



CITY OF RIPON

100 Jackson Street * Ripon, WI 54971-1396

BOARD OF ZONING APPEALS MEETING

LOCATION: Council Chambers, City Hall

DATE: August 2nd, 2023

TIME: 6:30 P.M.

AGENDA

- I. Call to order/roll call
- II. Approve meeting minutes – December 14th, 2022
- III. Public hearing – Variance Application – Doug & Shirley Pepler – 605 Hillside Terrace – Pool Cover Request
- IV. Adjourn

BOARD OF ZONING APPEALS MEETING
December 14, 2022

PRESENT: Arbaugh, Roy, Sakrison

ABSENT:

OTHERS: City Administrator Sonntag, Building Inspector Sue Leahy, Bill Hoch of
Blowfish Architects,

Sakrison called the meeting to order at 6:41 p.m. Roll call was taken.

Approve meeting minutes

Motion made by Roy to approve the August 17, 2022 minutes as presented, second made by Arbaugh. Motion carried.

Public Hearing – Variance – Signature Wafer Company – 850 Stanton St.

Sakrison opened the public hearing at 6:42 p.m. Bill Hoch was in attendance representing Signature Wafer Company. Hoch discussed the need for two variances. The first was to exceed the 60' building height requirement to accommodate a 63'6" building addition for a line expansion. The second was an exemption from the landscaping requirements due to it being a food production facility. Roy asked if the footings could be lowered to comply with the height requirement, but due to the floor grade it could not. Arbaugh noted the height variance would not be an obstruction. Leahy requested trees be planted on the property to offset the landscaping variance. Sakrison closed the public hearing at 6:46 p.m. Motion made by Roy to approve the variance request for Signature Wafer to exceed the 60' height requirement and to waive the landscaping requirement for the property with the addition of tree plantings, second made by Arbaugh. Motion carried.

With no further business before the Board, Roy moved, and Arbaugh seconded a motion to adjourn. Motion carried. Sakrison declared the meeting adjourned at 6:46 p.m.

City of Ripon, Wisconsin
Application for Variance

In accordance with the MUNICIPAL CODE (20.06.050) of the City of Ripon, Wisconsin, variance(s) may be granted by the Board of Appeals where a literal enforcement of the Chapter provisions would result in unnecessary hardships. No variation may be granted which would adversely affect surrounding property or the general neighborhood. All variations must comply with the intent and purpose of the Zoning Ordinance.

Please take notice that the undersigned on the 27th day of JUNE, 2023, requests a variance: to the provisions of Chapter 18.32 Section _____ of the City Municipal Code:
Describe 18.32.030 C.

EVERY OUTDOOR PRIVATE OR RESIDENTIAL SWIMMING POOL IN THE GROUND OR WITH SIDES LESS THAN FOUR FEET HIGH, SHALL BE COMPLETELY ENCLOSED BY A FENCE OR WALL NOT LESS THAN FOUR FEET IN HEIGHT. OWNER WOULD WILL BE INSTALLING A POOL COVER (POWER OPERATED), SAFETY COVER THAT COMPLIES WITH
Property Owner DOUG & SHIRLEY PEPPER ASTM F 1346-91 SPECIFICATIONS.

Address of property where variance requested 605 HILLSIDE TERRACE SAFETY COVER TO BE FULLY CLOSED AT ALL TIMES WHEN POOL IS NOT IN USE.

Present Use and Zoning District R1 SINGLE FAMILY RESIDENTIAL

Hardship caused by the Zoning Code INSTALLING A POOL COVER, WHICH MEETS THE SPECIFICATIONS OF ASTM F 1346-91 WHICH COULD ELIMINATE THE NEED OF THE FENCE

Are the conditions of hardship for which you request a variation true only for your property? YES If not, how many other properties are similarly affected?

Will the grant of a variation in the form requested comply with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance?

Elaborate YES.

List the name(s) and address (es) of the adjacent property owners:

ALAN JORGENSEN
616 HILLSIDE TERRACE
RIPON, WI 54971

WILLIAM NEILL
617 HILLSIDE TERRACE
RIPON, WI 54971

MARCUS & STEPHANIE WALTERS
611 HILLSIDE TERRACE
RIPON, WI 54971

REBECCA BAIRD
606 SUNSET CIRCLE
RIPON, WI 54971

Fee: \$175.00

Received _____

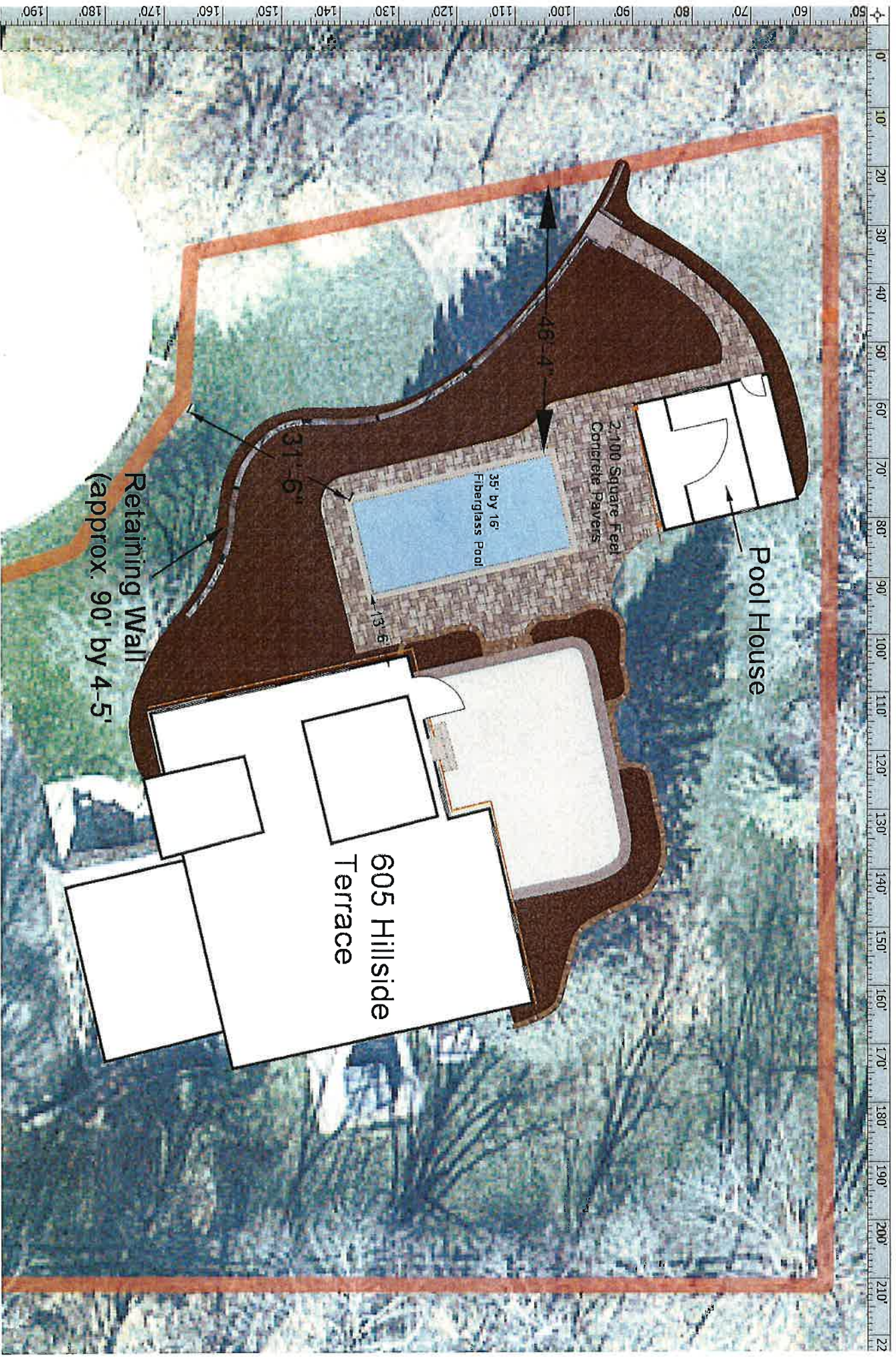
Signature _____

Date _____

Signed Shirley Pepper
Address 605 Hillside Terrace
Ripon WI 54971
Phone 920-279-7716

TYLER & ALLISON HEUSLIN
612 SUNSET CIRCLE
RIPON, WI 54971

June 27th 2023
Attorney at Law
Dated



Pool House

2,100 Square Feet
Concrete Pavers

35' by 16'
Fiberglass Pool

605 Hillside
Terrace

Retaining Wall
(approx. 90' by 4-5')

46'-4"

31'-6"

13'-5"

Chapter 18.32 PRIVATE SWIMMING POOLS

18.32.010 Defined.

A "private swimming pool" is a structure containing or intended to contain a body of water in an artificial or semi-artificial receptacle or other container, having a capacity for water exceeding eighteen inches in depth at any point, located above or below the surface of the ground elevation, used or intended to be used by the owner, operator or lessee thereof and his family or guests authorized to use it, and including all structures, appurtenances, equipment, appliances and other facilities appurtenant thereto and intended for the operation and maintenance of a private swimming pool.

(Prior code § 14.215(1)).

18.32.020 Construction—Permit—Application—Fee.

Before work is commenced on the construction of a private swimming pool or on any alterations, additions, remodeling or other improvements to a private swimming pool, and application for a permit to construct and the plans and specifications and pertinent explanatory data shall be submitted to the building inspector, and no part of the work shall be commenced until a written permit to construct is issued by the building inspector and the required fee paid by the applicant. All applications shall be made in the manner provided in the building code.

(Prior code § 14.215(2)).

18.32.030 Construction—Requirements.

The building inspector shall not issue a permit for the construction of any private or residential swimming pool or for any alterations, additions, remodeling or other improvements to an existing private or residential swimming pool unless the following construction requirements are observed in such construction, alteration, addition, remodeling or other improvements:

- A. All materials and methods of construction in the construction, alteration, addition, remodeling or other improvements of private or residential swimming pools shall be approved by the building inspector.
- B. Every outdoor private or residential swimming pool shall be provided with a suitable draining method, and in no case shall water from any pool be drained into the sanitary sewer system, nor with detriment onto lands of other property owners in the vicinity.
- C. Every outdoor private or residential swimming pool in the ground or with sides less than four feet high, as in the case of aboveground pools, shall be completely enclosed by a fence or wall not less than four feet in height, but not to exceed eight feet in height, which shall be so constructed as not to have openings, holes or gaps larger than four inches in any dimension. A residence or accessory building may be used as part of the enclosure. All gates and doors opening through such enclosures shall be equipped with a self-closing and self-latching device for keeping the gate or door securely locked at all times when not in actual use; except, that the door of any dwelling which forms a part of the enclosure need not be so equipped. Aboveground pools using a ladder for ingress and egress shall have this ladder removed when the pool is not in use. The requirements of this subsection shall be applicable to all private swimming pools, whether constructed before or after the effective date of the ordinance

codified in this chapter, except in the case of an existing pool where the building inspector finds that there are special circumstances existing that prevent such pool from being a safety hazard.

(Prior code § 14.215(3)).

18.32.040 Electrical requirements.

All electrical installations provided for, installed and used in conjunction with private residential swimming pools shall be in conformance with city ordinances regulating electrical installations and also in conformance with the then existing National Electrical Code Requirements on swimming pools, fountains and similar installations as found in the Wisconsin Administrative Code SPS 316, SPS 324 and (NEC) 2008 National Electrical Code, a copy of which shall be available at all times at the city of Ripon Municipal offices.

(Ord. 1313, 2007: Ord. 777 § 1, 1983: prior code § 14.215(4)).

(Ord. No. 1415, 2-12-2013)

18.32.050 Recirculation system—Required.

A satisfactory recirculation and purification system for the swimming pool shall be installed and shall at all times be operated while the pool is being used.

(Prior code § 14.215(5)).

18.32.060 Required setbacks.

No part of any outdoor swimming pool shall be set nearer than six feet from any lot line, or fifteen feet from any adjacent residence, or in the front setback area of any lot.

(Prior code § 14.215(6)(a)).

18.32.070 Life preservers required—Number.

Every private swimming pool shall be equipped with a minimum of two throwing ring buoys, or equivalent life preservers.

(Prior code § 14.215(6)(b)).

18.32.080 Modifications.

The zoning board of appeals may make modifications in individual cases, upon showing of good cause, with respect to the height, nature or location of the fence, wall, gates or latches, or the necessity therefor, provided the protection sought under this chapter is not reduced thereby.

(Prior code § 14.215(6)(c)).

18.32.090 Small temporary pools—Covering or draining required when.

Any pool more than six inches in depth and exceeding three feet in width shall be adequately covered or drained when not in use.