

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE MAY 21, 2014 MEETING
(Approved 6/25/2014)

1. Call to Order:

The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

2. Roll Call:

Members Present: Kyle Clark, Richard Flynn, Fred Lueck Nancy Vanderkin, Elton TerBeest, and Derek Drews

Members Absent: Derek Drews and Scott Aylesworth

Staff Present: Mary Kay Vogel

3. Chairman Clark called for the approval of the minutes of the April 16, 2014 meeting. Lueck noted that a correction needs to be made on page 2, item 5, paragraph 3 as follows: “Apparently there already (insert) is another home occupation.

Motion by Vanderkin, seconded by TerBeest to approve the minutes of April 16, 2014 with the correction. Motion carried, unanimously, minutes approved.

4. Site Plan Review – Badger Mini Storage – 1348 W. Brown St. Dennis and Josh Moe developers appeared and discussed their plan for a new 5,613 sq. ft. mini storage building on a lot at 1348 W. Brown St. The lot presently contains a 5,600 sq. ft. storage building located on the east dimension of the lot adjacent to W. Brown St. and oriented in a North-South direction. The proposed building would be located behind this building near the north lot line and oriented in an East-West direction. The developer has noted on their plan the possibility of two future storage buildings on the lot. Mary Kay provided a memorandum noting that the property is zoned in an M-2 Open Storage/Heavy Manufacturing district. Closed storage is a permitted use in this district. She also noted that 16.01(d)(i) allows the Plan Commission to permit more than one principle building in a group of principle buildings when under the same ownership. The present use of the property is storage and the developer intends to continue that use. Mary Kay noted the lot is a legal substandard lot and the new structure will meet all required yard setbacks, height and required parking stalls. No additional signage is proposed.

Dick Flynn questioned the water runoff on the lot and its impervious surface. Mr. Moe said the grade would be two steps up.

Motion by Flynn, seconded by TerBeest to approve the site plan for a new mini storage ebuilding on property located at 1348 W Brown St. and to allow a second principle structure on said lot, on the condition that storm water plans and erosion control plans are submitted to the City Engineer prior to issuance of the required building permit.

Vote: TerBeest, Flynn, Vanderkin, Lueck, and Clark – “AYE”. Motion carried, unanimously. Site plan approved with conditions.

5. Site Plan Review – Summit Combined Properties – Corner of E. Jefferson St. and Washington Ave. Scott Stelmacher, Craig Bronkhorst and Scott Chitko appeared for Summit Combined Properties. They noted that the required lot size for the zoning district is 1 acre. They have recently received a variance from the Cities Zoning Board of Appeals as this lot is only $\frac{3}{4}$ of an acre. They are proposing an approximate 4,500 sq. ft. structure which will include three (3)

retail business units, one would be a Jimmy John's, on a pet store, and the third one is undetermined as of yet. These two stores would employ about 25 people and they would like to get going as soon as possible.

Kyle Clark noted there is an interested party looking to develop the area south of this site which is the old Meadowview School site. Lueck had concerns about the location of the access drive on the NE corner of the lot being very close to the intersection and we don't want another situation like McDonalds. The developers didn't see a problem they are not on a Main Street and the vehicle stacking would be across the street.

Mary Kay recommended approval of the site plan.

Motion by Vanderkin, seconded by Flynn to approve the site plan of Summit Combined Properties at the corner of E. Jefferson St. and Washington Ave.

Vote: TerBeest, Vanderkin, Flynn, Lueck, and Clark – "AYE"
Motion carried, unanimously.

6. Motion by Vanderkin, seconded by Lueck to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 5:04 p.m.

Fred Lueck
Secretary