



CITY OF RIPON

100 Jackson Street * Ripon, WI 54971-1396

**PLAN COMMISSION MEETING
WEDNESDAY, JULY 19th, 2023
CONFERENCE ROOM, CITY HALL
7:00 p.m.**

Call to order/roll call

Approval of agenda

Approve meeting minutes – June 21st, 2023

Action items

1. Site Plan – Alliance Laundry Systems – Shepard St. Parking Lot Project

Project updates and staff reports

Agenda items for future meetings

Adjourn

PLAN COMMISSION MEETING

June 21, 2023

Present: Grant, Splitt, Boscaljon, Iverson, Poppy

Absent: Pollesch, Hutton, Denkert

Others: City Administrator Sonntag, City Attorney Lud Wurtz, Building Inspector Sue Leahy, Don Lenz, Aritect from Kahler Slater

Mayor Grant called the meeting to order at 7:01 p.m.

Approval of Agenda

Iverson moved and Poppy seconded a motion to approve the agenda. Motion carried.

Approve Meeting Minutes

Boscaljon moved and Iverson seconded a motion to approve the May 17th, 2023 minutes. Motion carried.

Action Items

Public Hearing – Rezoning Request - Linda Leiby and Amy Pollesch to rezone the vacant 1.239-acre parcel located next to 317 Stanton St. – Parcel: RIP-16-14-22-06-050-08. The request is to change from R-3 to Industrial.

Mayor Grant called the public hearing open at 7:02 p.m. No public was present to register comment. Sonntag provided a staff recommendation to keep the current zoning as R-3 on the property for planning and development purposes. Mayor Grant closed the public hearing at 7:07 p.m. Boscaljon moved and Iverson seconded a motion to deny the approve the rezoning request based on staff review/recommendation. Motion carried.

Public Hearing – Amendments to Chapter 20.46 - FLOODPLAINS AND SHORELAND-WETLANDS of the Municipal Zoning Code

Mayor Grant called the public hearing open at 7:10 p.m. No public was present to register comment. Sonntag provided a summary of the amendments, including the inclusion of Act 175 in the ordinance. Mayor Grant closed the public hearing at 7:14 p.m. Iverson moved and Poppy seconded a motion to deny the approve the Amendments to Chapter 20.46 and forward the ordinance to the Common Council Motion carried.

Site Plan – Ripon College Science Center Addition – 300 W. Seward St.

The Commission reviewed a proposal from Ripon College for the 18,000 sq. ft. Science Center Addition. Kahler Slater discussed the overall project and site, including design elements and stormwater. Sonntag noted stormwater review resulted in no concerns. Splitt moved and Boscaljon seconded a motion to approve the site plan for Ripon College. Motion carried.

CSM – Thomas Rogers/Webster’s Real Estate Holdings, LLC – 1188/1200 W. Fond du Lac St.

The Commission reviewed a site plan combining a parking lot into the Webster’s Market property at 1188 and 1200 W. Fond du Lac St. Don Lenz stated the parking lot easements would remain in place and the goal was to simply transfer parking space to the Webster’s property. Attorney Wurtz confirmed the presence of easements. Iverson moved and Poppy seconded a motion to approve the CSM for 1188/1200 W. Fond du Lac St. Motion carried.

CSM – Ripon College / City of Ripon – Cemetery / Walking Path

Sonntag stated the CSM was to transfer the walking path that is currently located on city cemetery property to Ripon College. Sonntag noted a stormwater easement across the path. Upon approval, a land transfer can occur with the Common Council. Iverson moved and Splitt seconded a motion to approve the CSM for the City of Ripon/Ripon College. Motion carried.

Landscaping Ordinance Discussion

The Committee reviewed the draft landscaping ordinance revision that allows for an undue hardship. Sonntag noted the goal was to simplify the process at the Plan Commission level and provide flexibility to businesses that see a hardship that is out of their control. Attorney Wurtz noted his support for the amendment to element sending to the zoning board. After discussion, Iverson moved and Poppy seconded a motion to accept the undue hardship language in the landscaping ordinance and forward to the Common Council. Motion carried.

Project Updates and Staff Reports

None.

Agenda Items for Future Meetings

None.

With no further business, Iverson moved and Boscaljon seconded a motion to adjourn. Motion carried. Mayor Grant declared the meeting adjourned at 7:36 p.m.



**Stormwater &
Erosion Control
Narrative For:**

Alliance Laundry Pavement Rehab

Ripon, Wisconsin

Excel Job # 2279840

June 27, 2023



Prepared by Dustin Salter, PE
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920-926-9800 • www.excelengineer.com

Project Summary

The proposed redevelopment project involves rehabilitation and improvements to an existing paved parking lot for Alliance Laundry Systems in the City of Ripon, Wisconsin. The parking lot is located on the east side of Shepard St and between Doty St to the south and E Oshkosh St to the north. The project involves pulverizing the existing paved surfaces and repaving to provide better drainage and a more efficient parking layout. Alliance Laundry Systems is proposing angled parking along the east side of Shepard St to reduce the number of employees parallel parking along Shepard St and to improve employee parking efficiency.

Stormwater Management Summary

The proposed project involves approximately 0.10 acres of disturbed site area and is therefore exempt from the redevelopment performance standards set forth by the Wisconsin DNR. Since the disturbed site area is less than one acre, a construction site NOI is not required. Additionally, the proposed project will be considered exempt from the City of Ripon stormwater management requirements since the project will not result in a division of a tax parcel into 3 separate parcels of 5 acres or less, and the project will involve less than 7,500 square feet of new impervious surface added (3,928 square feet of new impervious proposed). Existing drainage patterns will be maintained following completion of the project, which involves sheet drainage to the adjacent Shepard St curb line. Erosion control will be implemented throughout construction in accordance with state and local standards.

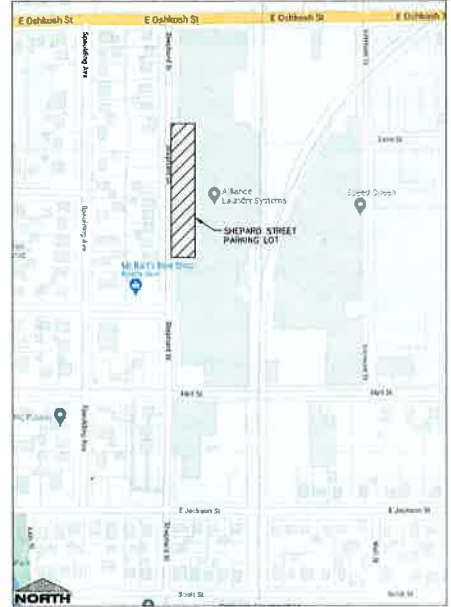
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS



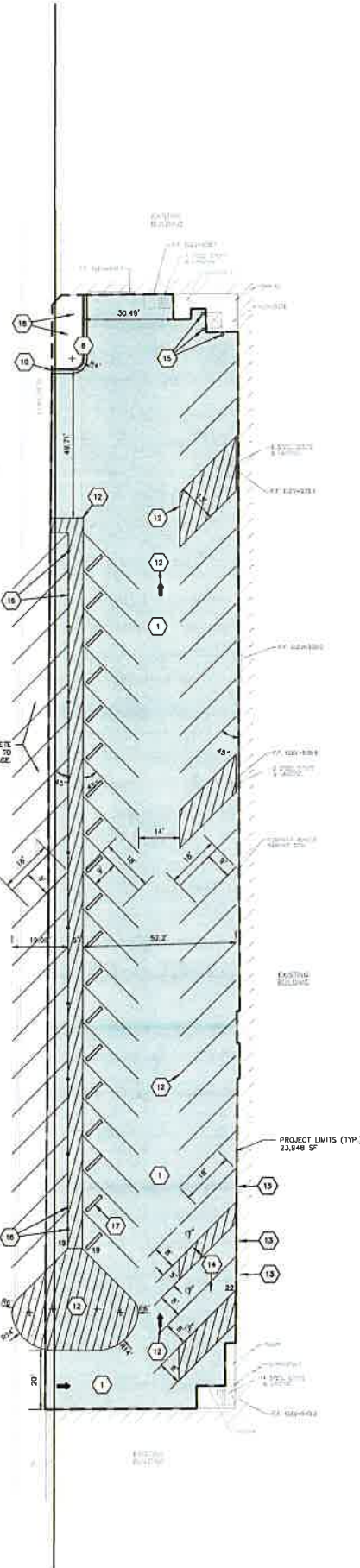
PROJECT INFORMATION

PROPOSED PAVEMENT REHABILITATION FOR:
ALLIANCE LAUNDRY
RIPON, WI 54971

SITE INFORMATION:
PROPERTY INFORMATION – ALLIANCE LAUNDRY:
PARCEL #RIP-16-14-21-03-290-02 / LEGAL SW-NE, S21-T16N-R14E (2.316 AC)
PARCEL #RIP-16-14-21-03-350-02 / LEGAL SW-NE, S21-T16N-R14E (0.267 AC)
PARCEL #RIP-16-14-21-02-190-02 / LEGAL NW-NE, S21-T16N-R14E (9.933 AC)
EXISTING ZONING: (I) – INDUSTRIAL
PROPOSED ZONING: (I) – INDUSTRIAL
PROPOSED/EXISTING USE: ALLIANCE LAUNDRY SYSTEMS LLC
AREA OF SITE DISTURBANCE: 4,353 SF (0.10 AC)
*NOTE: PAVEMENT MAINTENANCE NOT CONSIDERED SITE DISTURBANCE IF SUB-BASE IS NOT DISTURBED
SETBACKS: BUILDING: N/A – NO NEW BUILDINGS PROPOSED
PAVEMENT: N/A – MAINTENANCE OF EXISTING PARKING LOT
PARKING SPACES: SHEPARD STREET PARKING LOT – 60 SPACES; 3 HC ACCESSIBLE
LANDSCAPE REQUIREMENTS: N/A – MAINTENANCE OF EXISTING PARKING LOTS



PROJECT LOCATION MAP



SITE PLAN KEYNOTES

1	STANDARD ASPHALT SECTION (TYP.)
8	18" CURB & GUTTER (TYP.)
10	CURB TAPER (TYP.)
12	PAVEMENT STRIPING (TYP.)
13	WALL MOUNTED HC SIGN (3 TYP.)
14	HANDICAP STALL & STRIPING PER STATE CODES
16	BOLLARD (3 TYP.)
16	BOLLARDS W/ YELLOW EPOXY EXITED STEEL CHAIN STRUNG BETWEEN BOLLARDS. CONTRACTOR TO PROVIDE THIS ITEM AS AN ALTERNATE PRICING OPTION TO OWNER. BOLLARDS SHALL BE EQUIPPED WITH LOOPS FOR CHAIN CONNECTION. (10 TYP. BOLLARDS)
17	PRECAST CONCRETE WHEEL STOPS PINNED TO PAVEMENT (19 TYP.)
18	LAWN OR LANDSCAPED AREA CONTRACTOR TO COORDINATE W/ OWNER AS NEEDED.

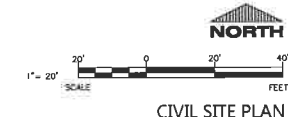
EXISTING SITE DATA – PROJECT LIMITS

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.55	23,948	0.610
BUILDING FLOOR AREA	0.00	173	0.7%
PAVEMENT (ASP. & CONC.)	0.45	19,595	81.8%
TOTAL IMPERVIOUS	0.45	19,768	82.5%
LANDSCAPE/ OPEN SPACE	0.10	4,180	17.5%

PROPOSED SITE DATA – PROJECT LIMITS

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.55	23,948	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.54	23,696	98.9%
TOTAL IMPERVIOUS	0.54	23,696	98.9%
LANDSCAPE/ OPEN SPACE	0.01	252	1.1%

PAVEMENT HATCH KEY:
[Hatched Box] STANDARD ASPHALT (SEE C0.1)



CIVIL SITE PLAN

PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 21, 2022
DEC. 5, 2022
JUNE 12, 2023
JUNE 27, 2023

NOT FOR CONSTRUCTION

JOB NUMBER
2279840

SHEET NUMBER
C1.1