



CITY OF RIPON

100 Jackson Street * Ripon, WI 54971-1396

**PLAN COMMISSION MEETING
WEDNESDAY, SEPTEMBER 20th, 2023
CONFERENCE ROOM, CITY HALL
7:00 p.m.**

Call to order/roll call

Approval of agenda

Approve meeting minutes – July 19th, 2023

Action items

1. Public Hearing – Conditional Use Permit – Jeffrey Darrington – 508 Van Dyke Ave. – Parking Area
2. Review Chapter 22.20 Erosion Control and Stormwater Management (Section 22.20.050)

Project updates and staff reports

Agenda items for future meetings

Adjourn

**City of Ripon, Wisconsin
Application for Conditional Use**

In accordance with the MUNICIPAL CODE (20.06.022) of the City of Ripon, Wisconsin, a Conditional Use may be granted by the Plan Commission provided, that such Conditional Uses or structures are in accordance with the purpose and intent of this title and are found to be not hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or community.

Please take notice that the undersigned on the 8th day of AUGUST, 2023, requests a Conditional Use for the following subject site.

Address, Common Description 308 VAN DYKE AVE

Legal Description _____

Property Currently Zoned R-3

The Conditional Use is requested for the following reasons: ADDITIONAL PARKING SPACE, 10' WIDE @ front porch of house (20,12,040 C.) EACH SIDE FOR EACH UNIT OF DUPLEX

The site is presently owned by: JEFFREY DARRINGTON

List name(s) and address (s) of property owners adjacent to and abutting the subject site.

JOSHUA ABITZ, WHELAN, BRETT ABITZ, CRYSTAL ABITZ
510 VAN DYKE AVE
Ripon, WI 54971

GREY BREITENBACH
509 VAN DYKE AVE
Ripon, WI 54971

RICHARD & SANDRA SCAMERON
627 SUNSET CIRCLE
Ripon, WI 54971

TW LONGFELLOW LLC, HITLER 2, LLC
1611 W. DUNCANES BAY RD
MEQUON, WI 53092
511 UNION ST ? 525 UNION ST
Architect NA

KEITH STORZ
1412 SUNSET CIRCLE
Ripon, WI 54971

EUGENE RESOP,
DEBRA RESOP,
ROBERT ROBINSON,
MARK ROBINSON
Douglas Resop
Jason Resop
Jeanne Resop
521 Van Dyke Ave
Ripon, WI 54971

Professional Engineer & Contractor NA

Type of Structure DRIVEWAY (GRAVEL)

Proposed Operation or Use of Structure Site CREATE (1) ADDITIONAL PARKING SPOT @ EACH UNIT OF DUPLEX

Number of Employees NA

The Plan Commission, City Engineer, Building, Plumbing or Health Inspectors may require additional information. Return this application with a Plat or Survey prepared by a Registered Land Surveyor showing all information required for a Building Permit and existing and proposed landscaping along with appropriate application fee (\$150.00).

Fee: \$150.00

Received _____

Signature

AUGUST 8, 2023

Date

Signed [Signature]

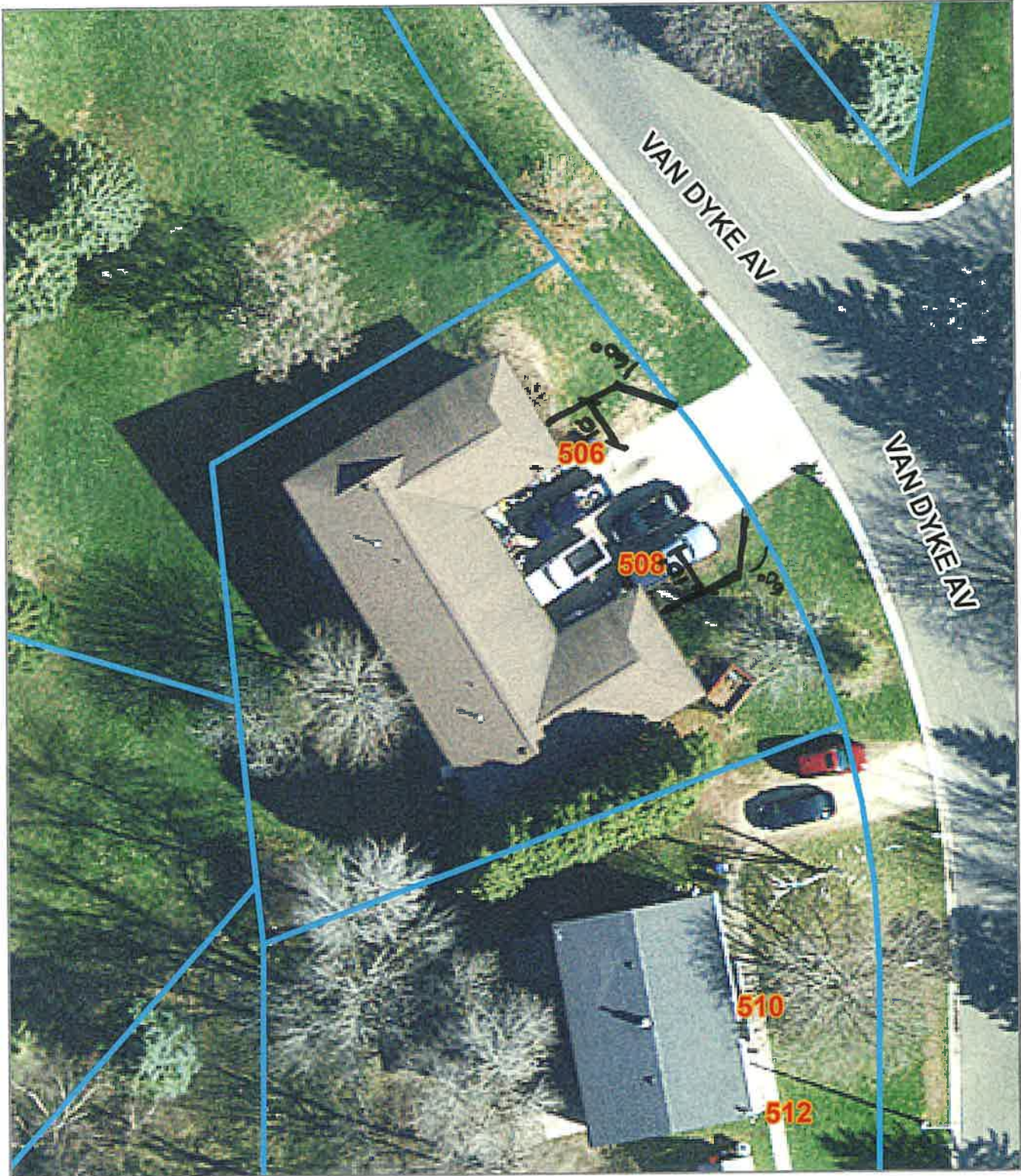
Address _____

Phone 630 639-8327 (Amy)
Amydarr90@gmail.com

Attorney at Law

Dated

Fond du Lac County, WI



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 30 feet
8/8/2023



CITY OF RIPON

100 Jackson Street * Ripon, WI 54971-1396

August 30th, 2023

RE: Request for conditional use permit – Jeffrey Darrington – 508 Van Dyke Ave.

Dear Property Owner:

The City of Ripon's Plan Commission Public Hearing on Wednesday, September 20th, 2023, at 7:00 p.m. in the conference room of Ripon City Hall, located at 100 Jackson Street, to consider a request by Jeffrey Darrington for a conditional use in a R-3 district at 508 Van Dyke Ave. The conditional use application is to allow a create a parking area in the front plane of the property.

Anyone interested is invited to attend the meeting and address this issue. If you wish to comment but cannot attend, please provide a written statement to Adam Sonntag at Ripon City Hall, on or before 4:00 p.m. on Wednesday, September 20th. Your letter will be given to the Commission for consideration.

Please contact me at (920)748-4914 or asonntag@cityofripon.com if you have any questions or concerns.

Sincerely,

Adam Sonntag
City Administrator

22.20.050 Applicability, exemptions and waivers.

- A. Construction Site Erosion Control. Unless otherwise exempted under subsection C of this section, or waived under subsection D of this section, an erosion and runoff control permit under Section 22.20.110 of this chapter shall be required, and all construction site erosion control provisions of this chapter shall apply to all land disturbing activity that meet any of the following:
1. Disturbs four thousand square feet or more of total land surface area;
 2. Involves excavation or filling, or a combination of excavation and filling, in excess of five hundred cubic yards of material;
 3. Disturbs two hundred lineal feet of road ditch, grass waterway or other land area where surface drainage flows in a defined open channel, including the placement, repair or removal of any underground pipe, utility or other facility within the cross-section of the channel at flow capacity; or
 4. Other land disturbing activities, including the installation of access drives, that the city determines to have a high risk of soil erosion or water pollution, or that may impact an environmentally sensitive area. All determinations made by the city under this subsection shall be made in written or electronic form, unless otherwise waived by the requesting entity.
- B. Stormwater Management. Unless otherwise exempted under subsection C of this section, or waived under subsection D of this section, an erosion and runoff control permit under Section 22.20.110 of this chapter, shall be required, and all stormwater management provisions of this chapter shall apply to all land development activity that meet any of the following:
1. Divides an existing tax parcel into three separate parcels of five acres each or less in total area within a common plan of development;
 2. Involves the construction of any new public or private roads;
 3. Ultimately results in the addition of impervious surfaces of seven thousand five hundred square feet or greater in total area, including smaller individual sites that are part of a common plan of development; or
 4. Other land development activities, including access drives, that the city determines may significantly increase downstream runoff volumes, flooding, soil erosion, water pollution or property damage, or significantly impact an environmentally sensitive area. All determinations made by the city under this subsection shall be made in written or electronic form, unless otherwise waived by the requesting entity.
- C. Exemptions.
1. The following sites shall be exempt from all of the requirements of this chapter:
 - a. All activities directly relating to the planting, growing and harvesting of agricultural crops;
 - b. Activities associated with nonmetallic mining (Nonmetallic mining is addressed through the county's nonmetallic mining ordinance.);
 - c. Any land disturbing or land development activity conducted by or contracted for any state agency, as defined under Section 227.01(1), Wisconsin Statutes, including, but not limited to, road construction projects administered by the Wisconsin Department of Transportation. These activities must meet the erosion control and stormwater management requirements of the state.
 2. The following sites shall be exempt from subsection A of this section, which includes the construction site erosion control provisions of this chapter only:

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- a. The construction of one- and two-family residential buildings under Chapter COMM 21.125, Wisconsin Administrative Code. These activities must meet the erosion control requirements of the Wisconsin Uniform Dwelling Code.
 3. The following sites shall comply with all of the erosion control and stormwater management requirements of this chapter, but shall be exempted from obtaining a permit, providing a financial guarantee or paying a fee under Section 22.20.110 of this chapter:
 - a. Any road construction or other land disturbing or land development activity by the city or county.
 - D. Waivers.
 1. The city may waive any requirement of this chapter if it determines that:
 - a. The site will have no appreciable off-site impact;
 - b. Compliance is impractical or impossible due to site conditions, urban street cross-section requirements, or other circumstances beyond the control of the applicant;
 - c. Compliance would be in direct conflict with other regulations or related objectives of this chapter which would take precedent; or
 - d. The specific requirement is not necessary for a particular site to ensure compliance with the erosion control and stormwater management requirements of Sections 22.20.080 and 22.20.090 of this chapter.
 2. Any waiver granted shall be in written or electronic form and shall comply with the general requirements under Section 22.20.080(A)(1) of this chapter relating to construction site erosion control and under Section 22.20.090(A)(1) of this chapter relating to stormwater management.

(Ord. 1335 (part), 2008).