

Zoning Board of Appeals

Minutes of the October 8, 2013 meeting

(**DRAFT**)

1. Call to Order:
The Zoning Board of Appeals met at 4:00 p.m.
2. Roll Call:
Members present: Frank Mesa, Richard Walters, Steve Bastian, Merlin Schouten
Members Absent: Jason Steinbach
3. Approve minutes of July 30, 2013 meeting. Motion by Bastian, seconded by Walters to approve the July 30, 2013 meeting minutes. Motion carried unanimously.
4. Public Hearing - Variance request of Neil Gleason at 628 Park St. Mr. Gleason called prior to the meeting stating he could not make it so this hearing is rescheduled for Tuesday, October 15th at 4:00 p.m.
5. Public Hearing - Variance request of Steve & Vanessa Bastian at 728 Grace St. to construct a garage addition onto an attached garage that will be 3' from the overhang to the property line, per Municipal Code Section 16.03(4)(c)(ii).

Chairman Mesa read the call of the hearing and it's purpose. Steve Bastian appeared and discussed their plans. The existing attached garage is a single car garage, they would like to put on an addition to make the garage size be 24' x 24'. The addition will be extending toward the east property line. The water from the house and garage drains to the south of property line.

In a memo from the Zoning Administrator, she stated that the property is zoned R-4 Central Area Single Family Residential District. Municipal Code 16.03(4)(c)(ii) states that the side setback for principal structures is a minimum of six feet. The proposed addition of the garage is 3' from the lot line to the overhang. No comments for or against request have been received.

Motion by Schouten, seconded by Walters to grant the variance request of Steve and Vanessa Bastian at 728 Grace St. to construct an attached garage addition that will be 3' from the overhang to the property line.

Ayes: Walters, Mesa, Schouten

Abstain: Bastian

Motion carried.

6. Adjournment - Motion by Walters, seconded by Bastian to adjourn. Meeting adjourned at 4:15 p.m.

Trista Steinbach
Administrative Assistant

Zoning Board of Appeals
Minutes of the October 15, 2013 meeting
(**DRAFT**)

1. Call to Order:

The Zoning Board of Appeals met at 4:00 p.m.

2. Roll Call:

Members present: Frank Mesa and Merlin Schouten

Members Absent: Jason Steinbach, Richard Walters, and Steve Bastian

The meeting is postponed until Tuesday, October 22, 2013 at 4:00 p.m. due to a lack of a quorum.

Frank Mesa
Chairperson



City of Waupun

201 E. Main Street
WAUPUN, WISCONSIN 53963
Phone: 920-324-7917
Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

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 7th day of January, 2014 at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. Waupun Hockey Association at 510 E. Spring St. to allow a 36 sq. ft; permanent ground sign in the Conservancy District, per Municipal Code Section 16.11(3).
2. Dan Durant, Agent for Wisconsin State Prison at 400 S. Drummond St. to vary the street yard setback from 100' to 5' to allow the construction of a fuel tank enclosure, per Municipal Code Section 16.09(c)

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 20th day of December, 2013

Mary K Vogel
Zoning Administrator
City of Waupun

(PUBLISH, December 31, 2013)

Fee: \$150.00 Paid: _____ Date: _____



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

Variance

Conditional Use Permit Application

From: WAUPUN HOCKEY ASSOCIATION
(business name or individual)

Property Description and address:

WAUPUN COMMUNITY CENTER, 510 EAST SPRING ST.

Conditional Use Requested:

WHA WOULD LIKE TO HAVE AN ELECTRONIC SIGN BOARD INSTALLED IN FRONT OF THE COMMUNITY CENTER. DIAGRAM ATTACHED. INSTALLATION WOULD BE WITH (COORDINATION) WITH THE CITY. LIKELY LOCATED IN THE FRONT WHERE THE WOODEN SIGN IS PRESENTLY LOCATED OR IN TERRACE CLOSER TO THE ROAD.

Zoning Ordinance Section Involved:

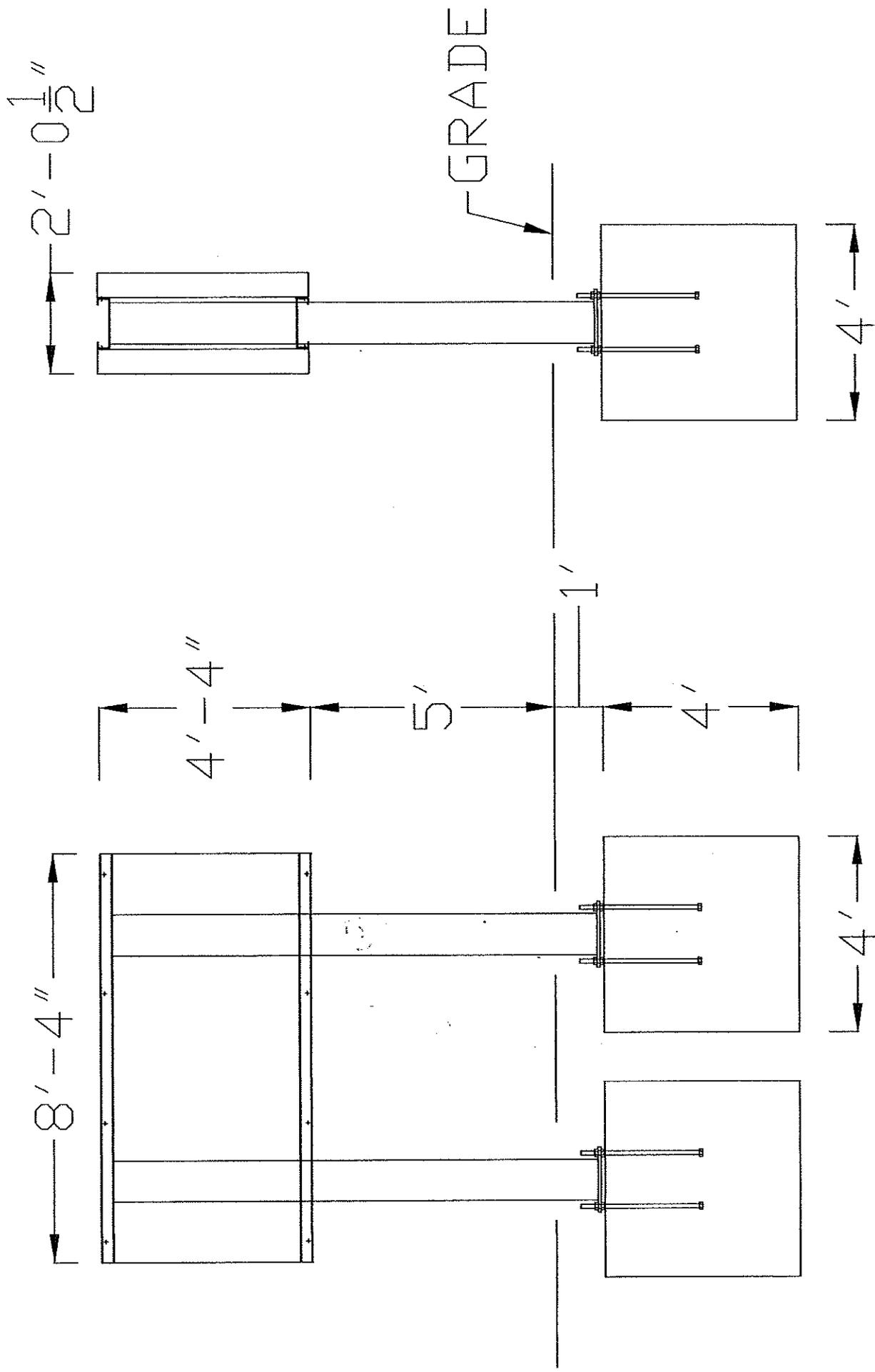
16.11 (3)

Date Presented to ^{Zoning Board} ~~Plan Commission~~: _____

CONDITIONAL USE: Granted Denied

Comments:

Signature of Applicant (s)



END VIEW

FRONT VIEW

Memo

Date: December 18, 2013
To: Zoning Board of Appeals
From: Mary Kay Vogel
RE: Request to vary street yard setback and sign type at 510 E Spring St.

The parcel is zoned C CONSERVANCY. Signs allowed in C District are type 7. Type 7 signs:

Type 7. Official signs, such as traffic control, parking restrictions, information and notices; temporary signs or banners when authorized by the Zoning Administrator for a maximum of 30 days; memorial signs, tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against a structure.

Request is to construct a permanent illuminated ground sign. The setback is not clear. The application states it may be desired to be put in the terrace. That is road right-of-way. If approved, a condition that the sign be placed on the parcel should be added, so sign is not in the right-of-way.

Action required: Review and grant, conditionally grant or deny variance to allow a permanent ground sign at 510 East Spring.

Fee: \$150.00 Paid: CHECK ENCLOSED Date: 12/17/13



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

VARIANCE APPLICATION

From: DAN DURANT
(business name or individual)

Property Description and address:

LOT 44: ASSESSORS PLAT NO. 5, 200 SOUTH MADISON STREET - MAILING ADDRESS

Variance Requested:

REQUESTING TO CONSTRUCT A 30'-0" x 60'-0" FUEL TANK ENCLOSURE WITHIN THE REQUIRED BUILDING SETBACK.

*PLEASE SEE ATTACHED DOCUMENTS.

Zoning Ordinance Section Involved:

16.10 - LOT AND BUILDING REQUIREMENTS
16.09 - IN INSTITUTIONAL DISTRICT REQUIREMENTS

Date presented to Zoning Board of Appeals:

VARIANCE: Granted Denied

Comments:

Signature of Applicant (s): *Daniel Durant*

Variance Request

Requesting to construct a 30'-0"x60'-0" fuel tank enclosure within the required building setback.

Reasons for the fuel tank enclosure

1. The existing 60 year old coal fired boilers are in need of repairs and at the end of their useful life. A 2007 consent decree required filling an operating permit to bring the plant into compliance with BACT. Given the age and condition of the boilers, replacement of one or more boilers was chosen as the best means of compliance.
2. The tank enclosure is being proposed due to requirements for containment of fuel oil in case of tank failure. The new boilers require two tanks for backup service. The enclosure will contain 1.5X the tank volume.

Reasons the fuel tank is being located as proposed

1. The plant provides steam and power to Dodge County Correctional Institution, Waupun Correctional Institution, John C. Burge Correction Center and other department facilities. The new boilers are required to have a backup fuel so as not to have any interruptions of steam or power to these facilities. The removal of the coal boilers requires that fuel oil be the backup fuel for the new boilers in case of a loss of natural gas.
2. The fuel tanks are required to be located near the plant as fuel oil piping has to be run above grade.
3. There is an abandoned water reservoir on the **north** side of the plant.
4. There are existing steam tunnels, water, and sanitary piping utilities running on the **east** side of the plant.
5. The width of the existing drive entrance on the **west** side of the plant to the site must remain for plant operation deliveries.
6. This leaves only the south side of the plant that will require a variance through the WDNR due to the proximity to one of the wells.

City of WAUPUN
SW1/4-NE1/4 SECTION 5
T13N-R15E

292-1315-

55-0513
91

- 0513-000 TERRY L DOUMA *
- 0513-001 NORMAN M KINDSCHUH LE *
- 0513-002 CLYDE R MAXWELL III *
- 0513-004 RENE H HAZELTINE *
- 0513-005 MATTHEW R MARTINEZ *
- 0513-006 ANNA FISHER (WELLS) *
- 0513-007 GARY T BILKE *
- 0513-008 TIMOTHY G KLAWITTER *
- 0513-009 ELTON VAN BUREN *
- 0513-010 KEVIN VANDEBERG *
- 0513-011 DAVID H KOTTWITZ *
- 0513-012 HOWARD W URBAN *
- 0513-013 GREGORY F VERANICH *
- 0513-014 TODD VAN HERWARDEN *
- 0513-015 PATRICIA K KRECKOW *
- 0513-016 ARNOLD VISSER *
- 0513-017 ROBERT A SERVAS *
- 0513-018 RICHARD H ANDREWS *
- 0513-019 DENNIS A SCHMITT *
- 0513-020 SHARON A OPPERMANN *
- 0513-021 RICHARD J BUBY *
- 0513-022 THOMAS J HOGAN *
- 0513-023 MELBA LUTHERAN CHURCH *
- 0513-024 Betsy J Beyer *
- 0513-025
- 0513-026 MARJORIE M LASPER *
- 0513-027 STATE OF WISCONSIN *
- 0513-029 PHYLLIS A WASHBERN *
- 0513-030 JON W PETERSON *
- 0513-031 NICOLE COMPTON *
- 0513-032 REBECCA M BELUGAN *
- 0513-033 WILLIAM J HOEKSTRA *
- 0513-034 RICHARD J ROETS *
- 0513-035 SAMUEL R SULLIVAN *
- 0513-036 CITY OF WAUPUN *
- 0513-037 EMMY LOU LANDAALLE *
- 0513-038 LOREN J SMITH *
- 0513-039 THOMAS B HODGE *
- 0513-040 CITY OF WAUPUN *
- 0513-041 STATE OF WISCONSIN *
- 0513-042 WISCONSIN STATE PRISON GROUNDS *
- 0513-045 ANTHONY J RENS *
- 0513-046 WILLIAM E HUTCHINSON *
- 0513-047 DANIEL R RHODE *
- 0513-048 ALFRED RAMIREZ *
- 0513-049 JULIE A SCHELTER *
- 0513-050 CECILIO F MARTINEZ *
- 0513-051 FLORENCE E HANNA *
- 0513-052 CLIFFORD L KRENTZ TRUST *
- 0513-053 STATE OF WISCONSIN PRISON



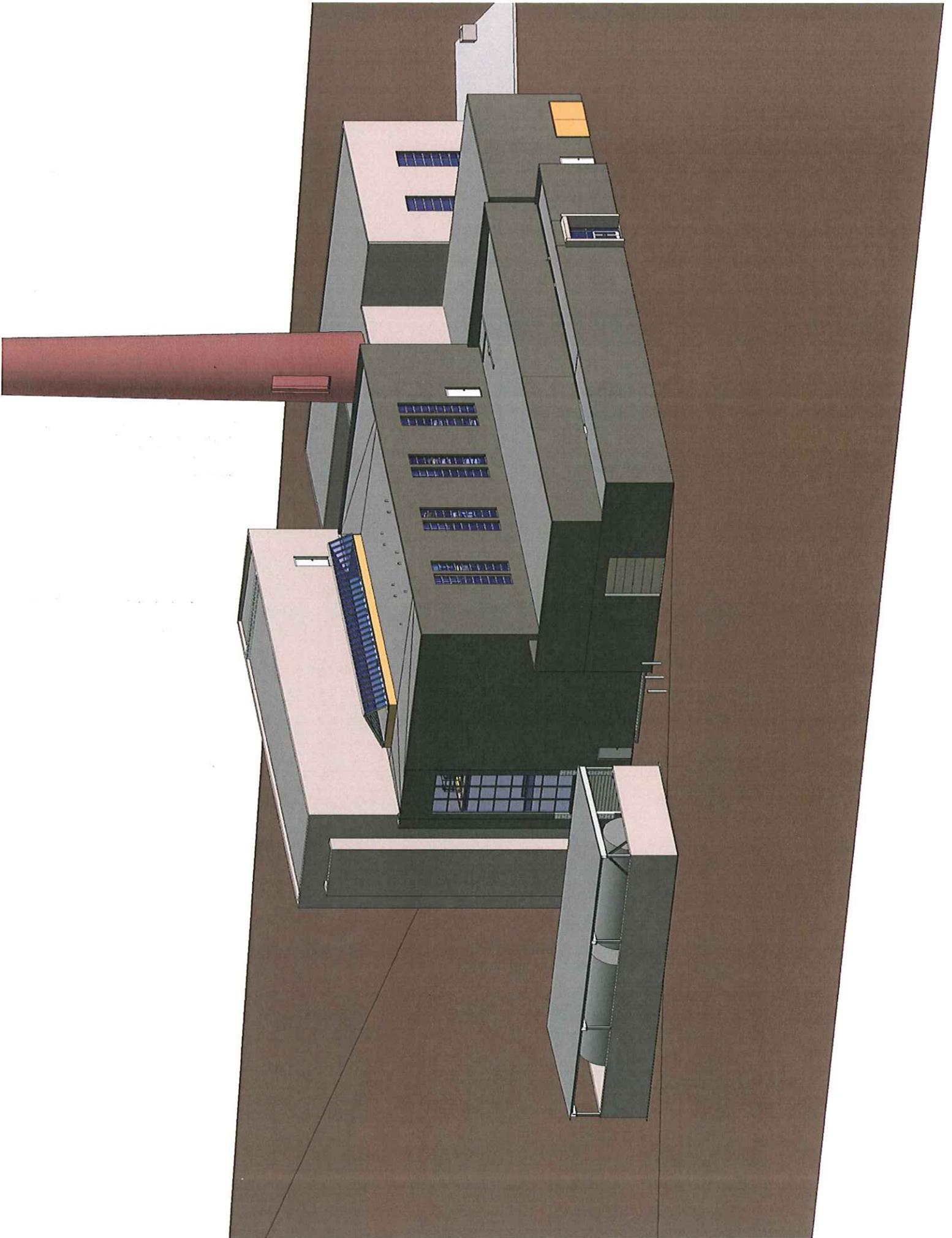
Prepared by
Land Resources & Parks Department
Mapping Division

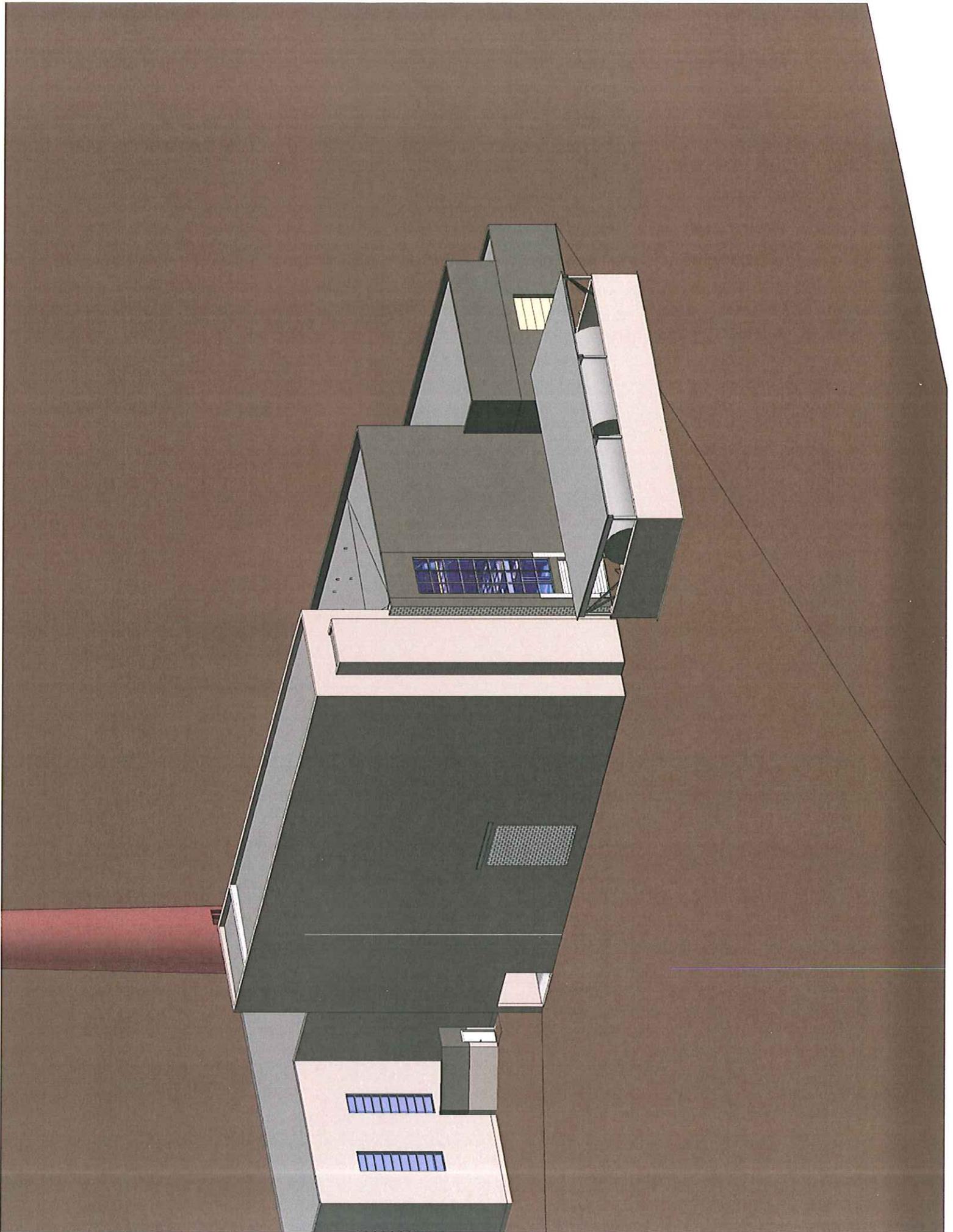
JANUARY 2013
WATER: prior 2012
AERIAL: Spring 2012
55-0513

This map was prepared for the use of the local assessor in accordance with Chapter 70.05, Wisconsin Statutes. All information contained herein is advisory only. Map accuracy is limited to the quality of the data obtained from other public records. This map is not a substitute for an accurate field survey.



ENCLOSURE LOCATION





Building Inspector

From: Tom Katers [tkaters@raaschassoc.com]
Sent: Wednesday, December 18, 2013 3:24 PM
To: Building Inspector
Cc: Bear Daniel; Dan.Durant@wisconsin.gov; Jerome.Jansen@wisconsin.gov
Subject: RE:

Mary Kay,

The maximum distance we can have the enclosure from the property line is 5'-0". The enclosure is then 9'-2" from the sidewalk edge.

Regards,

Thomas M. Katers
Civil Engineering Technician



400 AMS Ct.
Green Bay, WI 54313
920.434.2128 phone
920.434.2112 fax

Please visit Raasch Engineers | Architects at www.raaschassoc.com



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From: Building Inspector [mailto:inspector@cityofwaupun.org]
Sent: Wednesday, December 18, 2013 1:31 PM
To: Tom Katers
Cc: Bear Daniel; Dan.Durant@wisconsin.gov; Jerome.Jansen@wisconsin.gov
Subject: RE:

Hi Tom,

Your variance application does not specify the requested setback. You had mentioned 4 feet previously, but the site plan shows no setback distance. Please clarify the setback requested.

Mary Kay

From: Tom Katers [mailto:tkaters@raaschassoc.com]
Sent: Tuesday, December 17, 2013 3:51 PM
To: Building Inspector
Cc: Bear Daniel; Dan Durant (Dan.Durant@wisconsin.gov); Jerome D. Jansen (Jerome.Jansen@wisconsin.gov)

12/20/2013