



# City of Waupun

201 E. Main Street

WAUPUN, WISCONSIN 53963

Phone: 920-324-7917

Fax: 920-324-7939

*"Wild Goose Center of Wisconsin"*

January 7, 2015

TO: Zoning Board of Appeals Members

FROM: Mary Kay Vogel, Zoning Administrator

SUBJECT: Zoning Board of Appeals meeting scheduled for Tuesday, January 13, 2015 at 4:30 p.m. in the Council Chambers, City Hall, Waupun.

## AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the August 27, 2014 meeting.
4. Public Hearing – Variance request of the National Bank of Waupun at 210 E Main St. to project a new roof canopy/entry element out from the existing face of the building, per municipal code section 16.04(2)(c)(iv) and 25.02(8).
5. Adjournment

Cc Common Council & City Attorney  
Department Managers  
National Bank of Waupun  
Jesse Treuden

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any other governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at-324-7900.

**City of Waupun Zoning Board of Appeals**  
Minutes of the August 27, 2014 meeting  
(Draft)

1. Call to Order:  
The Zoning Board of Appeals met at 4:30 p.m.  
Roll Call:  
Members present: Frank Mesa, Mark Nickel, Jon Dobbratz  
Members Absent: Merlin Schouten, Richard Walters, Steve Bastian  
Also present: Mary Kay Vogel, Erick Gerritson
2. Approve minutes of August 6, 2014 meeting. Motion by Dobbratz, seconded by Nickel to approve the August 6, 2014 meeting minutes. Motion carried unanimously.
3. Public Hearing - Variance request of Erick and Melanie Gerritson at 816 Grace Street to reduce the front yard setback from 30' to 22', per Municipal Code Section 16.03(4) (c) (ii).

Mesa read the notice. Erick Gerritson explained that the structure of his home does not allow the expansion any other way than to build towards the street. There is currently no place for dining. No one was in attendance for or against proposal. A phone objection was received from Marilyn Plonsky of 815 Grace Street, stating that the number of cars was excessive now and with an expansion of the garage, there would be more. Erick stated that the cars would be housed in the garage, freeing up the spaces on the street. Motion by Nickel to approve 8 foot variance for house only, not garage, seconded by Dobbratz. Roll call: Ayes: Nickel, Dobbratz, Mesa Nays: none Motion carried.

4. Adjournment - Motion by Dobbratz, seconded by Nickel to adjourn. Meeting adjourned at 4:45 p.m.

Mary Kay Vogel  
Zoning Administrator



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## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Zoning Board of Appeals of the City of Waupun, to be held in the Council Chambers in the City Hall of the City of Waupun on Tuesday, the 13<sup>th</sup> day of January, at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. The National Bank of Waupun at 210 E Main St., to project a new roof canopy / entry element out from the existing face of the building toward Main St. by a dimension of 3' 6" per Municipal Code sections 16.04(2)(c)(iv) and 25.02(8).

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed Variance in support thereof or in opposition thereto, must appear at the said meeting of the Zoning Board of Appeals of the City of Waupun.

Dated this December 29, 2014

Mary K Vogel  
Zoning Administrator  
City of Waupun

(PUBLISH, January 6, 2015)

Fee: \$150.00 Paid: \_\_\_\_\_ Date: \_\_\_\_\_



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

# VARIANCE APPLICATION

From: Jesse Treuden, AIA ( The Redmond Company), submitted on behalf of The National Bank of Waupun  
(business name or individual)

Property Description and address:

The National Bank of Waupun located at 210 East Main Street

Variance Requested:

In order to give The National Bank of Waupun a distinct, well defined entry point for customers along Main Street we are requesting that we be allowed to project a new roof canopy / entry element out from the existing face of the building toward main street by a dimension of 3'-6".

The proposed entry element would project into the existing front yard along Main Street, but would not encroach upon the existing sidewalk.

The new roof element would also be within the parameters defined for Canopies and Awnings in Section 25.02 (8).

Please see the attached proposed plans for more detailed information.

Zoning Ordinance Section Involved:

Section 16.04 (2) (c) (iv)...all remodeling and all new construction conform to the building setback line as presently in existence.

Section 25.02 (8)...Canopies and Awnings located within the Central Business District

Date presented to Zoning Board of Appeals: \_\_\_\_\_

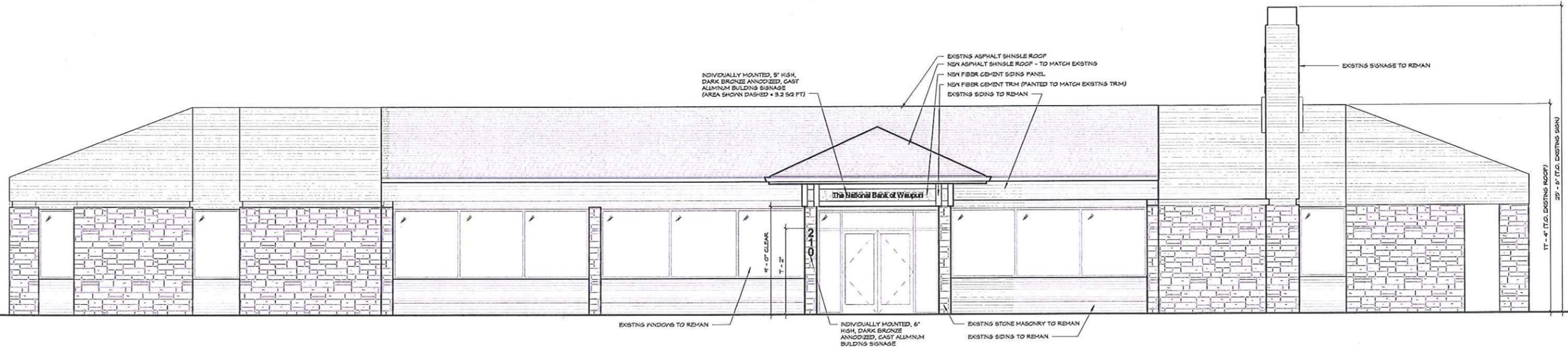
VARIANCE:  Granted  Denied

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

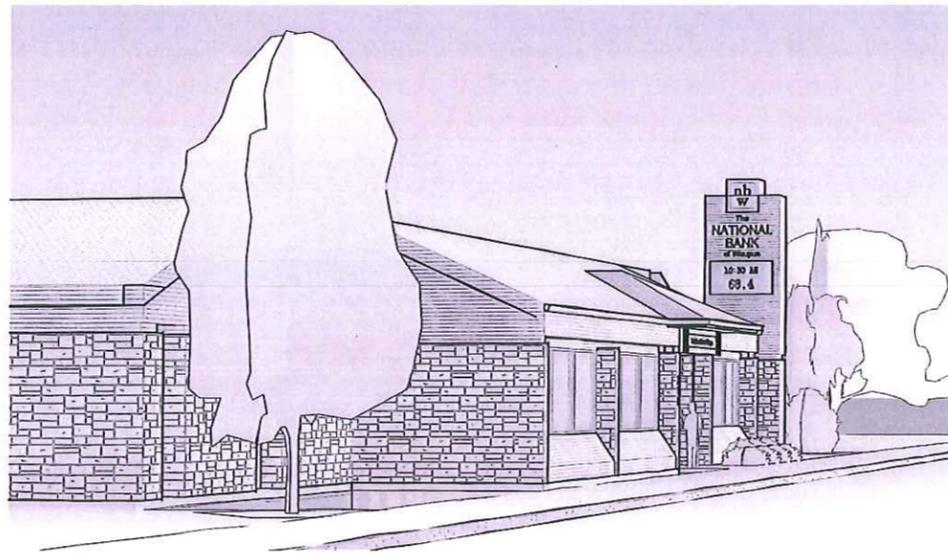
Signature of Applicant (s):

 \_\_\_\_\_  
\_\_\_\_\_

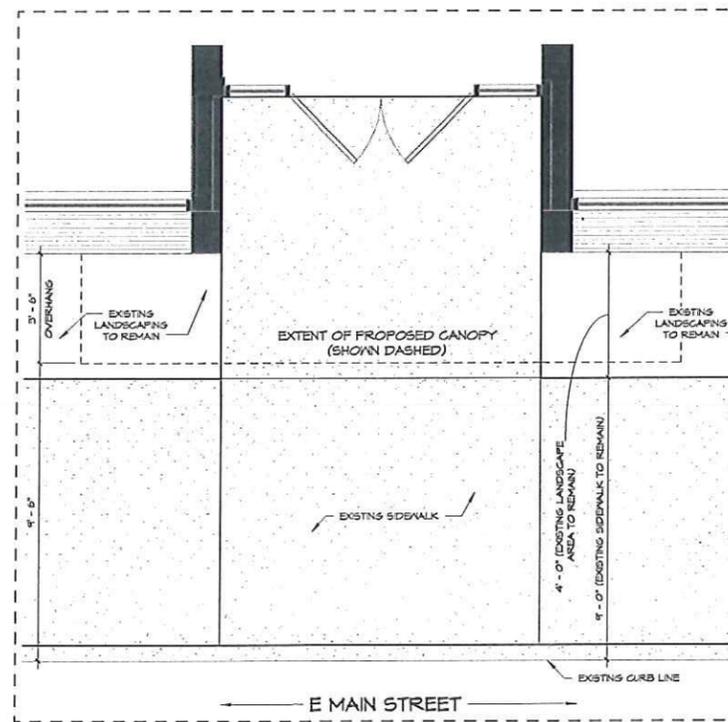


**SOUTH ELEVATION**

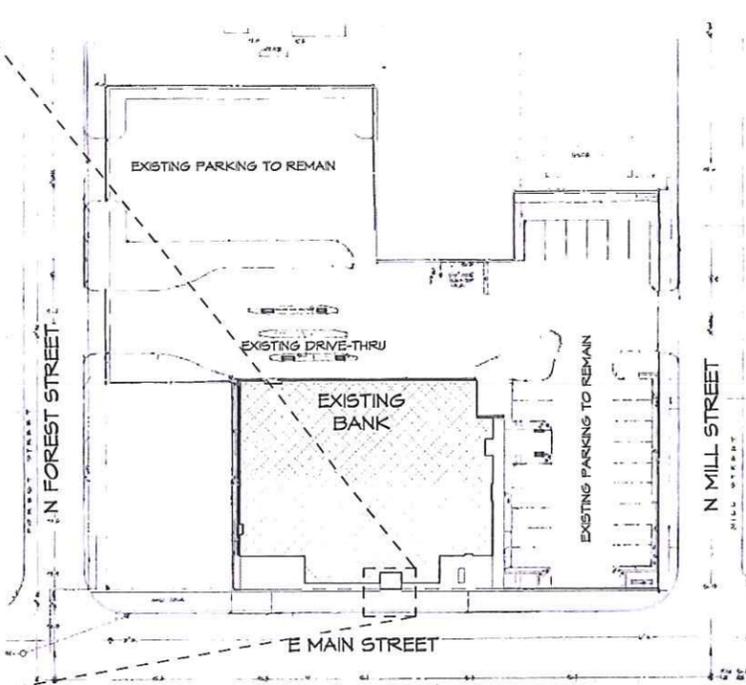
ZONING INFORMATION	
<b>CHAPTER 16 - ZONING CODE</b>	<b>CHAPTER 25 - CENTRAL BUSINESS DISTRICT DESIGN REQUIREMENTS</b>
<b>16.01 GENERAL</b>	<b>25.02 SIGNS</b>
(1) ZONING DISTRICTS: B-2 (CENTRAL BUSINESS DISTRICT)	(1) WALL SIGNS
(2) GENERAL PROVISIONS	(a) EXISTING WALL MOUNTED ATM SIGN ALONGS MAIN STREET TO REMAIN
(a) MODIFICATION	(b) CANOPIES/ AWNINGS
(i) PROPOSED CANOPY DOES NOT PROJECT INTO A REQUIRED FRONT YARD (PER 16.04 (2) (c) (iv) THERE IS NO FRONT YARD REQUIREMENT)	(a) GROUND LEVEL CLEARANCE OF 11'-0" WILL BE PROVIDED
(ii) THERE IS NO FRONT YARD REQUIREMENT (PER 16.10 (1) THERE IS NO FRONT YARD REQUIREMENT)	(b) CANOPY WILL PROJECT 3'-6" FROM FACE OF EXISTING BUILDING
<b>16.04 BUSINESS DISTRICT REQUIREMENTS</b>	(c) CANOPY WILL BE APPROXIMATELY 1'-6" FROM SIDEWALK CURBS ALONG MAIN STREET
(2) B-2 CENTRAL BUSINESS DISTRICT	(d) CANOPY WILL BE CONSTRUCTED USING FIRE TREATED WOOD SHEATHING AT ROOF AND FRONT FACADE
(a) PERMITTED USES	(e) PROPOSED CANOPY SIGNAGE IS 3.2 SQ FT
(i) BANKS	<b>25.03 FACADE</b>
(c) REQUIREMENTS	(1) WINDOWS (EXISTING WINDOWS TO REMAIN)
(i) EXISTING BUILDING HEIGHT IS LESS THAN 60 FEET	(2) PROPOSED BUILDING NUMBERS WILL BE DARK BRONZE ANODIZED, MADE WITH 6" HIGH NUMERALS
(ii) BUILDING SETBACK IS NOT AFFECTED BY PROPOSED CANOPY	(3) PROPOSED PAINTED MATERIALS WILL COMPLEMENT THE EXISTING FINISHES (EXISTING METAL TRIM AND STONE MASONRY)
<b>16.11 SIGNS</b>	
(1) PERMITTED LOCATION OF SIGN	
B-2, TYPES 5 (WALL SIGNS), 11 (PROJECTING SIGNS)	
<b>16.14 PARKING AND UNLOADING</b>	
EXISTING PARKING IS NOT AFFECTED BY PROPOSED DESIGN	



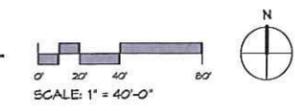
VIEW FROM MAIN STREET



FIRST FLOOR ENTRY



SITE PLAN



**THE NATIONAL BANK OF WAUPUN**

The National Bank of Waupun - 210 E Main Street



**THE REDMOND COMPANY**  
 • DESIGN • CONSTRUCTION  
 • CONSULTING • MANAGEMENT  
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 Waukesa, Wisconsin 53186  
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