



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

March 10, 2016

TO: Plan Commission Members
FROM: Mayor, Kyle Clark
SUBJECT: Plan Commission meeting scheduled for **Wednesday, March 16, 2016, 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 February 17, 2016 meeting.
4. Public Hearing – Conditional Use Permit application – Waupun United Methodist Church at 199 E. Jefferson St.
5. Discuss parcel split on County Park Rd.
6. Discuss application from Wisconsin Technology Networking for a proposed new utility infrastructure facility.
7. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Waupun United Methodist Church
Jeff & Matt Navis
Wisconsin Technology Networking LLC

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 FEBRUARY 17, 2016 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, Nancy Vanderkin, Elton TerBeest, and Jerry Medema
Members Excused: Dick Flynn and Derek Drews
Staff Present: Susan Leahy
3. Chairman Clark called for the approval of the minutes of the January 20, 2016 meeting. Motion by Vanderkin, seconded by Medema to approve the minutes of the January 20, 2016 meeting, motion carried, minutes approved.
4. Discuss / Approve the site plan for the Waupun Memorial Hospital. The architect for the hospital appeared and briefly discussed the plans submitted to the City for an addition to the hospital. They are proposing a second story building addition on the north end of the present structure. They would also be removing the old clinic building. The proposed 2nd story addition would contain approximately 47,652 sq. ft. The addition would be approximately 100' x 210'. The addition would replace patient rooms on the first floor. They are relocating 21 beds. He noted the City engineer is reviewing erosion control plans for the project as well as underground storm water facilities. Susan Leahy said they would provide 45 new off street parking stalls, therefore they will exceed the minimum required by the code.

The start date for construction is scheduled for about April 1st. They will take down the old clinic building first.

Motion by TerBeest, seconded by Medema to approve the site plan for the 2nd story addition to the Waupun Memorial Hospital at 620 W. Brown St. as presented.

Vote: Medema, TerBeest, Vanderkin, Lueck, and Clark – “AYE”
Motion carried, unanimously. 5/0
5. Motion by Vanderkin, seconded by TerBeest to adjourn the meeting, motion carried, meeting adjourned at 4:55 p.m.

Fred Lueck
Secretary



"Wild Goose Center of Wisconsin"



City of Waupun

201 E. Main Street

WAUPUN, WISCONSIN 53963

Phone: 920-324-7900

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 16th day of March, 2016 at 4:45 o'clock in the P.M., there will be considered the application for a Conditional Use Permit of:

1. Waupun United Methodist Church at 199 E Jefferson St. to replace the church sanctuary in the location of the existing sanctuary. Per section 16.03(4)(d)(i) Churches in the R-4 zoning district are permitted only as Conditional Use Permits.

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

Dated this 3rd day of March, 2016

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH March 9, 2016)

Fee: \$150.00

Paid: _____

Date: _____



CITY OF WAUPUN
201 E. Main Street
WAUPUN, WISCONSIN 53963

Conditional Use Permit Application

From: WAUPUN UNITED METHODIST CHURCH
(business name or individual)

Property Description and address:
199 EAST JEFFERSON STREET, WAUPUN, WI 53963

Conditional Use Requested:
CONSTRUCTION OF A REPLACEMENT CHURCH SANCTUARY IN THE LOCATION OF THE EXISTING SANCTUARY.

Zoning Ordinance Section Involved:
16.03 - RESIDENTIAL DISTRICT REQUIREMENTS
(4) R-4 CENTRAL AREA SINGLE-FAMILY RES. DISTRICT
(a) CONDITIONAL USES. THE FOLLOWING USES SHALL BE CONSIDERED CONDITIONAL USES WITHIN AN R-4 DISTRICT:
(1) CHURCHES, PUBLIC & PAROCHIAL SCHOOLS, LIBRARIES

Date Presented to Plan Commission: FEBRUARY 17, 2016

CONDITIONAL USE: Granted Denied

Comments:

Signature of Applicant (s) Shirley Jansma, Sec Treasurer
for Rev J D McCarty

Staff Review

To: Waupun Planning Commission
From: Susan Leahy, Zoning Administrator/Building Inspector
Date: March 9, 2016
Re: Conditional Use Permit Review
Meeting Date: March 16, 2016
Meeting Time: 4:45 p.m.
Project Description: Proposed Sanctuary Addition
Zoning Classification: R - 4 Central Area Single-Family Residential District

Developer/Owner: Waupun United Methodist Church
Location: 199 East Jefferson Street

Action Required: Grant, conditionally grant, or deny the construction of the proposed Sanctuary Addition.

Comments / Reason for CUP:

- The property is located in the R - 4 Central Area Single-Family Residential District.
- Per Section 16.03(4)(d)(i), a church is permitted with a conditional use permit.
- Site plan review was approved at the January 20, 2016 Planning Commission Meeting.
- The existing sanctuary will be razed and the new sanctuary will be constructed at the same location.
- The existing bell tower shall be removed from existing sanctuary and reconstructed on the new sanctuary.
- The maximum height is 35 feet from grade to ridge which meets the maximum height per Section 16.03(4)(c)(iii). The bell (ornamental) tower is exempt from the height requirement per Section 16.03(11)(f)(iii).

Recommendation:

- Approve the conditional use permit for the proposed Sanctuary Addition.

10.45 acre parcel

Proposed 10.45 acre parcel

Parcels	
Parcel Number	WPN-14-15-31-10-003-00
Owner(s)	ROCK RIVER COUNTRY CLUB INC
Mailing Address 1	700 COUNTY PARK RD
Mailing Address 2	WAUPUN
Mailing State	WI
Mailing Zip	53963
Site Address	All Addresses
Property Info	Property Sheet
View Assessor	Assessment & Tax Data
Municipality Code	20292
Municipality	CITY OF WAUPUN
PLSS Location	NW-SW, Sec. 31, T14N, R15E
Acres	10.4500
Legal Description	Refer to the source document for actual legal description. UNPL LAND 531 T14N R15E PT OF NW 1/4 SW 1/4 COM 1473.69' E & 1335.44' N OF SW COR SEC 31 TH W 199.38' TO POB TH W 690.93' N01°52'36"E 1307.88' E TO W LI CSM #6601-45-96 S 1312.79' TO BEG EXC AS REC IN DOC 1002583
Online Maps	Other Map Websites

JEFF NAVIS & MATT NAVIS
704 TULIP LN
WAUPUN, WI

Wisconsin Technology Networking, LLC

March 3, 2016

Richard Flynn, Director of Public Works
201 East Main Street
Waupun, WI 53963
dick@cityofwaupun.org

RE: Wisconsin Technology Networking's Permit Application Submission

Dear Mr. Flynn:

Please find the enclosed Wisconsin Technology Networking, LLC's ("WITN") Right of Way Utilization Application (the "application") for its proposed new utility infrastructure facility in Waupun ("City"). Along with the attached application, please also find a set of drawings and a sample photo simulation for WITN's proposed pole.

WITN is an alternative telecommunications utility regulated by the Wisconsin Public Service Commission to provide intrastate telecommunications service, whether switched or dedicated, including all telecommunications services available, such as intraLATA and interLATA toll telecommunications, access services to telecommunications providers and private-line service. To meet the growing demand for connectivity, WITN is deploying a hybrid transport network that provides high-speed, high-capacity bandwidth in order to facilitate the next generation of devices and data-driven services. This network can support a variety of technologies and services that require connectivity to the internet, including, but not limited to, driverless and connected vehicles (commercial, personal and agricultural), remote weather stations and mobile service providers. These transport utility poles and facilities are not dedicated to any particular customer, and, to the extent capacity on the structures is available, are available to be used by other entities, including the City.

Based on our initial research, WITN did not identify any specific requirements to access the City's right of way. As such, WITN is submitting its standard form application as an introduction of its project. WITN plans to construct the applied for utility infrastructure within the next eighteen (18) months and formally requests the City to identify a single point of contact to streamline the application communications for the benefit of both parties.

WITN's hybrid transport network is an industry changing approach that seeks to improve backhaul connectivity for the City's residents. We are excited to work with the City and available to answer questions. If you have questions please contact me at (312) 638-5359.

Thank you for your attention to this matter.

Respectfully submitted,


Yemi Grwa
NRE Specialist

*Enclosure

WISCONSIN TECHNOLOGY NETWORKING, LLC

RIGHT OF WAY UTILIZATION APPLICATION

Date Submitted: 3/3/2016 Submitted By: Yemi Giwa

JURISDICTION INFORMATION

Jurisdiction Name: City of Waupun
 Address: 200 E. Main City: Waupun State: WI Zip Code: 53963
 Jurisdiction Contact: Richard Flynn, Director of Public Works Phone Number: (920) 324-7918

APPLICANT INFORMATION

Applicant Name: Wisconsin Technology Networking, LLC
 Address: 869 E. Schaumburg Rd, #324
 City: Schaumburg State: IL Zip Code: 60194-3653
 Applicant Contact: Yemi Giwa Phone Number: (312) 638-5359 Email: yemi.giwa@ITBUtility.com

EMERGENCY CONTACT

Name: NOC Phone Number: 888-597-1175

SITE INFORMATION

ITB ID: 9WIX000239A
 Latitude: 43.636408 Longitude: 88.73249
 Address: Monroe St & N Forest St City: Waupun State: WI Zip Code: 53963

PROJECT DESCRIPTION

Install a transport utility pole in the public right of way.

Est. Cost of Work: \$15,000.00

PERMIT ISSUANCE

Permit Number: Permit Number
 Permit Fee: Permit Fee

