



*"Wild Goose Center of Wisconsin"*



# City of Waupun

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

September 13, 2017

TO: Zoning Board of Appeals Members

FROM: Susan Leahy, Zoning Administrator

SUBJECT: Zoning Board of Appeals meeting scheduled for Wednesday, September 20, 2017 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 September 6, 2017 meeting.
4. Discuss / Approve Variance request of Ceemedia LLC at 205 Gateway Dr. (Parcel # WPN-14-15-33-03-001-00) to build an additional billboard 330 feet north of the existing billboard. Per Section 16.11(6), only one billboard sign is allowed in the City limits.
5. Adjournment

Cc Mayor & Common Council  
City Attorney  
Department Managers  
Media  
Ceemedia LLC

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 September 6, 2017

1. Call to Order:
  - a. Chairman Mesa called The Zoning Board of Appeals meeting at 4:34 p.m.
2. Roll Call:
  - a. Members Present: Frank Mesa, Mark Nickel, Mike Matoushek, Jr, Dick Walters, Merlin Schouten & Alternate Jon Dobbratz
  - b. Members Absent: None
  - c. Also Present: Susan Leahy, Zoning Administrator, Chad Hoinacki, Wolfgang Semrau (600 Claggett Avenue), James & Stephanie Levey (N11684 State Road 26)
3. Approve Minutes of August 16, 2017 meeting.
  - a. Dobbratz made a motion to approve the August 16, 2017 meeting minutes, Walters seconded. Motion carried.
4. Public Hearing:
  - a. Mesa read Request: Discuss/Approve Variance of Hoinacki Storage, LLC at 1049 South Watertown Street to construct an 8' x 161' mini-warehouse along the south property line, 5 feet from the side property line in lieu of 15'. Per Municipal Code Section 16.05(c)(ii).
  - b. Mesa stated a plot plan showing the location of parcel.
  - c. Nickel verified that the parcel had Chester written on it.
  - d. Hoinacki explained that they would like to construct the 8'x161' mini warehouse along the south property line within 5' of property line.
  - e. Dobbratz asked if they had checked into any utility easements that run along the south property line.
  - f. Mesa asked whether or not the Owner discussed the proposed building location with Utilities.
  - g. Semrau, 600 Claggett Avenue stated the electrical runs through the ditch along the south property line.
  - h. Members conversed between themselves regarding the parcel.
  - i. There is a drainage ditch along the south property line.
  - j. Matoushek asked the reason for being closer to the property line.
  - k. Hoinacki stated there will be additional buildings proposed for the site, this being the first.
  - l. Walters asked how far off the front property line.
  - m. Mesa recommended that it be tabled until further information is provided, a site plan and utilities.
  - n. Mesa then asked if there were any concerns from adjacent property owners.
  - o. Semrau stated the dimension from the road should be shown on the plan.
  - p. Mesa recommended the ROW issues be clarified.

- q. Nickel asked if the property owner to the north objects to the proposed building.
  - r. Levey stated they share the driveway and have been taking care of it for the last 13 years.
  - s. Hoinacki stated the driveway will be paved.
  - t. Semrau stated the Levey's have 2 young girls riding bikes on their property, with the shared driveway this causes concerns with traffic in and out.
  - u. Matoushek asked Semrau how he felt about the building being closer.
  - v. Semrau stated he does not want the building that close to the property line, feels there is enough room that they do not need to go closer.
  - w. Matoushek made a motion to table regarding the concerns with ROW, location of buildings shown on a site plan and utilities. Schouten 2<sup>nd</sup>.
  - x. Mesa - Aye, Walters - Aye, Schouten - Aye, Matoushek - Aye, Nickel - Aye, Dobbratz - Aye
  - y. 6-Ayes, 0 Nays. Motion carried.
5. Adjournment:
- a. Walters made a motion to adjourn, Matoushek seconded.
  - b. Meeting adjourned at 4:50 p.m.

Prepared by:  
Susan K. Leahy  
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 Wednesday, the 20<sup>th</sup>, day of September, 2017 at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. Ceemedia LLC to build an additional billboard 330 feet north of the current billboard. Per Section 16.11(6) of the Municipal Code only one billboard sign is allowed in the City limits.

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 September 8, 2017

Susan Leahy  
Zoning Administrator  
City of Waupun

(PUBLISH, September 13, 2017)

Fee: \$150.00

Paid: CK 5747

Date: 9-5-17



## CITY OF WAUPUN

201 E. Main Street

WAUPUN, WISCONSIN 53963

# VARIANCE APPLICATION

From: Ceemedia LLC

(business name or individual)

### Property Description and address:

Parcel No WPN-14-15-33-03-001-00

Gateway Drive

### Variance Requested:

We need A variance to build an additional billboard 330 feet north of the current billboard

### Zoning Ordinance Section Involved:

16.11 Signs

(b) CONDITIONAL USE BILLBOARD SIGNS

(ONLY (1) BILLBOARD SIGN ALLOWED)

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

VARIANCE:

☐ Granted

☐ Denied

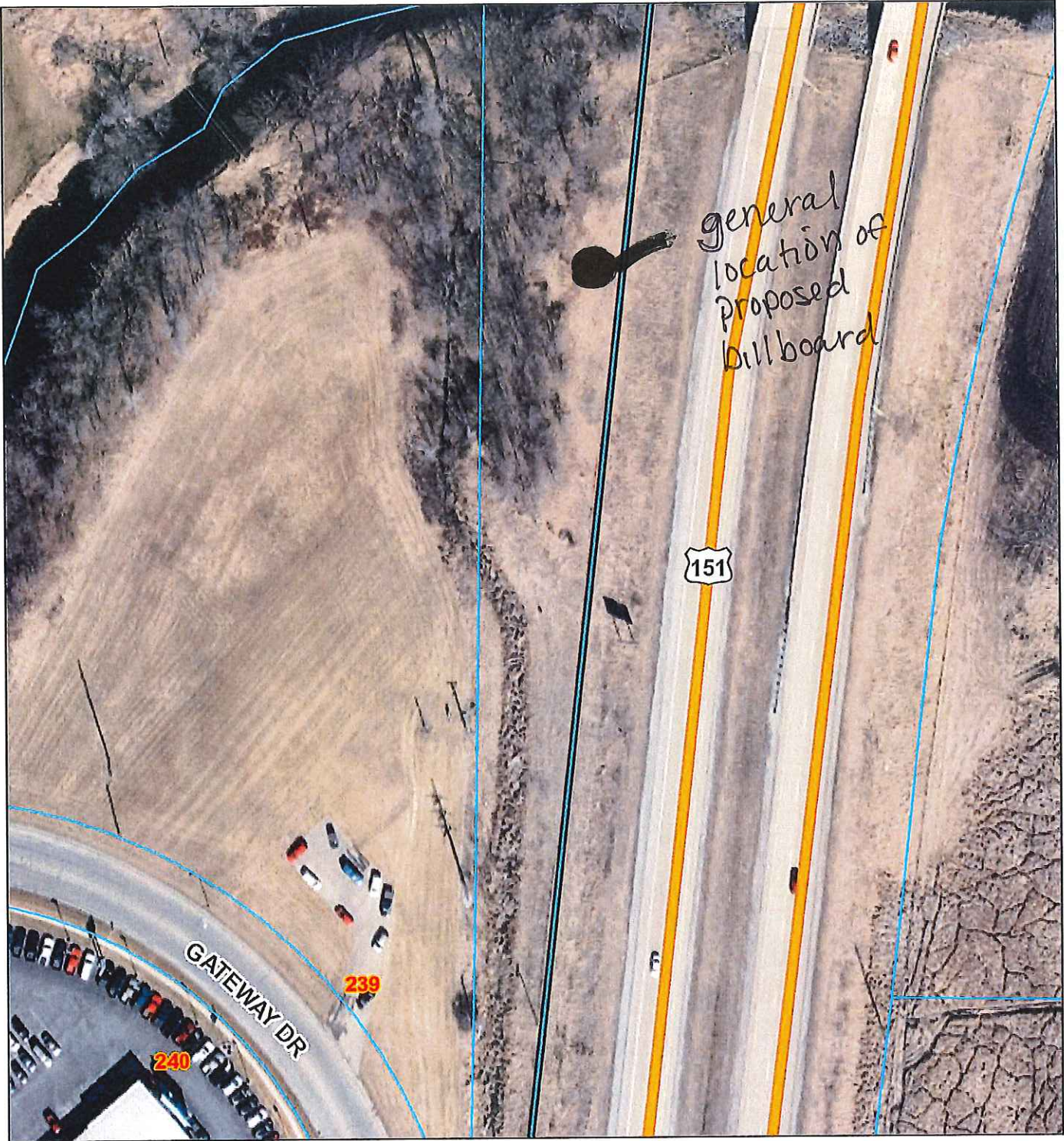
Comments:

Signature of Applicant (s):

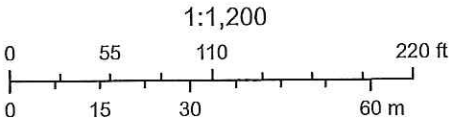
Mark D. Butler



Fond du Lac County, WI



September 13, 2017



Fond du Lac County