

City of Waupun Zoning Board of Appeals
Minutes of the June 25, 2014 meeting
(Draft)

1. Call to Order:

The Zoning Board of Appeals met at 4:30 p.m.

2. Roll Call:

Members present: Frank Mesa, Richard Walters, Merlin Schouten, Steve Bastian, Jon Dobbratz

Members Absent: Mark Nickel Also present: Mary Kay Vogel, Matt Steffen, Jesse VanBoxtel, Dick Flynn, Randy Posthuma, Deb Neu, Mike Leu, Caitlin Leu, Laura Leu, Randy Leu, David Kaumult, Jay Graff, Fred Lueck

2. Approve minutes of the May 6, 2014 meeting minutes.

Motion by Bastian, seconded by Walters to approve the May 6, 2014 meeting minutes.
Motion carried unanimously.

4. Public Hearing - Variance request of Flexographic Real Estate Holdings Co., at 4 Taylor Street, to vary the side yard setback from 15' to 2' per Municipal Code Section 16.05(1)(c)(ii).

Chairman Mesa read the call of the hearing. Matt Steffen explained that the lot has a sewer easement on it that makes development restricted. Further the shape of the City's well lot abutting on the West further restricts development.

A letter was received from Jay Graff, 18 Taylor Street raising concerns of traffic, turning, parking and property values. Shawn Trainor, 22 Taylor Street spoke against, raising concerns of increased traffic, street damage (states street is crumbling now), noise, smoke and dust, referring to Section 16.14 (3), requiring a dustless surface. Jay Graff spoke against, stating that semis have a hard time turning, driving over terrace and a semi has hit a protection post. He stated a concern about future growth and the decrease of his property value. Mike Leu, 116 Reinhardt St., stated his position as neutral. Asked for more details of drive, drainage and road damage, stating that Vliet Street could be widened and improved. Steffen detailed gravel drive, bio-filter drainage plan and clarified where setback is not being met. Schouten stated that he questions whether property values would certainly decrease. Mesa asked what hardship was with the statement that there is no ability to expand. Walters stated that his impression that the traffic would not increase. The owner was not in attendance

Motion by Bastian, seconded by Walters to approve the variance of a 15' setback to 2', subject to any conditions of Site Plan Approval by the Plan Commission.

Mesa – Nay

Bastian – Aye

Schouten – Aye

Walters – Aye

Dobbratz – Aye

Four Ayes, one Nay, motion carried.

5. Adjournment - Motion by Bastian, seconded by Schoueton to adjourn. Motion carried unanimously. Meeting adjourned at 4:59 p.m.

Respectfully submitted,
Mary Kay Vogel
Zoning Administrator