



City of Waupun

201 E. Main Street

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"Wild Goose Center of Wisconsin"

September 13, 2016.

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for **Wednesday, September 21, 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 July 20, 2016 meeting.
4. Discuss / Approve signage request of Central Wisconsin Christian School.
5. Discuss / Approve Site Plan for Steve Guth.
6. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Central Wisconsin Christian School
Steve Guth

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 20, 2016 MEETING
(DRAFT)

1. Call to Order:
The Plan Commission met at 4:30 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:
Members Present: Kyle Clark, Elton TerBeest, Jerry Medema, Fred Lueck, Nancy Vanderkin and Dick Flynn
Member Excused: Derek Drews
Staff Present: Susan Leahy
3. Chairman Clark called for the approval of the minutes of the June 22, 2016 meeting. Motion by Clark and seconded by Vanderkin to approve the minutes of the June 22, 2016 meeting. Motion carried, minutes approved as presented.
4. Discuss / Approve Site Plan for End of the Trail Coffee Shop at 916 E. Main St. Steve Guth appeared and discussed his plan for their property at 916 E. Main St. across the street to the west of their present candy shop. Their intent is to tear down the existing house and construct a drive thru coffee house and popcorn store. The building will look similar to their building across the street to the east. The home would be removed in or around February and the new building constructed thereafter. They would add approximately 5-6 new parking stalls, trees and other vegetation. They hope to hire about 12 new employees. There would be no inside sales or a restroom. Hours the business would be open would be from 5 am – 1 pm. It would be strictly a drive thru business. Zoning Administrator Leahy said the building will meet all yard and setback requirements of the Zoning Ordinance.

Motion by Lueck, seconded by Flynn to approve the site plan for the future Guth drive thru coffee/popcorn business at 916 E Main St. as presented. Motion carried, unanimously.

5. Public Hearing to amend Section 16.14(2) of the Waupun Municipal Code to decrease the size of off street parking stalls presently required by the code. Chairman Clark read the call of the hearing and its purpose. Zoning Administrator Leahy noted that the industry standard for off street parking stalls now appears to be 9' x 18'. The City of Waupun has had a 10' x 20' size since the early 1980's. Recently, the Board of Appeals has granted variances to allow the smaller size parking stalls.

Lueck noted that he feels Waupun was very forward thinking when they adopted the 10' x 20' size several years ago. According to vehicle sales in the last two quarters in Dodge County and the surrounding counties, 70 – 80% of the vehicles sold were pickup trucks and SUV's, all quite large vehicles. He also said that Dodge County and several towns in Dodge County also have the 10' x 20' onsite parking stall size.

Since 9' x 18' now appears to be an industry standard, most architects and engineers apparently have templates they use for designing parking lots. When they bring their plans into the City they find the City has a 10' x 20' size and rather go back and redesign their parking lot they ask

for a variance and in most cases they could have complied and the variances should not have been granted. He thinks the present 10' x20' parking stall size is more appropriate for today's vehicle sizes.

No one from the public attended the hearing. No further facts were presented for or against this ordinance amendment so Chairman Clark declared the hearing closed.

Motion by Flynn, seconded by Vanderkin to send a favorable recommendation to the Council to amend Section 16.14(2) of the Waupun Municipal Code to reduce the size of the off street parking stalls from 10' x 20' to 9' x 18'.

Vote: Medema, TerBeest, Vanderkin, Flynn, and Clark – "AYE"
Lueck – "NAY"
Motion carried 5/1.

6. Public Hearing – Ordinance Amendment to increase the building height for an accessory structure in certain residential zoning districts to 18' in lieu of the 15' requirement in Section 16.03 of the Waupun Municipal Code. Zoning Administrator Leahy noted she has had several requests to have an accessory structure with an 18' height in the R-1, R-2, and R-4 residential zoning districts. Lueck noted that the 15" height limits how such an accessory structure can be used. The higher the structure is, allows for the potential of an accessory structure to be converted into residential quarters therefore no longer being an accessory structure.

No one from the public attended the hearing to discuss the proposed amendment. No further facts were presented for or against the proposed amendment so Chairman Clark declared the hearing closed.

Motion by Clark, seconded by TerBeest to send a favorable recommendation to the City Council on the proposed amendment to Section 16.03 of the Waupun Municipal Code to increase the maximum height allowed for an accessory structure in the R-1 Single Family Residential District - Section 16.03(1)(c)(iv), the R-2 Two Family Residential District – Section 16.03(2)(c)(iv), and the R-4 Central Area Single Family Residential District – Section 16.03(4)(c)(iv) from 15' to 18'.

Vote: Medema, TerBeest, Vanderkin, Flynn, Lueck, Clark – "AYE"
Vote 6/0, motion carried.

7. Public Hearing – Ordinance Amendment to revise Section 16.02 (46m) of the Waupun Municipal Code to revise the vision clearance triangle requirements. Zoning Administrator Leahy noted that at the present time the code requires the clearance triangle be measured from the curb and curbs can change. The revision uses the property line which does not change therefore the 30' intersection can be revised to 25' at the intersection of the property lines.

No one from the public attended the Public Hearing to discuss this revision. No further facts were presented for or against this proposed amendment, so Chairman Clark declared the hearing closed.

Motion by TerBeest, seconded by Flynn to send a favorable recommendation to the City Council to revise Section 16.02(46m) Vision Clearance Triangle to read as follows: "In each quadrant of

every street intersection there shall be designated a vision clearance triangle, bounded by the property lines and a line connecting them 25' from their intersection. Within the triangle no obstruction shall be allowed above a height of 2 ½' above the street if it obstructs the view across the triangle as determined by the Zoning Administrator or Public Works Director. This restriction shall not apply to posts, wire fences or where the required setback is less than 30'."

Vote: Medema, TerBeest, Vanderkin, Flynn, Lueck, Clark – "AYE"

Motion carried, unanimously. 6/0.

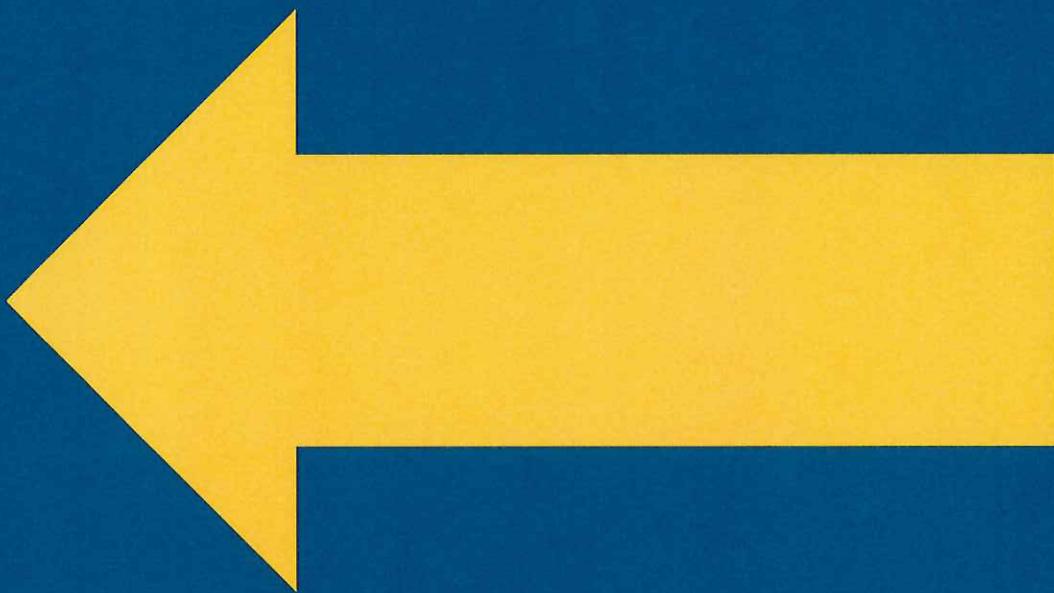
8. Motion by Vanderkin, seconded by Clark to adjourn the meeting, motion carried, meeting adjourned at 4:50 pm.

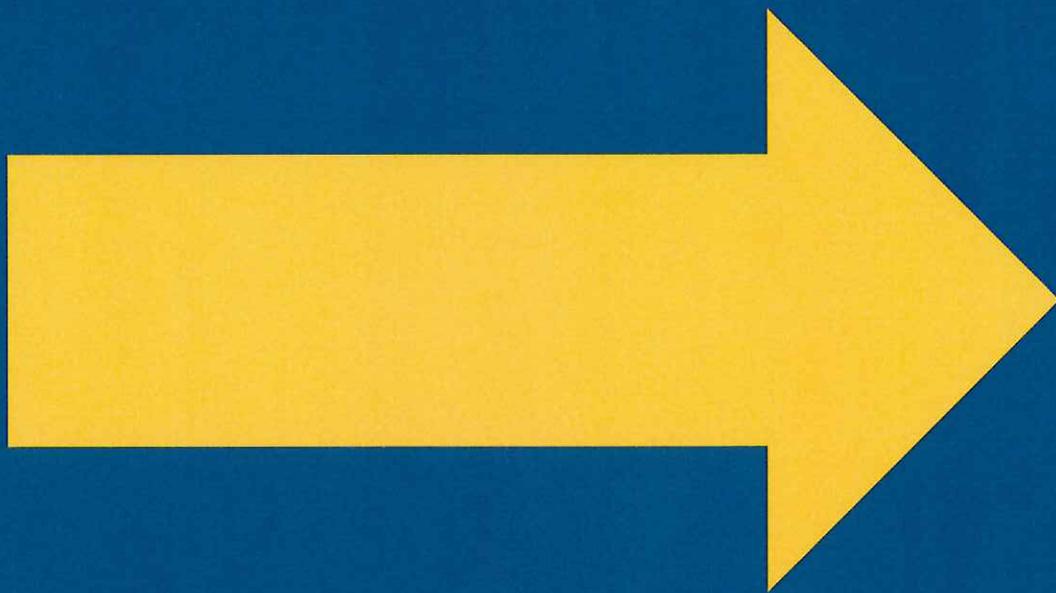
Fred Lueck,
Secretary

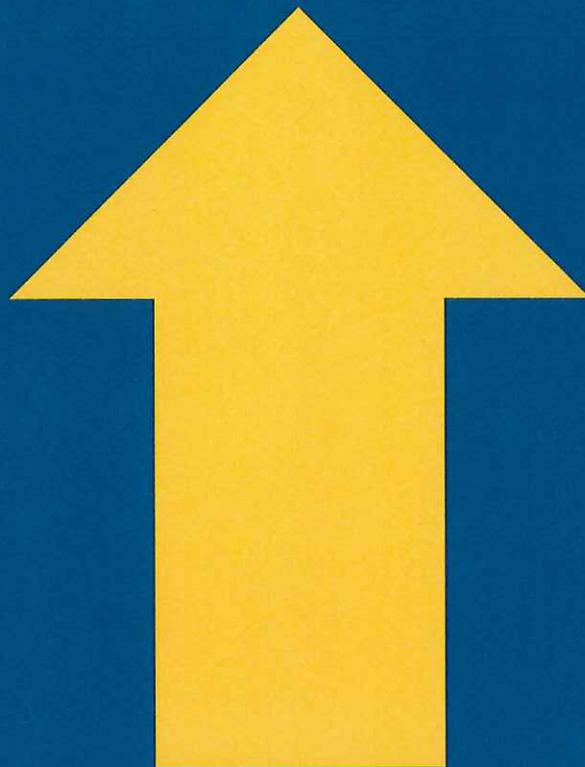


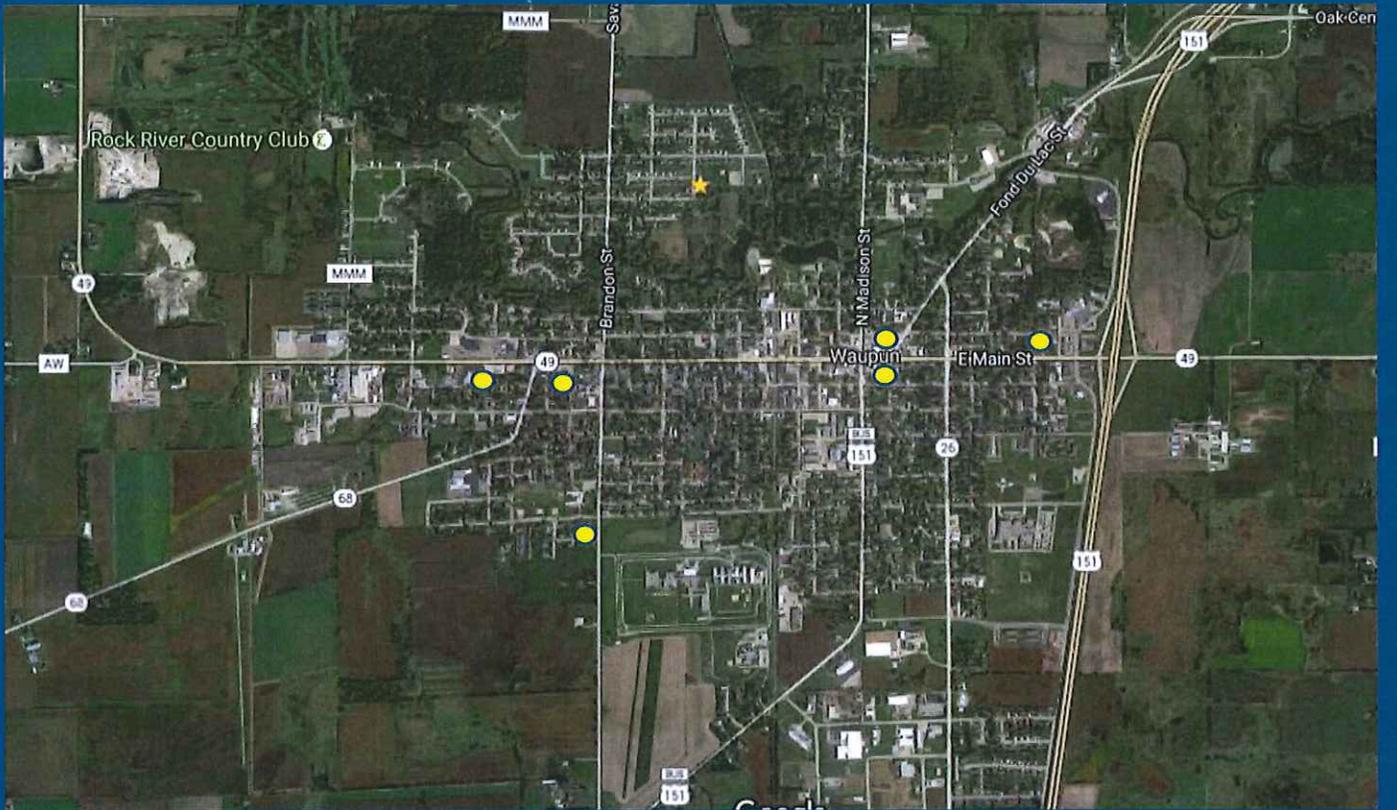
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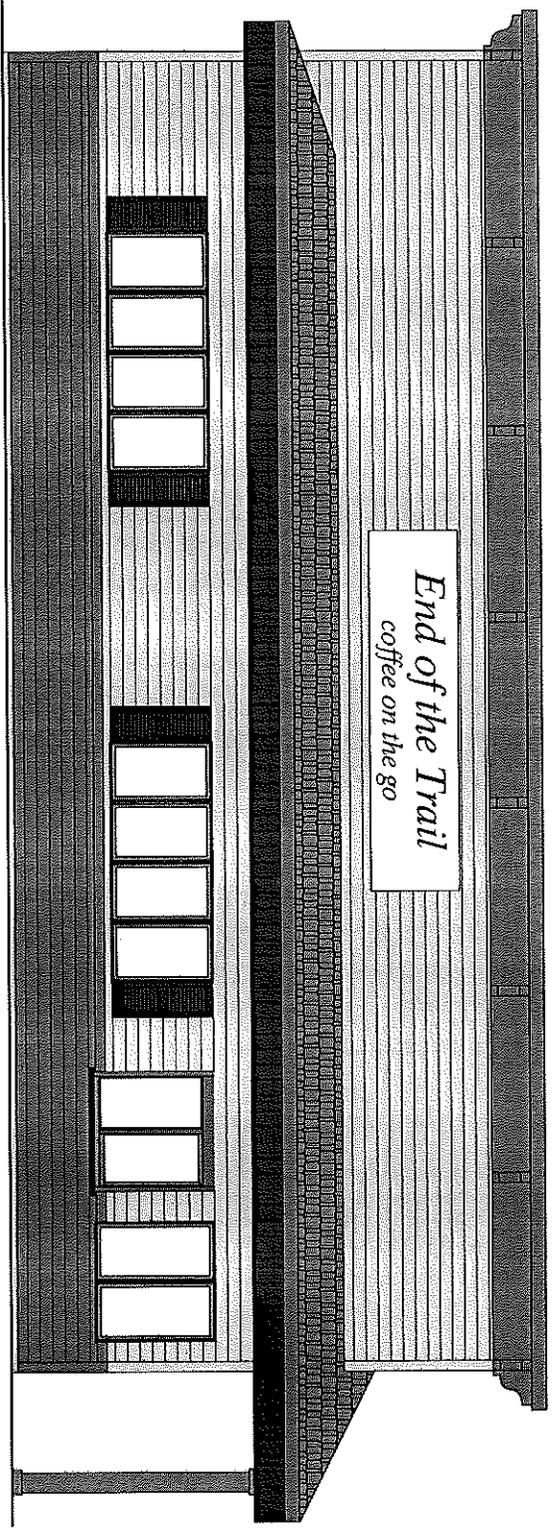
49 to 68



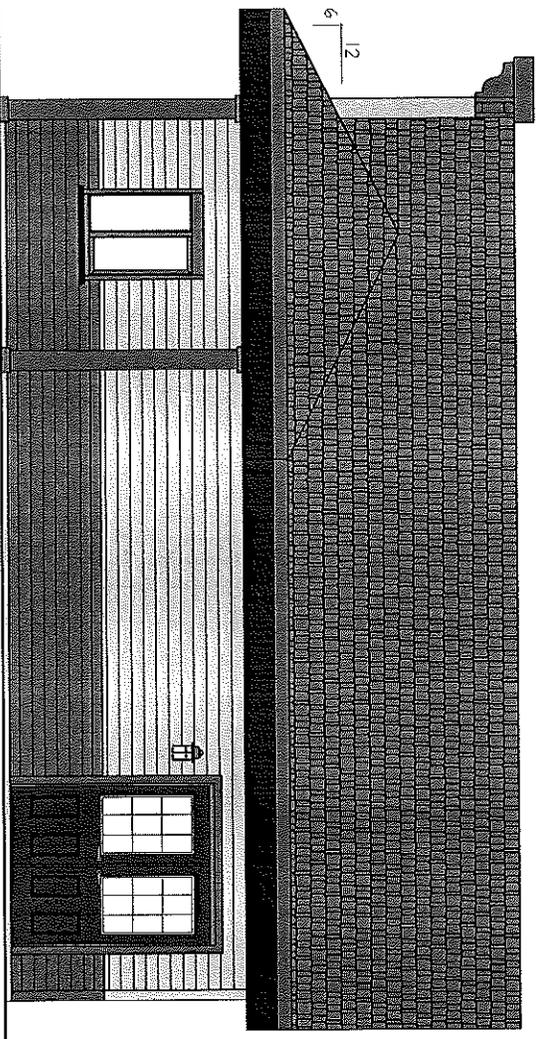








1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

NOTE:
ACTUAL SIGN AND LOGO
TO BE DETERMINED BY OWNER
SHOWN FOR EXAMPLE ONLY

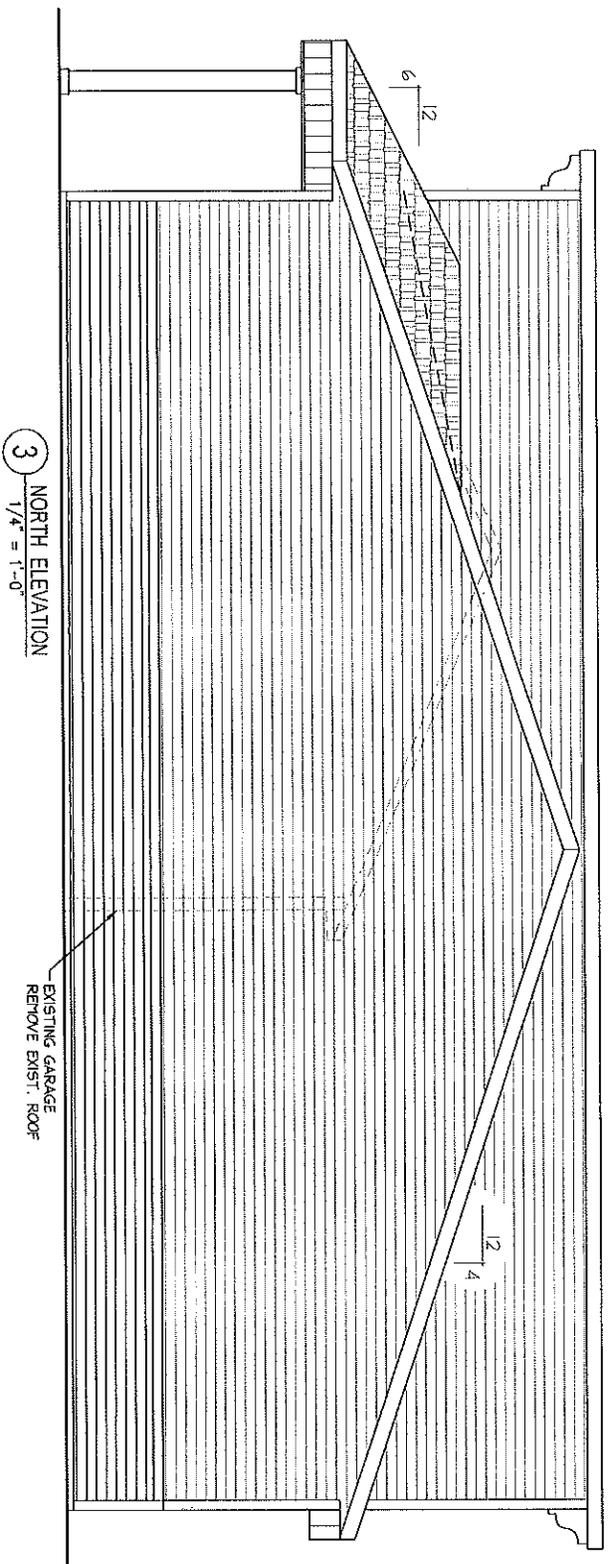
SITE ADDRESS:
916 E MAIN ST.
WAUPUN, WI.

CONTRACT SPECIFICATIONS
TAKE PRECEDENCE
OVER BUILDING PLANS

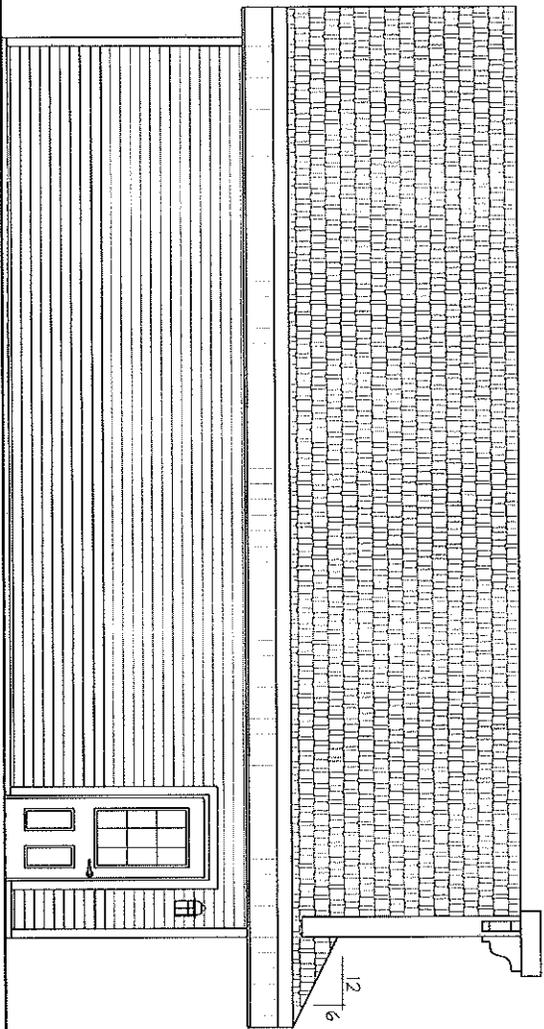
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SHEET NO. 1 OF 3	DATE: 9/14/2016	DRAWN BY: J. IMMEL	DRAWING NO. 16-301	STEVE & MARY GUTH		 PINNO BUILDINGS Quality Post Frame Buildings • PHONE (920) 922-7010 W8856 COUNTY RD. T ROSENDALE, WI. 54974 FAX (920) 922-9093 www.rapinno.com
				SCALE: AS SHOWN	REVISIONS	



3 NORTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

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SHEET NO. 2 OF 3	DATE: 9/14/2016	SCALE: AS SHOWN	DRAWN BY: J. IMMEL	DRAWING NO. 16-301	STEVE & MARY GUTH	<p>PINNO BUILDINGS Quality Post Frame Buildings • PHONE (920) 922-7010 W8856 COUNTY RD. T ROSENDALE, WI. 54974</p>	<p>MADE IN THE USA www.rapinno.com</p>

