



A G E N D A
CITY OF WAUPUN ZONING BOARD OF APPEALS
MEETING
Waupun City Hall – 201 E. Main Street, Waupun WI
Monday, April 27, 2026 at 4:30 PM

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.

PUBLIC HEARING

- 1.** Public Hearing - Variance Application: Craig Brandsma at 737 Robin Road to reduce the front yard setback to 13' in lieu of 25' to construct a 30'x34' detached garage per Municipal Code 16.03(1)(c)(ii).
- 2.** Public Hearing - Variance Application: David & Dominique Oppermann at 728 Buwald Drive to construct a 6' high privacy fence within the front yard along Shaler Drive per Municipal Code Section 16.01(11)(j)(iv).

CONSIDERATION - ACTION

- 3.** Approve meeting minutes of the August 4, 2025 Zoning Board of Appeals

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.

Publish April 13, 2026 & April 20, 2026

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, April 27, 2026 at 4:30 pm in the City Hall Council Chambers, located at 201 E Main Street, Waupun to consider the application for a Variance Request of:

1. Craig Brandsma at 737 Robin Road to reduce the front yard setback to 13' in lieu of 25' to construct a 30'x34' detached garage per Municipal Code 16.03(1)(c)(ii).
2. David & Dominique Oppermann at 728 Buwald Drive to construct a 6' high privacy fence within the front yard along Shaler Drive per Municipal Code Section 16.01(11)(j)(iv).

Dated this 30th day of March 2026

Susan Leahy
City of Waupun Zoning Administrator



Fee: \$150.00 Paid: \$150.00 Date: March 2, 2026
ck# 5019



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

VARIANCE APPLICATION

From: Craig Brandsma cabrandsma2@gmail.com
(business name or individual)

Property Description and address:

737 Robin Road

Variance Requested:

Construct a detached garage within the 25' front yard setback, not to encroach any closer than the existing home (approx. 13' from property line)

Zoning Ordinance Section Involved:

16.03(c)(ii)

Date presented to Zoning Board of Appeals: _____

VARIANCE: Granted Denied

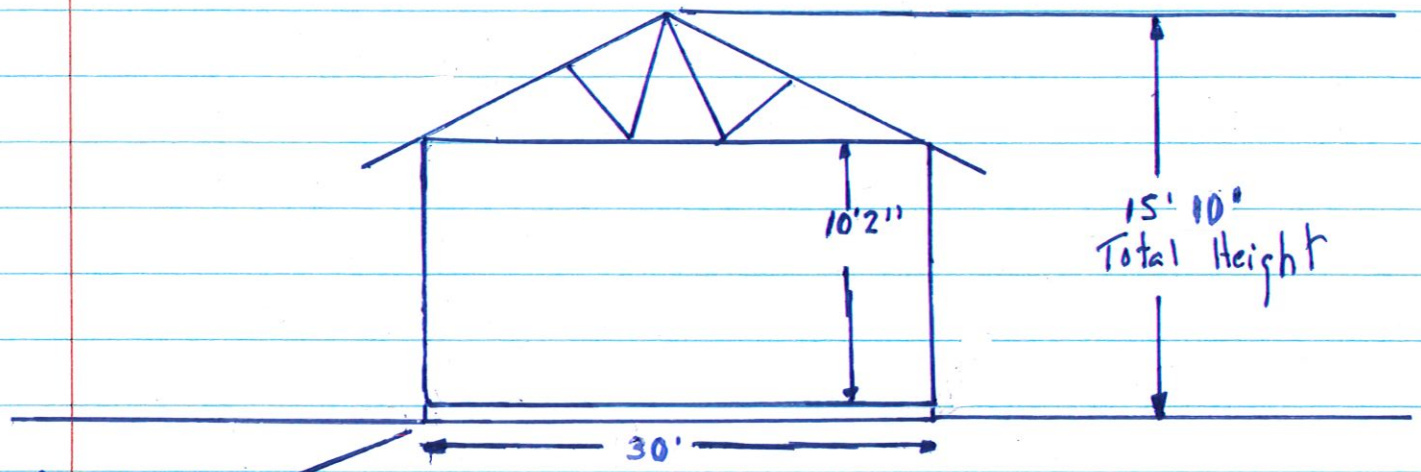
Comments:

Signature of Applicant (s): _____

DODGE COUNTY Wisconsin Dodge County, WI



- Parcels
- Parcel Numbers
- Ownership/Lots
- CSM Boundaries
- CSM Lots
- Sub and Condo Lots
- Subdivision and Condo Boundaries
- ▲ Address Points
- Encumbrances
- ROW
- Driveways
- Misc Lines
 - 11beaverdamoriginal,
 - 11foxtake1836,
 - 11lakeemily1836,
 - 11rockcenter,
 - 11rockoriginal,
 - 11thread,
 - 12h2-noteboundary,
 - 31vac,
 - 32nw-unopen,
 - 41chord,
 - 41deed,
 - 41deed, <Null>
 - 41easement,
 - 41meander,
 - 41meander, <Null>
 - 45hook,
 - 45hook, Hook
 - 45hook, Hook_2
 - 45tc,
 - 45tc, <Null>
 - 45tc, Arrow1
 - 45tc, Arrow2
 - 45tc, Ltc
 - 45tc, Rtc
 - 61trailer,
 - <all other values>
- Corporate Limits Low Level
- Municipalities
- Sections
- Roads
- Lakes and Rivers
- Horicon Marsh



Concrete Slab

30'

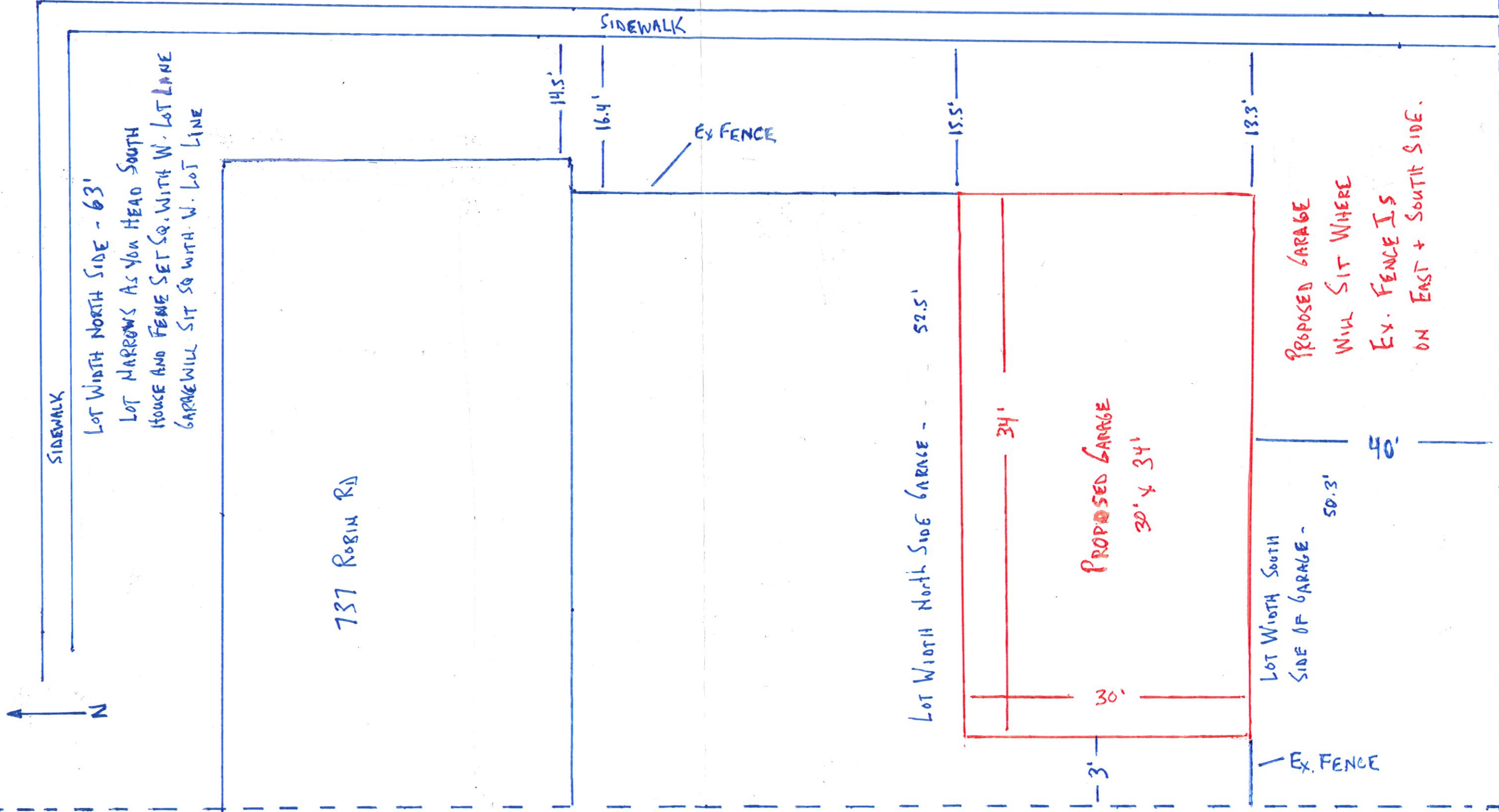
10' 2"

15' 10"
Total Height

ROBIN RD

SHALER DR

737 ROBIN RD



SIDEWALK

LOT WIDTH NORTH SIDE - 63'

LOT MARROWS AS YOU HEAD SOUTH
HOUSE AND FENCE SET SQ. WITH W. LOT LANE
GARAGE WILL SIT SQ WITH W. LOT LINE

SIDEWALK

14.5'

16.4'

EX. FENCE

15.5'

13.3'

LOT WIDTH NORTH SIDE GARAGE - 52.5'

34'

PROPOSED GARAGE

30' x 34'

30'

3'

LOT WIDTH SOUTH
SIDE OF GARAGE -

50.3'

PROPOSED GARAGE

WILL SIT WHERE

EX. FENCE IS

ON EAST + SOUTH SIDE.

40'

EX. FENCE

W. LOT LINE

S. LOT LINE

LOT WIDTH SOUTH SIDE - 47.44'

Fee: \$150.00 Paid: \$150.00 Date: March 25, 2026



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

VARIANCE APPLICATION

From: David & Dominique Oppermann opystb@gmail.com
(business name or individual) 920-319-0087

Property Description and address:

728 Buwalda Drive

Variance Requested:

Install a 6' high privacy fence within the front yard setback along Buwalda Drive

Zoning Ordinance Section Involved:

16.01(j)(iv)

Date presented to Zoning Board of Appeals: _____

VARIANCE: Granted Denied

Comments:

Signature of Applicant (s): David L. Oppermann



- Parcels
- Parcel Numbers
- Ownership Lots
- CSM Boundaries
- CSM Lots
- Sub and Condo Lots
- Subdivision and Condo
- Boundaries
- ▲ Address Points
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- ROW
- Driveways
- Misc Lines
- 11beaverdamoriginal,
- 11foxlake1836,
- 11lakeemily1836,
- 11rockcenter,
- 11rockoriginal,
- 11thread,
- 12h2o-noteboundary,
- 31vac,
- 32rw-unopen,
- 41chord,
- - 41deed,
- - 41deed, <Null>
- - 41easement,
- - 41meander,
- - 41meander, <Null>
- 45hook,
- 45hook, Hook
- 45hook, Hook_2
- 45tic,
- 45tic, <Null>
- ▶ 45tic, Arrow1
- ▶ 45tic, Arrow2
- 45tic, Ltlic
- 45tic, Rtlic
- 61trailer,
- <all other values>
- Corporate Limits Low Level
- Municipalities
- Sections
- Roads
- Lakes and Rivers
- Horicon Marsh

MINUTES
CITY OF WAUPUN ZONING BOARD OF APPEALS
Waupun City Hall – 201 E. Main Street, Waupun WI
Monday, August 4, 2025, at 4:30 PM

CALL TO ORDER

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

ROLL CALL

Members present: Mark Nickel, Dylan Stein, Rick Vanthoff, Derek Minnema & Patricia Beyer Alternate

Absent: Jason Westphal

Also in attendance were Rachel & Kenneth Darnick, Andy, Signarama (Via Zoom), Susan Leahy, Zoning Administrator & Kathy Schlieve, Administrator

RECOGNITION OF MAYORAL APPOINTMENTS OF BOARD MEMBERS

ALDERMAN	<i>Mayoral Appointed Chairman</i>	4/30/2025	Jason Westphal
CITIZEN		4/30/2028	Mark Nickel
CITIZEN		4/30/2026	Derek Minnema
CITIZEN		4/30/2027	Rick Vanthoff
CITIZEN		4/30/2027	Dylan Stein
CITIZEN ALTERNATE		4/30/2026	Patricia Beyer

Motion by Nickel, second Minnema to approve the appointed board members. Motion carried 5-0.

PUBLIC HEARING

Public Hearing - Variance Application: Kenneth & Rachel Darnick at 601 Beekman Street to encroach into the front yard setback 5' with a deck to infill each side of existing deck extending to edge of house with a railing per Municipal Code 16.03(1)(c)(ii).

Nickel read request to discuss/approve a variance request of Kenneth & Rachel Darnick at 601 Beekman Street to encroach into the front yard setback 5' with a deck to infill each side of existing deck extending to edge of house with railing per Municipal Code 1603(1)(c)(ii).

- Discussion with Darnicks' and the board regarding the proposed deck.

Nickel closed the public hearing.

Motion by Stein, second Vanthoff to approve variance as read. Motion carried 5-0 on roll call.

Public Hearing - Variance Application: Waupun Community Center, City of Waupun at 520 McKinley Street to allow a Type 5 double sided ground sign not exceeding 100 square feet per side in the R-4 Mixed Residential District per Municipal Code Section 16.11 (3) & (4).

Nickel read request to discuss/approve a variance request for the Waupun Community Center, City of Waupun, 520 McKinley Street to allow a Type 5 double sided ground sign not exceeding 100 square feet per side in the R-4 Mixed Residential District per Municipal Code Section 16.11 (3) & (4).

Schlieve described to the board the proposed sign for the Community Center. The sign shall be located at the intersection of McKinley Street and Beaver Dam Street. Andy spoke about the LED lighting that can be dimmed at night if too bright. Schlieve state she received 2 telephone calls in favor of the sign.

Nickel closed the public hearing

Motion by Beyer, second by Minnema to approve variance as read. Motion carried 4-1 with Stein voting Nay.

PERSONS WISHING TO ADDRESS THE ZONING BOARD OF APPEAL

No persons appeared.

CONSIDERATION - ACTION

Approve meeting minutes of the September 30, 2024 Zoning Board of Appeals

Motion by Minnema, second by Vanthoff to approve the September 30, 2024 Zoning Board of Appeals meeting minutes. Motion carried 5-0.

Establish Day of Month and Time of Board Meeting

Meeting date to remain the first Monday of the month at 4:30 pm on an as needed basis.

Leahy stated that there were no applications at this time.

ADJOURNMENT

Motion by Vanthoff, seconded by Beyer to adjourn the meeting. Motion carried, meeting adjourned at 4:37 pm.