



CITY OF RIPON

100 Jackson Street * Ripon, WI 54971-1396

**PLAN COMMISSION MEETING
WEDNESDAY, DECEMBER 14, 2022
CONFERENCE ROOM, CITY HALL
7:00 p.m.**

Call to order/roll call

Approval of agenda

Approve meeting minutes – November 16, 2022

Action items

1. Public Hearing – Rezoning Request - Linda Leiby/Amy Pollesch to rezone the property located at 317 Stanton St. – Parcels: RIP-16-14-22-06-050-06, RIP-16-14-22-06-050-08, and RIP-16-14-22-06-050-10 – Request is to change from R-1 – Single-family to R-3 – Multiple-family
2. Site Plan – Signature Wafer Company – 850 Stanton St.

Project updates and staff reports

Agenda items for future meetings

Adjourn

PLAN COMMISSION MEETING

November 16th, 2022

Present: Grant, Splitt, Poppy, Harden, Hutton

Absent: Pollesch, Boscaljon

Others: City Administrator Sonntag, Building Inspector Sue Leahy, Dennis Green and Tim Sweeney

Mayor Grant called the meeting to order at 7:00 p.m.

Approval of Agenda

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

Approve meeting minutes

Splitt moved and Poppy seconded a motion to approve the October 26th, 2022, minutes as presented. Motion carried.

Action items

Certified Survey Map – Sweeney Properties – 801/803 W. Fond du Lac Street / 826 Arcade Rd.

The Committee reviewed a CSM for 801/803 W. Fond du Lac St. Tim Sweeney was present and discussed the need to create deeded access to all properties on the CSM. Hutton moved and Harden seconded a motion to approve the CSM. Sonntag noted an encroachment of the building on the right of way that the city attorney will address. Motion carried.

Certified Survey Map – Extraterritorial - W14165/W14189 Coombe Street

The Committee reviewed an extraterritorial survey for Coombe St. Dennis Green noted this was a parceling off a piece of land to create a larger lot for a neighbor. Green noted it was a 75'x175' piece from Johnson to Gollnick. After discussion, Splitt moved and Hutton seconded a motion to approve the CSM. Motion carried.

Project updates and staff reports

Sonntag noted the need for a public hearing for a rezone on Stanton St. and provided information on a floodplain zoning code update.

Splitt requested the forms be changed on CSM submissions to provide additional context for the CSM changes.

Agenda items for future meetings

Scheduled December 14th, 2022 meeting.

With no further business, Harden moved and Hutton seconded a motion to adjourn. Motion carried. Mayor Grant declared the meeting adjourned at 7:13 p.m.

1.259054

CMA
1598

City of Ripon, Wisconsin
Application for Rezoning

Wisconsin State Statutes 1975 (sec 62.23 (7)) and the Municipal Code (20.08.010) of the City of Ripon authorizes the City Council to regulate buildings and structures by zoning to determine the area of yards and other open spaces, to regulate and limit the density of population, and land use.

Please take notice that the undersigned on the 15th day of SEPTEMBER 2022, requests for a change in the zoning ordinance from ~~I-INDUSTRIAL~~ to present R-1 Single family

R-3 MULTI-FAMILY proposed for the following property:

Address, Common Description 317 STANTON ST. PARCEL No. RIP-16-14-22-06-050-06

PARCEL No. RIP-16-14-22-06-050-08 ; PARCEL No. RIP-16-14-22-06-050-10

Legal Description _____

SEE ATTACHED

Approximate Size 0.445 ACRES (19,384.2 SF)

Purpose or use if rezoned WANT TO REMODEL EXISTING BUILDING TO SINGLE FAMILY HOME, FUTURE HOME ON VACANT LOT & FUTURE MULTI-FAMILY ON LARGE PARCEL

Property Owner LINDA LEIBY / Amy Pollesch 317 STANTON ST, Ripon, WI 54971
Name Address

Representative(s) ERIC POLLESCH

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

ERIK & ANNA DRAPER
335 STANTON ST
Ripon, WI 54971

ALLIANCE LAUNDRY SYSTEMS
P.O. Box 910
Ripon, WI 54971
(322 STANTON ST)

PREMIER STANTON Ripon, LLC
3120 GATEWAY RD
BROOKFIELD, WI 53045
(345 STANTON ST)

STEVEN GROSS, Dylan Gross
317 W GRESHOLD ST
Ripon, WI 54971

Fee: \$200.00

Signed [Signature]

Received Diana K. Leaby

Address 320 E Jackson

Signature _____
Nov. 3, 2022

Phone 920 299 1591

Date

DIANIE KRUEGER
612 HALL ST
Ripon, WI 54971

MICHAEL THOM, LARRY THOM, Amy PETERMANN, LORI SCHWEDER, EVELYN THOM
634 HALL ST
Ripon, WI 54971

Attorney at Law

KEVIN & GRETCHEN PAULLUS
624 HALL ST
Ripon, WI 54971

DAVID & DEBRA HANSEN
6416 HALL ST
Ripon, WI 54971

Dated

ERIC & MICHELLE HENNRICKS
628 HALL ST
Ripon, WI 54971

ASF INVESTMENTS, LLC
4734 SONSEE AHRAY DR
HUBERTUS, WI 53033

Parcel 1:

Lot 1 of Certified Survey Map No. 7857 recorded in the office of the Register of Deeds for Fond du Lac County, Wisconsin in Volume 58 of Certified Survey Maps on page(s) 66, 66A, and 66B, as Document No. 1032396; being a part of the Lots 5 and 6 of Newton's Resurvey being in the West 1/2 of the Northwest 1/4 of Section 22, Township 16 North, Range 14 East, in the City of Ripon, Fond du Lac County, Wisconsin.

Tax ID: RIP-16-14-22-06-050-06

Parcel 2:

Lot 2 of Certified Survey Map No. 7857 recorded in the office of the Register of Deeds for Fond du Lac County, Wisconsin in Volume 58 of Certified Survey Maps on page(s) 66, 66A, and 66B, as Document No. 1032396; being a part of the Lots 5 and 6 of Newton's Resurvey being in the West 1/2 of the Northwest 1/4 of Section 22, Township 16 North, Range 14 East, in the City of Ripon, Fond du Lac County, Wisconsin.

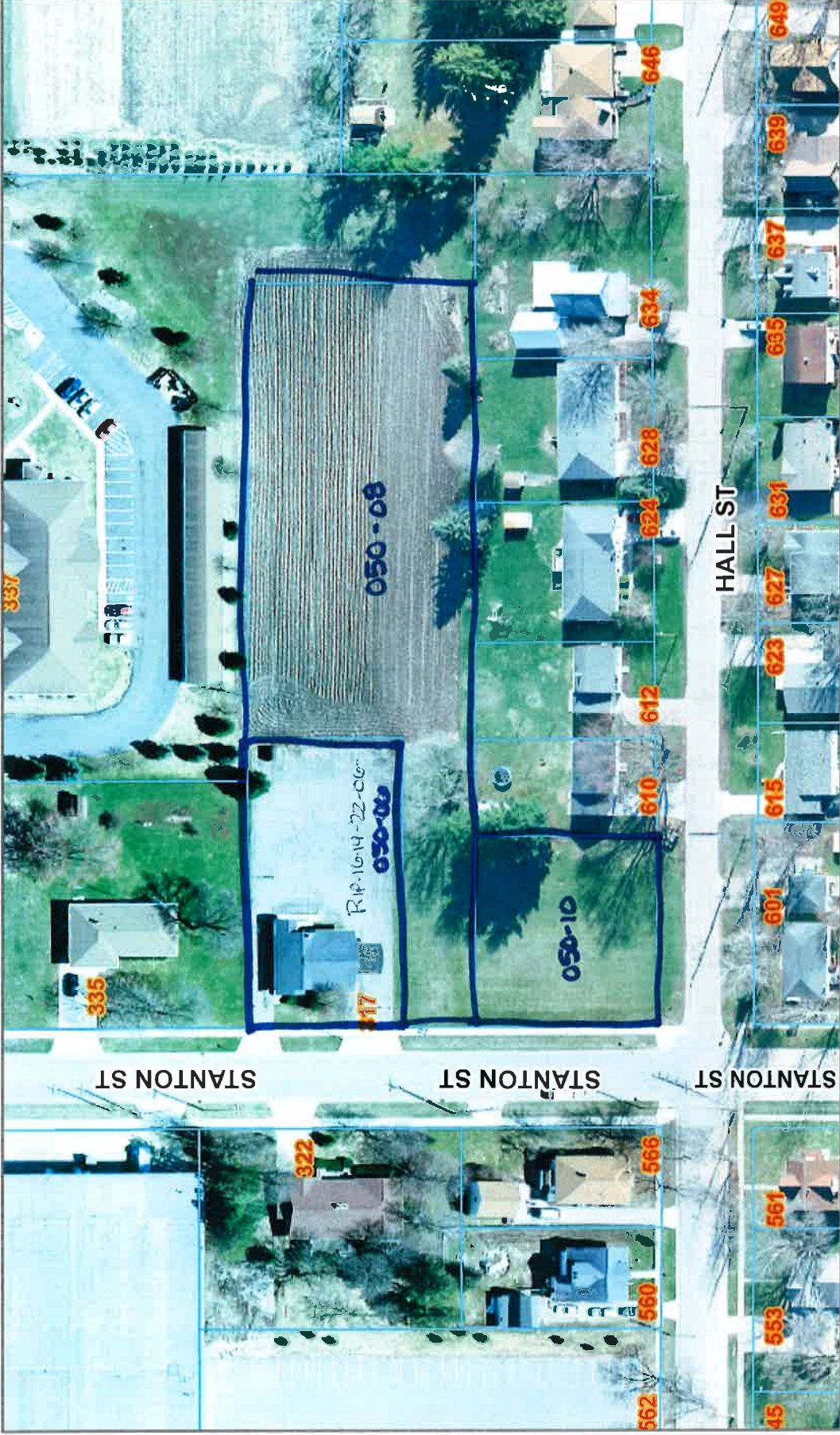
Tax ID: RIP-16-14-22-06-050-08

Parcel 3:

Lot 3 of Certified Survey Map No. 7857 recorded in the office of the Register of Deeds for Fond du Lac County, Wisconsin in Volume 58 of Certified Survey Maps on page(s) 66, 66A, and 66B, as Document No. 1032396; being a part of the Lots 5 and 6 of Newton's Resurvey being in the West 1/2 of the Northwest 1/4 of Section 22, Township 16 North, Range 14 East, in the City of Ripon, Fond du Lac County, Wisconsin.

Tax ID: RIP-16-14-22-06-050-10

Fond du Lac County, WI



Map Scale
1 inch = 100 feet
9/16/2022

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 title search, appraisal, survey, or for zoning verification.

PUBLIC HEARING PLAN COMMISSION

The Ripon Plan Commission will hold a public hearing on Wednesday, December 14 at 7:00 p.m. in the Council Chambers of Ripon City Hall, located at 100 Jackson Street, to consider a request by Linda Leiby/Amy Pollesch to rezone the property located at 317 Stanton St. – Parcels: RIP-16-14-22-06-050-06, RIP-16-14-22-06-050-08, and RIP-16-14-22-06-050-10. The request is to change from R-1 – Single-family to R-3 – Multiple-family. Anyone interested is invited to attend this meeting and address this issue. If you wish to comment but cannot be present, please submit a written statement to the City Administrator’s office on or before 4:00 p.m. on Wednesday, December 14, 2022.

Adam Sonntag
City Administrator

Publish: