



A G E N D A
CITY OF WAUPUN ZONING BOARD OF APPEALS
Waupun City Hall – 201 E. Main Street, Waupun WI
Monday, December 06, 2021 at 4:30 PM

VIDEO CONFERENCE AND TELECONFERENCE

The Waupun Zoning Board of Appeals will meet virtually at 4:30 pm on December 6, 2021 via Zoom. The public may access the conference online or by phone. Instructions to join the meeting are provided below:

To join the Zoom Meeting:

<https://us02web.zoom.us/j/82483052777?pwd=eGZodURaZCtZeEcwWEQ4WVBHckY5QT09>

Meeting ID: 824 8305 2777

Passcode: 877309

By Phone: +1 312 626 6799 US (Chicago)

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 October 11, 2021 meeting.
2. Variance Request - United Cooperative - Parcel #292-1315-0842-001 to build an elevator leg that is 240'. Section 16.05(2)(c)(iii) states "Not to exceed a maximum building height of 65 feet."

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
Monday, October 11, 2021 at 4:30 PM

CALL TO ORDER

Chairman Westphal called the In-house & Virtual Zoning Board of Appeals meeting at 4:35 p.m. via Zoom.

ROLL CALL

Members present: Jason Westphal, Mark Nickel, Patricia Beyer, Dylan Weber, and Rick Vanthoff (joined the meeting at 4:41 pm)

Absent: Derek Minnema

Also in attendance were 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.

CONSIDERATION - ACTION

1. Motion by Weber, second by Nickel to approve the October 4, 2021 Zoning Board of Appeals meeting minutes omitting bullet point "Motion by Weber to approve the garage addition with an 8' front yard setback along High Street. Beyer 2nd."
4 Ayes, 0 Nays. Motion carried unanimously
2. Public Hearing – Westphal read request to discuss/approve a variance request from Robert Mitchell, 301 West Main Street to construct a detached garage that will be 18" from the property line.
 - Leahy stated that she contacted Mitchell and he did have the drawing labeled wrong. The 18" should be on the west side of the new garage with the garage door facing Bly Street.
 - Beyer stated the plans are more clearly and does not have an issue with the request.
 - Nickel stated he does not have a problem with what has been submitted.
 - Weber went on to state that he doesn't object. This is an older neighborhood, and it will not provide a negative impact to the it.
 - Westphal asked if there were any questions.
 - Motion by Weber to approve the variance as written. Beyer 2nd.
5 Ayes, 0 Nays. Motion carried unanimously

ADJOURNMENT

Motion by Vanthoff, seconded by Nickel to adjourn the meeting. Motion carried, meeting adjourned at 4:44 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.

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 Monday, December 6, 2021 at 4:30 pm to consider the application for a Variance Request of:

1. United Cooperative for parcel #292-1315-0842-001 (see attached map) to build an elevator leg that is 240'. Section 16.05(2)(c)(iii) states "Not exceed a maximum building height of 65 feet.

The meeting will be conducted via zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/82483052777?pwd=eGZodURaZCtZeEcwWEQ4WVBHckY5QT09>

Meeting ID: 824 8305 2777

Passcode: 877309

By Phone: +1 312 626 6799 US (Chicago)

Dated this 19th day of November, 2021

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH, November 29, 2021)

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 Monday, December 6, 2021 at 4:30 pm to consider the application for a Variance Request of:

1. United Cooperative for parcel #292-1315-0842-001 (see below map) to build an elevator leg that is 240'. Section 16.05(2)(c)(iii) states "Not exceed a maximum building height of 65 feet.

The meeting will be conducted via zoom.

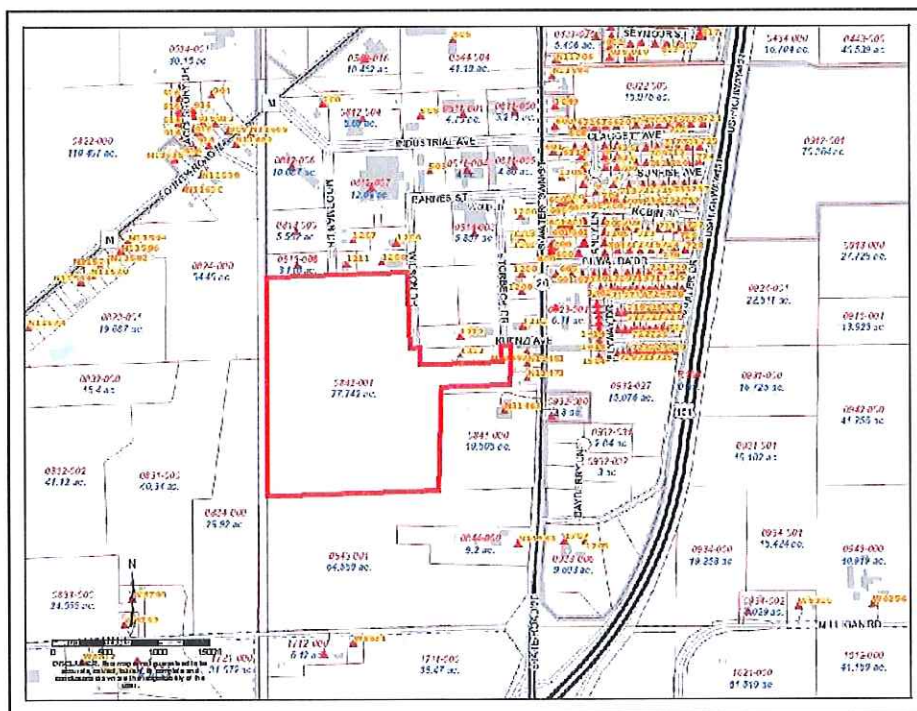
Join Zoom Meeting

<https://us02web.zoom.us/j/82483052777?pwd=eGZodURaZCtZeEwWEQ4WVBHckY5QT09>

Meeting ID: 824 8305 2777

Passcode: 877309

By Phone: +1 312 626 6799 US (Chicago)



Dated this 19th day of November, 2021

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH November 29, 2021)

Fee: \$150.00 Paid: Date: 11-19-2021



CITY OF WAUPUN

201 E. Main Street

WAUPUN, WISCONSIN 53963

VARIANCE APPLICATION

From: United Cooperative N7160 Raceway Road Beaver Dam, WI 53916

(business name or individual)

Property Description and address:

Tax Parcel # 292-1315-0842-001

Variance Requested:

We are building a Feed Mill and the needed height of the elevator leg is 240 feet. We are respectfully requesting

a Variance from the 65 foot maximum height restriction. The requested 240 foot height is needed for the facility to function as designed, and is the highest point of any part of the facility, and not the actual "Building" itself.

Zoning Ordinance Section Involved:

16.05(2)(c)(iii) states (iii) Not exceed a maximum building height of 65 feet

Date presented to Zoning Board of Appeals:

VARIANCE:

☐

Granted

☐

Denied

Comments:

Signature of Applicant (s):

John Scheuers - VP Feed Operations, United Cooperative

Karlbe@unitedcooperative.com
(Karl Beth)

[illegible]

1/032

<div><div>TODD & SARGENT 3001 E. 7th St. #1100 • AMES, IA 50010 • 515.242.2442</div></div>				<div>NEW FEEDMILL - FOR - UNITED COOPERATIVE WISCONSIN</div>				<div>Drawing Title FACILITY LONG SECTION</div> <div>Project No. E924</div> <div>Drawing No. 032</div> <div>Rev. No. B</div>			
SCALED FOR SHEET SIZE ANSI D (22" x 34")											
DATE: 11/22/21		TIME: 10:26:22Z		KIM/JF		SCALE: 1/8" = 1'-0"					
DATE: 11/22/21		TIME: 10:26:22Z		SCALE: 1/8" = 1'-0"		SCALE: 1/8" = 1'-0"					
REVISIONS AND COMMENTS: DO NOT REPRODUCE TRANSMIT, OR DISCLOSE THIS DOCUMENT WITHOUT THE WRITTEN AUTHORIZATION OF TODD & SARGENT, INC.											



November 19, 2021

To: Susan Leahy – Zoning Administrator – City of Waupun
Fr: John Scheuers – United Cooperative
Re: Variance from Zoning Height Restrictions

Susan, United Cooperative is planning to enter into a Developer's Agreement with the City of Waupun to develop land in the industrial park. We plan to build a State-of-the-Art Feed Mill facility that will service not only area farmers, but farmers throughout East Central Wisconsin.

The size and scale of this Feed Mill will require equipment like elevator legs and conveyors to be constructed up to 240 feet in height. This exceeds the 65 foot maximum height limit set under Zoning Ordinance Section 16.05(2)(c)(iii).

These heights are critical for the facility to operate according to its designed standards. Any re-design of the facility would significantly impair its operational efficiencies and increase its cost. This combination would jeopardize the feasibility of this project; therefore, we respectfully request a Variance from the current Height Restriction.

If granted, the Variance will not make this facility detrimental to the public. We also believe it will in no way undermine the spirit of the current Zoning of the area.

Please begin all needed notices and put our request on the Agenda for the December 6, 2021 Zoning Board of Appeals meeting.

Enclosed are a site plan of our proposed facility, our Zoning Variance Application, and the required fee.

Thank you for your consideration.

John Scheuers
VP Feed Operations
United Cooperative
920-887-1756



- CONCEPTUAL -
FOR REVIEW / DISCUSSION

CONCEPTUAL TRACK LAYOUT

MP XXX.XX LONGNAME SUB.

INDUSTRY NAME
CITY, COUNTY, STATE

**ISSUED FOR
REVIEW ONLY**

P-01

01	01
00	00

Max Height 235 feet

- FOR -

**UNITED
COOPERATIVE**

WISCONSIN

DRAWING INDEX		
#	REV	DRAWING TITLE
001	0	CON FOUNDATION - PART 1
002	0	CON FOUNDATION - PART 2
003	0	CON FOUNDATION - PART 3
004	0	CON FOUNDATION - PART 4
005	0	CON FOUNDATION - PART 5
006	0	CON FOUNDATION - PART 6
007	0	CON FOUNDATION - PART 7
008	0	CON FOUNDATION - PART 8
009	0	CON FOUNDATION - PART 9
010	0	CON FOUNDATION - PART 10
011	0	CON FOUNDATION - PART 11
012	0	CON FOUNDATION - PART 12
013	0	CON FOUNDATION - PART 13
014	0	CON FOUNDATION - PART 14
015	0	CON FOUNDATION - PART 15
016	0	CON FOUNDATION - PART 16
017	0	CON FOUNDATION - PART 17
018	0	CON FOUNDATION - PART 18
019	0	CON FOUNDATION - PART 19
020	0	CON FOUNDATION - PART 20
021	0	CON FOUNDATION - PART 21
022	0	CON FOUNDATION - PART 22
023	0	CON FOUNDATION - PART 23
024	0	CON FOUNDATION - PART 24
025	0	CON FOUNDATION - PART 25
026	0	CON FOUNDATION - PART 26
027	0	CON FOUNDATION - PART 27
028	0	CON FOUNDATION - PART 28
029	0	CON FOUNDATION - PART 29
030	0	CON FOUNDATION - PART 30
031	0	CON FOUNDATION - PART 31
032	0	CON FOUNDATION - PART 32
033	0	CON FOUNDATION - PART 33
034	0	CON FOUNDATION - PART 34
035	0	CON FOUNDATION - PART 35
036	0	CON FOUNDATION - PART 36
037	0	CON FOUNDATION - PART 37
038	0	CON FOUNDATION - PART 38
039	0	CON FOUNDATION - PART 39
040	0	CON FOUNDATION - PART 40
041	0	CON FOUNDATION - PART 41
042	0	CON FOUNDATION - PART 42
043	0	CON FOUNDATION - PART 43
044	0	CON FOUNDATION - PART 44
045	0	CON FOUNDATION - PART 45
046	0	CON FOUNDATION - PART 46
047	0	CON FOUNDATION - PART 47
048	0	CON FOUNDATION - PART 48
049	0	CON FOUNDATION - PART 49
050	0	CON FOUNDATION - PART 50
051	0	CON FOUNDATION - PART 51
052	0	CON FOUNDATION - PART 52
053	0	CON FOUNDATION - PART 53
054	0	CON FOUNDATION - PART 54
055	0	CON FOUNDATION - PART 55
056	0	CON FOUNDATION - PART 56
057	0	CON FOUNDATION - PART 57
058	0	CON FOUNDATION - PART 58
059	0	CON FOUNDATION - PART 59
060	0	CON FOUNDATION - PART 60
061	0	CON FOUNDATION - PART 61
062	0	CON FOUNDATION - PART 62
063	0	CON FOUNDATION - PART 63
064	0	CON FOUNDATION - PART 64
065	0	CON FOUNDATION - PART 65
066	0	CON FOUNDATION - PART 66
067	0	CON FOUNDATION - PART 67
068	0	CON FOUNDATION - PART 68
069	0	CON FOUNDATION - PART 69
070	0	CON FOUNDATION - PART 70
071	0	CON FOUNDATION - PART 71
072	0	CON FOUNDATION - PART 72
073	0	CON FOUNDATION - PART 73
074	0	CON FOUNDATION - PART 74
075	0	CON FOUNDATION - PART 75
076	0	CON FOUNDATION - PART 76
077	0	CON FOUNDATION - PART 77
078	0	CON FOUNDATION - PART 78
079	0	CON FOUNDATION - PART 79
080	0	CON FOUNDATION - PART 80
081	0	CON FOUNDATION - PART 81
082	0	CON FOUNDATION - PART 82
083	0	CON FOUNDATION - PART 83
084	0	CON FOUNDATION - PART 84
085	0	CON FOUNDATION - PART 85
086	0	CON FOUNDATION - PART 86
087	0	CON FOUNDATION - PART 87
088	0	CON FOUNDATION - PART 88
089	0	CON FOUNDATION - PART 89
090	0	CON FOUNDATION - PART 90
091	0	CON FOUNDATION - PART 91
092	0	CON FOUNDATION - PART 92
093	0	CON FOUNDATION - PART 93
094	0	CON FOUNDATION - PART 94
095	0	CON FOUNDATION - PART 95
096	0	CON FOUNDATION - PART 96
097	0	CON FOUNDATION - PART 97
098	0	CON FOUNDATION - PART 98
099	0	CON FOUNDATION - PART 99
100	0	CON FOUNDATION - PART 100

[illegible]