

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 2nd.
 - 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