

City of Waupun Zoning Board of Appeals
Minutes of the January 7, 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, Jason Steinbach
Members Absent: Merlin Schouten, Steve Bastian
Also present: Mary Kay Vogel

3. Motion by Steinbach seconded by Walters to approve minutes of the October 22, 2013 meeting. Motion carried unanimously.

4. Public Hearing - Variance request of Waupun Hockey Association at 510 E Spring St to install a permanent ground sign that will be 32 sq. ft.

Erick Gerritson and Warren Baley with the Waupun Hockey Association appeared and discussed the plans for the new sign. The new sign will be placed where the existing wood sign is in the front of the building. The new sign would be perpendicular to the street as it will be electronic and two sided. The Hockey Association will be asking the City to help do the footings for the sign. The sign will be used to advertise events that are taking place at the Community Center, not just Hockey events. John Williamson appeared and stated that he installed and maintained the original wood sign and would like to see it replaced, however he would like the sign to say Waupun Community Center on it.

Motion by Steinbach, seconded by Walters to approve the variance as requested on the condition that the City install the footings for the base of the sign. Motion carried, unanimously.

5. Variance Request of WI 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.

Dan Durant and Jerome Jansen appeared to discuss the plans. They are replacing their coal burners with natural gas. For this new construction they have to be within 300' of a well. They currently have an 8,000 gallon tank and they are putting in a 40,000 gallon tank to be more efficient. There will be a containment area. The building will be cement walls and a tin or metal roof. The top 5' of the enclosure are open for fuel oil structures. There will be a chain link fence between the sidewalk and the structure. Mr. Jansen did state that the building will be located closer to the building than originally planned, but he does not have the exact location yet as they have to get approval and variances from the DNR as well. There are numerous underground utilities / structures that restrict them as to where the building can go.

A call was received from the resident at 278 S. Drummond St. with concerns about semis unloading supplies and blocking their driveway, however this is a loading area for Waupun Correctional Institution and not the Power Plant.

Motion by Walters, seconded by Steinbach to approve the variance as requested pending DNR approval. Motion carried, unanimously.

6. Adjournment - Motion by Steinbach, seconded by Walters, to adjourn. Motion carried unanimously. Meeting adjourned at 4:50 p.m.

Trista Steinbach
Administrative Assistant



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 22nd day of April, 2014 at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. Peter Garetson at 716 Wilcox St. to vary the side yard setback for an accessory building from 3' to 0' per Municipal Code Section 16.03(4)(c)(iv).

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 April 2, 2014

Mary K Vogel
Zoning Administrator
City of Waupun

(PUBLISH, April 11, 2013)

Fee: \$150.00 Paid: \$150.00 #1230 Date: 03/31/14



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

VARIANCE APPLICATION

From: PETER GARETSON (920) 527-9003
(business name or individual)

Property Description and address:
716 WILLOX ST TWO FAMILY DWELLING

Variance Requested:
TO VARY THE THREE FOOT SETBACK TO ZERO.

Zoning Ordinance Section Involved:
16.03 (4) (c) (iv)

Date presented to Zoning Board of Appeals: _____

VARIANCE: Granted Denied

Comments:

Signature of Applicant (s): Peter Garetson

Dear Board of Appeals,

I would like to construct a 2 car detached garage on my property and am requesting a variance of the 3 foot setback from the overhang to the property line requirement. My request is for a 0 lot line placement of the garage on the west side of the property. My home is a duplex which necessitates a two car garage. The overall width of my property is 66 feet. The distance from the west property line to the back enclosed porch overhang of my home is 31 ½ feet. A 24 foot garage with 1 foot overhangs would bring the overall width of the garage to 26 feet, which leaves 5 ½ feet to the enclosed porch. The five foot drop in grade of the backyard, home location, driveway location and existing cement patio make it prohibitive to construct a new garage the requisite 3 feet from the west lot line. The nearest structure on the adjacent west property is an above ground swimming pool that is located approximately 14 feet from the property line. Thank you for your attention to this request.

Respectfully;

Peter Garetson

A handwritten signature in cursive script that reads "Peter Garetson".

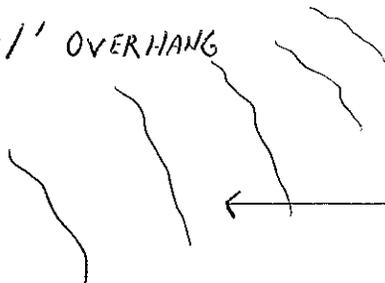
SCALE
 $\frac{1}{8}'' = 1'$

← Lot Line

Lot Line →

PROPOSED NEW GARAGE
24' x 36'

← 1' OVERHANG



← Beginning of Slope

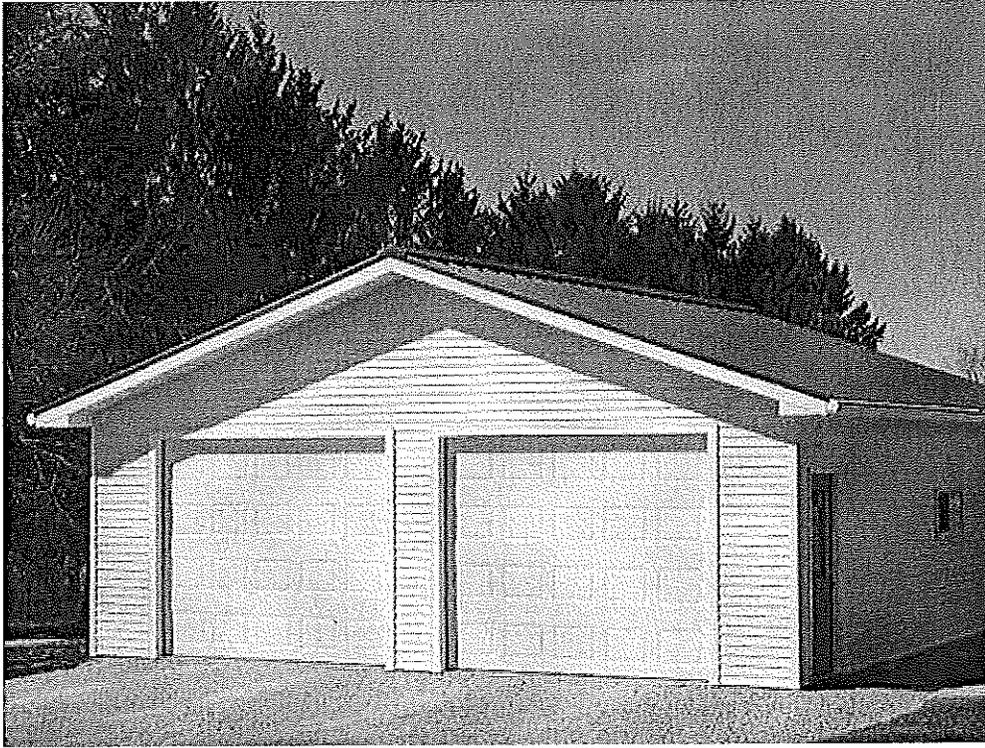
CEMENT
PATIO

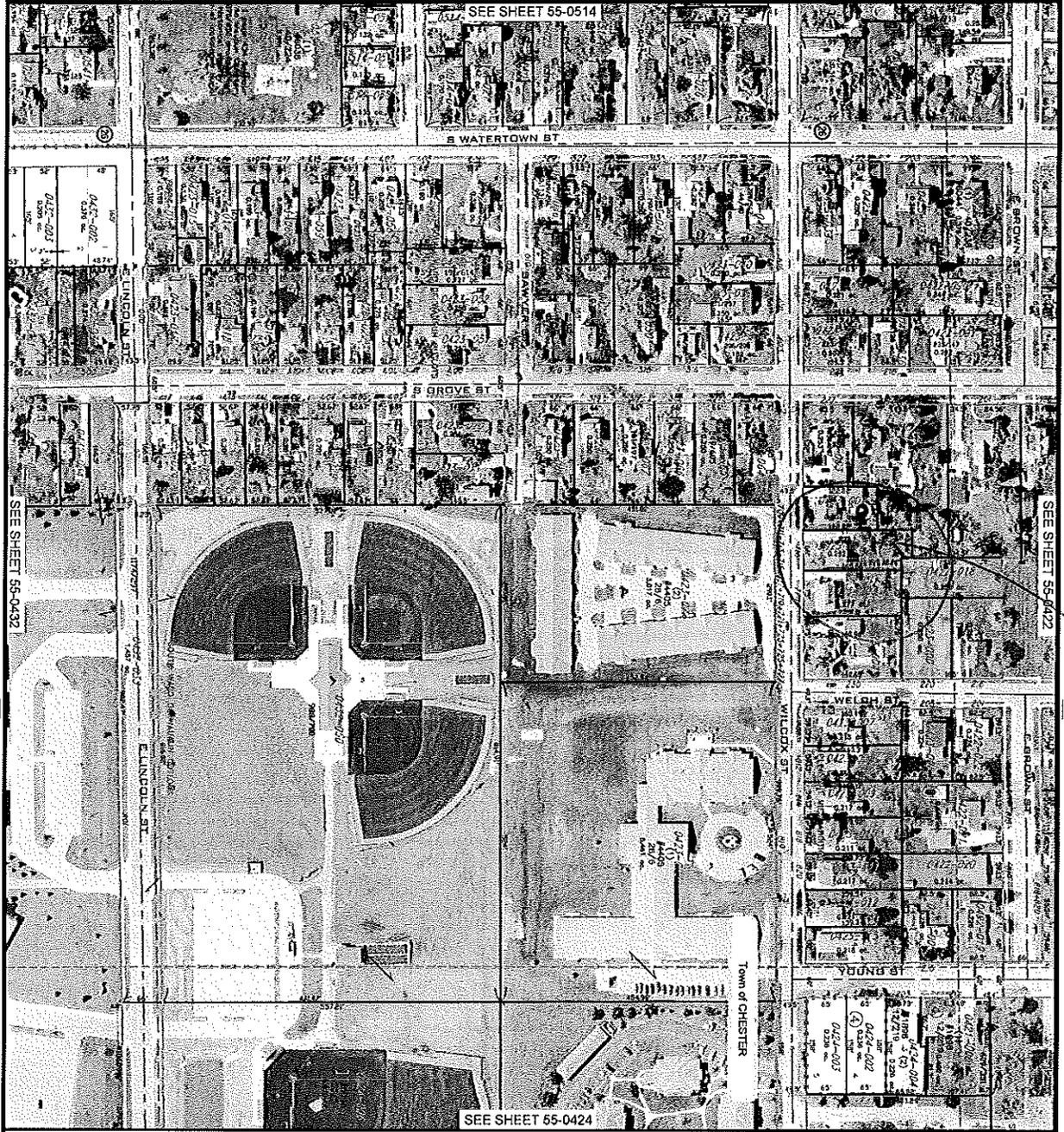
← 5 1/2' →

← 1' OVERHANG

EXISTING
DRIVEWAY

HOUSE

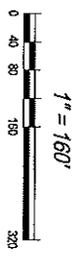




Lot

City of WAUPUN 55-0423
SW1/4-NW1/4 SECTION 4
T13N-R15E

- 292-1315-
- 0423-000 EMORY A SCHEPP
 - 0423-001 KEVIN L WYNN +
 - 0423-002 PETER G GARRETTSON
 - 0423-003 THOMAS R DOONOVAN +
 - 0423-004 KEVIN G HANULIS
 - 0423-005 JAMES A WENDLANDT +
 - 0423-006 STEVEN M WICK
 - 0423-007 BRANNOON M SCHAUER
 - 0423-008 RYAN L SCHABEL +
 - 0423-009 JEREMAH J HOENSTRA
 - 0423-010 COLLIN W DYKSTRA
 - 0423-011 GURITA R CORE +
 - 0423-012 JOSHUA M GEDAWKE
 - 0423-013 JOHN W DEVIRES
 - 0423-014 CHRISTOPHE P KOUELS +
 - 0423-015 MARK A HENDRICKS +
 - 0423-016 KATHLEEN M JENSEN
 - 0423-017 PHYLLIS HAWKNER TRUST
 - 0423-018 ADAM J NISLER +
 - 0423-019 DENNIS J TERHEWMA +
 - 0423-020 WARRREN P SCHMITZ
 - 0423-021 DAVID W WICKOFF +
 - 0423-022 BRAD J KROGER +
 - 0423-023 CHAD W VELLENE
 - 0423-024 STEPHEN W DRURY +
 - 0423-025 NATHAN J BRISBE
 - 0423-026 COBY S BOULD
 - 0423-027 JOSEPH J HELMER
 - 0423-028 JOHN W DEWYCKO JR
 - 0423-029 TIMOTHY A SPENCER +
 - 0423-030 JOEL L HEERINKA +
 - 0423-031 ELLEN E WALLINDE +
 - 0423-032 SUSAN E PROCKE +
 - 0423-033 THOMAS LYKBERGEN +
 - 0423-034 KATRICK LOREN +
 - 0423-035 MARK J COOPER +
 - 0423-037 BETH J OPPENWANN (QUEEN)
 - 0423-038 THOMAS L HENDRICKS +
 - 0423-039 MICHAEL R MALLOY +
 - 0423-040 JOHN J PULS +
 - 0423-041 DAN J MILLER +
 - 0423-042 DAN A DREBA +
 - 0423-043 SECRETARY OF HUD
 - 0423-044 GRACE C WOLSOB
 - 0423-045 JOHN W SCHEITLE
 - 0423-046 JOYCE M PATTEE
 - 0423-047 DEANA RENNIGA
 - 0423-048 DEBRA S TETZLAFF
 - 0423-049 BARBARA A SULLIVAN LE +
 - 0423-050 ROBERT HOFFMAN
 - 0423-051 VERNON J LEIS +
 - 0423-052 SCOTT G ASKUS
 - 0423-053 AUSTIN C EHLSFELDT
 - 0423-054 JOHN L BESTUL +
 - 0423-055 KEVIN L FLEGER +
 - 0423-056 JAMES D SMITH +
 - 0423-057 COURTNEY OF DODGE
 - 0423-058 ANDREA S BILLE +
 - 0423-059 CURTIS A DERDER
 - 0423-060 DAVID D OLSEN +
 - 0423-061 MARK L ARSBERG +
 - 0423-062 DAN B LECHER +
 - 0423-063 RUSSELL L VOHN
 - 0423-064 RANDELL W PETERS +
 - 0423-065 DANIEL J ROBER +
 - 0423-066 JESSE J VALUO +
 - 0423-067 JOHN C WEAVER +
 - 0423-068 ROBERT L MCDOWELL +
 - 0423-069 CHARLES F CAMPBELL +
 - 0423-070 ERVIN J LOOMIS +
 - 0423-071 MICHELLE T LUMI
 - 0423-072 BOY HOLDINGS LLC
 - 0423-074 MONTAN DEVELOPMENT & SERVICES



Prepared by
Land Resources & Parks Department
 Mapping Division

This map was prepared for the use of the local inspector in accordance with Chapter 70.00, 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.

Prepared by
Land Resources & Parks Department
 Mapping Division

JANUARY 2014
 WATER: prior 2012
 AERIAL: Spring 2012
55-0423