City of Waupun

201 E. Main Street
Phone: 920-324-7917
Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

June 17, 2016

TO: Plan Commission Members
FROM: Mayor, Kyle Clark
SUBJECT: Plan Commission meeting scheduled for **Wednesday, June 22, 2016, at 4:45 p.m.** in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the May 18, 2016 meeting.
4. Discuss / Approve Certified Survey Map for Jeffrey Navis for property on County Park Rd.
5. Discuss Ordinance amendment for Section 16.14(2) of the Waupun Municipal code for potential changes in parking lot stall sizes.
6. Discuss Ordinance amendment for increasing the accessory building height in residential zoning districts to 18 feet in lieu of the 15 foot requirements in Section 16.03.
7. Discuss Ordinance amendment for revising the Vision Clearance Triangle in Section 16.02 (46m).
8. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Jeffrey Navis
Scott Hewitt

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 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE MAY 18, 2016 MEETING
(**DRAFT**)

1. Call to Order:
   The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

2. Roll Call:
   Members Present: Kyle Clark, Fred Lueck, Nancy Vanderkin, Elton TerBeest, and Dick Flynn
   Members Excused: Jerry Medema and Derek Drews
   Staff Present: Susan Leahy

3. Chairman Clark called for the approval of the minutes of the April 13, 2016 meeting. Motion by Vanderkin, seconded by TerBeest to approve the minutes of the April 13, 2016 meeting. Motion carried, minutes approved as presented.

4. Discuss / Approve Site Plan for Municipal Well & Pump parking lot extension at 1212 Storbeck Dr. A representative from Municipal Well & Pump appeared to explain their expansion plan. They are proposing an approximate 80' x 120' new asphalt employee parking area south of their present parking lot. The site would include twenty-two new 10' x 20' parking stalls. The south boundary would be screened by 6 tall Arbor Vitae trees. The parking stall size meets the minimum size requirement by the City Ordinance.

   Motion by Flynn, seconded by Vanderkin to approve the site plan for the Municipal Well & Pump for a parking lot expansion as presented.

   Vote: Flynn, TerBeest, Vanderkin, Lueck, Clark – "AYE". Motion carried, 5/0.

5. Discuss / Approve Site Plan for new parking lot at Edgewood Community Church at 201 Edgewood Drive. A representative from Excel Architects, Engineers & Surveyors appeared to discuss the parking lot replacement at Edgewood Community Church. They intend to remove the existing 1 ½" thick asphalt in the western portion of the parking lot and replace it with 3" asphalt. They also wish to remove the 3" asphalt in the eastern half of the parking lot and replace it with new 3" asphalt. They presently have 158 on-site parking spaces and 4 handicapped accessible spaces. They are now proposing 256 parking spaces and 7 handicapped spaces. Their plan calls for 256 parking stalls that are 9' x 18' when the Cities ordinance requires a 10' x 20' parking stall. Lueck noted that the Cities ordinance requires one parking stall for each five persons in the assembly area. He then asked how many parishioners do they have in their church at a typical service. The representative from Excel thought they have about 350 people at a service and about 550 – 600 between their three services, so there would be some overlapping of some parking spaces. According to the Cities ordinance they really only need about seventy 10' x 20' parking spaces and that would cover about 350 people at one service. One hundred forty 10' x 20' parking stalls would be enough for about 700 people. Therefore it appears the church could comply with the Cities parking stall size and have more than enough parking spaces for their three services. Therefore, it appears they can comply with the Cities ordinance and there is no need for a variance nor should a variance be granted when they can comply. Lueck also noted that many architects use the industry standard of 9' x 18' when

designing parking stalls and then they bring their plans into the City and find out their parking stalls are too small and if they would have checked the City ordinance first, they could have designed parking stalls to comply and now it's too costly to go back and redesign their plan, so they end up asking for a variance when one is not needed nor should be granted.

Motion by Flynn, seconded by TerBeest to approve the site plan for a reconfigured parking lot for the Edgewood Community Church at 201 Edgewood Dr. as presented.

Vote: Flynn, TerBeest, Vanderkin, Clark – "AYE"
Lueck – "NAY"
Motion carried 4/1

6. Approve a CSM for Stanton and Son LLC for a two lot CSM for the purpose of splitting a newly constructed duplex into two single family residences each one on its own lot and having a zero lot line.

   Rich Leaver, of Leaver Land Surveying LLC and Mr. Stanton appeared to discuss the proposed land division. Mr. Leaver noted that Mr. Stanton has recently completed a new duplex on a .2345 acre lot having 125' of width. The present lot is located in an R-2 Zoning District. The contractor's proposal is to split the duplex by creating a lot for each unit by running the lot line down the center of the existing duplex structure. Lueck indicated he's never been in favor of the Zero Lot Line concept as the only person who benefits from this type of land use is the contractor. They can make more money from two single family residences than one duplex structure and they don't take into consideration future problems for the owners of each unit. Such as the two owners don't like each other or their families don't get along because their kids are playing on the other ones side of the lot line, loud music or there are too many vehicles in the driveway and some are over the lot line. There are many problems because of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway). Then who sells first. If it were a duplex, you wait to the end of the month and move out. Can one owner stop a sale of the other owners unit if they don't like the future owners, etc.

   Susan Leahy, City Zoning Administrator noted that the proposed land division does comply with the Cities Ordinance for a Zero Lot line division.

   Motion by Vanderkin, seconded by Flynn to recommend the approval of a Zero Lot Line land division and CSM to the City Council.

   Vote: Flynn, TerBeest, Vanderkin, and Clark – "AYE"
   Lueck – "NAY"
   Motion carried 4/1.

7. Discuss / Approve Site Plan for the Waupun Aquatic Center parking lot extension. Kyle Clark and Dick Flynn discussed the parking problem at the Aquatic Center and their discussions with Fond du Lac County, Rock River Country Club, Front Edge, and the Navis family as possible areas for additional parking. Apparently Front Edge and the Navis Family are opposed to the use of any of their land for additional parking. Fond du Lac County suggests using the perimeter parking around the park or the parking area over by the old swimming pool. That area would be about ¼ mile away and not be conducive to senior citizens or young families with strollers, or several young children walking such a long distance. At this time, Fond du Lac County would

consider the use of a grassy area north of the Aquatic Center for overflow parking on Saturdays only. If the site works out, then the County would require the area to be paved with asphalt and have 28 off street parking stalls of 9' x 18' and have a shallow storm water drainage swale on its east dimension with an outfall pipe to the river. The access drive would need to be 200' from the present Aquatic Center driveway.

Motion by Clark, seconded by TerBeest to approve the site plan for a parking lot extension for the Aquatic Center as presented on a condition a variance be obtained for the insufficient parking stall size. Motion carried, unanimously.

8. Discuss Section 16.14(2) of the Waupun Municipal Code for a potential change in the Cities parking lot stall size. Susan Leahy noted that there have been a lot of variance requests for parking lot stall size therefore the Plan Commission may want to consider changing the City Ordinance. Lueck feels the City was very forward thinking on having a requirement for a 10' x 20' parking stall several years ago. He noted that he recently heard that 83% of the vehicles sold in Dodge County in the first quarter of this year were trucks and SUV's, all requiring larger parking stalls. He also noted Dodge County has had a 10' x 20' parking stall since 1968 and so do many of the townships in Dodge County. He feels that in most cases the contractors can actually comply but don't want to because it's too easy to get a variance.

   Motion by TerBeest, seconded by Clark suggesting the City Staff study the need for a change to the parking stall size of the City Zoning Ordinance and set up a Public Hearing for the Plan Commission to hear comments on the need for an ordinance amendment.

   Vote: Flynn, TerBeest, Vanderkin, and Clark – "AYE"
   Lueck – "NAY"
   Motion carried 4/1.

9. Discuss increasing the accessory building height in residential zoning districts to 18' in lieu of the 15' requirement in Section 16.03 of the City Zoning Ordinance.

   Susan Leahy noted that she was suggesting a change for accessory structures in the R-4 Zoning District as they have been having a lot of variance requests in the older home area. Elton TerBeest said it is common now in most zoning districts to have a minimum 8' door on an accessory structure and they need a minimum 9' side wall. Lueck noted it has been common for many years to limit the height of an accessory structure to 15' so as to prevent the structure from having a loft or sleeping area above thereby making it a second principal structure on a lot and no longer an accessory building. It was suggested a change may be needed in the R-1, R-2, and R-4 Zoning districts.

   Motion by Vanderkin, seconded by TerBeest to suggest that the City staff study the issue of increasing the height of accessory buildings and set up a Public Hearing for the Plan Commission review and possible ordinance amendment for the R-1, R-2, and R-4 zoning districts.

   Vote: Flynn, TerBeest, Vanderkin, Clark – "AYE"
   Lueck: Abstain
   Motion carried 4-0-1.

10. Motion by Vanderkin, seconded by Clark to adjourn the meeting. Motion carried, meeting adjourned at 5:37 p.m.

Fred Lueck
Secretary

GROTHMAN & ASSOCIATES
LAND SURVEYORS

June 1, 2016

City of Waupun - City Hall
Attn: Sue Leahy
201 East Main St.
Waupun, WI 53963

RE: Letter of Intent - Proposed Certified Survey Map - Jeffrey Navis
Northwest Quarter - Southwest Quarter
Section 31, Town 14 North, Range 15 East
City of Waupun, Fond du Lac County, WI
File No.: 316-94

Dear Ms. Leahy:

The Rock River Country Club owns Parcel No. 14-15-31-10-003-00 in the City of Waupun. This parcel contains 10.7 acres and lies immediately to the South of the Country Club building and the driving range.

Jeffrey Navis intends to purchase this parcel from the Country Club and has contacted Grothman and Associates to prepare a certified survey map of this property. This parcel does not have direct frontage on a public street and a variance was approved earlier by the city to allow for indirect access to Country Trunk Highway MMM via a 45 foot wide ingress and egress easement coming off the Northeast corner of this parcel and going East to the highway.

At the time of the survey, it was discovered that the neighboring landowners of Lots 7, 8 and 9, Country Club View Plat were encroaching or using land owned by the Country Club. Mr. Navis has approached these adjacent land owners and has agreed to convey an 80 foot wide strip of land along the West side of these lots. The North & South lines of these strips would coincide with the existing Northerly and Southerly lot lines of Lots 7, 8 and 9, Country Club View Plat and would be identified as Outlots 1, 2 and 3 on the Certified Survey Map. Each outlot would contain 0.18 acres. The balance of the property would be known as Lot Number 1 and would contain 10.15 acres.

We request the City of Waupun to approve the Certified Survey Map and land division for Jeffrey Navis as proposed.

If you should have any questions or concerns please feel free to contact me at 608-742-7788.

Sincerely,

GROTHMAN & ASSOCIATES, SC

Scott P. Hewitt
Professional Land Surveyor No. 2229

SPH/mam

P.O. Box 373 • 625 E. Slifer Street • Portage, WI 53901 • P 608-742-7788 • P 608-644-8877 • F 608-742-0434

As prepared by:
GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL: WISCONSIN SCOTT P. HEWITT S-2229 PORTAGE WI LAND SURVEYOR

5-12-16

G & A FILE NO. 316-94

DRAFTED BY: B. ANDERSON
CHECKED BY: SPH
PROJ. 510-210
DWG. 316-94 SHEET 1 OF 3

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO._____

GENERAL LOCATION

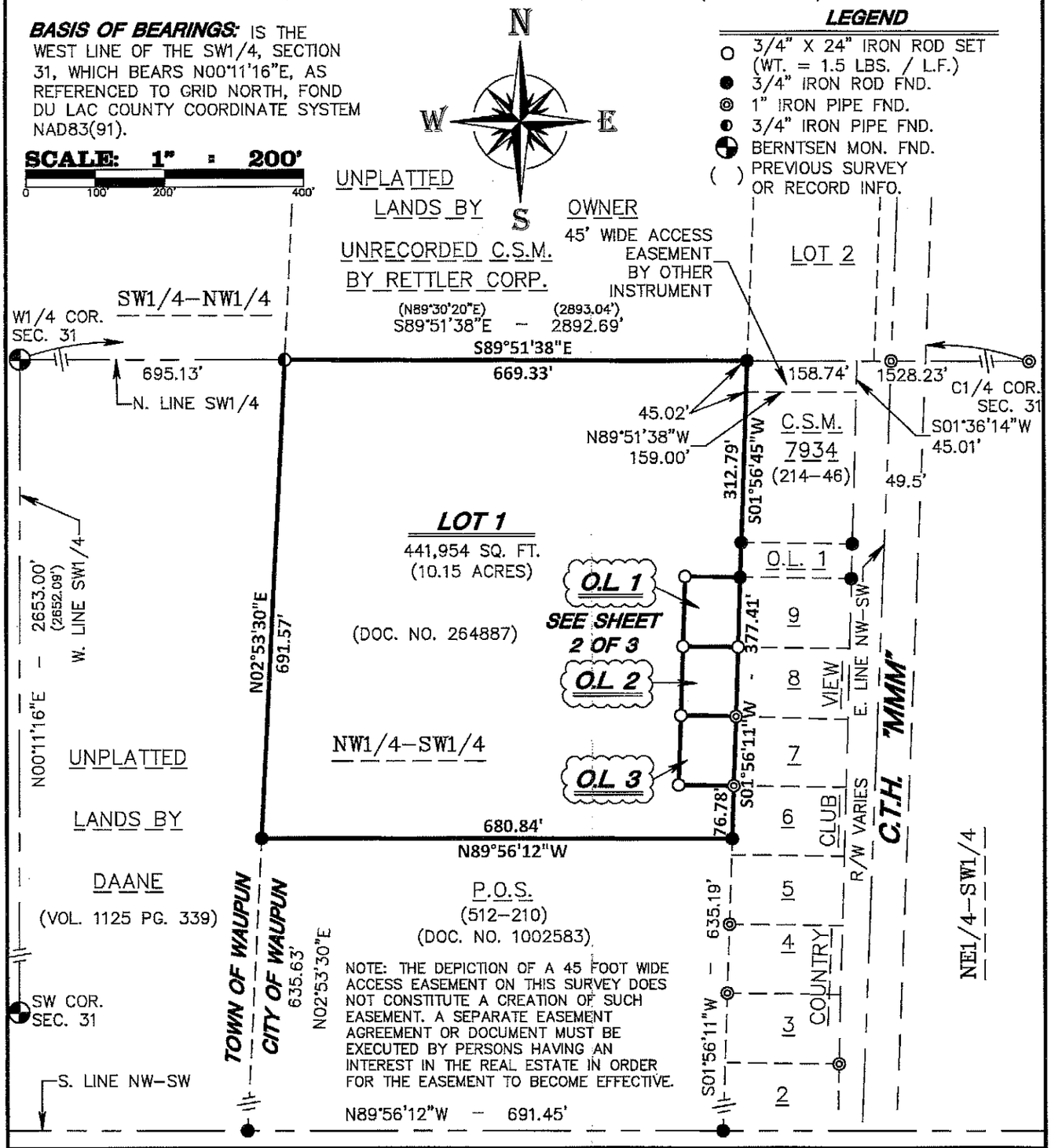
Volume_____, Page_____

BEING A PART OF THE NW1/4 OF THE SW1/4, SECTION 31, T. 14 N., R. 15 E., CITY OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN. CONTAINING: 465,999 SQ. FT. (10.70 ACRES)

BASIS OF BEARINGS: IS THE WEST LINE OF THE SW1/4, SECTION 31, WHICH BEARS N00°11'16"E, AS REFERENCED TO GRID NORTH, FOND DU LAC COUNTY COORDINATE SYSTEM NAD83(91).

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- 1" IRON PIPE FND.
- 3/4" IRON PIPE FND.
- BERNTSEN MON. FND.
- ( ) PREVIOUS SURVEY OR RECORD INFO.



NOTE: THE DEPICTION OF A 45 FOOT WIDE ACCESS EASEMENT ON THIS SURVEY DOES NOT CONSTITUTE A CREATION OF SUCH EASEMENT. A SEPARATE EASEMENT AGREEMENT OR DOCUMENT MUST BE EXECUTED BY PERSONS HAVING AN INTEREST IN THE REAL ESTATE IN ORDER FOR THE EASEMENT TO BECOME EFFECTIVE.

OWNER: ROCK RIVER COUNTRY CLUB, INC.
700 COUNTY PARK RD.
WAUPUN, WI. 53963

CLIENT: JEFFREY D. NAVIS
34 DOG LEG LN.
WAUPUN, WI. 53963

As prepared by:
GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL: WISCONSIN SCOTT P. HEWITT S-2229 PORTAGE LAND SURVEYOR

5-12-16

G & A FILE NO. 316-94

DRAFTED BY: B. ANDERSON
CHECKED BY: SPH
PROJ. 510-210
DWG. 316-94 SHEET 2 OF 3

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO._____

GENERAL LOCATION

Volume_____, Page_____

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SCALE: 1" = 50'

0 25' 50' 100'

LEGEND

- ○ 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
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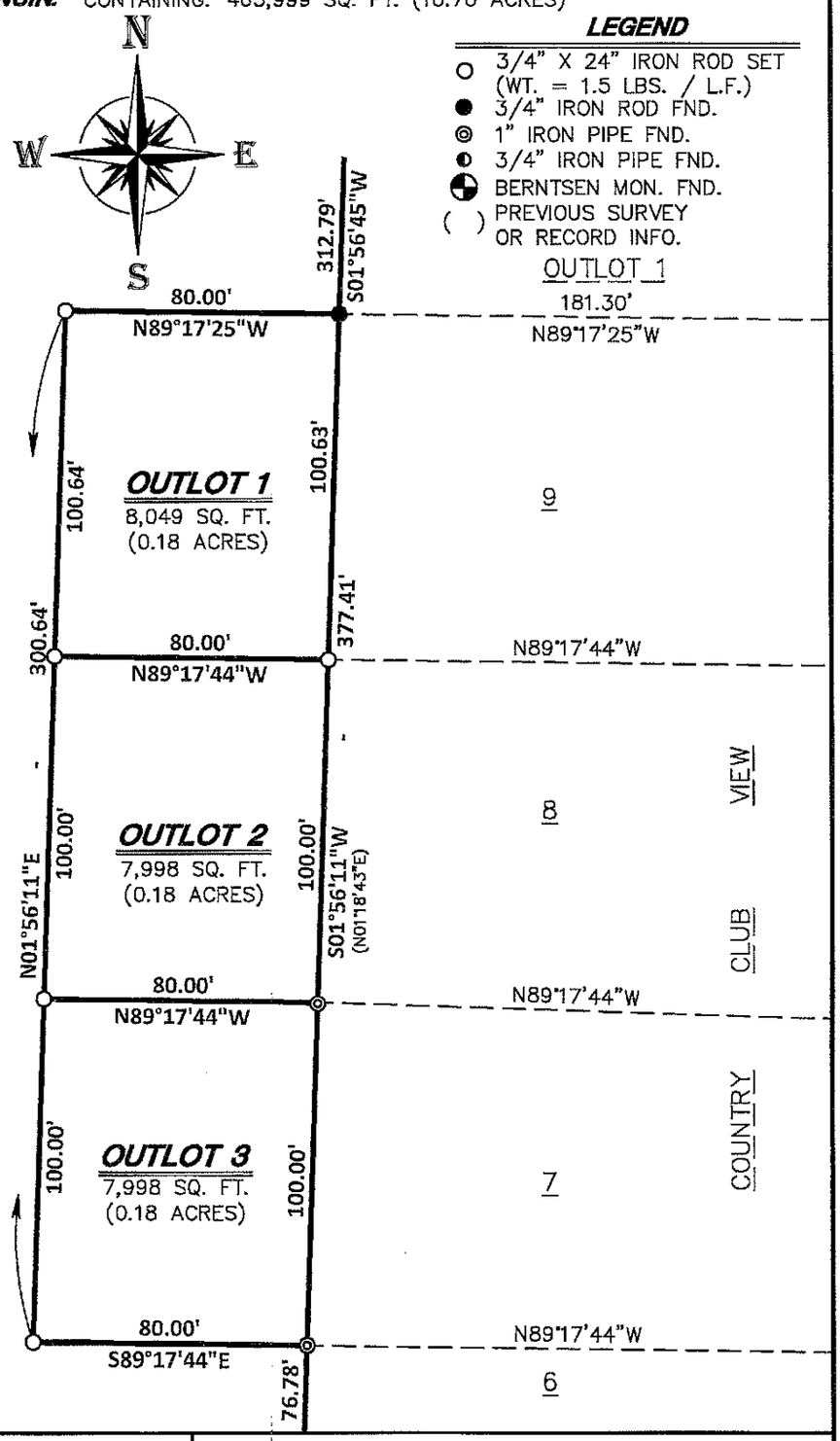

OWNER: ROCK RIVER COUNTRY CLUB, INC.
700 COUNTY PARK RD.
WAUPUN, WI. 53963

CLIENT: JEFFREY D. NAVIS
34 DOG LEG LN.
WAUPUN, WI. 53963

SURVEYOR'S CERTIFICATE

I, SCOTT P. HEWITT, Professional Land Surveyor, do hereby certify that by the order of **Jeffrey D. Navis,** I have surveyed, monumented, mapped and divided a part of the Northwest Quarter of the Southwest Quarter of Section 31, Town 14 North, Range 15 East, City of Waupun, Fond du Lac County, Wisconsin, described as follows:

Commencing at the West Quarter corner of said Section 31;
thence South 89°51'38" East along the North line of the Southwest Quarter of said Section 31, 695.13 feet to the Northwest corner of lands described and recorded in Document No. 264887 and the point of beginning;
thence continuing South 89°51'38" East along the North line of the Southwest Quarter of said Section 31, 669.33 feet to a point in the West line of Lot 2, Certified Survey Map No. 7934;
thence South 01°56'45" West along the West line of said Lot 2 and the West line of Outlot 1, Certified Survey Map No. 7934, 312.79 feet to the Southwest corner of said Outlot 1;
thence South 01°56'11" West along the West line of Lots 6, 7, 8 and 9, Country Club View, 377.41 feet to the Northeast corner of lands described and recorded in Document No. 1002583;
thence North 89°56'12" West along the North line of lands described and recorded in Document No. 1002583, 680.84 feet to the Northwest corner thereof;
thence North 02°53'30" East along the West line of lands described and recorded in Document No. 264887, 691.57 feet to the point of beginning;
Containing 465,999 square feet, (10.70 acres), more or less. Being subject to servitude's and easements of use or record if any.

Together with the benefit of a 45 foot wide access easement, described as follows:

Being a part of the Northwest Quarter of the Southwest Quarter of Section 31, Town 14 North, Range 15 East, City of Waupun, Fond du Lac County, Wisconsin, described as follows:

Commencing at the West Quarter corner of said Section 31;
thence South 89°51'38" East along the North line of the Southwest Quarter of said Section 31, 1,364.46 feet to the Northeast corner of lands described and recorded in Document No. 264887 and the point of beginning;
thence continuing South 89°51'38" East along the North line of the Southwest Quarter of said Section 31, 158.74 feet to a point in the West right-of-way line of County Trunk Highway MMM;
thence South 01°36'14" West along the West right-of-way line of County Trunk Highway M, also being the East line of Lot 2, Certified Survey Map No. 7934, 45.01 feet;
thence North 89°51'38" West, 159.00 feet to a point in the East line of lands described and recorded in Document No. 264887, also being the West line of said Lot 2, Certified Survey Map No. 7934;
thence North 01°56'45" East along the East line of lands described and recorded in Document No. 264887 and the West line of said Lot 2, 45.02 feet to the point of beginning;
Containing 7,149 square feet (0.16 acres), more or less.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Waupun Subdivision Ordinance to the best of my knowledge and belief.

Scott P. Hewitt

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: May 12, 2016
File No. 316-94

WISCONSIN
SCOTT P. HEWITT
S-2229
PORTAGE WI
LAND SURVEYOR

PLAN COMMISSION RESOLUTION

RESOLVED that this Certified Survey Map in the **City of Waupun,** Fond du Lac County, Wisconsin is hereby approved and accepted by the Plan Commission.

_____ _____
Date

_____ _____
Date

EASEMENT

AGREEMENT made this ___ day of _____, 2016, by and between Rachel Navis,("Grantor") and Jeffrey D. Navis and Matthew D. Navis, as tenants in common, ("Grantee").

EXPLANATION OF AGREEMENT

The Grantor is the owner of property located in the Town of Waupun, Fond du Lac County, Wisconsin, which is the property described on Exhibit A. The Grantee is the owner of property located in the City of Waupun, Fond du Lac County, Wisconsin, described on Exhibit B.

NOW, THEREFORE, IT IS AGREED:

1. **GRANT.** Grantor grants to Grantee use of the easement described on Exhibit B. The Grantee agrees to use the Easement only for i) ingress and egress, and ii) future installation of utility connections if approved by the City of Waupun in the future. The permission to use this property for said purposes shall constitute an easement which shall run with the land and be perpetual, subject to the laws of the State of Wisconsin.

2. **MAINTENANCE.** Both parties shall have the option but not the responsibility to maintain the easement.

3. **USE.** The use of the easement shall be restricted to ingress and egress (and possible future utility installation) only and it shall not be used as a parking area in any way which might block the other party's use of the easement. The use of the easement for ingress and egress purposes shall be exercisable by both Grantee and Grantor. Except on those portions that are improved for driveway or utility purposes, Grantor may farm on the easement area and Grantee shall avoid damage to crops to the extent practical, although Grantee's right to use the easement shall continue even if crops are planted in the easement

4. **ENTIRE AGREEMENT.** This agreement shall constitute the entire agreement between the parties and may not be amended or revoked or changed in any manner without an additional written agreement between the parties being signed.

5. **BINDING EFFECT.** This agreement shall be binding upon the parties hereto, their heirs, personal representatives and assigns, and shall run with the land except as set forth in paragraph 1 above.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year stated above.

_____ _____

Rachel Navis, Grantor Jeffrey D. Navis, Grantee

_____

Matthew D. Navis, Grantee

STATE OF WISCONSIN)
) ss.
COUNTY OF)

Personally came before me this ____ day of _____, 2016, the above named _____, to me known to be the person(s) executing this instrument and acknowledge the same.

_____

Notary Public, State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF)

Personally came before me this ____ day of _____, 2016, the above named _____, to me known to be the person(s) executing this instrument and acknowledge the same.

_____

Notary Public, State of Wisconsin
My Commission Expires: _____

EXHIBIT A

Lot 2 of Certified Survey Map No. 7934, as recorded in Volume 59 of Certified Survey Maps on page 44, as document No. 1042730, located in the SW1/4 of the fractional NW 1/4 and the NW 1/4 of the fractional SW 1/4, Section 31, T. 14 N., R. 15 E., Town of Waupun, Fond du Lac County, Wisconsin.

EXHIBIT B

(To be completed after survey is recorded)

As prepared by:
GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL: WISCONSIN SCOTT P. HEWITT S-2229 PORTAGE WI LAND SURVEYOR

Scott P. Hewitt 5-12-16

G & A FILE NO. 316-94
DRAFTED BY: B. ANDERSON
CHECKED BY: SPH
PROJ. 510-210
DWG. 316-94 SHEET 2 OF 3

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO._____

GENERAL LOCATION

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0 25' 50' 100'

LEGEND

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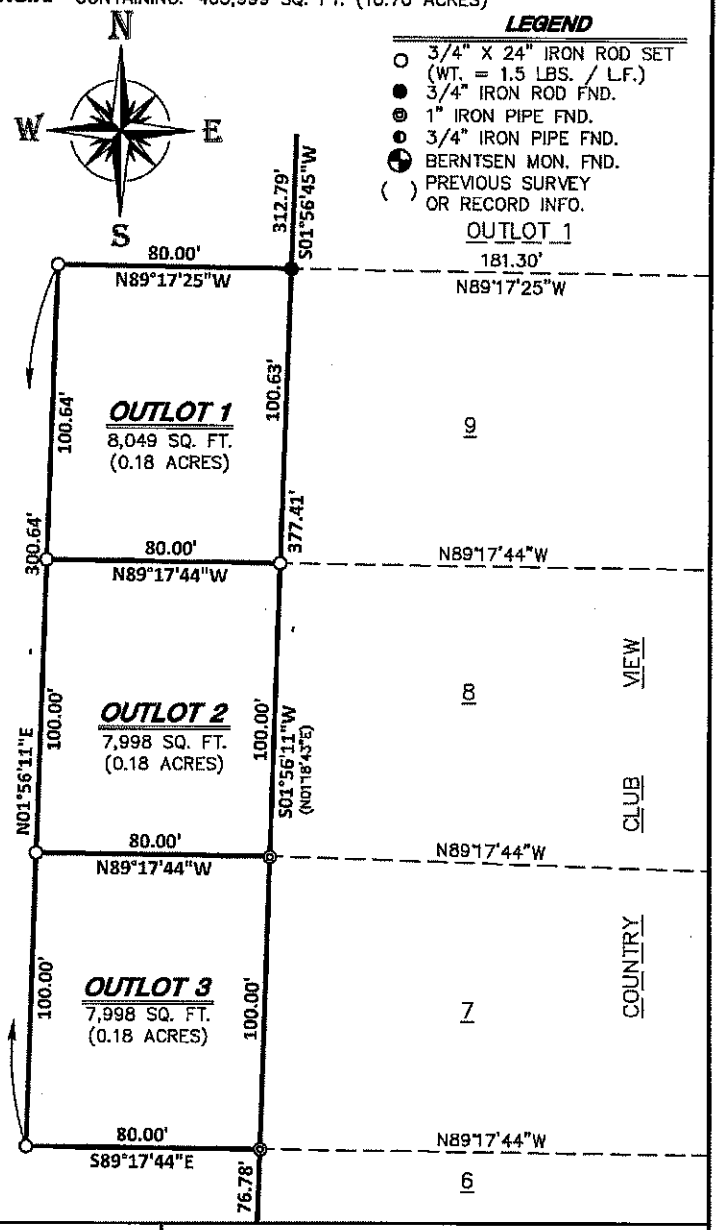
- ◎ 1" IRON PIPE FND.
- ◐ 3/4" IRON PIPE FND.
- ⊕ BERNTSEN MON. FND.
- ( ) PREVIOUS SURVEY OR RECORD INFO.

NOTE: OUTLOTS SHOWN HEREON ARE TO BE CONVEYED TO THE NEIGHBORING LOT OWNER IMMEDIATELY TO THE EAST OF EACH RESPECTIVE OUTLOT.



OWNER: ROCK RIVER COUNTRY CLUB, INC.
700 COUNTY PARK RD.
WAUPUN, WI. 53963

CLIENT: JEFFREY D. NAVIS
34 DOG LEG LN.
WAUPUN, WI. 53963

ORDINANCE NUMBER 16-_____

AN ORDINANCE TO AMEND CHAPTER SIXTEEN THE MUNICIPAL CODE OF THE CITY OF WAUPUN

THE COMMON COUNCIL OF THE CITY OF WAUPUN, DO ORDAIN:

SECTION 1: CHAPTER 16, ZONING ORDINANCE

SECTION 16.14(2) MINIMUM OFF-STREET PARKING REQUIRED. Is amended to read:

Each regular parking stall shall be no less than 9 feet in width and 18 feet in length with a total square footage not to be less than 162 square feet. Parking stalls to accommodate handicapped persons shall be designed with dimensions and area in accordance with State law.

SECTION 2: This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Enacted this _____ day of _____, 2016

_____
Kyle J. Clark
Mayor

ATTEST:

_____
Angie Hull
City Clerk

ORDINANCE NUMBER 16-_____

AN ORDINANCE TO AMEND CHAPTER SIXTEEN THE MUNICIPAL CODE OF THE CITY OF WAUPUN

THE COMMON COUNCIL OF THE CITY OF WAUPUN, DO ORDAIN:

SECTION 1: CHAPTER 16, ZONING ORDINANCE

SECTION 16.03(1)(c)(iv) – R1 – SINGLE FAMILY RESIDENTIAL DISTRICT – REQUIREMENTS is amended to read:

(iv) Have an accessory building side yard setback of 3 feet and not exceed a maximum accessory building height of 18 feet.

SECTION 16.03(2)(c)(iv) – R2 – TWO FAMILY RESIDENTIAL DISTRICT – REQUIREMENTS is amended to read:

(iv) Have an accessory building side yard setback of 3 feet and not exceed a maximum accessory building height of 18 feet.

SECTION 16.03(4)(c)(iv) – R4 - CENTRAL AREA SINGLE-FAMILY RESIDENTIAL DISTRICT – REQUIREMENTS is amended to read:

(iv) Have an accessory building side yard setback of 3 feet and not exceed a maximum accessory building height of 18 feet.

SECTION 2: This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Enacted this _____ day of _____, 2016

_____
Kyle J. Clark
Mayor

ATTEST:

_____
Angie Hull
City Clerk

ORDINANCE NUMBER 16-_____

AN ORDINANCE TO AMEND CHAPTER SIXTEEN THE MUNICIPAL CODE OF THE CITY OF WAUPUN

THE COMMON COUNCIL OF THE CITY OF WAUPUN, DO ORDAIN:

SECTION 1: CHAPTER 16, ZONING ORDINANCE

SECTION 16.02(46m) VISION CLEARANCE TRIANGLE. Is amended to read:

In each quadrant of every street intersection there shall be designated a vision clearance triangle, bounded by the property lines and a line connecting them 25 feet from their intersection. Within the triangle no obstruction shall be allowed above a height of 2 ½ feet above the street if it obstructs the view across the triangle as determined by the Zoning Administrator or Public Works Director. This restriction shall not apply to posts, wire fences, or where the required setback is less than 30 feet.

SECTION 2: This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Enacted this _____ day of _____, 2016

_____
Kyle J. Clark
Mayor

ATTEST:

_____
Angie Hull
City Clerk