



A G E N D A
CITY OF WAUPUN ZONING BOARD OF APPEALS
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, August 24, 2022 at 4:00 PM

The Waupun Zoning Board of Appeals will meet in-person on Wednesday, August 24, 2022 at 4:00 pm in the **Lower Level Conference Room** at City Hall, 201 E. Main St., Waupun, WI 53963

CALL TO ORDER

ROLL CALL

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

No Public Participation after this point.

FUTURE MEETINGS AND GATHERING INVOLVING THE ZONING BOARD OF APPEAL

CONSIDERATION - ACTION

- [1.](#) Approve Minutes of the July 27, 2022 Meeting
- [2.](#) Variance Request - Rustic Ridge Properties LLC, at 20 N Forest St. to construct a fence that is 10' high. Municipal Code Section 16.01(j)(iii) states "Fences shall not exceed 72" in height, in all but Industrial Districts".

ADJOURNMENT

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.



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.

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CITY OF WAUPUN BUILDING INSPECTOR
Waupun City Hall – 201 E. Main Street, Waupun WI
P: 920-324-7917 * F: 920-324-7939
www.cityofwaupun.org

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Zoning Board of Appeals of the City of Waupun, will be held on Wednesday, August 24, 2022 at 4:00 pm to consider the application for a Variance Request of:

1. Rustic Ridge Properties LLC, at 20 N. Forest St. to construct a fence that is 10' high. Municipal Code Section 16.01(j)(iii) states "Fences shall not exceed 72" in height, in all but Industrial Districts."

The meeting will be held in person in the lower level conference room at City Hall, 201 E. Main St., Waupun, WI 53963

Dated this 4th day of August 2022.

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH August 17, 2022)

Fee: \$150.00 Paid: L# 3122 Date: _____



CITY OF WAUPUN
201 E. Main Street
WAUPUN, WISCONSIN 53963

VARIANCE APPLICATION

From: RUSTIC RIDGE PROPERTIES LLC
(business name or individual)

Property Description and address:
DUPEX RESIDENCE 20 N. FOREST ST. WAUPUN, WI


Variance Requested:
FENCE HEIGHT OF 10' INSTEAD OF 6' HIGH, ALONG DRIVEWAY OF HOME.
AUTOMOTIVE SHOP HAS VERY UNKEPT UNSIGHTLY YARD THAT WE WOULD LIKE TO SCREEN FROM THE NEIGHBORHOOD VIEW OF RESIDENTIAL HOME VIEW.

Zoning Ordinance Section Involved:
FENCE INSTALL
16.01(j)(iii) Fences shall not exceed 72" in height, in all but Industrial Districts

Date presented to Zoning Board of Appeals: _____

VARIANCE: Granted Denied

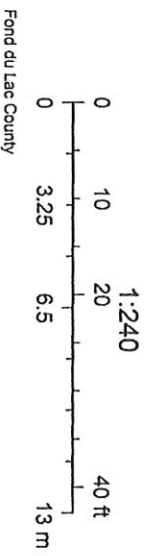
Comments:

Signature of Applicant (s):  DEAN Pipito
RUSTIC RIDGE PROPERTIES LLC

Fond du Lac County, WI



July 13, 2022



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.