



City of Waupun

201 E. Main Street
WAUPUN, WISCONSIN 53963

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

March 22, 2017

TO: Zoning Board of Appeals Members

FROM: Susan Leahy, Zoning Administrator

SUBJECT: Zoning Board of Appeals meeting scheduled for Wednesday, March 29, 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 December 12, 2016 meeting.
4. Discuss / Approve Variance request of CND Specialties Inc., located at the intersection of Hwy 26 & Hwy 151 (Lots 10 & 11 of Heritage Ridge), to install 2 pedestal signs that will be 60' in height and 344 sq. ft. Once sign will face Hwy 151 and the other will be at their driveway entrance. Also to reduce the front yard setback from 40 feet. Per Municipal Code Sections 16.11, 16.11(4), and 16.04(4)(c).
5. Adjournment

Cc Mayor & Common Council
City Attorney
Department Managers
Media
CND Specialties Inc.

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 December 12, 2016

1. Call to Order:
 - a. Chairman Mesa called The Zoning Board of Appeals meeting at 4:30 p.m.
2. Roll Call:
 - a. Members Present: Frank Mesa, Richard Walters, Mark Nickel, Mike Matoushek, Jr, Merlin Schouten, & Alternate Jon Dobbratz
 - b. Members Absent: None
 - c. Also Present: Susan Leahy, Zoning Administrator, Kathy Hendricks, Front Edge
3. Approve Minutes of August 22, 2016 meeting.
 - a. Matoushek made a motion to approve the August 22, 2016 meeting minutes, Walters seconded. Motion carried.
4. Public Hearing:
 - a. Mesa read Request: Discuss/Approve Variance of Front Edge Inc. to allow a 27 foot front yard setback due to the curve of the cul-de-sac and the 30 foot utility/drainage easement along the rear of the lot.
 - b. Mesa asked Kathy for any discussion.
 - c. Dobbratz stated meeting the setback is harder on a cul-de-sac.
 - d. Matoushek noted that the lot is smaller than the others.
 - e. Leahy stated that the ordinance reads a 25 foot rear setback but with a 30 foot easement this cannot be met and moves the structure 5 feet.
 - f. Walters asked if the 30 foot easement was known at the time. Kathy stated due to drainage issue, it was not thought out and should have been 25 feet.
 - g. Nickels asked if there was any ramifications to moving closer to the street. Leahy stated no.
 - h. Matoushek made a motion to grant the variance as written, Nickel seconded.
 - i. Mesa - Aye, Walters - Aye, Nickel - Aye, Matoushek - Aye, Schouten - Aye Jon did not vote as all members were present.
 - j. 5-Ayes, 0 Nays. Motion carried.
5. Adjournment:
 - a. Schouten made a motion to adjourn, Matoushek seconded.
 - b. Meeting adjourned at 4:36 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 29th day of March, 2017, at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. CND Specialties Inc, to install 2 pedestal signs that will be 60' in height and 344 sq. ft. One sign will face Highway 151 and the other will be at their driveway entrance. Also, to reduce the front yard setback from 40 feet. Per Municipal Code sections 16.11, 16.11(4), and 16.04(4)(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 March 20, 2017

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH, March 22, 2017)

Fee: \$150.00

Paid:

✓ # 006007

Date:

3/20/17



CITY OF WAUPUN

201 E. Main Street

WAUPUN, WISCONSIN 53963

VARIANCE APPLICATION

From:

~~Eden Meats & Catering~~ CND Specialties, Inc.

(business name or individual)

D/Ba Eden Meat + Catering

Property Description and address:

TIF 7, Highway 26 + 151 interchange, Lots 10 + 11

Variance Requested:

60' pedestal sign

200 sq. ft. City ID

Zoning Ordinance Section Involved:

16.11 signs definition Type 5 sign which currently limits height to 30' and 100 sq. ft. per side.

Date presented to Zoning Board of Appeals:

VARIANCE:

☐

Granted

☐

Denied

Comments:

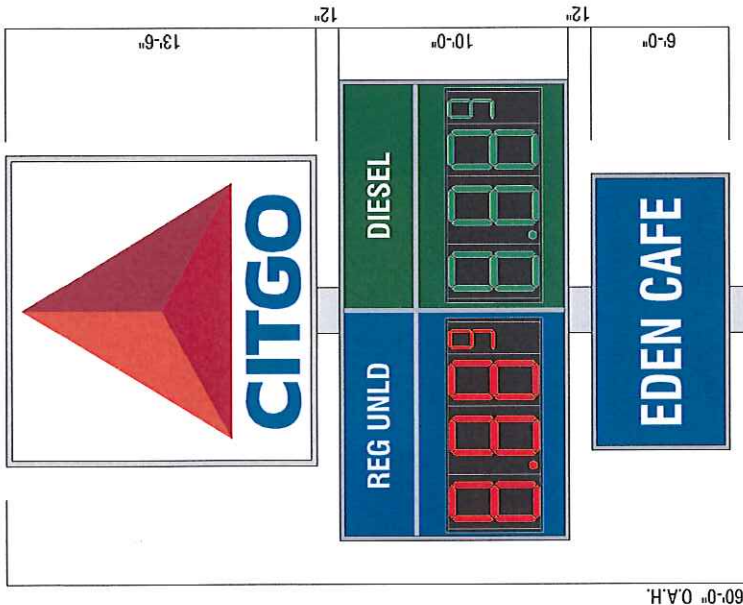
But for sign approval, development will not proceed. Sign height is necessary for type of business to increase visibility from US 151. Failure to approve nullifies purchase agreement with City.

Signature of Applicant (s):

[Signature]

Hi Rise Sign (60' OAH)

- 200 SF - 14x14 CP CITGO ID
- 72 SF - 10x20 BTB - 2 Product LED Sign w/ 48" FL-3000 Dak Digits
- Screened Products - Regular Unleaded & Diesel
- 72 SF - 6x12 BTB - Eden Café (Blue background w/ white letters)



60'-0" O.A.H.

Revisions:

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