



CITY OF RIPON

100 Jackson Street Ripon, WI 54971-1396

**PLAN COMMISSION MEETING
WEDNESDAY, JANUARY 19, 2022
CONFERENCE ROOM, CITY HALL
7:00 p.m.**

AGENDA

Call to order/roll call

Approval of agenda

Approve meeting minutes – December 15, 2021

Action items

1. Public Hearing – Rezoning Request - Jason and Julie Thom to rezone the property located at 404 W. Fond du Lac St. The request is to change from R-1 – Single Family to R-2 – One- and Two-Family.
2. Public hearing – Request by Andrew Kegler / Little Somethin Somethin LLC for a conditional use permit to allow a residential use in a B-1 district at 214 Jefferson St.
3. Site Plan Review – S& L Properties Ripon LLC – 1086 W. Fond du Lac St. (Culver's)
4. Certified Survey Map –Rogers and Rogers Inc. – 300 Watson St.

Project updates and staff reports

Agenda items for future meetings

Adjourn

PLAN COMMISSION MEETING

December 15, 2021

Present: Grant, Iverson, Splitt, Poppy, Pollesch

Absent: Hutton

Others: City Administrator Sonntag, City Attorney Lud Wurtz, Dennis Green, and Kurtis Geiger from Excel Engineering

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

Approval of Agenda

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

Approve meeting minutes

Splitt moved and Iverson seconded a motion to approve the November 17, 2021, minutes as presented. Motion carried.

Action items

Certified Survey Map – Theodore and Sara Grant – 115/117 Watson St.

Mayor Grant recused himself and Splitt took over as chair. The Commission reviewed a CSM to combine 2 parcels at 115 and 117 Watson St. into a single parcel. Grant discussed needing to combine the lots due to a passageway connecting the buildings and to ease a transfer of ownership. Dennis Green added the CSM was amended to include the zoning (B-1). Grant noted the address will be 117 Watson St. Splitt noted that this had been done before for Knuth Brewing to allow buildings to connect. Pollesch noted the Mapes Hotel area will also be needing a similar combination in the future. Pollesch moved and Poppy seconded a motion to approve the CSM for Theodore and Sara Grant at 117 Watson St. Motion carried. Mayor Grant abstained.

Site Plan Review Amendment – Graystone Ventures, LLC – 230 Watson St.

The Commission reviewed the amended plans submitted by Excel Engineering for the project site. Kurtis Geiger of Excel Engineering discussed changes to the site, including the addition of 2 units and the reconfiguration of the parking structure. Geiger noted the changes to the plans are all to promote better ADA accessibility for condo owners. Pollesch noted the developers wanted to eliminate stairs and barriers and that there has been an older clientele for the condos. Mayor Grant questioned the location of the elevator. Greiger stated the elevator will reuse the existing elevator shaft. After discussion, Iverson moved and Splitt seconded a motion to approve the amended site plan for Graystone Ventures, LLC at 230 Watson St. Motion carried. Pollesch abstained.

Project updates and staff reports

Nothing to report currently.

Agenda items for future meetings

Sonntag noted a site plan review for Culver's.

With no further business, Pollesch moved and Iverson seconded a motion to adjourn. Motion carried. Mayor Grant declared the meeting adjourned at 7:12 p.m.

December 22, 2021

RE: Request for rezoning – 404 W. Fond du Lac St.

Dear Property Owner:

On **Wednesday, January 19, 2022, at 7:00 p.m.**, the City of Ripon's Plan Commission will hold a public hearing in the Conference Room of Ripon City Hall, located at 100 Jackson Street, to consider a request by Jason and Julie Thom to rezone the property located at 404 W. Fond du Lac St. The request is to change from R-1 – Single Family to R-2 – One- and Two-Family.

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, January 19 at 4:00 p.m. Your letter will be given to the Commission for its consideration.

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

Sincerely,

Adam Sonntag
City Administrator

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 4th day of November, 2021, requests for a change in the zoning ordinance from single family to multi family present proposed for the following property:

Address, Common Description 404 W. Fond du Lac St.
Ripon, WI 54971

Legal Description lot # 47 in the west 1/2 of NW 1/4 of Sect. 21,
in the township 16N, of range 14 East in the city
(Section 21-16-14)

Approximate Size 0.13 acre

Purpose or use if rezoned multi family = 2 apartments

Property Owner Jason & Julie Thom, P.O. Box 483, Greenlake, WI 54941
Name Address

Representative(s) _____

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

Tom & Karen Powers
322 W. Fond du Lac St
Ripon, WI 54971

Randy Howard & Matthew Verburgt
408 W. Fond du Lac St
Ripon, WI 54971

Signed [Signature]

Fee: \$200.00

November 4, 2021

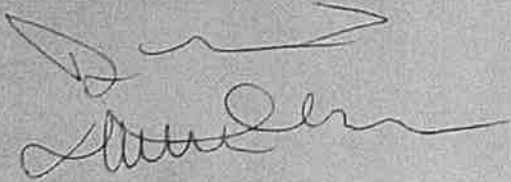
Dear City of Ripon Officials,

We purchased the duplex property on 404 W. Fond du lac St approximately in the year of 1996. We invested in this property as a duplex opportunity and also lived in the lower unit. For the last several years, we refrained from renting the upper unit due to our growing family. We haven't made any changes to create a single family home other than removing the extra mailbox in an effort for this property to return to a duplex again in the future.

We have now moved to Green Lake to care for an elderly relative and would like to rent out both units again in order to support the ongoing mortgage payment. Our renters include a single mother with one child in the lower unit. They are able to walk to work and school from this location. Our upstairs tenant is our youngest child who is now living on his own and is also able to walk to work.

Our neighbors are supportive of our move and desire to rent the house as a duplex. We sincerely request to rezone this property to allow it to return to its original purchase and purpose.

Thank you for your consideration.

Two handwritten signatures in black ink. The top signature is a stylized 'J' followed by a long horizontal stroke. The bottom signature is a cursive name, likely 'Julie Thom'.

Jason and Julie Thom

PUBLIC HEARING PLAN COMMISSION

The Ripon Plan Commission will hold a public hearing on Wednesday, January 19 at 7:00 p.m. in the Conference Room of Ripon City Hall, located at 100 Jackson Street, to consider a request by Jason and Julie Thom to rezone the property located at 404 W. Fond du Lac St. The request is to change from R-1 – Single Family to R-2 – One- and Two-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, January 19, 2022.

Adam Sonntag
City Administrator

Publish:



CITY OF RIPON

100 Jackson Street Ripon, WI 54971-1396

January 3, 2022

RE: Request for conditional use permit – Andrew Kegler / Little Somethin Somethin LLC – 214 Jefferson St.

Dear Property Owner:

On **Wednesday, January 19, 2022, at 7:00 p.m.**, the City of Ripon's Plan Commission will hold a public hearing to consider a request by Andrew Kegler / Little Somethin Somethin LLC for a conditional use permit to allow a residential use in a B-1 district at 214 Jefferson St. 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, January 19 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.

Sincerely,

Adam Sonntag
City Administrator

City of Ripon, Wisconsin
Application for Conditional Use

JAN 03 2021

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 29 day of DEC., 2021, requests a Conditional Use for the following subject site.

Address, Common Description 214 JEFFERSON ST.
RIPON, WI 54971

Legal Description S21 T16N R15E NEWTON'S RESURVEY
LOT 42 LOC IN W 1/2 NW 1/4 EXC V 44J-5627

Property Currently Zoned B-1

The Conditional Use is requested for the following reasons: CONVERT TO RESIDENCE

The site is presently owned by: LITTLE SOMETHIN SOMETHIN LLC

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

Architect N/A

Professional Engineer & Contractor N/A

Type of Structure CONVERTED HOUSE

Proposed Operation or Use of Structure Site RESIDENCE SINGLE FAMILY
CONTINGENT SALE PENDING BASED CONDITIONAL USE ACCEPTANCE

Number of Employees _____

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

Signed _____

Received _____

Address _____

Signature _____

Phone _____

Date _____

Attorney at Law

Dated

PUBLIC HEARING PLAN COMMISSION

The City of Ripon's Plan Commission will hold a public hearing on Wednesday, January 19, 2022, at 7:00 p.m., in the Ripon City Hall conference room, located at 100 Jackson Street, to consider a request by Andrew Kegler / Little Somethin Somethin LLC for a conditional use permit to allow a residential use in a B-1 district at 214 Jefferson St. 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, January 19.

Adam Sonntag
City Administrator

Publish: