



City of Waupun

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

"Wild Goose Center of Wisconsin"

June 26, 2018

TO: Zoning Board of Appeals Members

FROM: Kunkel Engineering, Zoning Administrator

SUBJECT: Zoning Board of Appeals meeting scheduled for Monday, July 2, 2018 2018 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 May 7, 2018 meeting.
4. Discuss / Approve Variance request of Allen Industries / Dunkin Donuts, at 1001 E Main St to add a new pylon sign on the building that will be 483 sq. ft. Municipal Code Section 16.11 allows 100 sq. ft of signage on a 50' free standing pole. The proposed signs are 127.5 + 114, on each side for a total of 483 sq. ft.
5. Discuss / Approve Variance Request of Farmer's Elevator Co., Ltd of Waupun at W7225 Hwy 49 (and adjoining properties) to erect a 101' tall structure and machinery around the structure to a maximum height of 125' in an M-2 Zoning District. Municipal Code Section 16.05(2)(iii) requires a maximum building height of 65 feet.
6. Adjournment

Cc Mayor & Common Council
City Attorney
Department Managers
Media

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 May 7, 2018

1. Call to Order:
 - a. Chairman Mesa called The Zoning Board of Appeals meeting at 4:30 p.m.
2. Recognition of Mayoral Appointments of Council Members and Citizens to the Zoning Board of Appeals
3. Roll Call:
 - a. Members Present: Frank Mesa, Mark Nickel, Dick Walters, Dylan Weber, Jon Dobbratz
 - b. Members Absent: Mike Matoushek, Jr.
 - c. Also Present: Rob Froh, Zoning Administrator, Doyle Pokorny, School District
4. Approve Minutes of March 5, 2018 meeting.
 - a. Dobbratz made a motion to approve the March 5, 2018 meeting minutes, Walters seconded. Motion carried.
5. Public Hearing:
 - a. Mesa read request: Discuss/Approve Variance of Waupun Area School District to exceed the height of an accessory structure by 7' 3", per Municipal Code Section 16.03(c)(vi)
 - b. Doyle Pokorny discussed the plans. The main reason for the height of the building is to allow for a larger overhead door to allow for students to do larger agriculture work. The students will be working on larger farm equipment. If a variance is not allowed, it would limit the amount of what the kids can do and they would have to redesign tech-ed program.
 - c. Walters asked where the building is located. It is located on SW corner of the high school. The building is as close to the high school as legally allowed.
 - d. Requested copy of the site plan to be submitted and picture of the building to be placed into record.
 - e. Dobbratz made a motion to approve variance as requested. Nickel 2nd. Roll Call: Mesa – Aye, Walters – Aye, Dobbratz – Aye, Weber - Abstain, Nickel – Aye s. 4-Ayes, 1 – Abstain, 0 – Nays. Motion carried.
6. Adjournment:
 - a. Dobbratz made a motion to adjourn, Walters seconded.
 - b. Meeting adjourned at 4:45 p.m. Motion carried.

Prepared by: Trista Steinbach, Administrative Assistant



City of Waupun

201 E. Main Street

WAUPUN, WISCONSIN 53963

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"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 Monday, the 2nd day of July, 2018 at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. Allen Industries / Dunkin Donuts, at 1001 E Main St to add a new pylon sign on the building that will be 483 sq. ft. Municipal Code Section 16.11 allows 100 sq. ft. of signage on a 50' free standing pole. The proposed signs are 127.5 + 114. on each side for a total of 483 sq. ft.
2. Farmer's Elevator Co LTD of Waupun at W7225 Hwy 49 (and adjoining properties) to erect a 101' tall structure and machinery around the structure to a maximum height of 125' in an M-2 Zoning District. Municipal Code Section 16.05 (2)(iii) requires a maximum building height of 65 feet.

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 June 20, 2018

Rob Froh
Zoning Administrator
City of Waupun

(PUBLISH, June 25, 2018)

Fee: \$150.00

Paid: ☒ #21514

Date: 6/4/18



CITY OF WAUPUN

201 E. Main Street

WAUPUN, WISCONSIN 53963

VARIANCE APPLICATION

From: Allen Industries / Dunkin Donuts
(business name or individual)

Property Description and address:

1001 E. Main St. Waupun, WI 53963
Dunkin Donuts Restaurant

Variance Requested:

adding New Pylon Sign on last side of Building to
read to traffic on Hwy 151.

B4 ZONING ALLOWED TYPES 6,7,11

50' High 240 ft. each side Exceeds 200' limit < 480' ft

Zoning Ordinance Section Involved:

16.11 Type 6 ALLOWS 100' ft OF SIGNAGE ON 50' FREE STANDING
PETTITOWER IS REQUESTING 240 ft. ON EACH SIDE

Date presented to Zoning Board of Appeals:

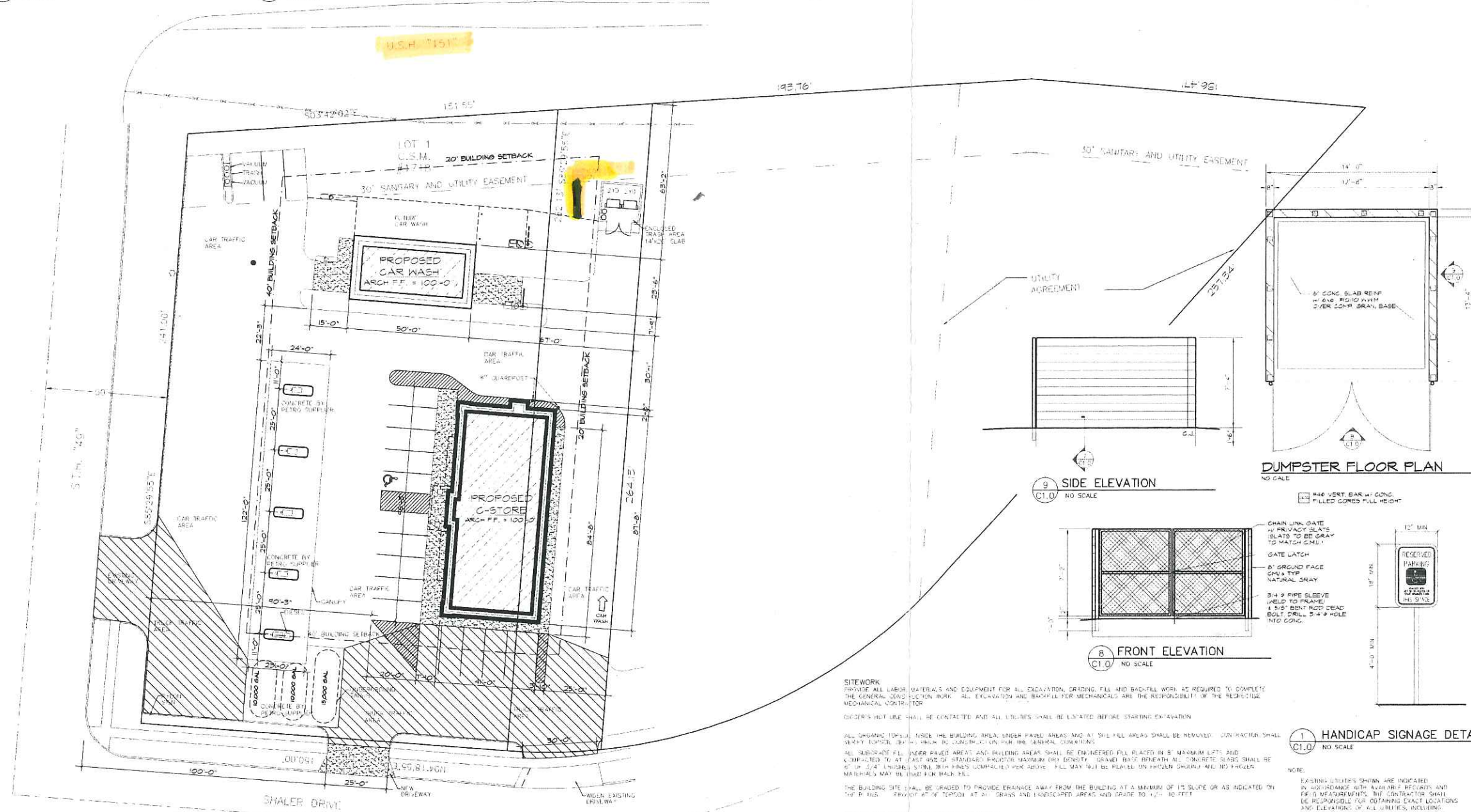
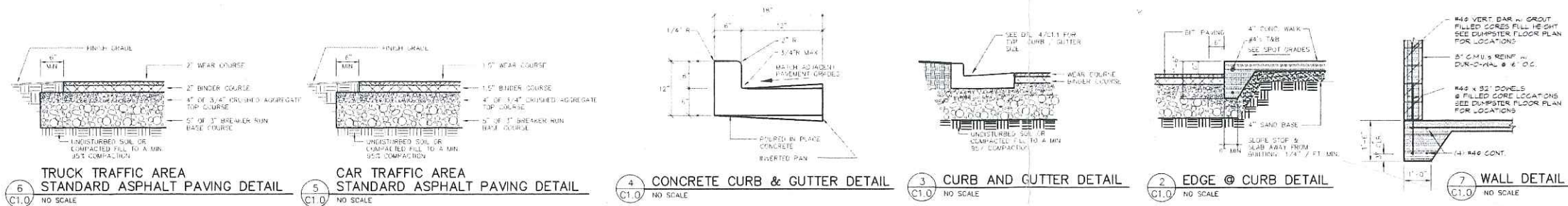
VARIANCE:

☒ Granted

☐ Denied

Comments:

Signature of Applicant (s):



SITE INFO
14 PARKING STALLS
1.1 ACRES



SITE PLAN
SCALE: 1"=20'-0"

SITEWORK
PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACK-FILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE MECHANICAL CONTRACTOR.

DISPOSERS NOT USE SHALL BE CONTACTED AND ALL UTILITIES SHALL BE LOCATED BEFORE STARTING EXCAVATION.

ALL EXISTING TOPSOIL UNDER THE BUILDING AREA, UNDER PAVED AREAS AND AT THE FILL AREAS SHALL BE REMOVED. CONTRACTOR SHALL VERIFY TOPSOIL DEPTH TO BE MINIMUM 10" DEPTH FOR THE GENERAL CONDITIONS.

ALL EXISTING FILL UNDER PAVED AREAS AND BUILDING AREAS SHALL BE ENGINEERED FILL PLACED IN 6" MAXIMUM LIFT AND COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY. GRANULAR BASE BENEATH ALL CONCRETE SLABS SHALL BE 6" OF 3/4" LAUGHES STONE WITH FINES COMPACTED PER ABOVE. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACKFILL.

THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AT A MINIMUM OF 1% SLOPE OR AS INDICATED ON THE PLANS. PROVIDE AT LEAST 10' OF GRASS AND LANDSCAPED AREAS AND GRADE TO 1/2" - 10' FEET.

GRANULAR BASE & ASPHALT PAVEMENT
PROVIDE COMPACTED GRANULAR BASE AND ASPHALT PAVEMENT AS INDICATED ON PLANS AND IN ACCORDANCE WITH MAX DESIGN METHODS FOR ASPHALT CONCRETE AND OTHER HOT-MIX TYPEST. PROVIDE GRANULAR BASE, TYPE LV BASE COURSE AND TYPE LV SURFACE COURSE. COMPACT TO AN AVERAGE DENSITY OF 98% PER ASTM D1557. PROVIDE ALL PAVEMENT STRIPS AND MARKINGS.

CONCRETE
DESIGN AND CONSTRUCTION OF ALL CAST IN PLACE CONCRETE WORK SHALL CONFORM TO ALL SIS AND CRS STANDARDS. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.

1) STRENGTH TO BE MINIMUM 3500 PSI AT 28 DAYS FOR SLABS ON GRADE.

2) SLUMP SHALL NOT EXCEED 4 INCHES.

SHEET ISSUE:

MARCH 8, 2004

SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN RELEASED FOR CONSTRUCTION

REVISIONS:

NO.	DATE	DESCRIPTION

Keller
PLANNERS/ARCHITECTS/BUILDERS

FOR OFFICE: 4151 10th Ave. S. #200, Minneapolis, MN 55406
PHONE: 612.338.1234 FAX: 612.338.1235
WWW.KELLER-888.COM

FOR PROJECT: 234 Cherokee Road, Beaver Dam, WI 53002
PHONE: 920.882.2344 FAX: 920.882.2345
WWW.KELLER-888.COM

OWNER:
T & C VENTURES
234 CHEROKEE ROAD
BEAVER DAM, WI

PROJECT:
NEW CONVENIENCE STORE
MAIN STREET
WAUPUN, WI

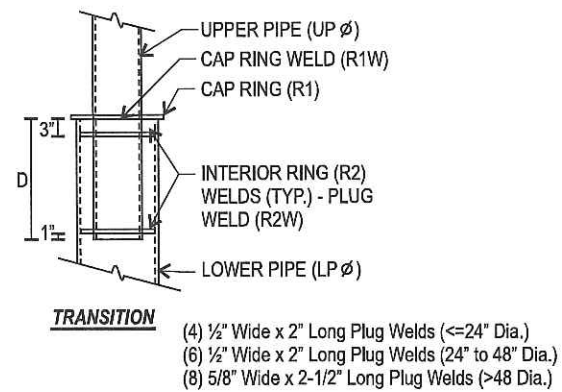
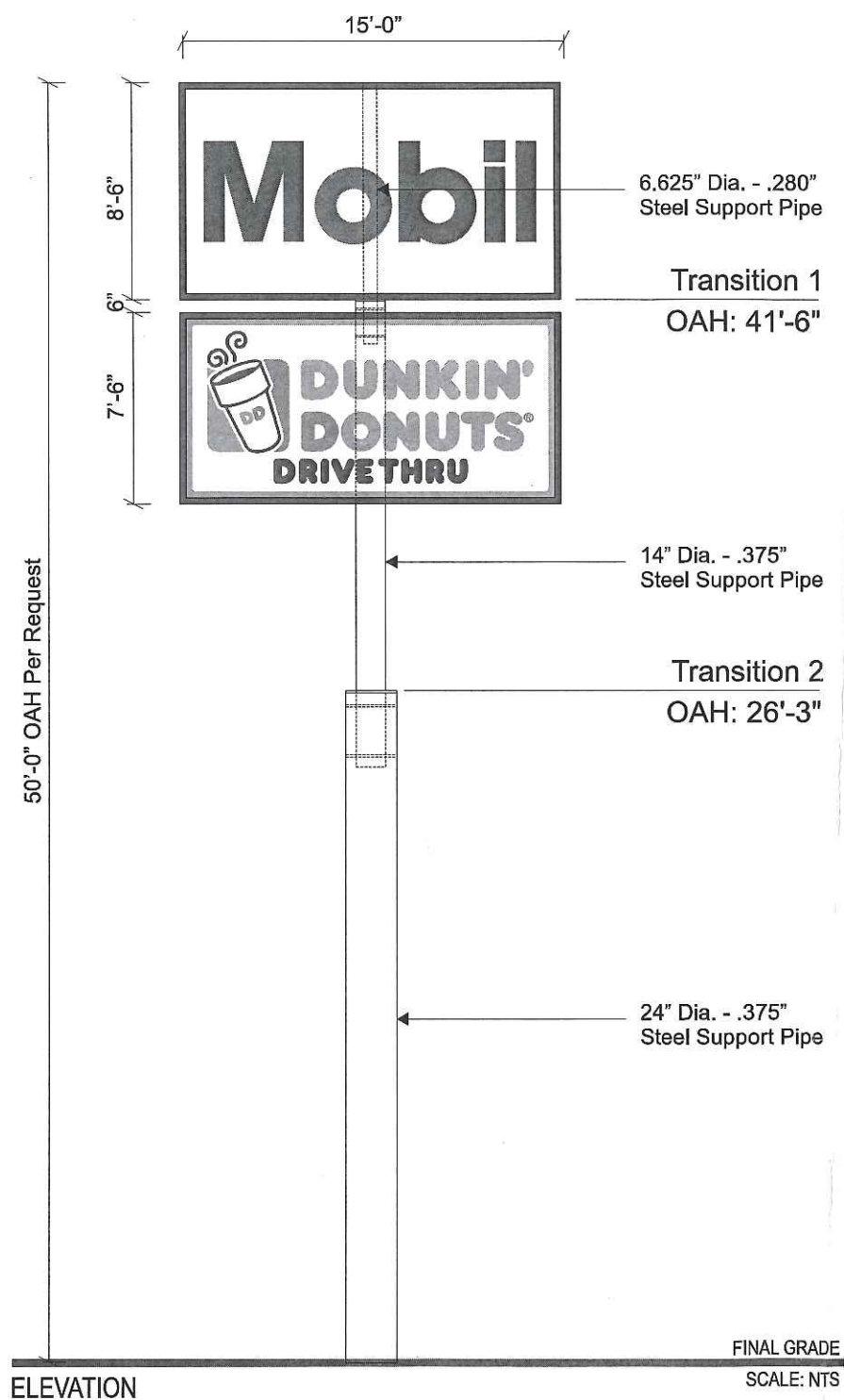
PROJECT MANAGER:
DAVE UTTECH
ARCHITECT:
ROB LINSTROM
DRAWN BY:
ROB LINSTROM
EXPEDITOR:
TOM FRICKE
SUPERVISOR:
WARREN WALLANDER

PRELIMINARY NO.:

CONTRACT NO.:

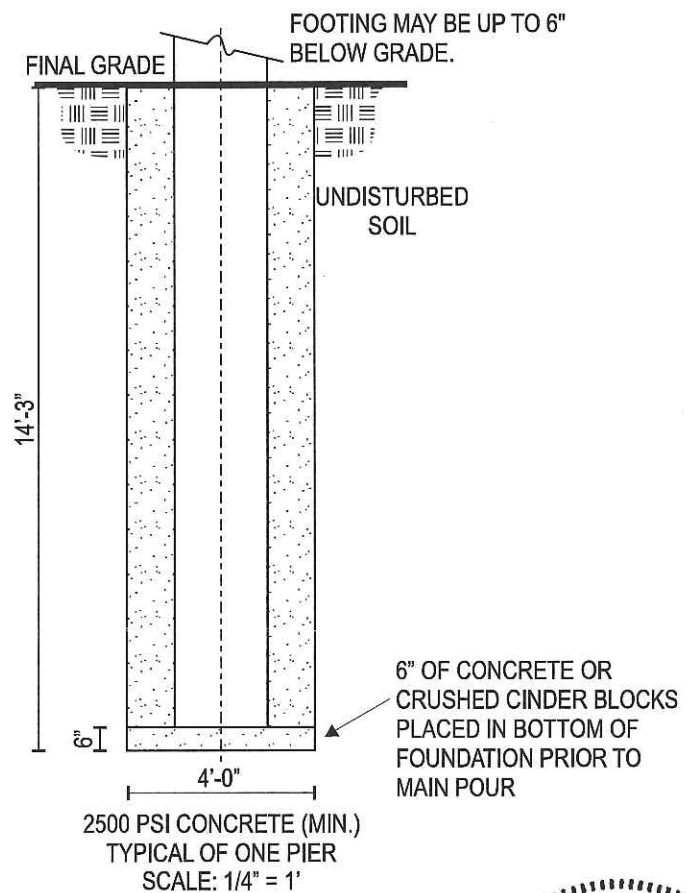
DATE:
MARCH 8, 2004
DESIGN NO.:
40100

SHEET
C1.0



TRANSITION TABLE

#	UP Ø	LP Ø	D	R1	R2	R1W	R2W
1	6"	14"	1.75'	3/4"	1/2"	1/4"	1/4"
2	14"	24"	3.0'	1"	5/8"	5/16"	5/16"



MAY 17 2018

Fee: \$150.00

Paid:

Date:



CITY OF WAUPUN

201 E. Main Street

WAUPUN, WISCONSIN 53963

VARIANCE APPLICATION

From: Farmers Elevator Co. LTD of Waupun
(business name or individual)

Property Description and address:

W 7225 Hwy 49 Waupun, WI and adjoining properties

Variance Requested:

raise 65' structure height limit to 101' structure
and machinery around structure to maximum 120'
height
structures are grain storage bins, not habitable
buildings.

Zoning Ordinance Section Involved:

currently zoned M-2 section 16.05 Manufacturing district req.

Date presented to Zoning Board of Appeals:

VARIANCE:

☐

Granted

☐

Denied

Comments:

Signature of Applicant (s):

M.S. Marcus Scharine - The Scharine Group
on behalf of Farmers Elevator Co LTD

New
copy
coming
12/5/1