



# CITY OF RIPON

100 Jackson Street \* Ripon, WI 54971-1396

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**PLAN COMMISSION MEETING  
WEDNESDAY, OCTOBER 26, 2022  
CONFERENCE ROOM, CITY HALL  
6:00 p.m.**

Call to order/roll call

Approval of agenda

Approve meeting minutes – August 17, 2022

Action items

1. Site Plan – Ripon Chamber of Commerce (LWSH) – 1074 W. Fond du Lac Street

Project updates and staff reports

Agenda items for future meetings

Adjourn

# PLAN COMMISSION MEETING

17 August 2022

**Present:** Grant, Pollesch, Poppy, Boscaljon, Splitt

**Absent:** Hutton

**Others:** City Attorney Lud Wurtz, Dennis Green, Don Lenz, Tom Rogers, Kia Simon, Andrew Wargula, Charles Lawrence Meyer, Riley Schepp, Jonathan Bailey (Ripon Commonwealth Press)

**Call to Order:** 7:00pm – Mayor Grant

**Approval of Agenda:** Moved: Pollesch / Second: Splitt – Motion carried.

**Approval of Minutes from 20 July 2022:** Moved: Splitt / Second: Poppy – Motion carried.

## Action Items:

**Public Hearing:** Request by Tom Rogers for a conditional use permit to allow a Mixed Use - Commercial Storefront, Church and other religious institution, and light commercial/industrial storage/warehousing in a B-2 district at 1200 W. Fond du Lac Street

Open Public Hearing: 7:01pm

Tom Roger described possible uses for the property.

Attorney Wurtz confirmed that uses fit within zoning regulations with a conditional use permit.

No public comments.

Close Public Hearing: 7:03pm

Motion to approve conditional use permit to allow a Mixed Use - Commercial Storefront, Church and other religious institution, and light commercial/industrial storage/warehousing in a B-2 district at 1200 W. Fond du Lac Street.

Moved: Splitt / Second: Poppy – Motion carried. 3-yea / 0-nay / 1-abstain

**Public Hearing:** Request by Kia Simon for a conditional use permit to allow a Tourist Rooming House (Airbnb) in a B-2 district at 214 Jefferson Street

Open Public Hearing: 7:07pm

Kia Simon described the project.

Attorney Wurtz confirmed that there are no legal issues.

No public comments.

Close Public Hearing: 7:10pm

Motion to approve conditional use permit to allow a Tourist Rooming House (Airbnb) in a B-2 district at 214 Jefferson Street.

Moved: Pollesch / Second: Boscaljon – Motion carried. 4-yea / 0-nay

**Site Plan:** Kwik Trip #392 – 1123 W. Fond du Lac Street

Motion to approve.

Moved: Pollesch / Second: Splitt – Motion carried. 4-yea / 0-nay

**Site Plan:** United Cooperative – 713 Stanton Street – New Truck Scales

Motion to approve.

Moved: Boscaljon / Second: Pollesch – Motion carried. 4-yea / 0-nay

**CSM:** 417 Hamburg St

Motion to approve.

Moved: Pollesch / Second: Poppy – Motion carried. 4-yea / 0-nay

**CSM:** W12841 Olden Rd (Extraterritorial)

Motion to approve.

Moved: Poppy / Second: Pollesch – Motion carried. 4-yea / 0-nay

**CSM:** 105 E Fond du Lac Ave / 401 Watson St / 415 Watson St / 421 Watson St

Motion to approve.

Moved: Pollesch / Second: Splitt – Motion carried. 4-yea / 0-nay

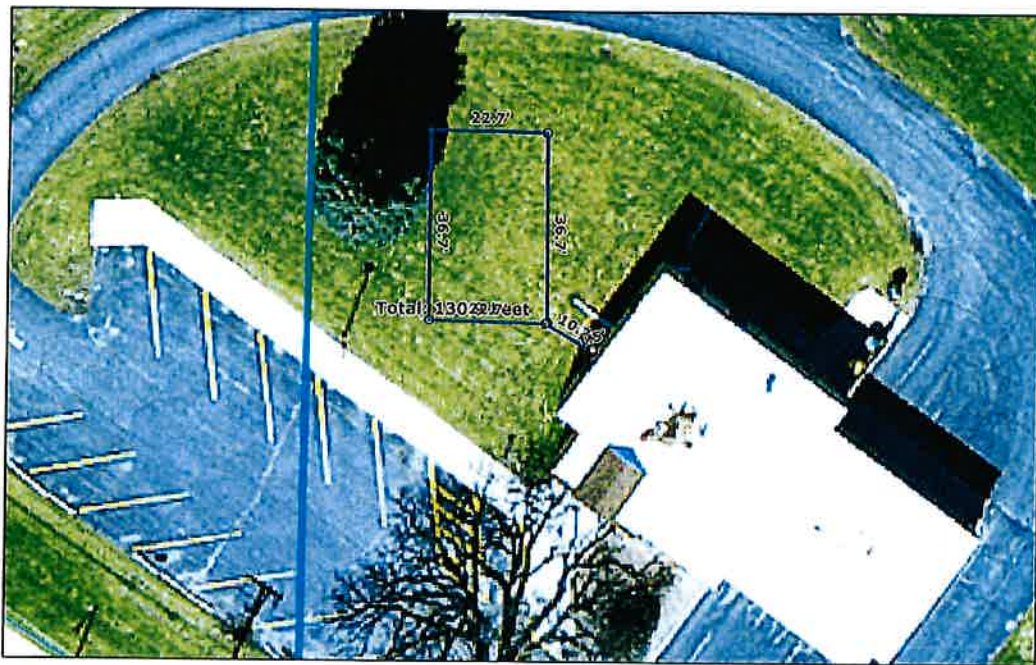
**Project Updates and Staff Reports:** None

**Agenda Items for Future Meetings:** Splitt suggested a discussion on possibly limiting Tourist Rooming Houses in Ripon.

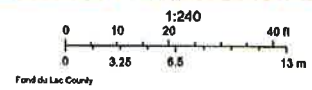
**Motion to Adjourn:** Moved: Pollesch / Second: Splitt – Motion carried.

**Meeting Adjourned:** 7:31pm – Mayor Grant

Fond du Lac County, WI



September 10, 2022



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 site search, appraisal, survey or for zoning verification.



Schoolhouse dimensions 22.7x36.7  
Building to be more than 10 feet from current building  
There is a drain for water runoff  
Brick sidewalk/handicapped ramp to run from front entrance of visitors building to entrance of LWSH with railings as we have at current location  
Underground gas/electric will come from visitors center to building