



City of Waupun

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

"Wild Goose Center of Wisconsin"

October 30, 2017

TO: Zoning Board of Appeals Members

FROM: Susan Leahy, Zoning Administrator

SUBJECT: Zoning Board of Appeals meeting scheduled for Monday, November 6, 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 20, 2017 meeting.
4. Discuss / Approve Variance request of Heritage Ridge Travel Center at 1705 Shaler r., to amend a Variance approved on March 29, 2017 for a pedestal sign that will exceed the required square footage.
5. Adjournment

Cc Mayor & Common Council
City Attorney
Department Managers
Media
Heritage Ridge Travel Center

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 20, 2017

1. Call to Order:
 - a. Chairman Mesa called The Zoning Board of Appeals meeting at 4:36 p.m.
2. Roll Call:
 - a. Members Present: Frank Mesa, Mark Nickel, , Dick Walters, & Merlin Schouten
 - b. Members Absent: Alternate Jon Dobbratz and Mike Matoushek, Jr
 - c. Also Present: Susan Leahy, Zoning Administrator, Dan Vande Zande, City Attorney and Mayor Julie Nickel
3. Approve Minutes of September 6, 2017 meeting.
 - a. Schouten made a motion to approve the September 6, 2017 meeting minutes, Walters seconded. Motion carried.
4. Public Hearing:
 - a. Mesa read Request: Discuss/Approve Variance of Ceemedia LLC at 205 Gateway Drive (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 is allowed in the City limits.
 - b. Mesa stated there is currently one on the site.
 - c. New billboard to be 330 feet north of existing and only one allowed per ordinance.
 - d. Nickels asked if the zoning code does state only one allowed.
 - e. Mayor nickel stated it would be the same size that is currently there.
 - f. Mesa stated the current ordinance should be changed to allow additional billboards.
 - g. Mesa stated that Mike Butler, Ceemedia is on his way to the meeting.
 - h. Leahy stated it is a fairly new ordinance and handed out a copy of the ordinance for billboards.
 - i. Leahy stated that billboards have no size requirements.
 - j. Mesa stated with additional information asked the members if any would recommend the additional billboard.
 - k. Mesa asked for further discussion.
 - l. Nickel stated he does not see a problem with the additional billboard. The billboard there presently can barely see from the City and more are needed.
 - m. Schouten asked if only Waupun businesses would be using the billboard to advertise.
 - n. Nickel stated it would be on a southbound lane.
 - o. Mayor Nickel stated that several businesses including the hospital are interested in the billboard to advertise.
 - p. Vande Zande commented that a conditional use permit is required which the Plan Commission can add stipulations.

- q. Nickel made a motion to approve as written. Schouten 2nd.
 - r. Mesa - Aye, Walters - Aye, Schouten - Aye, Nickel - Aye
 - s. 4-Ayes, 0 Nays. Motion carried.
5. Other Business
- a. Mesa made a request that any updated or new ordinance be sent to the Zoning Board of Appeals members when issued.
6. Adjournment:
- a. Schouten made a motion to adjourn, Walters seconded.
 - b. Meeting adjourned at 4:50 p.m.

Prepared by:
Susan K. Leahy
Zoning Administrator



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 6th day of November 2017, at 4:30 o'clock in the P.M., there will be considered the application for a Variance of:

1. Heritage Ridge Travel Center at 1705 Shaler Dr., to amend a Variance approved on March 29, 2017 for a pedestal sign that will exceed the required square footage. Original Variance was for 344 sq. ft., new proposal is for 465 sq. ft. 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 October 23, 2017

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH, October 30, 2017)

Fee: \$150.00

Paid:

Date: October 17, 2017



CITY OF WAUPUN

201 E. Main Street

WAUPUN, WISCONSIN 53963

VARIANCE APPLICATION

From: Heritage Ridge Travel Center (Cal Hermann) (business name or individual)

Property Description and address:

Heritage Ridge development 1705 Shaler Road Waupun located in A part of the SW 1/4 of the 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 Section 9, T13N-R15E City of Waupun Dodge County

Variance Requested:

Variance from previously approved Hi-Rise signs for Heritage Ridge Travel Center. Variance amendment required due incorrect square footage from original design. Corrected and new design square footage is total of 14'x14' Citgo FD sign = 192 sq. ft. 8'x26.5" LED price sign 211 sq. ft. and 6'x12' "Wild Goose Cafe" sign = 72 sq. ft. total square footage variance request 465 sq. ft.

Zoning Ordinance Section Involved:

B-4

16.11(4)

Amending ORIGINAL VARIANCE - Approved 344 SF

Date presented to Zoning Board of Appeals:

VARIANCE: [] Granted [] Denied

Comments:

Signature of Applicant (s):

Handwritten signature and Quality State Oil Company

Monday Nov 6th

HERITAGE RIDGE

LOCATED IN A PART OF THE SW 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4, SECTION 9, T. 13 N.-R. 15 E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.

OWNER & SUBDIVIDER:
ESTATE DEVELOPMENT LLC
WAUPUN, WI 53983

ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
RYAN WILGREEN, R.L.S.
100 CAMELOT DRIVE
PO BOX 140, WA 54935

TOTAL AREA:
43.238 acres
1,884,217 sq.ft.

NOTE:
PARCEL OF LAND SPECIFIED AS HERITAGE RIDGE SUBDIVISION LIES COMPLETELY WITHIN "ZONE C" (AREAS OUTSIDE OF THE 100 YEAR FLOOD AND AREA OF MINIMAL FLOODING) PER F.I.R.M. PANEL # 580094 00'9B LAST REVISED ON JUNE 15, 1981.

LEGEND

- NO VEHICULAR ACCESS LINE
- - - - - 1-1/4" X 18" RE. BAR SET WEIGHING 4.30 LBS./LINEAL FOOT
- ◆ CONCRETE MON. WITH BRASS CAP
- ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" RE. BAR WEIGHING 1.50 LBS./LINEAL FOOT
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS

PROPOSED ZONING:

- B3 - SHOPPING CENTER BUSINESS DISTRICT LOTS 1 - 9
- B4 - INTERCHANGE BUSINESS DISTRICT LOTS 10 and 11

SETBACKS:

- B3 - SHOPPING CENTER BUSINESS DISTRICT
FRONT 25'
REAR 40'
SIDE 20'
- B4 - INTERCHANGE BUSINESS DISTRICT
FRONT 40'
REAR 20'
SIDE 20'

SCALE
1" = 100'
0 100' 200'
FEET

NORTH POINT REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 9, T. 13 N.-R. 15 E. RECORDED AS HD04553'E AS PER WISCONSIN STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MAD 1927

CURVE	LOT NO.	LENGTH	RADIUS	CHORD BEG.	CHORD	DELTA
C1	LOT 11	269.52'	17204.44'	N03°08'54"E	265.51'	2°00'16"
C2	SHALER DR. (RQAD)	66.96'	17204.44'	N01°47'08"E	66.96'	0°43'16"
C3	LOT 1	41.22'	17204.44'	N01°18'19"E	41.22'	0°18'24"
C4	LOT 1	69.83'	40.00'	N46°24'36"E	56.52'	90°00'00"
C5	LOT 4 & OUTLOT	269.48'	66.00'	S54°40'10"E	109.34'	247°30'48"
C6	LOT 4	102.91'	66.00'	N46°09'09"E	92.86'	89°20'24"
C7	OUTLOT 1	182.57'	66.00'	S09°59'28"E	129.68'	58°28'24"
C8	OUTLOT 1 & LOT 5	47.35'	40.00'	S36°19'50"W	44.64'	67°48'48"
C9	OUTLOT 1	23.675'	40.00'	S52°17'17"W	23.33'	33°54'54"
C10	LOT 5	23.675'	40.00'	S18°22'23"W	23.33'	33°54'54"
C11	LOT 6	23.39'	15.00'	S43°30'04"E	21.21'	80°00'00"
C12	LOT 6	23.73'	40.00'	N78°40'04"E	23.02'	31°28'44"
C13	LOT 10	250.01'	473.00'	N78°40'04"E	256.29'	31°28'44"
C14	LOT 9	241.60'	251.00'	S32°20'41"W	232.38'	55°09'03"
C15	LOT 7	178.07'	189.00'	S32°20'41"W	171.28'	55°09'03"

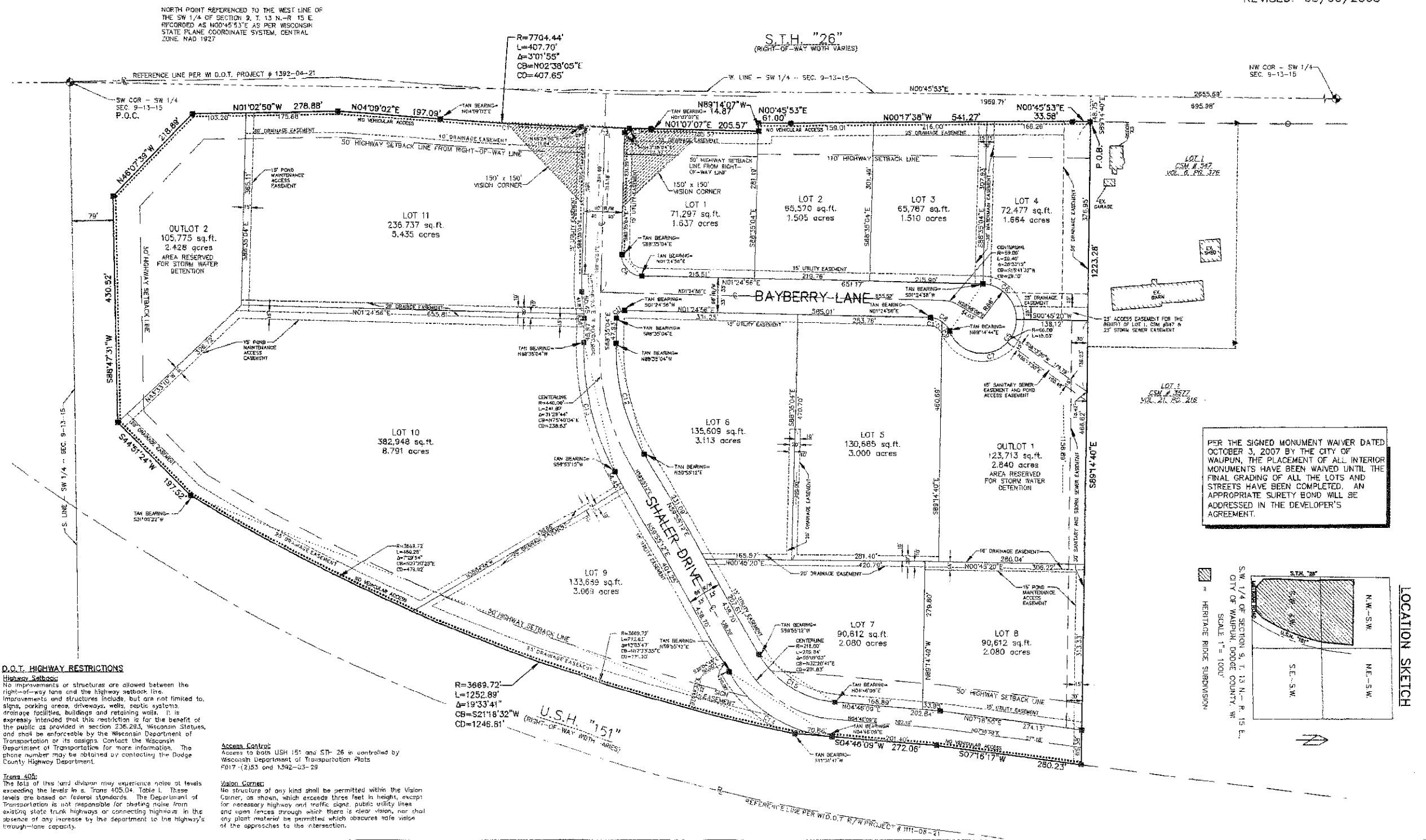
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified March 18th 2008

Bernie J. Pomy

Department of Administration

REVISED: 12/20/2007
REVISED: 02/22/2008
REVISED: 03/06/2008



D.O.T. HIGHWAY RESTRICTIONS

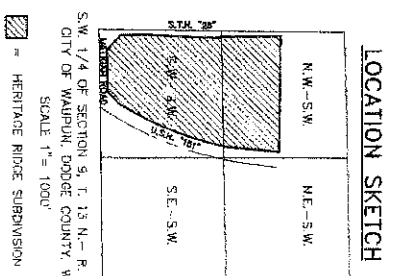
Highway Setbacks
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its designee. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the Dodge County Highway Department.

Trans 405:
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways in the absence of any increase by the department to the highway's through-lane capacity.

Access Control:
Access to both USH 151 and ST-26 is controlled by Wisconsin Department of Transportation Plots #017-(2153) and 1392-03-29

Vision Corners:
No structure of any kind shall be permitted within the Vision Corner, as shown, which exceeds three feet in height, except for necessary highway and traffic signs, public utility lines and open fences through which there is clear vision, nor shall any plant material be permitted which obscures the vision of the approaches to the intersection.

PER THE SIGNED MONUMENT WAIVER DATED OCTOBER 3, 2007 BY THE CITY OF WAUPUN, THE PLACEMENT OF ALL INTERIOR MONUMENTS HAVE BEEN WAIVED UNTIL THE FINAL GRADING OF ALL THE LOTS AND STREETS HAVE BEEN COMPLETED. AN APPROPRIATE SURETY BOND WILL BE ADDRESSED IN THE DEVELOPER'S AGREEMENT.



HERITAGE RIDGE

LOCATED IN A PART OF THE SW 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4, SECTION 9, T. 13 N.-R. 15 E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.

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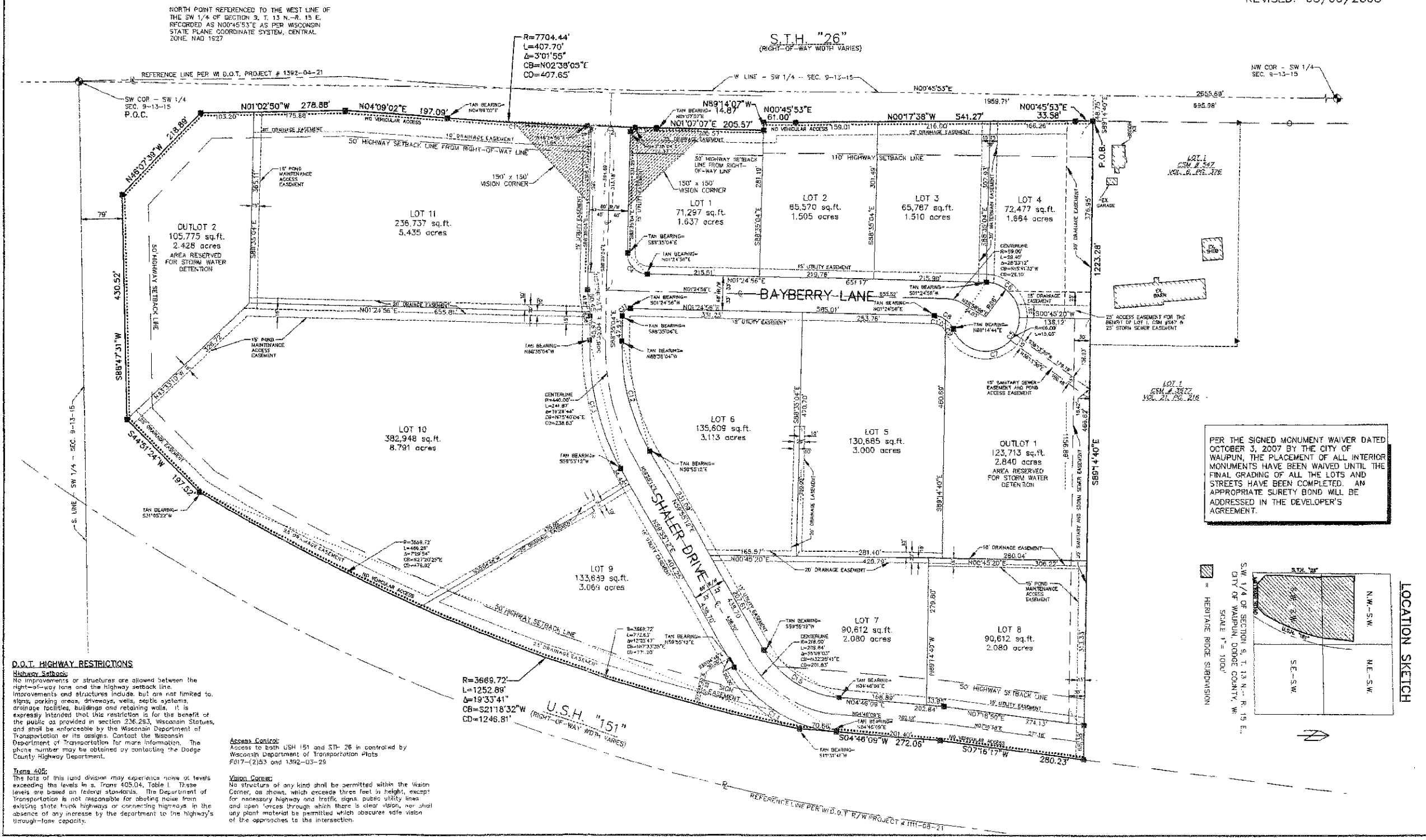
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified March 18th 2008

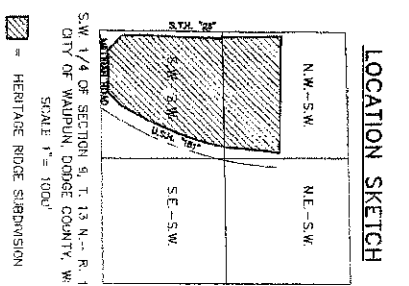
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REVISED: 12/20/2007
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U.S.H. "151"
(RIGHT-OF-WAY WIDTH VARIES)
R=3669.72'
L=1252.89'
Δ=19°33'41"
CB=32118.32"W
CD=1246.81'