



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

August 13, 2015

TO: Plan Commission Members
FROM: Mayor, Kyle Clark
SUBJECT: Plan Commission meeting scheduled for **Wednesday, August 19, 2015, at 4:45 p.m.** in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the July 15, 2015 meeting.
4. Public Hearing - Rezoning Petition – City of Waupun – Mayfair Estates
5. Public Hearing – Ordinance Amendment to Chapter 16.15(1)
6. Discuss / Approve Site Plan for Pine Street Park shelter
7. Discuss / Approve Preliminary Plat for Mayfair Estates.
8. Discuss section 16.01(11)(i) – Recreational Vehicle Parking
9. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Susan Leahy

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any other governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE JULY 15, 2015 MEETING
(**DRAFT**)

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, Fred Lueck, Richard Flynn, Elton TerBeest and Jerry Medema,
Member Excused: Nancy Vanderkin and Derek Drews

Staff Present: City Attorney Daniel VandeZande

3. Chairman Clark called for the approval of the minutes of the June 17, 2015 meeting. TerBeest indicated he was not at the last meeting but happened to drive by the Thirsty Marlin today and noticed the roof on their new deck is pitched to the north when the minutes say it will pitch to the east as noted by the owner. Dick said the staff would check this out. Motion by Flynn, seconded by Medema to approve the minutes of the June 17, 2015 meeting. Motion carried, unanimously, minutes approved 5/0.

4. City Attorney VandeZande appeared and discussed municipal sign regulations and a recent Supreme Court decision on municipal signs. He noted the decision came out on June 18, 2015 and applies to all cities in the United States. The Supreme Court decision is a content base restriction. Local municipalities can still regulate size, building material, lighting, portability, warnings, locations, zoning districts and the number of signs along a roadway. A lengthy discussion was had between the Plan Commission, the City Attorney, Mike Butler of Ceemedia Outdoor Signs and Andy Glewen of AmericInn on allowing one billboard along Hwy 151 near Homan Auto. City Attorney VandeZande said he has reviewed three of the City Ordinances dealing with signs and the sign provision of the zoning ordinance need the most revisions. He indicated he could draft an ordinance amendment to allow for one billboard sign in the Community.

Motion by Medema, seconded by TerBeest to direct the City Attorney to proceed with an amendment to the Cities Zoning Ordinance or create a separate ordinance that would permit one billboard sign within the City limits of Waupun.

Vote: TerBeest, Medema, Flynn, Lueck, and Clark – “AYE”

Motion carried, unanimously 5/0.

5. Discuss Preliminary Plat for Mayfair Estates.

Deanne Goodlaxson appeared to discuss the apparent encroachment of her fence on two of the lots proposed in the cities Mayfair Estates Plat. According to the Cities surveyor, the fence encroaches on proposed lots #4 and #5. The fence is approximately 129' in width and encroaches 5.9' on its north dimension and 3.3' on the southern dimension. Ms. Goodlaxson said that when the land was purchased, no survey was made, they just went with the farmers line. She requests that she be given a 30 day notice to remove the fence when lots 4 & 5 are sold and the owners wish to begin construction on said lots provided it is not during the winter months.

City Attorney VandeZande said he could prepare such an agreement.

Motion by TerBeest, seconded by Medema to direct City Attorney VandeZande to prepare an agreement between the City of Waupun and Ms. Goodlaxson where said fence owned by Ms. Goodlaxson which presently encroaches on proposed lots 4 & 5 of the proposed Plat of Mayfair Estates be removed and that Ms. Goodlaxson be given a 30 day notice prior to development of said lots and provided removal will not be required during the winter months.

Vote: Medema, TerBeest, Lueck, and Clark – “AYE”

Motion carried 5/0.

6. Motion by Lueck, seconded by Clark to adjourn the meeting. Motion carried, meeting adjourned at 5:55 pm.

Fred Lueck
Secretary



"Wild Goose Center of Wisconsin"



City of Waupun

201 E. Main Street

WAUPUN, WISCONSIN 53963

Phone: 920-324-7917

Fax: 920-324-7939

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be held in the Council Chambers in the City Hall of the City of Waupun on Wednesday the 19th day of August, 2015, at 4:45 o'clock in the P.M. there will be considered a petition for rezoning property and an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun, entitled "Zoning Code and Zoning Map" of:

1. City of Waupun to rezone property described as Lots 2 – 21 of the proposed Mayfair Estates Preliminary Plat. from the PCD Zoning District, to the R-2 Two Family Residential Zoning District.

PLEASE TAKE FURTHER NOTICE that the proposed ordinance is on file in the office of the Zoning Administrator in the City Hall of the City of Waupun, Wisconsin and may be inspected during regular business hours.

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed amendment in support thereof or in opposition thereto, must appear at the said meeting of the Plan Commission of the City of Waupun.

Dated this 29th day of July, 2015.

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH August 5 and 12, 2015)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be held in the Council Chambers in the City Hall of the City of Waupun on Wednesday the 19th day of August, 2015 at 4:45 o'clock in the P.M. there will be considered an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun.

ORDINANCE NUMBER 15-_____

AN ORDINANCE TO AMEND CHAPTER SIXTEEN OF THE MUNICIPAL CODE OF THE CITY OF WAUPUN ENTITLED "ZONING ORDINANCE."

THE COMMON COUNCIL OF THE CITY OF WAUPUN, DO ORDAIN:

SECTION 1: Section 16.01 (10) of the Municipal Code of the City of Waupun entitled "Zoning Map" is amended so that real estate currently owned by the City of Waupun, and presently zoned in the PCD District is rezoned to the R-2 Two Family Residential District. The real estate to be rezoned is described as follows:

Lots 2 – 21 of the proposed Mayfair Estates Preliminary Plat.

SECTION 2: This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Enacted this ____ day of _____, 2015.

Kyle Clark
Mayor

ATTEST:

Angela Hull
City Clerk

PLEASE TAKE FURTHER NOTICE that the ordinance is on file in the office of the Zoning Administrator in the City Hall of the City of Waupun, Wisconsin and may be inspected during regular business hours.

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed ordinance in support thereof or in opposition thereto, must appear at the said meeting of the Plan Commission of the City of Waupun.

Susan Leahy
Zoning Administrator
City of Waupun
(PUBLISH August 5 and August 12, 2015)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be held in the Council Chambers in the City Hall of the City of Waupun on Wednesday, the 19th day of August, 2015 at 4:45 o'clock in the P.M. there will be considered an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun.

ORDINANCE # 15-__

AN ORDINANCE TO AMEND CHAPTER SIXTEEN OF THE MUNICIPAL CODE OF THE CITY OF WAUPUN ENTITLED "ZONING CODE."

THE COMMON COUNCIL OF THE CITY OF WAUPUN ORDAINS:

SECTION 1: Section 16.15 of the Municipal Code of the City of Waupun entitled "ENFORCEMENT AND PENALTIES" is amended to repeal and recreate subsection (1) as follows:

1) The City of Waupun Building Inspector, acting in the capacity of Zoning Administrator, in cooperation with the Police Chief, Fire Chief and other Code Enforcement Officials, shall enforce this Ordinance as follows:

(a) Issue permits and inspect properties for compliance with this chapter and issue certificates of compliance when appropriate.

(b) Advise applicants as to the provisions of this chapter and assist them in preparing permit applications.

(c) Maintain permanent records relating to the adoption, amendment and administration of this Ordinance including, but not limited to, all maps, conditional uses, variances, appeals, certificates of occupancy and applications.

(d) Receive, file and forward all applications for amendments, variances, conditional uses or other related matters to the Plan Commission.

(e) Investigate, prepare reports and report uncorrected violations of this chapter to the City Attorney for appropriate corrective action according to the Wisconsin Statutes and the City of Waupun Zoning Ordinance.

(f) Enforce the provisions of this chapter, all other ordinances of the City and all laws and orders of the State which relate to zoning administration, and for these purposes, they shall have the right at all reasonable times to enter buildings and premises.

SECTION 2: Section 16.15 of the Municipal Code of the City of Waupun entitled "ENFORCEMENT AND PENALTIES" is amended to repeal and recreate subsection (6) as follows:

(6) Any person, firm, or company, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this Ordinance shall be subject to the forfeitures and penalties identified in Section 18.04 of this Code.

SECTION 3: All ordinances or portions of ordinances inconsistent with the provisions of this ordinance are repealed.

SECTION 4: This Ordinance shall be in full force and effect on its passage and publication as provided by law.

Enacted this ___ day of _____, 2015.

Kyle J. Clark
Mayor

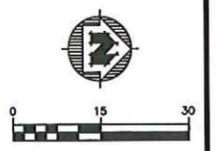
ATTEST:

Angela Hull
City Clerk

PLEASE TAKE FURTHER NOTICE that the ordinance is on file in the office of the Zoning Administrator in the City Hall of the City of Waupun, Wisconsin and may be inspected during regular business hours.

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed ordinance in support thereof or in opposition thereto, must appear at the said meeting of the Plan Commission of the City of Waupun.

Susan Leahy
Zoning Administrator
City of Waupun
(PUBLISH August 5, and August 12, 2015)



PROJECT NO.:	SCALE:	NO.	DATE	REVISION	BY
00212084	AS SHOWN				
PROJECT DATE:	DRAWN BY:	ML			
F.R.:	CHECKED BY:				
PLOT DATE:	6/10/15, P:\2106\212\00212084\CADD\C3D\00212084 Concept A.dwg				

MSA
PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL

201 Corporate Drive, Beaver Dam, WI 53918
920-897-4242, 1-800-552-6130 Fax: 920-897-4250
Web Address: www.msa-ps.com
© MSA Professional Services, Inc.

CONCEPTUAL SITE LAYOUT PLAN A

HEXAGON PARK SHELTER PROJECT
PINE STREET PARK
CITY OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN

FILE NO. 00212084
SHEET A

DESIGN LOADINGS		SEISMIC DESIGN DATA	
BUILDING CATEGORY	II	SEISMIC IMPORTANCE FACTOR, I_e	1.00
WIND LOAD		SEISMIC SITE CLASS	E
BASIC WIND SPEED	90 mph	MAPPED SPECTRAL RESPONSE ACCELERATIONS	
WIND IMPORTANCE FACTOR, I_w	1.00	S_s	0.087
WIND EXPOSURE	C	S_1	0.039
INTERNAL PRESSURE COEFFICIENT	+/- 0.00	SPECTRAL RESPONSE COEFFICIENTS	
MAIN WIND-FORCE RESISTING SYSTEMS		S_{ds}	0.09
ASCE 7-05 SUB-SECTION 5.5.13.2 AND FIG. 6-18B		S_{d1}	0.006
COMPONENTS AND CLADDING		SEISMIC DESIGN CATEGORY	A
ASCE 7-05 SUB-SECTION 5.5.13.3 AND FIG. 6-19B		BASIC SEISMIC-FORCE-RESISTING SYSTEM	TBD
ADDITIONAL ROOF LOADS (WOOD TRUSSES)		DESIGN BASE SHEAR	80 lbs
DEAD LOAD, TOTAL	15 psf	SEISMIC RESPONSE COEFFICIENT, C_s	0.01
UNBALANCED ROOF SNOW LOADS		RESPONSE MODIFICATION FACTOR	TBD
VALUES FOR FIG 7-5 (ASCE 7-05)		ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE
(LEFT) $0.3 P_g$	8.8 psf	LIVE LOADS	
(RIGHT) P_a	29.4 psf	ROOF LIVE LOAD	20 psf
DRIFT ADJACENT TO GABLE	12.0 psf	SNOW LOAD	
LENGTH OF DRIFT	5.2 ft	GROUND SNOW LOAD, P_g	35 psf
LIVE LOAD (MINIMUM)	20 psf	FLAT-ROOF SNOW LOAD, P_f	29.4 psf
RAFTER DEFLECTION, MAX	1/360	SLOPED-ROOF SNOW LOAD, P_s	29.4 psf
ALLOWABLE SOIL BEARING PRESSURE		SNOW EXPOSURE FACTOR, C_e	1.00
VERIFIED	2000 psf	SNOW LOAD FACTOR, I	1.00
		THERMAL FACTOR, C_t	1.20

GENERAL FOUNDATION NOTES

- IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY ENGINEER.
- SIMILAR PORTIONS OF THE BUILDING SHALL HAVE SIMILAR DETAILING, UNLESS NOTED OTHERWISE.
- FOOTINGS SHALL BE CENTERED ABOUT THE POSTS, UNLESS NOTED OTHERWISE.
- ANCHOR BOLT SIZES, LOCATIONS, SETTING PLAN AND PROJECTIONS SHALL BE DETERMINED BY THE BUILDING MANUFACTURER. GC SHALL SUPPLY AND INSTALL.
- NO CONCRETE SHALL BE PLACED OR REINFORCEMENT FABRICATED UNTIL A/E HAS REVIEWED BUILDING SHOP DRAWINGS, POST REACTIONS AND ANCHOR BOLT LAYOUTS.
- THIS PLAN MAY REQUIRE MODIFICATIONS IF THE BUILDING MANUFACTURER'S BUILDING DESIGN OR LOADINGS ARE DIFFERENT FROM WHAT IS SHOWN - SEE DETAIL 1/A-7. THE CONTRACTOR SHALL CONSTRUCT THE FOUNDATION AND BUILDING WITH THE MODIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
- A/E SHALL BE NOTIFIED IF REACTIONS ARE GREATER THAN INDICATED OR IF LOCATIONS OF POSTS ARE TO BE DIFFERENT THAN SHOWN, BEFORE COMMENCING WITH CONCRETE FOUNDATION WORK.
- FLOOR SLOPE SHALL NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION. FLOOR SLAB THICKNESS SHALL REMAIN CONSTANT IN ALL AREAS OF SLOPE FLOOR SLAB.
- COORDINATE FINAL LOCATION OF GRILL SLAB AND GRILLE PLACEMENT w/ ENGINEER PRIOR TO INSTALLATION.

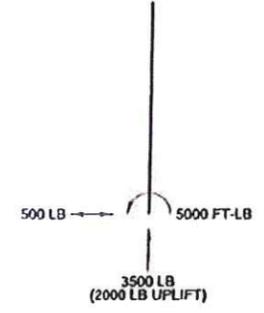
GENERAL NOTES

- SEE SHEET A-1 FOR STEEL REINFORCING AND DESIGN STRESSES.

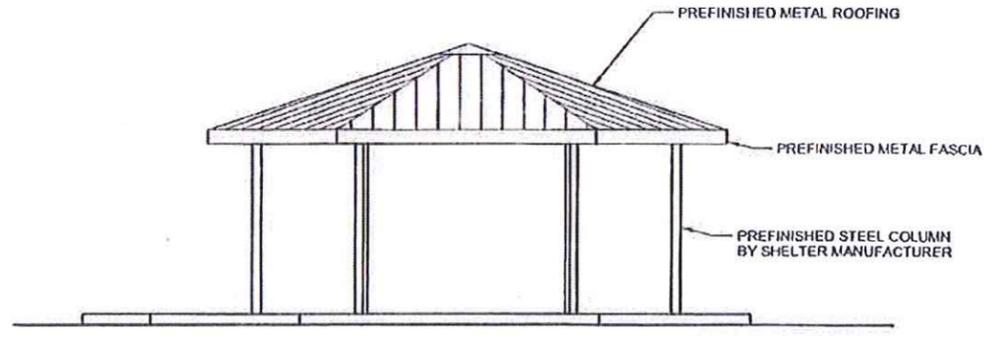
EARTHWORK

REFERENCE THE SUBSURFACE SOIL EXPLANATION REPORT IN THE PROJECT MANUAL FOR THE REQUIRED SOILS WORK

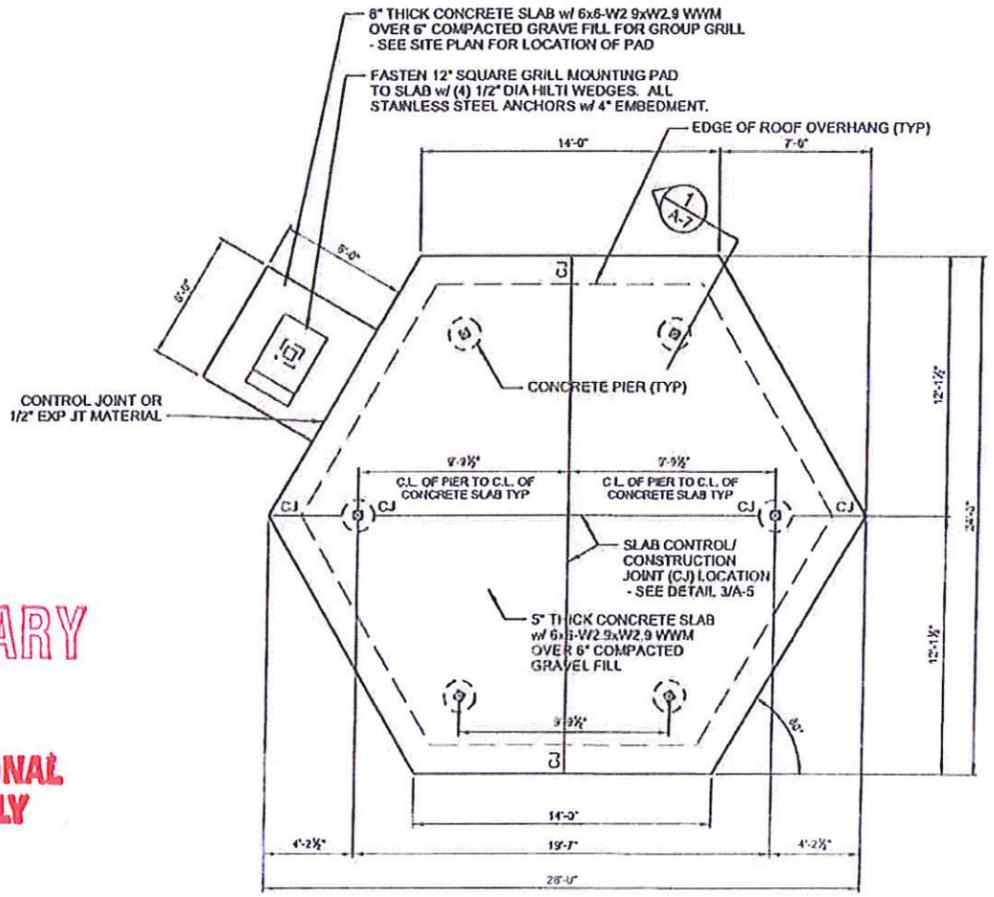
PRELIMINARY
FOR INFORMATIONAL PURPOSES ONLY



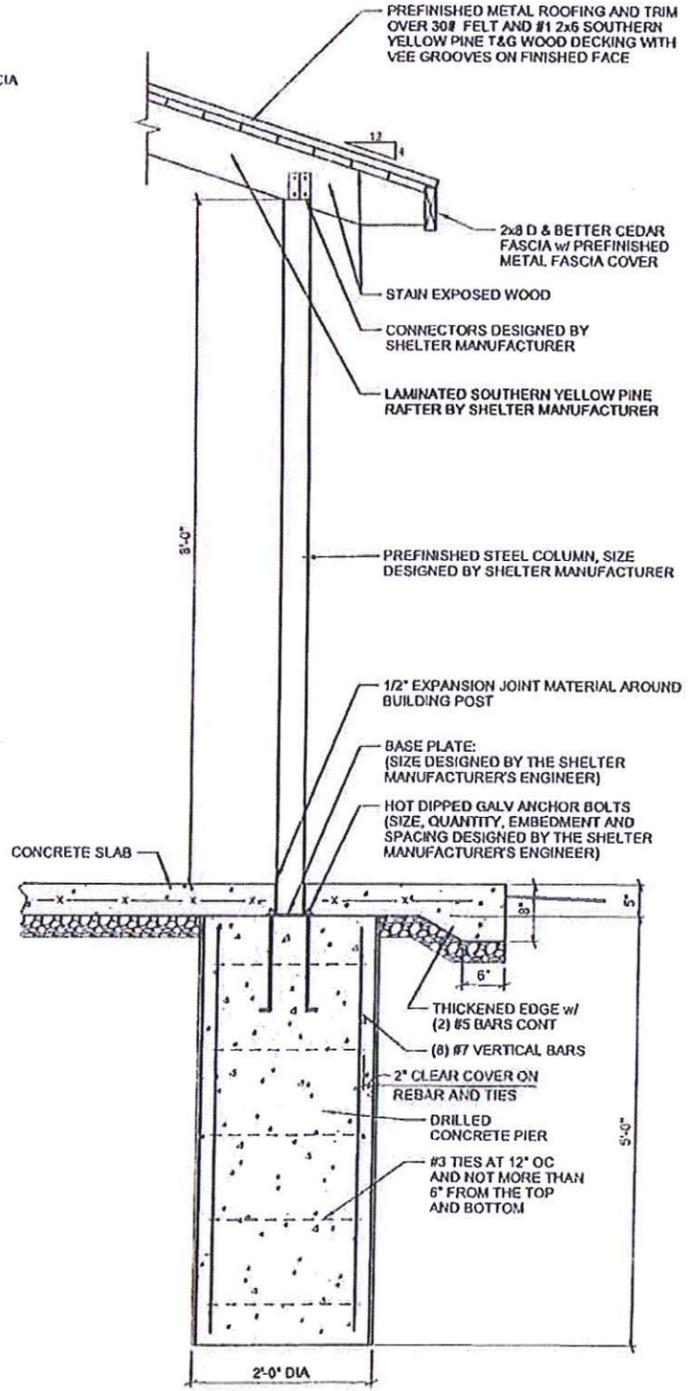
1 POST REACTIONS
A-7 NOT TO SCALE



FRONT ELEVATION
SCALE: 1/4" = 1'-0" (22 x 34)
SCALE: 1/8" = 1'-0" (11 x 17)



FOUNDATION/ FLOOR PLAN
SCALE: 1/4" = 1'-0" (22 x 34)
SCALE: 1/8" = 1'-0" (11 x 17)



1 TYPICAL POST SECTION
A-7 SCALE: 1" = 1'-0" (22 x 34)
SCALE: 1/2" = 1'-0" (11 x 17)

TRANSPORTATION - MUNICIPAL
DESIGNER - CIVIL ENGINEER
1230 S. MAIN ST., SUITE 100
MILWAUKEE, WI 53212
TEL: 414-224-1111 FAX: 414-224-1112
WWW.MSA-ENGINEERS.COM

MSA
PROFESSIONAL ENGINEERS

PROJECT NO.	DATE	NO.	DATE	NO.	DATE
PROJECT NAME	SCALE	PROJECT M.S.	DATE	PROJECT M.S.	DATE
PROJECT M.S.	SCALE	PROJECT M.S.	DATE	PROJECT M.S.	DATE

PERMANENT HEXAGON SHELTER PLAN

CONTRACT B

SHEET A-7

16.01 - GENERAL.

(11) GENERAL PROVISIONS. Excepted as otherwise provided:

- (i) Storage and Parking of Recreational Vehicles. (Ord. 04-06)
 - (i) Parking of recreational vehicles in all residential zoning districts shall be permitted if said vehicles are stored or parked in the side and rear yard and shall not be located within any required front yard setback.
 - (ii) At no time shall a recreational vehicle be used for permanent living, sleeping, materials storage or other purpose.
 - (iii) No recreational vehicle shall be permanently connected to water, gas electric, or sanitary sewer.
 - (iv) The temporary parking of a recreational vehicle within a street front yard shall be allowed for the purpose of loading or unloading, washing or general maintenance, for a period not to exceed 48 consecutive hours.