



MINUTES
CITY OF WAUPUN ZONING BOARD OF APPEALS
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday July 27, 2022 at 4:00 PM

CALL TO ORDER

Patricia Beyer, Acting Chairperson, called the In-house & Virtual Zoning Board of Appeals meeting at 4:14 p.m.

ROLL CALL

Members present: Derek Minnema, Dylan Weber, Rick Vanthoff, & Patricia Beyer, Alternate

Absent: Jason Westphal, Mark Nickel

Also in attendance were Roger Schregardus, Morph Design, Rob Bartz, Bly Street LLC, Jeff Daane, Director of Public Works, Susan Leahy, Zoning Administrator, Kathy Schlieve, Administrator

PERSONS WISHING TO ADDRESS THE ZONING BOARD OF APPEAL--*State name, address, and subject of comments. (2 Minutes)*

No persons appeared.

FUTURE MEETINGS AND GATHERING INVOLVING THE ZONING BOARD OF APPEAL

Leahy addressed the committee that there is an item for a special meeting in August. Discussion made to have the meeting August 24th at 4:00 pm.

CONSIDERATION - ACTION

1. Motion by Weber, second by Minnema to approve the May 16, 2022 Zoning Board of Appeals meeting minutes.
4 Ayes, 0 Nays. Motion carried unanimously
2. Public Hearing –Beyer read request to discuss/approve a variance request from Bly Street LLC to reduce the side yard setback to 0’ in lieu of the 15’ as required per the Municipal Code Section 16.03(3)(c)(ii) and to reduce the required parking stalls to 1 per residential unit in lieu of 2 stalls required by section 16.14(2) of the Waupun Municipal Code.
 - Schlieve introduced Schregardus, Morph Design and Bartz, property owner.
 - Schregardus addressed the board regarding the purpose of reducing the number of stalls was to be able to convert unused space from the original Christian Home to 6 more additional 2-bedroom apartments. The area to be converted is the common area, chapel and kitchen.
 - Bartz stated that currently there are 19 studio apartments which 8 of tenants do not own vehicles, and 5 2-bedroom apartments for a total of 14 apartments currently. By adding 6 more, would have a total of 30. The proposed parking shows a total of 32 regular stalls with 2 ADA.
 - Daane addressed that a weed notice violation has been sent to the property owner to get the property cleaned-up. They were also in violation in 2021 per Daane. Bartz stated he is working on trying to hire someone to mow the grass and remove the weeds.
 - Weber addressed concerns regarding there would be enough parking for the tenants but no parking for guests. There does seem to be a lot of parking on Bly Street. Beyer also addressed the street parking in the winter months when it is not allowed.
 - Weber asked if there were other options for additional parking. Bartz and Schegardus both stated there is not. It was also stated that the parking has decreased from when it was used as the Christian Home.
 - Schegardus stated that with the additional parking, one light pole will be relocated.
 - Weber commented that if the board approves the variance will this cause an issue with other apartment buildings and those coming in and asking for the decreased the amount of stalls. Weber doesn’t want to halt progress but does not want to upset the neighbors. Want a direct idea of why this should be allowed.
 - Mayor Rohn addressed the board by stating Bartz makes a point that this is an existing site. Would rather see progress than a vacant building.
 - Schegardus discussed the future 6 units which some would have outside access.

- Schegardus also made the point that the ADA stalls located on the south side of the building will be moved over the east side on Bly Street by the main entrance.
- Vanthoff commented that he is on the Christian Home Board and is glad to see someone in the building.
- Weber made a motion “In recognition of the unique previous nature and use of the building, we will grant the variance of reducing the parking stalls per apartment to 1 per unit with a minimum of 34 stalls.” Vanthoff 2nd motion.

Weber – Aye, Minnema – Aye, Beyer – Aye, Vanthoff – Aye

4 Ayes, 0 Nays. Motion carried unanimously

- Weber made a motion to approve the Zero lot line as written. Minnema 2nd

Weber – Aye, Minnema – Aye, Beyer – Aye, Vanthoff – Aye

4 Ayes, 0 Nays. Motion carried unanimously

ADJOURNMENT

Motion by Weber, seconded by Vanthoff to adjourn the meeting. Motion carried, meeting adjourned at 4:43 pm.

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.