



A G E N D A
CITY OF WAUPUN ZONING BOARD OF APPEALS
 Waupun City Hall – 201 E. Main Street, Waupun WI
 Monday, May 16, 2022 at 4:30 PM

The Waupun Zoning Board of Appeals will meet in-person, virtual and teleconference. Instructions to join the meeting are provided below:

Join Zoom Meeting

<https://us02web.zoom.us/j/83706846156?pwd=OWFSdTczaFUwc0lYLORRQkpRRzFMdz09>

Meeting ID: 837 0684 6156

Passcode: 633679

By Phone: (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.** Recognition of Mayoral Appointment of Board Members, Alternate Member, and Ex-Officio

ZONING BOARD OF APPEALS (3 Year Term)

The Board of Zoning Appeals shall consist of 5 members and an alternate. The alternate shall act with full power when a member of the Board is absent or refuses to vote because of interest. Simultaneous membership on the Board of Zoning Appeals and Plan Commission is permissible. The Mayor appoints the Chairperson.

EX-OFFICIO:

At this meeting, please inform your membership of who is a VOTING member and who is an Ex-Officio/Alternate. Ex-Officio’s who are non-voting members as well as the Alternate (if they are not acting with full power) should not be sitting at the board table. They should be off to the side as they are there for informational purposes only. It becomes confusing when a member is at the board table – in error, in the past, we have had ex-officio’s vote and should not have.

ALDERMAN	<i>Mayoral Appointed Chairman</i>	Jason Westphal
CITIZEN	4/30/25	Mark Nickel
CITIZEN	4/30/23	Derek Minnema
CITIZEN	4/30/24	Rick VantHoff
CITIZEN	4/30/24	Dylan Weber
CITIZEN ALTERNATE	4/30/23	Patricia Peyer
UTILITY GENERAL MANATER	Ex Officio	
DIRECTOR OF PUBLIC WORKS	Ex Officio	

2. Establish Day of Month and Time of Board Meeting.
- [3.](#) Approve minutes of the December 6, 2021 Zoning Board Meeting.
- [4.](#) Variance Request - Thomas Schoenfeldt at 415 Fond du Lac St to construct a new garage. The new garage and the old garage combined exceeds the allowed 1400 sq. ft. for detached structures per Municipal Code Section 16.02(14a)(a).

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, December 6, 2021 at 4:30 PM

CALL TO ORDER

Chairman Westphal called the In-house & Virtual Zoning Board of Appeals meeting at 4:30 p.m.

ROLL CALL

Members present: Jason Westphal, Mark Nickel, Patricia Beyer, Dylan Weber, and Rick Vanthoff

Absent: Derek Minnema

Also in attendance were Mayor Julie Nickel, John Scheuers, United Cooperative, Nate Scheuers, United Cooperative, 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

No future meetings as of now, but remain the 1st Monday of the month. Should a meeting be required in January, it will be scheduled for Monday, January 10, 2022 and January 3rd is a Holiday.

CONSIDERATION - ACTION

1. Motion by Vanthoff, second by Nickel to approve the October 11, 2021 Zoning Board of Appeals meeting minutes.
5 Ayes, 0 Nays. Motion carried unanimously
2. Public Hearing – Westphal read request to discuss/approve a variance request from United Cooperative, Parcel No292-1315-0842-001.
 - Schlieve addressed the board regarding the proposed Agri-Business project that United Cooperative is undertaking on the 78-acre parcel on the south side of Waupun.
 - Scheuers, United Cooperative, then addressed the board stating they will be building a “State-of-the-Art” Feed Mill and Storage Facility. The elevator legs and conveyors will require a height of 240 feet above grade which exceeds the 65-foot maximum height. We could work with 235 feet but want the additional 5 feet due to the undetermined depth of the rock.
 - Schlieve stated the variance is for the height. She has spoken with BJ Demaa, Fire Chief regarding the height and he stated that it is no different than the other operations in the City. A fire pre plan of high area rescue teams must be in place prior to operations commencing.
 - Motion by Weber to approve the variance as written. Vanthoff 2nd.
 - Westphal closed the public hearing.
 - Westphal asked if there were any questions.
 - Nickel asked if there were any complaints/concerns received
 - Scott DeYoung addressed via Zoom that he had gone over his concerns prior to the meeting.
 - Schlieve and Leahy both stated no.
 - Scheuers stated it will be a 24 month project and would like to starting earthwork this winter and starting construction in April. Still need to get the economic agreement in place.
 - Vanthoff asked how many of these facilities do they currently have in place.
 - Scheuers responded that they currently have 6 facilities.
 - Westfall stated a motion was made by Weber to accept the variance as written with a 2nd by Vanthoff.
 - Roll Call
 - Nickel – Aye

- Beyer – Aye
- Weber – Aye
- Vanthoff – Aye
- Westphal – Aye
 - 5 Ayes, 0 Nays Motion Carried unanimously

ADJOURNMENT

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

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, May 16, 2022 at 4:30 pm to consider the application for a Variance Request of:

1. Thomas Schoenfeldt at 415 Fond du Lac St. to construct a new garage. The new garage and the old garage combined exceeds the allowed 1400 sq. ft. for detached structures per Municipal Code Section 16.02(14a)(a).

The meeting will be held in person, virtual and teleconference.
To Join Zoom Meeting:

<https://us02web.zoom.us/j/83706846156?pwd=OWFSdTczaFUwc0lYLRQkpRRzFMdz09>

Meeting ID: 837 0684 6156
Passcode: 633679
By Phone: (312) 626-6799 US (Chicago)

Dated this 5th day of May, 2022

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH May 9, 2022)

Fee: \$150.00 Paid: 4/29/2022 Date: 4/29/2022



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

VARIANCE APPLICATION

From: Thomas F schoenfeldt 920-821-8661
(business name or individual)

Property Description and address:

new garage with lean to 415 fond du lac st, waupun wi 53963

Variance Requested:

building new garage, square footage of new garage and old garage combined exceeds 1400sqft

Zoning Ordinance Section Involved:

16.02(14a)(a) A detached private garage shall not occupy more than 1,400 square feet of area

Date presented to Zoning Board of Appeals: _____

VARIANCE: Granted Denied

Comments:

Signature of Applicant (s): Tom schoenfeldt

Fond Du Lac, Wis
 Schwenfeldt - Proposed Garage Site Plan and Setbacks



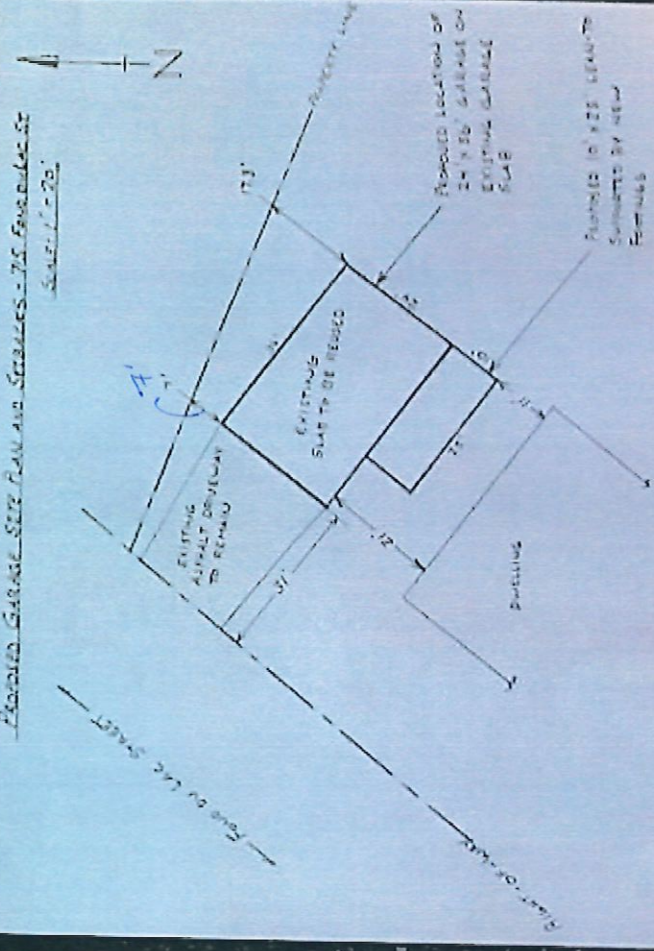
Parcel: WPN1415415- Site Address 415 FOND DU LAC ST
 Number of Units: 1
 Owner: SCHWENFELDT, Municipality 200C
 Address: 415 FOND DU LAC ST
 City: WALPUN
 State: WI
 Zip: 53193

PLSS Location: 9610W, Sec 15, T14N, R15E
 Acres: 0.457
 Legal: Refer to the source document for actual legal description. UNPL. LAND S1/4 T14N R15E PT OF 96114 NW 1/4 COM SE COR TH N72-W 3 CH 31 311 LKS TO E 1/4 DE. STN 40E 106 873 + 30E 126 5 108 TO PUB

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 relied upon for a title search, appraisal, survey or for zoning purposes.

Map Scale: 1 inch = 25 feet
 3/29/2022

Proposed Garage Site Plan and Setbacks - 715 Fond Du Lac St
 Sheet 1 of 2



Proposed by LAC STREET