



CITY OF RIPON

100 Jackson Street Ripon, WI 54971-1396

**PLAN COMMISSION MEETING
WEDNESDAY, September 15, 2021
CONFERENCE ROOM, CITY HALL
7:00 p.m.**

AGENDA

Call to order/roll call

Approval of agenda

Approve meeting minutes – June 16, 2021

Action item

1. Public hearing – request for a conditional use permit to allow a self-storage—mini warehouse facility in a I-1 (Industrial) district at the 5.736-acre property on Hall Street between 175 N Douglas St and W13150 Hall St. – Parcel: RIP-16-14-22-08-005-00 - John Hollatz and Cameron Butler

Project updates and staff reports

Agenda items for future meetings

Adjourn

City of Ripon, Wisconsin
Application for Conditional Use

AUG 16 REC'D

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, 2021, requests a Conditional Use for the following subject site.

Address, Common Description Hall St. Ripon, WI

Legal Description Tax Parcel # RIP-16-14-22-08-005-00
CSM 7526-55-32

Property Currently Zoned B2 but was approved by City Council to A to Industrial

The Conditional Use is requested for the following reasons: to build self storage units

The site is presently owned by: John Hollatz W12954 Hall St Ripon

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

Wayne + Elizabeth Sormrud
175 N Douglas St Ripon

Dennis Jim M
W13150 Hall St
Town of Ripon

Ripon Assoc. Veterinary Clinic
165 N Douglas St. Ripon

Wayne + Roberta Carpoint
N 8335 Douglas St
Town of Ripon

Architect Halberg Engineering + Martonson + Eisele

Professional Engineer & Contractor Horst Builders

Type of Structure Mini Storage Units

Proposed Operation or Use of Structure Site Personal Property Storage Units

Number of Employees 0

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

Date

Signed [Signature]

Address 31 Brentwood Ln.

Appleton, WI 54915

Phone 920-419-8085

08/06/21 Attorney at Law

Dated



CITY OF RIPON

100 Jackson Street Ripon, WI 54971-1396

August 18, 2021

RE: Request for conditional use permit – John Hollatz/Cameron Butler – Self-storage—mini warehouse

Dear Property Owner:

On **Wednesday, September 15, 2021, at 7:00 p.m.**, the City of Ripon's Plan Commission will hold a public hearing to consider a request by John Hollatz and Cameron Butler for a conditional use permit to allow a self-storage—mini warehouse facility in a I-1 (Industrial) district at the 5.736-acre property on Hall Street between 175 N Douglas St and W13150 Hall St. – Parcel: RIP-16-14-22-08-005-00. You are invited to attend this meeting and express your views on this request. If you wish to comment but cannot attend, please provide a written statement to me by Wednesday, September 15 at 4:00 p.m. Your letter will be given to the Commission for its consideration.

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

Sincerely,

Adam Sonntag
City Administrator

Request for Conditional Use Permit - John Hollatz/Cameron Butler Self Storage Mini Warehouse

<u>Parcel Number</u>	<u>Owner</u>	<u>Mailing Address</u>			<u>Site Address</u>
RIP-16-14-22-08-001-00	RIPON ASSOCIATED VETERINARY HOSPITAL LLC	165 S DOUGLAS ST	RIPON	WI 54971	165 S DOUGLAS ST
RIP-16-14-22-08-003-00	SORMRUD LIV TR, WAYNE; SORMRUD LIV TR, ELIZABETH	405 NEWMAN CT	JEFFERSON	WI 53549	175 N DOUGLAS ST
RIP-16-14-22-08-004-00	LAMONT, WAYNE K; LAMONT, ROBERTA L	N8335 DOUGLAS ST	RIPON	WI 54971	
RIP-16-14-22-08-005-00	HOLLATZ, JOHN PHILIP	W12954 HALL ST	RIPON	WI 54971	
T17-16-14-22-05-021-00	HEIN, RANDALL R	144 SUNSET AVE	RIPON	WI 54971	W13187 HALL STREET RD
T17-16-14-22-05-023-00	HAHN LOGISTICS LLC	646 HALL ST	RIPON	WI 54971	N8405 DOUGLAS ST
T17-16-14-22-05-023-00	HAHN LOGISTICS LLC	646 HALL ST	RIPON	WI 54971	N8405 DOUGLAS ST
T17-16-14-22-05-024-00	HAHN LOGISTICS LLC	646 HALL ST	RIPON	WI 54971	W13199 HALL STREET RD
T17-16-14-22-05-024-00	HAHN LOGISTICS LLC	646 HALL ST	RIPON	WI 54971	W13199 HALL STREET RD
T17-16-14-22-08-001-00	T&R NORTHSTAR FARM LLC	N8747 N DOUGLAS STREET	RIPON	WI 54971	
T17-16-14-22-08-004-00	TIMM, DENNIS R	N5185 SKUNK RIDGE LN	RIPON	WI 54971	W13150 HALL STREET RD
T17-16-14-22-08-006-00	LAMONT, WAYNE K; LAMONT, ROBERTA L	N8335 DOUGLAS ST	RIPON	WI 54971	
T17-16-14-22-08-007-00	LAMONT, WAYNE K; LAMONT, ROBERTA L	N8335 DOUGLAS ST	RIPON	WI 54971	N8335 DOUGLAS ST
	TOWN OF RIPON, ATTN: CINDY BEIER, TOWN CLERK	N8191 DOUGLAS ST	RIPON	WI 54971	N8191 DOUGLAS ST

PLAN COMMISSION MEETING

June 16, 2021

Present: Grant, Iverson, Splitt, Poppy, Hutton
Absent: Pollesch
Others: City Administrator Sonntag, City Attorney Wurtz, Public Works Director Mike Ehrenberg, Building Inspector Sue Leahy, Dennis Green

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

Approval of Agenda

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

Approve meeting minutes

Iverson moved and Splitt seconded a motion to approve the May 26, 2021 minutes as presented. Motion carried.

Action items

Certified Survey Map – Tom and Nicole Moniz – 836 Thomas Street

Dennis Green of Ripon Land Surveying was present to discuss the CSM for 836 Thomas St. Green stated the CSM combined 3 lots into 2 lots. Green stated Lot 1 will now include a section of Lot 2 to allow the property owner to complete an addition to the house to meet setbacks. Leahy stated there were no issues in her review. Grant and Splitt questioned lot ownership, which all lots are owned by Tom and Nicole Moniz. Iverson moved and Hutton seconded a motion to approve the CSM for Tom and Nicole Moniz at 836 Thomas St. Motion carried.

Project updates and staff reports

Nothing to report currently.

Agenda items for future meetings

Vet Clinic Parking Lot. Contact Sonntag or Mayor Grant with other agenda items.

With no further business, Iverson moved and Splitt seconded a motion to adjourn. Motion carried. Mayor Grant declared the meeting adjourned at 7:06 p.m.