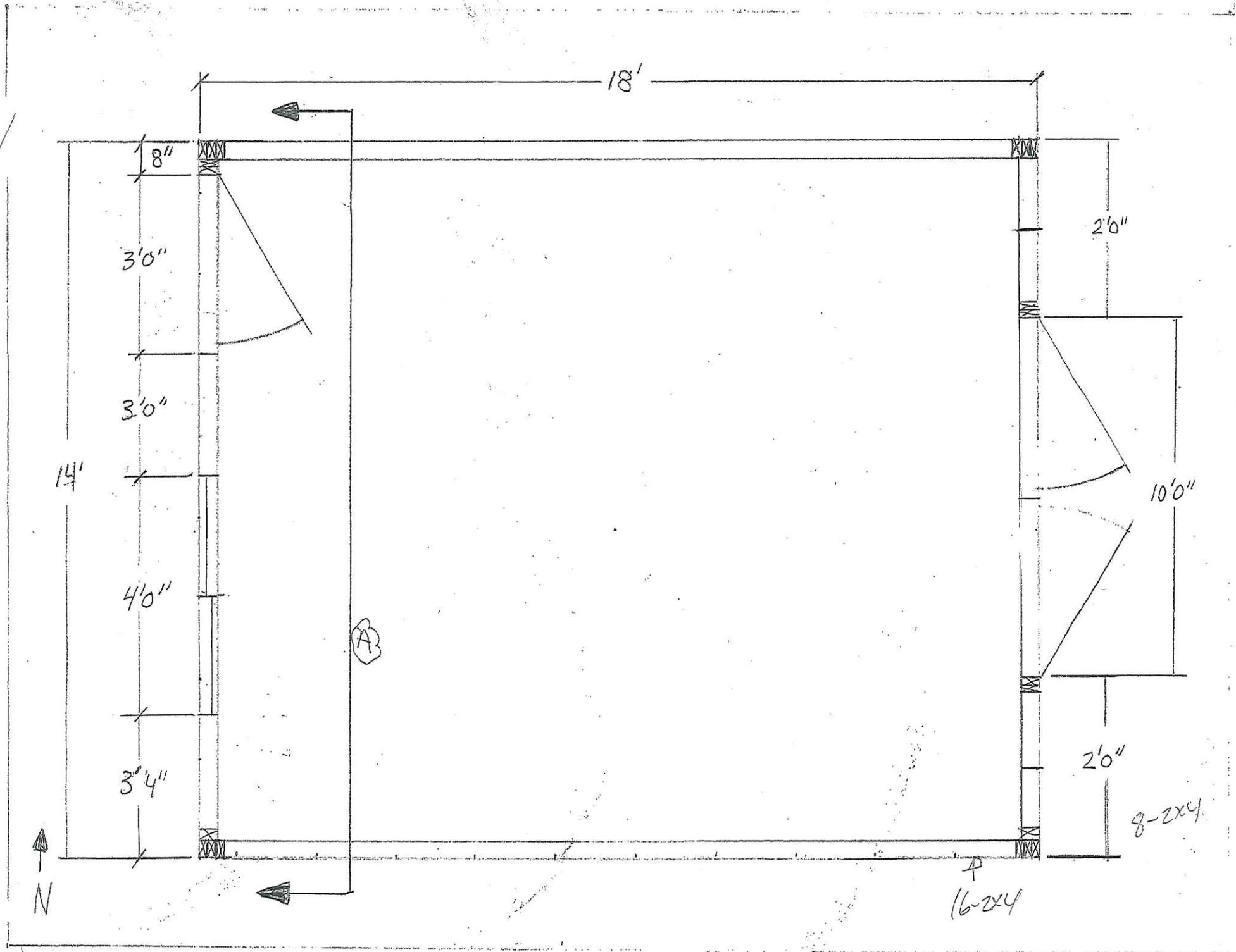
RECEIPT: Check #: _____ From: _____ Rec'd by: _____ Date: _____

Distribution White: File Yellow: Department of Commerce Pink: Municipality Gold: Applicant

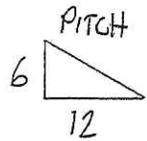


DIST PLAN





FLOOR PLAN



1/2" plywood sheeting, 30# felt, tin roof
engineered trusses

H25 TIES

1"

2x6 Header

4'x3' Sliding
WINDOW

13 5/8"

2x6 Header

3'0" X 6'8"
LH SWING DOOR

46 1/2"

8 1/2"

1/2 plywood
& vinyl
siding
matching
house
& 30# felt

1/2" ANCOR Bolt
2' ON C

80 lb plates
pressure treated

EG
12" X 12" FOOTING w/
4" FLOOR

37 1/2"
1 1/4"

1"

1"

SECTION DETAILS A



01/08/2014



01/08/2014

VILLAGE OF CROSS PLAINS

2417 Brewery Road
Cross Plains, WI 53528
(608) 798-3241

Zoning Board of Appeals – Meeting Notice

Notice is hereby given that a meeting of the Zoning Board of Appeals will be held at the Village Hall located at 2417 Brewery Road, Cross Plains, WI 53528 at 6:00 pm on January 23, 2014 regarding the following item:

1. Request for a variance located at 2028 Julius Street from Village Code 4.29 in order to construct a Commercial Kitchen within an accessory structure as a Home Occupation.

Dated this 13th day of January, 2014.



Matthew G. Schuenke
Administrator/Clerk-Treasurer